

PRIVATE DEVELOPMENT PROJECT LOCATION MAP
1945 WINNEBAGO STREET
Contract No.: 9005, Project No.: 13378

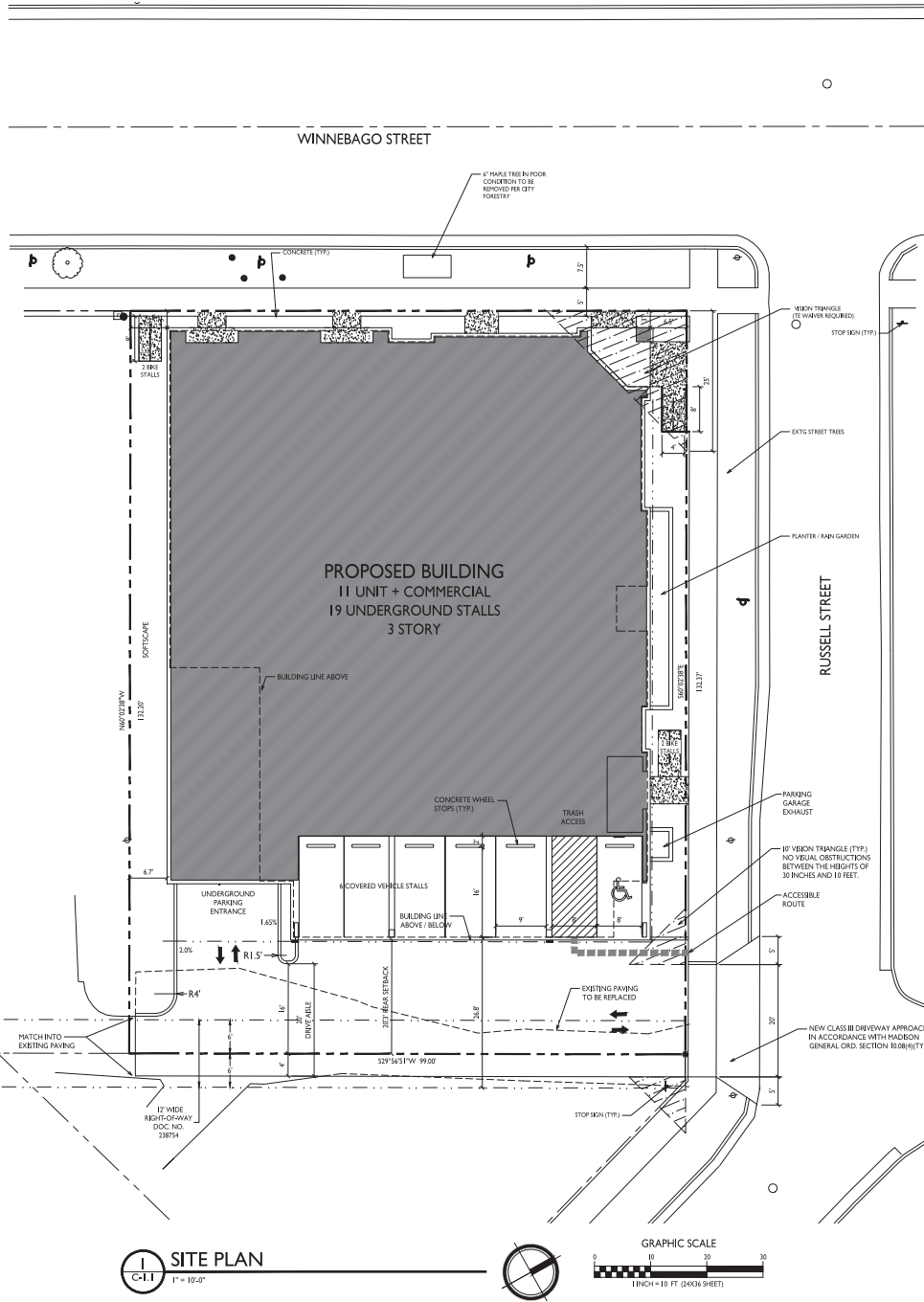




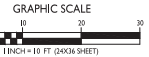
SITE LOCATOR MAP



BIKE RACKS
INTERIOR & EXTERIOR FLOOR MOUNTED:
"INVERTED U" TYPE, MADRAX UX OR SARIS BIKE DOCK



SITE PLAN
C-1.1
1" = 10'-0"



SHEET INDEX

SITE	C-1.1	SITE PLAN
SITE LIGHTING	C-1.2	SITE LIGHTING
FIRE DEPARTMENT ACCESS	C-1.3	FIRE DEPARTMENT ACCESS
LOT COVERAGE	C-1.4	LOT COVERAGE
USABLE OPEN SPACE	C-1.5	USABLE OPEN SPACE
EXISTING CONDITIONS	C-100	EXISTING CONDITIONS
DEMOLITION PLAN	C-101	DEMOLITION PLAN
GRADING & EROSION CONTROL	C-103	GRADING & EROSION CONTROL
UTILITY PLAN	C-102	UTILITY PLAN
LANDSCAPE PLAN	L-1.1	LANDSCAPE PLAN

ARCHITECTURAL

BASEMENT PLAN	A-1.0	BASEMENT PLAN
FIRST FLOOR PLAN	A-1.1	FIRST FLOOR PLAN
SECOND FLOOR PLAN	A-1.2	SECOND FLOOR PLAN
THIRD FLOOR PLAN	A-1.3	THIRD FLOOR PLAN
ROOF PLAN	A-1.4	ROOF PLAN
ELEVATIONS - B&W	A-2.1	ELEVATIONS - B&W
ELEVATIONS - B&W	A-2.2	ELEVATIONS - B&W
PRIMARY ELEVATION - FACADE OPENING	A-2.3	PRIMARY ELEVATION - FACADE OPENING

GENERAL NOTES:

- THE APPLICANT SHALL REPLACE ALL SIDEWALK AND CURB AND GUTTER THAT ABUTS THE PROPERTY THAT IS DAMAGED BY THE CONSTRUCTION, OR ANY SIDEWALK AND CURB AND GUTTER WHICH THE CITY ENGINEER DETERMINES NEEDS TO BE REPLACED BECAUSE IT IS NOT AT A DESIRABLE GRADE, REGARDLESS OF WHETHER THE CONDITION EXISTED PRIOR TO BEGINNING CONSTRUCTION.
- ALL WORK IN THE PUBLIC RIGHT OF WAY SHALL BE PERFORMED BY A CITY-LICENSED CONTRACTOR.
- ALL DAMAGE TO THE PAVEMENT ON CITY STREETS, AND ADJACENT TO THIS DEVELOPMENT SHALL BE RESTORED IN ACCORDANCE WITH THE CITY OF MADISON'S PAVEMENT PATCHING CRITERIA.
- EXISTING STREET TREES SHALL BE PROTECTED. CONTRACTOR SHALL INSTALL TREE PROTECTION FENCING IN THE AREA BETWEEN THE CURB AND SIDEWALK AND EXTEND IT AT LEAST 5 FEET FROM BOTH SIDES OF THE TREE ALONG THE LENGTH OF THE TERRACE. NO EXCAVATION IS PERMITTED WITHIN 5 FEET OF THE OUTSIDE EDGE OF THE TREE TRUNK. IF EXCAVATION WITHIN 5 FEET OF ANY TREE IS NECESSARY, CONTRACTOR SHALL CONTACT CITY FORESTRY (266-4816) PRIOR TO EXCAVATION TO ASSESS THE IMPACT TO THE TREE AND ROOT SYSTEM. TREE PRUNING SHALL BE COORDINATED WITH CITY FORESTRY. TREE PROTECTION SPECIFICATIONS CAN BE FOUND IN SECTION 10.11 OF CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.
- APPROVAL OF PLANS FOR THIS PROJECT DOES NOT INCLUDE ANY APPROVAL TO PRUNE, REMOVE, OR PLANT TREES IN THE PUBLIC RIGHT-OF-WAY. PERMISSION FOR SUCH ACTIVITIES MUST BE OBTAINED FROM THE CITY FORESTER (266-4816).
- THE PUBLIC RIGHT-OF-WAY IS THE SOLE JURISDICTION OF THE CITY OF MADISON AND IS SUBJECT TO CHANGE AT ANY TIME. NO ITEMS SHOWN ON THIS SITE PLAN IN THE RIGHT-OF-WAY ARE PERMANENT AND MAY NEED TO BE REMOVED AT THE APPLICANT'S EXPENSE UPON NOTIFICATION BY THE CITY.

SITE DEVELOPMENT STATISTICS

ADDRESS	1945 WINNEBAGO STREET
PROPOSED BUILDING	3-STORY W/ UNDERGROUND PARKING
LOT AREA	13,096 SF / 3 ACRES
ZONING DISTRICT	TSS - TRANSITIONAL SHOPPING STREET
ABUTTING PROPERTIES	TSS

ZONING	REQUIRED	PROPOSED
FRONT SETBACK	25' MAX.	3'
SIDE YARD	6'	6.5'/6.7'
REAR YARD	20'	20.3'
LOT COVERAGE	85% MAX.	84.8%
OPEN SPACE	40 S.F. / D.U.	74 S.F. / D.U.
REAR YARD HEIGHT TRANSITION	N/A - ALL TSS	
BUILDING HEIGHT	3 STORIES	

RETAIL AREA	1,524 S.F.
OFFICE AREA (BOTH FLOORS)	6,541 S.F.
GROSS FLOOR AREA	33,723 S.F. (INCL. PARKING)
FLOOR AREA RATIO	2.58

DWELLING UNIT MIX:

ONE BEDROOM	3
ONE BEDROOM + DEN	1
TWO BEDROOM	7
TOTAL	11 D.U.

VEHICLE PARKING

UNDERGROUND	19
SURFACE (COVERED)	6
TOTAL	25 VEHICLE STALLS

BIKE PARKING

UNDERGROUND LONG-TERM	14
SURFACE SHORT-TERM	6
TOTAL	20 BIKE STALLS



PROJECT TITLE
WINNEBAGO
WINNEBAGO
MIXED-USE

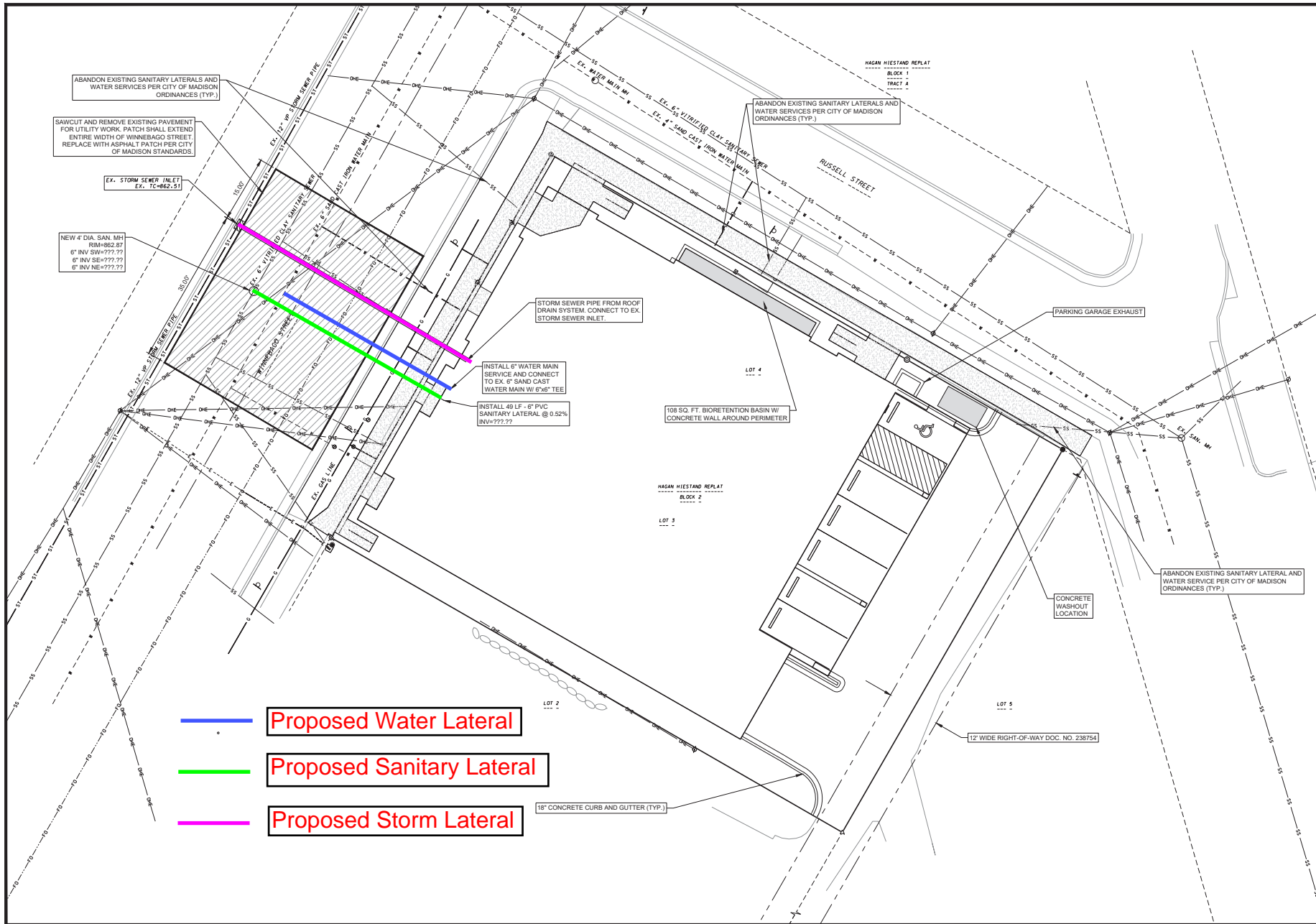
ISSUED
Issued for Land Use Submittal - July 29, 2020
Issued for Site Plan Review - November 9, 2020

1945 WINNEBAGO ST.
SHEET TITLE
Site Plan

SHEET NUMBER
C-1.1

PROJECT NO. 2005
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Work in the Public Right of Way:
Private lateral connections to public water, sanitary and storm sewer utilities. New sanitary manhole in Winnebago Street.
New sidewalk adjacent to project. Pavement repairs as required



- Proposed Water Lateral
- Proposed Sanitary Lateral
- Proposed Storm Lateral

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JORGENSEN WINNEBAGO
 UTILITY PLAN
 1848 WINNEBAGO STREET
 CITY OF MADISON, DANE COUNTY, WISCONSIN


 SCALE: 1" = 20'
 (PAGE SIZE: 11x17)
 DATE: 11/04/2020
 REVISED:
 DRAWN BY: ASD
 FN: 20-05-109
 Sheet Number:
C 103