



City of Madison

Proposed Conditional Use

Location
1444 East Washington Avenue

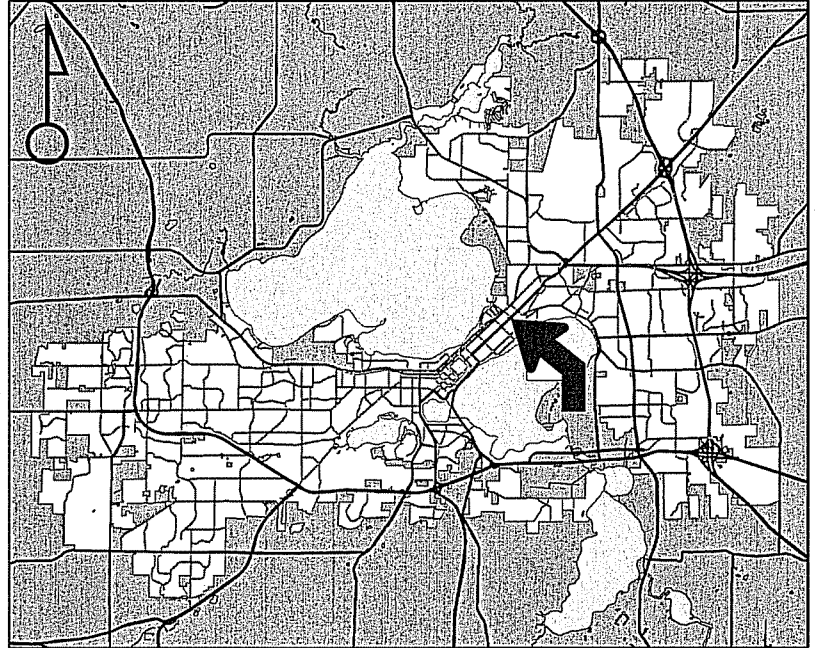
Project Name
The Cube Farm

Applicant
Chandler Properties, LLC/
Kevin Spaulding – The Cube Farm

Existing Use
Existing building basement

Proposed Use
Allow animal husbandry (aquaponics/fish farming) in existing building in TE zoning

Public Hearing Date
Plan Commission
22 June 2015

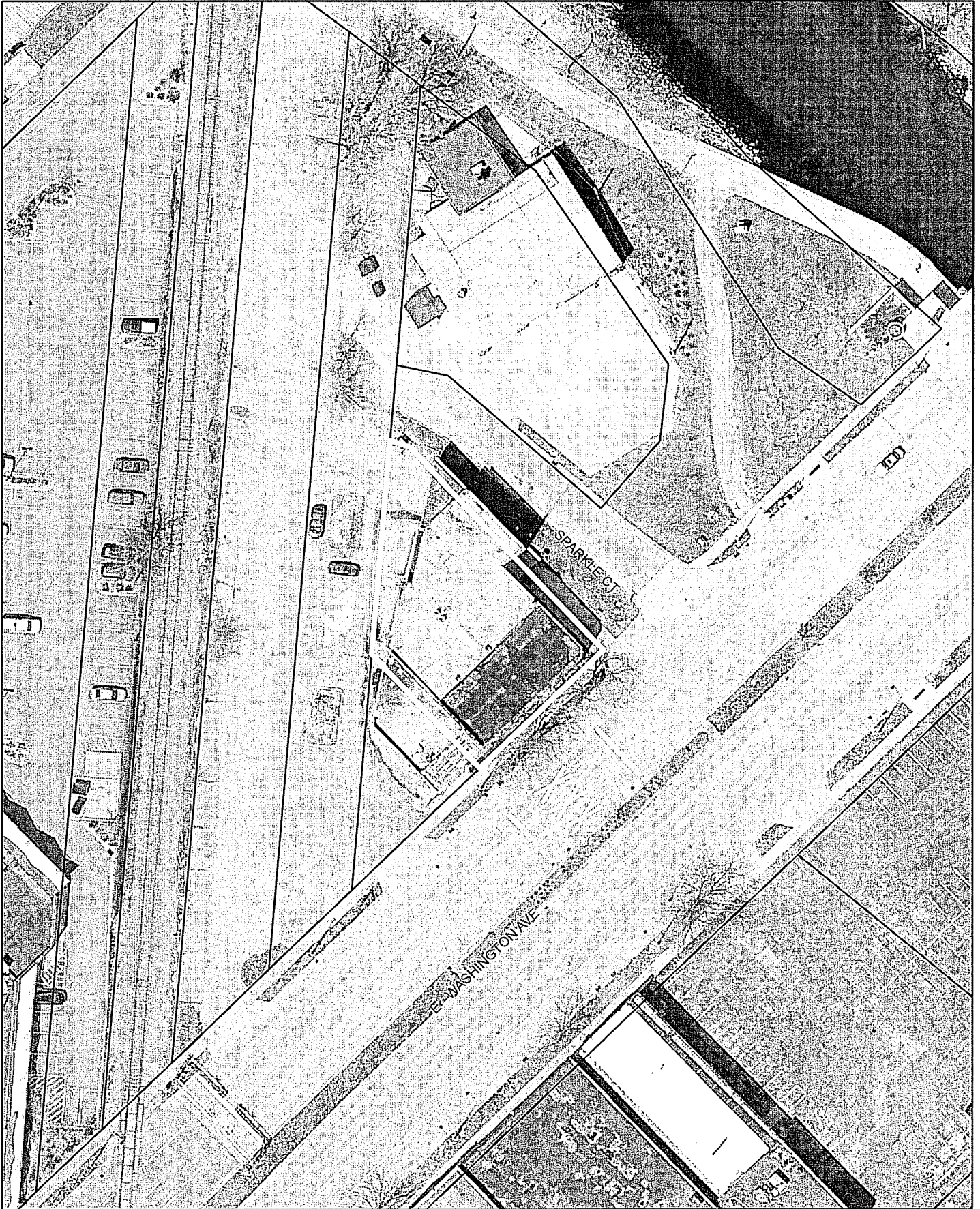


For Questions Contact: Heather Stouder at: 266-5974 or hstouder@cityofmadison.com or City Planning at 266-4635



Scale : 1" = 400'

City of Madison, Planning Division : RPJ : Date : 12 June 2015





LAND USE APPLICATION

CITY OF MADISON

215 Martin Luther King Jr. Blvd; Room LL-100
PO Box 2985; Madison, Wisconsin 53701-2985
Phone: 608.266.4635 | Facsimile: 608.267.8739

- All Land Use Applications should be filed with the Zoning Administrator at the above address.
- The following information is required for all applications for Plan Commission review except subdivisions or land divisions, which should be filed using the Subdivision Application.
- This form may also be completed online at:
www.cityofmadison.com/developmentcenter/landdevelopment

FOR OFFICE USE ONLY:	
Amt. Paid _____	Receipt No. _____
Date Received _____	
Received By _____	
Parcel No. _____	
Aldermanic District _____	
Zoning District _____	
Special Requirements _____	
Review Required By:	
<input type="checkbox"/> Urban Design Commission	<input type="checkbox"/> Plan Commission
<input type="checkbox"/> Common Council	<input type="checkbox"/> Other: _____

Form Effective: February 21, 2013

1. Project Address: 1444 East Washington Avenue
Project Title (if any): _____

2. This is an application for (Check all that apply to your Land Use Application):

- Zoning Map Amendment from _____ to _____
- Major Amendment to Approved PD-GDP Zoning Major Amendment to Approved PD-SIP Zoning
- Review of Alteration to Planned Development (By Plan Commission)
- Conditional Use, or Major Alteration to an Approved Conditional Use
- Demolition Permit
- Other Requests: _____

3. Applicant, Agent & Property Owner Information:

Applicant Name: Kevin Spaulding Company: The Cube Farm, LLC
 Street Address: 58 Waubesa St. City/State: Madison, WI Zip: 53704
 Telephone: (608) 280-1051 Fax: () Email: kevin@citaconinc.com

Project Contact Person: Kevin Spaulding Company: The Cube Farm, LLC
 Street Address: 58 Waubesa St. City/State: Madison, WI Zip: 53704
 Telephone: (608) 280-1051 Fax: () Email: kevin@citaconinc.com

Property Owner (if not applicant): Chandler Properties, LLC
 Street Address: 5701 Manufacturers Drive City/State: Madison, WI Zip: 53704

4. Project Information:

Provide a brief description of the project and all proposed uses of the site: We plan to raise fish in an aquaponics system.

Development Schedule: Commencement May 1st, 2015 Completion July 30th, 2015

5. Required Submittal Information

All Land Use applications are required to include the following:

Project Plans including:*

- Site Plans (fully dimensioned plans depicting project details including all lot lines and property setbacks to buildings; demolished/proposed/altered buildings; parking stalls, driveways, sidewalks, location of existing/proposed signage; HVAC/Utility location and screening details; useable open space; and other physical improvements on a property)
- Grading and Utility Plans (existing and proposed)
- Landscape Plan (including planting schedule depicting species name and planting size)
- Building Elevation Drawings (fully dimensioned drawings for all building sides, labeling primary exterior materials)
- Floor Plans (fully dimensioned plans including interior wall and room location)

Provide collated project plan sets as follows:

- *Seven (7) copies* of a full-sized plan set drawn to a scale of 1 inch = 20 feet (folded or rolled and stapled)
- *Twenty Five (25) copies* of the plan set reduced to fit onto 11 X 17-inch paper (folded and stapled)
- *One (1) copy* of the plan set reduced to fit onto 8 1/2 X 11-inch paper

* For projects requiring review by the Urban Design Commission, provide *Fourteen (14) additional 11x17 copies* of the plan set. In addition to the above information, all plan sets should also include: 1) Colored elevation drawings with shadow lines and a list of exterior building materials/colors; 2) Existing/proposed lighting with photometric plan & fixture cutsheet; and 3) Contextual site plan information including photographs and layout of adjacent buildings and structures. The applicant shall bring samples of exterior building materials and color scheme to the Urban Design Commission meeting.

Letter of Intent: Provide one (1) Copy per Plan Set describing this application in detail including, but not limited to:

- | | | |
|---|---|--|
| • Project Team | • Building Square Footage | • Value of Land |
| • Existing Conditions | • Number of Dwelling Units | • Estimated Project Cost |
| • Project Schedule | • Auto and Bike Parking Stalls | • Number of Construction & Full-Time Equivalent Jobs Created |
| • Proposed Uses (and ft ² of each) | • Lot Coverage & Usable Open Space Calculations | • Public Subsidy Requested |
| • Hours of Operation | | |

Filing Fee: Refer to the Land Use Application Instructions & Fee Schedule. Make checks payable to: *City Treasurer*.

Electronic Submittal: All applicants are required to submit copies of all items submitted in hard copy with their application as Adobe Acrobat PDF files on a non-returnable CD to be included with their application materials, or by e-mail to pcapplications@cityofmadison.com.

Additional Information may be required, depending on application. Refer to the Supplemental Submittal Requirements.

6. Applicant Declarations

Pre-application Notification: The Zoning Code requires that the applicant notify the district alder and any nearby neighborhood and business associations in writing no later than **30 days prior to FILING this request**. List the alder/person, neighborhood association(s), and business association(s) AND the dates you sent the notices:
Ledell Zellers, 5/16/14; Joe Lusso, President, TLNA, 6/16/14

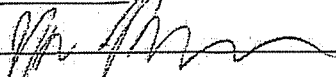
→ If a waiver has been granted to this requirement, please attach any correspondence to this effect to this form.

Pre-application Meeting with Staff: Prior to preparation of this application, the applicant is required to discuss the proposed development and review process with Zoning and Planning Division staff; note staff persons and date.

Planning Staff: Heather Stouder Date: 6/12/14 Zoning Staff: Pat Anderson Date: 6/12/14

The applicant attests that this form is accurately completed and all required materials are submitted:

Name of Applicant Kevin Spaulding Relationship to Property: Lessee

Authorizing Signature of Property Owner  Date 5/11/2015

Project Team

Pamela Prince

Pamela has a Bachelor of Science degree from the University of Wisconsin-Madison. She finished her degree in 2000, graduating with honors.

Pamela currently owns and operates Meinpferde Farm, LLC with business partner Phillip Meinholz. Meinpferde Farm is a horse boarding, training, and show facility.

Pamela will run the day-to-day operations.

Kevin Spaulding

Kevin has over 20 years in the computer field. He has been self-employed since 1998 with his own computer companies. He was part owner of Café Montmartre from 2003 through 2009.

Kevin will be in charge of the company's financials and computers.

Craig Spaulding

Craig has been in the service industry in Madison since 1990. He has contacts to many potential customers. He founded Café Montmartre in 1992.

Craig will be in charge of sales.

Existing Conditions

Currently the basement of building is used for storage.

Project Schedule

The entire system will consist of 6 separate raft systems 30' by 5.5'. The success of an aquaponics system depends on the levels of nitrites in the water. The amount of nitrites in the water depends upon the amount and the size of the fish. We also want to stagger the acquisition of the fish so that they don't all mature at the same time. So we'll acquire the first batch of fish and grow them as we're working on the first two raft systems. Then we will acquire another batch of fish and work on the next two raft systems and so forth. We plan on acquiring the fish as soon as our conditional use permit is granted.

Proposed Uses

The proposed use is for an aquaponics system. The system will consist of tanks of fish and pools of water with Styrofoam rafts in which plants will grow. The water from the fish tanks circulate through the pools and the plants will receive nutrients from the fish waste in the water.

We will purchase the fish from a hatchery when they are 1" to 3" long. When the fish have reached maturity we will sell them live to local restaurants. We will not have a processing facility.

Hours of Operation

The growing system will be in operation 24 hours a day. This location will be for growing only, no retail sales will take here. Wholesale orders will be fulfilled by delivery. The space will be occupied by people for about 8 hours a day.

Building Square Footage

The entire building has 16,986 sq. ft. The 2nd floor is 5,485 sq. ft. The 1st floor is 6,016 sq. ft. The basement is 5,485 sq. ft. We will be occupying the basement.

Number of Dwelling Units

The property has no dwelling units

Auto and Bike Parking Stalls

The lot has no parking stalls. However it is adjacent to a lot owned by the City of Madison that has approximately 75 parking stalls. The lot currently does not have a bike rack. We plan on having a bike rack installed for 5 bikes by July 1, 2015.

Lot Coverage & Usable Open Space Calculations

We will not be making any modifications to the lot or open space for this project.

Value of Land

The value of the land according to the City of Madison Assessor's web site is \$92,300 for the 2015 assessment year.

Estimated Project Cost

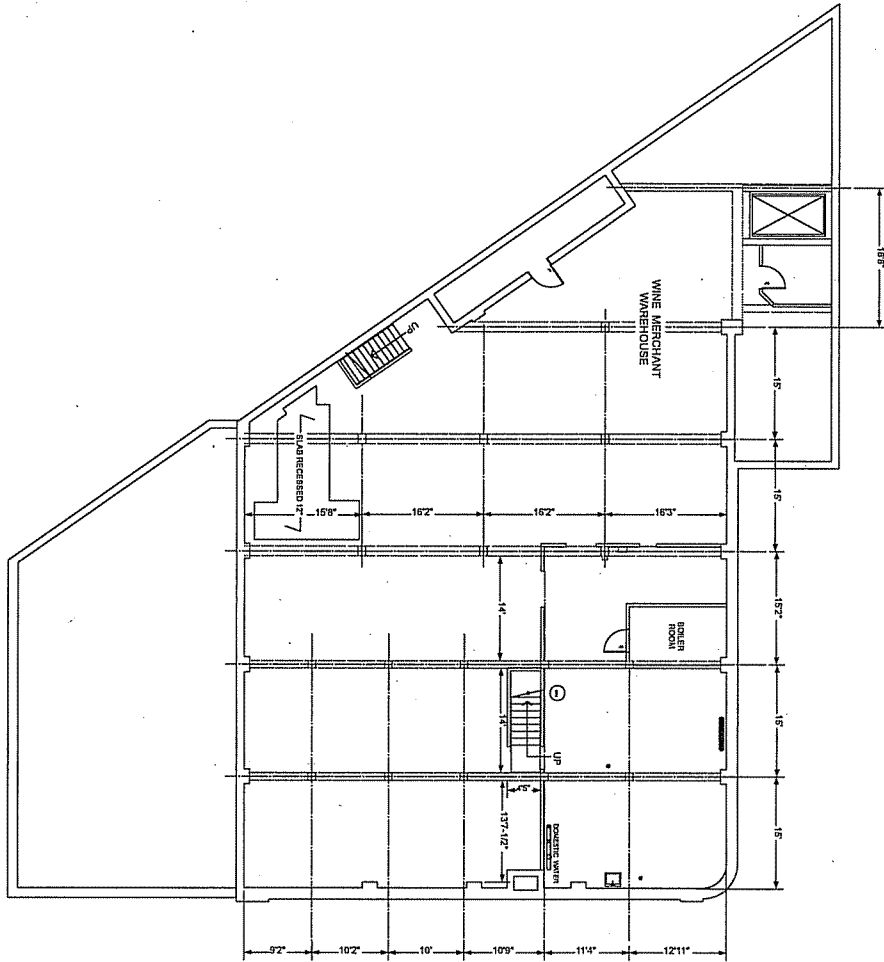
The estimated cost for this project is \$30,000.

Number of Construction & Full-Time Equivalent Jobs Created

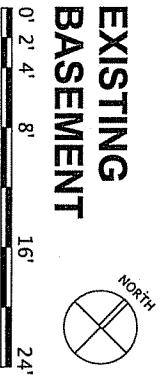
We'll be doing the construction of the system ourselves. We will need an electrician to help with the wiring for the grow lights. This will create one FTE job.

Public Subsidy Requested

No public subsidy is being requested.



TENANT:
 The Cube Farm, LLC
 58 Waubesa Street
 Madison, WI 53704
 Attn: Kevin Spaulding

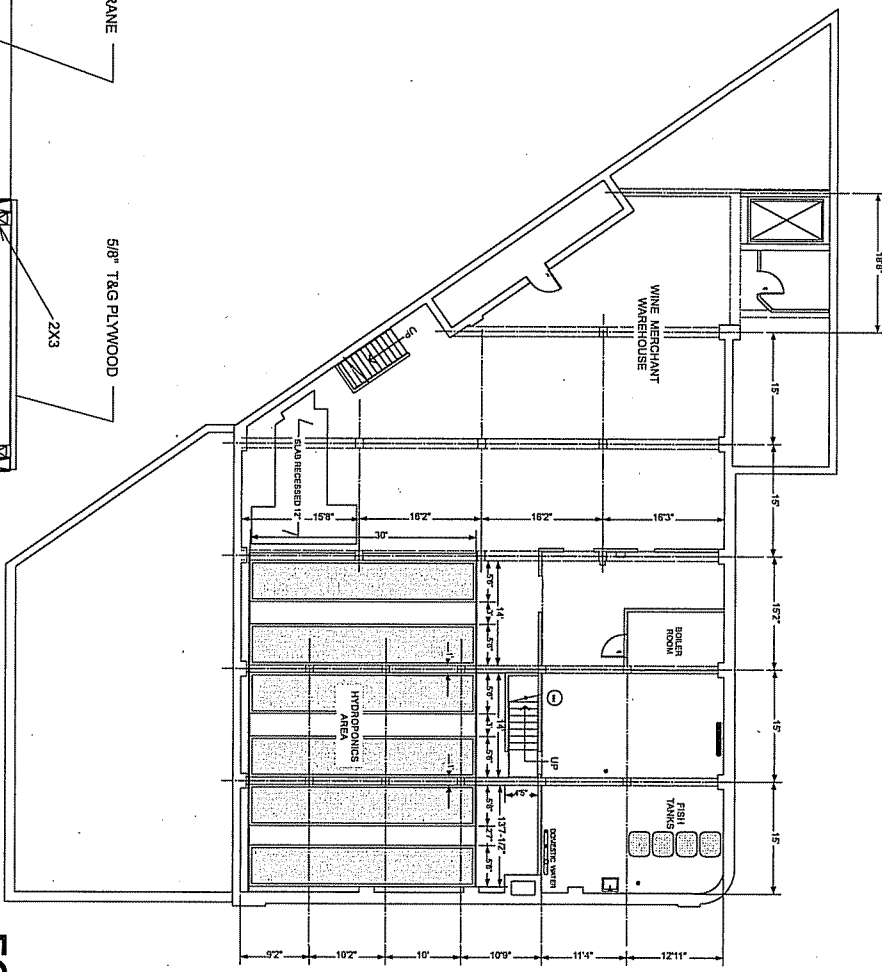
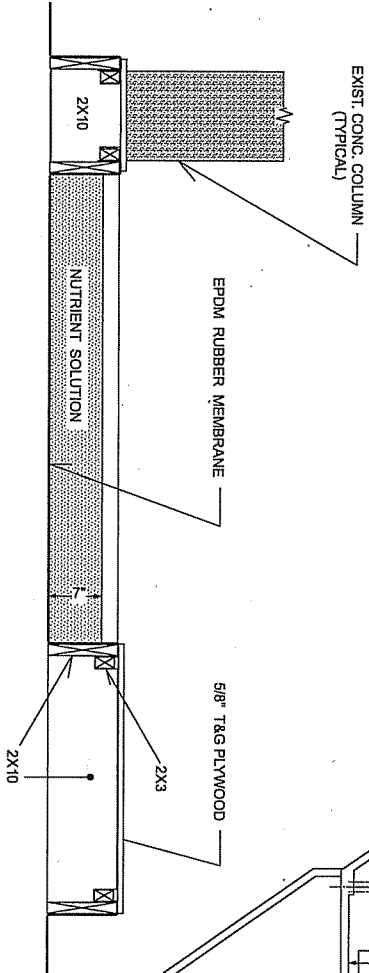


**EXISTING
 BASEMENT**

A1	SHEET NO.	DATE 09-23-14 01-22-15 03-23-15	LOWER LEVEL INFILL AT 1444 EAST WASHINGTON AVE. MADISON, WISCONSIN 53703	GREEN DESIGN STUDIO EDWARD KUHARSKI, ARCHITECT <small>405 SIDNEY STREET MADISON, WI 53703 608.469.5963 EKUHARSKI@AOL.COM REGISTERED ARCHITECT • WI #5587</small>
	<small>DESIGNED BY: ED KUHARSKI DRAWN BY: ED KUHARSKI CHECKED BY: ED KUHARSKI SCALE: AS SHOWN</small>			

RAFT DETAILS

SCALE: 1/4" = 1'-0"



EQUIPMENT PLAN

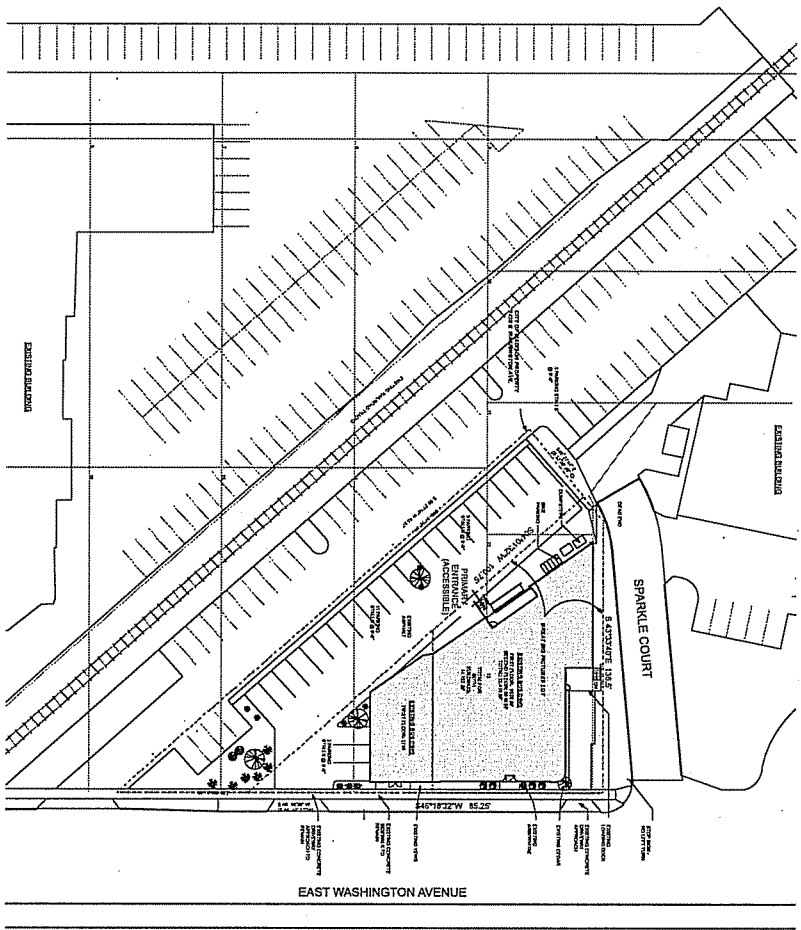
SCALE: 1/4" = 1'-0"



TENANT:
 The Cube Farm, LLC
 58 Waukesha Street
 Madison, WI 53704
 Attn: Kevin Sprauling

<h1>A2</h1>	<p>DATE: 06/24/2014 DRAWN BY: [Name] CHECKED BY: [Name] DESIGNED BY: [Name]</p>	<p>LOWER LEVEL INFILL AT 1444 EAST WASHINGTON AVE. MADISON, WISCONSIN 53703</p>	<p>GREEN DESIGN STUDIO EDWARD KUHARSKI, ARCHITECT</p> <p>405 SIDNEY STREET MADISON, WI 53703 608.469.5963 E.KUHARSKI@AOL.COM REGISTERED ARCHITECT • WI #5587</p>
	<p>SHEET NO.</p>		

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PROJECT NARRATIVE:
PROJECT CONSISTS OF VARIOUS TENANT IMPROVEMENTS TO EXISTING LOWER LEVEL SPACE TO SUPPORT MANUFACTURING OPERATION. THE IMPROVEMENTS WILL INCLUDE:
1) WATER TANKS FOR RAINWATER COLLECTION AND 2) SHALLOW WATER FILLED TRAYS (RAFFLES) FOR GROWING VARIOUS INSECT INDIAN BODILE FLOWERS.

TENANT:
The Cube Firm, LLC
55 Wedgema Street
Madison, WI 53704
Alice Koch Spaulding

OWNER:
CHANDLER PROPERTIES, LLC
5701 MANUFACTURERS DR
MADISON, WI 53704-4277

CONFORMS TO THE WASHINGTON JUNE 1998 PROFFER'S CREATION OF CITIES WITH REMAINING PORTION OF CITY LAND.

PROPERTY ADDRESS: 1444 E. WASHINGTON AVE.
SPECIAL ADDRESS: 53704-4277
ORIGINAL: 5/14/2019
DATE: 05/14/2019
COMMISSIONER OF PUBLIC SAFETY AND FIRE DEPARTMENT
WASHINGTON AND 1444 E WASHINGTON AVE 1444 E WASHINGTON AVE
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EXISTING SITE PLAN

0' 15' 30' 60' 120' 180'

NORTH

<p>SHEET NO.</p> <h1>S1</h1>	<p>DATE 05/14/2019 - 2nd File 05/13/19 - 1st File 05/13/19 - Coord via Screenshot</p> <p>LOWER LEVEL TENANT IMPROVEMENTS AT: 1444 EAST WASHINGTON AVE. MADISON, WISCONSIN 53703</p>	<p>GREEN DESIGN STUDIO EDWARD KUHARSKI, ARCHITECT 405 SIDNEY STREET MADISON, WI 53703 608.469.5963 EKUHARSKI@AOL.COM REGISTERED ARCHITECT • WI #55587</p>
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