

ZONING CODE REVIEW**ZONING DISTRICT C2****EXISTING USE:**

- ONE EFFICIENCY RESIDENTIAL APARTMENT
- TWO ONE BEDROOM APARTMENTS
- ONE TWO BEDROOM APARTMENT

PROPOSED NEW USE:

- ONE ADDITIONAL ONE BEDROOM APARTMENT
- ONE ADDITIONAL TWO BEDROOM APARTMENT

LOT AREA REQUIRED:

- (3) ONE BEDROOM UNITS 3,000 SF
- (2) TWO TWO BEDROOM UNITS 2,600 SF

TOTAL LOT AREA REQUIRED: 5,600 SF
EXISTING LOT AREA 5,880 SF

FLOOR AREA RATIO

- MAX 4.0
- EXISTING FLOOR AREA 8,832 SF
- FAR = 8,832/5880 = 1.76

YARD REQUIREMENT

- FRONT YARD REQUIRED 0 FT
- FRONT YARD EXISTING 0 FT

- SIDE YARD EXISTING 0 FT

- REAR YARD REQUIRED 0 FT
- REAR YARD EXISTING FT

USABLE OPEN AREA

- REQUIRED: EIGHT BEDROOMS @ 1609 SF = 12872 SF
- PROVIDED: 1531 SF

(DIMENSIONS OF AREAS ARE SUBSTANDARD)

PARKING**BUILDING CODE REVIEW**

CODES: 2000 IBC WITH WISCONSIN AND MADISON AMENDMENTS

BUILDING USE TYPE: BUSINESS GROUP B-2, RESIDENTIAL GROUP R-2
BUILDING CONSTRUCTION TYPE: V-B COMBUSTIBLE UNPROTECTED

HEIGHT & AREA CRITERIA:

ALLOWED: GROUP B-2, 2 STORY & 3,500 SF. GROUP R-2, 3 STORY & 7,000 SF
MODIFICATIONS: HEIGHT INCREASE OF ONE STORY & 20 FEET ALLOWED FOR SPRINKLER
ACTUAL: TWO STORIES ABOVE GRADE, 25'-0" HIGH

FIRE RATED CONSTRUCTION:

EXTERIOR WALLS: 1 HOUR
MECHANICAL ROOMS: NOT APPLICABLE
STAIR WELLS: 1 HOUR
STORAGE: NOT APPLICABLE
COLUMNS: INTERIOR: EXTERIOR: ONE HOUR
EXTERIOR DOOR & WINDOW OPENING PROTECTION: 3/4 HOUR AT SIDE PROPERTY LINES
OCCUPANCY SEPARATIONS: 2 HOUR

OCCUPANT LOAD OF BUILDING:

BASEMENT COMMERCIAL 2,276 SF / 100 = 23 PERSONS
FIRST FLOOR:
COMMERCIAL: 1,878 SF / 100 = 19 PERSONS
RESIDENTIAL: 1,068 SF / 1200 = 9 PERSONS
SECOND FLOOR RESIDENTIAL: 2,805 SF / 1200 = 23 PERSONS
TOTAL OCCUPANCY = 64 PERSONS

LIFE SAFETY ITEMS:

FIRE EXTINGUISHERS: AS INDICATED ON DRAWINGS & MODIFIED BY LOCAL CODE.
SMOKE DETECTORS: ONE PER STORY, PLUS ONE IN EACH BEDROOM, ONE OUTSIDE SLEEPING AREAS, ALL HARDWARE AND INTERCONNECTED WITHIN EACH UNIT.

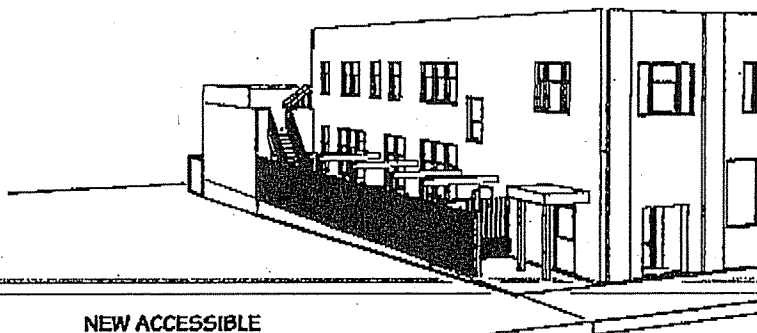
SANITARY FACILITIES:

REQUIRED: TOILETS: BUSINESS: 1 PER 50 RESIDENTIAL: 1 PER UNIT
LAVATORIES: BUSINESS: 1 PER 50 = 1 REQUIRED. RESIDENTIAL: 1 PER UNIT
DRINKING FOUNTAIN: NOT REQUIRED I. IN ROOM OR CLOSET WITH SUPPLIES FOR CLEANING TOILETS

PROVIDED: TOILETS: BUSINESS: 1 MALE, 1 FEMALE. RESIDENTIAL: 1-2 PER UNIT
LAVATORIES: ASSEMBLY: 2. RESIDENTIAL: 1-2 PER UNIT
DRINKING FOUNTAIN: NONE
SERVICE SINKS: 1 IN MECHANICAL ROOM

STANDARD NOTES:

01. BARRIER FREE CODE - THESE PLANS PROVIDE INFORMATION INDICATING THEIR COMPLIANCE WITH THE AMERICANS WITH DISABILITIES ACT (ADA)
02. GENERAL CONTRACTOR SHALL BE RESPONSIBLE TO DETERMINE THE ON-SITE CONDITIONS, AND DIMENSIONS AND TO PERFORM ALL NECESSARY WORK TO COMPLETE THE PROJECT.
03. CONTRACTOR SHALL NOT SCALE DRAWINGS. IF DIMENSIONS ARE IN QUESTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING CLARIFICATION FROM THE ARCHITECT PRIOR TO CONTINUING THE CONSTRUCTION OF THE AREA IN QUESTION.
04. THE GENERAL CONTRACTOR/CONSTRUCTION MANAGER SHALL BEAR THE RESPONSIBILITY FOR OBTAINING ALL REQUISITE PERMITS, RELEASES, AND AUTHORIZATIONS FOR THE CONSTRUCTION OF THIS PROJECT.
05. THE GENERAL CONSTRUCTION TEAM IS RESPONSIBLE FOR ADHERING TO THE REQUIREMENTS AS PROVIDED IN THESE NOTES, DRAWINGS, AND SPECIFICATIONS. ALL PARTIES MUST CAREFULLY STUDY ALL NOTES FOR ITEMS WHICH MAY PERTAIN TO THEIR TRADE. FAILURE TO READ THE NOTES AND INSTRUCTIONS WILL NOT RELIEVE THE TEAM OR MEMBERS OF RESPONSIBILITY WHEN THE WORK DEVIATES FROM THE REQUIREMENT.

PERSPECTIVE VIEW

NEW ACCESSIBLE
ACCESS & PATIO/DECK
TO NEW RESIDENTIAL
APARTMENT

Revised

ZONING CODE REVIEW

ZONING DISTRICT C2

** APPROVED CONDITIONAL USE FOR:

- ONE ONE BEDROOM UNIT
- TWO TWO BEDROOM UNITS

LOT AREA REQUIRED:

- (2) TWO TWO BEDROOM UNITS 2,600 SF
- TOTAL LOT AREA REQUIRED: 6,600 SF
- EXISTING LOT AREA 5,800 SF

FLOOR AREA RATIO

- MAX 4.0
- PROPOSED: 8,832 SF
- EXISTING FLOOR AREA
- FAR = 8,832/5800 = 1.78

YARD REQUIREMENT

- FRONT YARD REQUIRED 0 FT
- FRONT YARD EXISTING 0 FT

- SIDE YARD EXISTING 0 FT

- REAR YARD REQUIRED 0 FT
- REAR YARD EXISTING 0 FT

USABLE OPEN AREA

- REQUIRED: 50X BEDROOMS @ 1600SF = 1280 SF
- PROVIDED: 1531 SF

PARKING

BUILDING CODE REVIEW

CODES: 2000 IBC WITH WISCONSIN AND MADISON AMENDMENTS

BUILDING USE TYPE: ASSEMBLY GROUP B-2, RESIDENTIAL GROUP R-2
BUILDING CONSTRUCTION TYPE: V-B COMBUSTIBLE UNPROTECTED

HEIGHT & AREA CRITERIA:

ALLOWED: GROUP B-2, 2 STORY & 9,500 SF. GROUP R-2, 3 STORY & 7,000 SF
MODIFICATIONS: HEIGHT INCREASE OF ONE STORY & 20 FEET ALLOWED FOR SPRINKLER
ACTUAL: TWO STORIES ABOVE GRADE, 25'-0" HIGH

FIRE RATED CONSTRUCTION:

EXTERIOR WALLS: 1 HOUR
MECHANICAL ROOMS: NOT APPLICABLE
STAIR WELLS: 1 HOUR
STORAGE: NOT APPLICABLE
COLUMNS: INTERIOR: 1 HOUR
EXTERIOR DOOR & WINDOW OPENING PROTECTION: 3/4 HOUR AT SIDE PROPERTY LINES
OCCUPANCY SEPARATIONS: 2 HOUR

OCCUPANT LOAD OF BUILDING:

FIRST FLOOR:
COMMERCIAL: 367 NET SQ. FT. / 15 = 3 PERSONS
RESIDENTIAL: 459 GROSS SQ. FT. / 200 = 7 PERSONS
SECOND FLOOR RESIDENTIAL: 1195 GROSS SQ. FT. / 200 = 6 PERSONS
TOTAL OCCUPANCY = 121 PERSONS

LIFE SAFETY ITEMS:

FIRE EXTINGUISHERS: AS INDICATED ON DRAWINGS & MODIFIED BY LOCAL CODE.
SMOKE DETECTORS: ONE PER STORY, PLUS ONE IN EACH BEDROOM, ONE OUTSIDE SLEEPING AREAS. ALL HARDWIRED W/ BATTERY BACKUP
AND INTERCONNECTED WITHIN EACH UNIT.

SANITARY FACILITIES:

REQUIRED: TOILETS: BUSINESS: 1 PER 50 RESIDENTIAL: 1 PER UNIT
LAVATORIES: BUSINESS: 1 PER 50 = 1 REQUIRED. RESIDENTIAL: 1 PER UNIT
DRINKING FOUNTAIN: NOT REQUIRED, 1 IN ROOM OR CLOSET WITH SUPPLIES FOR CLEANING TOILETS

PROVIDED: TOILETS: BUSINESS: 1 MALE, 1 FEMALE. RESIDENTIAL: 1-2 PER UNIT
LAVATORIES: ASSEMBLY: 2. RESIDENTIAL: 1-2 PER UNIT
DRINKING FOUNTAIN: NONE
SERVICE SINKS: 1 IN MECHANICAL ROOM

ALTERATIONS TO:

2040 WINNEBAGO ST.

MADISON, WI 53704

PROJECT DESCRIPTION

CONVERT EXISTING COMMERCIAL SPACE IN THE REAR PORTION OF THE EXISTING BUILDING INTO TWO RESIDENTIAL APARTMENTS

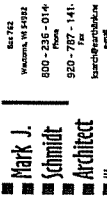
PROJECT TEAM

OWNER:

RICHARD GEHRKE
2040 WINNEBAGO
MADISON, WI 53704
PHONE: 608-241-3203
FAX: 608-241-3205

ARCHITECT:

MARK J. SCHMIDT ARCHITECT
BOX 762
WAUTOMA, WI 54982
PHONE: 608-236-0140
FAX: 920-787-1415

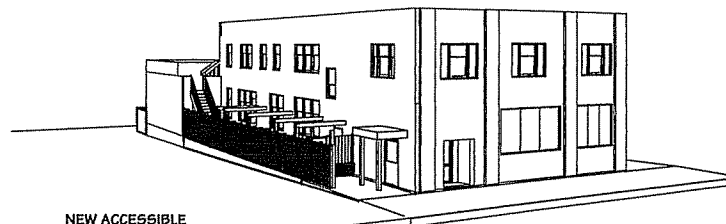


RICHARD GEHRKE
2040 WINNEBAGO STREET
MADISON, WI 53704

STANDARD NOTES:

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PERSPECTIVE VIEW



NEW ACCESSIBLE
ACCESS & PATIO/DECK
TO NEW RESIDENTIAL
APARTMENT

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- 8.2 EXTERIOR ELEVATIONS

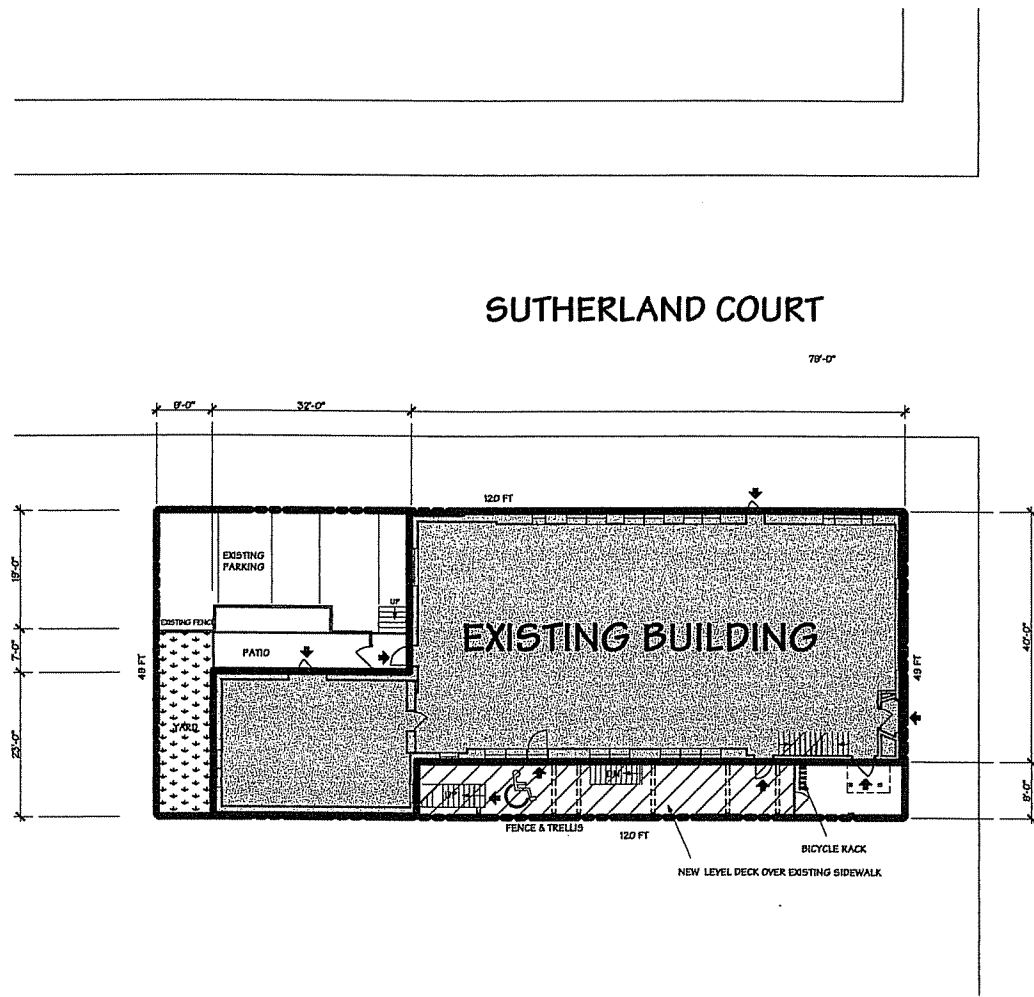
2040 WINNEBAGO STREET
MADISON, WI 53704

DATE	ISSUED	REVISION
4/25/06	CONDITIONAL USE	
		5802

TITLE SHEET

SHEET NO. 1.1

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SITE PLAN NOTES

SCOPE OF SITEWORK:

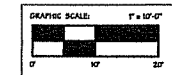
- 1- CONSTRUCT NEW TREATED WOOD PATIO/DECK OVER EXISTING SIDEWALK. DECK DESIGN TO MEET REQUIREMENTS FOR NEW HANDICAP ACCESSIBLE ENTRANCE TO NEW FIRST FLOOR RESIDENTIAL UNIT.
- 2- COMPLETE PREVIOUSLY APPROVED WOOD FENCE AND TRELLIS ALONG PATIO/DECK.

AREA CALCULATIONS:

- 1- C-2 ZONING DISTRICT
- 2- LOT AREA: 5,870 sq ft
- 3- BUILDING AREA: 3,892 sq ft

EXISTING REAR YARD

- 501 sq ft
- SIDE PATIO/DECK
- 276 sq ft



PO Box 742
Madison, WI 53702
800-236-0140
920-776-1418
Fax: 920-776-1418
lschmidt@markj.com

Mark J. Schmidt Architect

OWNER:
RICHARD GEHRKE

2040 WINNEBAGO STREET
MADISON, WI 53704

DATE	ISSUED
	04/24/06
	CONDITIONAL USE
	60502

SITE PLAN

BASEMENT PLAN NOTES

OCCUPIED AREA: 2,276 sq ft
FLOOR AREA: 2,937 sq ft

Bar 172
Winconsin, WI 53704
800 - 235 - 0111
Phone
920 - 777 - 1411
barch@architect.com
www.barch.com

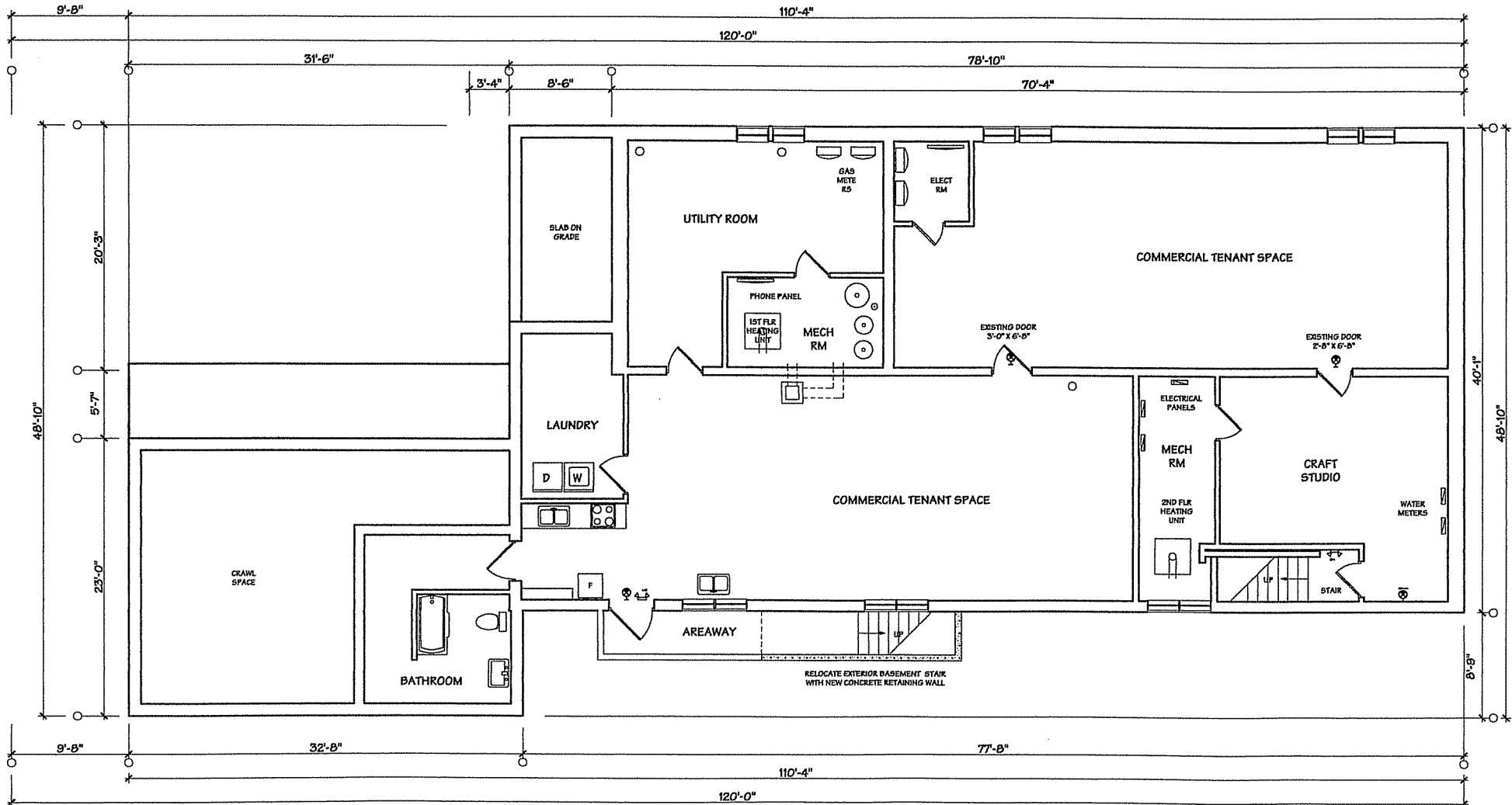
Hark J. Schmidt
Architect

RICHARD GEHRKE
2040 WINNEBAGO STREET

2040 WINNEBAGO STREET
MADISON, WI 53704

DATE	ISSUED	4/25/06
	CONDITIONAL USE	
		5502

BASEMENT
PLAN
SHEET NO. 6.0



1/8" = 1'-0"

EXISTING YARD	283 sq ft
NEW PATIO DECK OVER EXISTING SIDEWALK	501 sq ft

COMMERCIAL SPACE	1,879 sq ft
NEW RESIDENTIAL APARTMENT #5	993 sq ft
EXISTING CONVERTED APARTMENT #6	875 sq ft
FRONT EXT STAIR	121 sq ft
TOTAL FIRST FLOOR AREA	3,874 sq ft

- 1- CONVERT EXISTING CENTER COMMERCIAL SPACE INTO A NEW BEDROOM RESIDENTIAL APARTMENT.
- 2- PROVIDE NEW TREATED WOOD PATIO DECK FROM SECOND FLOOR STAIR ENTRY TO NEW RESIDENTIAL UNIT. DECK DESIGN TO PROVIDE HANDICAP ACCESSIBLE UNIT.
- 2- CHANGE USE OF REAR PORTION OF COMMERCIAL SPACE INTO A RESIDENTIAL APARTMENT.
- 3- PROVIDE NEW EXT DOOR INTO FRONT BASEMENT EXT STAIR.

Mark J. Schmidt
Architect

Box 762
Waucoma, WI 54681
800-236-0100
920-787-1414
Fax
tsarch@earthlink.net
e-mail

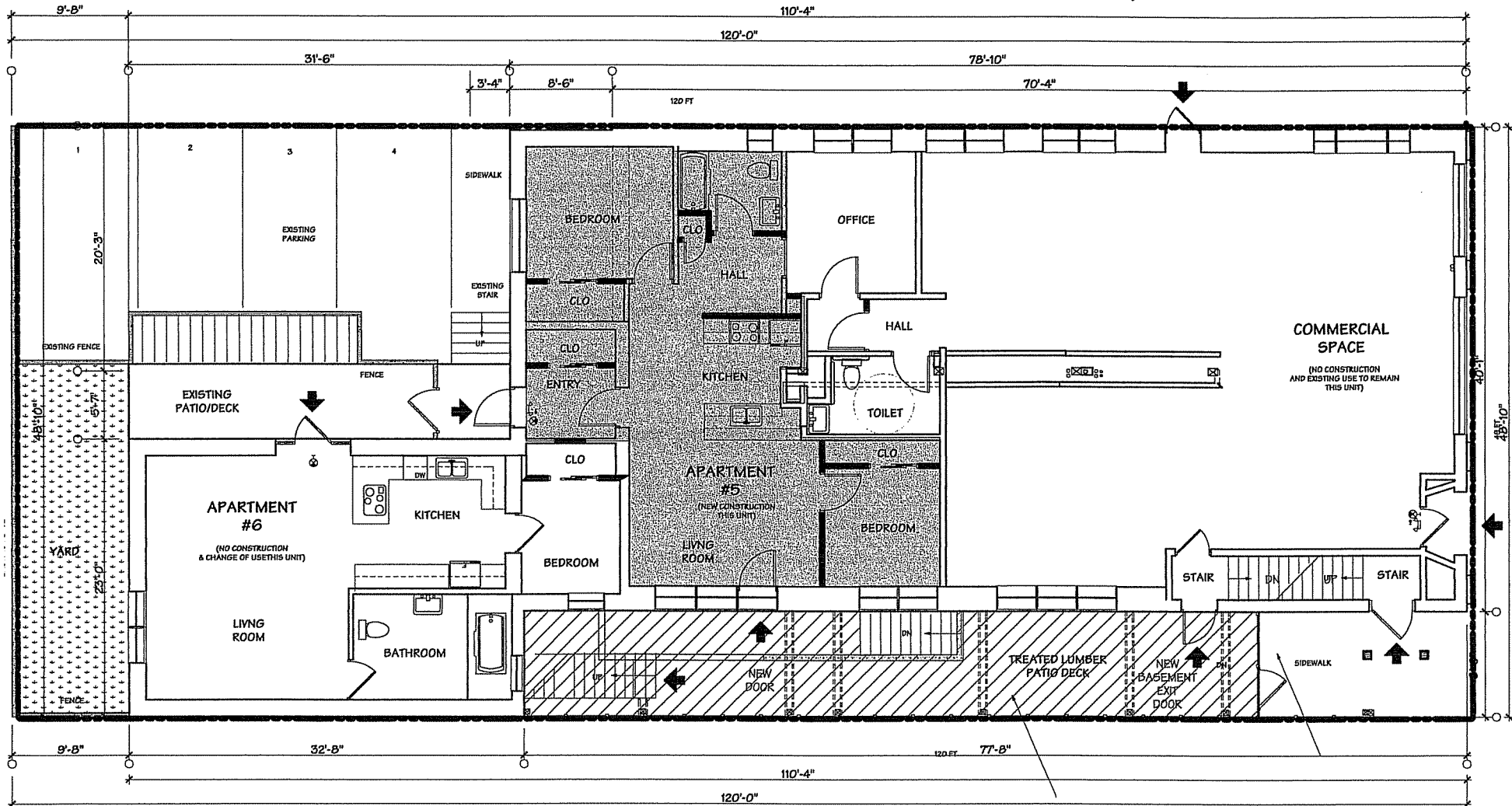
**RICHARD GEHRKE
2040 WINNEBAGO STREET**

2040 WINNEBAGO STREET
MADISON, WI 53704

DATE: ISSUED: 4/25/06
CONDITIONAL USE

FIRST
FLOOR PLAN

STREET No. **6.1**



USABLE OPEN AREA CALCULATIONS

LARGE ROOF DECK	614 sq ft
SMALL ROOF DECK	135 sq ft

BUILDING AREA CALCULATIONS

APARTMENT #1	839 sq ft
APARTMENT #2	735 sq ft
APARTMENT #3	487 sq ft
APARTMENT #4	544 sq ft
EXIT HALL	417 sq ft
TOTAL SECOND FLOOR AREA	3,019 sq ft

SECOND FLOOR FINISHES

SCOPE OF WORK:

NO WORK THIS FLOOR

See 12E
 Wisconsin, WI 53616
 800 - 236 - 0111
 Phone
 920 - 787 - 1414
 Fax
 harsch@harsch.com
 e-mail
 harsch@harsch.com

Mark J.
 Schmidt
 Architect

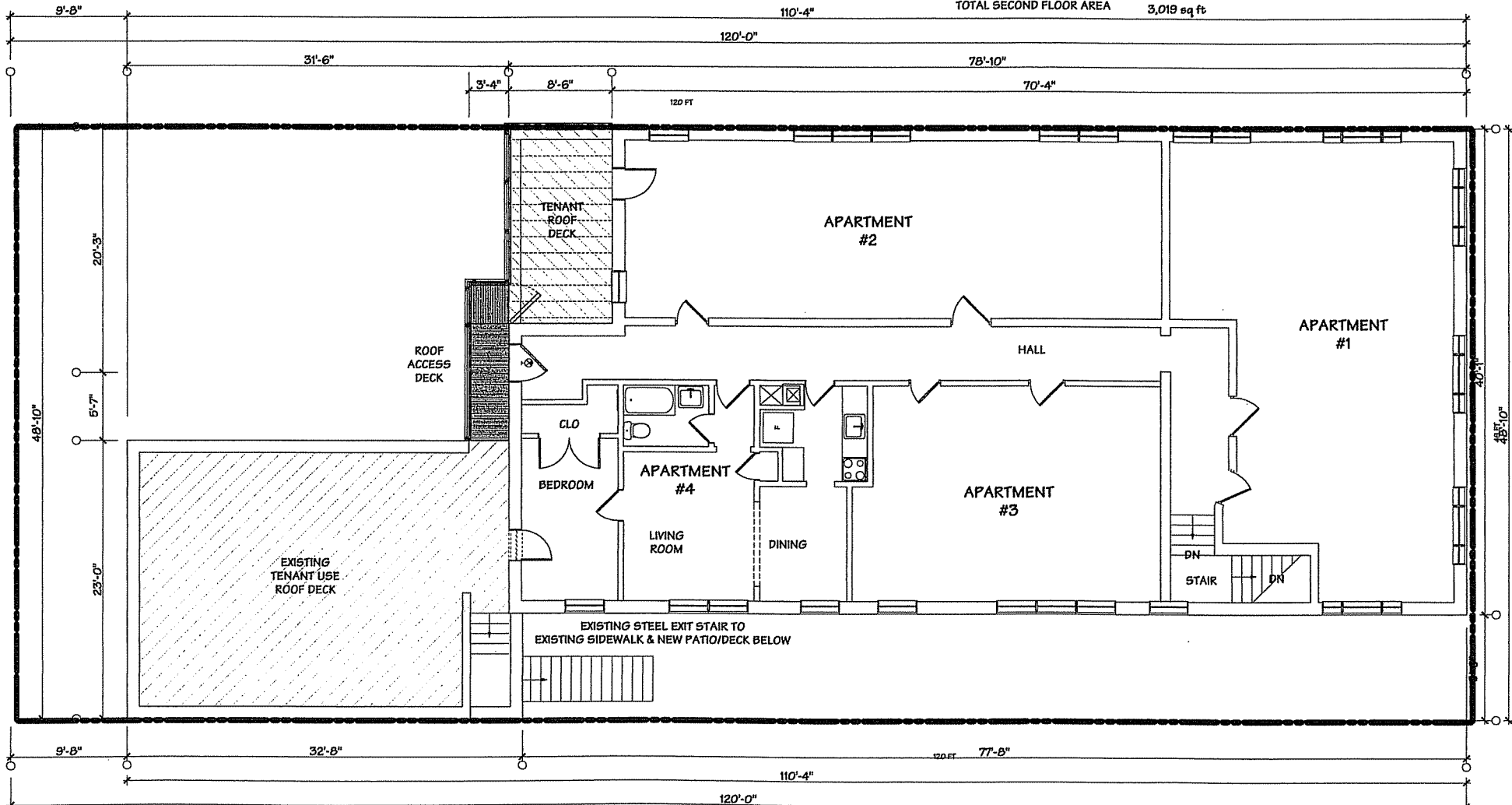
RICHARD GEHRKE
 2040 WINNEBAGO STREET

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 MADISON, WI 53704

DATE	ISSUED
4/25/06	CONDITIONAL USE
1	5502

SECOND
 FLOOR PLAN

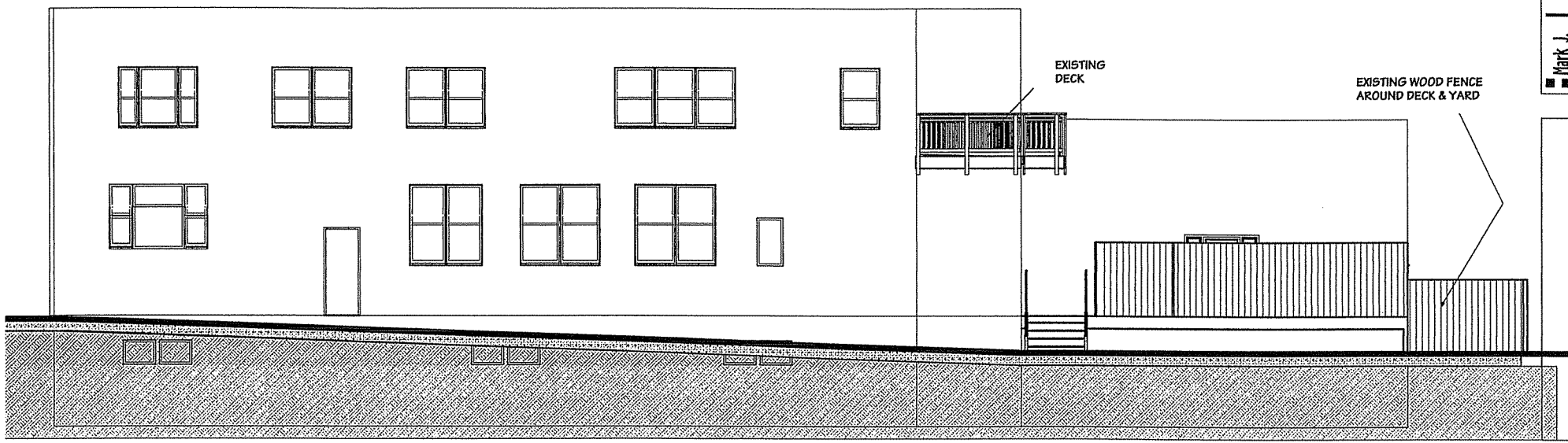
SHEET No. 6.2



Max TEE
 Wisconsin, WI 54002
 608 - 235 - 014
 Phone
 920 - 797 - 141
 Email: maxtee@earthlink.net
 maxtee

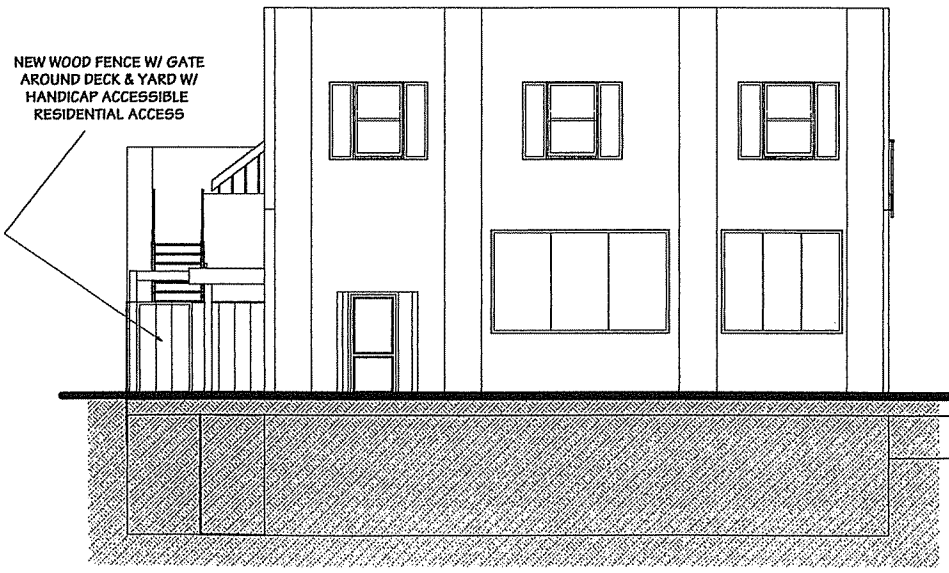
Mark J. Schmidt
 Architect
 AIA

RICHARD GEHRKE
 2040 WINNEBAGO STREET



A
 8.1 NORTH ELEVATION

NEW WOOD FENCE W/ GATE
 AROUND DECK & YARD W/
 HANDICAP ACCESSIBLE
 RESIDENTIAL ACCESS



ROOF BEARING
 8'-0"
 SECOND FLOOR
 13'-0"
 FIRST FLOOR
 8'-0"
 BASEMENT

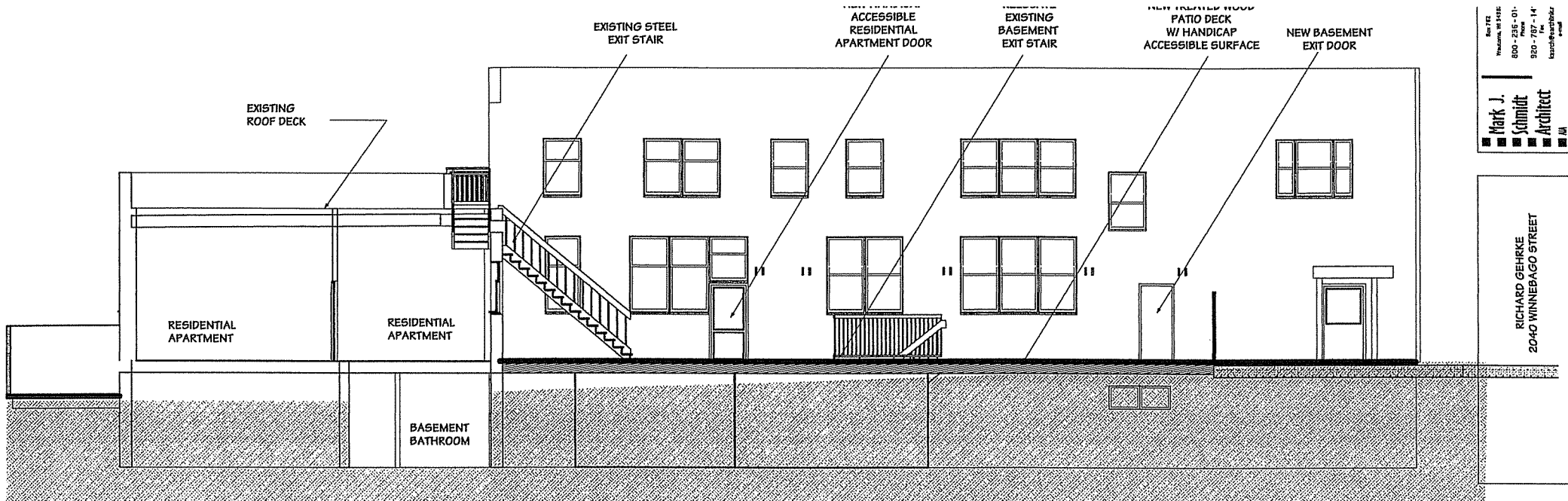
B
 8.1 EAST ELEVATION

2040 WINNEBAGO STREET
 MADISON, WI 53704

DATE	ISSUED
4/25/06	CONDITIONAL USE
5802	

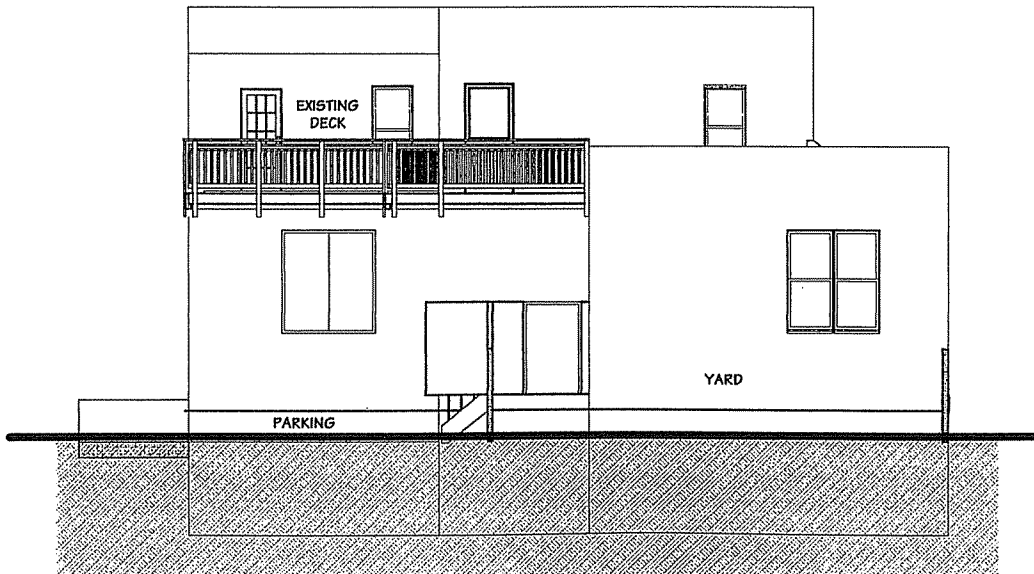
EXTERIOR
 ELEVATIONS
 8.1

1'-0" = 8'-0"



Mark J. Schmidt
 Architect
 800 - 235 - 0100
 920 - 787 - 1414
 2040 Winnebago Street
 Madison, WI 53704

RICHARD GEHRKE
 2040 WINNEBAGO STREET



C
 8.1
 SOUTH ELEVATION

D
 8.1
 WEST ELEVATION

1" = 8'-0"

2040 WINNEBAGO STREET
 MADISON, WI 53704

DATE: 4/25/06
 ISSUED: 4/25/06
 CONDITIONAL USE
 8502

EXTERIOR ELEVATIONS
 SHEET No. 81