



URBAN DESIGN COMMISSION APPLICATION CITY OF MADISON

This form may also be completed online at:
<http://www.cityofmadison.com/planning/documents/UDCapplication.pdf>

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

Please complete all sections of the application, including the desired meeting date and the type of action requested.

Date Submitted: <u>September 10 2014</u>	<input checked="" type="checkbox"/> Informational Presentation
UDC Meeting Date: <u>September 17, 2014</u>	<input type="checkbox"/> Initial Approval
Combined Schedule Plan Commission Date (if applicable): _____	<input type="checkbox"/> Final Approval

1. Project Address: 707-709 Rethke Avenue
Project Title (if any): Madison Supportive Housing Project

2. This is an application for (Check all that apply to this UDC application):

- New Development
- Alteration to an Existing or Previously-Approved Development

A. Project Type:

- Project in an Urban Design District* (public hearing-\$300 fee)
- Project in the Downtown Core District (DC) or Urban Mixed-Use District (UMX) (\$150 fee, Minor Exterior Alterations)
- Suburban Employment Center (SEC) or Campus Institutional District (CI) or Employment Campus District (EC)
- Planned Development (PD)
 - General Development Plan (GDP)
 - Specific Implementation Plan (SIP)
- Planned Multi-Use Site or Planned Residential Complex

B. Signage:

- Comprehensive Design Review* (public hearing-\$300 fee)
- Street Graphics Variance* (public hearing-\$300 fee)
- Signage Exception(s) in an Urban Design District (public hearing-\$300 fee)

C. Other:

- Please specify: Conditional Use approval

3. Applicant, Agent & Property Owner Information:

Applicant Name: Hume An
 Street Address: 208 S. LaSalle St. Suite 1300
 Telephone: (312) 660-1345 Fax: ()

Company: Hume An
 City/State: Chicago, IL Zip: 60604
 Email: han@heartlandalliance.org

Project Contact Person: Mike Zuehlke
 Street Address: 305 W. Washington Street
 Telephone: (608) 250-7511 Fax: (608) 250-0200

Company: Engberg Anderson
 City/State: Madison, WI 53703 Zip: 53703
 Email: mikez@engberganderson.com

Project Owner (if not applicant): Rethke Washington, LLC
 Street Address: 208 S. LaSalle St. Suite 1300
 Telephone: (312) 660-1345 Fax: ()

City/State: Chicago, IL Zip: 60604
 Email: han@heartlandalliance.org

4. Applicant Declarations:

A. Prior to submitting this application, the applicant is required to discuss the proposed project with Urban Design Commission staff. This application was discussed with Al Martin on 9-8-14.

(name of staff person)

(date of meeting)

B. The applicant attests that all required materials are included in this submittal and understands that if any required information is not provided by the application deadline, the application will not be placed on an Urban Design Commission agenda for consideration.

Name of Applicant Hume An

Relationship to Property Owner Representative

Authorized Signature [Signature]

Date 9-9-14

Madison Supportive Housing Project

707-709 Rethke Avenue
Madison, Wisconsin 53714

UDC Application

City of Madison Informational Submittal

September 10, 2014

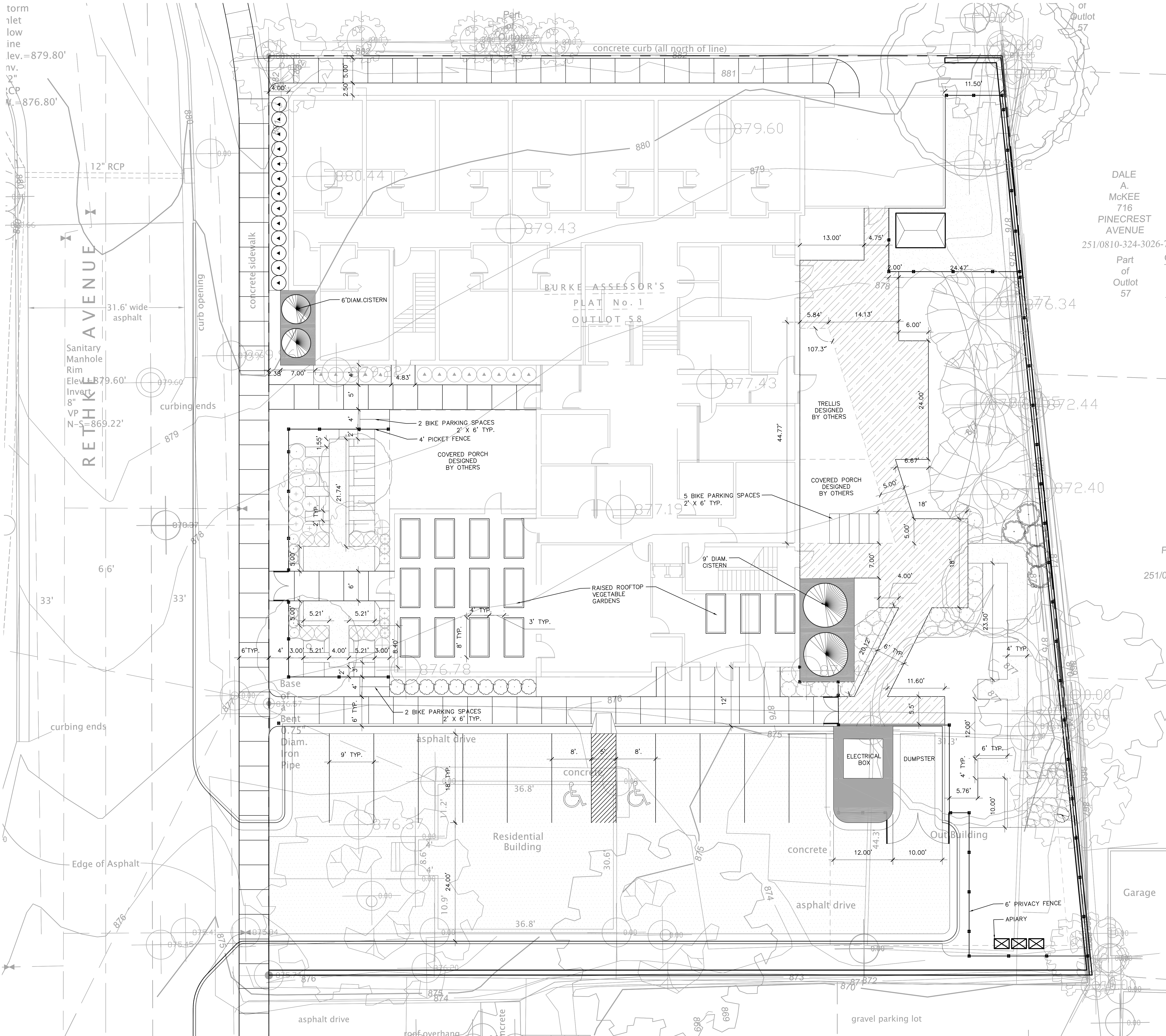
Engberg Anderson Project Number 142324.01

305 W. Washington Ave.
Madison, WI 53703
608.250.0100
www.engberganderson.com

HEARTLAND
ALLIANCE
HOUSING

Engberg
Anderson 

torm
nlet
low
ine
lev.=879.80'
nv.
2"
CP
N.=876.80'



DALE
A.
McKEE
716
PINECREST
AVENUE
251/0810-324-3026-7

Part
of
Outlot
57

BURKE ASSESSOR'S
PLAT No. 1
OUTLOT 58

LEGEND	
	GRAVEL SURFACING
	CONCRETE PAVEMENT TYPE 1 - PERMEABLE
	CONCRETE PAVEMENT TYPE 2 - HEAVY LOAD, STANDARD FINISH
	CONCRETE PAVEMENT TYPE 3 - PEDESTRIAN LOAD, STANDARD FINISH
	ASPHALT PAVEMENT
	WALL
	FENCE
	PROJECT LIMITS

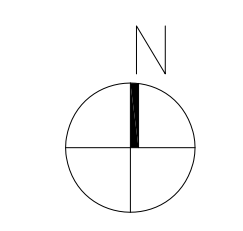
NOTES:

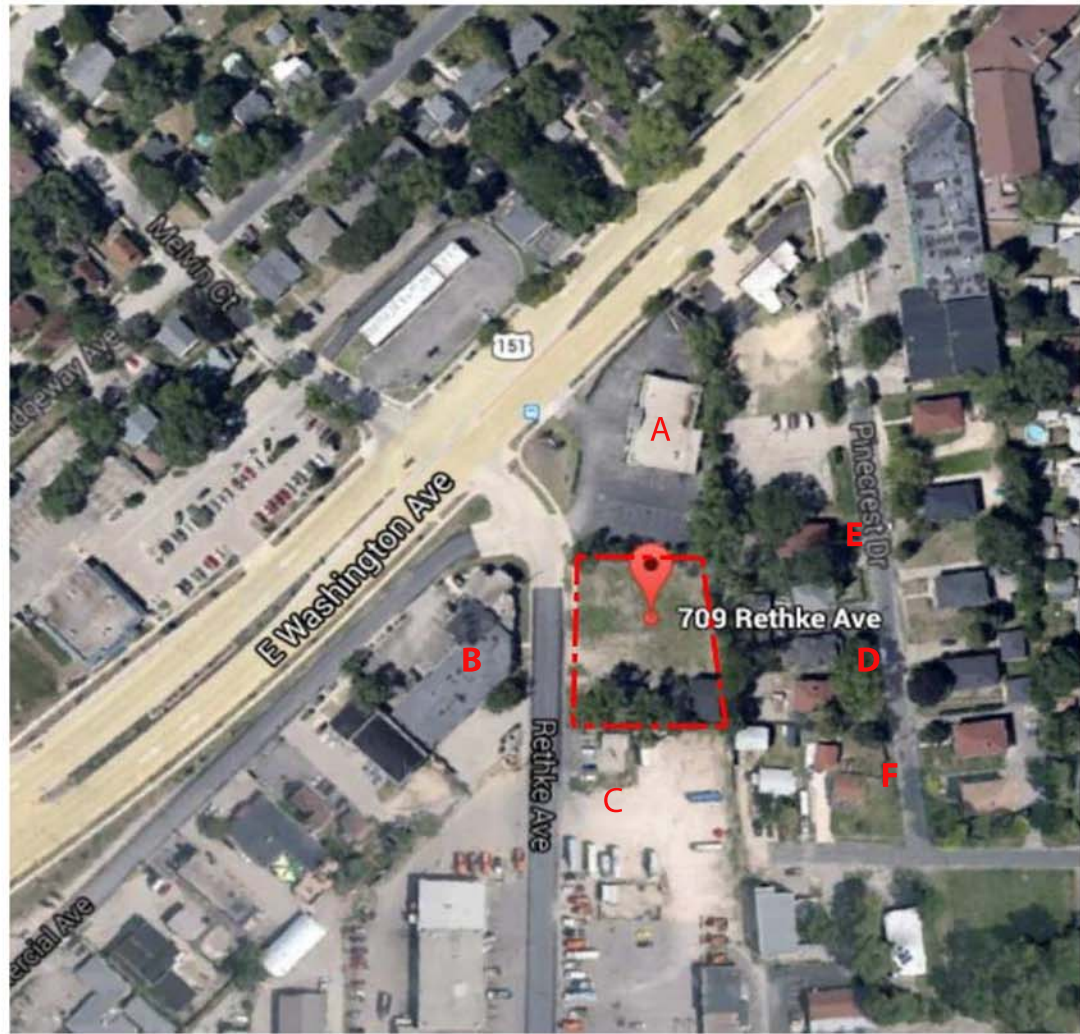
1. ALL WRITTEN DIMENSIONS SUPERSEDE SCALED DIMENSIONS. CONTRACTOR SHALL INSTALL EXPANSION JOINTS BETWEEN CONCRETE PAVING, CURBS, AND EXISTING PAVING OR STRUCTURES, IN ADDITION TO AREAS SPECIFIED ON PLANS.
2. THE CONTRACTOR IS RESPONSIBLE FOR SITE STAKING. ALL PROPOSED SITE FEATURES SHALL BE STAKED IN FIELD PRIOR TO CONSTRUCTION. ALL CURVES SHALL BE SMOOTH AND CONTINUOUS WITH CAREFULLY MATCHED TANGENTS. CAD FILE TO BE PROVIDED UPON REQUEST.



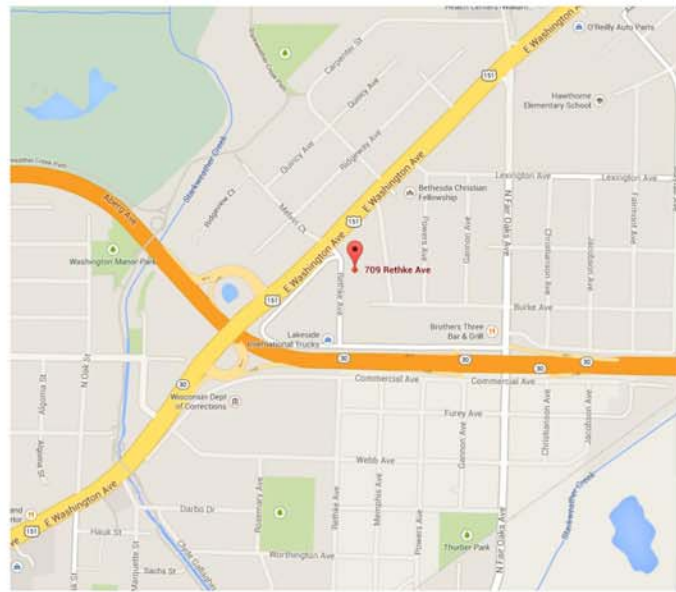
MADISON SUPPORTIVE HOUSING PROJECT

SITE PLAN LS-200
1/8" = 1'-0"
SEPTEMBER 3, 2014
Engberg Anderson Project No. 142324.01





CONTEXT MAP



LOCATOR MAP



A - EXISTING COMMERCIAL BUILDING



D - EXISTING RESIDENCE



B - EXISTING MOTEL



E - EXISTING RESIDENCE



C - EXISTING BUISNESS



F - EXISTING RESIDENCE

HEARTLAND ALLIANCE

HOUSING

Urban Design Commission Application | Informational Presentation Madison Supportive Housing | 707-709 Rethke Avenue

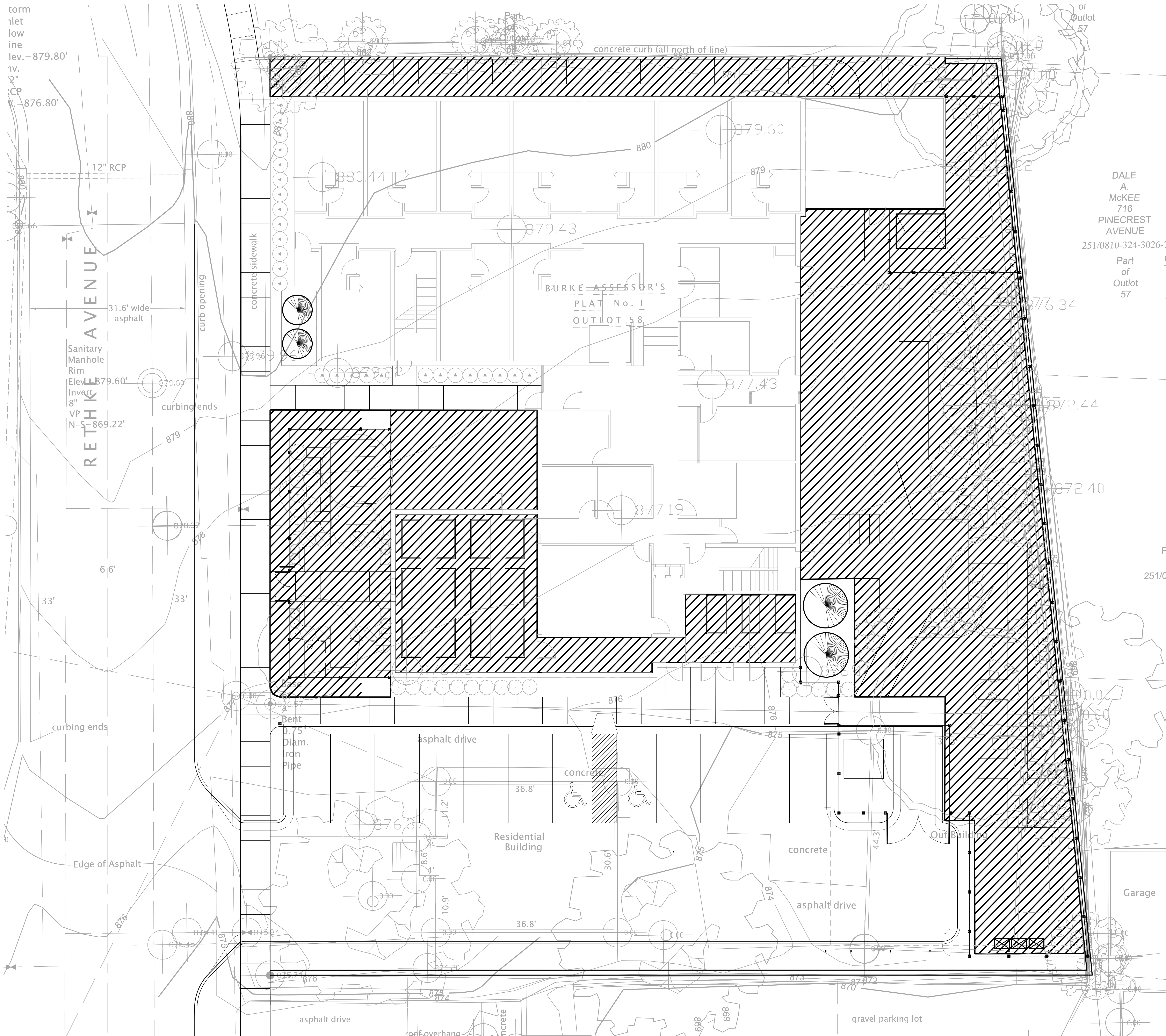
Project Description

Heartland Housing, Inc. is pleased to submit an application to the Urban Design Commission for its permanent supportive housing development planned for 707-709 Rethke Avenue.

In fall 2013, an advisory group formed by the City of Madison's Community Development Authority (CDA) chose Heartland Housing to serve as developer and property manager of a permanent supportive housing project that will contribute to the City's effort to end chronic homelessness. The project will serve low and very-low income individuals who often face persistent obstacles to maintaining housing, and would not be able to stay stably housed without a wide range of supportive services.

The Madison supportive housing project will transform two vacant parcels at 707 & 709 Rethke Avenue, just off E. Washington Avenue on Madison's east side, into a highly green new construction multifamily building. The project will consist of 60 studio apartments with their own kitchen and bathroom and will include offices for the supportive service provider and on-site property management. Community spaces will include a library and computer lab, as well as vegetable gardens and teaching kitchen to help improve nutrition and health. The project received an award of low-income housing tax credits from the Wisconsin Housing and Economic Development Authority (WHEDA) and expects to begin construction in the first quarter of 2015.

form
 1let
 low
 ine
 lev.=879.80'
 nv.
 2"
 CP
 N.=876.80'



DALE
 A.
 McKEE
 716
 PINECREST
 AVENUE
 251/0810-324-3026-7

Part
 of
 Outlot
 57

BURKE-ASSESSOR'S
 PLAT No. 1
 OUTLOT 58

LEGEND

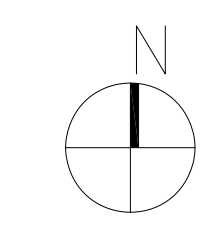
	OCCUPIABLE OPEN SPACE
--	-----------------------

OCCUPIABLE SPACE		
	EQUATION	SQUARE FEET
REQUIRED		
160 SF/UNIT	60x160	9600.0
PROPOSED		
GROUND LEVEL OPEN SPACE	10789.4 X 1	10789.4
GREEN ROOF	1531.1 X 0.75	1148.3
	TOTAL	11937.7

MADISON SUPPORTIVE HOUSING PROJECT

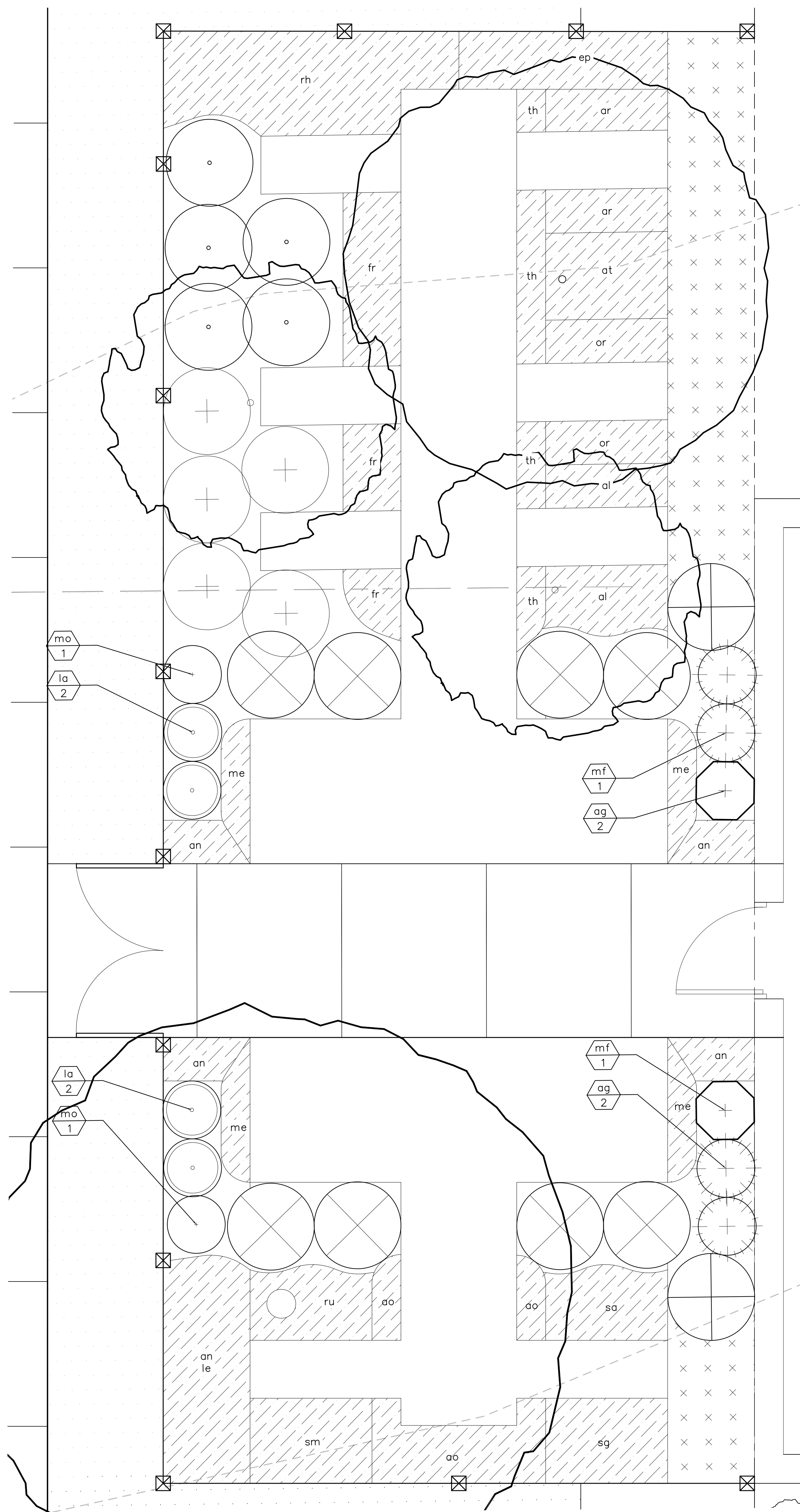
Engberg
 Anderson

OCCUPIABLE OPEN SPACE
 1/8" = 1'-0"
 SEPTEMBER 3, 2014
 Engberg Anderson Project No. 142324.01



**HEARTLAND
 ALLIANCE
 HOUSING**

MILWAUKEE MADISON TUCSON



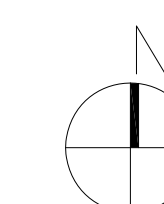
PERENNIAL HERB GARDEN PLANT SCHEDULE

Symbol	Botanical Name	Common Name	Size/Root	Qty	Comments
PERENNIALS					
ag	Agastache foeniculum	Anise Hyssop	Quart-CG	4	
al	Allium schoenoprasum	Chives	Quart-CG	16	
at	Allium tricoccum	Ramps	Quart-CG	13	
an	Angelica archangelica	Angelica	Quart-CG	4	
ar	Artemisia dracuncululus	French Tarragon	Quart-CG	22	
ao	Asparagus officinalis	Asparagus	Quart-CG	19	
fr	Fragaria vesca 'Intensity'	Wild Strawberry	Quart-CG	22	
la	Lavandula stoechas	Lavender	Quart-CG	4	
le	Levisticum officinale	Lovage	Quart-CG	6	
mo	Melissa officinalis	Lemon Balm	Quart-CG	2	
me	Mentha piperita	Peppermint	Quart-CG	16	
mf	Monarda fistulosa	Bee Balm	Quart-CG	2	
or	Origanum vulgare hirtum	Greek Oregano	Quart-CG	22	
rh	Rheum rhabarbarum	Rhubarb	Quart-CG	16	
ru	Rumex scutatus	French Sorrel	Quart-CG	10	
sa	Salvia officinalis	Sage	Quart-CG	10	
sg	Sanguisorba minor	Salad Burnet	Quart-CG	13	
sm	Satureja montana	Winter Savory	Quart-CG	13	
th	Thymus vulgaris	English Thyme	Quart-CG	25	

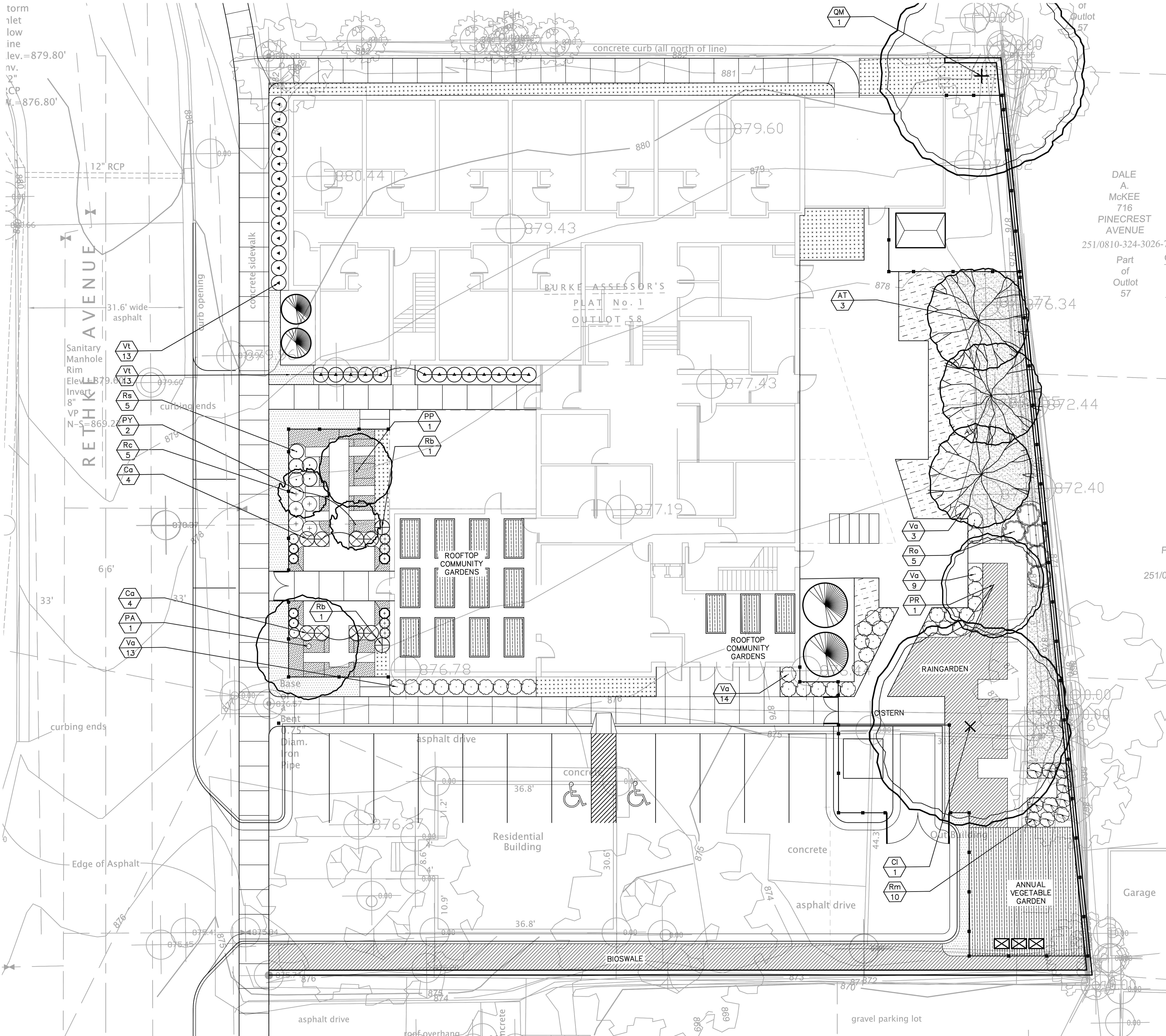
TREES AND SHRUBS LABELED ON SHEET LS-500

LEGEND	
	ENTRY GARDEN-SEE LS-501 LANDSCAPE PLANT SCHEDULE
	NATIVE FULL SUN
	NATIVE TURF - FULL SUN

- NOTES:
1. ALL WRITTEN DIMENSIONS SUPERSEDE SCALED DIMENSIONS
 2. FINISH ALL PLANTING BEDS WITH PLANTING SOIL PER SPECIFICATIONS
 3. ALL EDGING TO BE SHOVEL CUT UNLESS NOTED OTHERWISE
 4. ALL PLANTING BEDS TO BE MULCHED WITH DOUBLE SHREDDED HARDWOOD MULCH, NATURAL COLOR, DEPTH PER SPECIFICATIONS
 5. BASE BID INCLUDES ALL DISTURBED AREAS TO BE FINISH GRADED AND SEEDED PER SPECIFICATIONS
 6. PROPOSED UTILITY LINES SHOWN FOR PLANTING REFERENCE, ACTUAL FIELD LOCATION MAY VARY. ANY DISTURBANCE/DISRUPTION TO PREVIOUSLY PLACED UTILITIES SHALL BE RESPONSIBILITY OF INSTALLING CONTRACTOR.



form
 1let
 low
 ine
 lev.=879.80'
 nv.
 2"
 CP
 N.=876.80'



DALE
 A.
 McKEE
 716
 PINECREST
 AVENUE
 251/0810-324-3026-7
 Part
 of
 Outlot
 57

LANDSCAPE PLANT SCHEDULE

Symbol	Botanical Name	Common Name	Size/Root	Qty	Comments
TREES					
AT	Asimina triloba 'Wilson'	PawPaw	3 GAL-CG	3	
CI	Carya illinoensis Ecos	Michigan Pecan	3 GAL-CG	1	
PR	Prunus americana	American Plum	3 GAL-CG	1	
PA	Prunus armeniaca Ecos	Briana Apricot	3 GAL-CG	1	
PY	Pyrus pyrifolia	Asian Pear	3 GAL-CG	2	
QM	Quercus macrocarpa	Burr Oak (Sweet It Is)	3 GAL-CG	1	
SHRUBS					
Ca	Ceanothus americanus	New Jersey Tea	2 GAL-CG	8	
Rb	Rosa blanda	Prairie Rose	2 GAL-CG	2	
Rm	Ribes missouriensis	Wild Gooseberry	2 GAL-CG	10	
Rc	Rubus canadensis	Chester Thornless Blackberry	2 GAL-CG	5	
Ro	Rubus occidentalis	Black Raspberry	2 GAL-CG	5	
Rs	Rubus strigosus	Red Raspberry	2 GAL-CG	5	
Va	Vaccinium angustifolium	Low Bush Blueberry	2 GAL-CG	39	
Vi	Viburnum trilobum	Highbush Cranberry	2 GAL-CG	26	
PERENNIALS					
PERENNIAL HERB GARDEN (SEE LS501 PLANT SCHEDULE)					
FORAGE GARDEN					
	Allium cernuum	Nodding Onion	Plug	169	
	Asarum canadense	Wild Ginger	Plug	126	
	Fragaria vesca 'Intensity'	Wild Strawberry	Plug	295	
	Mentha arvensis	Wild Mint	Plug	42	
	Panax quinquefolius	American Ginseng	Plug	42	
	Viola pedata	Bird's Foot Violet	Plug	169	
NATIVE FULL SUN					
	Achillea millefolium 'Paprika'	Common Yarrow	Plug	119	
	Bouteloua curtipendula	Sideoats Grama	Plug	396	
	Coreopsis lanceolata	Sand Coreopsis	Plug	119	
	Echinacea purpurea	Purple Coneflower	Plug	119	
	Pulsatilla patens	Pasque Flower	Plug	40	
RAIN GARDEN/BIOSWALE					
	Caltha palustris	Marsh Marigold	Plug	57	
	Carex comosa	Longhair Sedge	Plug	71	
	Carex stricta	Common Tussock Sedge	Plug	213	
	Carex vulpinoidea	Fox Sedge	Plug	213	
	Eleocharis acicularis	Needle Spike Rush	Plug	14	
	Eleocharis obtusa	Blunt Spike Rush	Plug	57	
	Iris virginica	Blue Flag Iris	Plug	99	
	Juncus dudleyi	Dudley's Rush	Plug	43	
	Lysimachia quadriflora	Fourflower Yellow Loosestrife	Plug	85	
	Spartina pectinata	Prairie Cord Grass	Plug	567	
SHADE TURF					
	Carex pensylvanica	Pennsylvania Sedge	Plug	338	
	Carex rosea	Curly-styled Wood Sedge	Plug	169	
	Hepatica acutiloba	Sharp-lobed Hepatica	Plug	56	

SEED MIXES

Botanical Name	Common Name	lbs/acre
NATIVE TURF		
Bouteloua curtipendula	Sideoats Grama	200
Bouteloua gracilis	Blue Grama	27
NATIVE FULL SUN		
Bouteloua curtipendula	Sideoats Grama	150
Schizachyrium scaparium	Little Bluestem	150
Symphotrichum oolentangense	Sky-blue Aster	3
Tradescantia ohioensis	Spiderwort	7
RAIN GARDEN		
Bidens cernuum	Nodding Bur Marigold	20
Symphotrichum novae-angliae	New England Aster	3.5

LEGEND

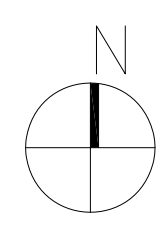
[Pattern]	ENTRY GARDEN-SEE LS-501 LANDSCAPE PLANT SCHEDULE
[Pattern]	FORAGE GARDEN
[Pattern]	NATIVE FULL SUN
[Pattern]	RAIN GARDEN
[Pattern]	NATIVE TURF - FULL SUN
[Pattern]	NATIVE TURF - SHADE
[Pattern]	ANNUAL VEGETABLE GARDEN-PLANTED BY OTHERS

- NOTES:
- ALL WRITTEN DIMENSIONS SUPERSEDE SCALED DIMENSIONS
 - FINISH ALL PLANTING BEDS WITH PLANTING SOIL PER SPECIFICATIONS
 - ALL EDGINGS TO BE SHOVEL CUT UNLESS NOTED OTHERWISE
 - ALL PLANTING BEDS TO BE MULCHED WITH DOUBLE SHREDDED HARDWOOD MULCH, NATURAL COLOR, DEPTH PER SPECIFICATIONS
 - BASE BID INCLUDES ALL DISTURBED AREAS TO BE FINISH GRADED AND SEEDED PER SPECIFICATIONS
 - PROPOSED UTILITY LINES SHOWN FOR PLANTING REFERENCE, ACTUAL FIELD LOCATION MAY VARY. ANY DISTURBANCE/DISRUPTION TO PREVIOUSLY PLACED UTILITIES SHALL BE RESPONSIBILITY OF INSTALLING CONTRACTOR.

MADISON SUPPORTIVE HOUSING PROJECT



LANDSCAPE PLAN LS-500
 1/8" = 1'-0"
 SEPTEMBER 3, 2014
 Engberg Anderson Project No. 142324.01





AERIAL VIEW OF BUILDING



VIEW FROM THE NORTH WEST



VIEW AT ENTRANCE



VIEW ON RETHKE AVENUE



NORTH ELEVATION



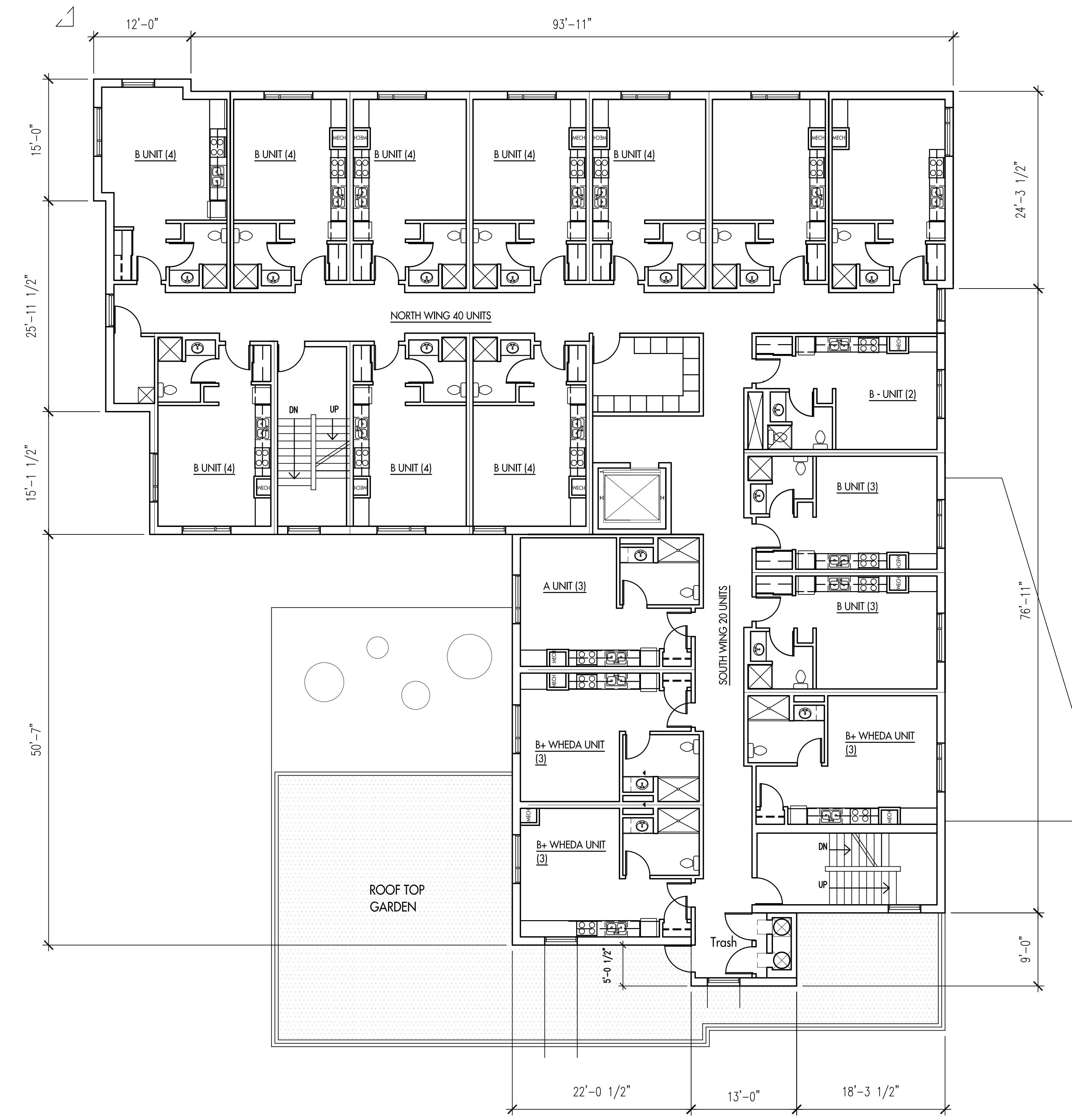
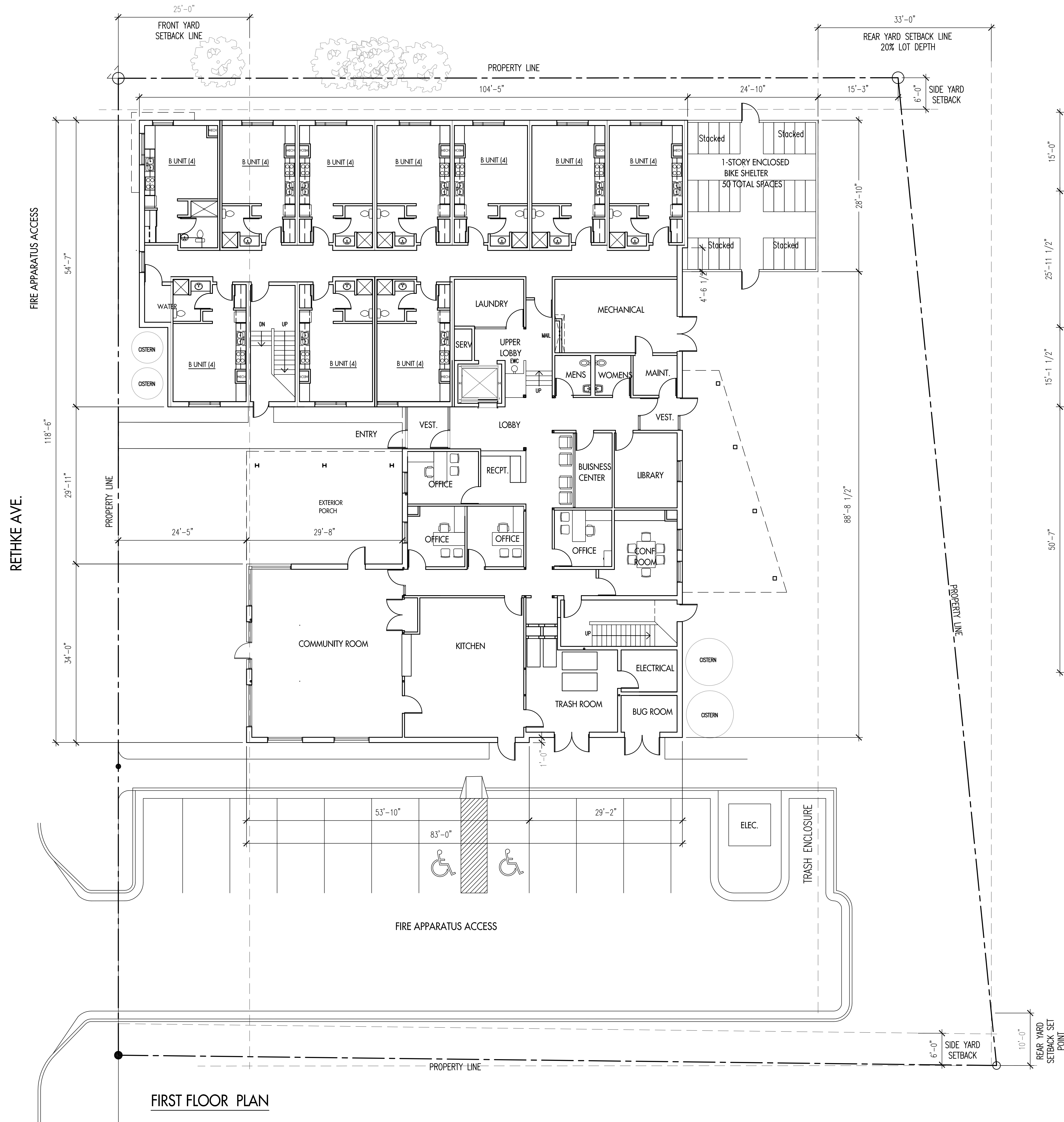
WEST ELEVATION



SOUTH ELEVATION



EAST ELEVATION



SECOND FLOOR PLAN - (THIRD & FOURTH FLOOR SIMILAR)

ZONING: COMMERCIAL CORRIDOR TRANSITIONAL DISTRICT

BUILDING AREA:

FIRST FLOOR :	9,969 SQFT
SECOND FLOOR :	8,316 SQFT
THIRD FLOOR :	8,316 SQFT
FOURTH FLOOR :	8,316 SQFT
TOTAL:	34,917 SQFT

BUILDING STORIES: 4
BUILDING HEIGHT: 46'-5"

