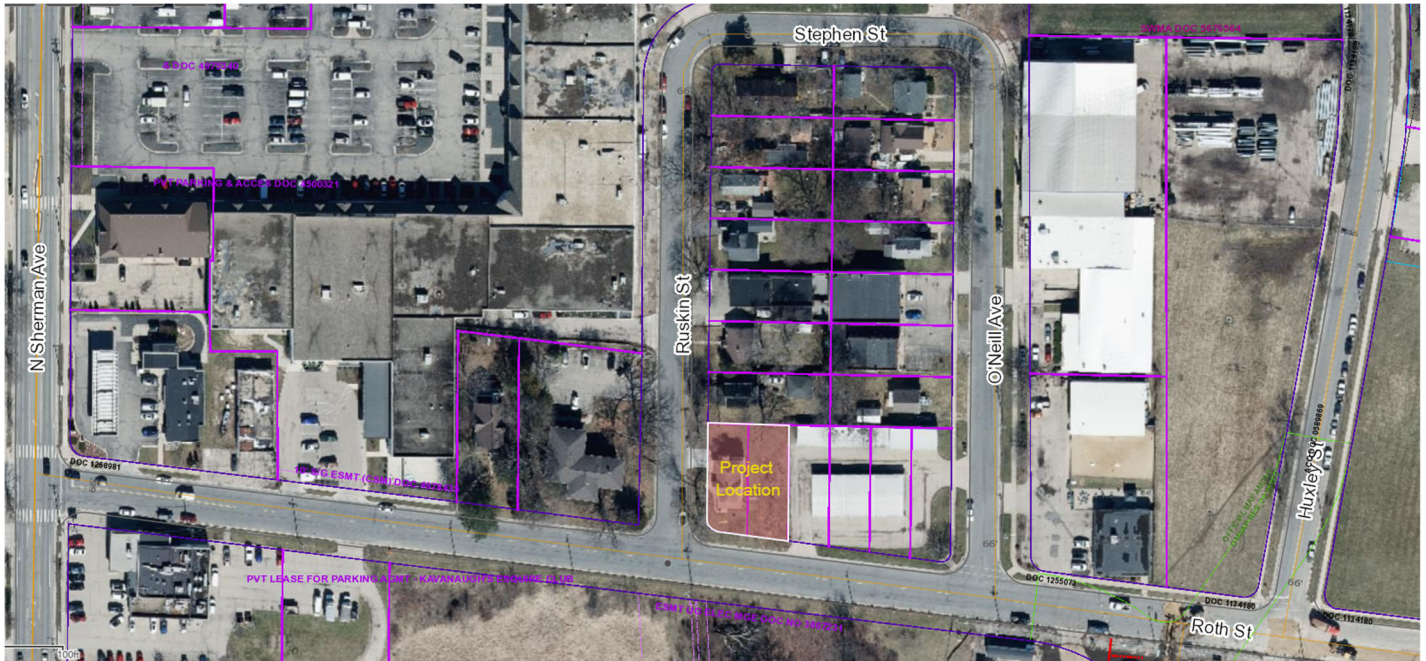


**1802-1804 ROTH ST CSM**  
**Contract 9785**  
**MUNIS 16254**  
**Developer: S3 Housing LLC**



The Developer, S3 Housing LLC, has been conditionally approved for a one-lot certified survey map and an office for a human service program in a 16-unit mixed-use building at 1802 and 1804 Roth Street.

**Summary of Improvements:**

- Public Sidewalk Easement for the construction of a 5-foot-wide sidewalk, 8-foot terrace, and additional 1-foot for maintenance along the site's Roth Street and Ruskin Street frontages.
- Construction of terrace, curb and gutter, and pavement along Ruskin Street and Roth Street.
- Street tree removal permit for 3 trees (36" Sugar Maple, 18" Sugar Maple, and a 30" Sugar Maple) for the construction of new sidewalk along Ruskin Street.
- Planting of new terrace trees per City Forestry.
- Construct private sanitary, storm, and water service laterals necessary to serve the private redevelopment project per plans approved by the City Engineer.
- Protect existing public streetlights, electrical, and fiber facilities in the project area. Coordinate with City Traffic Engineering and City IT on relocations needed to facilitate construction.
- Lighting, traffic control, and pavement markings as required by Traffic Engineering.
- Close abandoned driveways with curb and gutter. Construct new private drive entrance aprons per plans approved by the City Engineering and per the Commercial Driveway Permit approved by the City Traffic Engineer.

# CERTIFIED SURVEY MAP No. \_\_\_\_\_

LOTS 8 AND 9, C.E. ROTH PLAT, AS RECORDED IN VOLUME 7 OF PLATS, ON PAGE 33, AS DOCUMENT NUMBER 531689, DANE COUNTY REGISTRY, LOCATED IN THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 31, TOWNSHIP 08 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN



SCALE : ONE INCH = THIRTY FEET

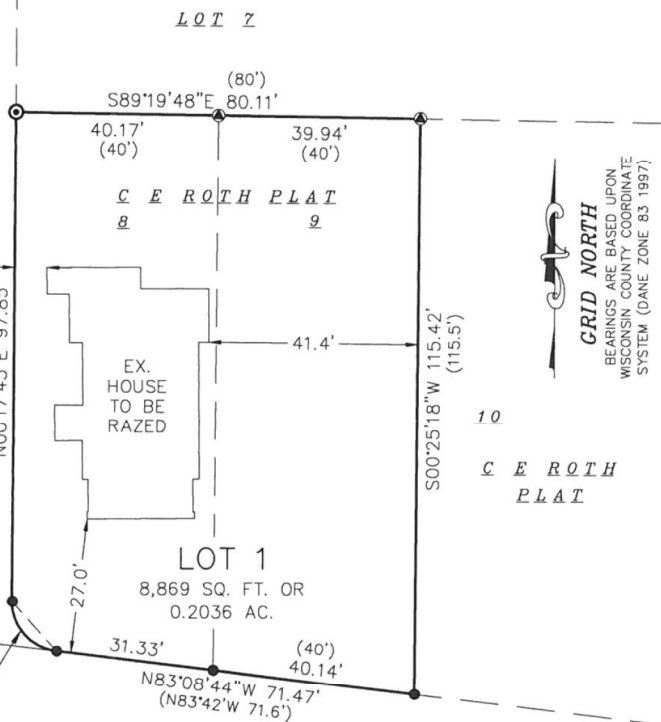
| Curve Table |        |        |           |                 |              |
|-------------|--------|--------|-----------|-----------------|--------------|
| Curve #     | Length | Radius | Delta     | Chord Direction | Chord Length |
| C1          | 14.55' | 10.00' | 83°21'53" | N41°26'00"W     | 13.30'       |

FOUND CITY OF MADISON MONUMENT AT THE WEST QUARTER CORNER OF SECTION 31-08-10  
 N: 497252.73  
 E: 826605.97  
 (497252.73, 826605.78)

BURKE ASSESSOR'S PLAT NO. 1  
 QUILLOT I

RUSKIN STREET

(N00°30'W 97.9')  
 (N00°17'45"E 97.85')



GRID NORTH  
 BEARINGS ARE BASED UPON  
 WISCONSIN COUNTY COORDINATE  
 SYSTEM (DANE ZONE 83 1997)

FOUND 1-1/4" SOLID IRON ROD AT THE SOUTHWEST CORNER OF SECTION 31-08-10  
 N: 494547.54 E: 826576.97  
 (494547.46, 826576.89)

ROTH STREET

CSM #16404  
 LOT 3



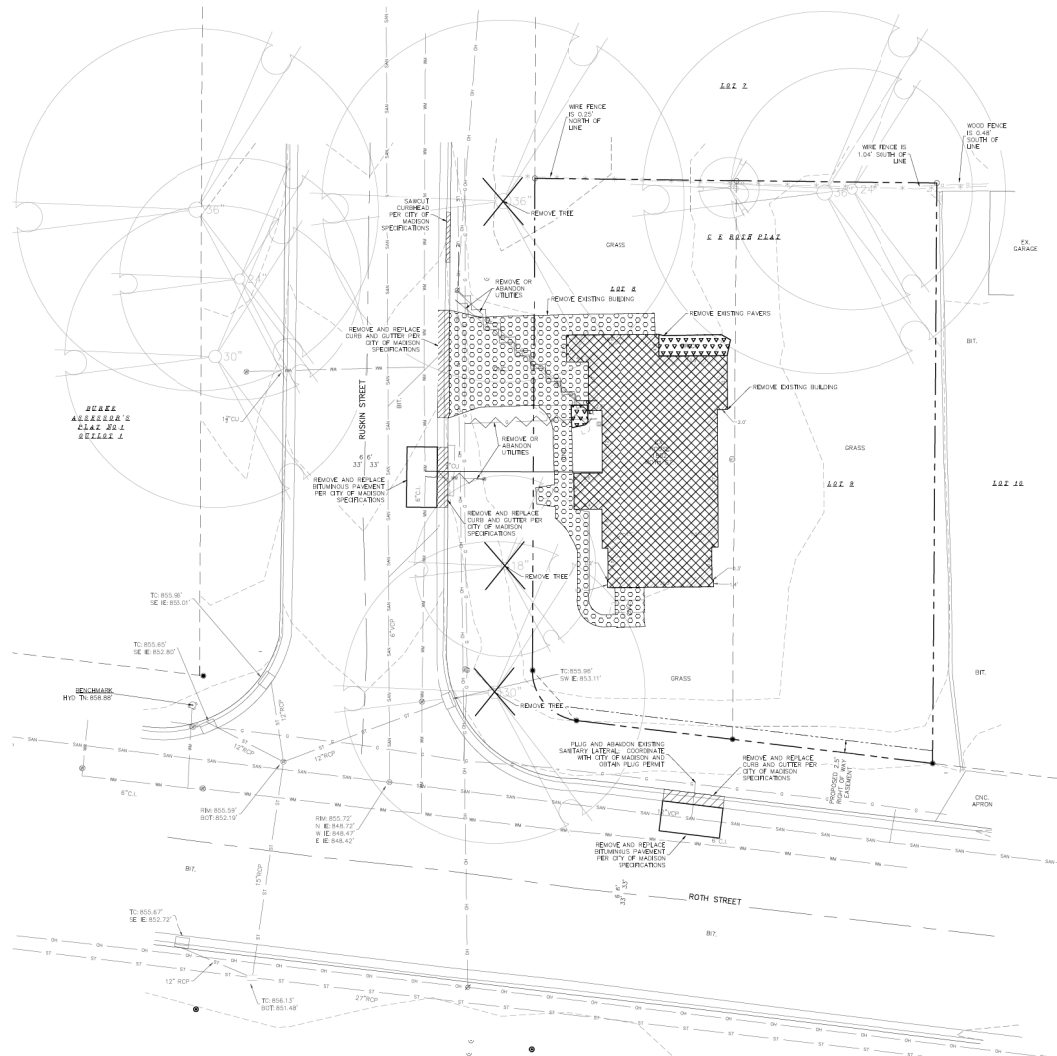
SEE SHEET 2 FOR LEGEND

MAP NO. \_\_\_\_\_  
 DOCUMENT NO. \_\_\_\_\_  
 VOLUME \_\_\_\_\_ PAGES \_\_\_\_\_  
 Date: March 26, 2025  
 Plot View: CSM1  
 \BSE2991\dwg\Survey\BSE2991\_CSMv20.dwg

SURVEYED BY :  
**Burse**  
 surveying & engineering <sup>INC.</sup>  
 2801 International Lane, Suite 101  
 Madison, WI 53704 608.250.9263  
 Fax: 608.250.9266  
 email: mburse@bse-inc.net  
 www.bursesurveyengr.com

SURVEYED FOR :  
 S3 Housing LLC





**LEGEND**

|  |                     |  |               |
|--|---------------------|--|---------------|
|  | REMOVE CURB         |  | REMOVE PAVERS |
|  | REMOVE CONCRETE     |  | RAZE BUILDING |
|  | REMOVE UTILITY LINE |  | TREE REMOVAL  |

**DEMOLITION NOTES:**

1. THE CONTRACTOR IS RESPONSIBLE FOR THE DEMOLITION, REMOVAL AND DISPOSAL IN A LOCATION APPROVED BY ALL GOVERNING AUTHORITIES, OF ALL STRUCTURES, PAVES, WALLS, PLUMES, FOUNDATIONS, PARKING DRIVES, DRAINAGE STRUCTURES, UTILITIES, ETC., SUCH THAT THE IMPROVEMENTS SHOWN ON THE REBARING PLANS CAN BE CONSTRUCTED. ALL FACILITIES TO BE REMOVED SHALL BE UNDERCUT TO SUITABLE MATERIAL AND BROUGHT TO GRADE WITH SUITABLE COMPACTED FILL MATERIAL, PER THE SPECIFICATIONS.
2. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS REQUIRED FOR DEMOLITION AND DISPOSAL.
3. THE CONTRACTOR SHALL COORDINATE WITH THE RESPECTIVE UTILITY COMPANIES PRIOR TO THE REMOVAL AND/OR RELOCATION OF UTILITIES. THE CONTRACTOR SHALL COORDINATE WITH THE UTILITY COMPANY CONCERNING PORTIONS OF WORK WHICH MAY BE PERFORMED BY THE UTILITY COMPANY FOR ANY FEES WHICH ARE TO BE PAID TO THE UTILITY COMPANY FOR THEIR SERVICES. THE DEVELOPER IS RESPONSIBLE FOR PAYING ALL FEES AND CHARGES.
4. THE LOCATIONS OF ALL EXISTING UTILITIES SHOWN ON THIS PLAN HAVE BEEN DETERMINED FROM THE BEST INFORMATION AVAILABLE AND ARE GIVEN FOR THE CONVENIENCE OF THE CONTRACTOR. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THEIR ACCURACY PRIOR TO THE START OF ANY DEMOLITION ACTIVITY. THE CONTRACTOR SHALL NOTIFY THE UTILITY COMPANIES FOR ON-SITE LOCATIONS OF EXISTING UTILITIES. NOTIFY THE ENGINEER OF ANY DISCREPANCIES.
5. ALL EXISTING SEWERS, SPRING, AND UTILITIES SHOWN ARE NOT TO BE INTERFERED AS THE EXACT LOCATION, OR AS THE ONLY OBSTACLES THAT MAY OCCUR ON THE SITE. VERIFY EXISTING CONDITIONS AND PROCEED WITH CAUTION AROUND ANY UNEXPECTED FEATURES. GIVE NOTICE TO ALL UTILITY COMPANIES REGARDING THE REMOVAL AND RELOCATION OF ALL SERVICE LINES BEFORE PROCEEDING WITH THE WORK. UTILITIES DETERMINED TO BE ABANDONED AND LEFT IN PLACE SHALL BE GROUTED IF UNDER BUILDING.
6. ELECTRICAL, TELEPHONE, CABLE, WATER, FIBER OPTIC, CABLE, AND/OR GAS LINES NEEDING TO BE REMOVED OR RELOCATED SHALL BE COORDINATED WITH THE APPLICABLE UTILITY COMPANY. ADEQUATE TIME SHALL BE PROVIDED FOR RELOCATION AND CLOSE COORDINATION WITH THE UTILITY COMPANY IS NECESSARY TO PROVIDE A SMOOTH TRANSITION IN UTILITY SERVICE.
7. CONTRACTOR SHALL PROTECT THE PUBLIC AT ALL TIMES WITH FENCING, BARRICADES, ENCLOSURES, COVERED WALKWAYS, ETC. CONTRACTOR SHALL SUBMIT THEIR STREET OCCUPANCY PLAN TO TRAFFIC ENGINEERING FOR APPROVAL.
8. PRIOR TO DEMOLITION OCCURRING, ALL EROSION CONTROL DEVICES ARE TO BE INSTALLED.
9. THE CONTRACTOR MAY LIMIT SAWCUT AND PAVEMENT REMOVAL TO ONLY THOSE AREAS WHERE IT IS REQUIRED AS SHOWN ON THESE CONSTRUCTION PLANS, BUT IF ANY DAMAGE IS INCURRED ON ANY OF THE SURROUNDING PARCELS, ETC. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ITS REMOVAL AND REPAIR IN KIND.
10. DAMAGE TO ALL EXISTING CONDITION TO REMAIN WILL BE REPLACED AT THE CONTRACTOR'S EXPENSE.
11. CONTINUOUS ACCESS SHALL BE MAINTAINED FOR THE SURROUNDING PROPERTIES AT ALL TIMES DURING DEMOLITION OF THE EXISTING FACILITIES.
12. CONTRACTOR SHALL CONTACT CITY FORESTRY AT (608) 266-4816 TO OBTAIN A TREE REMOVAL PERMIT.
13. A PRIVATE WELL MAY HAVE SERVED THIS PARCEL PRIOR TO THE MUNICIPAL WATER SERVICE CONNECTION. ANY REMAINING UNUSED/UNPERMITTED PRIVATE WELLS EXISTING ON THIS PARCEL MUST BE ABANDONED ACCORDING TO WISCONSIN ADMINISTRATIVE CODE NR 812 AND MADISON GENERAL ORDINANCE 15.21 PRIOR TO THE DEMOLITION OF THE PROPERTY. CONTACT WATER UTILITY STAFF AT (608) 266-4854 TO SCHEDULE AN ON-SITE PRIVATE WELL SURVEY PRIOR TO DEMOLITION. THE MADISON WATER UTILITY SHALL BE NOTIFIED TO REMOVE THE EXISTING WATER METER AT LEAST TWO WORKING DAYS PRIOR TO DEMOLITION. CONTACT THE WATER UTILITY METER DEPARTMENT AT (608) 266-4765 TO SCHEDULE THE METER REMOVAL APPOINTMENT.

ISSUED FOR:

|                      |         |
|----------------------|---------|
| LAND USE APPLICATION | 6527265 |
|----------------------|---------|

REVISONS:

| NO. | DESCRIPTION | DATE |
|-----|-------------|------|
|     |             |      |

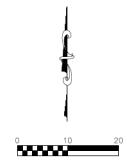
**LAND USE APPLICATION NOT FOR CONSTRUCTION**

DRAWN BY: DRJ

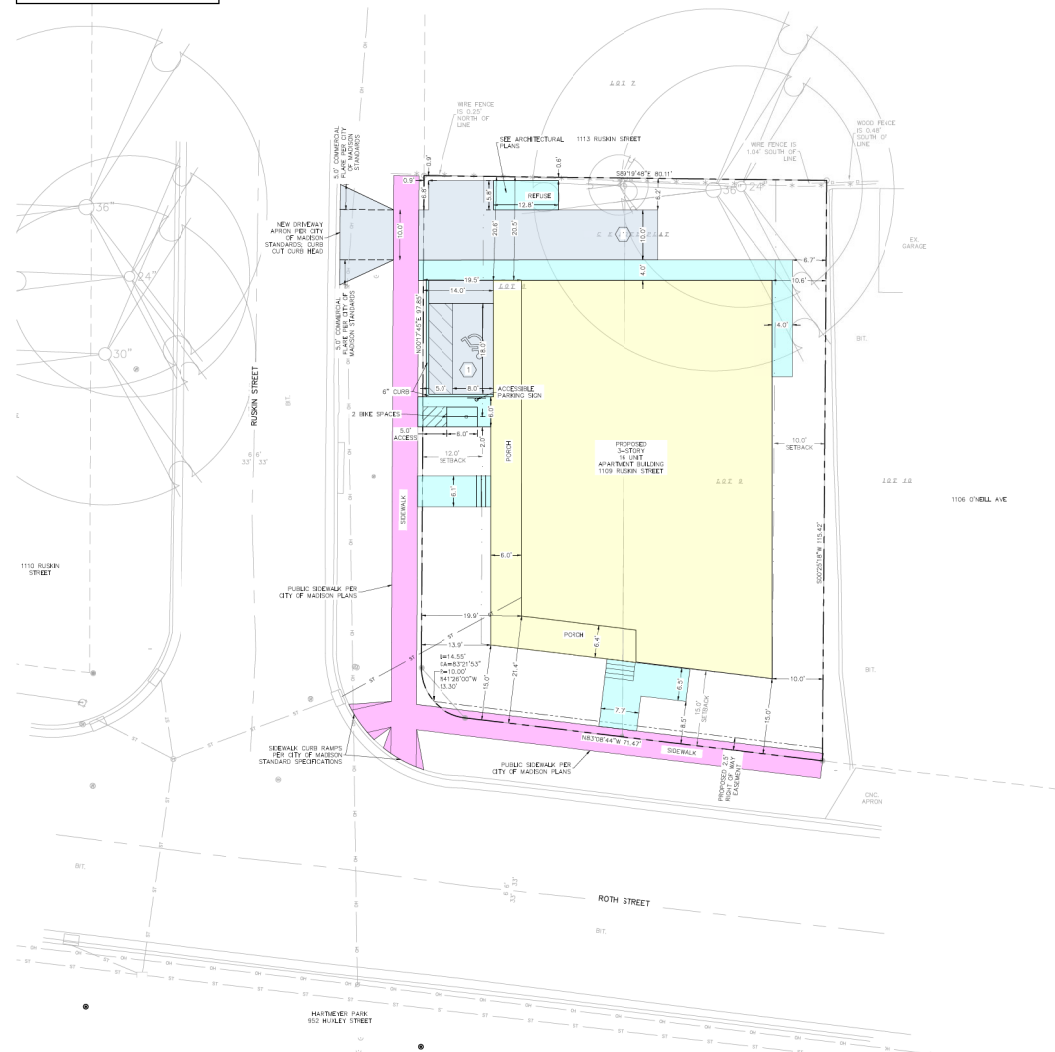
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DEMOLITION PLAN

**DIGGERS HOTLINE**  
Dial 888 or (800) 242-8511  
www.DiggersHotline.com



**DIGGERS HOTLINE**  
Dial 811 or (800) 242-8511  
www.DiggersHotline.com



**SITE PLAN NOTES:**  
LOT AREA = 8,865 SF  
0.204 ACRES  
EXISTING IMPERVIOUS = 1,664 SF  
18.8%  
CURRENT ZONING = TH-U1 TRADITIONAL RESIDENTIAL URBAN 1  
PROPOSED PARKING = 1 REGULAR PARKING STALL  
1 ACCESSIBLE PARKING STALL

- LEGEND:**
- BITUMINOUS PAVEMENT
  - CONCRETE PAVEMENT
  - NEW BUILDING
  - PUBLIC SIDEWALK



**GENERAL NOTES:**  
1. THE RIGHT-OF-WAY IS THE SOLE JURISDICTION OF THE CITY OF MASON AND IS SUBJECT TO CHANGE AT ANY TIME PER THE RECOMMENDATION/PLAN OF THE CITY.

ISSUED FOR:  
LAND USE APPLICATION 6527205

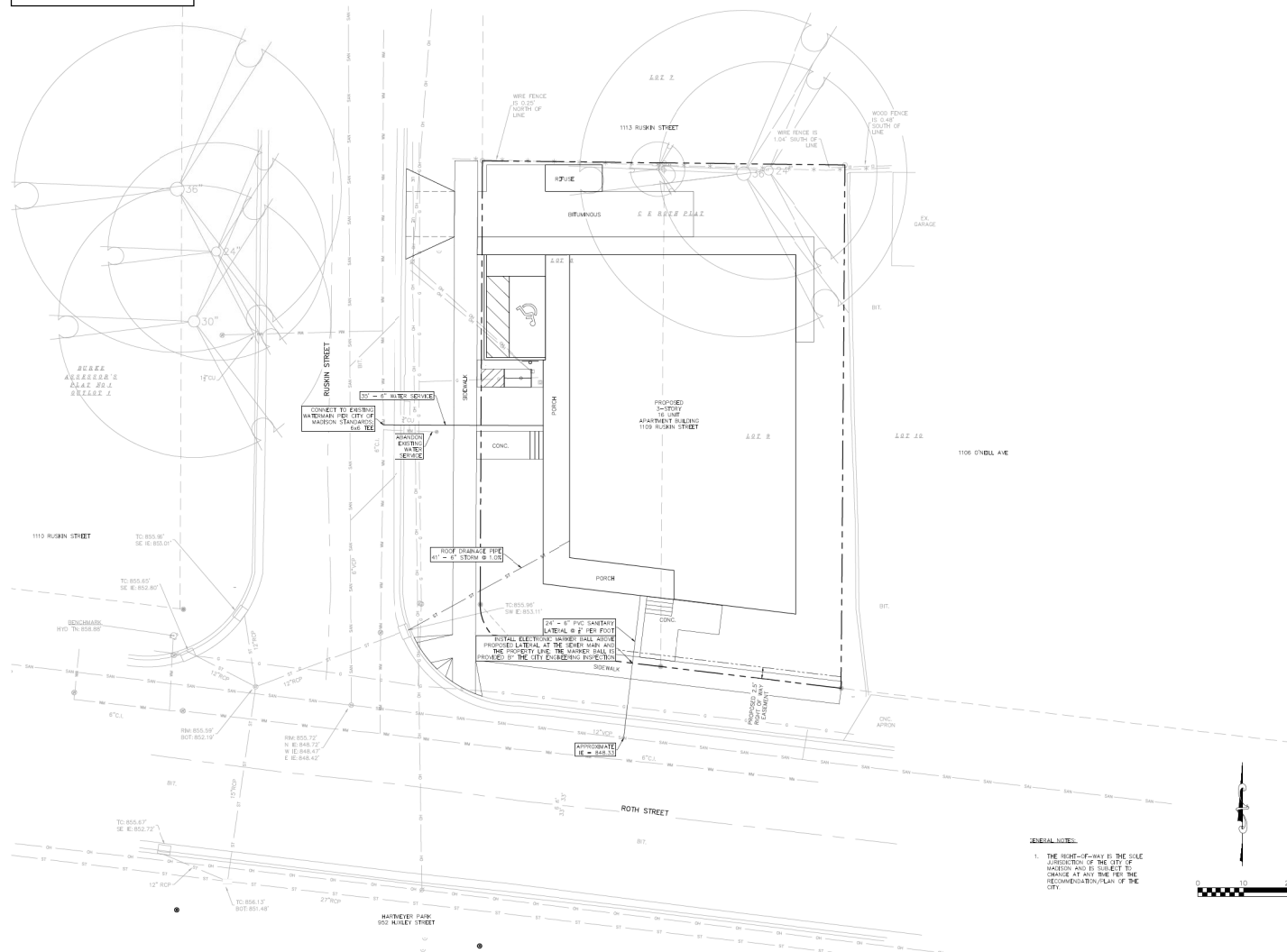
REVISIONS:

| NO. | DESCRIPTION | DATE |
|-----|-------------|------|
|     |             |      |

**LAND USE APPLICATION  
NOT FOR CONSTRUCTION**

DRAWN BY: DRH  
CHECKED BY: POF

**SITE PLAN**

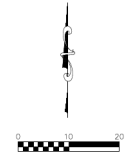


**GENERAL NOTES:**

1. THE RIGHT-OF-WAY IS THE SOLE JURISDICTION OF THE CITY OF MADISON AND IS SUBJECT TO CHANGE AT ANY TIME PER THE RECOMMENDATION/PLAN OF THE CITY.

**UTILITY NOTES:**

- 1) CONTRACTOR SHALL OBTAIN A PERMANENT SERIES PLUG PERMIT FOR EACH EXISTING LANTARY SERVICE LATERAL SERVICE APPROXIMATE (DO NOT TO BE REUSED) AND A NON-PAYMENT SERIES PLUG PERMIT FOR EACH SERVICE LATERAL THAT IS TO BE REUSED BY THE DEVELOPMENT.
- 2) A WATER SERVICE APPLICATION FORM AND FEES MUST BE SUBMITTED (FORMS CONNECTING TO THE EXISTING WATER SERVICE, NON-RECYCLE TRUNKWAYS AND WATER SERVICE, THE APPLICATION, SURVEY AND REQUIRED INSTALLATION OF PROTECTION APPURTENANCE, APPLICATION MATERIALS ARE AVAILABLE ON THE UTILITY'S PLATFORM & CONTRACTORS WEBSITE: [HTTP://WWW.CITYOFMADISON.COM/UTILITIES/CONTRACTORS](http://WWW.CITYOFMADISON.COM/UTILITIES/CONTRACTORS)). OTHERWISE THEY MAY BE OBTAINED FROM THE WATER UTILITY MAIN OFFICE AT 101 E. OLSON AVE. A LICENSED PLUMBER (LICENSE IS REQUIRED ON ALL WATER SERVICE APPLICATIONS FOR NEW OR REPLACEMENT SERVICES. THE PROPERTY OWNER MUST PROVIDE PHOTO EVIDENCE REQUIRED TO JOIN THE APPLICATION. A WATER SERVICE APPLICATION FORM WILL SUBSEQUENTLY BE REQUIRED TO OBTAIN A WATER METER TO ESTABLISH A WATER UTILITY SERVICE RECORD. ANY USE EXISTING A WATER UTILITY SERVICE RECORD. ANY USE EXISTING A WATER SERVICE APPLICATIONS, CONTACT MADISON WATER UTILITY AT (608) 265-4644.



**ISSUED FOR:**

**LAND USE APPLICATION 5527825**

**REVISIONS:**

| NO. | DESCRIPTION | DATE |
|-----|-------------|------|
|-----|-------------|------|

**LAND USE APPLICATION NOT FOR CONSTRUCTION**

**DRAWN BY: DRH**

**CHECKED BY: POF**

**UTILITY PLAN**

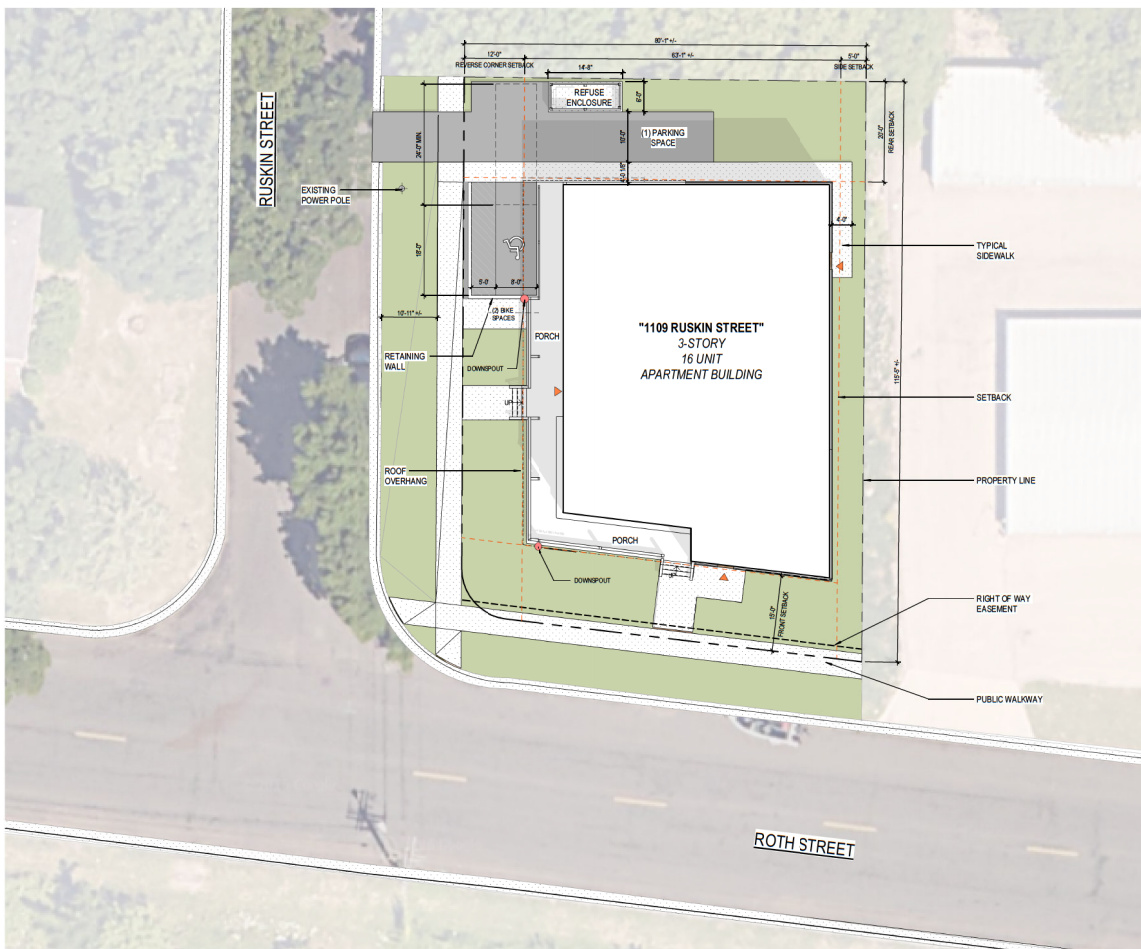


S3 HOUSING LLC

1109 RUSKIN STREET  
MADISON WI 53704

HOUSING INITIATIVES  
1109 Ruskin St. Madison, WI 53704

PROJECT NUMBER: 23363



1 ARCHITECTURAL SITE PLAN  
17-19-20

| S3 HOUSING - DEVELOPMENT DATA                    |             |              |                               |
|--|-------------|--------------|-------------------------------|
| CITY OF MADISON, WI - 1109 RUSKIN STREET, 53704  |             |              |                               |
| UNIT TOTALS (UNIT MIX: EFF 56.25%, 1 BED 43.75%) |             |              |                               |
|  | EFFICIENCY  | 1-BED        | PROJECT GROSS SQUARE FOOTAGES |
| 1ST FLOOR  | [1]         | [1]          | 3,600                         |
| 2ND FLOOR  | [4]         | [3]          | 3,600                         |
| 3RD FLOOR  | [4]         | [3]          | 3,600                         |
| SUBTOTAL   | [9]         | [7]          | 10,820                        |
| <b>TOTAL</b>                                     | <b>[16]</b> |              | <b>10,820 GSF</b>             |
| AUTOMOBILE PARKING                               |             | BIKE PARKING |                               |
| SURFACE  | [2]         |              | [2]                           |
| BIKE ROOM  | N/A         |              | [17]                          |
| <b>TOTAL</b>                                     | <b>[2]</b>  |              | <b>[19]</b>                   |

| GENERAL NOTES - ZONING                                      |                   |   |       |
|---|-------------------|---|-------|
| CITY OF MADISON   |                   |   |       |
| ZONING DISTRICT: TRADITIONAL RESIDENTIAL - URBAN 2' [TR-U2] |                   |   |       |
| STANDARD  | REQUIRED (MIN.)   | PROVIDED                                | NOTES |
| LOT AREA  | 3504 sq. ft.      | 5554 sq. ft. (8,888 sq. ft. TOTAL)      |       |
| FRONT YARD SETBACK  | 15'-0"            | 15'-0" @ ROTH                           |       |
| REVERSED CORNER SIDE YARD SETBACK                           | 12'-0"            | 12'-0" @ RUSKIN                         |       |
| SIDEYARD SETBACK  | 5'-0"             | 5'-0" FROM EAST PROPERTY LINE           |       |
| REAR YARD SETBACK   | 20'-0"            | 20'-0" FROM NORTH PROPERTY LINE         |       |
| MAX LOT COVERAGE  | 75%               | 67.6%                                   |       |
| MAX HEIGHT  | 4 STORES/32'-0"   | 3 STORES/28'-0"                         |       |
| USABLE OPEN SPACE   | 40 sq. ft. / d.u. | 175 sq. ft. / d.u. (2800 sq. ft. TOTAL) |       |

| GENERAL NOTES - ZONING CONT. |   |   |   |
|------------------------------|---|---|---|
| CITY OF MADISON, WI          |   |   |   |
| STANDARD                     | REQUIRED MINIMUM  | PROVIDED  | NOTES   |
| AUTOMOBILE PARKING           | 1/ d.u.   | [2]   | EXEMPTION PER USE<br>1 ADA PROVIDED                     |
| BIKE PARKING                 | 1 PER BEDROOM (UP TO 2BED) + 1 GUEST SPACE PER 10 UNITS | [17] - LONG TERM (2) - SHORT TERM GUEST                             | ADDITIONAL SHORT TERM SPACE REQ. PER 2000sq. ft. OFFICE |
| BIRD SAFE GLASS              | CHAPTER 28, SUBCHAPTER 28.1 28.129                      | ALL GLAZING PANELS ARE UNDER 60 SQ FT THRESHOLD FOR BIRD-SAFE GLASS | NOT REQUIRED  |

ISSUED FOR:

SITE PLAN REVIEW 03/11/2025

REVISIONS:

NO. DESCRIPTION DATE

<SITE PLAN REVIEW>  
 <NOT FOR CONSTRUCTION>

DRAWN BY: \_\_\_\_\_ AUTHOR:

CHECKED BY: \_\_\_\_\_ CHECKER:

ARCHITECTURAL SITE PLAN