

November 9, 2015

Alan Martin
City of Madison Urban Design Commission
Madison Municipal Building Suite LL-100
215 Martin Luther King Jr. Blvd.
P.O Box 2985
Madison, Wisconsin 53701-2985

Dear Al:

This application is for the property located at 2230 West Broadway, Madison, Wisconsin. The property is located in the Bridge Lake Point Neighborhood, which is within Madison Common Council District 14. Please find included, with this letter, our application package for the Urban Design Commission's review. At this time we are seeking initial approval.

The site is currently zoned CC-T. There are no structures currently on the property. We are proposing to build a three-story building with a parking level below grade. On the first floor will be the Bridge Lake Point Waunona Neighborhood Center, two residential units, and common space for the apartments. The second and third floors will contain 34 apartment units. The parcel is located in Urban Design District #1.

We are applying for funding through the WHEDA Low Income Housing Tax Credit Program. Application is early next year, with notification of awards in mid-April. Our current submission is only intended to reflect a concept for the exterior design, and should we receive funding, we will be refining the design and returning to the UDC for Final Approval.

The primary contact persons for this project are:

Jim Glueck
Glueck Architects
116 North Few Street
Madison 53703
(608) 251-2551
email address glueckarch@sbcglobal.net.

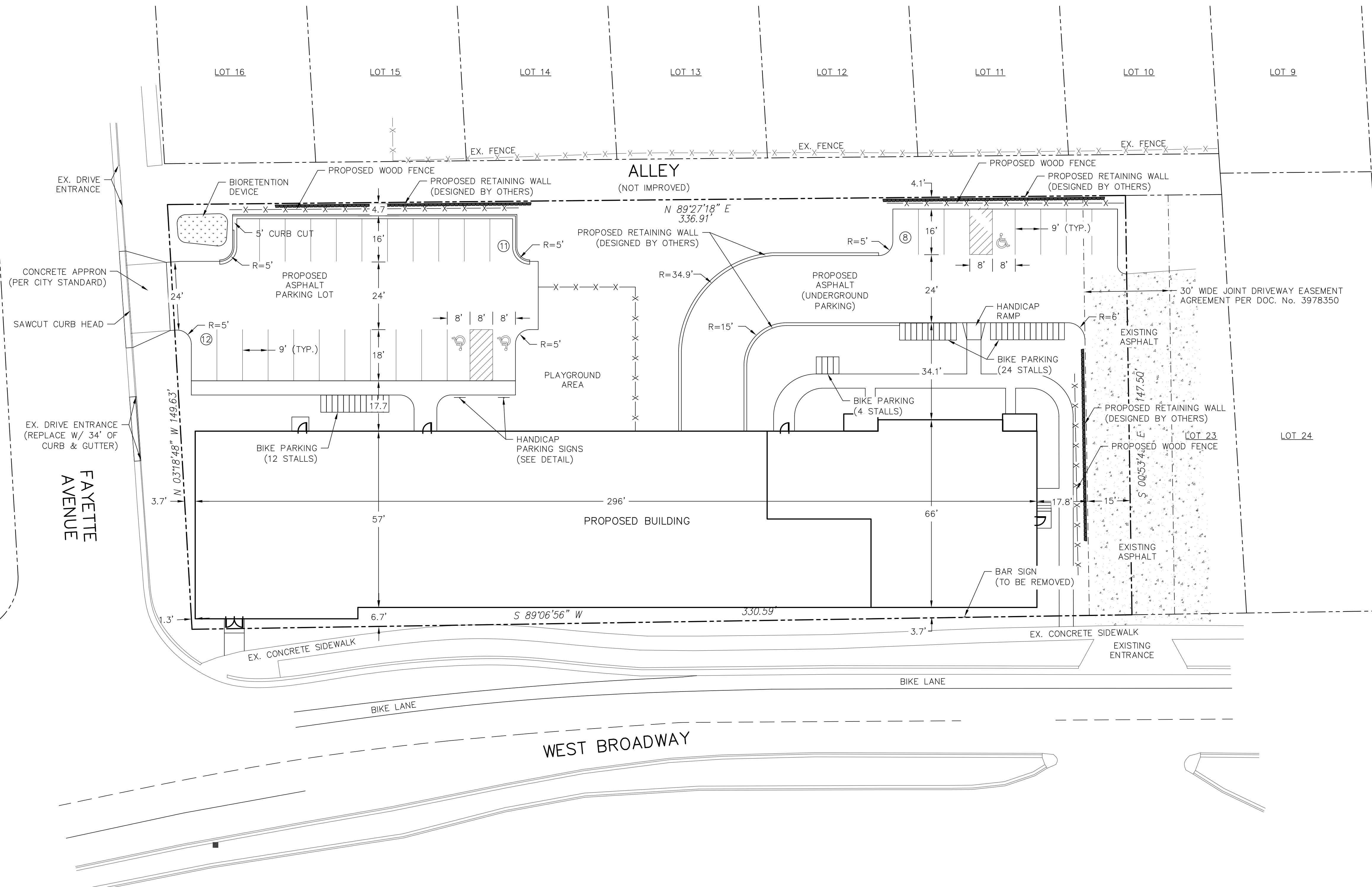
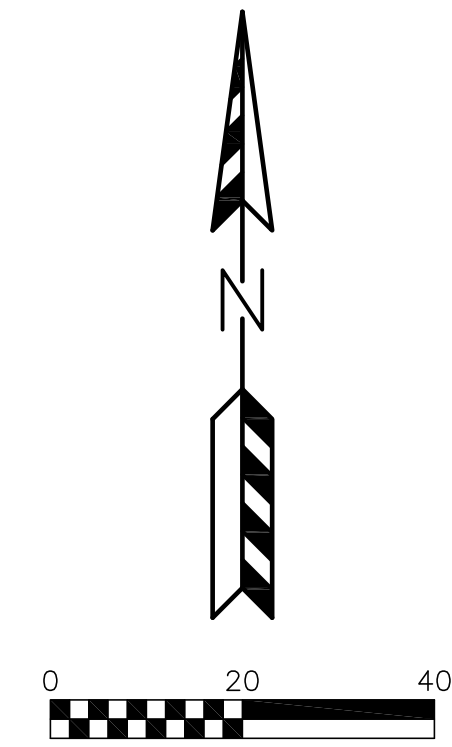
Dave Porterfield
Movin' Out, Inc.
206 East Olin Avenue
Madison, WI 53713
(608) 251-4446 Ext 8
email address dp@movin-out.org

If there are any questions or concerns or any additional information required, please do not hesitate to contact Jim Glueck or me.

Sincerely,

Dave Porterfield
Movin' Out, Inc.

Attachments



NOTE: BIKE PARKING, ALL 2' X 6' SPACES ON CONCRETE PAD, WITH MADRAX BIKE RACK PER CITY REQUIREMENTS.



HANDICAP ACCESSIBLE SIGN DETAIL

FAYETTE AVENUE APARTMENTS - CITY OF MADISON
SITE PLAN
PAGE: 2 OF 4
DATED: OCTOBER 21, 2015

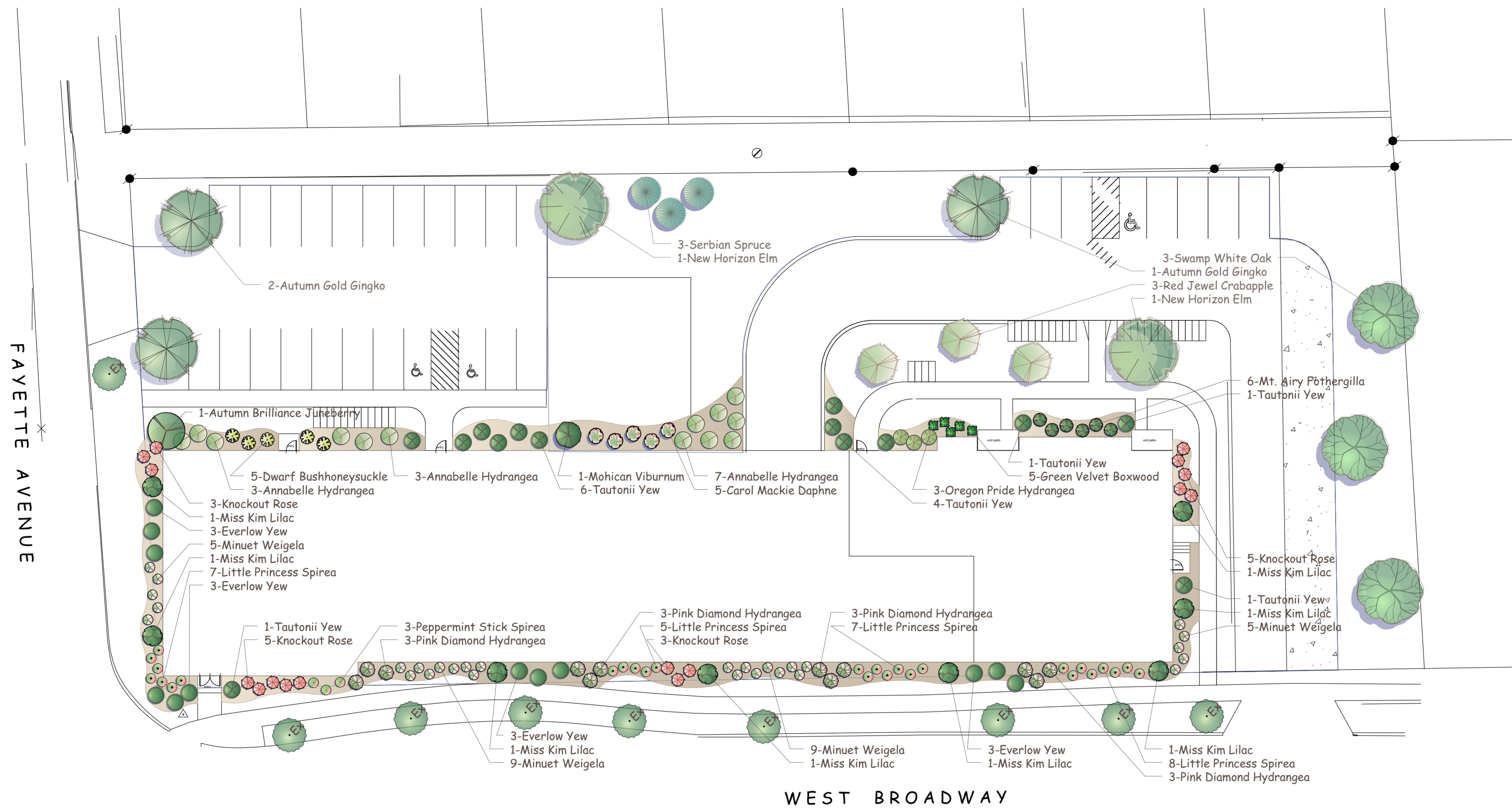


www.quamengineering.com
4604 Siggelkow Road, Suite A - McFarland, Wisconsin 53558
Phone (608) 838-7750; Fax (608) 838-7752



LANDSCAPE PLAN

MOVIN' OUT/ MIRUS PARTNERS
BROADWAY & FAYETTE
MADISON, WISCONSIN



CITY OF MADISON LANDSCAPE WORKSHEET

Landscape Calculations and Distribution

(a) One (1) landscape unit shall be provided for each three hundred (300) square feet of developed area, with the exception of the IL and IG districts as specified in (b) below.
 Total square footage of developed area = 44,094
 Developed area divided by 300 square feet = **147 Landscape Units**

(b) Within the Industrial - Limited (IL) and Industrial - General (IG) districts, one landscape unit shall be provided for every 600 square feet of developed area.
 Total square footage of developed area =
 Developed area divided by 600 square feet = **0 Landscape Units**

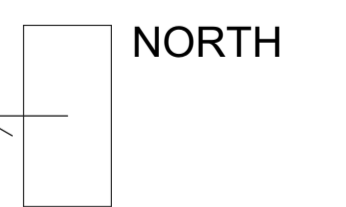
(c) One landscape unit consists of 5 landscape points. Landscape points are calculated as shown in the Tabulation of Points and Credits table.
 Landscape units multiplied by 5 landscape points = **735 Total Points Required**

Tabulation of Points and Credits

Plant Type/ Element	Minimum Size at Installation	Points	Credits/ Existing Landscaping		New/ Proposed Landscaping	
			Quantity	Points Achieved	Quantity	Points Achieved
Overstory deciduous tree	2 1/2 inch caliper	35		0	9	315
Ornamental Tree	1 1/2 inch caliper	15		0	4	60
Evergreen Tree	18" or 3 gallon	15		0	3	45
Shrub, deciduous	18" or 3 gallon	2		0	86	172
Shrub, evergreen	18" or 3 gallon	3		0	31	93
Ornamental Grass	18" or 3 gallon	2		0		0
Ornamental/ decorative fencing c	n/a	4 per 10 lineal ft.		0	270	108
Sub Totals				0		793
Total Points Provided =		793				

PLANT LIST

Latin Name	Common Name	Quantity	Scheduled Size	Points Per Plant	Total Points
Existing Plants					
		0	0	0	0
					Existing Points: 0
Proposed Plants					
		21	163	20	297
Amelanchier x grandiflora 'Autumn Brilliance'	Autumn Brilliance Juneberry	1	6ft BB	15	15
Buxus x sempervirens 'Green Velvet'	Green Velvet Boxwood	5	#2	3	15
Daphne x burkwoodii 'Carol Mackie'	Carol Mackie Daphne	5	12-15in	2	10
Diervilla lonicera	Dwarf Bushhoneysuckle	5	4.5in Pot	2	10
Fothergilla gardenii 'Mt. Airy'	Mt. Airy Fothergilla	6	#5	2	12
Ginkgo biloba 'Autumn Gold'	Autumn Gold Ginkgo	3	#15	70	105
Hydrangea aborescens 'Annabelle'	Annabelle Hydrangea	13	#1 Grade	2	6
Hydrangea macrophylla 'Oregon Pride'	Oregon Pride Hydrangea	3	#1 Grade	2	6
Hydrangea paniculata 'Pink Diamond'	Pink Diamond Hydrangea	12	18in	8	24
Malus 'Red Jewel'	Red Jewel Crabapple	3	2in BB	15	45
Picea omorika	Serbian Spruce	3	6ft BB	15	45
Quercus bicolor	Swamp White Oak	3	2in BB	35	105
Rosa 'Knockout'	Knockout Rose	16	2 Gal	8	32
Spiraea japonica 'Little Princess'	Little Princess Spirea	27	15-18in	8	54
Spiraea japonica 'Shirobi'	Peppermint Stick Spirea	3	12-15in	2	6
Syringa 'Miss Kim'	Miss Kim Lilac	8	2-3ft	16	16
Taxus x media 'Everlow'	Everlow Yew	12		12	36
Taxus x media 'Tautonii'	Tautonii Yew	4	#5	0	0
Ulmus x 'New Horizon'	New Horizon Elm	2	2in BB	70	70
Viburnum lantana 'Mohican'	Mohican Viburnum	1	3ft	2	2
Weigela florida 'Minuet'	Minuet Weigela	28	12in	8	56
					Proposed Points: 670
					Total Points: 670



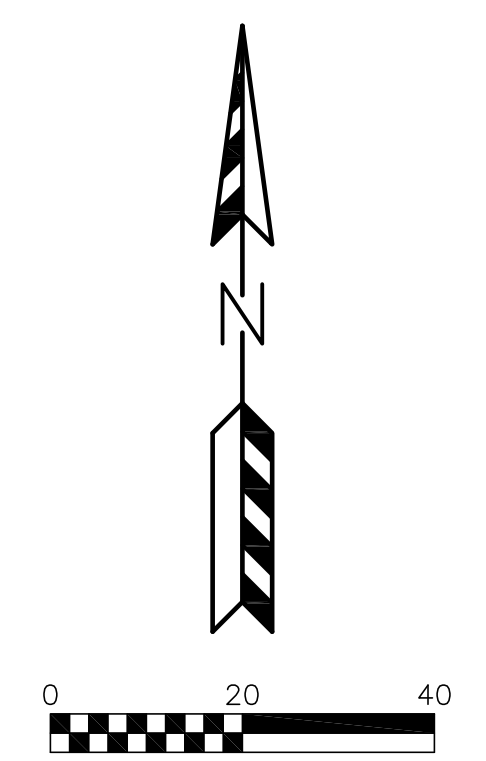
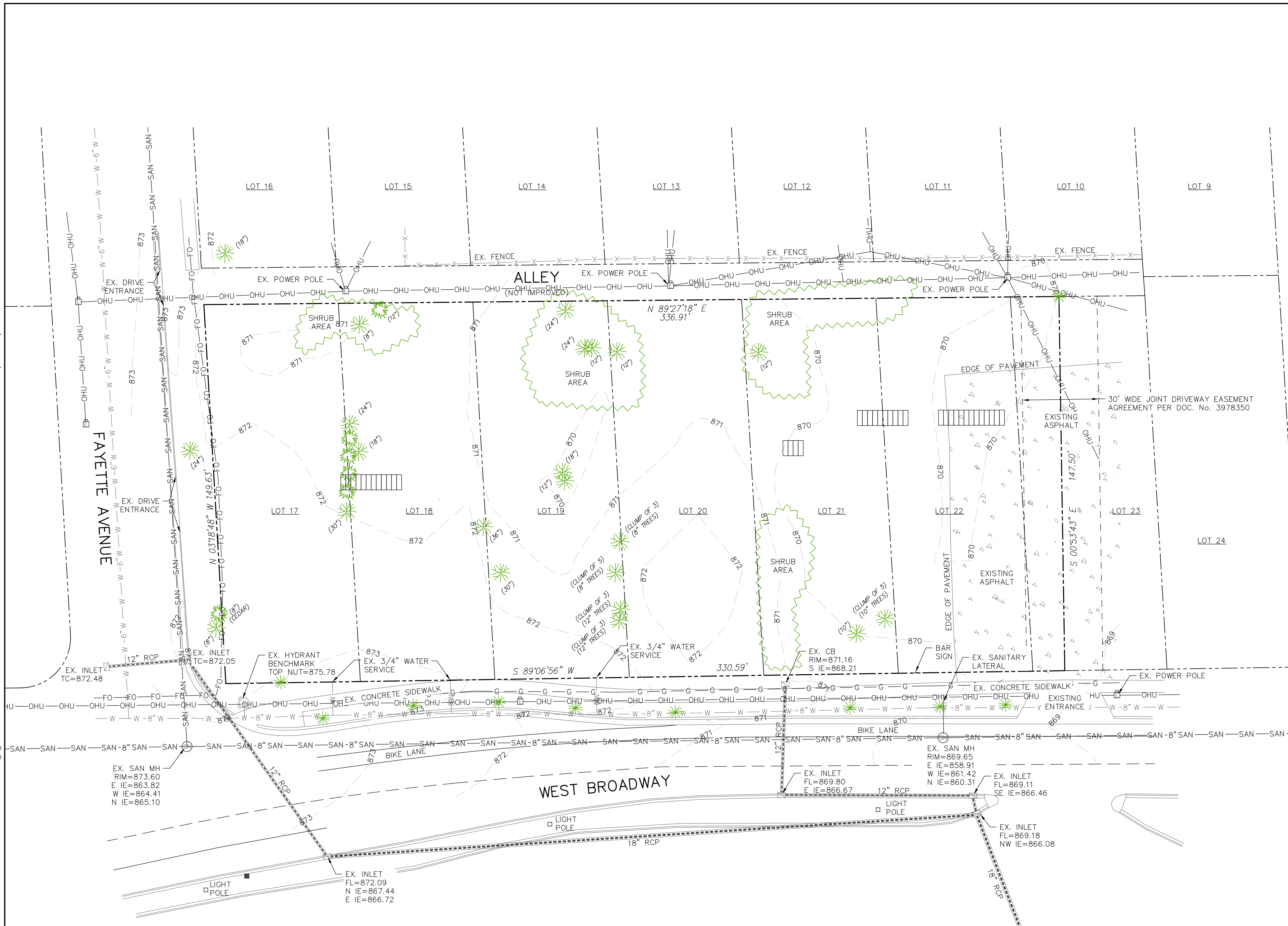
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DATE: OCTOBER 20, 2015

DESIGN: jch

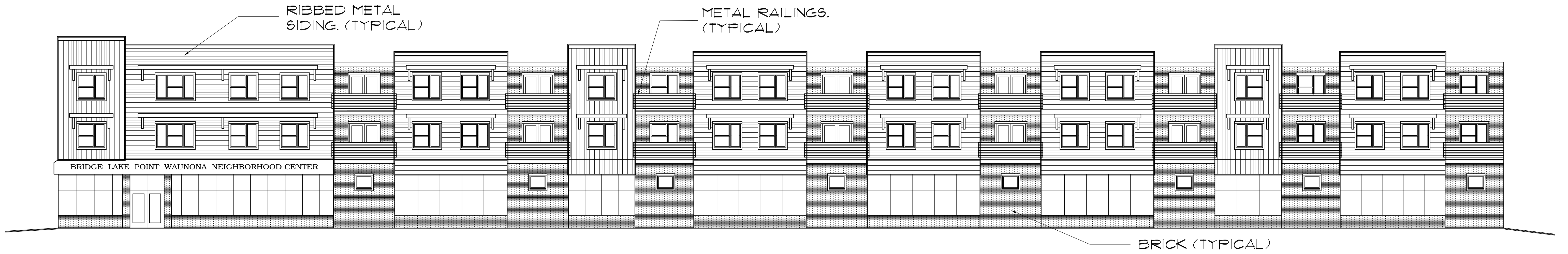
REVISION:

L-1



FAYETTE AVENUE APARTMENTS - CITY OF MADISON
 EXISTING SITE PLAN
 PAGE: 1 OF 4
 DATED: OCTOBER 21, 2015

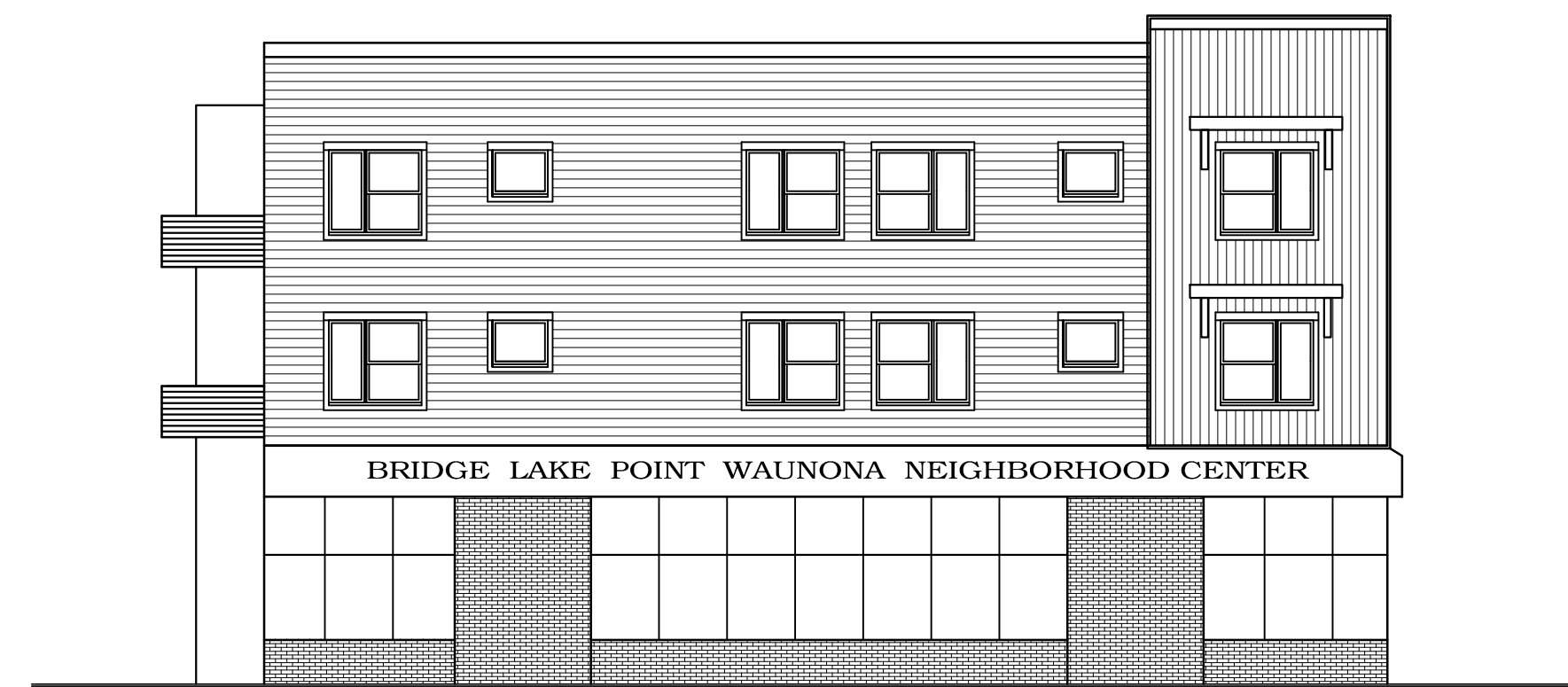
QUAM ENGINEERING, LLC
 Residential and Commercial Site Design Consultants
 www.quamengineering.com
 4604 Siggeikow Road, Suite A - McFarland, Wisconsin 53558
 Phone (608) 838-7750; Fax (608) 838-7752



FRONT (SOUTH) ELEVATION
SCALE 1" = 10'-0"



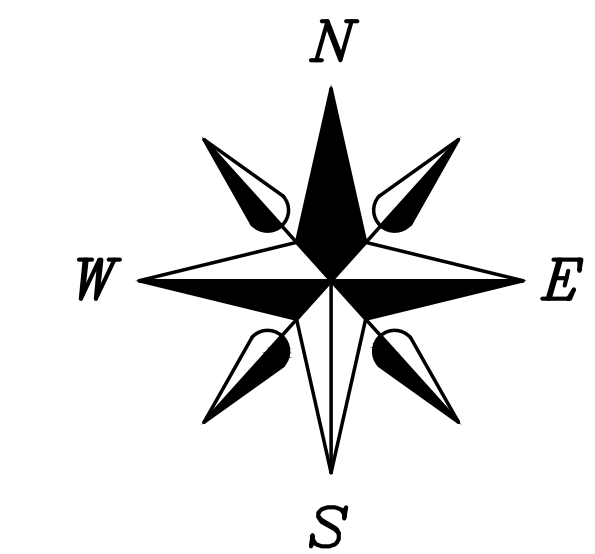
EAST ELEVATION
SCALE 1" = 10'-0"



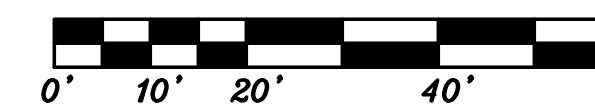
WEST ELEVATION
SCALE 1" = 10'-0"



REAR (NORTH) ELEVATION
SCALE 1" = 10'-0"



BEARINGS ARE REFERENCED TO DANE COUNTY COORDINATES SCALE 1" = 20'



LIGHTING

SITE LIGHTING WILL BE PROVIDED TO MEET CITY OF MADISON STANDARDS.

PARKING SPACE SUMMARY

CAR PARKING
 SURFACE SPACES THIRTY (30)
 GARAGE SPACES FORTY-SIX (46)
 PROVIDED: SEVENTY-SIX (76) TOTAL

BICYCLE PARKING 52 STALLS PROVIDED
 (40 STALLS ON SITE, 12 STALLS IN PARKING LEVEL)

PROJECT TOTALS

36 RESIDENTIAL UNITS TOTAL
 14,000 SQ FT OF COMMERCIAL SPACE FOR NEIGHBORHOOD CENTER

THREE-STORY WOOD FRAMED BUILDING WITH PARKING LEVEL BELOW GRADE

11,000 SQ FT GROSS ENCLOSED AREA
 PARKING LEVEL 18800 SF
 FIRST FLOOR 18800 SF
 SECOND FLOOR 19100 SF
 THIRD FLOOR 19100 SF

6 ONE BEDROOM UNITS
 30 TWO BEDROOM UNITS

EXISTING ZONING

CC-T (TO REMAIN)

LOT AREA ACTUAL
 49,558 SF

LOT COVERAGE REQUIRED
 85% MAX = 42,124 SQ FT

LOT COVERAGE ACTUAL
 49,558 - 12,950 = 36,608 SQ FT = 74%

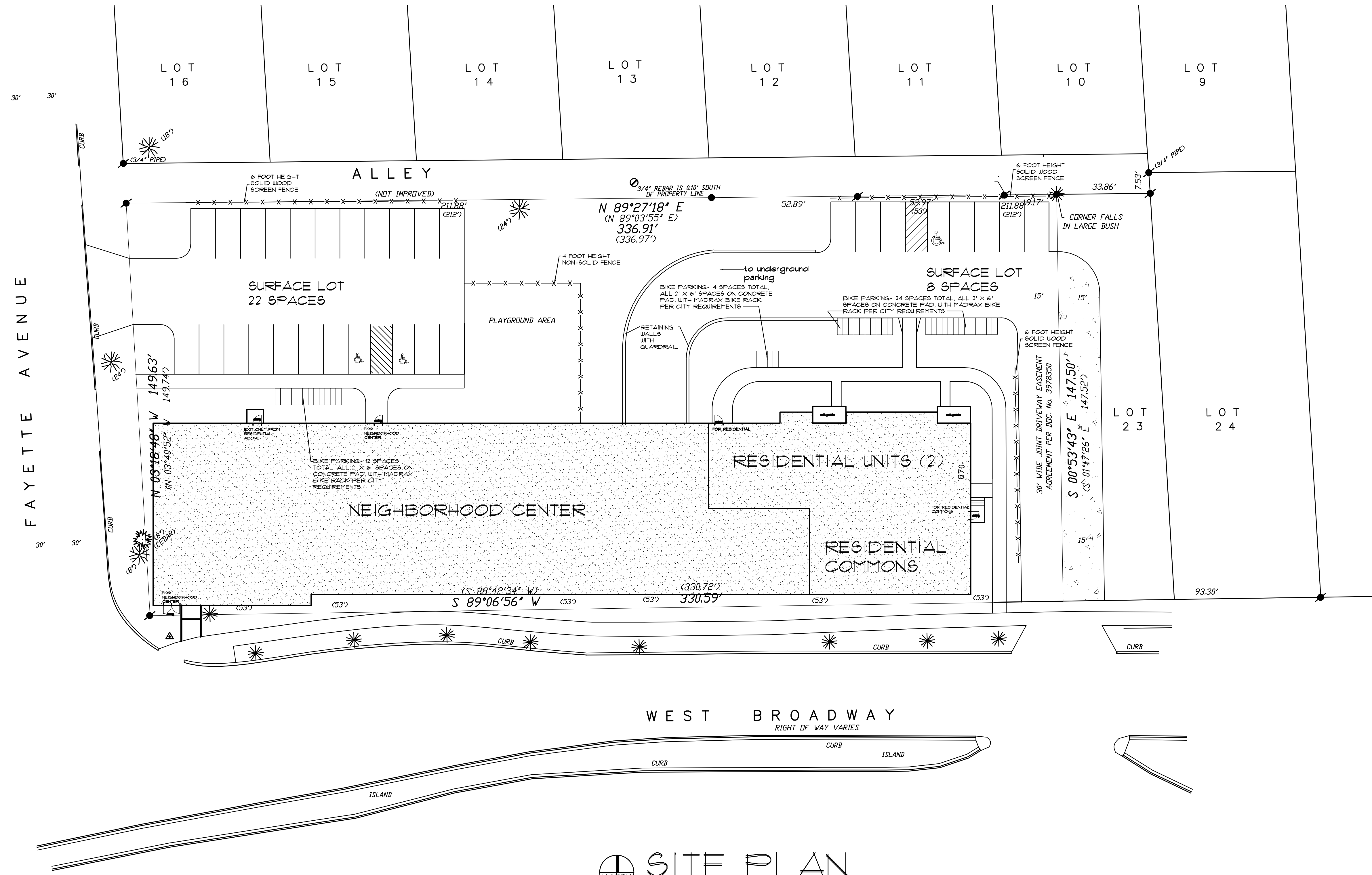
USABLE OPEN SPACE

TOTAL REQUIRED
 320 X 30 = 9600 SQ FT
 160 X 6 = 960 SQ FT
 10560 SQ FT TOTAL

TOTAL PROVIDED
 9451 SQ FT NOT INCLUDING PORCHES
 35 X 72 = 2520 SQ FT PORCHES
 11,971 SQ FT TOTAL

LOT 9
SCHULZ
SUBDIVISION

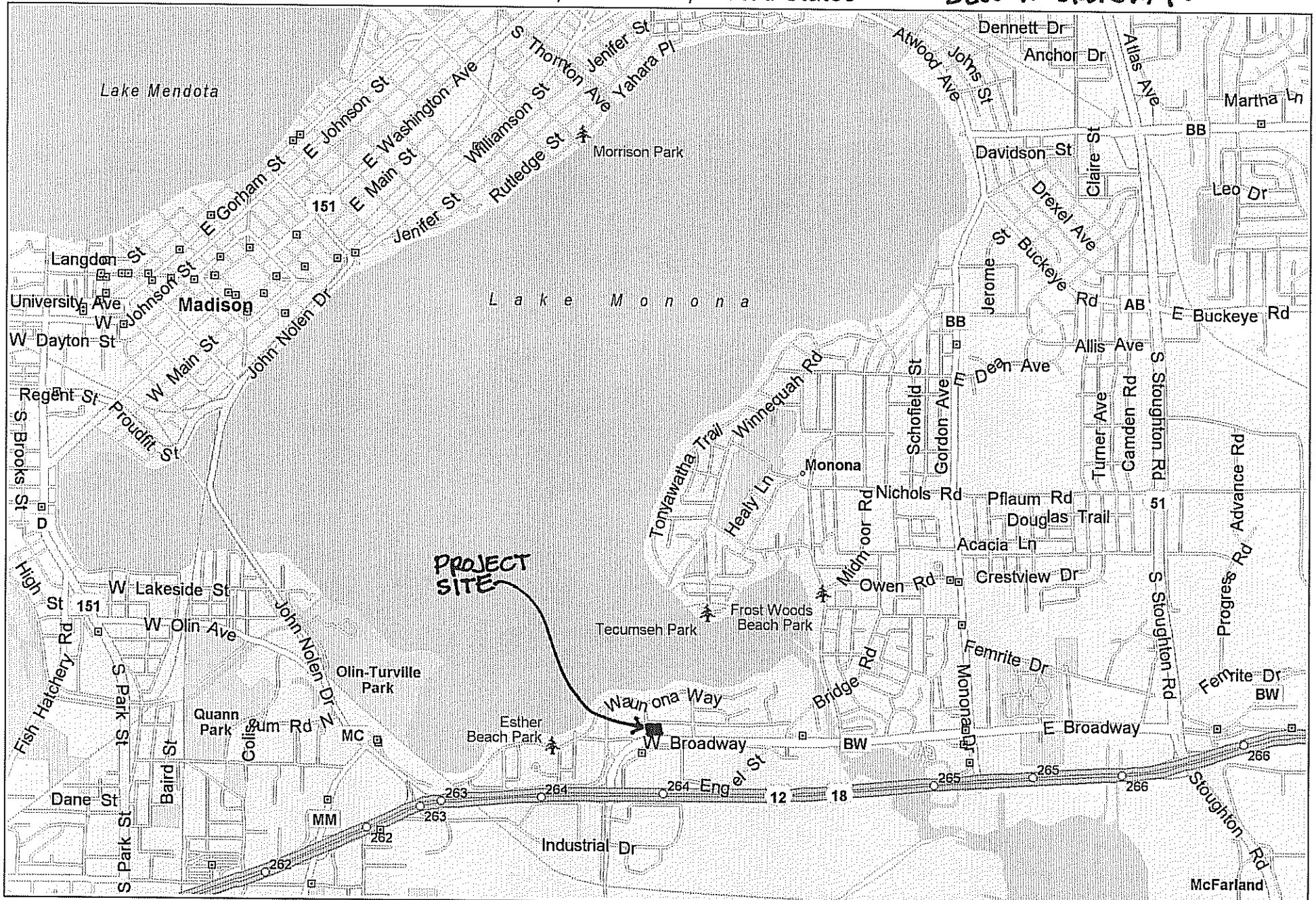
LOT 2
CSM 4826

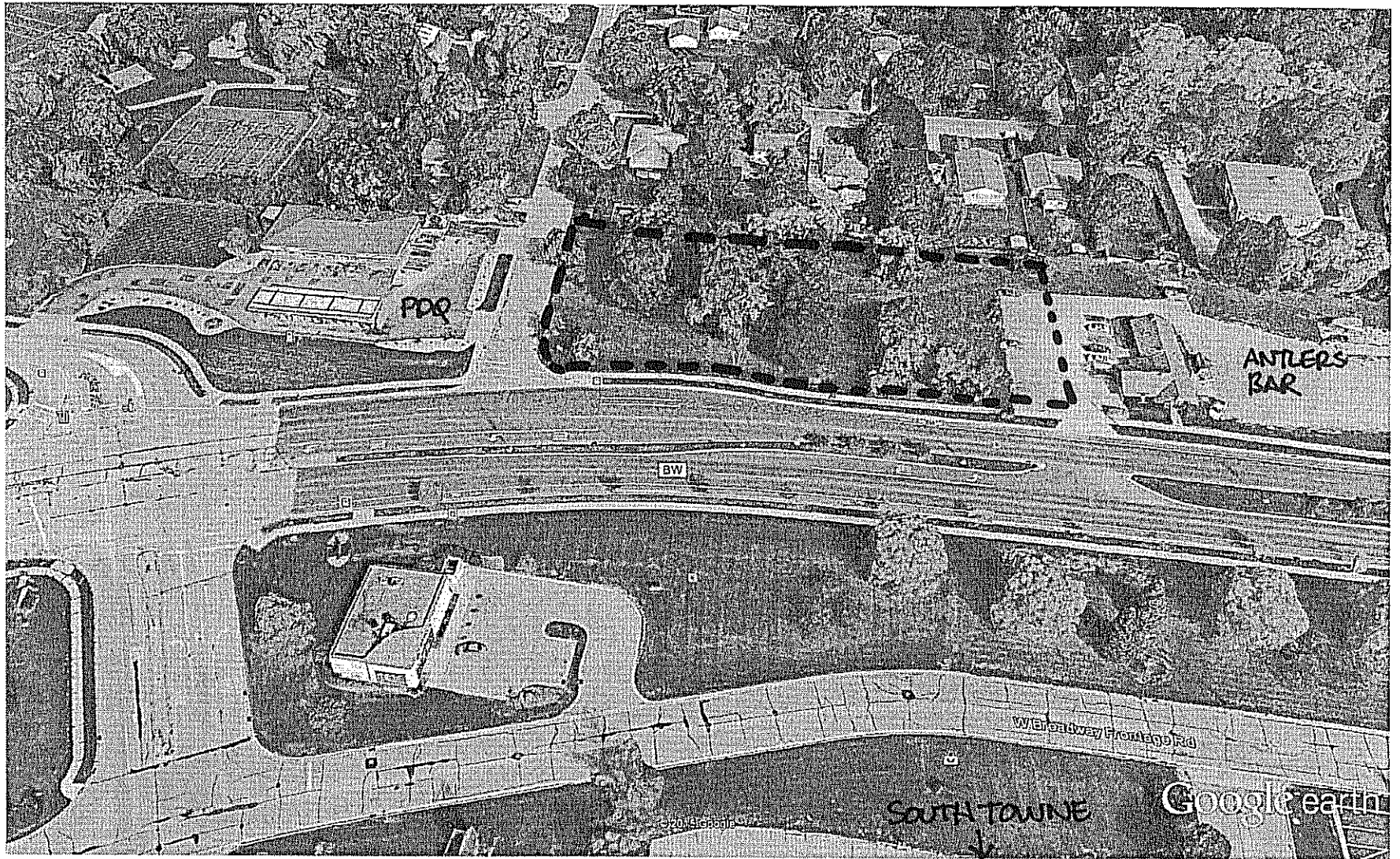


SITE PLAN
 SCALE: 1" = 20'

SEE OTHER SHEETS FOR MORE
 DETAIL. THIS PLAN IS FOR GENERAL
 INFORMATION ONLY

10/21/15	MOVIN' OUT/MIRUS PARTNERS WEST BROADWAY AND FAYETTE AVENUE MADISON WISCONSIN NEW NEIGHBORHOOD CENTER AND APARTMENTS	glueck architects 116 North Few Street, Madison, WI 53703 (608)251-2551	1421 #1
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Google earth

feet  300
• 2230 WEST BROADWAY •

SITE CONTEXT