



# City of Madison

## Proposed Conditional Use

Location  
4002 Nakoosa Trail

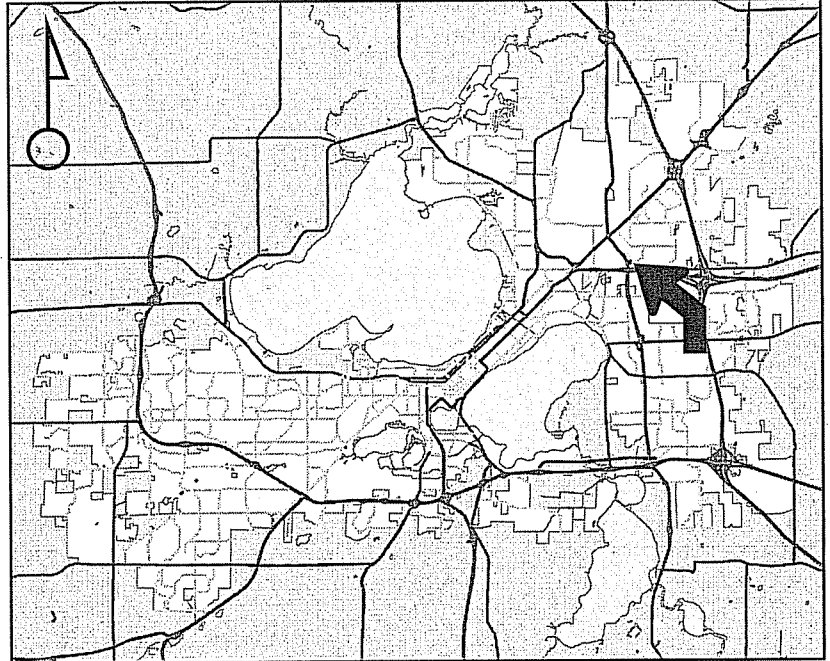
Project Name  
Porchlight Development

Applicant  
Tom Heikkinen - Madison Water Utility/  
Randy Bruce - Knothe & Bruce Architects

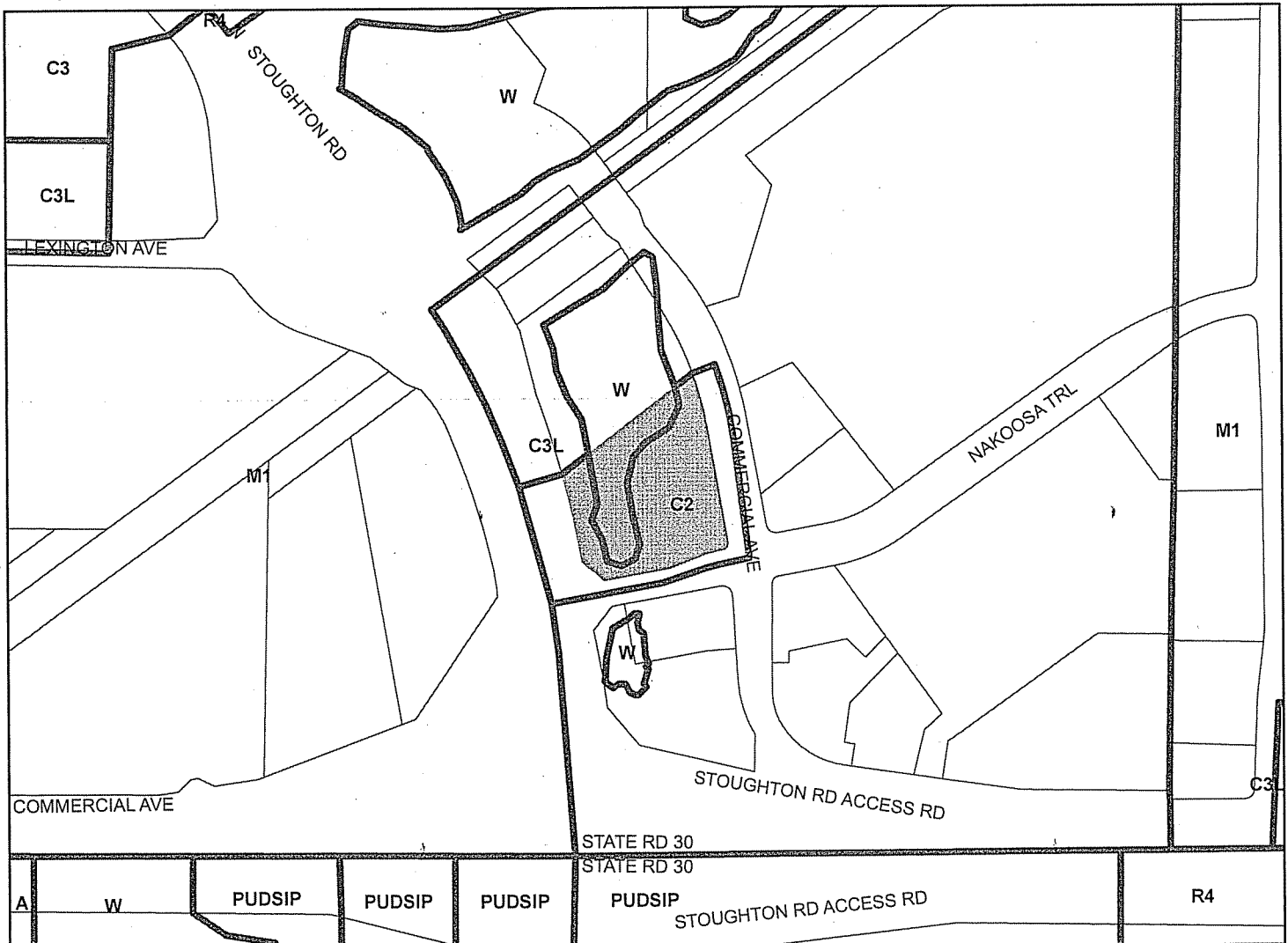
Existing Use  
Undeveloped Land

Proposed Use  
Planned residential development  
containing 38 apartments & 14 single  
room occupancy units in 2 buildings

Public Hearing Date  
Plan Commission  
21 February 2011



For Questions Contact: Tim Parks at: 261-9632 or [tparks@cityofmadison.com](mailto:tparks@cityofmadison.com) or City Planning at 266-4635



Scale : 1" = 400'

City of Madison, Planning Division : RPJ : Date : 07 February 2011





# LAND USE APPLICATION Madison Plan Commission

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

- The following information is required for all applications for Plan Commission review except subdivisions or land divisions, which should be filed with the Subdivision Application.
- Before filing your application, please review the information regarding the **LOBBYING ORDINANCE** on the first page.
- Please read all pages of the application completely and fill in all required fields.
- This application form may also be completed online at [www.cityofmadison.com/planning/plan.html](http://www.cityofmadison.com/planning/plan.html)
- All Land Use Applications should be filed directly with the Zoning Administrator.

FOR OFFICE USE ONLY:	
Amt. Paid	1050 Receipt No. 117017
Date Received	1/5/11
Received By	MDP
Parcel No.	0810-334-0087-1
Aldermanic District	3 - CNARE
GQ	NEAR Noise Pow ; WETLANDS
Zoning District	M1 W
For Complete Submittal	
Application	Letter of Intent <input checked="" type="checkbox"/>
IDUP	Legal Descript. <input checked="" type="checkbox"/>
Plan Sets	Zoning Text <input type="checkbox"/>
Alder Notification	Waiver <input checked="" type="checkbox"/>
Ngrhd. Assn Not.	Waiver <input checked="" type="checkbox"/>
Date Sign Issued	1/5/11

1. Project Address: 4002 Nakoosa Trail Project Area in Acres: 3.05

Project Title (if any): \_\_\_\_\_

2. This is an application for:

Zoning Map Amendment (check the appropriate box(es) in only one of the columns below)	
<input type="checkbox"/> <b>Rezoning to a Non-PUD or PCD Zoning Dist.:</b> Existing Zoning: _____ to _____ Proposed Zoning (ex: R1, R2T, C3): _____	<b>Rezoning to or Amendment of a PUD or PCD District:</b> <input type="checkbox"/> Ex. Zoning: _____ to PUD/PCD-GDP <input type="checkbox"/> Ex. Zoning: _____ to PUD/PCD-SIP <input type="checkbox"/> Amended Gen. Dev. <input type="checkbox"/> Amended Spec. Imp. Plan.
<input checked="" type="checkbox"/> <b>Conditional Use</b>	<input type="checkbox"/> <b>Demolition Permit</b>
<input type="checkbox"/> <b>Other Requests (Specify):</b> _____	

3. Applicant, Agent & Property Owner Information:

Applicant's Name: Steve Schooler Company: Porchlight, Inc  
 Street Address: 306 N. Brooks St. City/State: Madison, WI Zip: 53715  
 Telephone: (608) 257-2534 Fax: (608) 257-2507 Email: schooler@tds.net

Project Contact Person: Randy Bruce Company: Knothe & Bruce Architects, LLC  
 Street Address: 7601 University Ave, Suite 201 City/State: Middleton, WI Zip: 53562  
 Telephone: (608) 836-3690 Fax: (608) 836-6934 Email: rbruce@knothebruce.com

Property Owner (if not applicant): Madison Water Utility / Tom Heikkinen  
 Street Address: 119 E. Olin Ave. City/State: Madison, WI Zip: 53713

4. Project Information:

Provide a brief description of the project and all proposed uses of the site: One building contains 14 S.R.'s and 14 apts. The second building contains 24 apts.

Development Schedule: Commencement second half of 2011 Completion Summer 2012

5. Required Submittals:

- Plans submitted as follows below and depicts all lot lines; existing, altered, demolished or proposed buildings; parking areas and driveways; sidewalks; location of any new signs; existing and proposed utility locations; building elevations and floor plans; landscaping, and a development schedule describing pertinent project details:
  - 7 copies of a full-sized plan set drawn to a scale of one inch equals 20 feet (collated and folded)
  - 7 copies of the plan set reduced to fit onto 11 inch by 17 inch paper (collated, stapled and folded)
  - 1 copy of the plan set reduced to fit onto 8 1/2 inch by 11 inch paper
- Letter of Intent (12 copies): describing this application in detail including, but not limited to: existing conditions and uses of the property; development schedule for the project; names of persons involved (contractor, architect, landscaper, business manager, etc.); types of businesses; number of employees; hours of operation; square footage or acreage of the site; number of dwelling units; sale or rental price range for dwelling units; gross square footage of building(s); number of parking stalls, etc.
- Legal Description of Property: Lot(s) of record or metes and bounds description prepared by a land surveyor. For any application for rezoning, the description must be submitted as an electronic word document via CD or e-mail. For applications proposing rezoning to more than one district, a separate description of each district shall be submitted.
- Filing Fee: \$1,050 See the fee schedule on the application cover page. 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 (including this application form, the letter of intent, complete plan sets and elevations, etc.) as Adobe Acrobat PDF files on a non-returnable CD to be included with their application materials, or in an e-mail sent to [pcapplications@cityofmadison.com](mailto:pcapplications@cityofmadison.com). The e-mail shall include the name of the project and applicant. Applicants unable to provide the materials electronically should contact the Planning Division at (608) 266-4635 for assistance.

In Addition, The Following Items May Also Be Required With Your Application:

- N/A  For any applications proposing demolition or removal of existing buildings, the following items are required:
  - Prior to the filing of an application, the applicant or his/her agent is required to notify a list of interested persons registered with the City 30 or 60 days prior to filing their application using the online notification tool found at: <https://www.cityofmadison.com/developmentCenter/demolitionNotification/>
  - A photo array (6-12 photos) of the interior and exterior of the building(s) to be demolished or removed. A written assessment of the condition of the building(s) to be demolished or removed is highly recommended.
  - Note: A Reuse and Recycling Plan approved by the City's Recycling Coordinator is required prior to issuance of wrecking permits and the start of construction.
- N/A  Zoning Text (12 copies): must accompany Planned Community or Planned Unit Development (PCD/PUD) submittals.

6. Applicant Declarations:

- Conformance with adopted City plans: Applications shall be in accordance with all adopted City of Madison plans:
  - The site is located within the limits of East Towne-Burke Heights Neighborhood Dev. Plan, <sup>+ 2006 Comprehensive plan</sup> which recommends: General Commercial Uses for this property.
- Pre-application Notification: Section 28.12 of the Zoning Code requires that the applicant notify the district alder and any nearby neighborhood & business associations in writing no later than 30 days prior to filing this request:
  - List below the Alderperson, Neighborhood Association(s), Business Association(s) AND dates you sent the notices: Lauren Clark - District # 3 / East Towne-Burke Heights Neighborhood Assoc - Jeff Mintzloff
  - NOTE: If the alder has granted a waiver to this requirement, please attach any such correspondence 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: B. Murphy Date: 1/29/2010 Zoning Staff: M. Tucker Date: 1/29/2010
- Check here if this project will be receiving a public subsidy. If so, indicate type in your Letter of Intent.

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

Printed Name Steven J. Schooler / Porchlight, Inc. Date 1/31/2010  
 Signature [Signature] Relation to Property Owner Ev. Dir. Prospective Owner

Authorizing Signature of Property Owner \_\_\_\_\_ Date \_\_\_\_\_

January 5, 2011

Mr. Brad Murphy  
Director of Planning  
Department of Planning & Development  
City of Madison  
215 Martin Luther King Jr. Blvd  
PO Box 2985  
Madison, Wisconsin 53701

Re: Letter of Intent  
Conditional Use  
4002 Nakoosa Trail  
Madison, WI

Dear Mr. Murphy:

The following is submitted together with the plans, application and zoning text for staff, Plan Commission consideration of approval.

**Organizational structure:**

Owner: Porchlight, Inc.  
306 N. Brooks Street  
Madison, WI 53715  
608-257-2534  
608-257-2507 fax  
Contact: Steve Schooler  
[schooler@tds.net](mailto:schooler@tds.net)

Architect: Knothe & Bruce Architects, LLC  
7601 University Avenue, Ste 201  
Middleton, WI 53562  
608-836-3690  
608-836-6934 fax  
Contact: Randy Bruce  
[rbruce@knothebruce.com](mailto:rbruce@knothebruce.com)

Engineer: Burse Surveying & Engineering, Inc.  
1400 E. Washington Ave.  
Suite 158  
Madison, WI 53703  
(608) 250-9263  
(608) 250-9263 fax  
Contact: Michelle Burse  
[mburse@bse-inc.net](mailto:mburse@bse-inc.net)

Landscape Design: Ziegler Design Associates, Inc.  
4797 Capitol View Rd.  
Middleton, WI 53562  
(608) 831-5098  
Contact: MaraLee Olson  
[maralee@zdainc.com](mailto:maralee@zdainc.com)

**Introduction:**

The proposed site is an undeveloped 3.05 acre parcel located on the north side of Nakoosa Trail between N. Stoughton Road (US Highway 51) and Commercial Avenue. The land north of the site is undeveloped. A UW Credit Union and offices are located south of the site. Along the west side exists a Wal-mart, Cub Foods, Road Ranger gas station/convenience store and undeveloped commercial pad sites. The development team has been meeting with the alderperson and the neighbors while putting together this development proposal.

**Project Description:**

Porchlight, Inc is the developer of this project and their mission is to provide affordable housing for persons that were previously homeless. Their strategic plan to address homelessness begins with increasing transitional housing and supportive services available to homeless veterans and the development of a "Housing First" program aimed at assisting Madison's chronic homeless population. Funding has been secured for these programs and development for them is underway.

One building will include the "Safe Haven" program and offer 14 units of single occupancy housing with a kitchen, office and program space. Since 1994, Safe Haven has been a critical first step to connecting homeless persons with serious mental illness to much-needed services. It is currently renting its program and limited housing space, which is inadequate to meet the growing needs. In addition to the Safe Haven program, an additional 14 efficiency apartments for long-term housing will be included in the building.

The second building will be a 24-unit building of efficiency apartments as long-term housing for homeless individuals. The unique feature of the this long-term housing is that it will be on the same site as Safe Haven, making the transition to permanent housing easier and more effective.

**Site Development Data:**

**Dwelling Mix:**

"Safe Haven" S.R.O.	14 bedrooms
Efficiency Apartments	38 units

**Densities:**

Lot Area	131,672 or 3.05 Acres
Lot Area / D.U.	3,465 SF/unit
Density	12.5 units/acre

**Building Height:**

24'

**Gross S.F.**

29,620 S.F.

**Vehicle Parking:**

Surface	18 stalls
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**Bicycle Parking:**

Surface- standard 2'x6'	14 stalls
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**Project Schedule:**

It is anticipated that the new construction phase may start in the second half of 2011 with completion of the project slated for summer 2012.

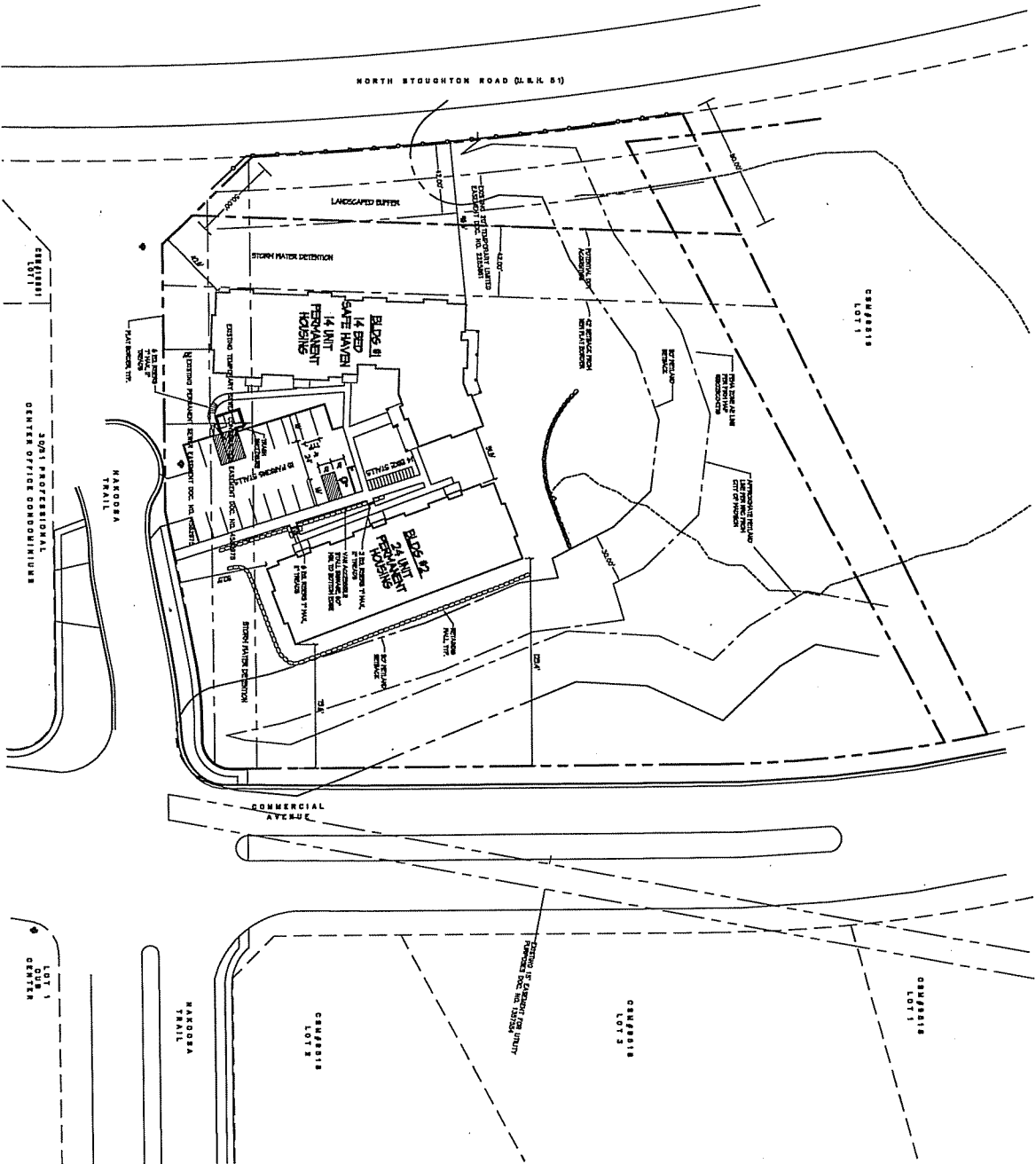
Thank you for your time in reviewing our proposal.

Very Truly Yours,

J. Randy Bruce, AIA  
Managing Member

**PORCHLIGHT PROPERTIES FOR SINGLE ADULTS**

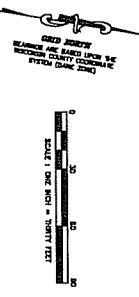
<u>Property</u>	<u>Address</u>	<u>Units</u>	<u>Parking spots</u>	<u>Parking Used by Residents</u>	<u>Acquired</u>
Brooks St.	306 N. Brooks St. Madison, WI 53715	77 Single Room Occupancy (SRO) 15 Efficiencies	22	4	12/91
Broom St	318 S. Broom St. Madison, WI 53703	Men's 5 SRO	0	0	4/87
Hamilton	310 North Hamilton Madison, WI 53703	Men's 5 SRO	0	0	12/90
Johnson St.	519 East Johnson St. Madison, WI 53703	7 bed SRO 1 Res. Mgr. Room	0	0	12/10
Wiffilin St.	325 East Wiffilin St. Madison, WI 53703	7 bed SRO 1 Res. Mgr. Room	0	0	12/10
Spring St.	1102 Spring St. Madison, WI 53715	Veterans 24 SRO	6	0	8/98
201 North	201 North St. Madison, WI 53704	Men's 8 bed SRO	0	0	9/90
902 Northport	902 Northport Dr. Madison, WI 53704	Men's 6 bed CBRF (2) Mgr. Room	1	0	12/89
2718 Pheasant Ridge Trail	2718 Pheasant Ridge Trail Madison, WI 53713	16 Efficiency Apts.	20	5	4/06
Safe Haven	1738 Roth St. Madison, WI 53704	14 beds	0	0	6/95



SHEET INDEX	
C-1.1	SITE PLAN
C-1.2	FIRE-ARRANGEMENT ACCESS PLAN
C-1.3	SITE LIGHTING PLAN
C-2.1	SITE GRADING PLAN
C-3.1	SITE UTILITY PLAN
L-1.0	LANDSCAPE PLAN
A-1.1	BUILDING #1 - FLOOR PLANS
A-1.2	BUILDING #2 - FLOOR PLANS
A-2.1	BUILDING #1 - ELEVATIONS
A-2.2	BUILDING #2 - ELEVATIONS

SITE DEVELOPMENT STATISTICS	
LOT AREA	50,000 SQ. FT.
PRELIM. INTS.	50 DTL.
LOT AREA/DTL.	54.69 SF/DTL.
PERCENT COVER	2.5%
DRIVEWAY	2 DRIVEWAYS
6000'S FLOOR AREA	24,620 SF.
INTELLIGIBLE UNITS	14 BEDROOMS
SAFE HAVEN S.A.O.	50 UNITS
EFFICIENT APARTMENT	10 UNITS
VEHICLE PARKING	10 SPACES
BICYCLE PARKING	10 SPACES



**KNOTHE & BRUCE ARCHITECTS**  
 701 University Avenue, Suite 201  
 Middleton, Wisconsin 53542  
 608-834-3190 Fax 608-834-3194

**Notes:**

1. A SURE BOND WITH A FIDELITY GUARANTEE SHALL BE OBTAINED BY THE ARCHITECT FOR THE PROTECTION OF THE OWNER'S INTERESTS IN THE PROJECT. THE SURETY SHALL BE IN THE AMOUNT OF \$100,000.
2. ALL PERMITS SHALL BE OBTAINED BY THE ARCHITECT AND THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FEES.
3. ALL PERMITS SHALL BE OBTAINED BY THE ARCHITECT AND THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FEES.
4. ALL PERMITS SHALL BE OBTAINED BY THE ARCHITECT AND THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FEES.
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10. ALL PERMITS SHALL BE OBTAINED BY THE ARCHITECT AND THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FEES.

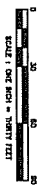
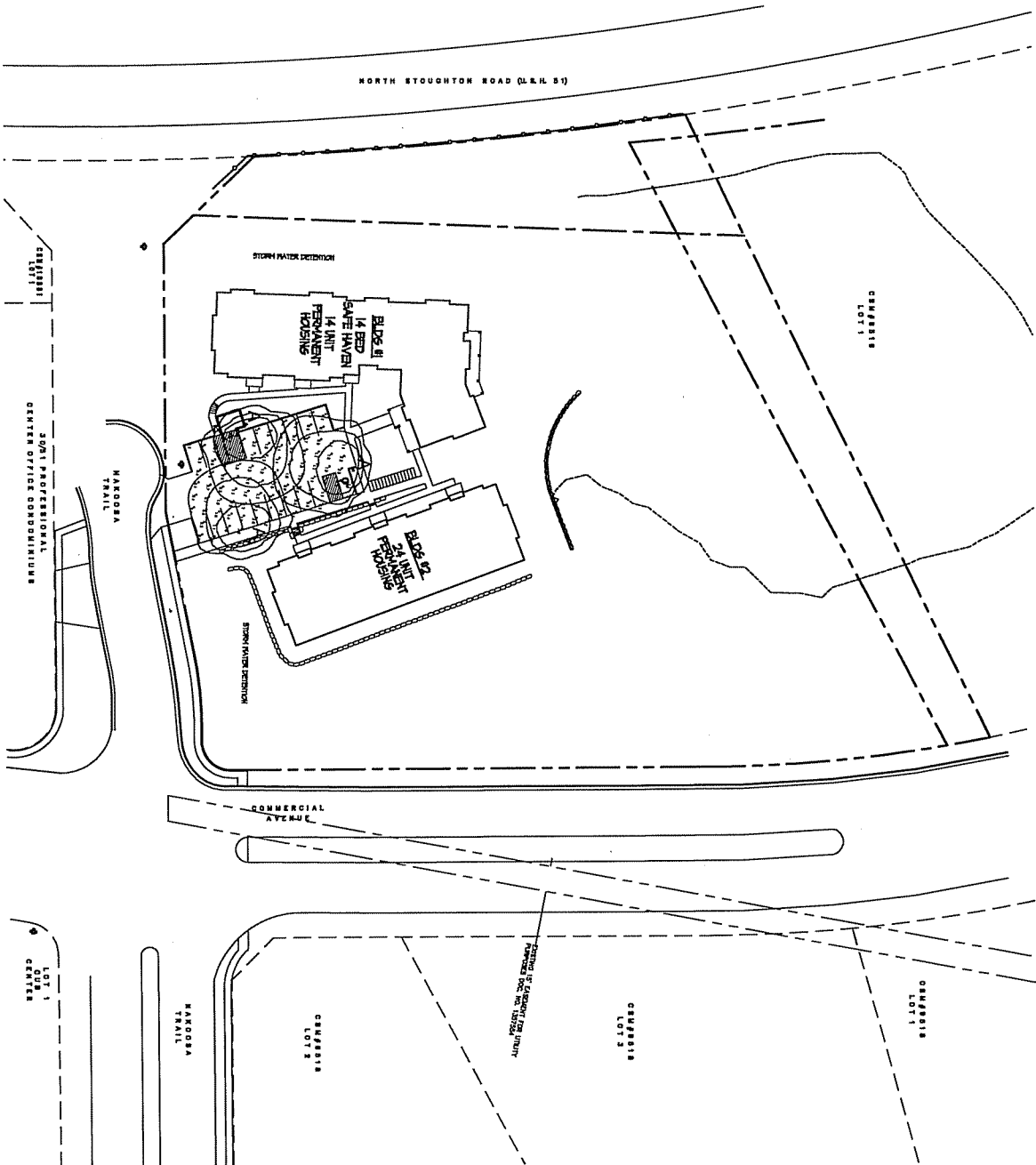
Contract: 4002 Naksoosa Trail - January 3, 2011  
 1000 First Street - January 12, 2011

Project Title: **Porchlight**  
 4002 Naksoosa Trail

Client: **Lot 1**  
 Site Plan

Project No: **0826**  
 Drawing No: **C-1.1**





**LIGHTING STATISTICS**

Parameter	Symbol	Value	Unit	Max	Min	Min/Max	Min/Max
Footcandle	fc	1.16	228	0.18	0.21	1:100	1:120

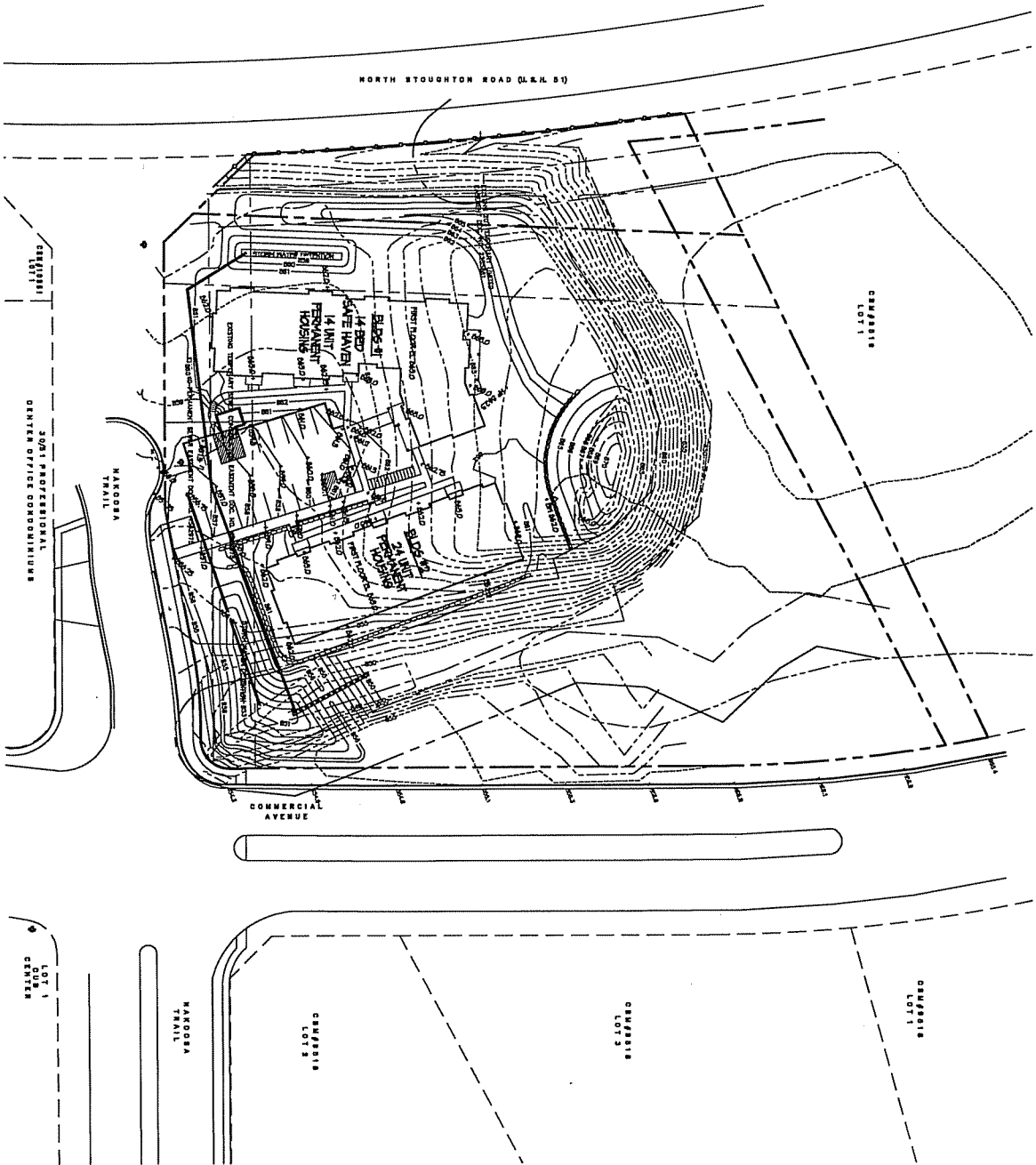
**LIGHTING SCHEDULE**

Symbol	Level	By	Manufacturer	Color/Temperature	Beam Spread	Mounting	Height	Notes
0	A	3	RAMBOWING	LMC835L	120°	RECESSED	2.1M	20% ABOVE CEILING

**KNOTHE & BRUCE ARCHITECTS**  
 7601 Liberty Avenue Suite 201  
 Middleton, Wisconsin 53562  
 608-834-3400 Fax 608-834-3934

Project Title  
**Site Lighting Plan**  
 Project No.  
**0826**  
 Drawing No.  
**C-13**

Revision  
 Conditional Use Permit - January 5, 2011  
 100' Final Submitted - January 12, 2011



2008 NORTH  
 BROADWAY, INC. 2008  
 1000 WEST COUNTY COORDINATE  
 SYSTEM (NAD 83)



**KNOTHE & BRUCE ARCHITECTS**  
 7501 University Avenue Suite 201  
 Minneapolis, Minnesota 55425  
 612.834.3400 Fax 612.834.3414

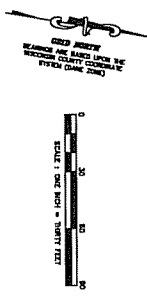
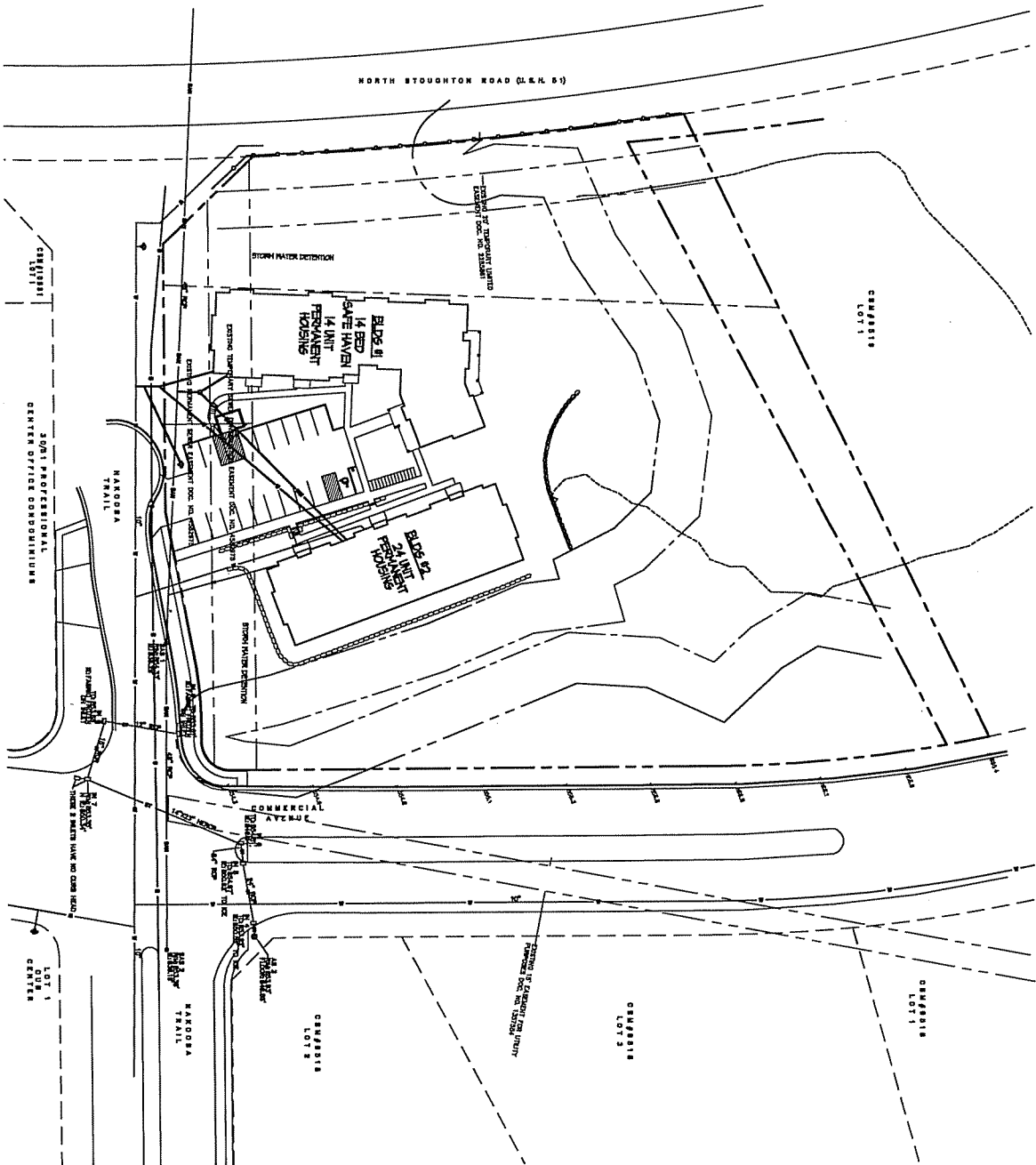
Name: \_\_\_\_\_  
 Date: \_\_\_\_\_

Notes:  
 1. Approved by the Planning Commission on January 3, 2011.  
 2. 100' Flood Elevation - January 12, 2011.

Project Title:  
**Porchlight  
 4002 Naksoosa Trail**

Drawing Title:  
**Grading Plan**

Project No.: **0826**  
 Drawing No.: **C-21**

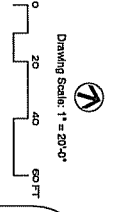
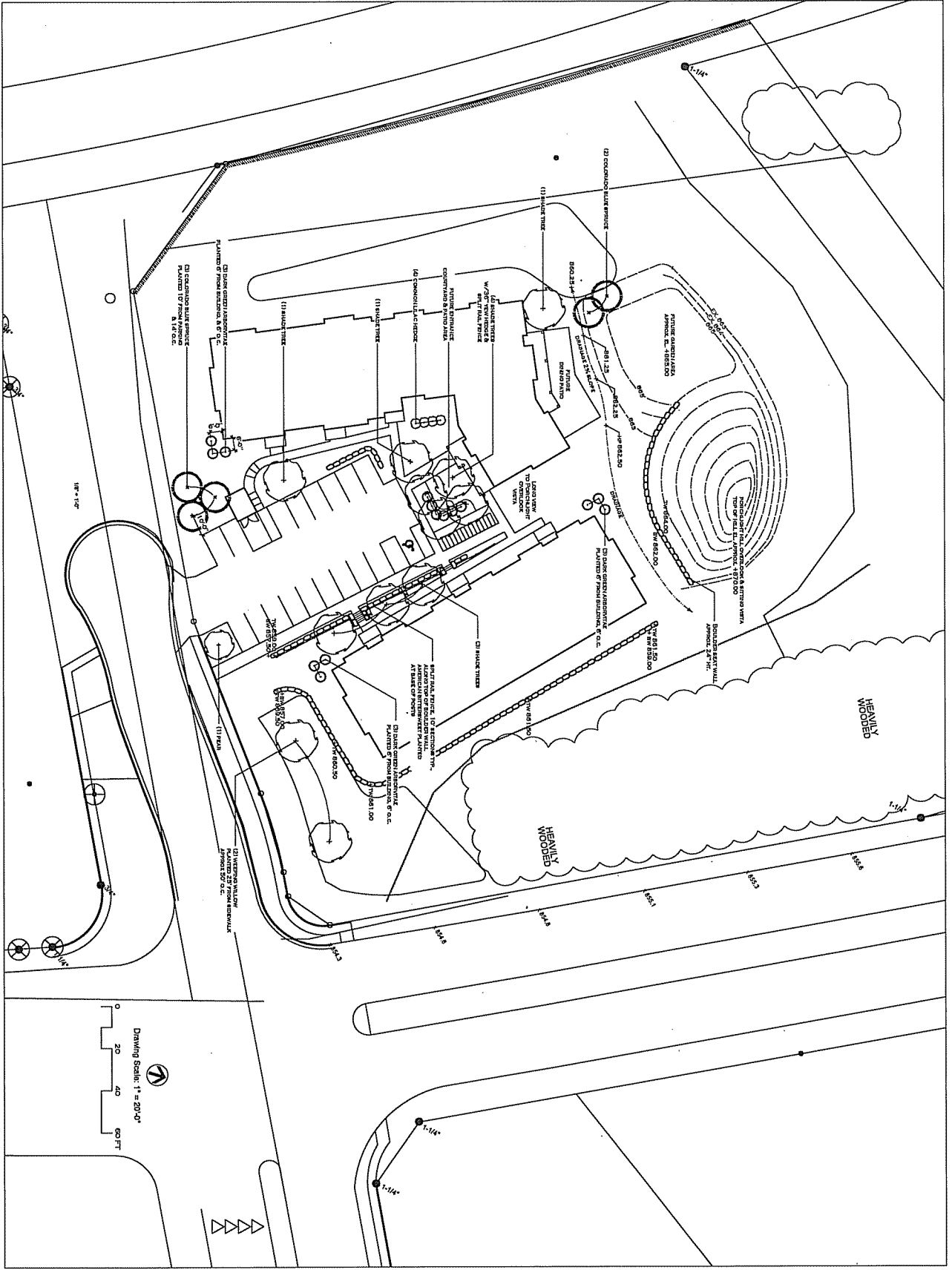


**KNOTHE & BRUCE ARCHITECTS**  
 7601 University Avenue, Suite 201  
 Madison, Wisconsin 53746  
 608-261-3495 Fax 608-261-3934

**Project:**  
 Conditional Use Permit - January 5, 2011  
 4002 First Street - January 12, 2011

**Project Title:**  
 Porchlight  
 4002 Naksoosa Trail

**Project Title:**  
 Utility Plan  
**0826**  
**C-31**



**KNOTHE & BRUCE ARCHITECTS**  
 7001 University Avenue Suite 201  
 Middleton, Wisconsin 53522  
 608-435-5100 Fax 608-409-724



January 5, 2011  
 PRELIMINARY  
 LANDSCAPE & PLANTING  
 PLAN  
 NOTE: Site conditions and modifications to site plan proposed grading, retaining walls and sidewalk alignments to accommodate planting areas and outdoor spaces.

Revision \_\_\_\_\_  
 Date \_\_\_\_\_

Project Title  
**Porchlight**  
**4002 Nakoska Trail**

Address  
**Preliminary Landscape and Planting Plan**  
 Project No. **0826**  
 Drawing No. **L-1.0**

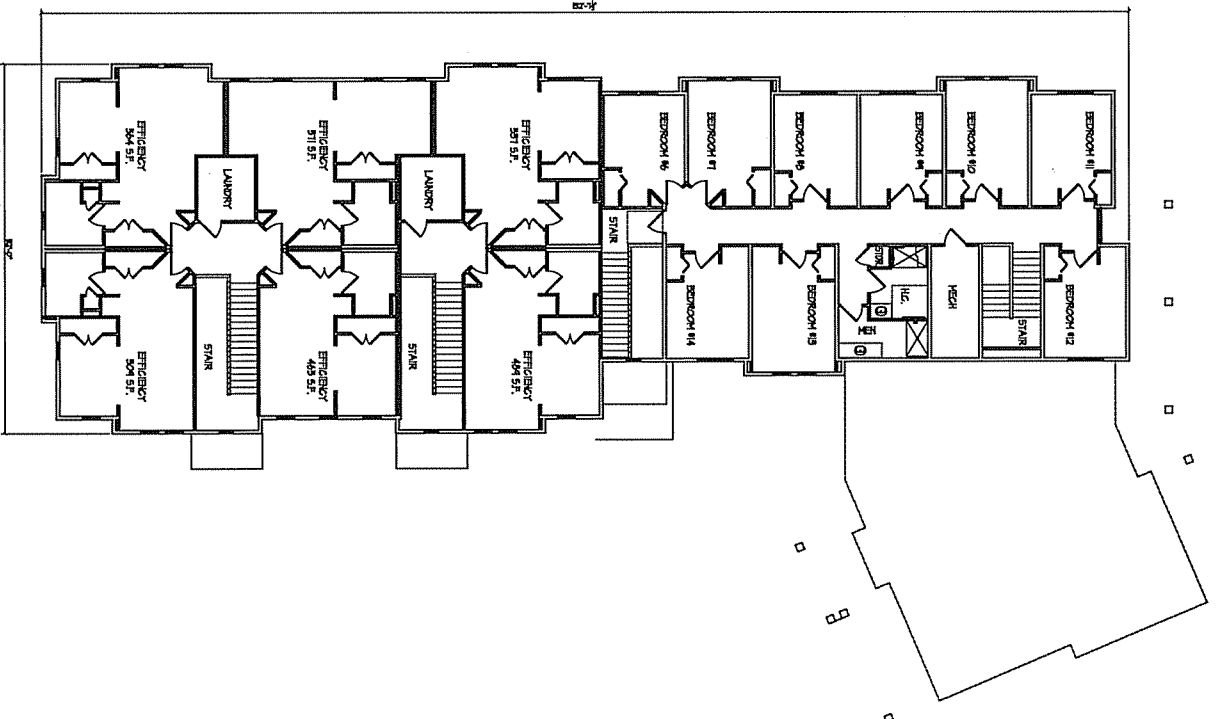
**KNOTHE & BRUCE ARCHITECTS**  
 701 University Avenue, Suite 201  
 Middleton, Wisconsin 53522  
 608-831-3100 Fax 608-831-9314

Project No. \_\_\_\_\_  
 Date: \_\_\_\_\_

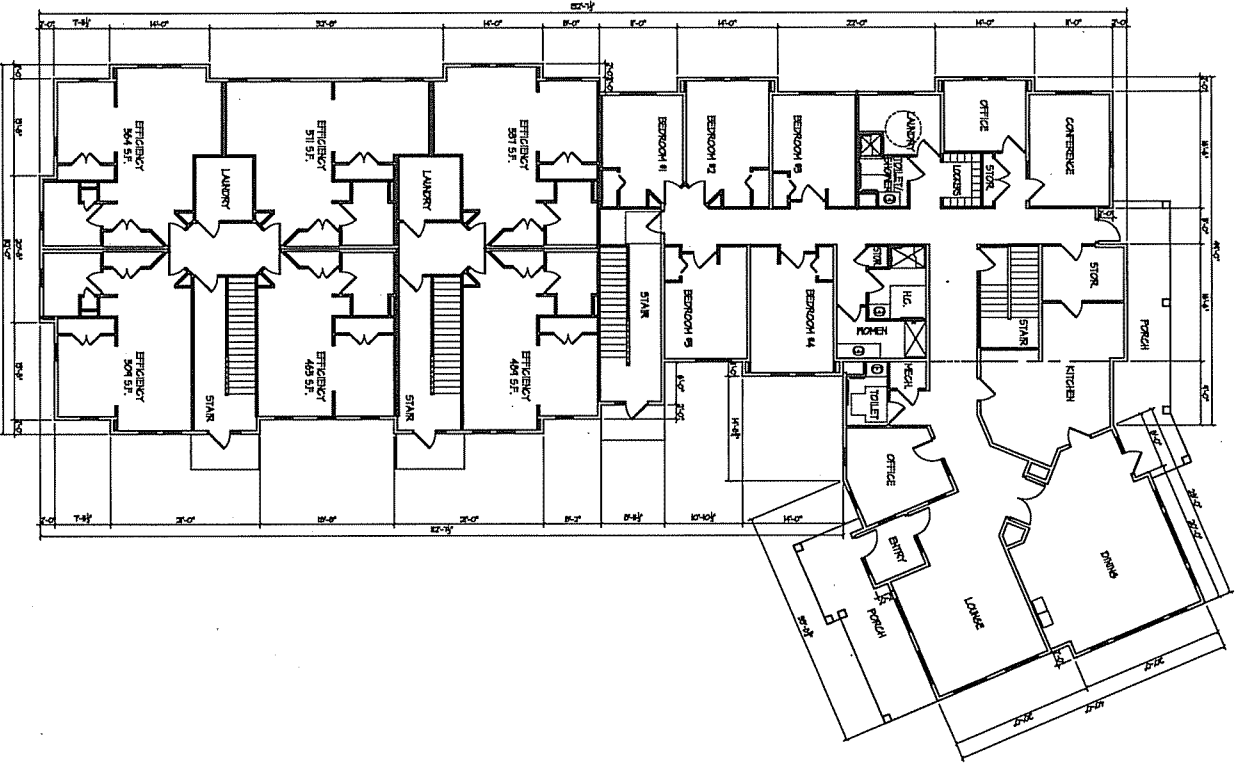
Revision  
 UPC into Standard - December 08, 2010  
 Conditional Use Standard - January 09, 2011

Project Title  
**Porchlight**  
**4002 Nakcoosa Trail**

Drawn By  
**First & Second Floor**  
**Plans - Building #1**  
 Project No. **0826**  
 Drawing No. **A-11**



Second Floor Plan  
 6104 SSP



First Floor Plan  
 6114 SSP

**KNOTT  
& BRUCE  
ARCHITECTS**

701 University Avenue, Suite 201  
Pittsburgh, Pennsylvania 15202  
412.261.3100 Fax 412.261.9314

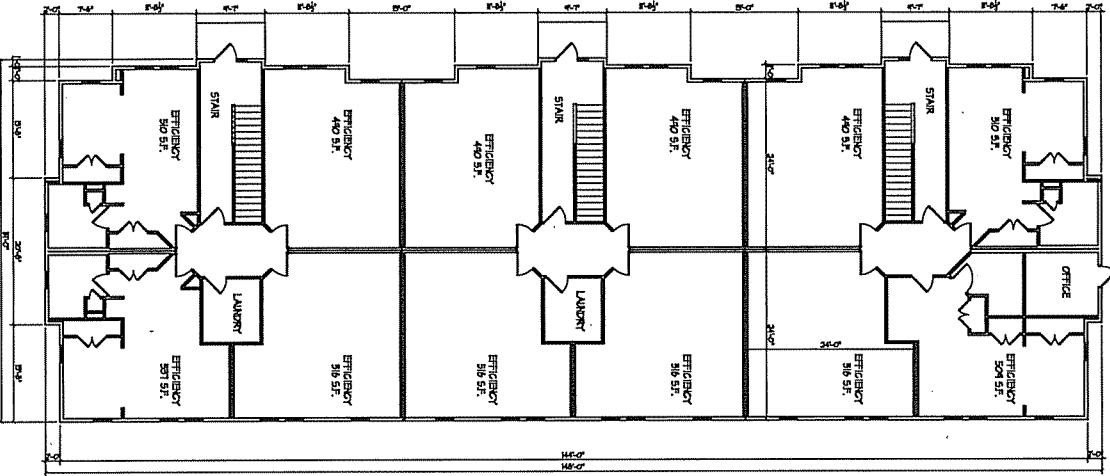
Date: \_\_\_\_\_

Notes:  
1. Drawn as Shown - December 08, 2010  
2. Conditional Use Permit - January 05, 2011

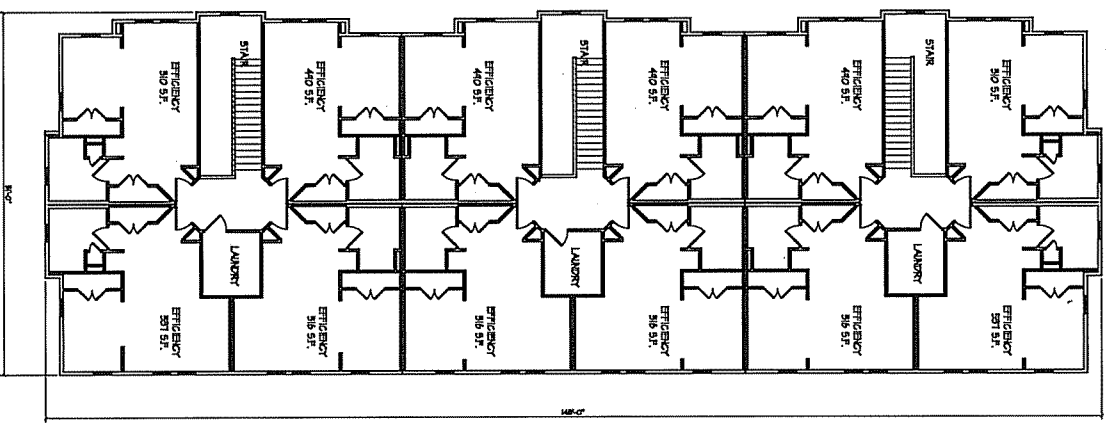
Project Title:  
Porchlight  
4002 Nakkoosa Trail

Drawing Title:  
Floor Plans  
Building #2

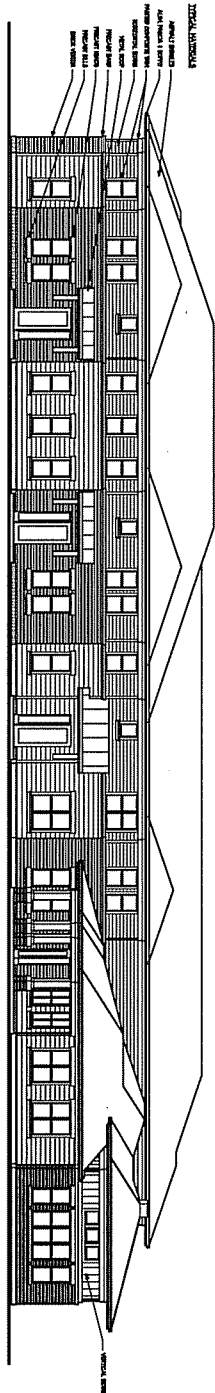
0826 A-12



○ First Floor Plan  
1221 65' / FLOOR

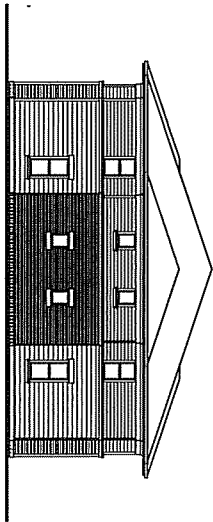


○ Second Floor Plan  
1221 65' / FLOOR

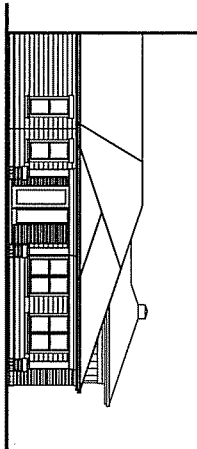


○ EAST ELEVATION

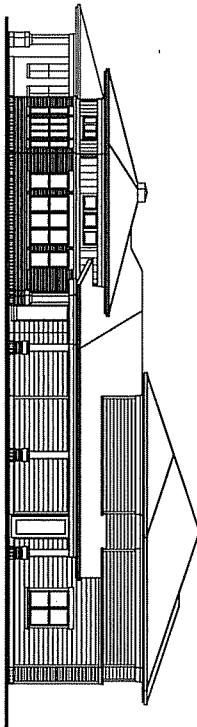
**KNOTTIE & BRUCE ARCHITECTS**  
 7701 Lakemore Avenue, Suite 201  
 Pridemore, Wisconsin 53152  
 608-838-3190 Fax 608-838-5134



○ SOUTH ELEVATION

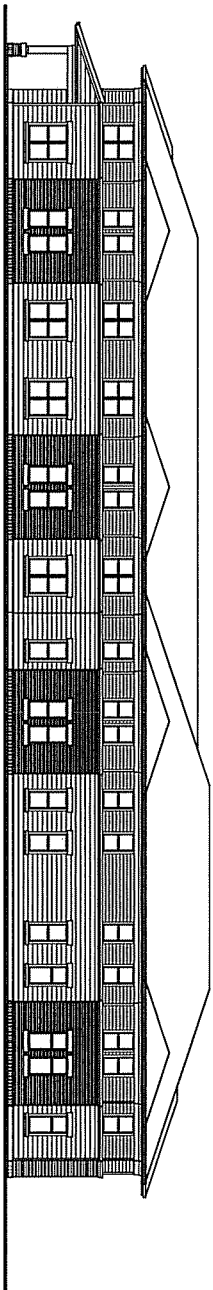


○ SOUTH ELEVATION - ENTRY



○ NORTH ELEVATION

Notes:  
 1. Work to be installed - December 08, 2010  
 Conditional Use Permit - January 09, 2011

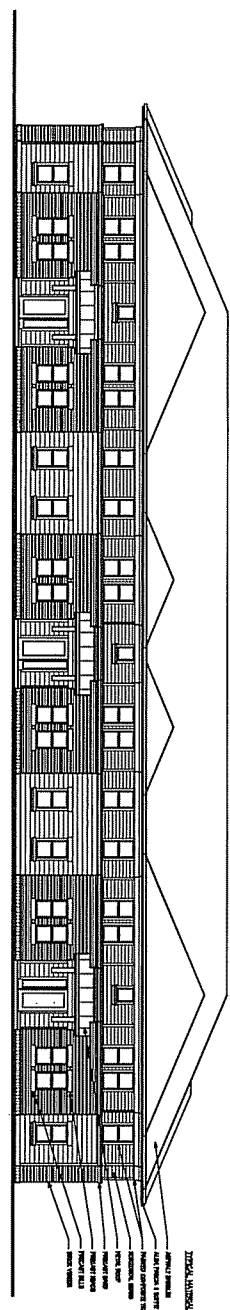


○ WEST ELEVATION

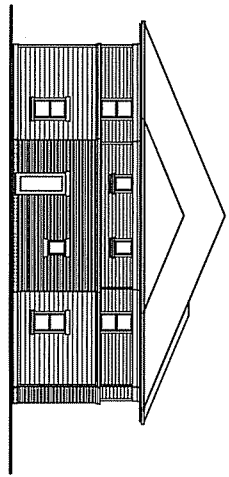
Project Title  
**Porchlight**  
**4002 Nekoosa Trail**

Drawing Title  
**Elevations**  
 Building #1  
 Project Title  
**0826**  
 Drawing Title  
**A-2.1**

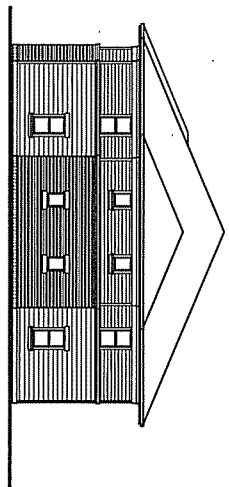
**KNOTHE & BRUCE ARCHITECTS**  
 701 University Avenue, Suite 200  
 Portland, Oregon 97208  
 Phone: 503-251-3300 Fax: 503-251-3304



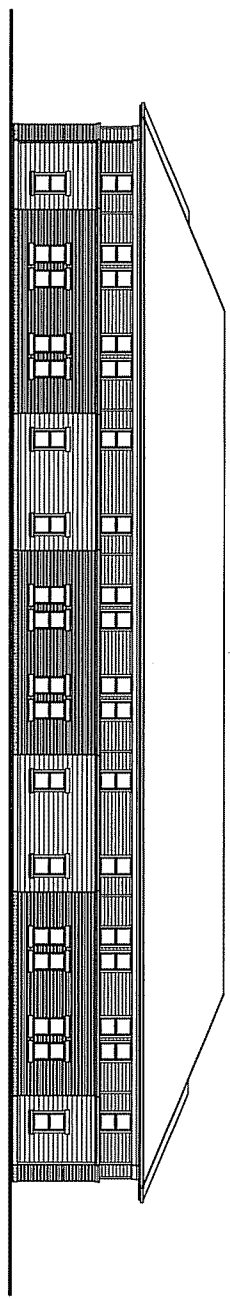
○ WEST ELEVATION



○ NORTH ELEVATION



○ SOUTH ELEVATION



○ EAST ELEVATION

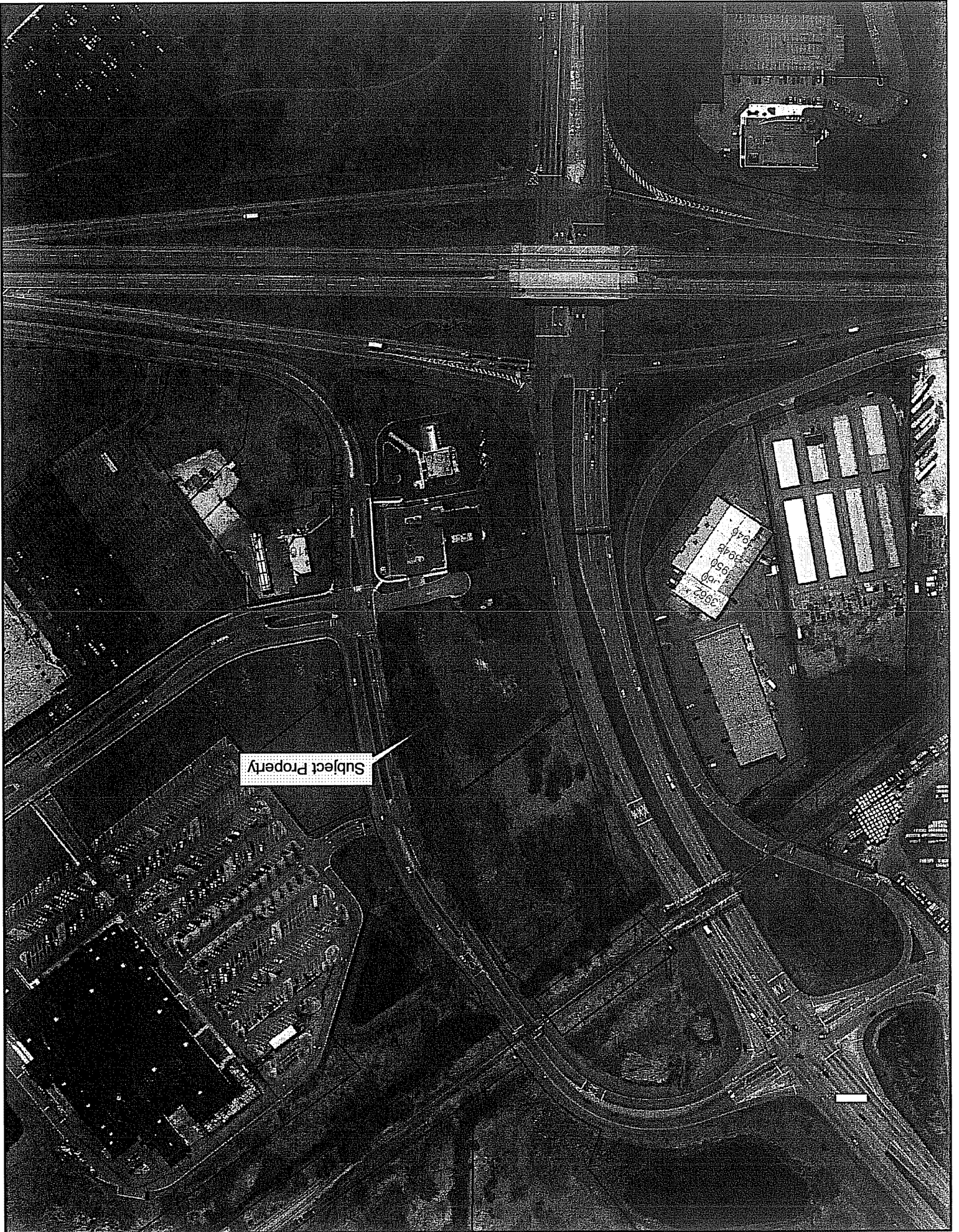
Project Title  
 Porchlight  
 4002 Nakkoosa Trail

Project Title  
 Porchlight  
 4002 Nakkoosa Trail

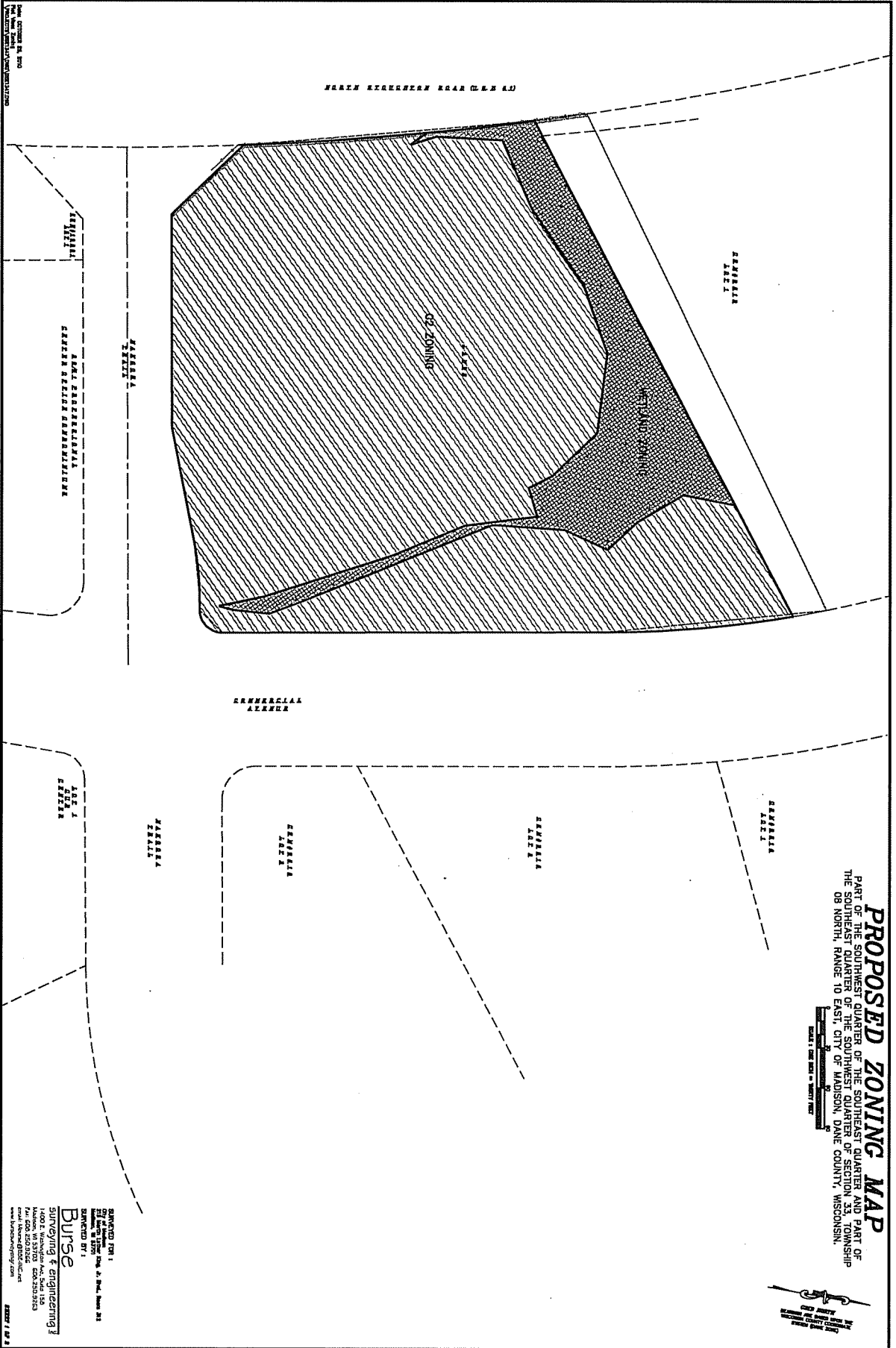
Project Title  
 Porchlight  
 4002 Nakkoosa Trail

Project Title  
 Porchlight  
 4002 Nakkoosa Trail





Subject Property



**PROPOSED ZONING MAP**  
 PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER AND PART OF  
 THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP  
 08 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.

SCALE: 1" = 100' (SEE PLAN FOR VERTICAL SCALE)



DRAWN BY: [Name]  
 CHECKED BY: [Name]  
 DATE: [Date]  
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