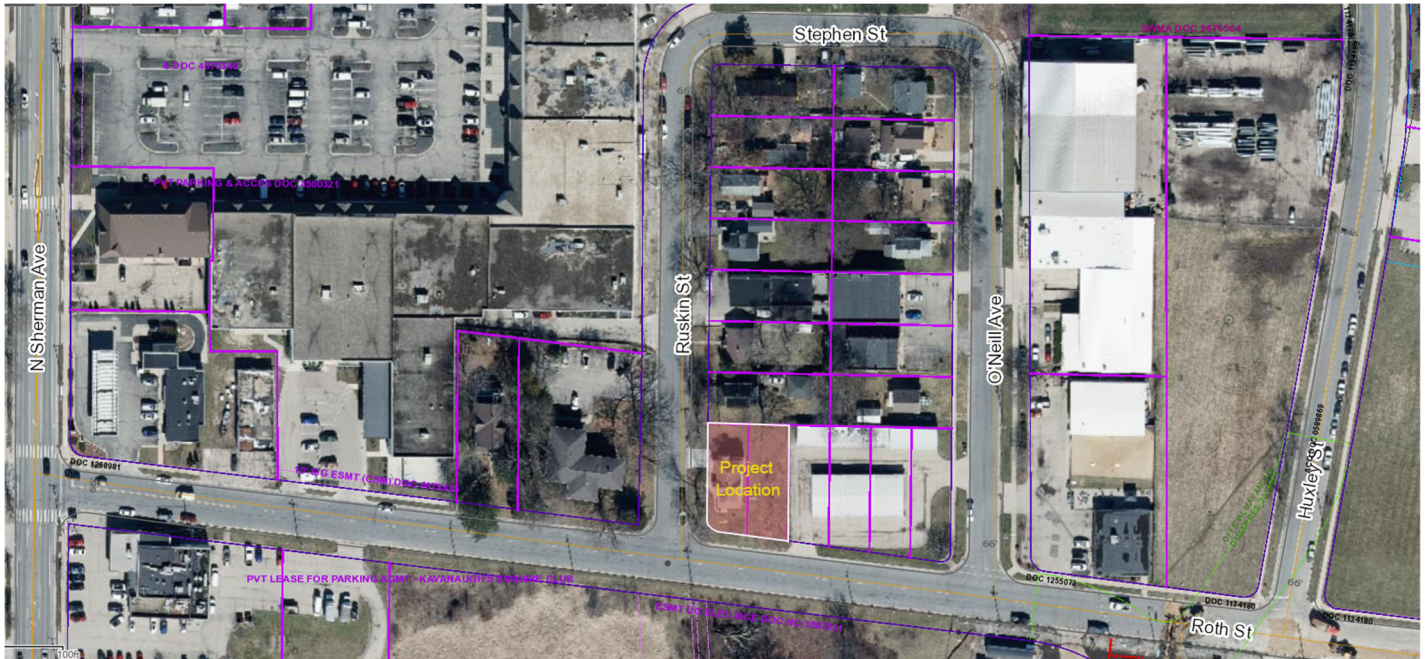


1802-1804 ROTH ST CSM
Contract 9785
MUNIS 16254
Developer: S3 Housing LLC



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.

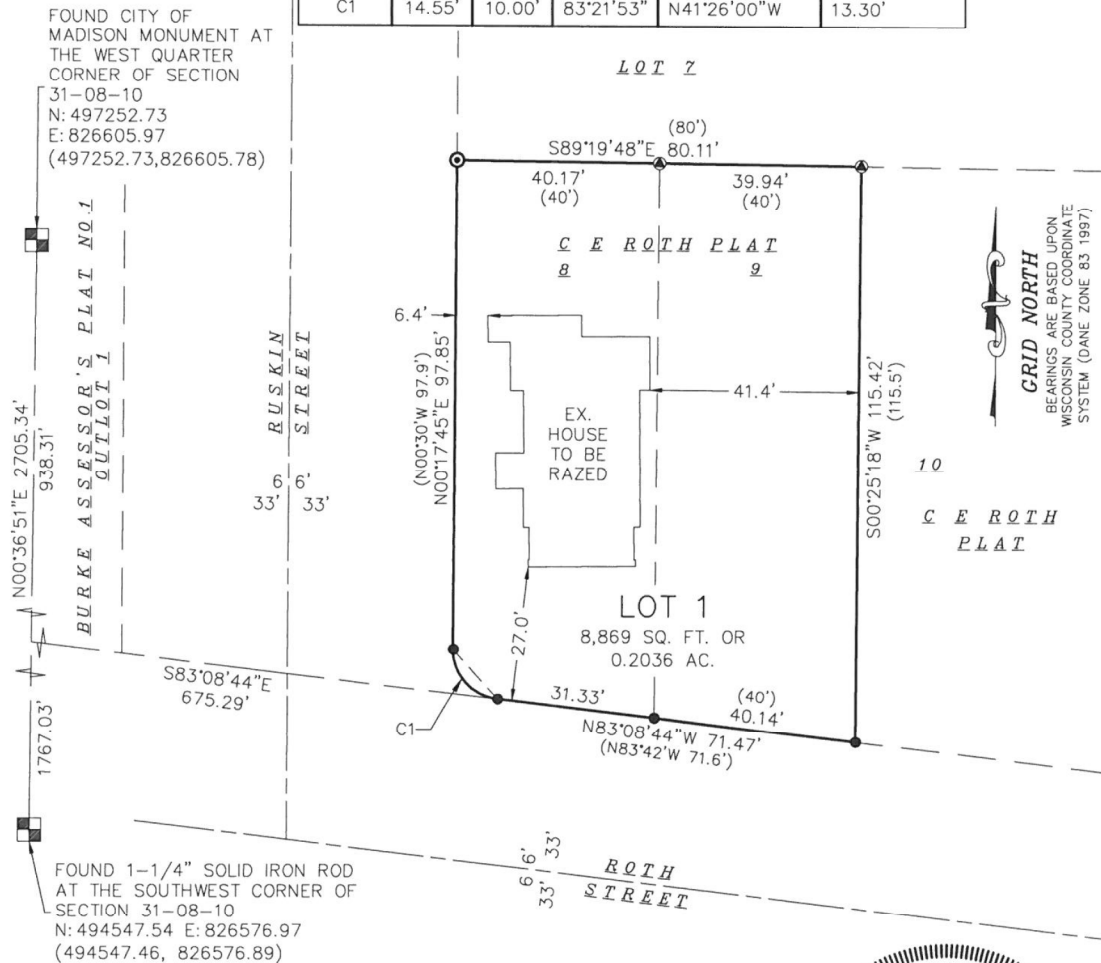
CERTIFIED SURVEY MAP No. _____

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'



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 INC.

2801 International Lane, Suite 101

Madison, WI 53704 608.250.9263

Fax: 608.250.9266

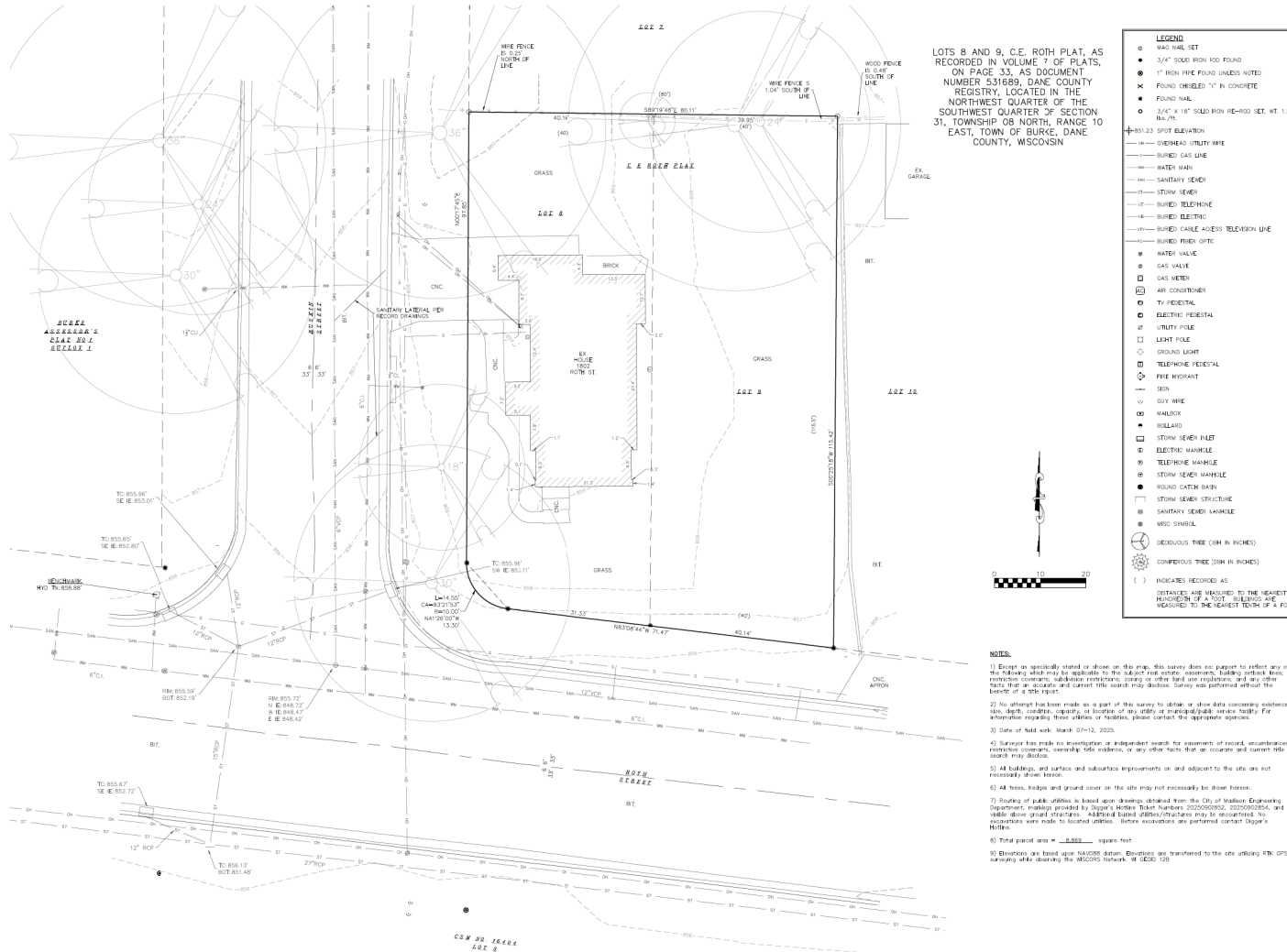
email: mburse@bse-inc.net

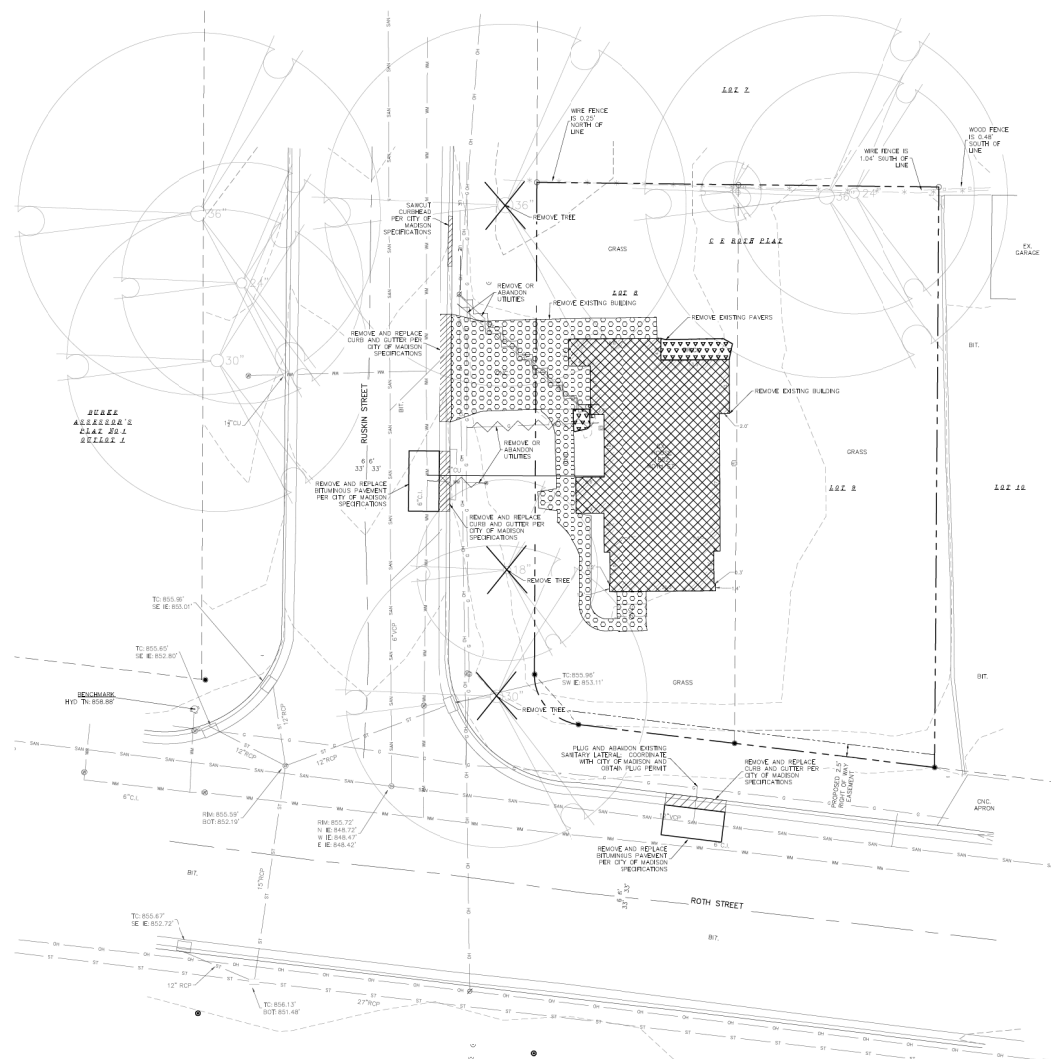
www.bursesurveyengr.com



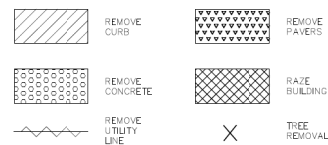
SURVEYED FOR :
S3 Housing LLC

SHEET 1 OF 4





LEGEND



DEMOLITION NOTES:

- [illegible]

ISSUED FOR:

LAND USE APPLICATION 05/27/2025

REVISIONS:

DESCRIPTION	DATE
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TIC

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DPH

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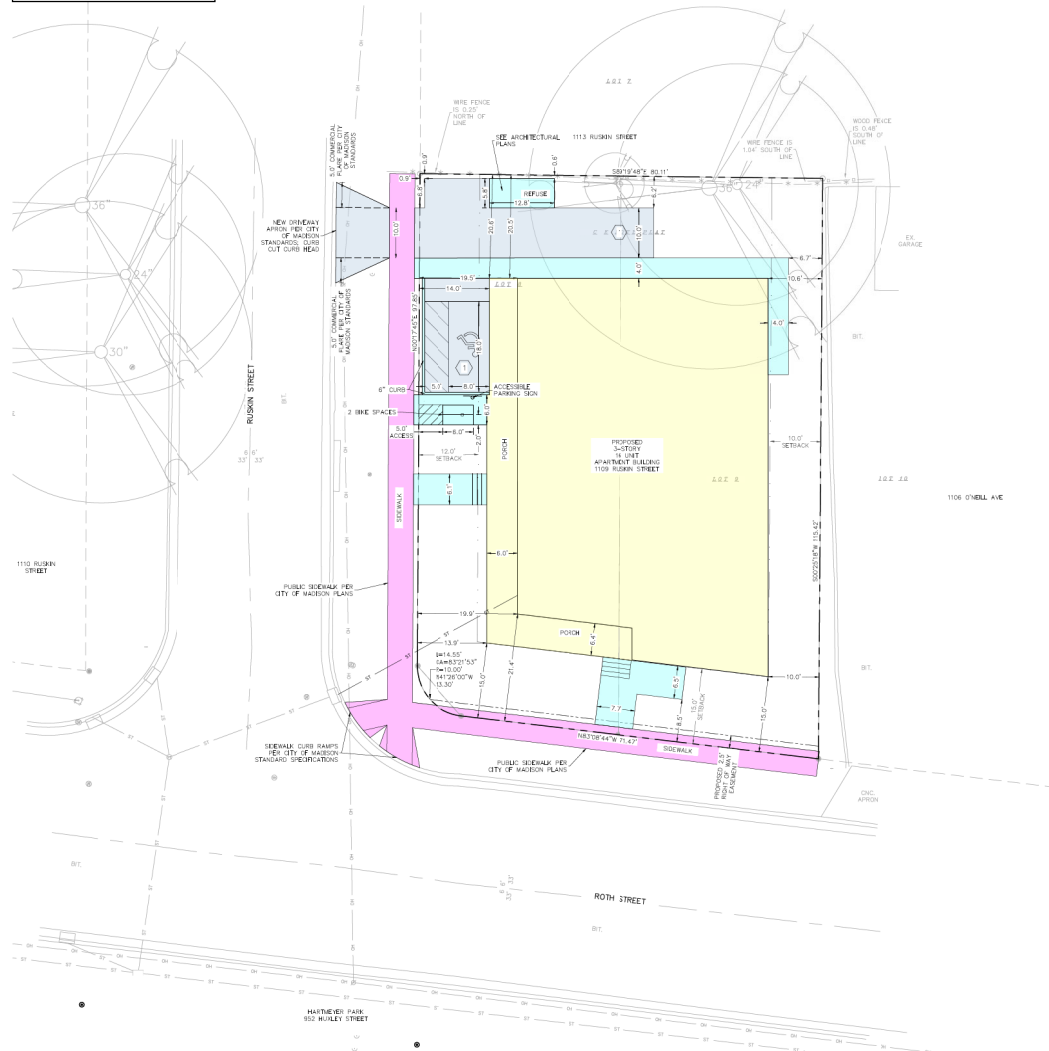
PDF

DEMOLITION PLAN



C200

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



Buree
Planning and Engineering, Inc.
2100 International Lane, Suite 601
Morton, WA 98270
Phone: (509) 250-9283
Fax: (509) 250-9280
e-mail: Mburke@buree-inc.net
www.bureeinc.com

HOUSING INITIATIVES - 3S
HOUSING LLC
<PROJECT DESCRIPTION>

1109 RUSKIN STREET

<CLIENT NAME>

<OWNER NAME>

<OWNER ADDRESS>

PROJECT NUMBER

25303

ISSUED FOR:
LAND USE APPLICATION 05072025

REVISIONS:

NO.	DESCRIPTION	DATE
LAND USE APPLICATION NOT FOR CONSTRUCTION		

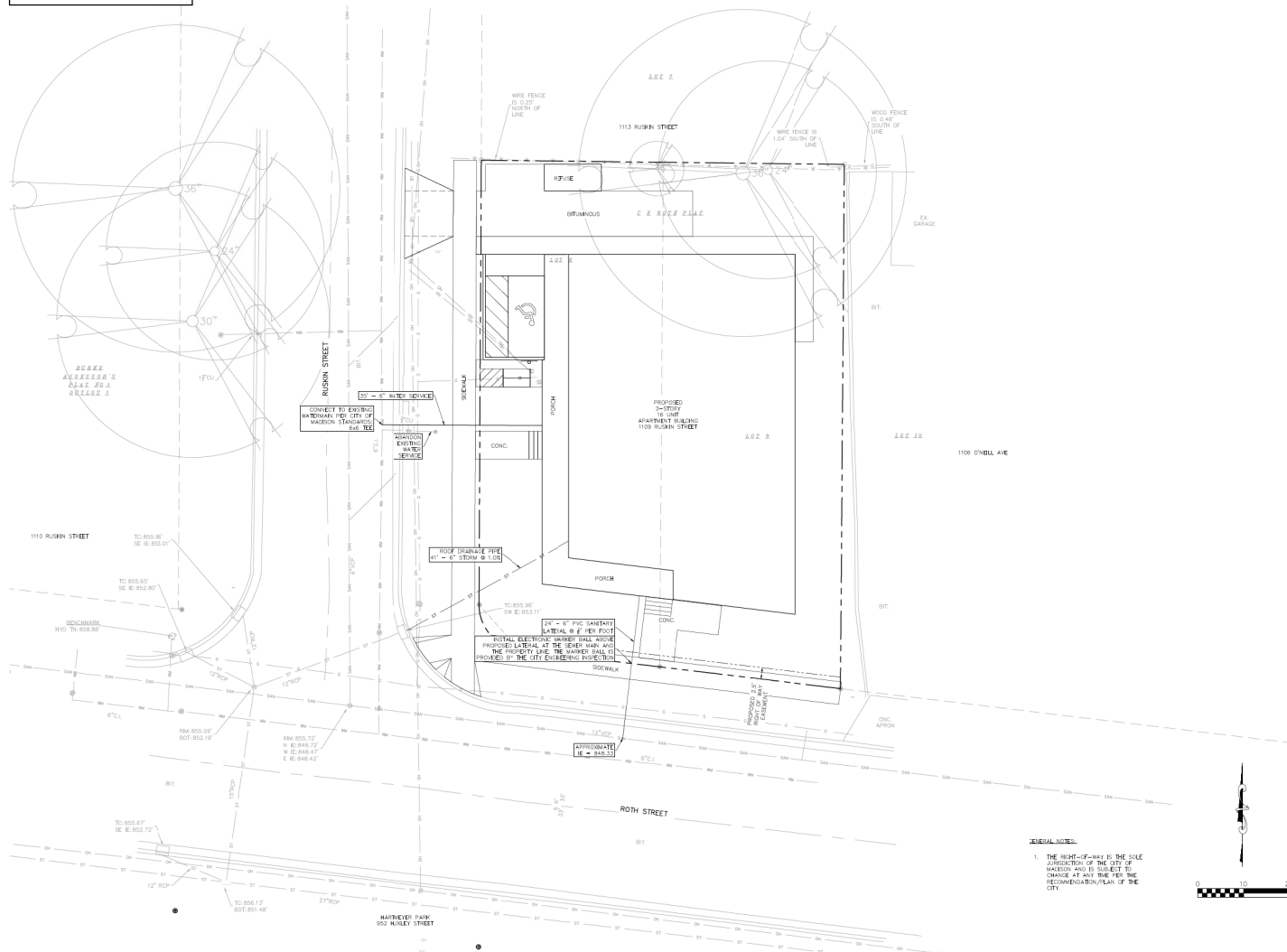
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CHECKED BY: PDF

SITE PLAN

C400

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



HOUSING INITIATIVES - 3S
HOUSING LLC
PROJECT DESCRIPTION

PROJECT ADDRESS

CLIENT NAME

OWNER NAME

OWNER ADDRESS

PROJECT NUMBER

25033

PLANT LIST

KEY	QUAN	SIZE	COMMON NAME	Botanical Name	ROOT
(8)			Canopy Trees		
EM	3	8"	Existing Silver Maple	Acer Saccharum	EX
NPE	2	2 1/2"	New Norway Spruce	Abies x Nordmann	BB
NPD	1	2 1/2"	New Norway Spruce	Abies x Nordmann	BB
PSG	2	2 1/2"	Princeton Sentry Crabapple	Malus 'Princeton Sentry'	BB
(5)			Understory Trees		
RJC	4	2"	Red Jewel Crab	Malus 'Red Jewel'	BB
TSC	1	2"	Tina Sargent Crab	Malus Sargentii 'Tina'	BB
(26)			Deciduous Shrubs		
DBH	8	24"	David's Blue Dogwood	Chiocoria Lonicera	Put
GDP	5	18"	Gold Drop Potentilla	Potentilla Fruticosa	Put
LHN	4	24"	Little Leaf Hydrangea	Hydrangea x 'Concha May'	Put
LH	4	24"	Little Leaf Hydrangea	Hydrangea paniculata	Put
LPH	5	24"	Little Leaf Hydrangea	Hydrangea paniculata	Put
(14)			Evergreen Shrubs		
EA	2	5"	Emerald Arborvitae	Thuja O'Connell Arborvitae	Put
GSJ	12	24"	Green Sargent Juniper	Juniperus Communis 'Viridis'	Put
(36)			Perennials		
LBS	4	1 G	Lawn Blended Grass	Schizanthus Scirpium	Com
PCF	8	1 G	Purple Coneflower	Echinacea Purpurea	Com
POS	7	1 G	Purple Ornamental Grass	Sporobolus Helianthus	Com
YCF	10	1 G	Yellow Coneflower	Echinacea Purpurea	Com

- NOTES:
- Designated lawn areas to receive a minimum of 4" of topsoil, premium bluegrass seed mix, starter fertilizer, and straw mulch.
 - Planting trees to be mulched with shredded hardwood bark mulch spread to a depth of 3".
 - Individual trees and shrub groupings in lawn areas to receive shredded hardwood bark mulch plant rings (if cement) spread to a depth of 3".
 - Designated planting beds to be separated from lawn areas with 5" shovels edge.

LANDSCAPE WORKSHEET

(Section 26.142 Landscaping and Screening Requirements)

Landscaping Points Required	
Developed Area =	1,964 SF
Landscaping Points: 1,964 SF / 300 = 6.5	20 points
Total Landscaping Points Required	20 points
Landscaping Points Supplied	
Existing canopy trees - 3 @ 35 =	105 points
Proposed canopy trees - 5 @ 35 =	175 points
Existing evergreen trees - 3 @ 35 =	105 points
Proposed evergreen trees - 2 @ 35 =	70 points
Existing ornamental trees - 0 @ 35 =	0 points
Proposed ornamental trees - 0 @ 35 =	0 points
Existing upright evergreen shrubs - 0 @ 10 =	0 points
Proposed upright evergreen shrubs - 2 @ 10 =	20 points
Existing deciduous shrubs - 0 @ 5 =	0 points
Proposed deciduous shrubs - 2 @ 5 =	10 points
Existing evergreen shrubs - 0 @ 5 =	0 points
Proposed evergreen shrubs - 12 @ 5 =	60 points
Existing perennials & grasses - 30 @ 2 =	60 points
Proposed perennials & grasses - 30 @ 2 =	60 points
Total Landscaping Points Supplied =	3,820 points

Let Existing Landscaping Required
One (1) over-story deciduous tree and five (5) shrubs shall be planted for each thirty (30) lineal feet of lot frontage. Two (2) ornamental trees or two (2) evergreen trees may be used in place of one (1) over-story deciduous tree.

Both Street & Back Street =	182.42 LF
Over-story trees required 182.42 LF / 6.1	30 trees
Shrubs required 182.42 LF / 6.1 = 30.5	31 shrubs
Over-story trees supplied	5 trees
Ornamental/evergreen trees supplied	2 trees
Shrubs supplied	32 shrubs

Interior Parking Lot Landscaping Required
All parking lots with twenty (20) or more parking spaces shall be landscaped in accordance with the following minimum parking lot standards. The primary plant materials shall be shrubs trees with at least one (1) deciduous tree for every one hundred sixty (160) square feet of required landscaped area. Two (2) ornamental deciduous trees may be substituted for one (1) canopy tree. All ornamental trees shall contribute no more than twenty-five percent (25%) of the required trees. No light poles shall be located within the area of sixty percent (60%) of mature growth from the center of any tree.

Foundation Plantings Required
Foundation plantings shall be installed along building facades, except where building facade directly abuts the sidewalk, plaza, or other hardscape feature. Foundation plantings shall consist primarily of shrubs, perennials, and native grasses.

Planting Beds and Planted Areas
Planting beds or planted areas must have at least seventy-five percent (75%) vegetative cover mulched.

BARK MULCH

ISSUED FOR:

LAND USE APPLICATION 05072005

REVISIONS:

NO. DESCRIPTION DATE

LAND USE APPLICATION
NOT FOR CONSTRUCTION

DRAWN BY:

DW

CHECKED BY:

PDF

LANDSCAPE PLAN

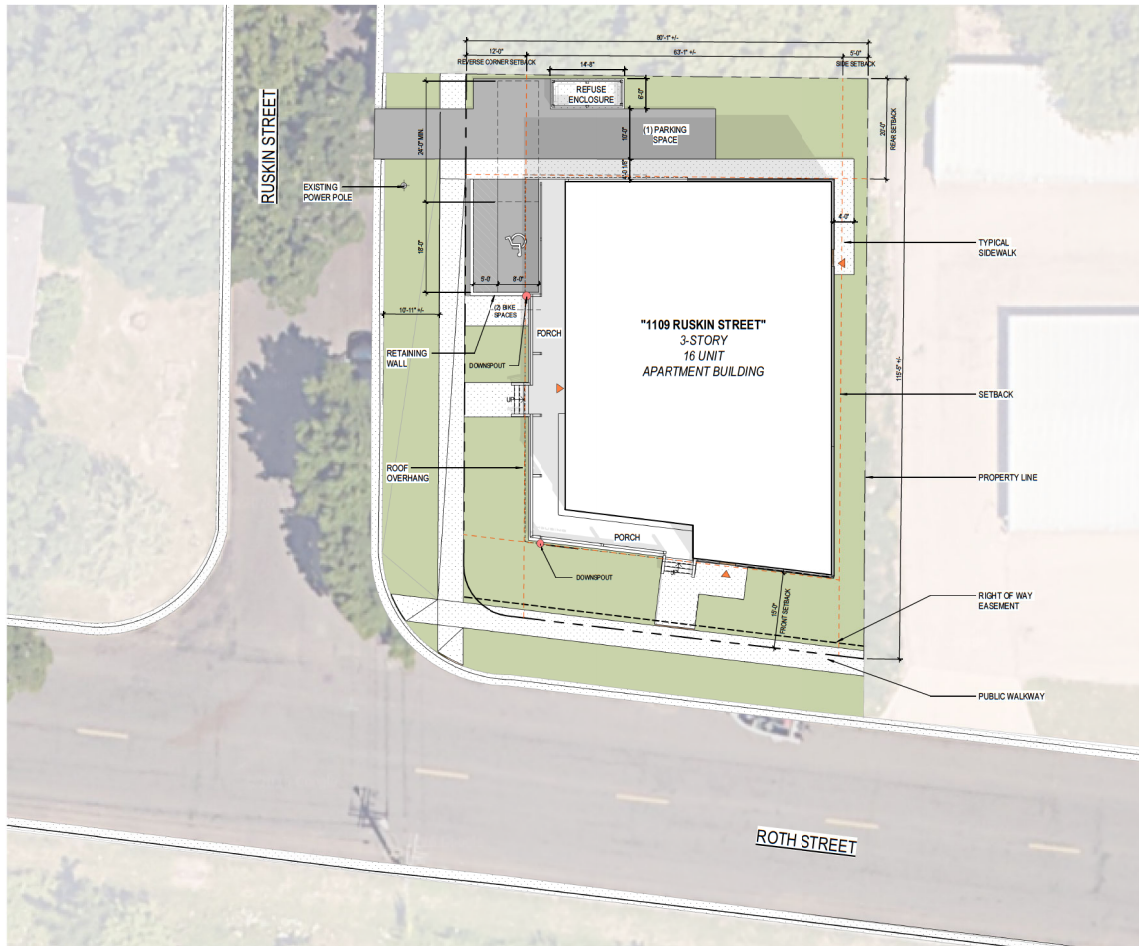
L100

S3 HOUSING LLC

1109 RUSKIN STREET
MADISON WI, 53704

HOUSING INITIATIVES
1109 RUSKIN ST, MADISON, WI 53704

PROJECT NUMBER: 25303



1 ARCHITECTURAL SITE PLAN
1" = 10'-0"

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]	3,800
2ND FLOOR	[4]	[3]	3,800
3RD FLOOR	[4]	[3]	3,800
SUBTOTAL	[9]	[7]	10,820
TOTAL	[16]		10,820 GSF
AUTOMOBILE PARKING			
SURFACE	[2]		[2]
BIKE ROOM	N/A		[17]
TOTAL	[2]		[19]

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. (8,886 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 STORIES/32'-0"	3 STORIES/33'-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 • 1 ADA PROVIDED
BIKE PARKING	1 PER BEDROOM (UP TO 2800) + 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 28.128.129	ALL GLAZING PANELS ARE UNDER 60 SQ. FT. THRESHOLD FOR BIRD SAFE GLASS	NOT REQUIRED

S3 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