



# 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>2 September 2015</u>	<input checked="" type="checkbox"/> Informational Presentation <input type="checkbox"/> Initial Approval <input type="checkbox"/> Final Approval
UDC Meeting Date: <u>16 September 2015</u>	
Combined Schedule Plan Commission Date (if applicable): _____	

1. Project Address: 7933 Tree Lane  
Project Title (if any): \_\_\_\_\_

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: \_\_\_\_\_

**3. Applicant, Agent & Property Owner Information:**

Applicant Name: Michael Goldberg Company: Heartland Housing, Inc.  
 Street Address: 320 East Center Street City/State: Milwaukee, Wisconsin Zip: 53212  
 Telephone: (414) 207-4443 Fax: ( ) Email: mmelendes@heartlandalliance.org

Project Contact Person: David Jennerjahn Company: Valerio Dewalt Train Associates, Inc.  
 Street Address: 500 North Dearborn Street Suite 900 City/State: Chicago, Illinois Zip: 60654  
 Telephone: (312) 260-7300 Fax: ( ) Email: djennerjahn@buildordie.com

Project Owner (if not applicant) : \_\_\_\_\_  
 Street Address: \_\_\_\_\_ City/State: \_\_\_\_\_ Zip: \_\_\_\_\_  
 Telephone: ( ) Fax: ( ) Email: \_\_\_\_\_

**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 & the Development Assistance Team on 6 August 2015.

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 Michael Goldberg Relationship to Property Developer & Option to Purchase Agreement Assignee  
 Authorized Signature *Michael Goldberg* Date 8.31.2015

# HEARTLAND ALLIANCE

## HOUSING

August 31, 2015

Mr. Alan Martin  
Secretary UDC  
Department of Planning and Development  
215 Martin Luther King Jr. Blvd.  
Madison, WI 53701

**Re: Urban Design Commission Application | Informational Presentation  
7933 Tree Lane Avenue**

Dear Mr. Martin,

Heartland Housing, Inc. is pleased to submit an application to the Urban Design Commission for its permanent supportive housing development planned for 7933 Tree Lane (the "Development").

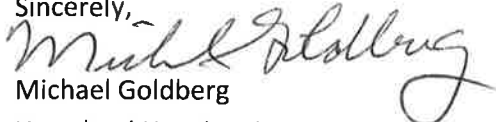
In fall 2014, an advisory group formed by the City of Madison's Community Development Authority (CDA) chose Heartland Housing, Inc. to serve as developer and property manager of a permanent supportive housing development that will contribute to the City's effort to end chronic homelessness. The Development will follow Heartland's proven housing model of maintaining affordability while providing on-site professional supportive services and property management.

The Development will transform a vacant parcel at 7933 Tree Lane, just north of Mineral Point Road on Madison's west side, into a new construction multifamily apartment building. The project will consist of up to 46 units with 2, 3, and 4 bedrooms and will include offices for on-site supportive service provider and property management. Community spaces will include a library, computer lab, as well as a multipurpose space. The project is going through the Planned Development process and hopes to receive its approval at the January 5, 2016 common council meeting. We will be submitting this project for application to the Wisconsin Housing and Economic Development Authority (WHEDA) in late January of 2016 and hope to receive an award of low-income housing tax credits in the second quarter of 2016. If awarded we expect to begin construction in the fourth quarter of 2016.

The proposed building footprint is ~13,000 GSF and is roughly situated along the northern portion of the 57,540 SF site. A tree survey has been completed and the developer will make best efforts to preserve existing tree species of significance. The attached informational presentation package includes contextual information of the site's vicinity and proposed site plan, floor plans, and building elevations.

We look forward to working with the Urban Design Commission on this important supportive housing development.

Sincerely,



Michael Goldberg

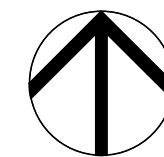
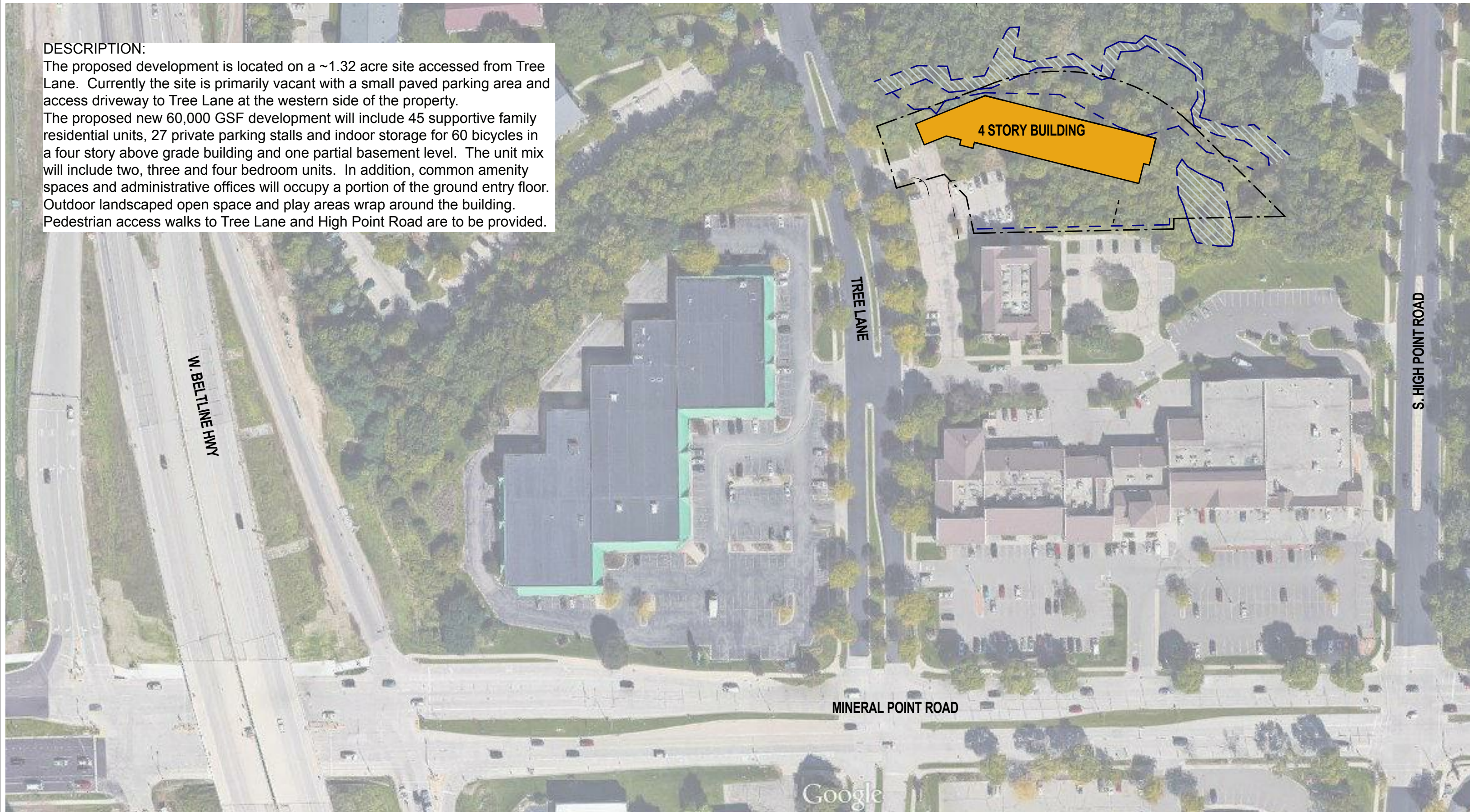
Heartland Housing, Inc.

**Urban Design Commission  
Informational Presentation  
Submission for 7933 Tree Lane**

**DESCRIPTION:**

The proposed development is located on a ~1.32 acre site accessed from Tree Lane. Currently the site is primarily vacant with a small paved parking area and access driveway to Tree Lane at the western side of the property.

The proposed new 60,000 GSF development will include 45 supportive family residential units, 27 private parking stalls and indoor storage for 60 bicycles in a four story above grade building and one partial basement level. The unit mix will include two, three and four bedroom units. In addition, common amenity spaces and administrative offices will occupy a portion of the ground entry floor. Outdoor landscaped open space and play areas wrap around the building. Pedestrian access walks to Tree Lane and High Point Road are to be provided.

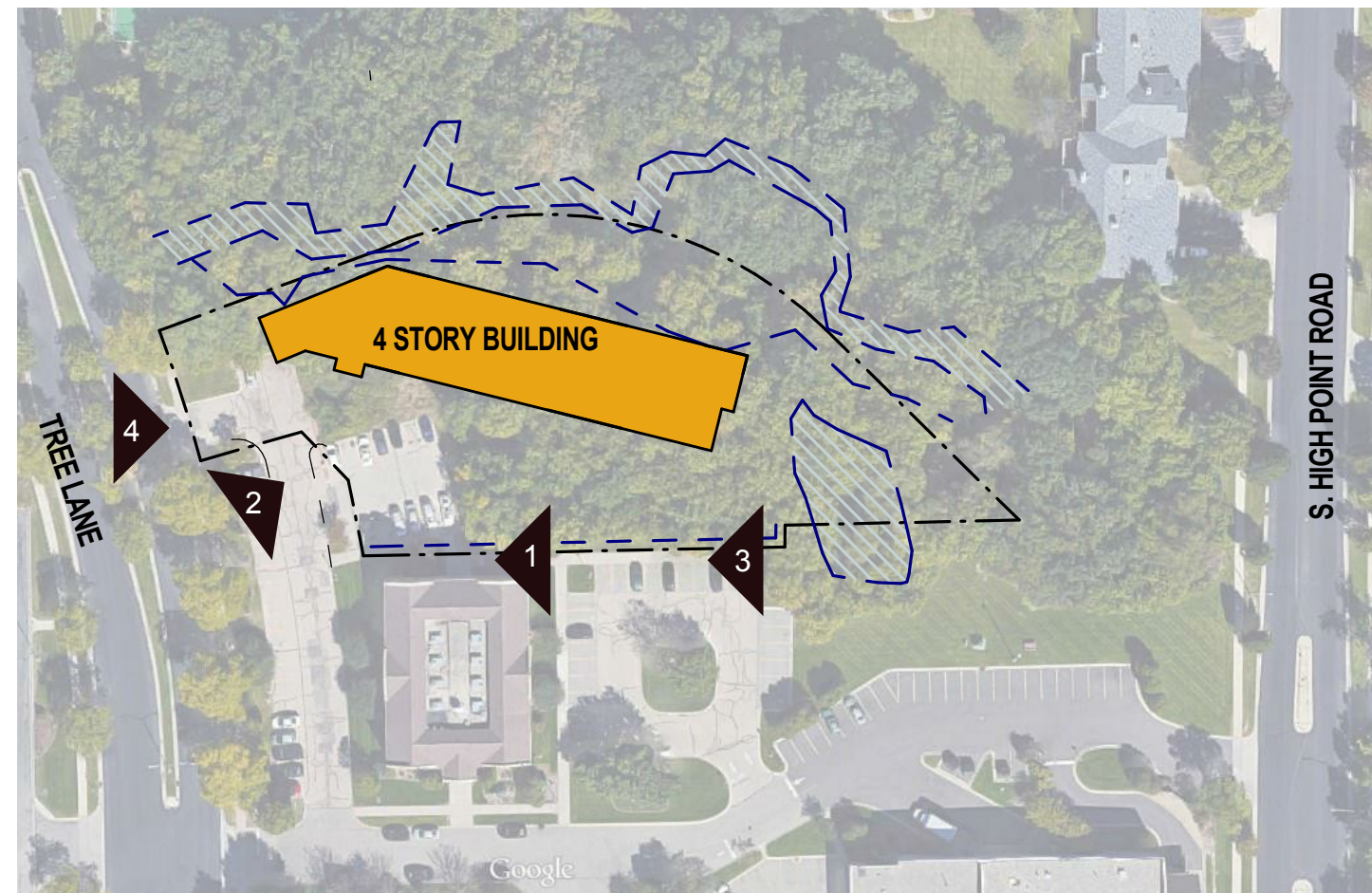




SITE PHOTO 1



SITE PHOTO 2



SITE PHOTO 3



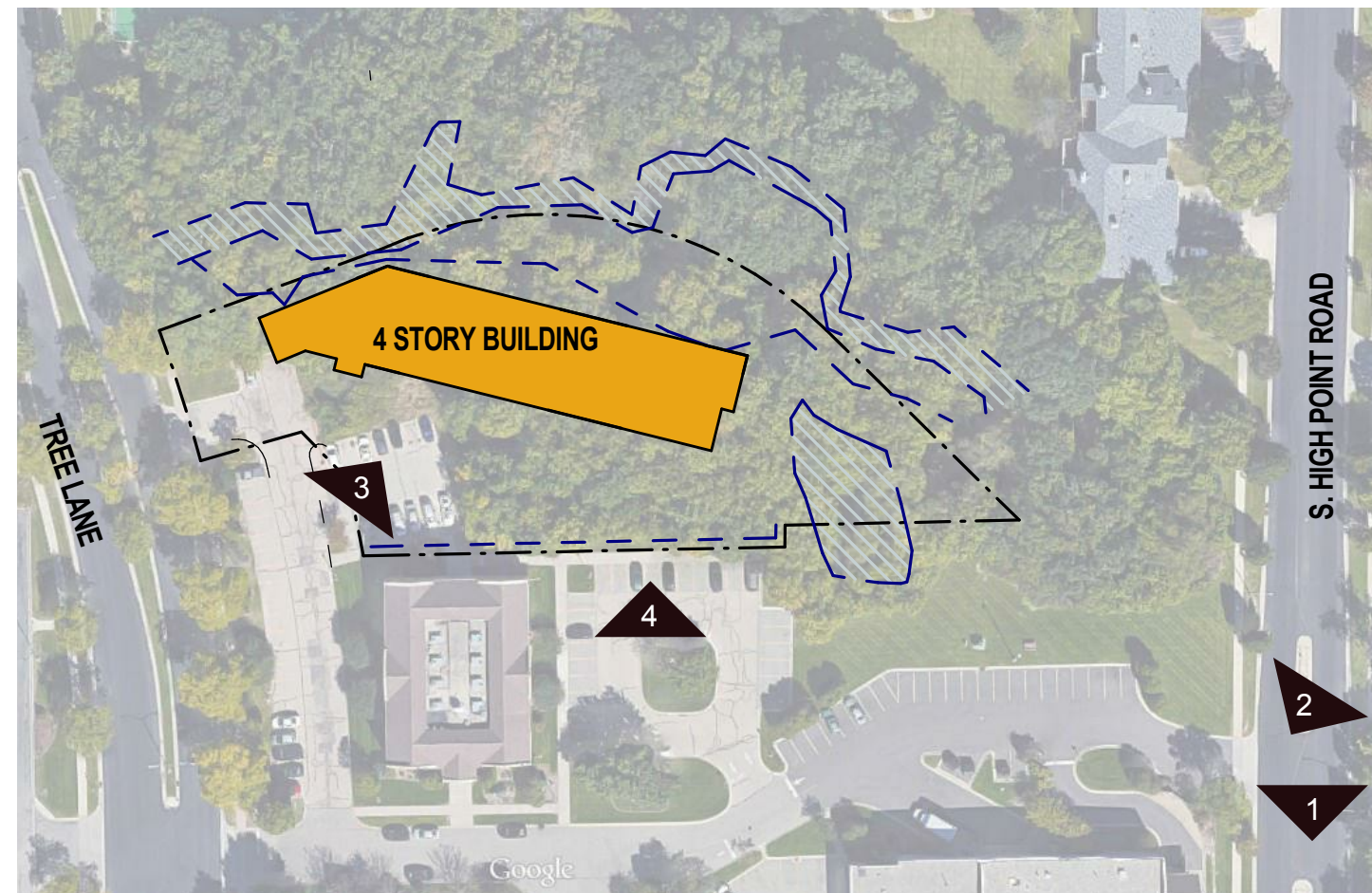
SITE PHOTO 4



SITE PHOTO 1



SITE PHOTO 2



SITE PHOTO 3



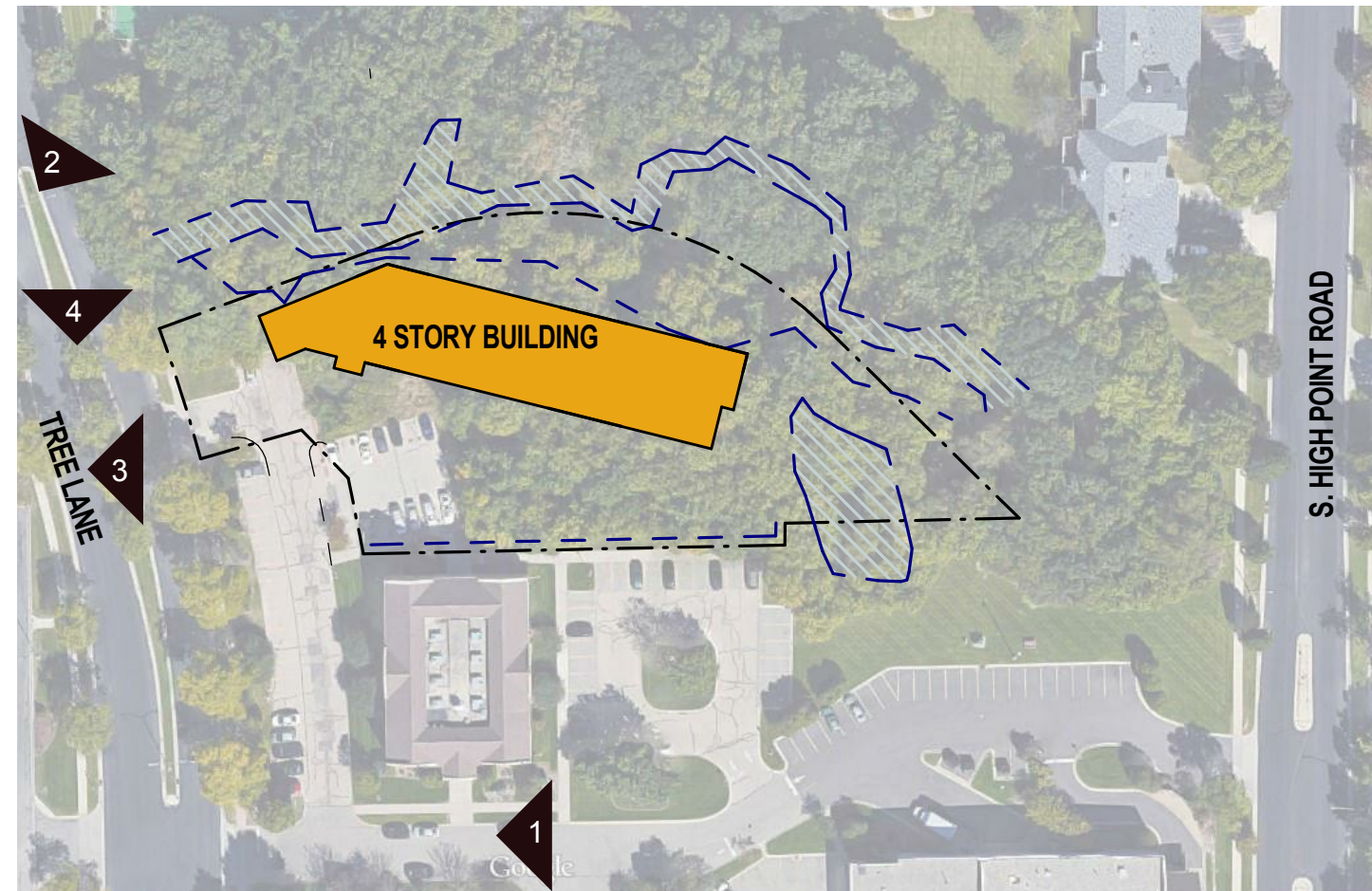
SITE PHOTO 4



SITE PHOTO 1



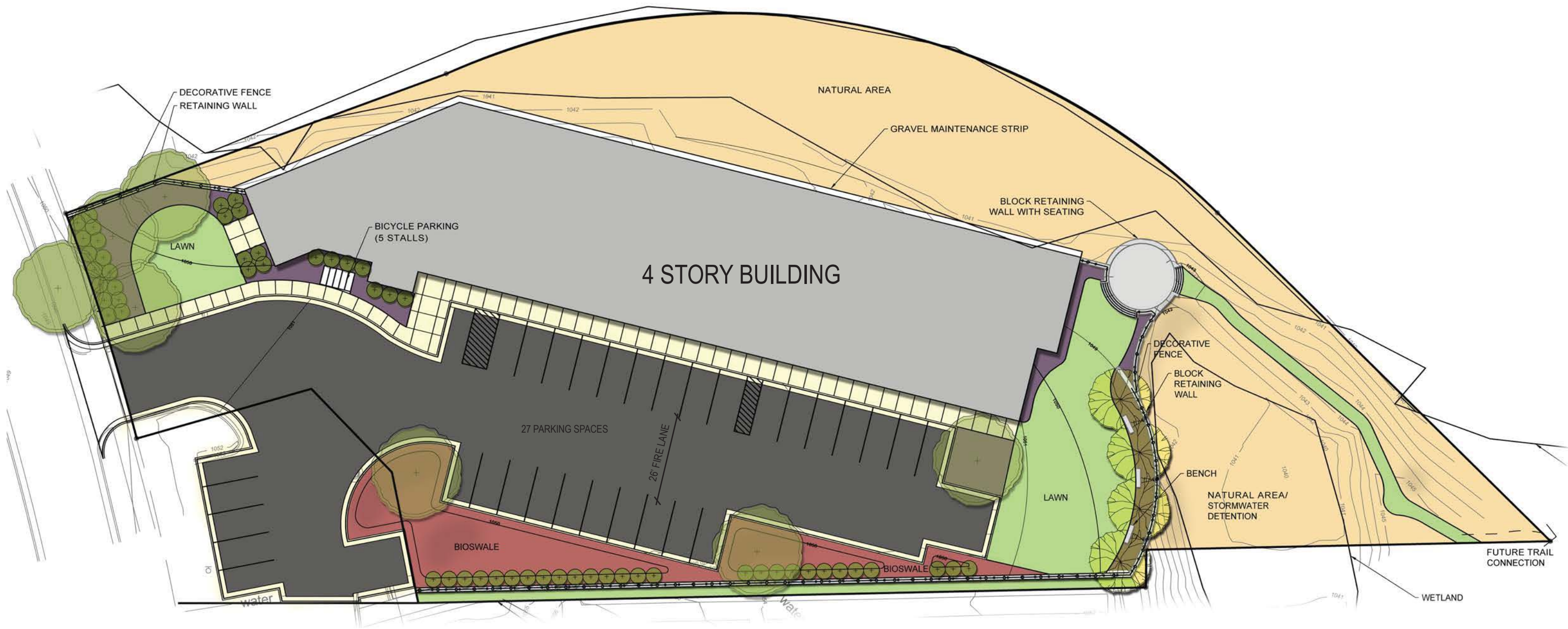
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SITE PHOTO 3

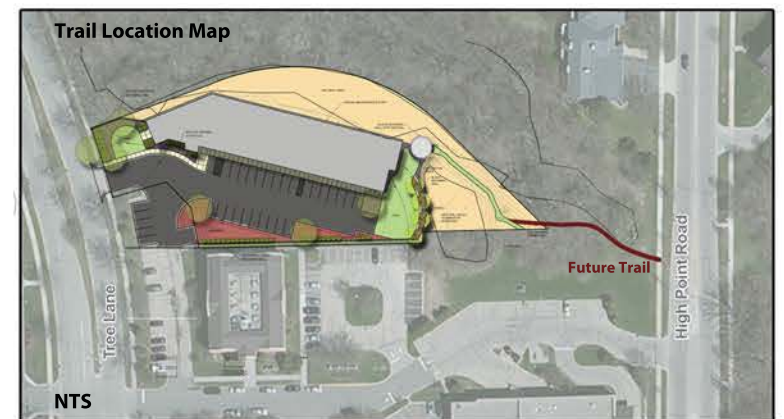


SITE PHOTO 4

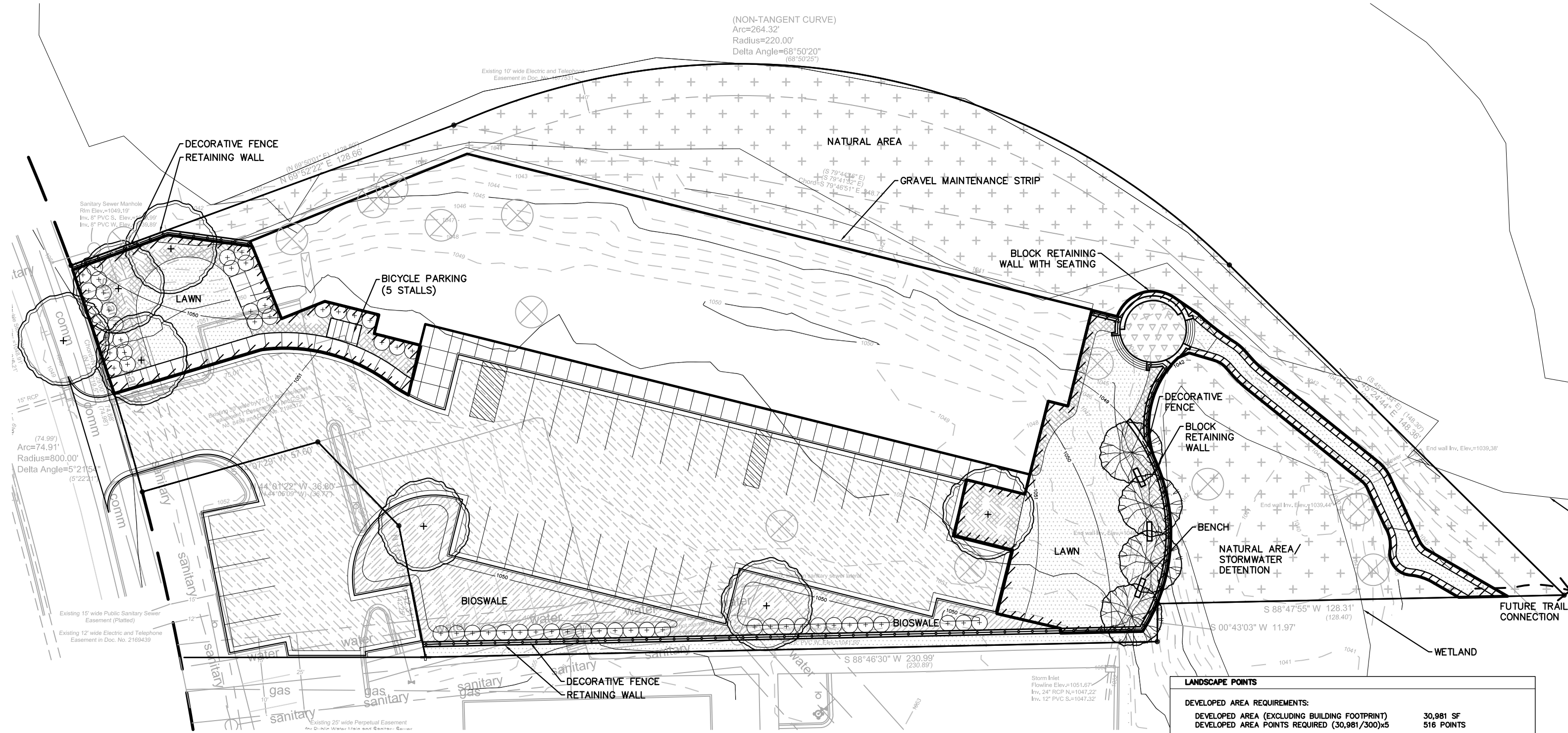


LEGEND

- |  |                            |  |                         |  |                       |
|--|----------------------------|--|-------------------------|--|-----------------------|
|  | NATURAL AREA               |  | CONCRETE                |  | CANOPY TREE           |
|  | NATIVE ORNAMENTAL PLANTING |  | ASPHALT                 |  | ORNAMENTAL FRUIT TREE |
|  | TURF GRASS                 |  | CRUSHED LIMESTONE       |  |                       |
|  | BIOSWALE                   |  | NATIVE PERENNIAL SHRUBS |  |                       |
|  |                            |  | DECORATIVE FENCE        |  |                       |
|  |                            |  | CIP RETAINING WALL      |  |                       |







(NON-TANGENT CURVE)  
 Arc=264.32'  
 Radius=220.00'  
 Delta Angle=68°50'20"  
 (68°50'25")

Sanitary Sewer Manhole  
 Rim Elev.=1049.19'  
 Inv. 8" PVC S. Elev.=1048.99'  
 Inv. 8" PVC W. Elev.=1048.89'

Arc=74.99'  
 Radius=800.00'  
 Delta Angle=5°21'55"  
 (5°22'21")

Existing 15' wide Public Sanitary Sewer Easement (Platted)  
 Existing 12' wide Electric and Telephone Easement in Doc. No. 2169439

Existing 25' wide Perpetual Easement for Public Water Main and Sanitary Sewer

LANDSCAPE POINTS	
<b>DEVELOPED AREA REQUIREMENTS:</b>	
DEVELOPED AREA (EXCLUDING BUILDING FOOTPRINT)	30,981 SF
DEVELOPED AREA POINTS REQUIRED (30,981/300)x5	516 POINTS
<b>DEVELOPMENT FRONTAGE LANDSCAPING:</b>	
PROPOSED FRONTAGE	75 LF
PROPOSED LANDSCAPING	3 CANOPY STREET TREES ADDITIONAL LANDSCAPING AS SHOWN
<b>TOTAL LANDSCAPE POINTS REQUIRED</b>	<b>516 POINTS</b>
<b>TOTAL LANDSCAPE POINTS FROM PLANTINGS</b>	<b>597 POINTS</b>

- LEGEND**
- USABLE OPEN SPACE (8,427 SF)
  - NATURAL AREA
  - NATIVE ORNAMENTAL PLANTING
  - TURF GRASS
  - BIOSWALE
  - CONCRETE
  - ASPHALT
  - CRUSHED LIMESTONE
  - NATIVE PERENNIAL SHRUBS
  - DECORATIVE FENCE
  - CIP RETAINING WALL
  - CANOPY TREE
  - ORNAMENTAL FRUIT TREE
  - EXISTING TREE >8" DBH TO REMOVE

