



# City of Madison

## Proposed Demolition & Conditional Use

Location  
707-709 Rethke Avenue

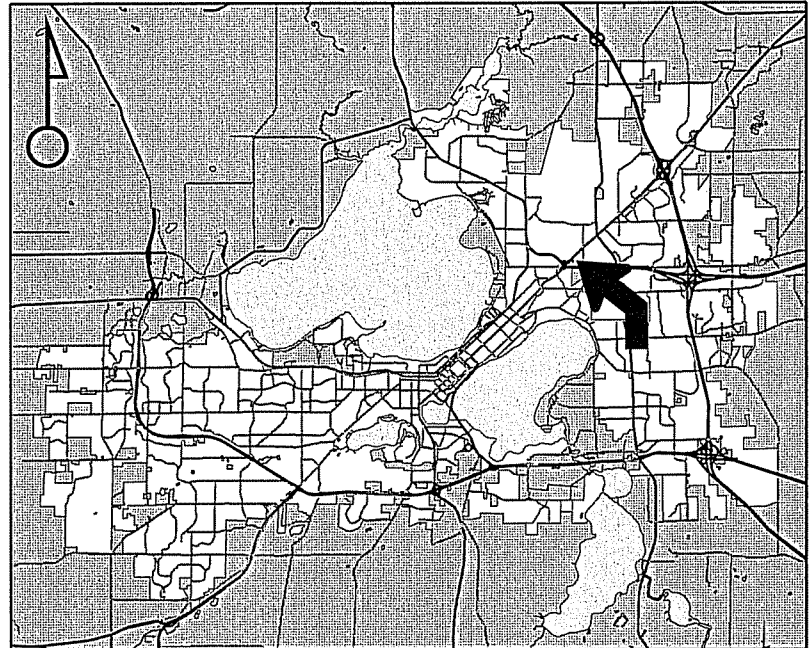
Project Name  
Madison Supportive Housing

Applicant  
Anne Bowman - Heartland Housing, Inc

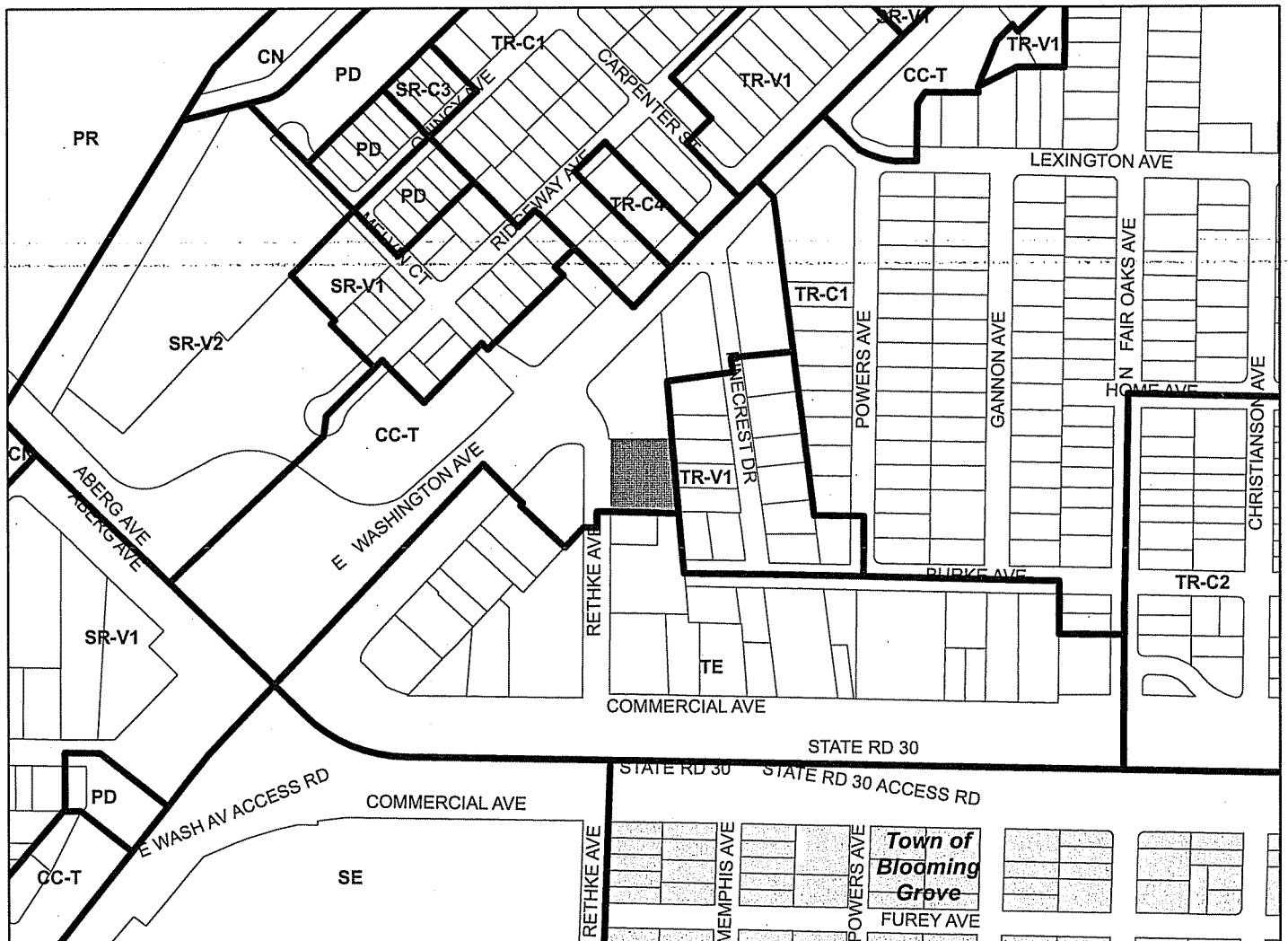
Existing Use  
Single-family residence

Proposed Use  
Demolish single-family residence to construct a mixed-use building with 60 apartments and 2,000 square feet of non-residential space

Public Hearing Date  
Plan Commission  
10 November 2014

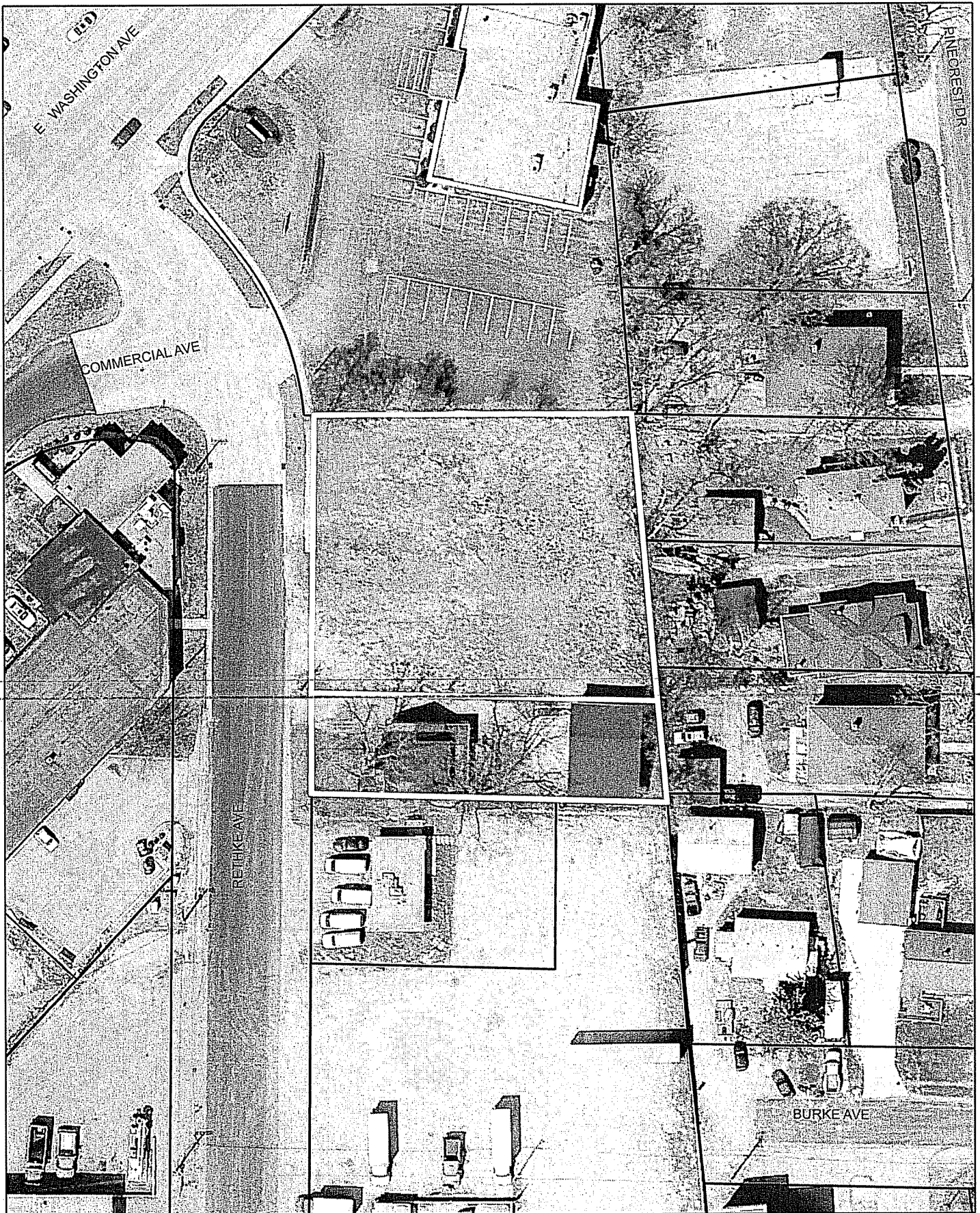


For Questions Contact: Heather Stouder at: 266-5974 or [hstouder@cityofmadison.com](mailto:hstouder@cityofmadison.com) or City Planning at 266-4635



Scale : 1" = 400'

City of Madison, Planning Division : RPJ : Date : 31 October 2014





# LAND USE APPLICATION

CITY OF MADISON

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

- All Land Use Applications should be filed with the Zoning Administrator at the above address.
- The following information is required for all applications for Plan Commission review except subdivisions or land divisions, which should be filed using the Subdivision Application.
- This form may also be completed online at:  
[www.cityofmadison.com/developmentcenter/landdevelopment](http://www.cityofmadison.com/developmentcenter/landdevelopment)

FOR OFFICE USE ONLY:	
Amt. Paid _____	Receipt No. _____
Date Received _____	
Received By _____	
Parcel No. _____	
Aldermanic District _____	
Zoning District _____	
Special Requirements _____	
Review Required By:	
<input type="checkbox"/> Urban Design Commission	<input type="checkbox"/> Plan Commission
<input type="checkbox"/> Common Council	<input type="checkbox"/> Other: _____

Form Effective: February 21, 2013

1. **Project Address:** 707 - 709 Rethke Avenue, Madison, WI 53714  
**Project Title (if any):** Madison Supportive Housing

### 2. This is an application for (Check all that apply to your Land Use Application):

- Zoning Map Amendment from \_\_\_\_\_ to \_\_\_\_\_
- Major Amendment to Approved PD-GDP Zoning       Major Amendment to Approved PD-SIP Zoning
- Review of Alteration to Planned Development (By Plan Commission)
- Conditional Use, or Major Alteration to an Approved Conditional Use
- Demolition Permit
- Other Requests: \_\_\_\_\_

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

**Applicant Name:** Michael Goldberg      **Company:** Heartland Housing, Inc.  
**Street Address:** 208 S. LaSalle St., Suite 1300      **City/State:** Chicago, IL      **Zip:** 60604  
**Telephone:** (312) 660-1345      **Fax:** ( )      **Email:** han@heartlandalliance.org

**Project Contact Person:** Anne Bowman      **Company:** Heartland Housing, Inc.  
**Street Address:** 208 S. LaSalle St., Suite 1300      **City/State:** Chicago, IL      **Zip:** 60604  
**Telephone:** (312) 660-1473      **Fax:** ( )      **Email:** abowman@heartlandalliance.org

**Property Owner (if not applicant):** Heartland Housing has an option to purchase on the property.  
**Street Address:** \_\_\_\_\_      **City/State:** \_\_\_\_\_      **Zip:** \_\_\_\_\_

### 4. Project Information:

Provide a brief description of the project and all proposed uses of the site: This permanent supportive housing development will include 60 studio units and non-residential accessory use, including offices for service provision, a community room, and teaching kitchen.

**Development Schedule:** Commencement March 2015      Completion February 2016

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## 5. Required Submittal Information

All Land Use applications are required to include the following:

**Project Plans including:\***

- Site Plans (fully dimensioned plans depicting project details including all lot lines and property setbacks to buildings; demolished/proposed/altered buildings; parking stalls, driveways, sidewalks, location of existing/proposed signage; HVAC/Utility location and screening details; useable open space; and other physical improvements on a property)
- Grading and Utility Plans (existing and proposed)
- Landscape Plan (including planting schedule depicting species name and planting size)
- Building Elevation Drawings (fully dimensioned drawings for all building sides, labeling primary exterior materials)
- Floor Plans (fully dimensioned plans including interior wall and room location)

Provide collated project plan sets as follows:

- **Seven (7) copies** of a full-sized plan set drawn to a scale of 1 inch = 20 feet (folded or rolled and stapled)
- **Twenty Five (25) copies** of the plan set reduced to fit onto 11 X 17-inch paper (folded and stapled)
- **One (1) copy** of the plan set reduced to fit onto 8 ½ X 11-inch paper

\* For projects requiring review by the Urban Design Commission, provide **Fourteen (14) additional 11x17 copies** of the plan set. In addition to the above information, all plan sets should also include: 1) Colored elevation drawings with shadow lines and a list of exterior building materials/colors; 2) Existing/proposed lighting with photometric plan & fixture cutsheet; and 3) Contextual site plan information including photographs and layout of adjacent buildings and structures. The applicant shall bring samples of exterior building materials and color scheme to the Urban Design Commission meeting.

**Letter of Intent: Provide one (1) Copy per Plan Set** describing this application in detail including, but not limited to:

- |   |   |  |
|---|---|--|
| • Project Team                                | • Building Square Footage                       | • Value of Land  |
| • Existing Conditions                         | • Number of Dwelling Units                      | • Estimated Project Cost                                     |
| • Project Schedule                            | • Auto and Bike Parking Stalls                  | • Number of Construction & Full-Time Equivalent Jobs Created |
| • Proposed Uses (and ft <sup>2</sup> of each) | • Lot Coverage & Usable Open Space Calculations | • Public Subsidy Requested                                   |
| • Hours of Operation                          |   |  |

**Filing Fee:** Refer to the Land Use Application Instructions & Fee Schedule. 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 as Adobe Acrobat PDF files on a non-returnable CD to be included with their application materials, or by e-mail to pcapplications@cityofmadison.com.

**Additional Information** may be required, depending on application. Refer to the Supplemental Submittal Requirements.

## 6. Applicant Declarations

**Pre-application Notification:** The Zoning Code requires that the applicant notify the district alder and any nearby neighborhood and business associations in writing no later than **30 days prior to FILING this request**. List the alderperson, neighborhood association(s), and business association(s) AND the dates you sent the notices:  
Alder David Ahrens and Carpenter Ridgeway Neighborhood President Sarah Peterson | 07.23.14

→ If a waiver has been granted to this requirement, please attach any correspondence to this effect 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: Heather Stouder Date: 3/6/14 Zoning Staff: Matt Tucker Date: 6/23/14

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

Name of Applicant Michael Goldberg Relationship to Property: Executed Option to Purchase  
Authorizing Signature of Property Owner Michael Goldberg Date September 23, 2014





Landscape  
Architects  
Planners  
Engineers

**MEMORANDUM**

Date: 7/14/2014  
Project: Madison Supportive Housing  
SAA#: 2565.01

To: Anne Bowman, Assoc. Director of Real Estate, Heartland Housing, Inc.  
From: John Lichtenheld, P.E., AICP

Re: Parking Evaluation

The current proposal for the Heartland project includes a 60 unit building with a kitchen and offices for a total footprint of 38,000 square feet on four levels on Rethke Avenue. The site plan includes 7 off street parking spaces (6 regular and 1 handicapped). Although the zoning code does not require any off street parking for this particular use, city staff has raised concerns with the adequacy of the proposed off street parking supply.

The following are some of the existing conditions related to on-site parking that were discussed with city staff:

- Rethke Avenue is currently 34 feet wide and partially improved with sidewalk, curb, and gutter.
- There will be a maximum of 5 employees at the facility at one time.
- The use of the kitchen may draw users from outside of the facility.
- There is no plan to restrict facility users from having vehicles on site.
- There is a high level of transit service available on E. Washington Avenue half a block away.
- Bicycle storage will be provided on site.

Based on limited parking in the area and staff concerns with regard to supporting the proposed limited on-site parking, we have evaluated the potential parking demand based on the following:

1. We contacted Porchlight Services to discuss their experiences at similar existing facilities in the Madison area. Of their three facilities that we reviewed (Pheasant Ridge Trail, Brook Street and Nakoosa Trail), the

define  
enhance  
sustain

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define  
enhance  
sustain

Nakoosa Trail facility is probably the most similar in size (48 units), location (urban fringe) and use (although it does have some daytime use). This facility has 19 stalls which includes 6 staff member parking spaces (.4 parking stalls per unit). If this same ratio was applied to this project, it would indicate a parking demand of 24 parking spaces.

2. Heartland currently has seven similar housing projects in Chicago and Milwaukee. Of those, five have off street parking accommodations as summarized in **Table 1**. The average off street parking supply is .2 parking spaces per unit. With 60 beds and .2 parking spaces per unit the new project would suggest 12 parking spaces would be sufficient.
3. In reviewing the International Transportation Engineers (ITE) peak parking rates, the closest land use (#254, Assisted Living) for parking comparison is .24 spaces per dwelling unit (DU). Assuming 60 beds and .24 parking spaces per unit would require 12 parking spaces.

Applying these ratios to the proposed development could mean a range in demand of 12 to 24 parking spaces.

In reviewing the potential for additional parking, there appears to be a number of options for supplementing parking with both on and off street parking. The attached figure shows these options and locations.

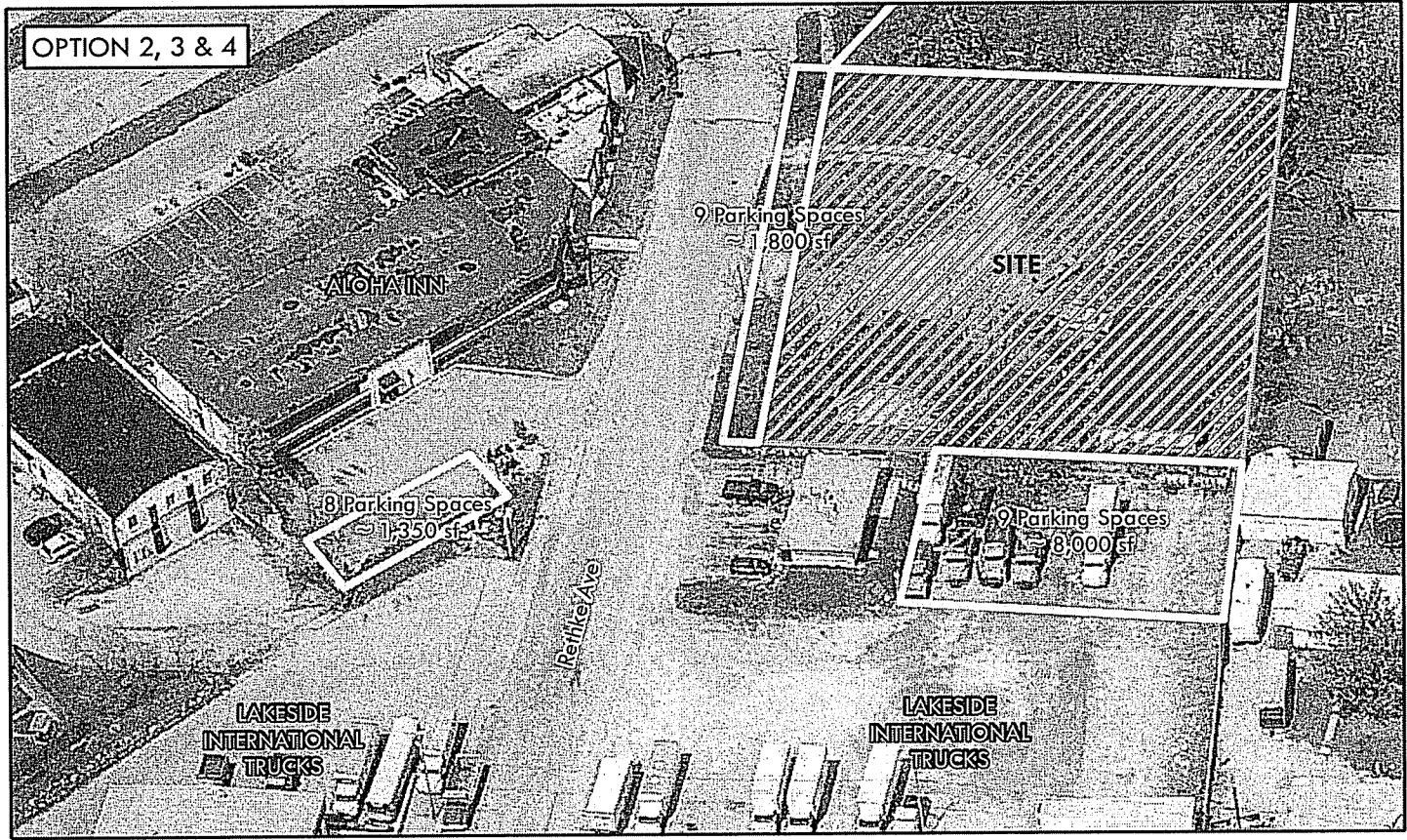
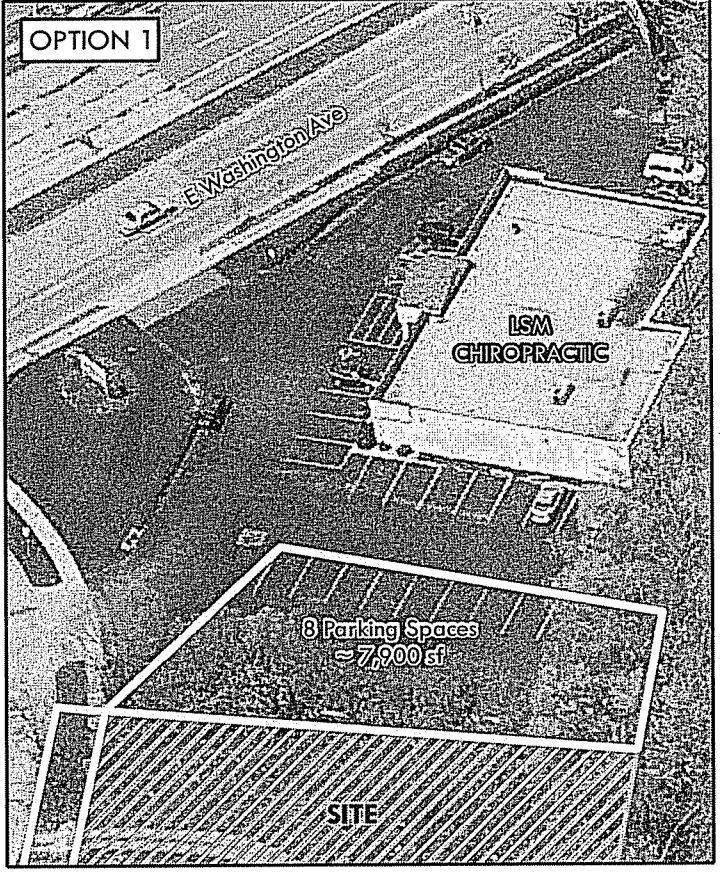
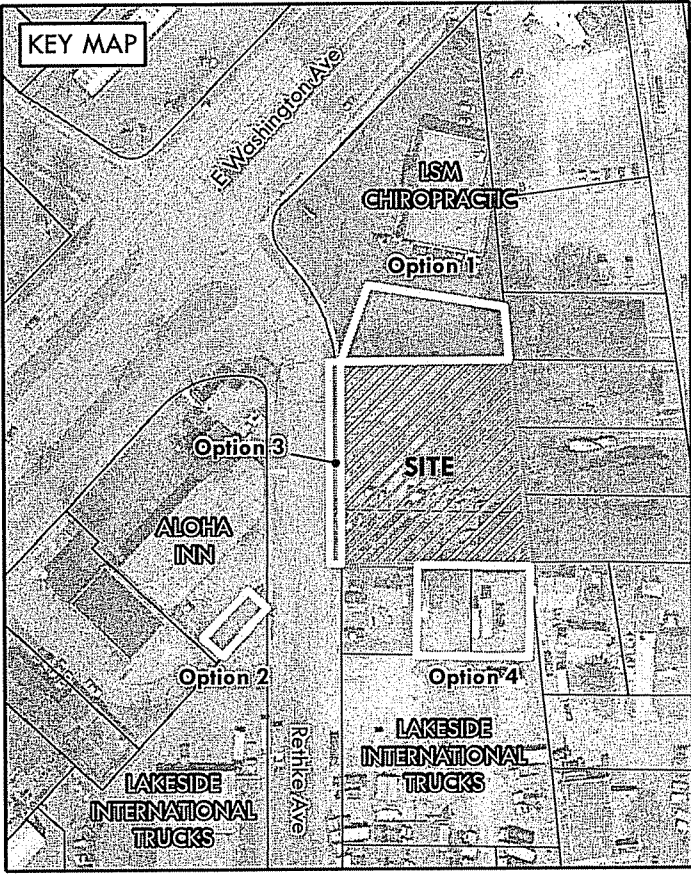
- There appears to be the potential for possibly renting adjacent off street parking from the office at 3205 East Washington, the Aloha Inn across the street, and the adjacent trucking operation. The attached figure shows the various adjacent parking options and their potential numbers.
- The existing street is 34 feet wide with a 66 foot right of way and will need to be improved with curb, gutter and sidewalk along its frontage. This is a standard city street section and would allow on-street parking along the development frontage.

define  
enhance  
sustain

Based on these findings, we are recommending the following strategies to meet the parking supply for this development:

- Off-street parking on site: 7 parking spaces (6 regular and 1 handicapped space)
- On-street parking site frontage: 8 parking spaces
- Potential off site off street parking: 6 spaces

The additional potential of off-street parking would be leased from one of the adjoining property owners in the event that the 7 spaces provided was demonstrated to be insufficient within the first year of operations. We would also suggest that residence be charged a fee for parking their vehicles on-site.



**Parking Options**  
 Madison Supportive Housing Traffic Study

SAA DESIGN GROUP  
 101 East Badger Road  
 Madison, WI 53713  
 www.saa-madison.com



**Table 1**  
**Heartland**  
**Supportive Housing Parking Examples**

Heartland Property	Location	Existing Parking Spaces	Parking Spaces Occupied	# of Units	Parking spaces/unit
Prairie Apartments	1218 West Highland Ave., Milwaukee, WI	9	1 or 2	24	0.38
Capuchin Apartments	2502 W. Tamarack St. Milwaukee, WI	8	8	38	0.21
Harvest Commons	1519 W. Warren Blvd. Chicago, IL	10	0	89	0.11
Karibuni Place	8200 S. Ellis Chicago, IL	20	20	72	0.28
Los Vecinos	4250 W. North Chicago, IL	10	10	60	0.17
Mae Suites	148 N. Mayfield Chicago, IL	No Parking Available		39	0
Leland Apartments	1207 W. Leland Chicago, IL	No Parking Available		137	0
Total	not including Mae and Leland	57		283	0.20

Madison Supportive Housing | 707 – 709 Rethke Avenue

Heartland Housing, Inc.

October 2014

### **Transportation Plan for 707 – 709 Rethke Avenue**

Heartland Housing (Heartland) and Heartland Health Outreach (HHO) will accommodate the transportation needs of its residents, staff, and visitors through:

- 1.) **Adequate parking.** The development site will accommodate 13 parking stalls on site. This is within the recommended range per the parking study. (There is no requirement per zoning.) The parking study is based on parking usage at Heartland’s current supportive housing properties. It also meets the requirements for permanent supportive housing in the Milwaukee zoning ordinance (295-403-2-a), the only jurisdiction to call out this use specifically as it relates to parking. Though Heartland understands that Chicago and Milwaukee are different communities with different needs, we don’t foresee this development requiring additional parking. Heartland and HHO will promote alternative transportation methods to its residents.

There is also additional street parking available, with 10 spaces immediately adjacent to the site. Due to the neighboring businesses having more than adequate parking, it is not anticipated that other businesses will compete for these spaces. Commercial Avenue, a frontage road to E. Washington Avenue also has abundant street parking opportunities.

Moreover, Heartland is collaborating with the neighboring property owner of the Aloha Inn to accommodate staff parking at that site. Heartland would enter into a lease for specific parking spaces, opening up the 13 on-site spaces for residents and visitors.

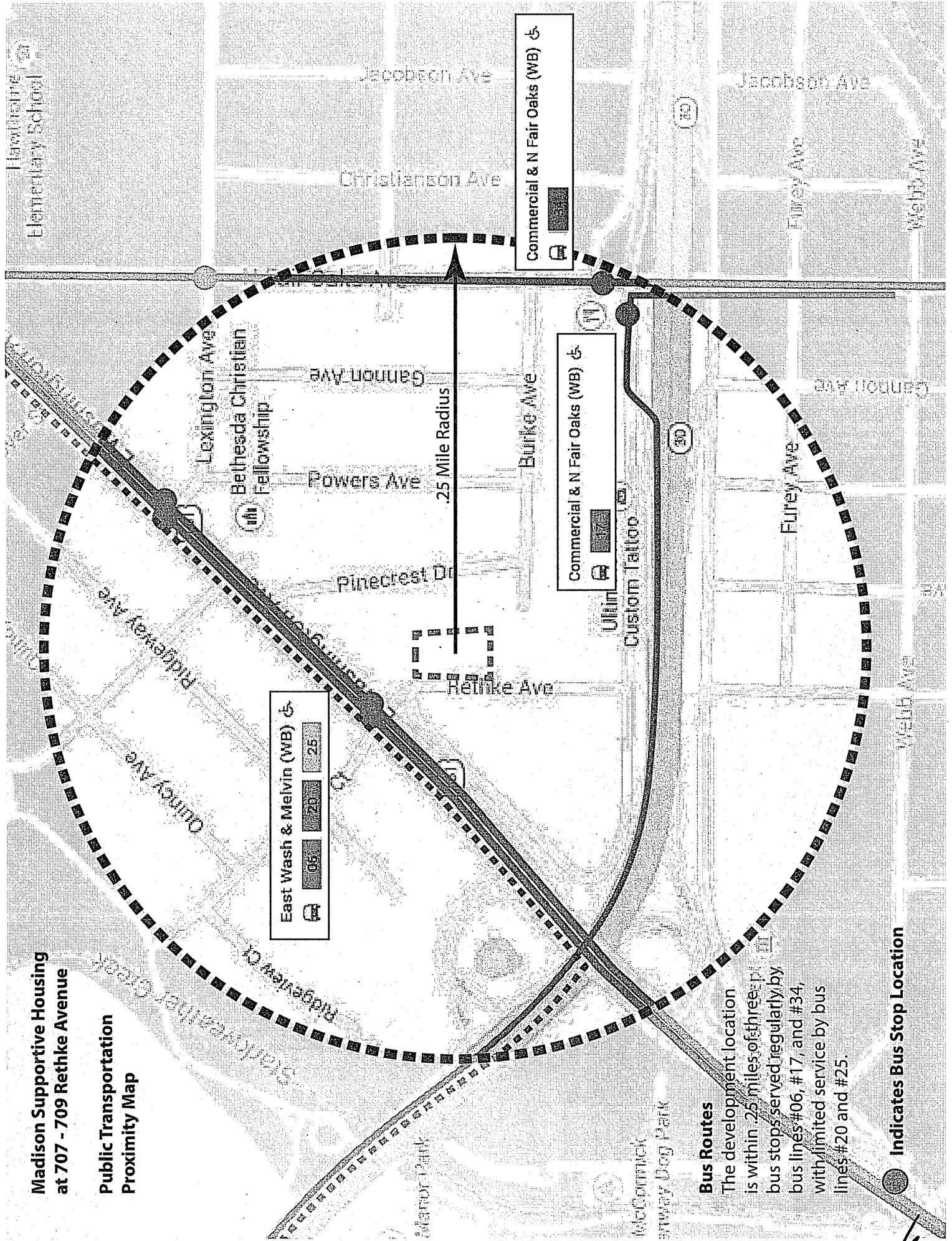
- 2.) **Shuttle Service.** Heartland is collaborating with the Madison YWCA’s Community Rides program to contract shuttle service 1-2 days per week. The shuttle would take residents to a local grocery store and/or regional retailer, allowing time for shopping, with return transportation. This would be part of the development’s operating budget. In addition, the YWCA offers individual arranged transportation service (JobRide) for people in need of transportation to/from work 24 hours a day to locations difficult to reach by bus. This service would also be promoted for resident use.
- 3.) **Grocery delivery.** Heartland will promote and coordinate grocery delivery service. If needed, Heartland will work with a local grocer or two to provide economical delivery to residents. Madison has multiple options for grocery delivery:
  - a. Hy-Vee
    - Delivery: Offered three times daily, Monday through Friday.
    - Fee: \$9.95
  - b. Capitol Centre Market
    - Delivery: 7 days per week. 9 am-9pm

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- Fee: \$4.95 shopping fee. Delivery is free.
    - c. Fresh Madison Market
      - Delivery: 7 days per week.
      - Fee: \$5.95 shopping fee. Delivery is free.
    - d. Willy Street Co-op
      - Delivery: Between noon and 6pm, Monday, Thursday, Sunday.
      - Fee: \$9.99(individual)/\$14.99 (up to 4 families). Assumes not same day delivery.
    - e. Metcalfe's
      - Delivery: 8:30am to 8:30pm, Monday through Friday. 8:30am and 4:00pm, Saturday.
      - Fee: \$12.95.
- 4.) **Public transportation.** The Rethke Avenue site is well served by the City of Madison Metro Transit Bus Service, with 3 bus stops and 5 bus routes within a quarter mile radius. See enclosed map for more detail. Bus routes:
- a. #6: Runs all day service every 30 min.
  - b. #20: Limited Service
  - c. #25: Limited Service
  - d. #17: Runs every 30 min.
  - e. #34: Runs every hour
- 5.) **Promotion of bicycle use.** Madison is well known for its bicycling culture and will promote this mode of transportation to its residents as an affordable, easy, and low maintenance way to get around the city. The bike lane along E. Washington Ave. makes it safe and easy to get to services and amenities along E. Washington Ave. and beyond.
- Heartland will accommodate one bike storage space for each of the 60 residents as well as 8 exterior spaces for guests of the residents and visitors of the commercial spaces. Furthermore, Heartland will consider purchasing bikes for the development to be shared between residents on a sign-out basis and plans to sponsor bike safety and maintenance classes for residents to get more comfortable with bike ownership.
- 6.) **Supportive services assistance.** The supportive services budget of Heartland Health Outreach also includes line items for client support transportation as well as mileage reimbursement for HHO employees. This would cover local staff travel needed to convey residents to appointments (as needed) as well as public transportation fares for medical and various offsite appointments. It would also cover the approximately \$2 fare of the YWCA's ride program mentioned above.

**Madison Supportive Housing  
at 707 - 709 Rethke Avenue**

**Public Transportation  
Proximity Map**



25 Mile Radius

East Wash & Melvin (WB) & #06, #20, #25

Commercial & N Fair Oaks (WB) & #11, #20

**Bus Routes**  
The development location is within 25 miles of three bus stops served regularly by bus lines #06, #17, and #34, with limited service by bus lines #20 and #25.

Indicates Bus Stop Location



**MADISON ZONING CODE SPATIAL REQUIREMENTS FOR KEEPING OF CHICKENS (SEC. 28.151) (4-6 CHICKENS)**

KEEPING OF UP TO 4 CHICKENS IS ALLOWED AS AN ACCESSORY USE ON LOTS WITH UP TO FOUR DWELLING UNITS

KEEPING OF UP TO 6 CHICKENS IS ALLOWED AS AN ACCESSORY USE TO A HOUSE OR SCHOOL IN THE DC DISTRICT

THE CHICKENS SHALL BE PROVIDED WITH A COVERED ENCLOSURE AND MUST BE KEPT ENCLOSED AT ALL TIMES

THE ENCLOSURE SHALL BE LOCATED AT LEAST 25 FEET FROM ANY RESIDENTIAL STRUCTURE ON AN ADJACENT LOT

**MADISON ZONING CODE SPATIAL REQUIREMENTS FOR KEEPING OF HONEYBEES (SEC. 28.151) (20-60,000 BEES)**

NO HIVE SHALL EXCEED 20 CUBIC FEET IN VOLUME

NO HIVE SHALL BE CLOSER THAN 3 FEET FROM ANY PROPERTY

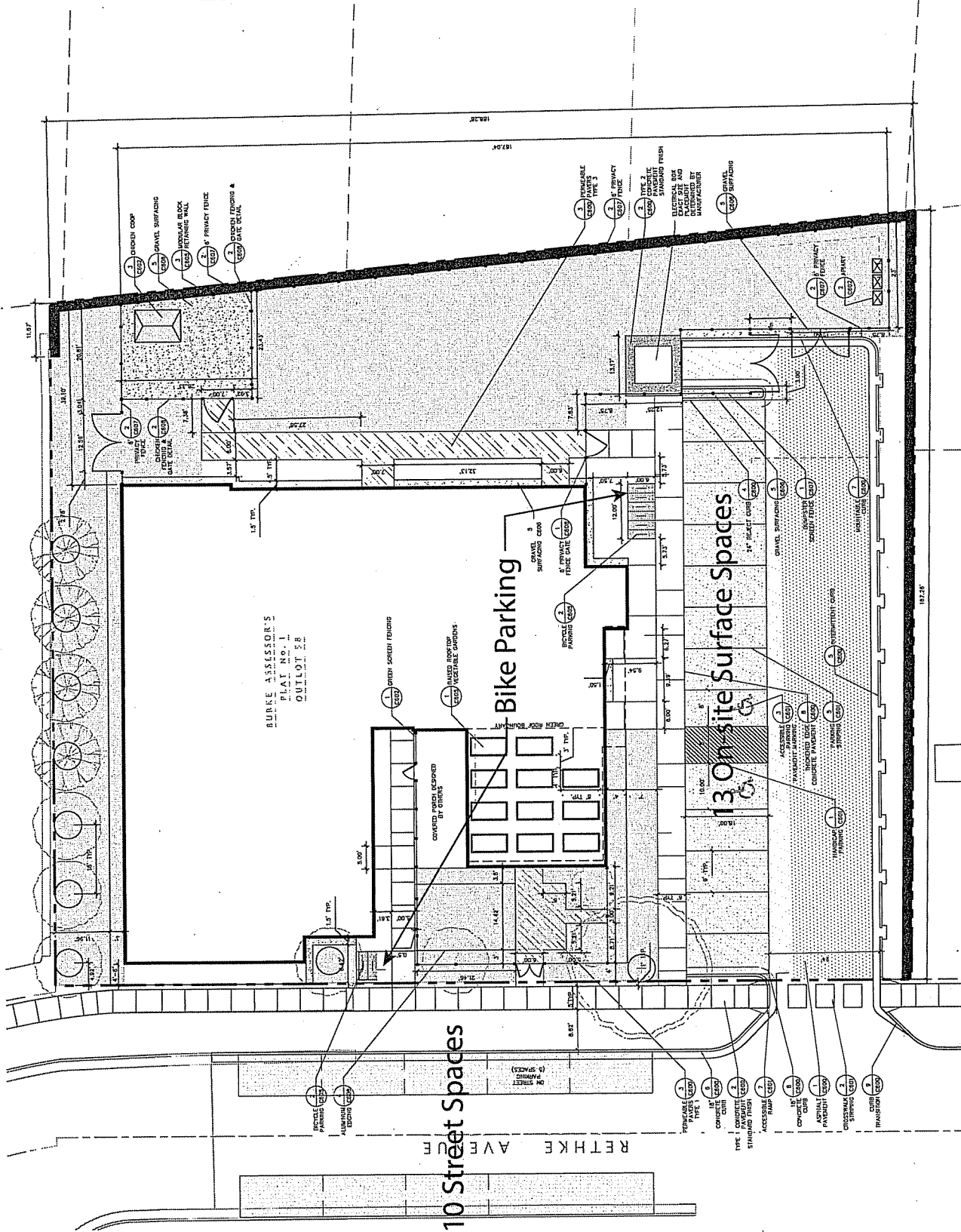
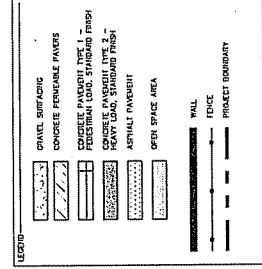
NO HIVE SHALL BE LOCATED CLOSER THAN 10 FEET FROM A PUBLIC SIDEWALK OR 25 FEET FROM A PRINCIPAL BUILDING ON A LOT

A 15' WALKWAY BARRIER AT LEAST 25 FEET FROM THE HIVE HEIGHT SHALL SHIELD ANY PART OF A PROPERTY LINE WITHIN 25 FEET OF A HIVE

NO MORE THAN 6 HIVES MAY BE LOCATED ON A LOT UNLESS THE PRINCIPAL USE OF THE LOT IS AN AGRICULTURAL USE

OPEN SPACE	EXAMINER	SQUARE FEET REQUIRED	SQUARE FEET
180 SF/UNIT	60x180	5600.0	
GROUND LEVEL OPEN	5055.2 X 1	9555.7	
GREEN ROOF	819.8 X 0.75	814.7	
	TOTAL	8671.4	

- NOTES:**
- ALL NEW BUILDINGS SHALL BE CONFORMANT WITH THE 2015 INTERNATIONAL BUILDING CODE (IBC) AND THE 2015 INTERNATIONAL PLUMBING CODE (IPC).
  - CONCRETE SHALL BE TYPE 1 - 4000 PSI MINIMUM COMPRESSIVE STRENGTH.
  - ASPHALT SHALL BE TYPE 1 - 4000 PSI MINIMUM COMPRESSIVE STRENGTH.
  - ALL CONCRETE SHALL BE FINISHED WITH A POLISHED OR BROOM FINISH.
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**MADISON SUPPORTIVE HOUSING PROJECT**

**C200**

**Engberg Andersen**

MILWAUKEE MADISON

**Engberg Andersen**

MILWAUKEE MADISON

**SITE LAYOUT PLAN**

1/8" = 1'-0"

OCTOBER 27, 2014

Engberg Andersen Project No. 142324.01

**SAA DESIGN GROUP ALLIANCE**

**HEARTLAND HOUSING**

344 W. WASHINGTON ST. SUITE 200

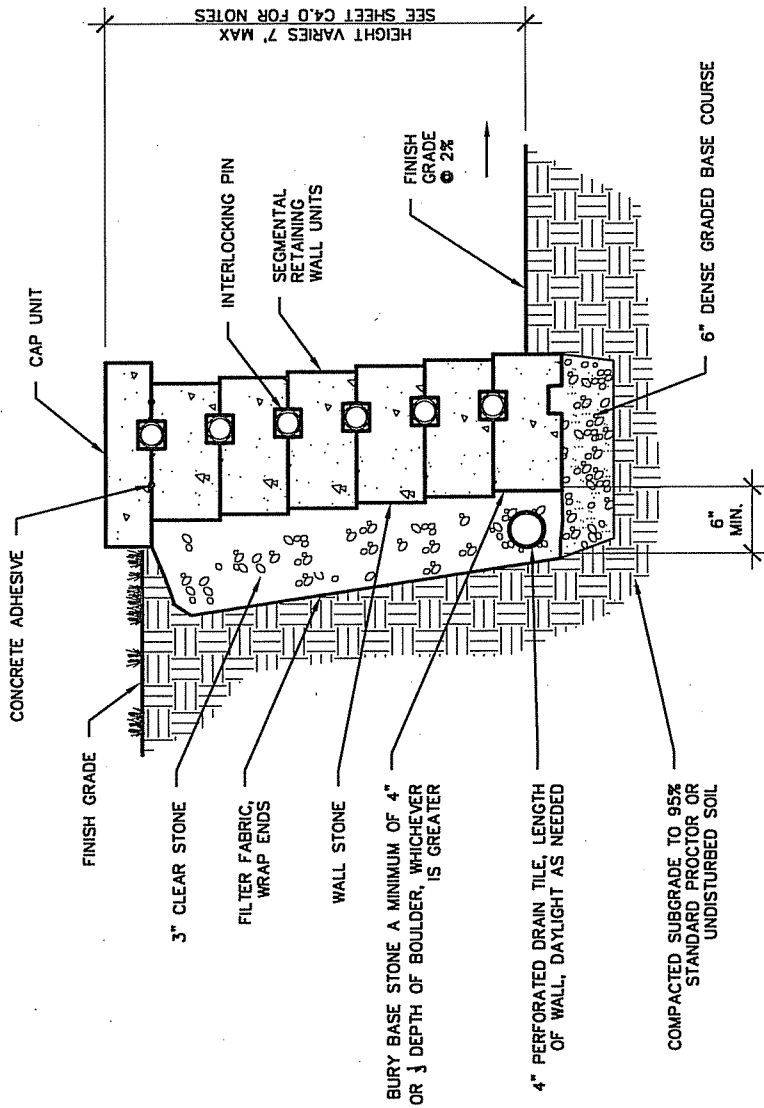
MILWAUKEE, WI 53233

TEL: 414.224.1100

FAX: 414.224.1101

WWW.SAADESIGN.COM

# Revised Retaining Wall Detail



\*CONTRACTOR TO SUBMIT SHOP DRAWINGS TO THE CITY FOR APPROVAL PRIOR TO CONSTRUCTING THE WALL.

3 MODULAR BLOCK RETAINING WALL

0805

SCALE NTS

# Madison Supportive Housing Project

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707-709 Rethke Avenue  
Madison, Wisconsin 53714

## Plan Commission Application City of Madison

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September 24, 2014  
October 27, 2014 - revised

Engberg Anderson Project Number 142324.01

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305 W. Washington Ave.  
Madison, WI 53703  
608.250.0100  
[www.engberganderson.com](http://www.engberganderson.com)

**HEARTLAND  
ALLIANCE**  
HOUSING

Engberg  
Anderson 



**Heather Stouder, AICP**

September 24, 2014  
Revised October 27, 2014

City of Madison  
Department of Planning & Community & Economic Development  
215 Martin Luther King, Jr. Blvd  
Madison, WI 53701

**Re Letter of Intent  
Madison Supportive Housing  
707-709 Rethke Avenue  
Madison, WI 53703  
Conditional Use**

Dear Ms. Stouder,

Please accept this Letter of Intent, application and attachments as our formal request for a Conditional Use review and approval by the City of Madison for the Madison Supportive Housing project detailed below.

**Project Name:**

Madison Supportive Housing  
Madison, WI 53703

**PROJECT TEAM:**

**Owner:**

Rethke Washington, LLC  
208 S. LaSalle St., Suite 1300  
Chicago, IL 60604

**Contact:**

Hume An  
Phone: (312) 660-1345  
Fax: (312) 660-1555  
Email: [han@heartlandalliance.org](mailto:han@heartlandalliance.org)

**Architect:**

Engberg Anderson  
1 N. Pinckney Street  
Madison, WI 53703

**Contact:**

Mike Zuehlke  
Phone: (608) 250-7511  
Fax: (608) 250-0200  
Email: [mikez@engberganderson.com](mailto:mikez@engberganderson.com)

MADISON MILWAUKEE TUCSON  
Engberg Anderson, Inc.  
1 North Pinckney Street  
Madison, Wisconsin 53703  
Ph 608 250 0100 Fx 608 250 0200  
[www.engberganderson.com](http://www.engberganderson.com)



**Civil Engineer:** SAA Design Group, Inc.  
101 East Badger Road  
Madison, Wi 53713  
**Contact:** John Lichtenheld, P.E.  
Phone: (608) 441-3599  
Fax: (608) 255-7750  
Email: [jlichtenheld@saa-madison.com](mailto:jlichtenheld@saa-madison.com)

**Landscape Architect:** SAA Design Group, Inc.  
101 East Badger Road  
Madison, WI 53713  
**Contact:** Jacob Blue  
Phone: (608) 441-3564  
Fax: (608) 255-7750  
Email: [jblue@saa-madison.com](mailto:jblue@saa-madison.com)

**PROJECT OVERVIEW**

The project will be located in the city of Madison on the near east side at the addresses of 707-709 Rethke Avenue. The mixed-use development will consist of a four-story building of approximately 37,000 square feet. The building will include: 60 residential units; non-residential accessory use on the ground floor, which includes offices for service providers, a community room, and teaching kitchen; a second floor roof garden for residents; and bike parking and storage in the basement. The project will require a conditional use approval for exceeding the maximum number of dwelling units (24) on the site, having less than 75% of the total ground floor area for non-residential uses, and having the street frontage consist of less than 75% of non-residential uses.

**EXISTING CONDITIONS:**

The project site currently consists of two parcels of land that will be combined into one property with the submittal of a new Certified Survey Map. Currently parcel A is occupied by a two-story single family house with a one story garage behind. Both structures will be demolished as part of the building project. Parcel B is a vacant lot with existing trees and shrubbery on the perimeter.

According to the City of Madison zoning districts, the project site is located within the Commercial Corridor - Transitional District (CCT). The maximum height and number of stories for this district are 68' / 5 stories.

The project site is contained within District 15 and is part of the Carpenter-Ridgeway neighborhood.

**PROJECT SCHEDULE:**

The project is currently scheduled to begin construction in March 2015 with completion in February 2016.

**PROPOSED USES:**

The building contains residential, office, and community serving space. The building will include 60 residential studio units on 4 floors of the building. In addition to residential units, the first floor will include an 820 SF community room and a 446 SF commercial grade teaching kitchen, which will be for the use of both the residents and outside groups. The community room can be rented out during certain hours by outside groups as meeting space, and the teaching kitchen can be rented out during certain hours for catering businesses, baking, or other microenterprises. In addition, the first floor will include a lobby, technology center, library/meditation room and a fitness area. It will also contain offices and meeting spaces that are set aside for the provision of services by social service providers. The service provider will also have access to the library/meditation room to use for group therapy and the community space to host larger meetings or events.

This program meets the requirements of a mixed use development due to the following characteristics:

1. A separate condominium unit will be formed for the first floor non-residential space. This square footage will not be included in the project's tax credit basis (it will not count toward the amount of tax credits calculated) and therefore is not restricted to serving a low-income population. This allows Heartland to open up the space for use by outside organizations.
2. The service offices and related spaces will be inhabited by an organization separate from that of the owner and property manager.
3. The teaching kitchen will be designed to allow for use by outside groups for catering purposes and other functions. Heartland is working with a professional food service design consultant who will also help identify potential foodservice operations that would be interested in renting the space.
4. Similarly, the community room (and adjoining teaching kitchen) will be made available for use by the community, whether for neighborhood association meetings or celebratory events. Heartland wants this space to become an asset for the neighborhood and broader community.
5. The non-residential areas, including service and community space, are physically separate from the residential space and can be accessed via a separate entrance off of Rethke Avenue.
6. The spaces' heating and cooling can be controlled separately and may be metered separately.

**HOURS OF OPERATION:**

Residential occupancy: 24 hours per day, 7 days per week.

Non-residential accessory use occupancy: Varies depending upon use.

**BUILDING SQUARE FOOTAGE:**

Approximately 34,130 SF not including 3,147 SF of basement.

**NUMBER OF DWELLING UNITS:**

The building will include 60 efficiency residential units. There will be a mix of standard units and accessible units with typical unit size at 315 SF and the accessible unit size at 342 SF. There are 9 units on the ground floor, 17 units on the second, third floors and fourth floors

**AUTO AND BIKE PARKING STALLS:**

**Auto Parking:**

There will be 13 on site surface parking stalls which will include 2 handicap stalls for vehicles. The CC-T District does not stipulate the number of parking spaces. A parking study was initiated to inform the appropriate number of spots for this location and building use. The recommended 12 spaces are accommodated on site with an additional 5 spaces in front of the building on Rethke Avenue.

**Bike Parking:**

There will be 60 resident bike parking spaces located in the basement.

Public bike parking is provided on site as there are 3 bike racks, with each rack providing accommodations for 2 bikes, for resident guests and 1 bike rack for guests of the mixed use spaces (total of 8 exterior spaces)

**LOT COVERAGE AND OPEN SPACE:**

The proposed building will be positioned on the site towards the NW corner of the lot to allow for ample usable area on the site. The building's position on site will meet all of the required setbacks and has a lot coverage of 31%. The Rethke Street facade will have over 80% of the building frontage located within 25' of the property line and also provides outdoor space for a covered terrace with permeable paving and various garden areas. The building will be setback from the property line at the North by a minimum of 14' which will provide area to manage the surface storm water to navigate it around the building. On an irregular lot, the building is setback from the rear property line a minimum of 40' at its narrowest location and is also 24'-0" away from the calculated rear set back line. The set-back will allow for ample outdoor space for the building occupants. The installation of the landscape in this area will be phased and will initially contained an apiary and an area for chickens along. The entire area will be enclosed with a cedar fence. Surface parking will be located towards the South end of the site. With the addition of the second floor roof top garden the open area provided on-site will be 9,671 square feet and will exceed the required space needed.

**NEIGHBORHOOD INPUT:**

There have been many opportunities for neighborhood input over the past several months. These opportunities include neighborhood meetings organized by Heartland Housing held on January 8, March 6, July 16, and September 23. Additional focus groups and workshops with the Madison community's service providers and end users were held: May 7 and 16, July 16. The DAT meeting was held on July 17 and the project was presented at the Urban Design Commission (for informational purposes) on September 17.

Heather Stouder

September 24, 2014  
Revised October 27, 2014

Page 5

**VALUE OF LAND:**

Approximately \$380,000.00

**ESTIMATED PROJECT COST:**

Approximately \$8,300,000.00

**NUMBER OF CONSTRUCTION & FULL-TIME EQUIVALENT JOBS CREATED:**

According to McGann Construction, who will be the general contractor on the project, they expect to create 15 construction jobs during the building period. It is anticipated that the project will generate 9 new positons on the operations side, 4 in property management and 5 more in services.

**PUBLIC SUBSIDY REQUESTED:**

None.

Sincerely,

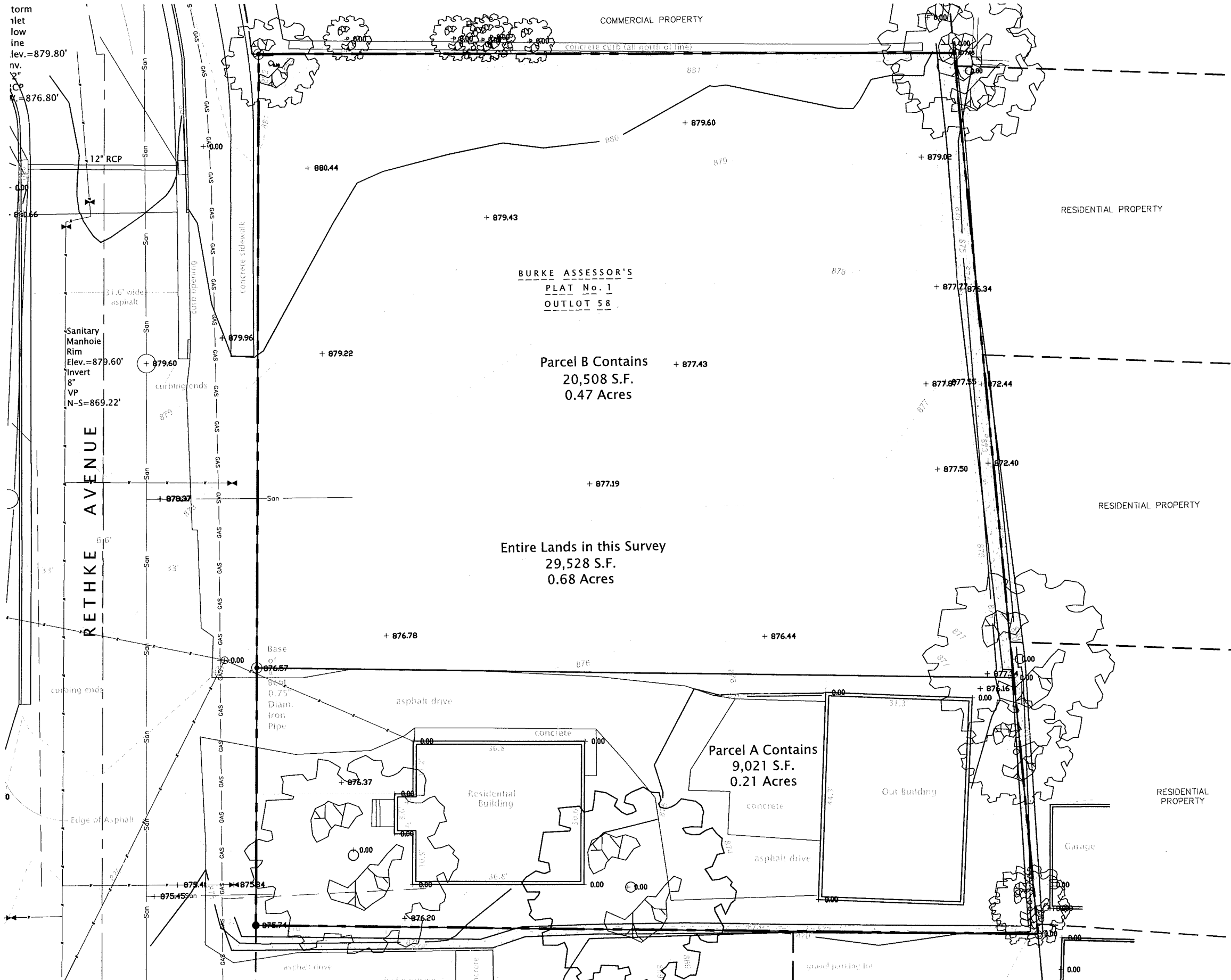
Mike Zuehlke, RA

MMZ/mmz

Copied: Hume An, Anne Bowman, Mark Ernst, Jacob Blue



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RETHKE AVENUE

BURKE ASSESSOR'S  
PLAT No. 1  
OUTLOT 58

Parcel B Contains  
20,508 S.F.  
0.47 Acres

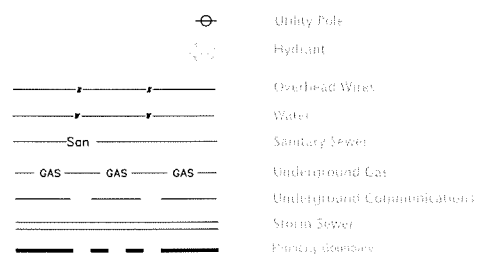
Entire Lands in this Survey  
29,528 S.F.  
0.68 Acres

Parcel A Contains  
9,021 S.F.  
0.21 Acres

SURVEYED FOR:  
HEARTLAND HOUSING  
208 S. LASALLE STREET, Suite 1300  
CHICAGO, IL 60604  
(JULY 22, 2014)

SURVEYED BY:  
ISTHMUS SURVEYING, LLC  
450 NORTH BALDWIN STREET  
MADISON, WI 53703  
(608) 244.1090  
www.isthmussurveying.com

- LEGEND**
- SOLID IRON ROD FOUND (0.75" Dia. unless noted)
  - ⊙ IRON PIPE FOUND (1" Dia. unless Noted)
  - 3/4"x18" SOLID IRON ROD SET 1.50LBS./LINEAL FOOT.
  - ( ) INDICATES RECORDED AS DISTANCES ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT.



**MADISON SUPPORTIVE HOUSING PROJECT**

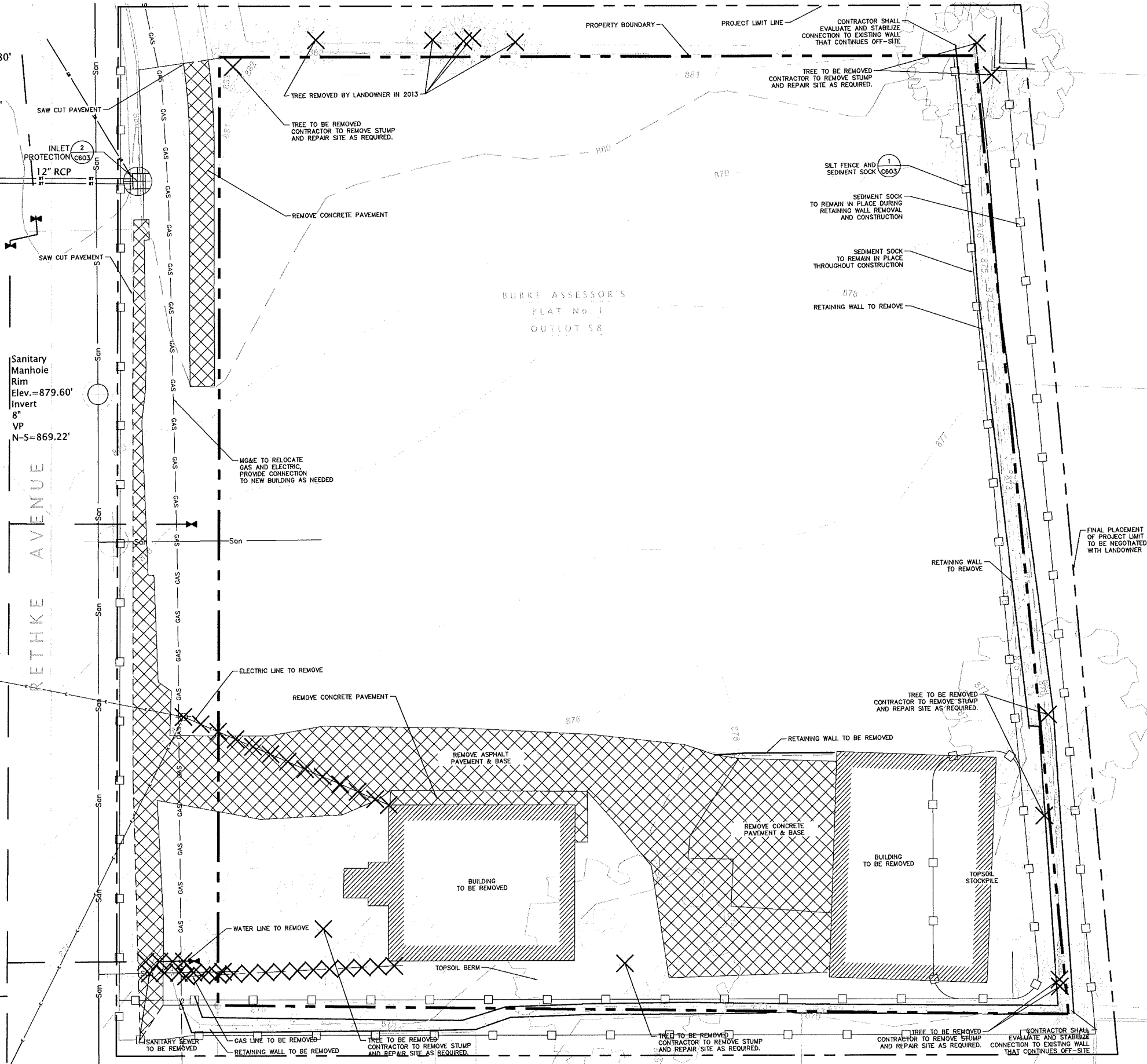
EXISTING CONDITIONS  
1/8" = 1'-0"  
OCTOBER 27, 2014

**C100**

Enbera Anderson Project No. 142324.01



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 N.=876.80'



**EROSION CONTROL NOTES:**

1. EROSION CONTROL ITEMS SHALL BE IN PLACE PRIOR TO CONSTRUCTION AND SHALL BE MAINTAINED UNTIL SUCH TIME THAT THE ENGINEER DEEMS THE DEVICES NO LONGER NECESSARY.
2. EROSION CONTROL ITEMS AT THE BASE OF THE RETAINING WALL MAY BE REMOVED UPON COMPLETION OF NEW RETAINING WALL CONSTRUCTION ASSUMING EROSION CONTROL ITEMS AT THE TOP OF THE RETAINING WALL ARE IN PLACE.
3. SOIL DISTURBANCE SHALL BE CONDUCTED IN SUCH A MANNER AS TO MINIMIZE EROSION. SOIL STABILIZATION MEASURES SHALL CONSIDER THE TIME OF YEAR, SITE CONDITIONS AND THE USE OF TEMPORARY OR PERMANENT MEASURES.
4. DISTURBED AREAS SHALL BE STABILIZED WITH SOIL STABILIZER TYPE B IF THERE IS A DELAY OF MORE THAN 7 CALENDAR DAYS BETWEEN INITIAL GRADING AND FINAL TOPSOIL AND SEEDING. SOIL STABILIZER APPLICATION SHALL BE AT THE CONTRACTOR'S EXPENSE.
5. DISTURBED AREAS SHALL BE STABILIZED WITH TEMPORARY OR PERMANENT MEASURES WITHIN 7 CALENDAR DAYS OF THE END OF DISTURBANCE, OR RE-DISTURBANCE.
6. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED WITHIN 30 DAYS AFTER FINAL SITE STABILIZATION IS ACHIEVED OR AFTER THE TEMPORARY MEASURES ARE NO LONGER NEEDED.
7. DUE TO THE LIMITED AREA OF THIS PROJECT AND THE AMOUNT OF EXISTING PAVEMENT, A TRACKING MAT PER DNR TECHNICAL STANDARD 1057 WILL NOT BE REQUIRED AT THE SITE ACCESS POINT.
8. THE EROSION CONTROL MEASURES INDICATED ON THE PLANS ARE THE MINIMUM REQUIREMENTS. ADDITIONAL MEASURES MAY BE REQUIRED AS DIRECTED BY THE ENGINEER OR GOVERNING AGENCY.
9. CARE SHALL BE TAKEN TO MINIMIZE EXPORT OF EXCESS MATERIAL FROM BASEMENT EXCAVATION. CONTRACTOR SHALL ROUGH GRADE THE SITE TO PROPOSED SUBGRADES FIRST, THEN EXCAVATE THE BASEMENT AND HAUL EXCESS MATERIAL OFFSITE TO THE CONTRACTOR'S PRE-ARRANGED DUMP SITE.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY PERMITS AND RESTORATION REQUIRED FOR THE DUMP SITE.

**DEMOLITION NOTES:**

1. ALL BUILDINGS, FOUNDATIONS, STRUCTURES AND ABOVE GROUND APPURTENANCES WITHIN THE PROPERTY LINE SHALL BE REMOVED AS A PART OF THE DEMOLITION WORK UNLESS OTHERWISE NOTED.
2. CONTRACTOR TO LOCATE AND VERIFY EXISTING UTILITY LOCATIONS PRIOR TO BEGINNING DEMOLITION.
3. REMOVE PAVEMENT BASE MATERIAL TO SUBGRADE IN AREAS TO RECEIVE LAWN OR PLANTINGS.
4. SAWCUT EDGE OF PAVEMENT AND CURB TO BE REMOVED.
5. CONTRACTOR TO COORDINATE REMOVAL OF ELECTRIC UTILITY WITH APPROPRIATE AGENCY/COMPANY PRIOR TO THE START OF CONSTRUCTION.
6. REMOVE ANY EXISTING SITE ELEMENT THAT CONFLICTS WITH THE PROPOSED CONSTRUCTION INCLUDING, BUT NOT LIMITED TO SIGNS, WALLS, FENCING, LANDSCAPING, PAVEMENTS AND CURB AND GUTTER.
7. PROTECT EXISTING UTILITIES DURING DEMOLITION & CONSTRUCTION

**ANTICIPATED CONSTRUCTION SCHEDULE:**

1. INSTALL PROPOSED EROSION CONTROL MEASURES AS SPECIFIED IN THE PLAN.
  2. REMOVE EXISTING STORM SEWER & ENSURE OTHER UTILITIES HAVE BEEN RELOCATED OUT OF THE BUILDING AREAS.
  3. STRIP & STOCKPILE TOPSOIL. IF TOPSOIL STOCKPILE IS TO REMAIN UNDISTURBED FOR MORE THAN 30 DAYS, THE CONTRACTOR MUST SEED & STABILIZE IT.
  4. REMOVE PAVEMENT IN AREAS THAT NEED FILL TO ACHIEVE SUBGRADE ONLY. LEAVE OTHER PAVEMENT AREAS IN PLACE UNTIL FINAL PAVING OR RESTORATION IS TO TAKE PLACE IN ORDER TO MINIMIZE OVERALL SITE DISTURBANCE.
  5. BEGIN BASEMENT EXCAVATION AND BRING FILL AREAS TO SUBGRADE. ONCE PAVEMENT AREAS ARE TO SUBGRADE, COMPLETE BASEMENT EXCAVATION AND EXPORT OF SPOIL MATERIAL.
  6. CONTRACTOR TO PLACE GRAVEL ON AREAS AS NEEDED TO PROTECT SUBGRADE.
  7. BEGIN BUILDING CONSTRUCTION.
  8. CONSTRUCT UTILITIES.
  9. INSTALL INLET PROTECTION ON ALL NEWLY INSTALLED INLETS.
  10. RE-SPREAD TOPSOIL, FERTILIZE, SEED AND MULCH ALL DISTURBED AREAS WITHIN 7 DAYS OF FINAL GRADING. REMOVE TREE PROTECTION.
  11. ASPHALT AND CONCRETE CONSTRUCTION.
- ONCE THE SITE IS 70% RE-VEGETATED, THE CONTRACTOR SHALL REMOVE SILT FENCE AND INLET PROTECTION.
- SEEDING AND STABILIZATION DEADLINES ARE AS FOLLOWS:
- AFTER MONTH XXTH, A COOL WEATHER SEEDING COVER CROP MUST BE APPLIED (I.E. OATS)
  - AFTER MONTH XXTH, A DORMANT SEEDING COVER CROP MUST BE APPLIED (I.E. WINTER WHEAT)
  - AFTER MONTH XXTH, A DORMANT SEEDING MUST BE APPLIED WITH AN ACCEPTABLE SOIL STABILIZER. (POLYACRYLAMIDE)

LEGEND	
	SILT FENCE
	EXISTING RETAINING WALL
	SAWCUT PAVEMENT
	REMOVE TREE
	PROJECT LIMIT LINE
	PROPERTY BOUNDARY
	BUILDING REMOVAL
	REMOVE PAVEMENT
	INLET PROTECTION

**MADISON SUPPORTIVE HOUSING PROJECT**

EROSION CONTROL & DEMOLITION PLAN

1/8" = 1'-0"

OCTOBER 27, 2014

Enbera Anderson Project No. 142324.01

**C101**







House - South Elevation



House - North Elevation



Garage - West Elevation



Garage - North Elevation



House - West Elevation



House - East Elevation



Garage - Interior



Garage - Interior



House - Interior



House - Interior



House - Interior



Garage - Interior



House - Interior



House - Interior



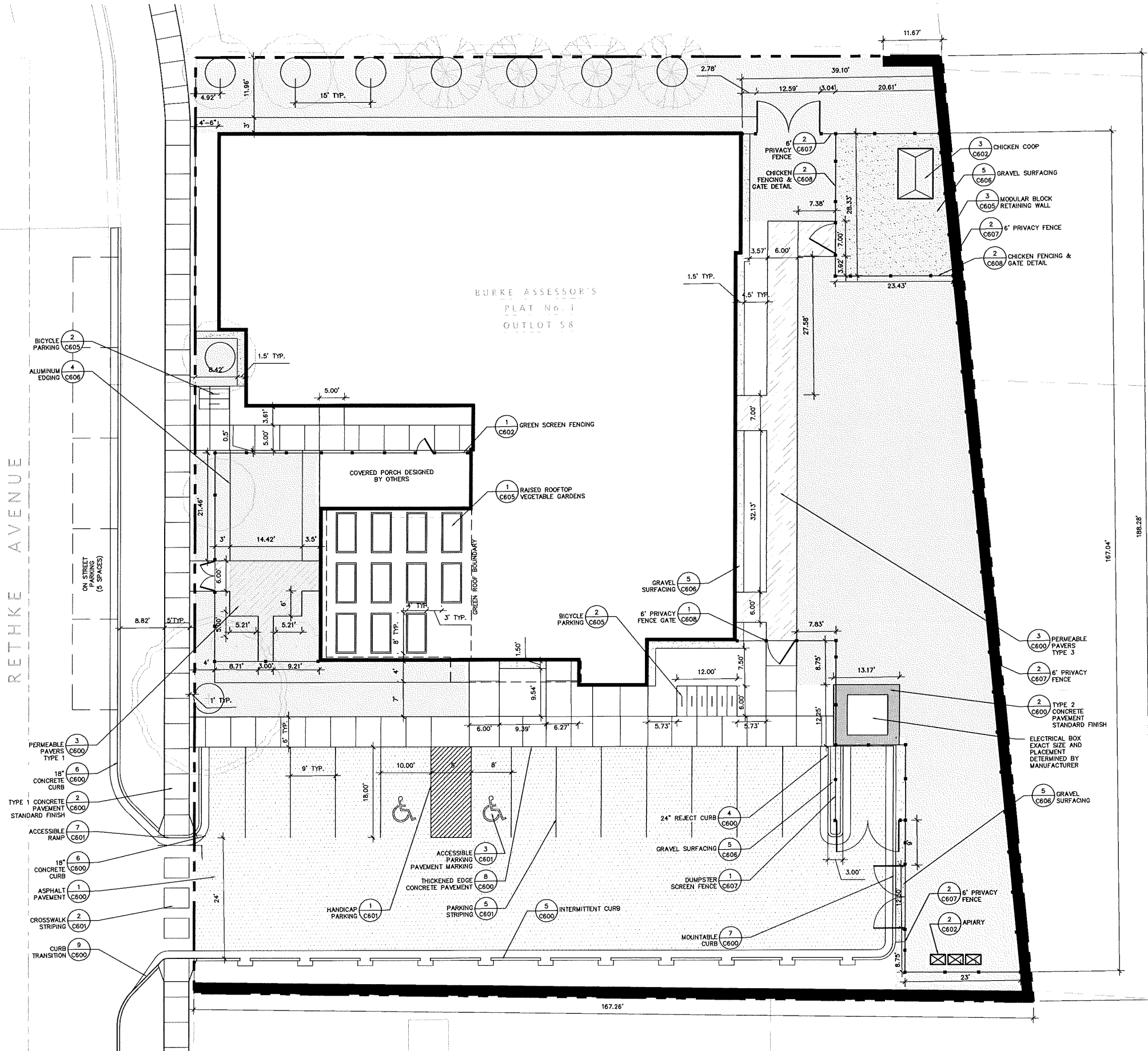
House - Interior



House - Interior



RETHKE AVENUE



**MADISON ZONING CODE SPATIAL REQUIREMENTS FOR KEEPING OF CHICKENS (SEC. 28.151) (4-6 CHICKENS)**

KEEPING OF UP TO 4 CHICKENS IS ALLOWED AS AN ACCESSORY USE ON LOTS WITH UP TO FOUR DWELLING UNITS

KEEPING OF UP TO 6 CHICKENS IS ALLOWED AS AN ACCESSORY USE TO A MUSEUM OR SCHOOL IN THE DC DISTRICT

THE CHICKENS SHALL BE PROVIDED WITH A COVERED ENCLOSURE AND MUST BE KEPT IN COVERED ENCLOSURE OR A FENCED ENCLOSURE AT ALL TIMES

THE ENCLOSURE SHALL BE LOCATED AT LEAST 25 FEET FROM ANY RESIDENTIAL STRUCTURE ON AN ADJACENT LOT

**MADISON ZONING CODE SPATIAL REQUIREMENTS FOR KEEPING OF HONEYBEES (SEC. 28.151) (20-60,000 BEES)**

NO HIVE SHALL EXCEED 20 CUBIC FEET IN VOLUME

NO HIVE SHALL BE CLOSER THAN 3 FEET FROM ANY PROPERTY LINE

NO HIVE SHALL BE LOCATED CLOSER THAN 10 FEET FROM A PUBLIC SIDEWALK OR 25 FEET FROM A PRINCIPAL BUILDING ON AN ADJOINING LOT

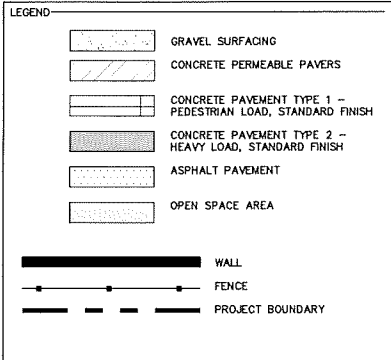
A FLYWAY BARRIER AT LEAST 6 FEET IN HEIGHT SHALL SHIELD ANY PART OF A PROPERTY LINE WITHIN 25 FEET OF A HIVE

NO MORE THAN 6 HIVES MAY BE LOCATED ON A LOT UNLESS THE PRINCIPAL USE OF THE LOT IS AN AGRICULTURAL USE

OPEN SPACE		
	EQUATION REQUIRED	SQUARE FEET
160 SF/UNIT	60x160	9600.0
PROPOSED		
GROUND LEVEL OPEN SPACE	9056.7 X 1	9056.7
GREEN ROOF	819.6 X 0.75	614.7
<b>TOTAL</b>		<b>9671.4</b>

**NOTES:**

- ALL WRITTEN DIMENSIONS SUPERSEDE SCALED DIMENSIONS
- CONTRACTOR SHALL INSTALL EXPANSION JOINTS BETWEEN CONCRETE PAVING, CURBS, AND EXISTING PAVING OR STRUCTURES, IN ADDITION TO AREAS SPECIFIED ON PLANS
- THE CONTRACTOR IS RESPONSIBLE FOR SITE STAKING. ALL PROPOSED SITE FEATURES SHALL BE STAKED IN FIELD PRIOR TO CONSTRUCTION. ALL CURVES SHALL BE SMOOTH AND CONTINUOUS WITH CAREFULLY MATCHED TANGENTS. CAD FILE TO BE PROVIDED UPON REQUEST.



**MADISON SUPPORTIVE HOUSING PROJECT**

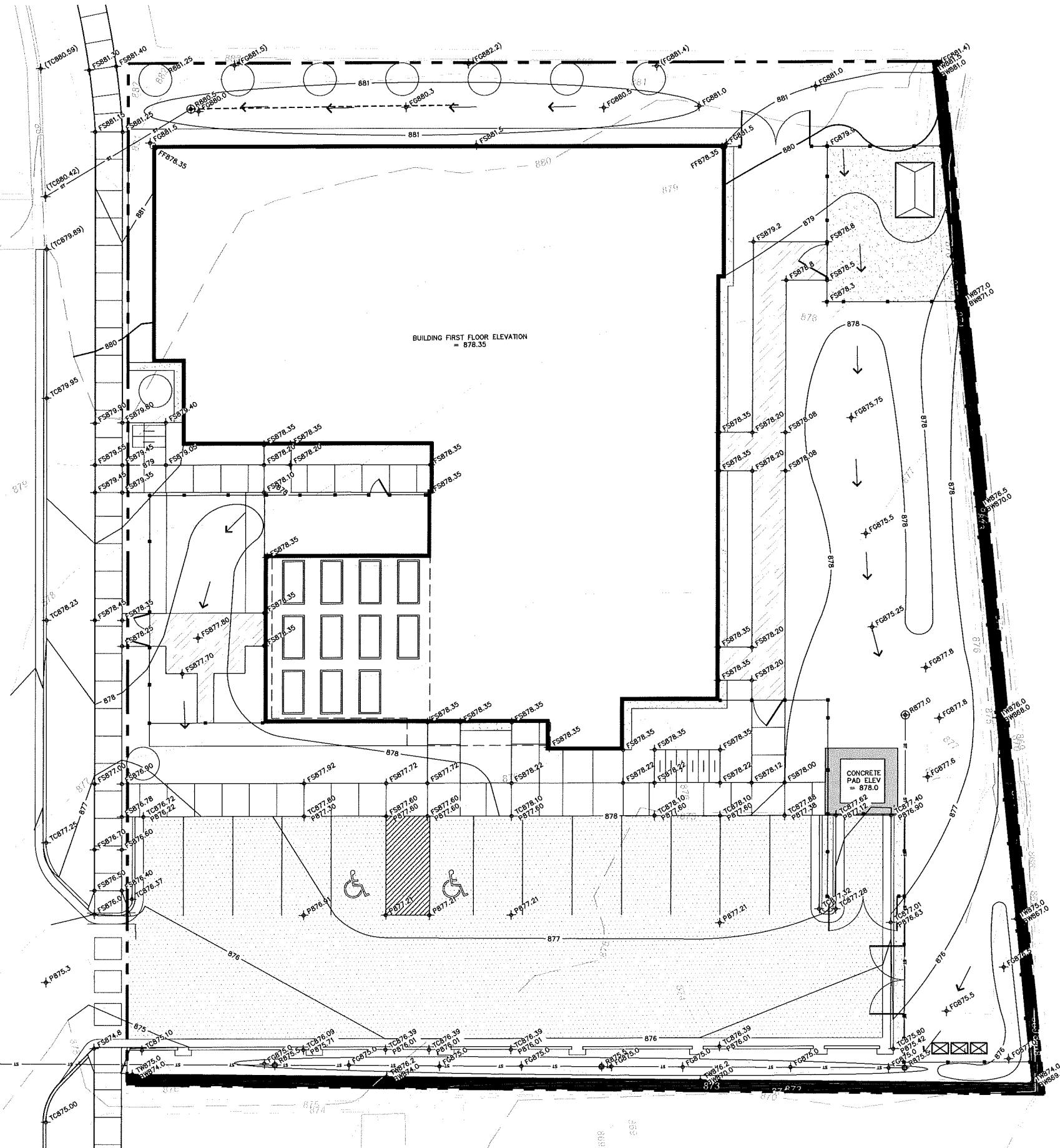
SITE LAYOUT PLAN  
1/8" = 1'-0"  
OCTOBER 27, 2014

**C200**

Enbera Anderson Project No. 142324.01

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lev. = 879.80'  
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12" RCP



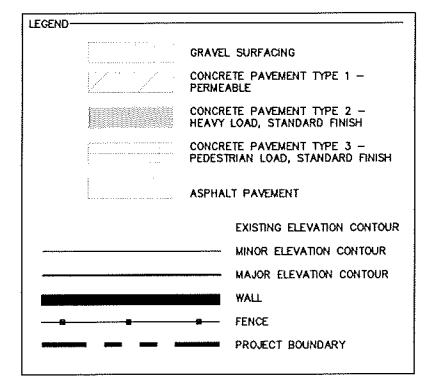
Toll Free (800) 242-8511  
Wisconsin Area (414) 259-1181  
Hearing Impaired TDD (800) 542-2289  
www.DiggerHotline.com

**GRADING NOTES**

1. CONTRACTOR SHALL FINE GRADE FOR GRADES AND SWALES AS SHOWN AND SHALL OBTAIN 2% MINIMUM DRAINAGE, UNLESS OTHERWISE DIRECTED.
2. CONTRACTOR SHALL MEET EXISTING GRADE AT PROJECT LIMITS WITH A SMOOTH AND CONTINUOUS TRANSITION.
3. CONTOURS SHOWN ON FINISH SURFACE INDICATE FINAL GRADE.
4. CONTOUR INTERVAL IS ONE (1) FOOT.
5. CONTOURS AND SPOT ELEVATIONS REPRESENT THE DESIGN INTENT OF FINISH GRADES AND FINISH SURFACES. SUBGRADES SHALL BE PER DETAIL DRAWINGS. THERE SHALL BE A MINIMUM OF 8" OF TOPSOIL IN ALL LAWN AND LANDSCAPE AREAS UNLESS OTHERWISE NOTED.
6. INSTALL CLASS 1 URBAN TYPE A EROSION MAT ON ALL SLOPES STEEPER THAN 4:1 AND IN ALL DRAINAGE SWALE AREAS.
7. SIDEWALK CROSS SLOPE MAY VARY BETWEEN MIN 0.5% TO MAX 2%. CONTRACTOR SHALL CONSTRUCT A 2% CROSS SLOPE WHERE EVER POSSIBLE.

**SPOT ELEVATION ABBREVIATIONS:**

- P = PROPOSED ASPHALT
- FS = FINISHED SURFACE
- FG = FINISHED GRADE
- TW = TOP OF WALL
- BW = BOTTOM OF WALL
- TC = TOP OF CURB
- TR = TOP OF ROCK
- TS = TOP OF STAIRS
- BS = BOTTOM OF STAIRS
- IE = INVERT ELEVATION
- R = RIM
- (XXX.X) = EXISTING ELEVATION



**MADISON SUPPORTIVE HOUSING PROJECT**

GRADING PLAN

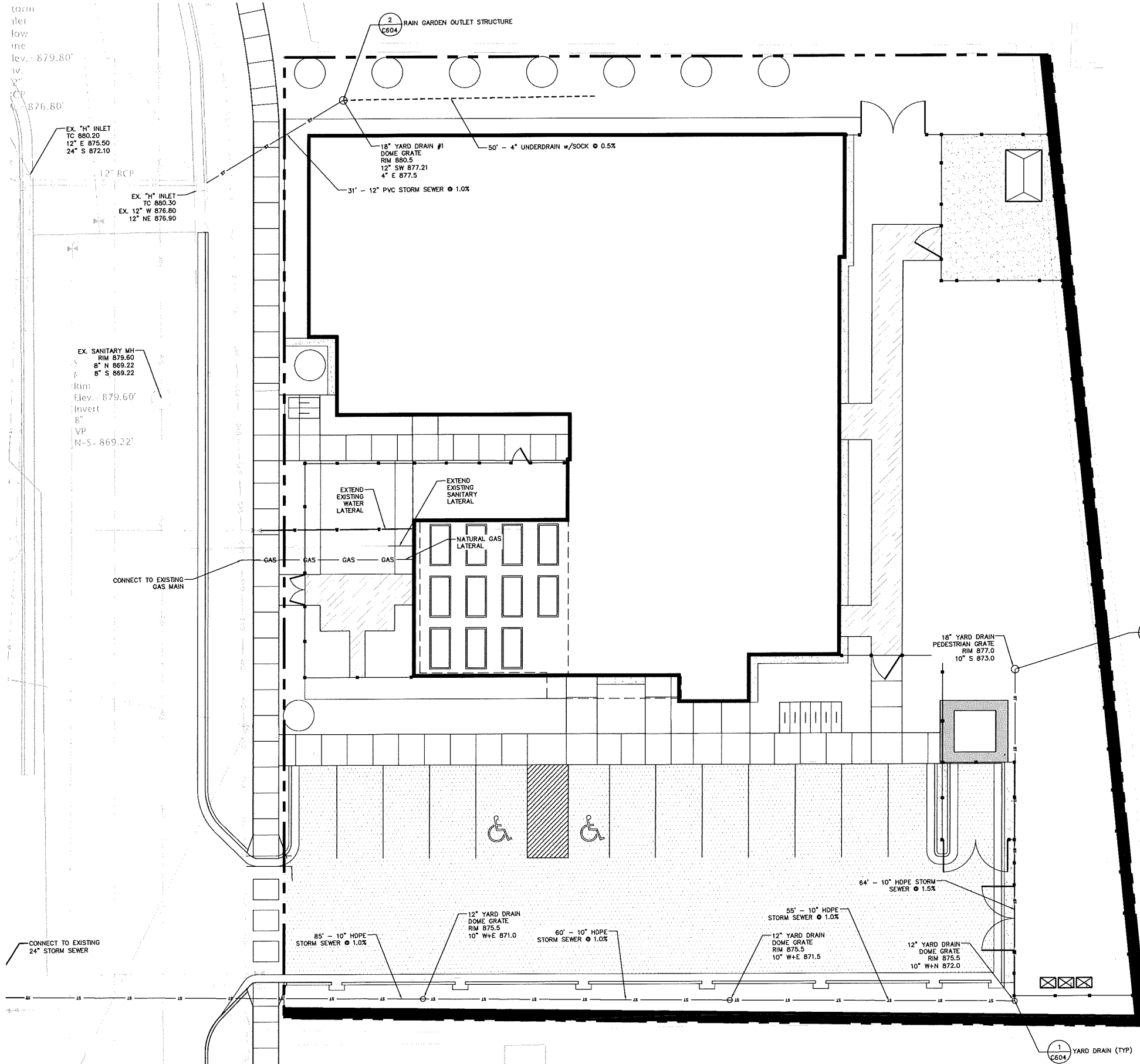
1/8" = 1'-0"

OCTOBER 27, 2014

Enbera Anderson Project No. 142324.01

**C300**





**UTILITY NOTES:**

THE CONTRACTOR SHALL CONTACT DIGGERS HOTLINE A MINIMUM OF 3 WORKING DAYS PRIOR TO THE START OF CONSTRUCTION.

STANDARD SPECIFICATIONS: PERFORM ALL WORK IN ACCORDANCE WITH THE PROVISIONS OF:

- "STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN" (WSWS) LATEST EDITION
- STATE OF WISCONSIN DEPARTMENT OF TRANSPORTATION, DIVISION OF HIGHWAYS STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" (WSDOT) LATEST EDITION
- CONTRACTOR SHALL OBTAIN A CURRENT COPY OF THE CITY OF MADISON'S STANDARD SPECIFICATIONS PRIOR TO THE START OF CONSTRUCTION, INCLUDING ALL SUPPLEMENTAL SPECIFICATIONS AND OTHER REVISIONS TO DATE, UNLESS OTHERWISE SPECIFIED IN THE SPECIFICATIONS.

WITHIN THE RIGHT-OF-WAY OR UNDERNEATH PAVEMENTS OR BUILDINGS, GRANULAR TRENCH BACKFILL MUST BE USED TO FILL THE TRENCH. ALL OTHER AREAS MAY UTILIZE EXCAVATED TRENCH SPOIL FOR BACKFILL PROVIDING THAT THE MATERIAL IS FREE OF ORGANIC MATERIAL AND STONES LARGER THAN 6" IN DIAMETER.

A MEANS TO LOCATE BURIED UNDERGROUND EXTERIOR NON METALLIC SEWERS/MAINS AND WATER SERVICES/MAINS MUST BE PROVIDED WITH TRACER WIRE OR OTHER METHODS IN ORDER TO BE LOCATED IN ACCORD WITH THE PROVISIONS OF THESE CODE SECTIONS AS PER 182.0715(2R) OF THE STATUTES.

**WATER DISTRIBUTION SYSTEM:**

**MAIN:**

- DUCTILE IRON (DI) AWWA C-151 CLASS 52 WITH CABLE BOND CONDUCTORS, FURNISHED AND INSTALLED PER CHAPTER 8.180 (WSWS) OR
- POLYVINYL CHLORIDE (PVC) AWWA C-900, FURNISHED AND INSTALLED PER CHAPTER 8.20.0 (WSWS)

-ALL WATER MAIN JOINTS SHALL BE RESTRAINED.

**LATERALS:**

- 3" OR LARGER - PVC AWWA, C-900, CL150, SDR 18 OR DUCTILE IRON AWWA C-151, CLASS-52
- 2" & SMALLER - HIGH DENSITY POLYETHYLENE (HDPE) AWWA C-901, SDR 11
- WATER LATERAL AND HYDRANT TEES SHALL BE ANCHORED.

**SANITARY SEWER**

**MAIN:**

- 8" & 12" - POLYVINYL CHLORIDE (PVC) ASTM D 3034, SDR-35 (BURY DEPTH 16" OR LESS)
- 8" & 12" - POLYVINYL CHLORIDE (PVC) ASTM D 3034, SDR-18 (BURY DEPTH 22" TO 18')

**STORM SEWER:**

-STORM SEWER SPECIFIED AS RCP SHALL BE REINFORCED CONCRETE PIPE CONFORMING TO THE FOLLOWING SPECIFICATIONS:

- 12" DIA - CLASS V RCP
- 15" DIA - CLASS IV RCP
- 18+ DIA - CLASS III RCP

-STORM SEWER SPECIFIED AS HDPE SHALL BE CORRUGATED HDPE, SMOOTH INTERIOR.

-STORM SEWER PIPE: REINFORCED CONCRETE PIPE (RCP) CONFORMING TO ASTM C-76, POLYETHYLENE MATERIAL SHALL CONFORM TO ASTM D3350. AN APPROVED RUBBER GASKET JOINT SHALL BE USED FOR EITHER OPTION. JOINTS FOR RCP SHALL CONFORM TO ASTM D-471. JOINTS FOR HDPE SHALL CONFORM TO ASTM F-477.

**LEGEND**

	GRAVEL SURFACING
	CONCRETE PAVEMENT TYPE 1 - PERMEABLE
	CONCRETE PAVEMENT TYPE 2 - HEAVY LOAD, STANDARD FINISH
	CONCRETE PAVEMENT TYPE 3 - PEDESTRIAN LOAD, STANDARD FINISH
	ASPHALT PAVEMENT
	WALL
	FENCE
	PROJECT BOUNDARY



**MADISON SUPPORTIVE HOUSING PROJECT**

UTILITY PLAN

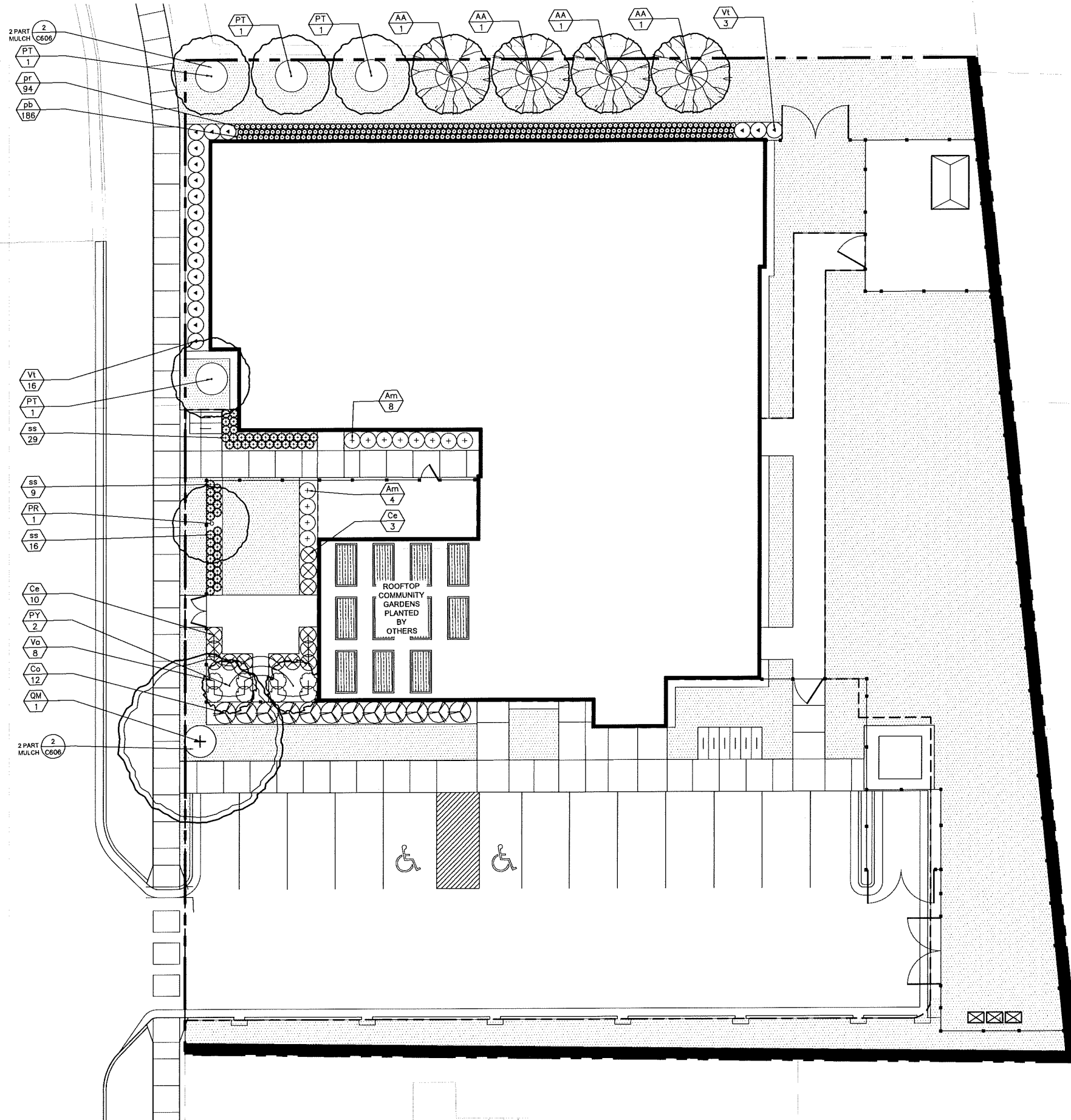
1/8" = 1'-0"

OCTOBER 27, 2014

Enbera Anderson Project No. 142324.01

**C400**





LANDSCAPE PLANT SCHEDULE

Symbol	Botanical Name	Common Name	Size/Root	Qty	Points
<b>TREES</b>					
AA	Amelanchier arborea	Serviceberry	1 1/2" CAL.	4	60
PR	Prunus americana	American Plum	1 1/2" CAL.	1	15
PT	Populus tremuloides	Quaking Aspen	1 1/2" CAL.	4	60
PY	Pyrus pyrifolia	Asian Pear	1 1/2" CAL.	2	30
QM	Quercus macrocarpa	Burr Oak	2 1/2" CAL.	1	35
<b>SHRUBS</b>					
Am	Aronia melanocarpa	Black chokeberry	3 GAL-CG	12	48
Ce	Ceanothus americanus	New Jersey Tea	3 GAL-CG	13	52
Co	Corylus americana	American Hazelnut	3 GAL-CG	12	48
Va	Vaccinium angustifolium	Low Bush Blueberry	2 GAL-CG	8	
Vt	Viburnum trilobum	Highbush Cranberry	3 GAL-CG	19	76
<b>PERENNIALS</b>					
Pb	Polygonatum biflorum	Smooth Solomon's Seal	1 GAL-CG	186	372
pr	Polemonium reptans	Jacob's Ladder	1 GAL-CG	94	188
ss	Schyzachyrium scoparium 'Blaze'	Little Bluestem 'Blaze'	1 GAL-CG	54	108

SEED MIXES

Botanical Name	Common Name	lbs/acre
<b>NATIVE TURF</b>		
Bouteloua curtipendula	Sideoats Grama	200
Bouteloua gracilis	Blue Grama	27

LANDSCAPE REQUIREMENTS

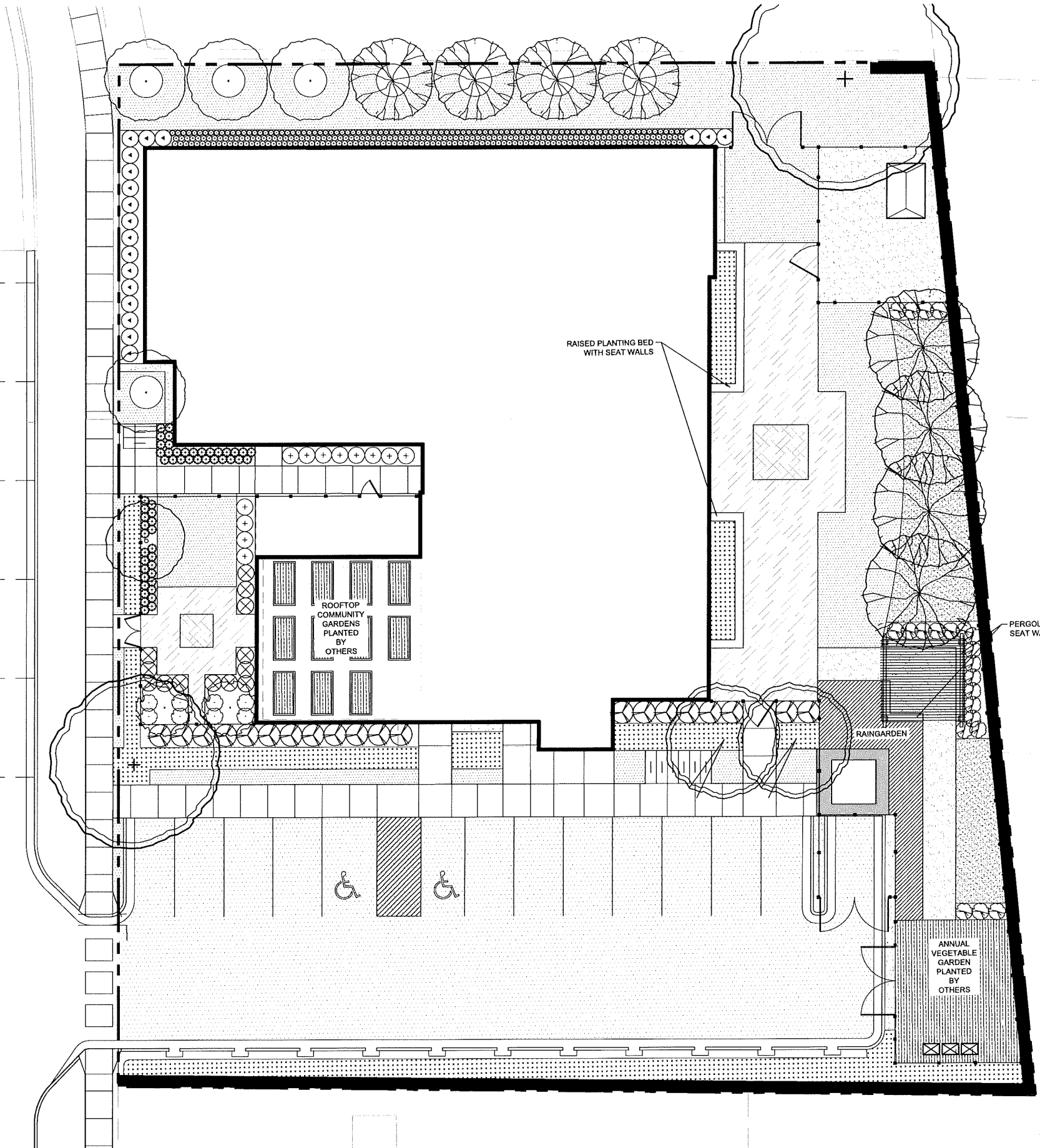
TOTAL DEVELOPED AREA (TDA)		
Required		
5 points/300 sf TDA		
Proposed		
11,090.3 sf TDA	185 points required	1,084 points shown
<b>DEVELOPMENT FRONTAGE (DF)</b>		
Required		
1 Overstory Deciduous Tree + 5 Shrubs/30 lf*		
Proposed		
186.06 lf DF	6.5 Trees + 32.5 Shrubs required	1 Overstory Tree + 8 Ornamental Trees + 212 Shrubs shown
<b>FOUNDATION PLANTINGS</b>		
Required		
Installed along building facades, except where building facade directly abut the sidewalk, plaza, or other hardscape features. Foundation plantings shall consists primarily of shrubs, perennials, and native grasses.		
Proposed		
As shown on plan		

\* 2 Ornamental Trees or 2 Evergreen Trees may be substituted for each deciduous overstory tree

LEGEND	
	NATIVE TURF
	ANNUAL VEGETABLE GARDEN-PLANTED BY OTHERS
	DEVELOPED AREA BOUNDARY

- NOTES:
- ALL WRITTEN DIMENSIONS SUPERSEDE SCALED DIMENSIONS
  - FINISH ALL PLANTING BEDS WITH PLANTING SOIL PER SPECIFICATIONS
  - ALL EDGING TO BE SHOVEL CUT UNLESS NOTED OTHERWISE
  - ALL PLANTING BEDS TO BE MULCHED WITH TWO PART MULCH, NATURAL COLOR, DEPTH PER SPECIFICATIONS
  - BASE BID INCLUDES ALL DISTURBED AREAS TO BE FINISH GRADED AND SEEDED PER SPECIFICATIONS
  - PROPOSED UTILITY LINES SHOWN FOR PLANTING REFERENCE, ACTUAL FIELD LOCATION MAY VARY. ANY DISTURBANCE/DISRUPTION TO PREVIOUSLY PLACED UTILITIES SHALL BE RESPONSIBILITY OF INSTALLING CONTRACTOR.





RAISED PLANTING BED WITH SEAT WALLS

ROOFTOP COMMUNITY GARDENS PLANTED BY OTHERS

PERGOLA WITH SEAT WALLS

RAINGARDEN

ANNUAL VEGETABLE GARDEN PLANTED BY OTHERS

LEGEND	
	FORAGE GARDEN
	NATIVE ORNAMENTAL PLANTING
	RAIN GARDEN
	NATIVE TURF
	ANNUAL VEGETABLE GARDEN-PLANTED BY OTHERS
	GRAVEL SURFACING
	CONCRETE PERMEABLE PAVERS-TYPE 1
	CONCRETE PERMEABLE PAVERS-TYPE 2
	CONCRETE PAVEMENT TYPE 1 - PEDESTRIAN LOAD, STANDARD FINISH
	CONCRETE PAVEMENT TYPE 2 - HEAVY LOAD, STANDARD FINISH
	ASPHALT PAVEMENT

- NOTES:
1. ALL WRITTEN DIMENSIONS SUPERSEDE SCALED DIMENSIONS
  2. FINISH ALL PLANTING BEDS WITH PLANTING SOIL PER SPECIFICATIONS
  3. ALL EDGING TO BE SHOVEL CUT UNLESS NOTED OTHERWISE
  4. ALL PLANTING BEDS TO BE MULCHED WITH TWO PART MULCH, NATURAL COLOR, DEPTH PER SPECIFICATIONS
  5. BASE BID INCLUDES ALL DISTURBED AREAS TO BE FINISH GRADED AND SEEDED PER SPECIFICATIONS
  6. PROPOSED UTILITY LINES SHOWN FOR PLANTING REFERENCE. ACTUAL FIELD LOCATION MAY VARY. ANY DISTURBANCE/DISRUPTION TO PREVIOUSLY PLACED UTILITIES SHALL BE RESPONSIBILITY OF INSTALLING CONTRACTOR.

# MADISON SUPPORTIVE HOUSING PROJECT

LANDSCAPE PLAN PHASE 2

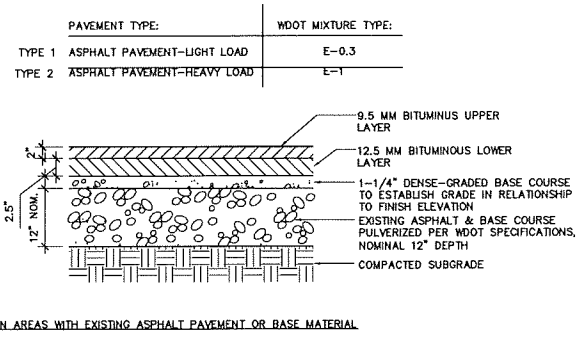
1/8" = 1'-0" WHEN PRINTED AT 30" X 42"

OCTOBER 27, 2014

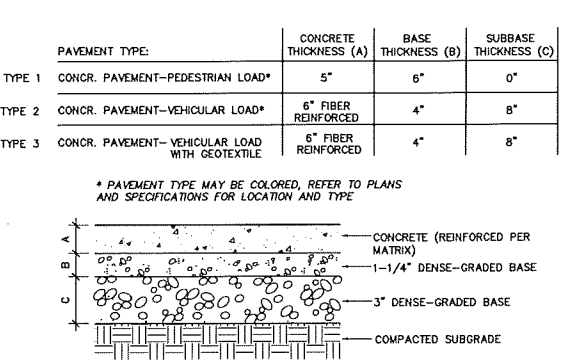
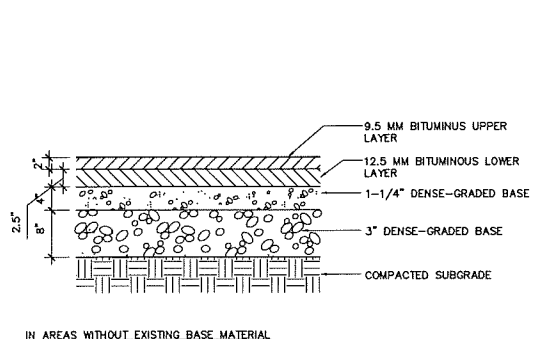
Enbera Anderson Project No. 142324.01

## C501



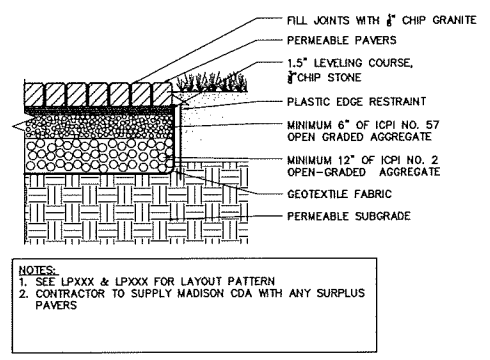


1 ASPHALT PAVEMENT  
C600 SCALE 1" = 1'-0"

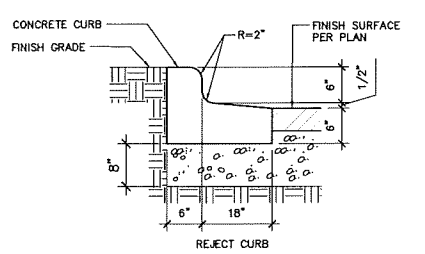


2 CONCRETE PAVEMENT  
C600 SCALE 1" = 1'-0"

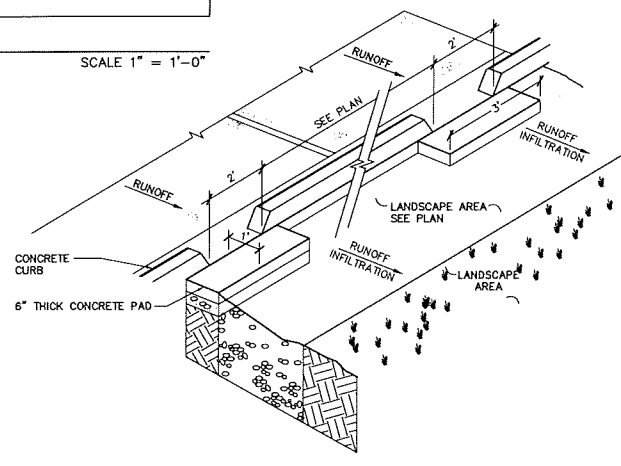
- NOTES:
- MEDIUM BROOM FINISH, PERPENDICULAR TO DIRECTION OF TRAVEL, UNLESS OTHERWISE STATED.
  - PROVIDE EXPANSION JOINTS 30' ALL WAYS, MINIMUM STANDARD COLOR CONCRETE UNLESS NOTED.
  - MEDIUM & HEAVY LOAD CONCRETE: LONGITUDINAL (EXPANSION) JOINTS SHALL HAVE 24" LONG #4 EPOXY COATED REBAR AT 39" O.C. AT A DEPTH OF 3 3/4" ± 1"
  - MEDIUM & HEAVY LOAD CONCRETE: TRANSVERSE JOINTS SHALL HAVE 18" LONG, 1 1/2" DIA. EPOXY COATED, SMOOTH DOWEL BARS AT 72" O.C. AT 4" DEPTH.



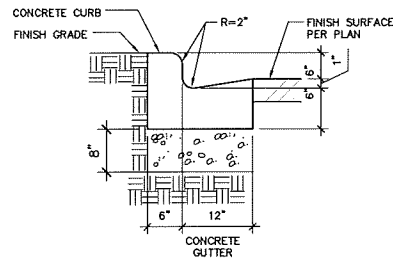
3 PERMEABLE PAVERS-TYPE 1  
C600 SCALE 1" = 1'-0"



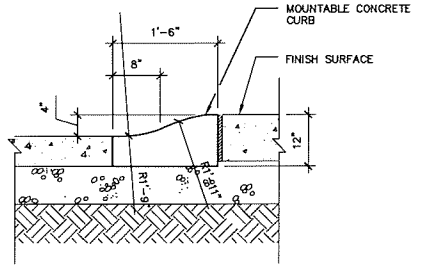
4 24" REJECT CURB  
C600 SCALE: NTS



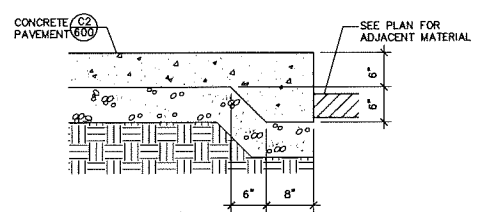
5 INTERMITTENT CURB  
C600 SCALE NTS



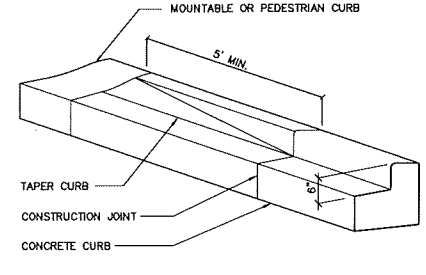
6 18" CONCRETE CURB  
C600 SCALE 1" = 1'-0"



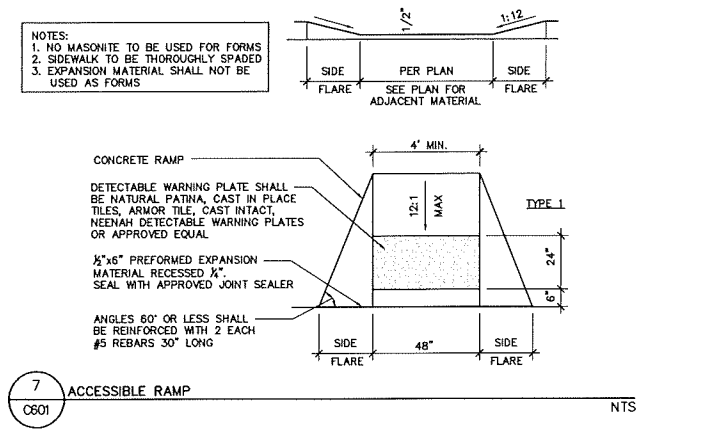
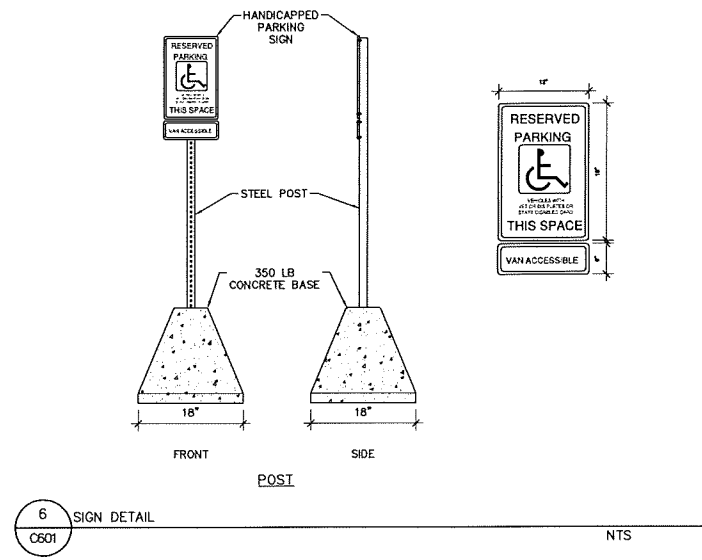
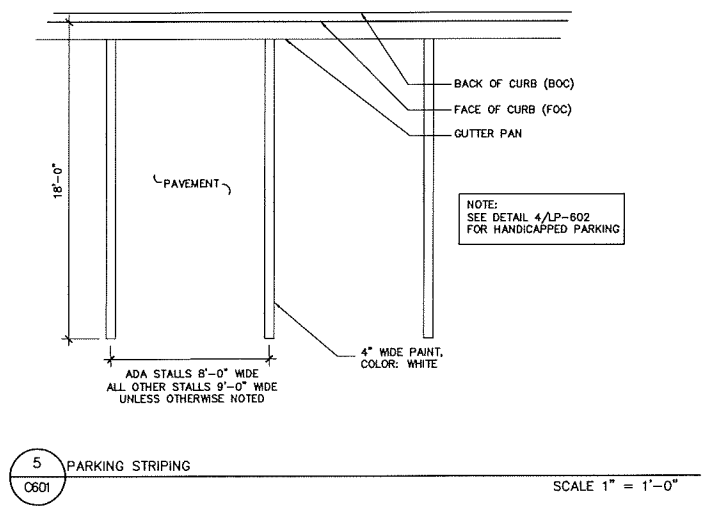
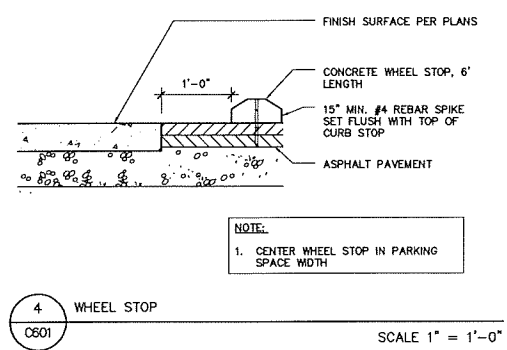
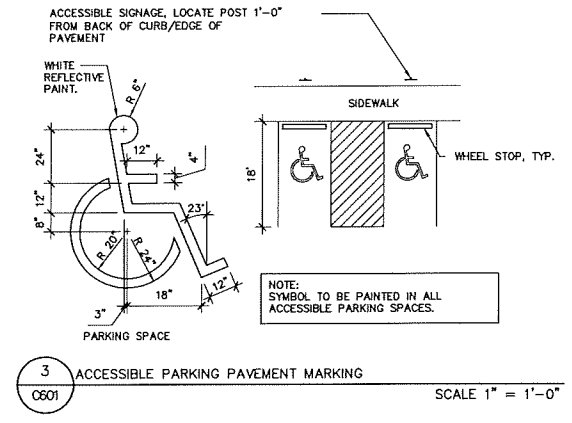
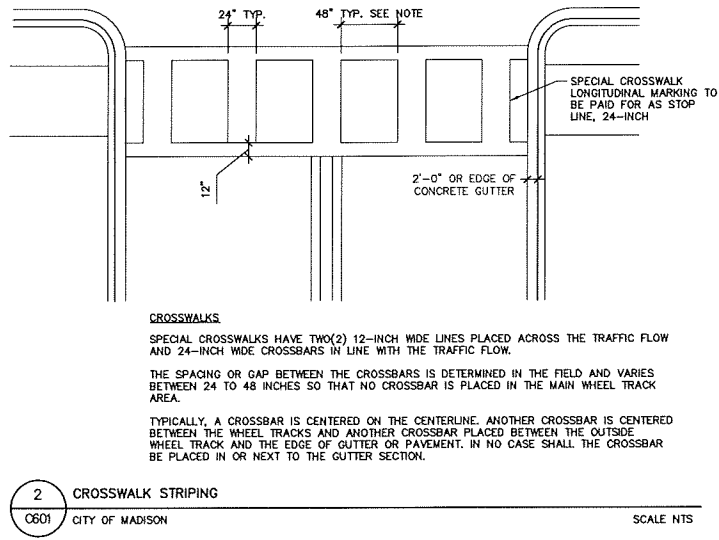
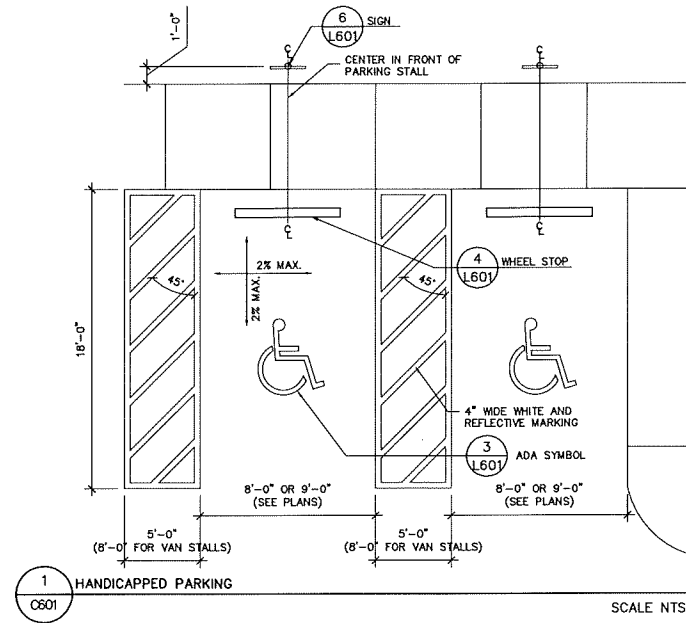
7 MOUNTABLE CURB  
C600 SCALE 1" = 1'-0"

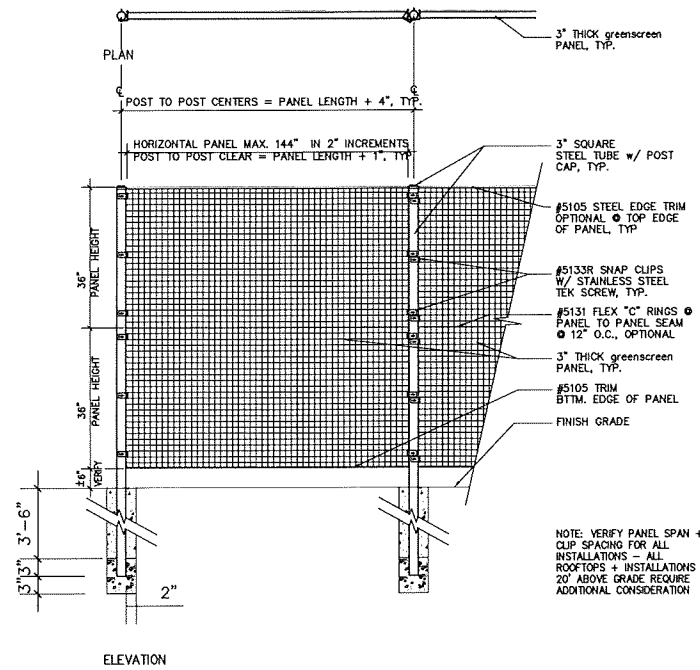


8 THICKENED EDGE WALK  
C600 SCALE 1/2" = 1'-0"



9 CURB TRANSITION  
C600 SCALE 1" = 1'-0"



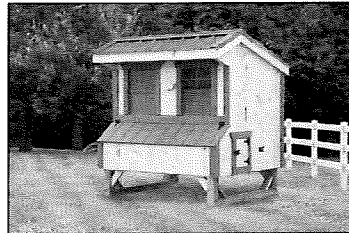


1 GREEN SCREEN FENCING  
0602 NTS



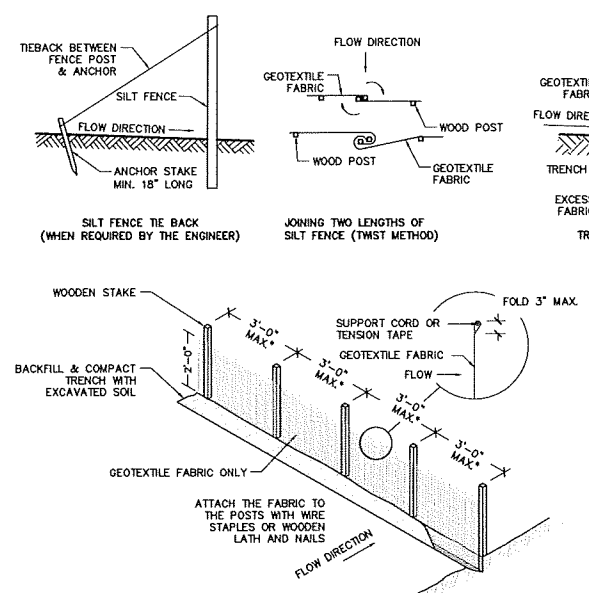
NOTE:  
1. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS  
2. WALDO OHIO APIARY OR EQUAL  
3. ASSEMBLED AND PLACED PER MANUFACTURER RECOMMENDATIONS

2 APIARY  
0602 NTS



NOTE:  
1. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS  
2. MUST PROVIDE 4 SQ FT OF INDOOR LIVING SPACE PER CHICKEN (16-24 SQ FT FOR 4-6 CHICKENS)  
3. ASSEMBLED AND PLACED PER MANUFACTURER RECOMMENDATIONS  
4. CHICKEN COOP SHALL BE 'DOG-HOUSE' STYLE STRUCTURE.

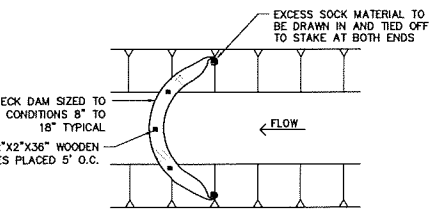
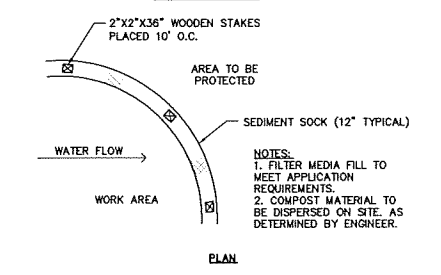
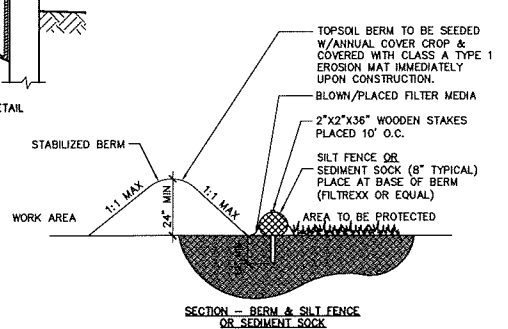
3 CHICKEN COOP  
0602 NTS



- GENERAL NOTES:**
- FOR MANUAL INSTALLATIONS THE TRENCH SHALL BE A MINIMUM OF 4" WIDE & 6" DEEP TO BURY AND ANCHOR THE GEOTEXTILE FABRIC. FOLD MATERIAL TO FIT TRENCH AND BACKFILL & COMPACT TRENCH WITH EXCAVATED SOIL.
  - WOOD POSTS SHALL BE A MINIMUM SIZE OF 3" LENGTH OF OAK OR HICKORY
  - ADDITIONAL POST DEPTH OR TIE BACKS MAY BE REQUIRED IN UNSTABLE SOILS
  - THE MAXIMUM SPACING OF POSTS FOR WOVEN FABRIC SILT FENCE SHALL BE 8 FEET AND FOR NON-WOVEN FABRIC, 3 FEET.
  - 8" OF FENCE FABRIC REQUIRED BELOW GRADE IN TRENCH PER DNR TECH STD. 1056
  - MANUFACTURED ALTERNATIVES APPROVED AND LISTED ON THE WOOD PRODUCT ACCEPTABILITY LIST MAY BE SUBSTITUTED.
  - FINISHED SIZE, INCLUDING FLAP POCKETS WHERE REQUIRED, SHALL EXTEND A MINIMUM OF 10" AROUND THE PERIMETER TO FACILITATE MAINTENANCE OR REMOVAL.
  - FLAP POCKETS SHALL BE LARGE ENOUGH TO ACCEPT WOOD 2"x4".
  - EROSION CONTROL SHALL BE PROVIDED IN ACCORDANCE WITH WDR TECHNICAL STANDARD.
  - CROSS BRACE WITH 2" x 4" WOODEN FRAME OR EQUIVALENT AT TOP OF POSTS AS DIRECTED BY THE ENGINEER.
  - MINIMUM 14 GAUGE WIRE REQUIRED, FOLD FABRIC 3" OVER THE WIRE AND STAPLE OR PLACE WIRE RINGS ON 12" C.C.
  - WIRE SUPPORT FENCE SHALL BE 14 GAUGE MINIMUM WOVEN WIRE WITH A MAXIMUM MESH SPACING OF 6". SECURE TOP OF GEOTEXTILE FABRIC TO TOP OF FENCE WITH STAPLES OR WIRE RINGS AT 12" C.C. (TYPE B)
  - GEOTEXTILE FABRIC SHALL BE REINFORCED WITH AN INDUSTRIAL POLYPROPYLENE NETTING WITH A MAXIMUM MESH SPACING OF 3/4" OR EQUAL. A HEAVY DUTY NYLON TOP SUPPORT CORD OR EQUIVALENT IS REQUIRED. (TYPE A)
  - STEEL POSTS SHALL BE STUDDED "TEE" OR "U" TYPE WITH A MINIMUM WEIGHT OF 1.28 LBS./LIN. FT. (WITHOUT ANCHOR) FIN ANCHORS SUFFICIENT TO RESIST POST MOVEMENT ARE REQUIRED. WOOD POSTS SHALL BE A MINIMUM SIZE OF 1 1/8" x 1 1/8" OF OAK OR HICKORY.
  - CONSTRUCT SILT FENCE FROM A CONTINUOUS ROLL, IF POSSIBLE, BY CUTTING LENGTHS TO AVOID JOINTS. IF A JOINT IS NECESSARY, USE ONE OF THE FOLLOWING TWO METHODS: A.) TWIST METHOD --- OVERLAP THE END POSTS AND TWIST, OR ROTATE, AT LEAST 180 DEGREES. B.) HOOK METHOD --- HOOK THE END OF EACH SILT FENCE LENGTH.

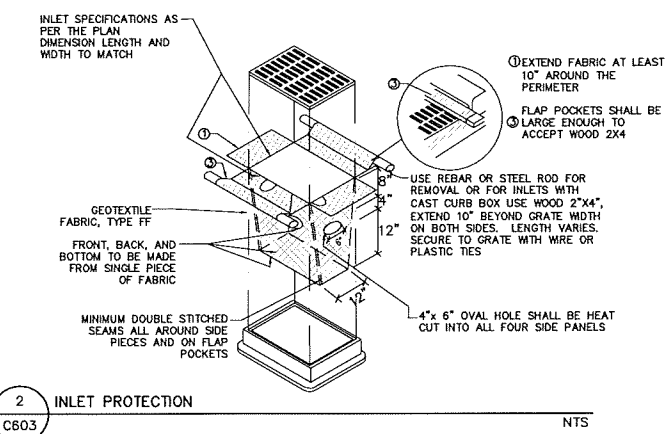
1 SILT FENCE AND SEDIMENT SOCK W/STABILIZED BERM  
C603 NTS

- STABILIZED BERM NOTES:**
- SEDIMENT SHOULD BE REMOVED FROM BEHIND BERM ONCE THE ACCUMULATED HEIGHT HAS REACHED 1/2 THE HEIGHT OF THE BERM.
  - BERM SHALL BE DIRECT SEEDED AND STABILIZED AT THE TIME OF INSTALLATION.
  - STABILIZED BERM SHALL HAVE STONE OVERFLOW WEIRS PLACED IN LOCATIONS AS SPECIFIED IN THE PLANS. OVERFLOW WEIR SHALL BE A MINIMUM OF 4" WIDE AND CONSTRUCTED COMPLETELY OF #2 CLEAR STONE. TOP ELEVATION OF STONE WEIR SHALL BE 6-12" BELOW TOP OF ADJACENT STABILIZED BERM.

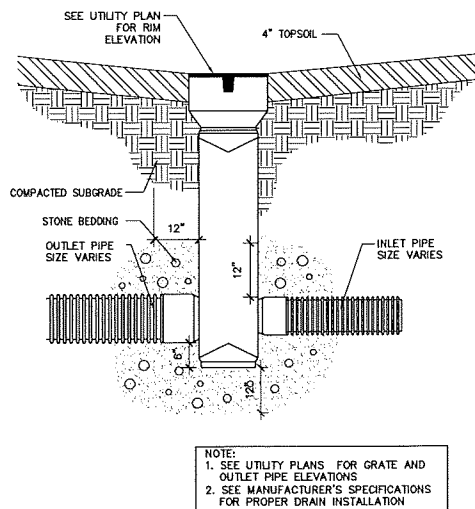


- NOTES:**
- SEDIMENT SHOULD BE REMOVED FROM BEHIND CHECK DAM ONCE THE ACCUMULATED HEIGHT HAS REACHED 1/2 THE HEIGHT OF THE CHECK DAM.
  - CHECK DAM CAN BE DIRECT SEEDED AT THE TIME OF INSTALLATION.

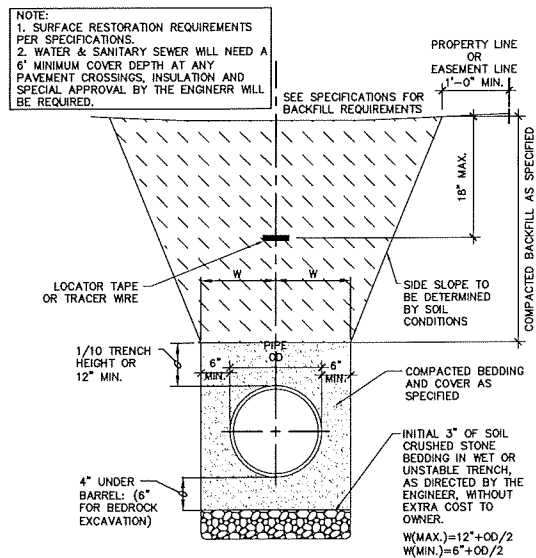
2 INLET PROTECTION  
C603 NTS



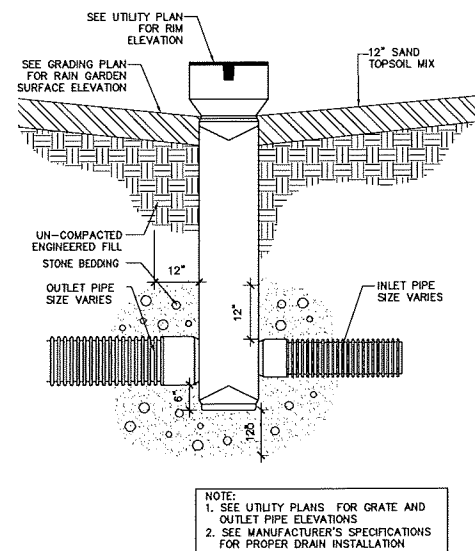
2 INLET PROTECTION  
C603 NTS



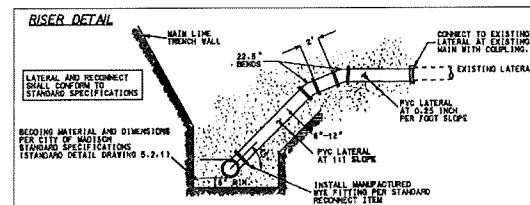
1 YARD DRAIN  
C604 NTS



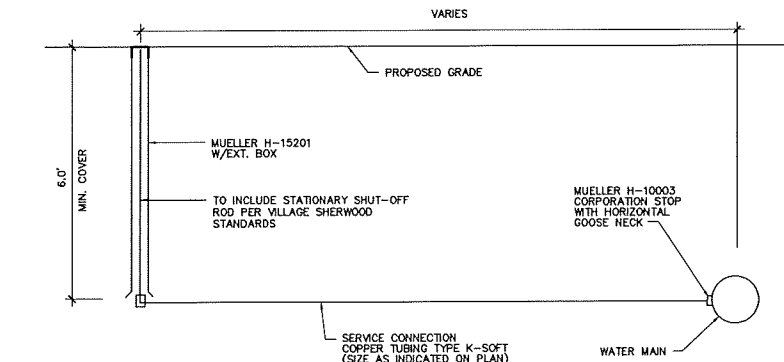
4 UNDERGROUND UTILITY BEDDING & TRENCH SECTION  
C604 NTS



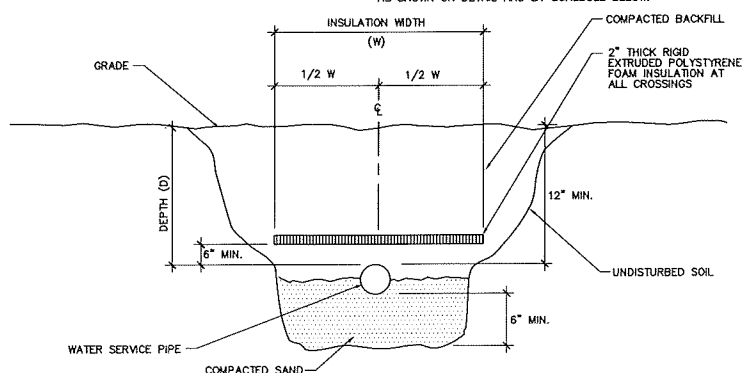
2 RAIN GARDEN OUTLET STRUCTURE  
C604 NTS



3 SANITARY SEWER RISER  
C604 NTS

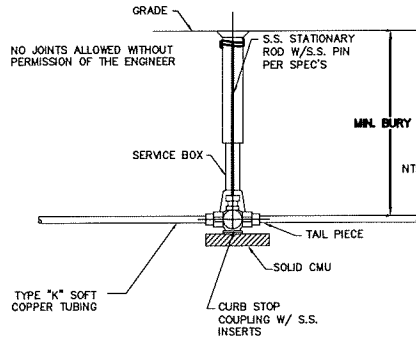
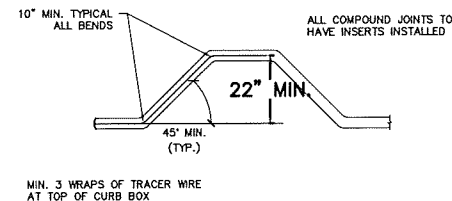


- NOTES:
1. MAINTAIN 6.0' MIN. COVER OVER ENTIRE INSTALLATION.
  2. ALL FITTINGS SHALL CONFORM TO A.W.W.A. STDs.
  3. ALL COPPER COUPLINGS TO BE FLARED OR COMPRESSION JOINT
  4. ALL TAPS TO BE MADE "LIVE" AND BE AT LEAST 18" APART
  5. ALL COPPER TUBING BENDS TO HAVE SMOOTH RADI
  6. SERVICE LATERALS SHALL BE TESTED AT SAME TIME AS MAINLINE TESTING IS DONE
  7. WHERE TOP OF WATER SERVICE PIPE IS LOCATED LESS THAN 6'-0" BELOW THE GROUND SURFACE, PROVIDE INSULATION AS SHOWN ON DETAIL AND BY SCHEDULE BELOW.

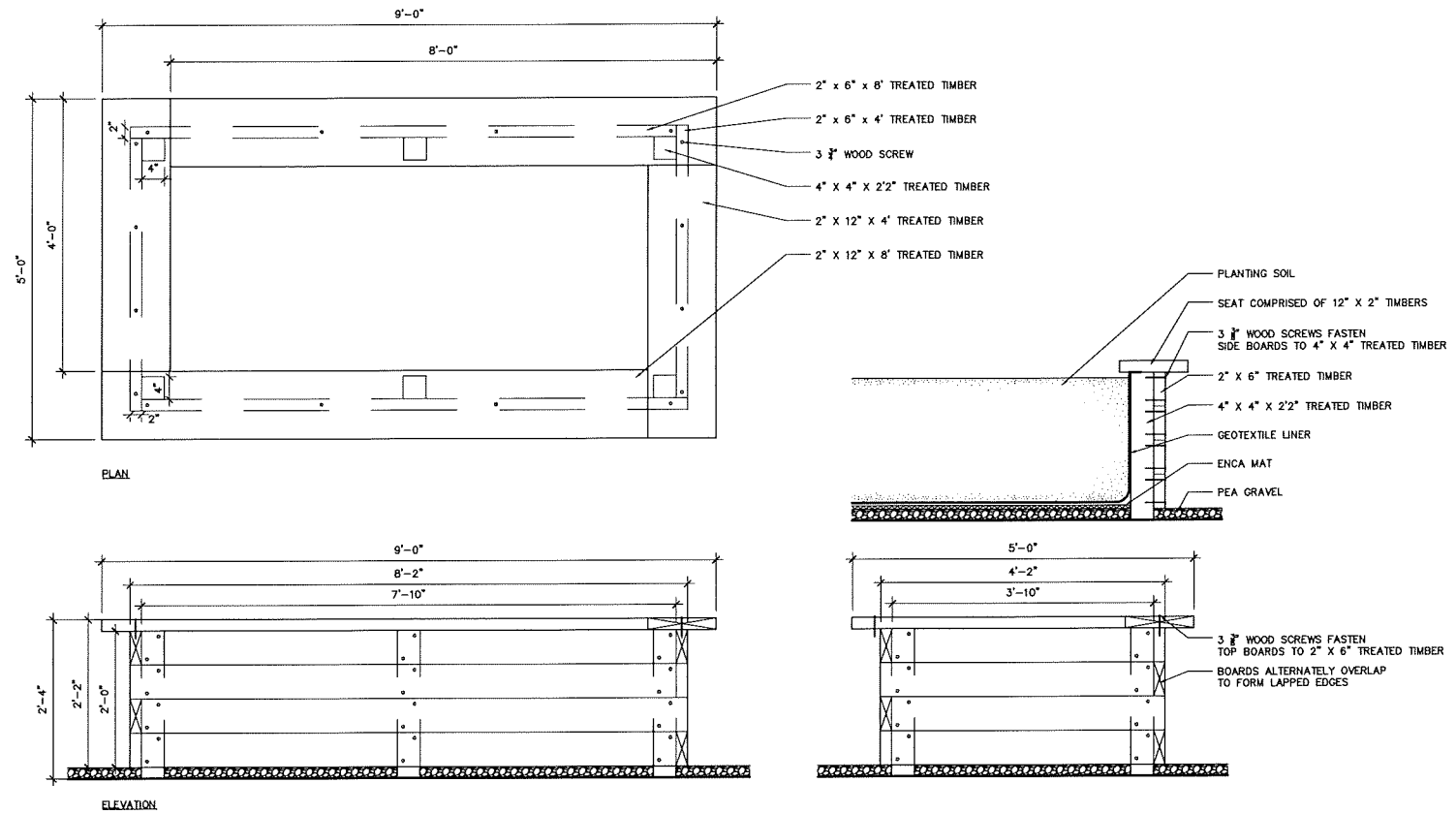


WATER SERVICE DEPTH (D)	2'-0"	2'-6"	3'-0"	3'-6"	4'-0" TO 6'-0"	MORE THAN 6'-0"
INSULATION WIDTH (W)	8'-0"	7'-0"	6'-0"	5'-0"	4'-0"	0'-0"

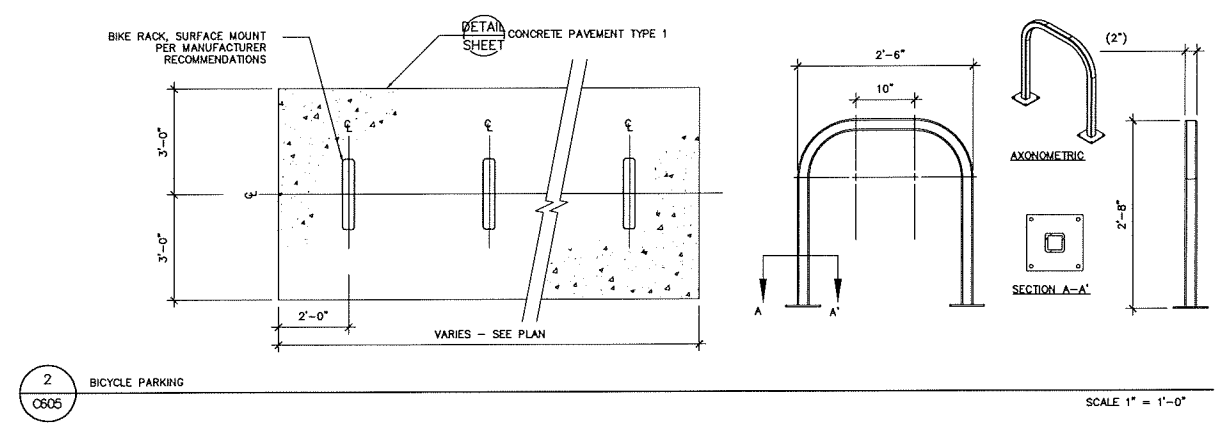
5 WATER SERVICE INSTALLATION  
C604 NTS



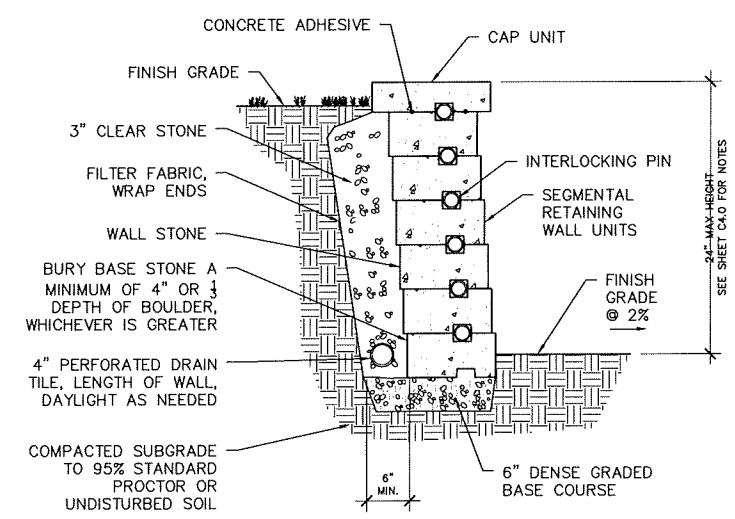
SERVICE PIPE	CURB STOP	SERVICE BOX
1"	1"	2-1/2"
1-1/2"	1-1/2"	3"
2"	2"	3"
3"	3"	3"



1 RAISED VEGETABLE PLANTER  
 C605 AT COMMUNITY GARDEN AREA  
 SCALE: 1" = 1'-0"



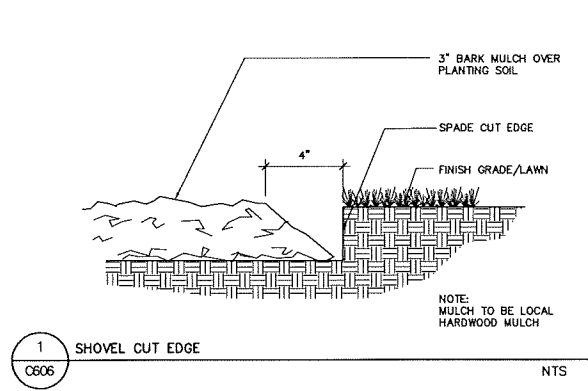
2 BICYCLE PARKING  
 C605  
 SCALE 1" = 1'-0"



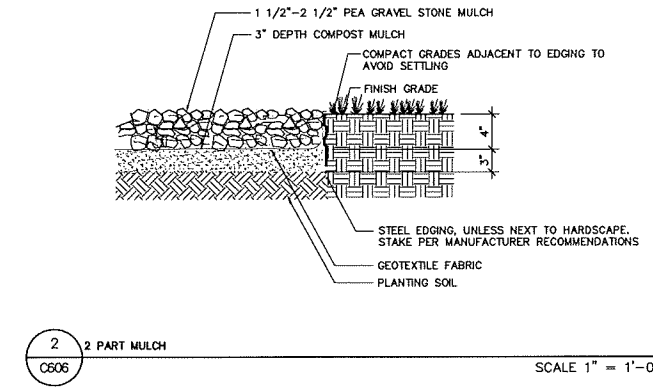
\*CONTRACTOR TO SUBMIT SHOP DRAWINGS TO THE CITY FOR APPROVAL PRIOR TO CONSTRUCTING THE WALL.

3 MODULAR BLOCK RETAINING WALL  
 C605  
 SCALE NTS

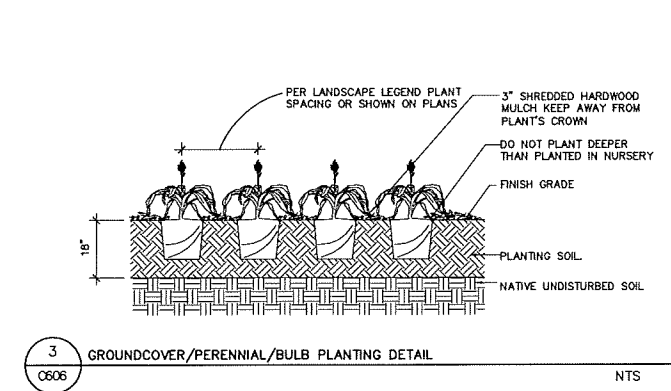




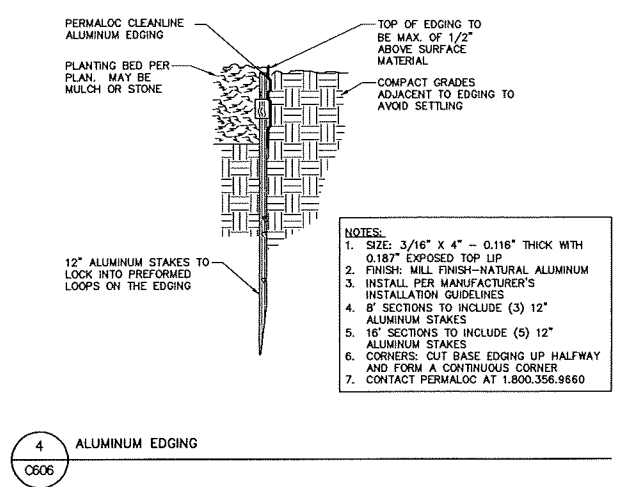
1 SHOVEL CUT EDGE  
C606 NTS



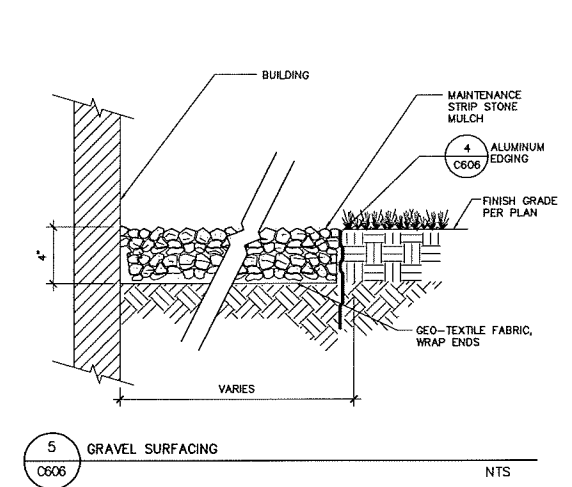
2 2 PART MULCH  
C606 SCALE 1" = 1'-0"



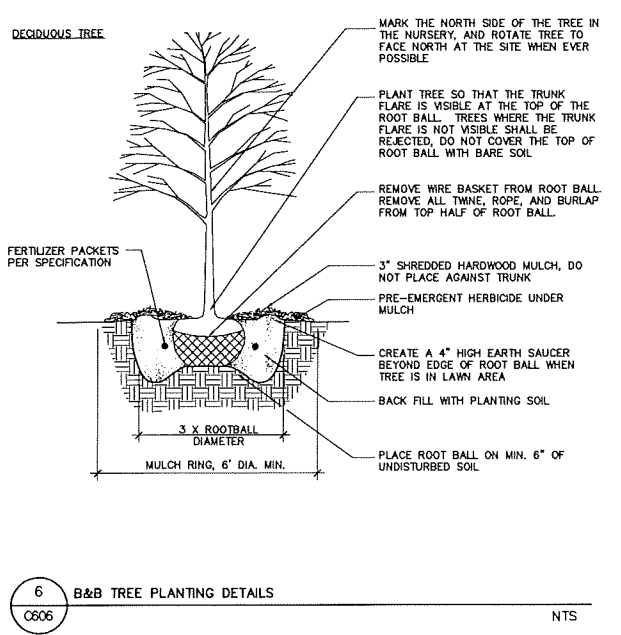
3 GROUNDCOVER/PERENNIAL/BULB PLANTING DETAIL  
C606 NTS



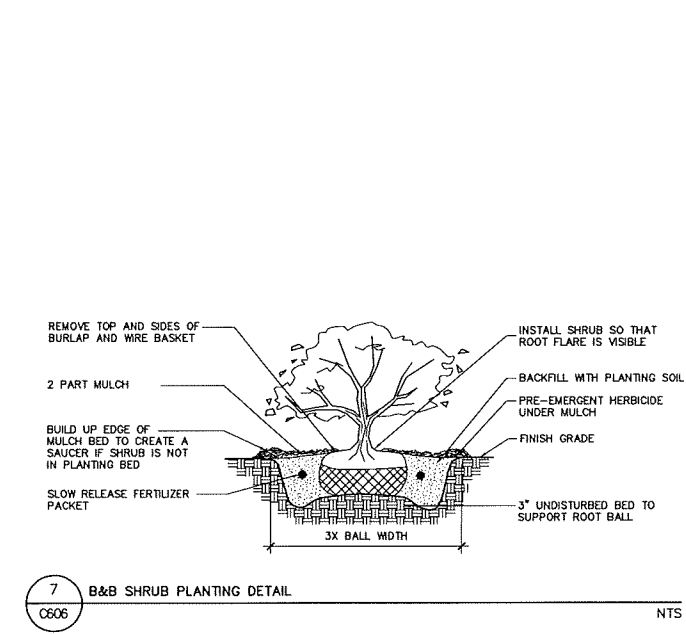
4 ALUMINUM EDGING  
C606



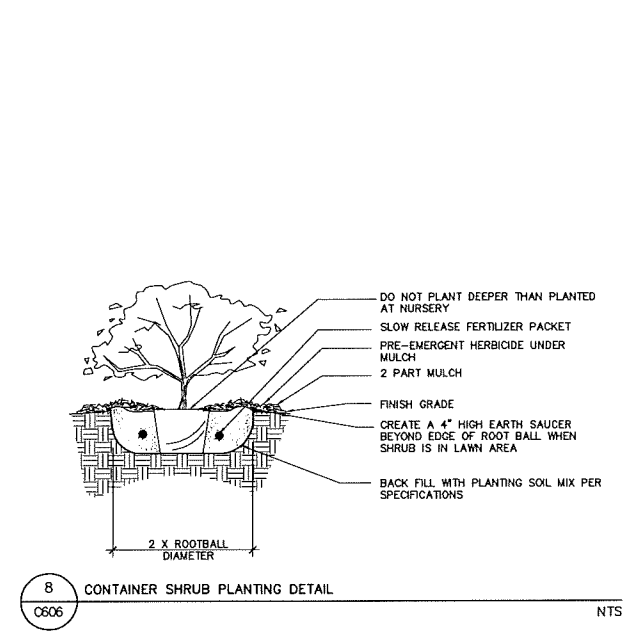
5 GRAVEL SURFACING  
C606 NTS



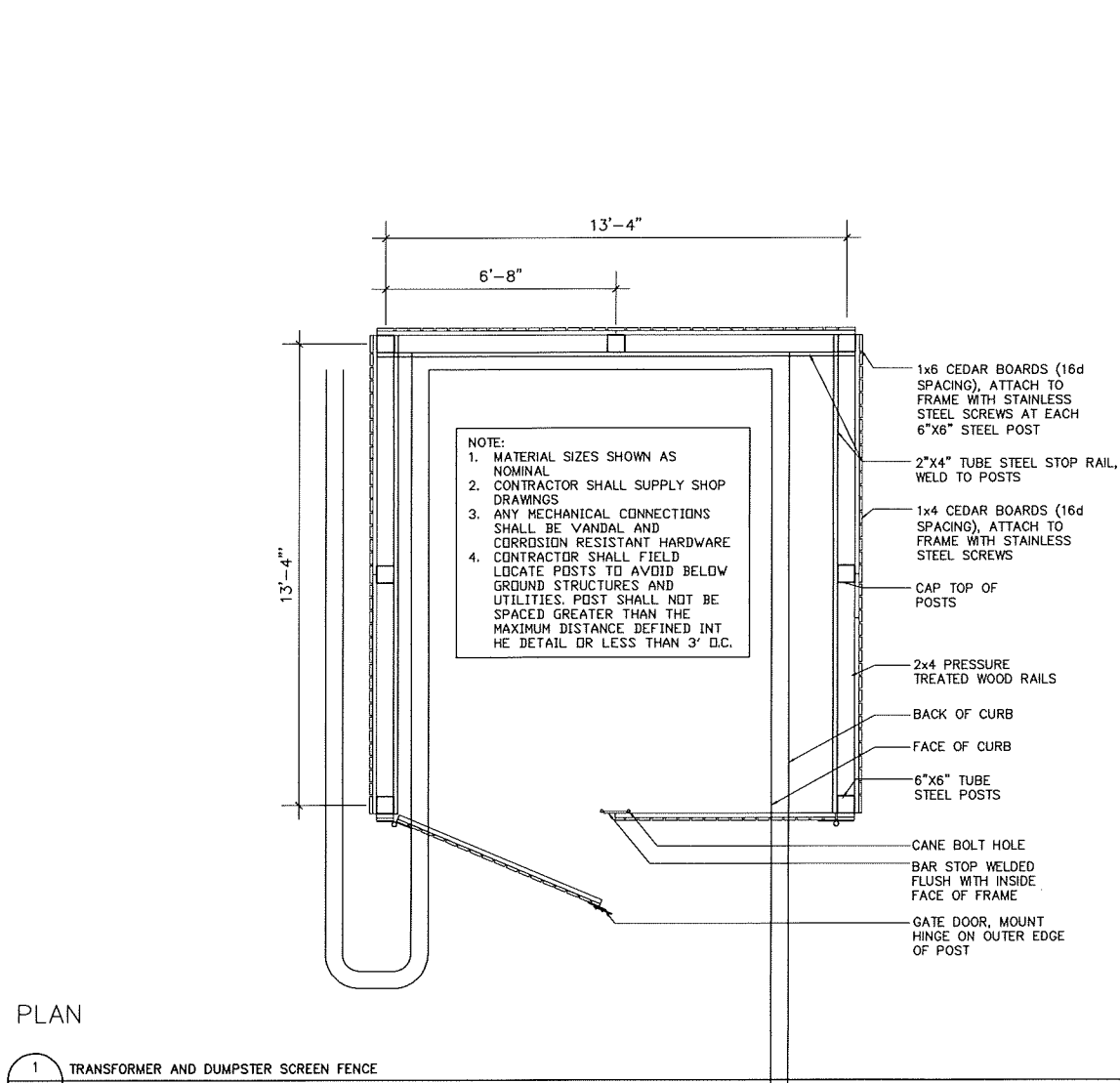
6 B&B TREE PLANTING DETAILS  
C606 NTS



7 B&B SHRUB PLANTING DETAIL  
C606 NTS

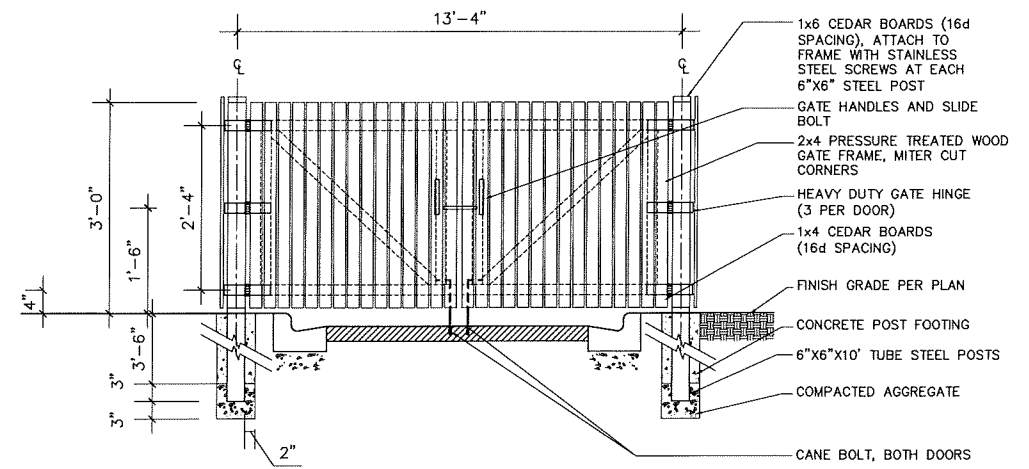


8 CONTAINER SHRUB PLANTING DETAIL  
C606 NTS

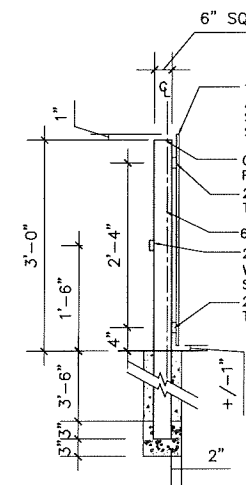


PLAN

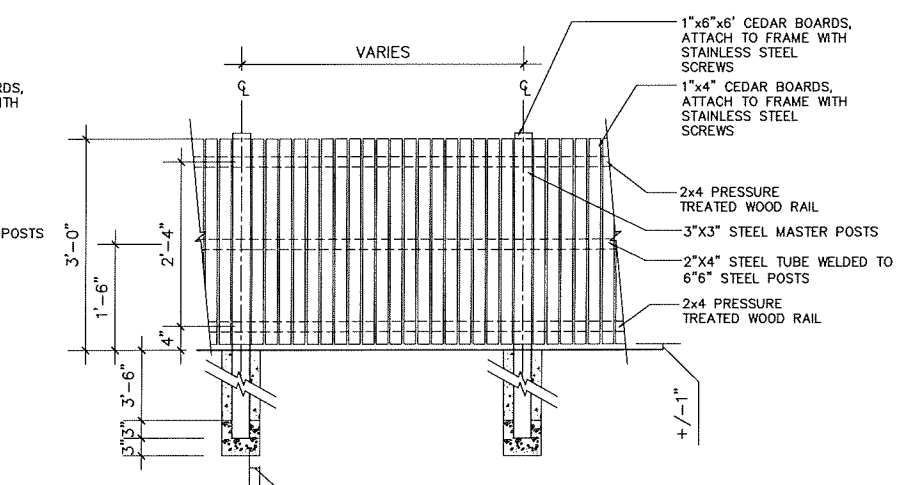
1 TRANSFORMER AND DUMPSTER SCREEN FENCE



ELEVATION

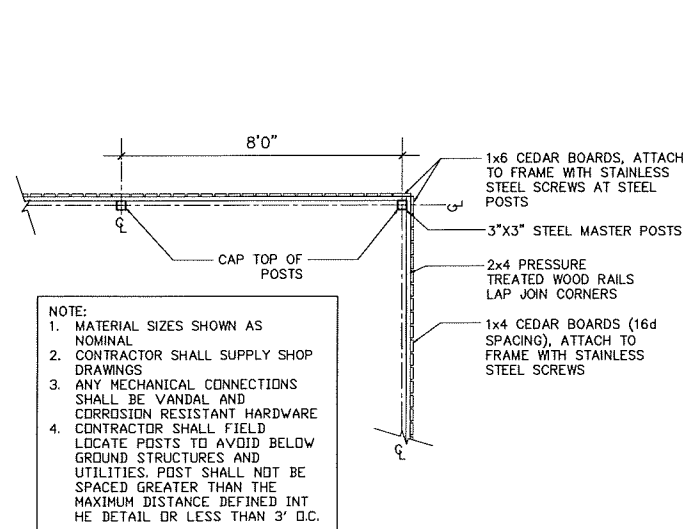


SECTION



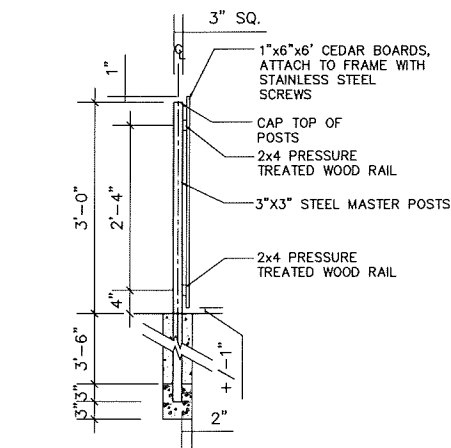
ELEVATION

SCALE: 1/2" = 1'-0"

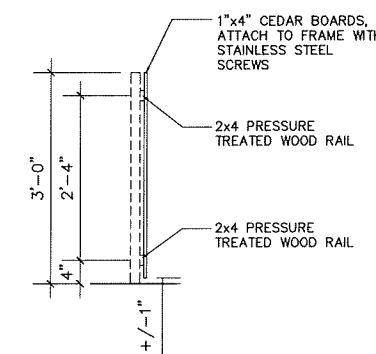


PLAN

2 6' PRIVACY FENCE

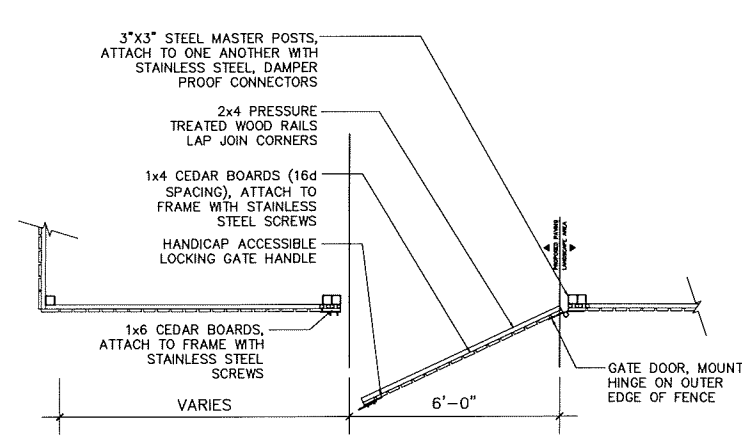


SECTION

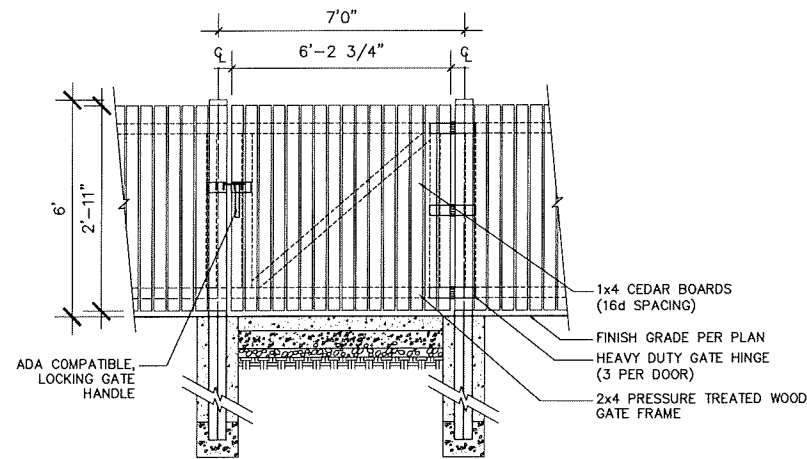


ELEVATION

SCALE: 1/2" = 1'-0"



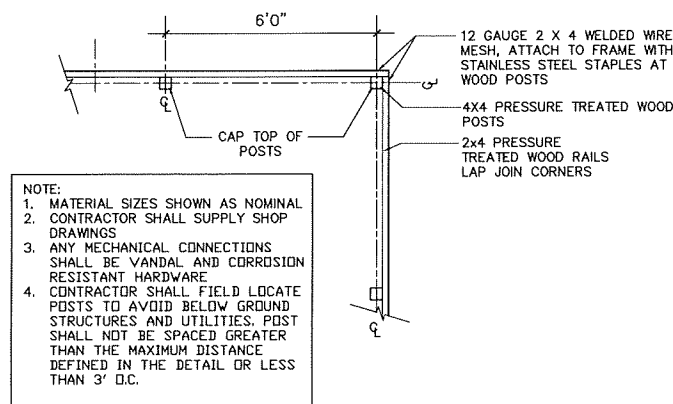
PLAN



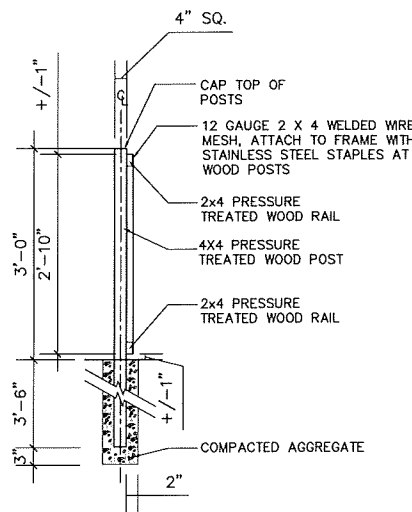
ELEVATION

1 6' PRIVACY FENCE GATE

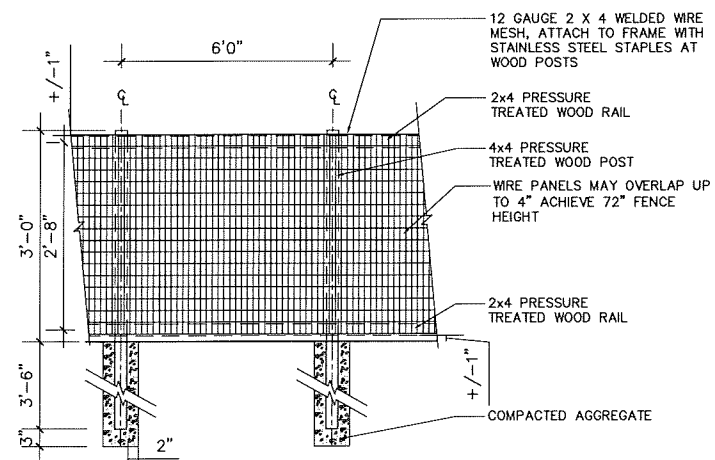
SCALE: 1/2" = 1'-0"



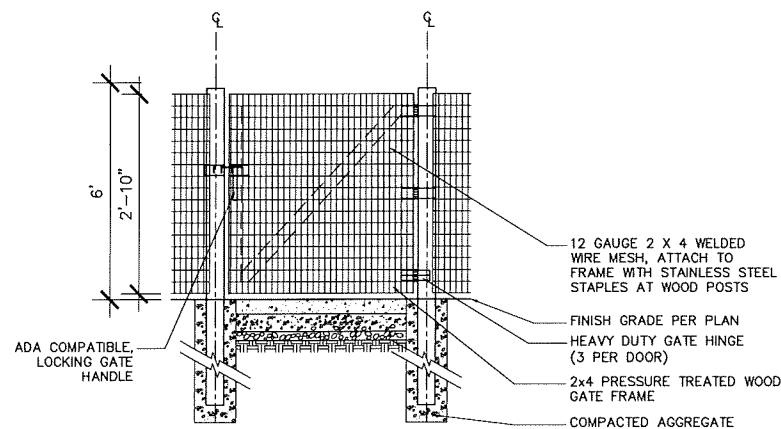
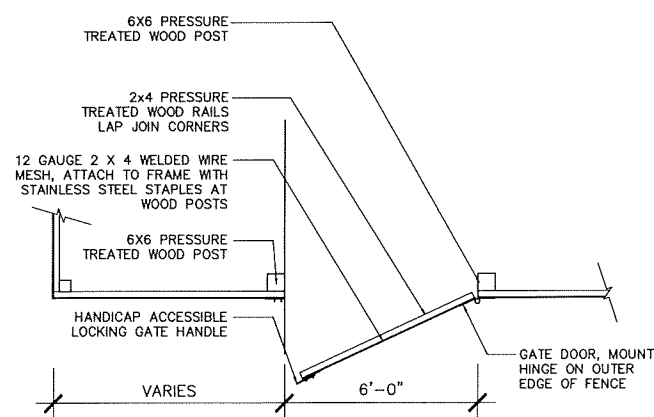
PLAN



SECTION

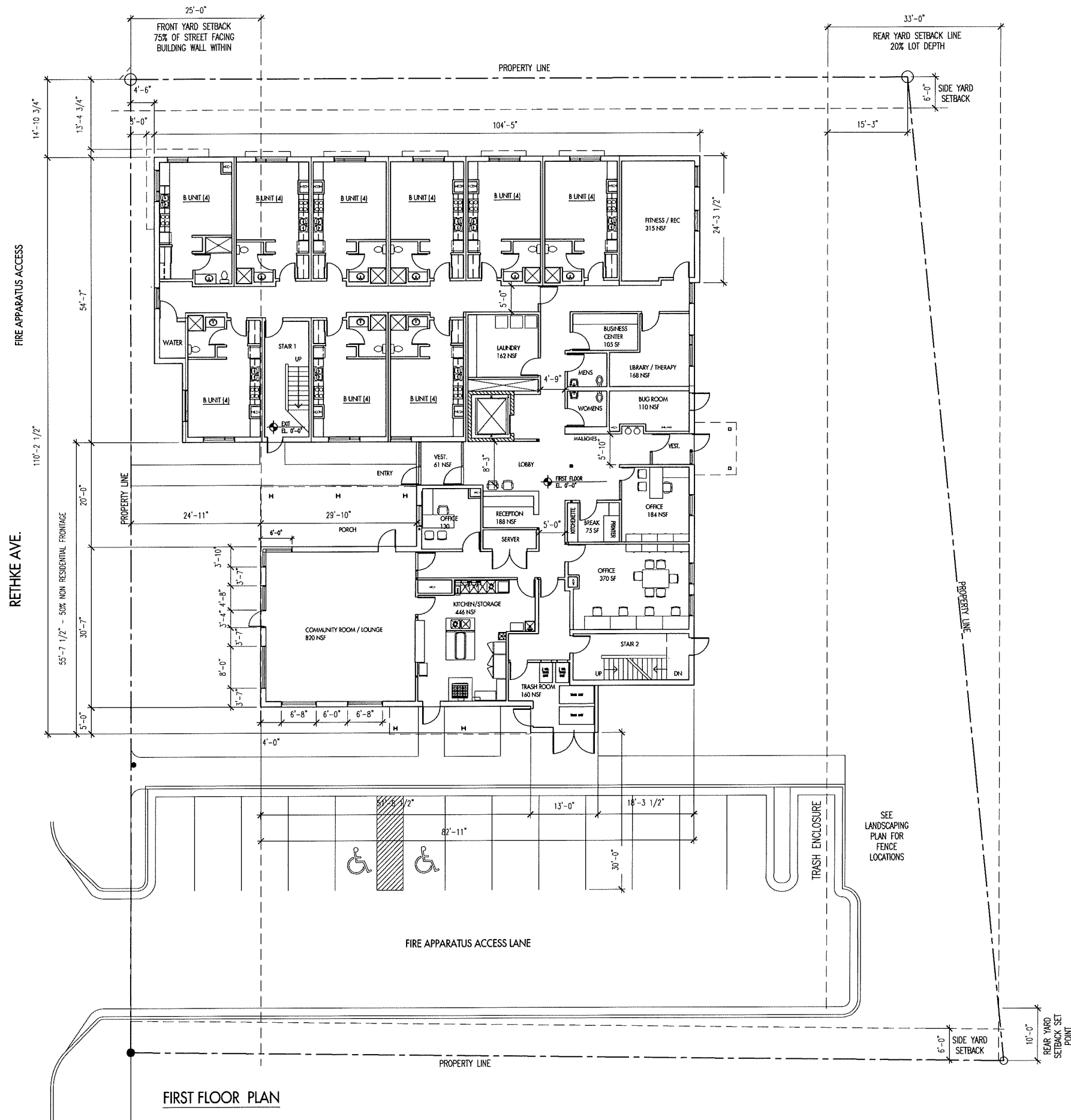


ELEVATION

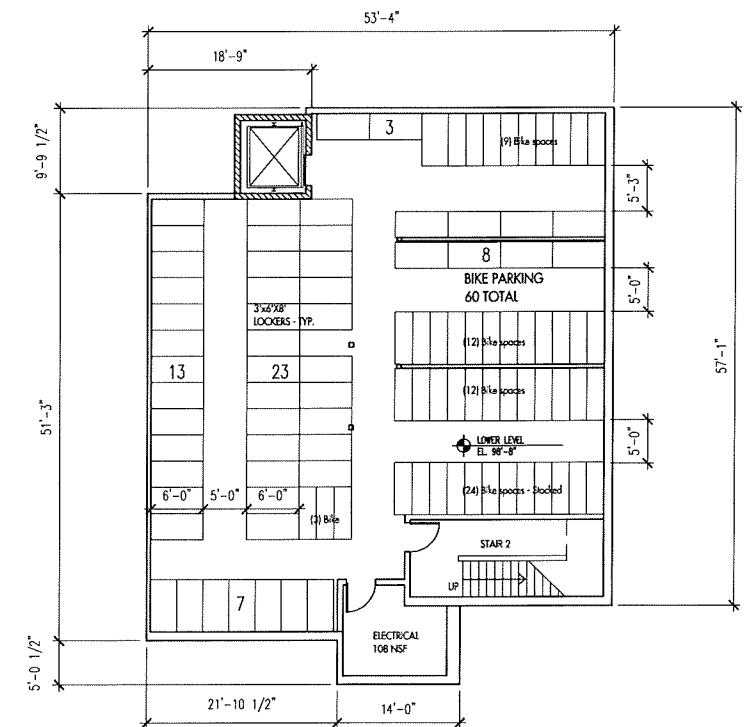


2 CHICKEN FENCING AND GATE DETAIL

SCALE: 1/2" = 1'-0"



FIRST FLOOR PLAN



LOWER LEVEL PLAN

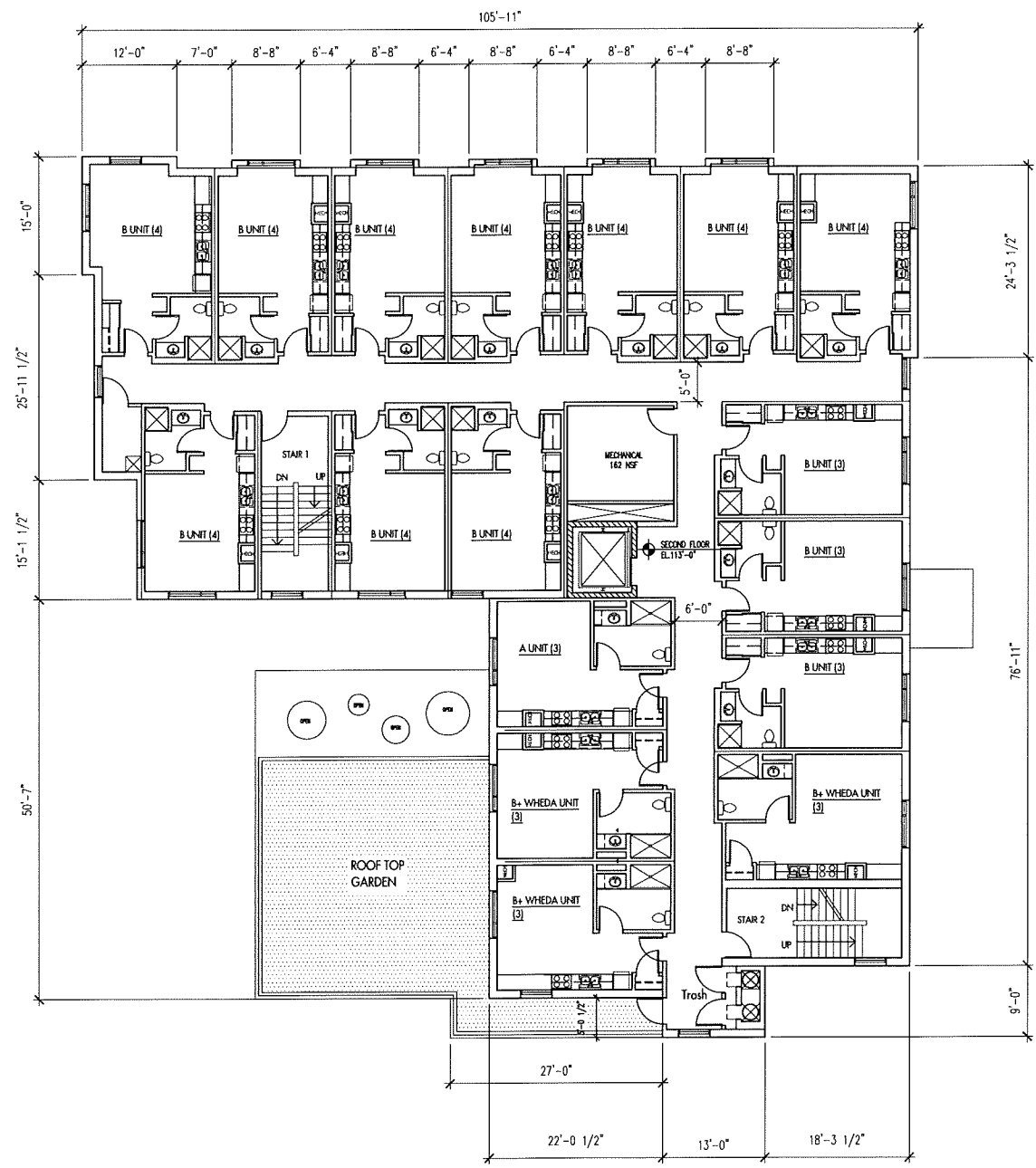
ZONING: COMMERCIAL CORRIDOR TRANSITIONAL DISTRICT (CC-T)

**BUILDING AREA:**

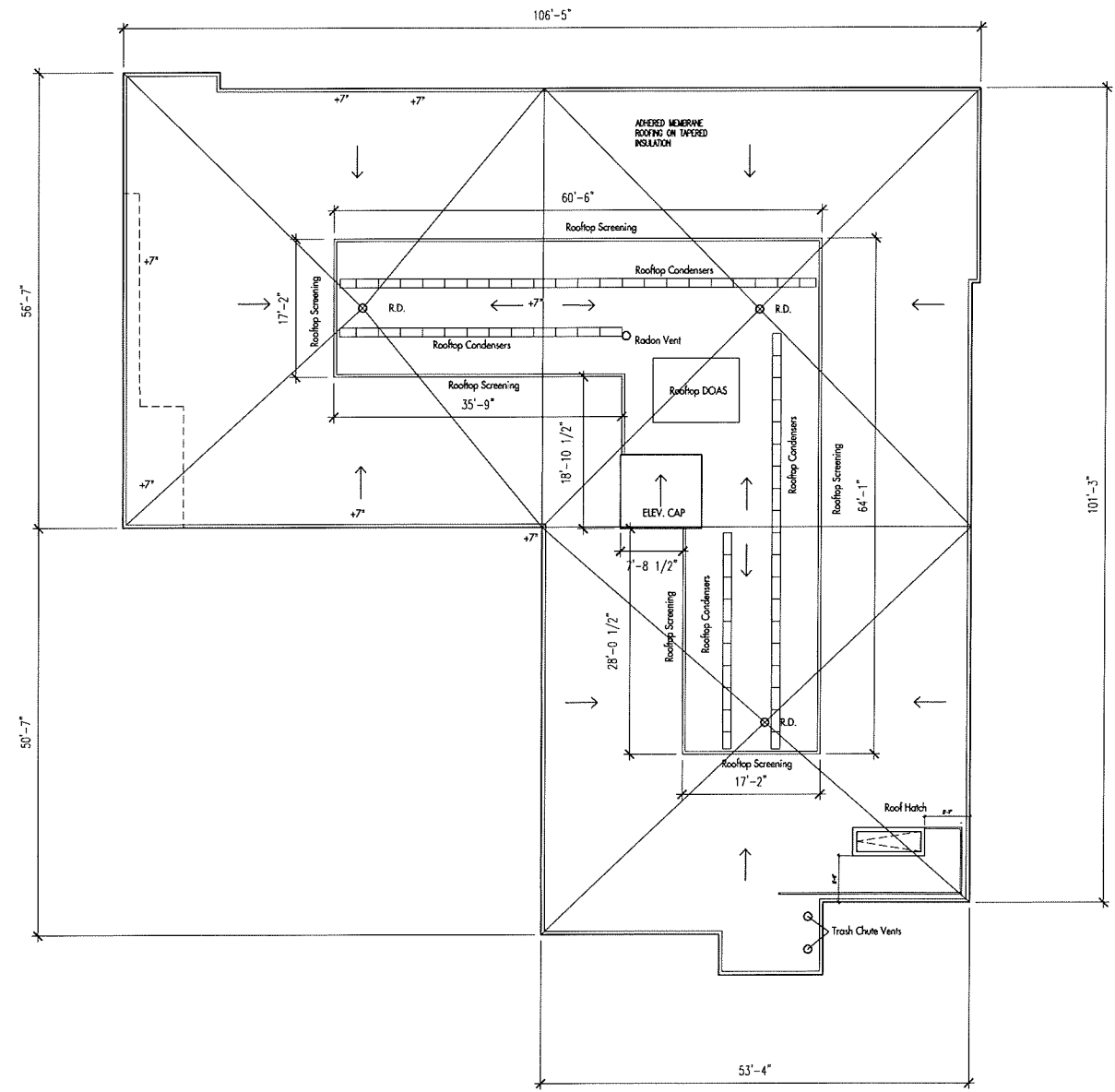
LOWER LEVEL :	3,147 SQFT
FIRST FLOOR (RESIDENTIAL):	3,973 SQFT
FIRST FLOOR (NON-RESIDENTIAL) :	5,209 SQFT (56%)
SECOND FLOOR :	8,316 SQFT
THIRD FLOOR :	8,316 SQFT
FOURTH FLOOR :	8,316 SQFT
<b>TOTAL:</b>	<b>37,277 SQFT</b>

BUILDING STORIES:	4 (5 ALLOWED)
BUILDING HEIGHT:	43'-6 (68'-0" ALLOWED) 49'-6 (T.O. MECH SCREEN)
LOT COVERAGE:	31% (85% ALLOWED)
OFF STREET PARKING:	13 STALLS TOTAL (2 HANDICAP)

BIKE PARKING:	60 STALLS (LONG TERM PARKING) 6 STALLS (SHORT TERM PARKING - RESIDENTIAL) 2 STALLS (SHORT TERM PARKING - NON RESIDENTIAL)
	<b>68 STALLS TOTAL (68 RGD.)</b>



SECOND FLOOR PLAN - (THIRD & FOURTH FLOOR SIMILAR)



ROOF PLAN





T.O. SCREEN  
 T.O. ROOF EDGE EL. 143'-6"  
 FOURTH FLOOR EL. 132'-2.5"  
 THIRD FLOOR EL. 121'-7.25"  
 SECOND FLOOR EL. 111'-0"  
 FIRST FLOOR EL. 100'-0"  
 LOWER LEVEL EL. 99'-8"

**NORTH ELEVATION**

**OPENING PERCENTAGE:**

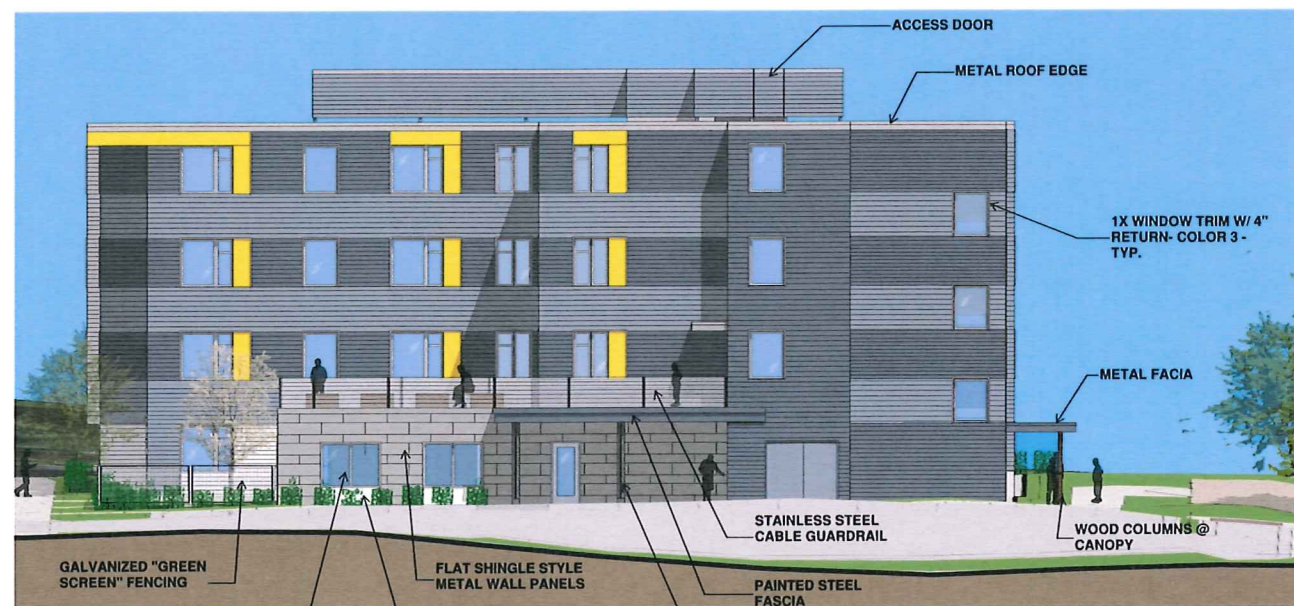
**RESIDENTIAL: 748 sqft ( 686 sqft Required -15%)**



**WEST ELEVATION**

**OPENING PERCENTAGE:**

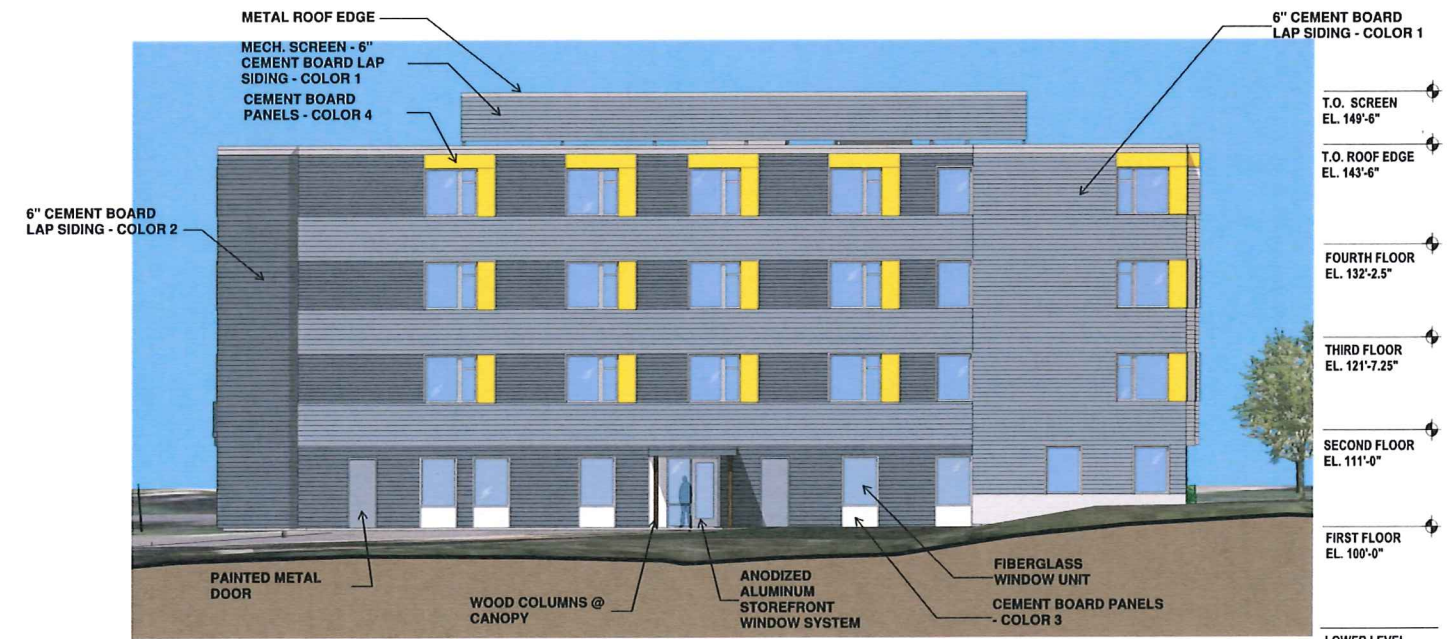
**RESIDENTIAL: 673 sqft (633 sqft Required -15%)  
 NON RESIDENTIAL: 228 sqft (222 sqft Required - 40%)**



**SOUTH ELEVATION**

**OPENING PERCENTAGE:**

**RESIDENTIAL: 640 sqft (633 sqft Required -15%)  
 NON RESIDENTIAL: 156 sqft (107 sqft Required - 15%)**



**EAST ELEVATION**

**OPENING PERCENTAGE:**

**RESIDENTIAL: 561 sqft (540 sqft Required -15%)  
 NON RESIDENTIAL: 250 sqft (173 sqft Required - 15%)**







AERIAL VIEW OF BUILDING



VIEW FROM THE NORTH WEST



VIEW FROM SOUTH



VIEW ON RETHKE AVENUE

