



January 21, 2014

Mr. Kevin Firchow
Planner
Planning Division, City of Madison
215 Martin Luther King Jr. Blvd. LL-100
Madison, WI 53701

RE: Revised Preliminary Plans
Proposed Tennyson Ridge Apartments
1902 Tennyson Lane, Madison, WI

Dear Kevin:

Attached please find revised preliminary plans for the proposed Tennyson Ridge apartments. These revised plans are based on recommendations provided to our design staff by city planning staff, neighbors and comments made at our presentation to the Urban Design commission.

As you will see there have been numerous improvements made to the plans for Tennyson Ridge since our initial site plan presentation to you on September 17th 2013. Among the most recent changes are:

- A change in building programming from one 42-unit building and one 30-unit building to a layout that shows one 48-unit building and one 24-unit building as discussed with staff. This allows for a better site plan in a number of ways.
- Greater detail with respect to the new street that we have agreed to include in the plan at staff request.
- Relocation of access to underground parking from its location near the entry to the site to locations within the interior of the site. This is more aesthetically pleasing and facilitates better site grades.
- Improved separation of the south building from the south lot line and abutting single-family lots.
- Provision of heated enclosed bicycle parking underneath the buildings.
- A design concept that incorporates a flat roof and more contemporary architectural style in deference to comments made by UDC and staff.
- Individual unit entries along the street frontage as requested by staff.
- Greater detail on the playground proposed is provided.

- Useable Open Space has been calculated and we believe meets requirements.
- Additional site dimensioning has been provided.

To update you and your associates on progress made within the City on the Tennyson Ridge project, to date:

- With the assistance of Dan Kennelly, Economic Development Specialist, the City has submitted a \$150,000 Site Assessment Grant to the Wisconsin Economic Development Corp. on behalf of the Tennyson Ridge Project.
- The Community Development Block Grant Committee unanimously recommended approval of \$500,000 in Housing Development Reserve Funds and \$295,000 in Affordable Housing Trust funds for the project.
- The Board of Estimates unanimously recommended approval of this funding as well.
- Urban Design Commission has unanimously approved our preliminary project plan.
- Plan Commission has approved our requested rezoning and neighborhood plan amendment.

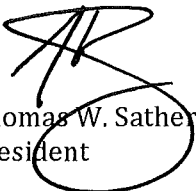
In addition, since we last met, Alder Palm called a third neighborhood meeting. The outcome of this meeting was positive and supportive.

Over the past five months working with you, I believe that we have made significant improvements to the project plan. We are grateful to the planning staff for all of the efforts you have made, and continue to make on behalf of this project.

Please share this letter with your associates who will be reviewing these updated plans and feel free to contact any of the members of the design team with any questions or comments you may have. Thank you.

Sincerely,

THE T.W. SATHER COMPANY, INC.


Thomas W. Sather
President

cc: Alderman Larry Palm

CITY OF MADISON LAND USE APPLICATION-LETTER OF INTENT

Tennyson Ridge – Part of 1902 Tennyson Lane
City of Madison, Wisconsin

Project Team: Please see attached “Development Team” Exhibit for project team information for Tennyson Ridge Apartments (TRA). In addition, Tennyson Terrace, LLC is seller of the multifamily parcel and developer of the proposed single-family lots.

Existing Conditions: The site has not been is commercial use for many years and is the site of a former poultry research facility. The site hosts a number of dilapidated buildings and has become overgrown over the years. The existing structures will be removed during the development process.

Project Schedule: The project is scheduled to commence construction in fall of 2014 and be completed in fall of 2015.

Proposed Uses: TRA is proposed to consist of two, 3-story elevator-serviced apartment buildings with underground and surface parking. The site is also proposed to include 24 single-family lots.

Hours of Operation: Given that these are residential uses, hours of operation will be 24 hours per day, every day.

Building Square Footage: TRA proposes one 3-story, 30-unit building totaling 38,439 GSF and one 3-story 42-unit building totaling 50,202 GSF.

Number of Dwelling Units: TRA proposes 72 apartments. The overall project also includes 24 single-family residential lots.

Auto and Bike Parking Stalls: TRA proposes 72 underground parking stalls and 45 surface stalls for a total of 117, or 1.63 stalls per unit. TRA also proposes 1 bicycle parking stall per residential unit.

Lot Coverage & Usable Open Space Calculations:

- TRA lot size: 191,645 s.f./4.40 acres (100.00%)
- TRA Building Coverage 29,547 s.f./0.68 acres (15.42%)
- TRA Improvements Lot Coverage 104,382 s.f./2.40 acres (54.47%)
- TRA Usable Open Space 87,263 s.f./2.00 acres (45.53%)

Value of Land: Best current estimate of land value as provided by seller is \$610,000 for the TRA parcel and \$175,000 for the single-family residential land, totaling \$785,000.

Estimated Project Cost: Estimated project cost for Tennyson Ridge Apartments is \$11,744,500. The total project cost for the residential lot component of this site will be determined by the cost of the houses constructed. If the average cost of the 24 houses built is \$200,000, this would total \$4,800,000, resulting in a combined project cost of \$16,544,500.

Estimated Number of Construction and Full-Time Equivalent Jobs Created: With a common estimate of labor cost approximating 50% of the cost of a construction project, and an average wage rate of \$40,000 per year, the above referenced project cost would create approximately 207 one-year full-time equivalent jobs.

Public Subsidy Requested: TRA is requesting that \$350,000 be funded through tax incremental financing and \$779,833 be funded through some combination of AHTF, HOME and/or CDBG funding.

DEVELOPMENT TEAM
Tennyson Ridge – Madison, WI

The development team proposed for Tennyson Ridge brings a wealth of development experience to the project including extensive Section 42 development experience.

DEVELOPER

Dennis Hanson
Director, Lutheran Social Services of
Wisconsin and Upper Michigan, Inc.
647 W. Virginia Street, Suite 200
Milwaukee, WI 53204
dhanson@lsswis.org

Lutheran Social Services (LSS) has been providing services for more than 130 years. LSS owns and operates 28 HUD low income housing communities and several non-subsidized housing programs. In addition, LSS is property manager at two communities not owned by LSS, and provides HUD service coordination and/or case management services at more than 40 housing developments in Wisconsin and Upper Michigan.

PROJECT MANAGER/CO-DEVELOPER

Thomas W. Sather
President & CEO, The T.W. Sather Company, Inc.
6527 Normandy Lane, Suite 201
Middleton, WI 53719
(608)334-6132
sather@silverstonepartners.com

Tom has been a full-time professional real estate developer for more than 20 years. Tom has developed and co-developed seventeen Section 42 apartment projects in Wisconsin and Iowa and is President, CEO and majority shareholder of Silverstone Partners, Inc which owns and asset manages fourteen Section 42 apartment projects totaling more than 1,000 units. A list of Tom's development experience is attached.

ATTORNEY

Katherine Rist/Wayman Lawrence
Partner, Foley and Lardner
150 E. Gilman Street
Madison, WI 53703
(608)258-4317
krist@foley.com; wlawrence@foleylaw.com

Katie and Wayman are partners specializing in Section 42 and other real estate matters at Foley & Lardner, S.C. Since the enactment of the Tax Reform Act of 1986 which created the Section 42 program, Foley and Lardner has represented investors, syndicators, lenders,

non-profit organizations, housing authorities and for-profit developers in hundreds of Section 42 transactions.

ACCOUNTING & TAX CREDIT ADVISOR

Don Bernards
Partner & CPA, Baker Tilly
Ten Terrace Court
Madison, WI 53707-7398
(608)240-2643
Donald.Bernards@bakertilly.com

Don is a partner in the Real Estate Group with Baker Tilly Virchow Krause, LLP, an affiliate of Baker Tilly International, the 8th largest network of independent accounting and consulting firms in the U.S. Don is the office's leading expert in client services relating to Section 42 projects and has helped to raise over \$500,000,000 of such funds over the past five years.

PROPERTY MANAGEMENT FIRM

Tom Klein
President, Oakbrook Corporation
2 Science Court
Madison, WI 53744
(608)238-2600
tklein@oakbrookcorp.com

Tom is the president of Oakbrook Corporation which is one of the Midwest's leading residential property management firms, managing over 7,000 apartments. Oakbrook Corp has managed all of Tom's Section 42 projects since their inception. A list of the affordable housing properties they currently manage is attached.

GENERAL CONTRACTOR

Jeff Donovan
Partner and Co-Founder, NorthCentral Construction
631 S. Hickory
Fond du Lac, WI 54935
(920)929-9400
jdonovan@northcentralconstruction.com

NorthCentral Construction is one of the most active apartment builders in the Midwest and specializes in Section 42 projects, having built and/or renovated more than 1,000 units for Tom alone. A list of affordable housing properties they have constructed is attached.

ARCHITECT

Stan Ramaker
Excel Engineering/Ramaker LLC
100 Camelot Drive
Fond du Lac, WI 54935
(920)920-539
stan@ramakerllc.com

vierbicher
planners | engineers | advisors



400 Viking Drive
Reedsburg, Wisconsin 53959
(608) 768-4806 phone
(608) 524-8218 FAX
www.vierbicher.com

January 20, 2014

Jeff Benedict – Engineer
Department of Planning & Development
215 Martin Luther King Jr. Blvd., Rm. LL 100
Madison, WI 53703

Re: Tennyson Apartments – City of Madison

Dear Mr. Benedict,

The T.W. Sather Company is proposing to construct an apartment complex on the northeast side of the City of Madison. The site is located northeast of Eliot and Tennyson Lane Intersection. The site is currently developed with vacant industrial buildings. Existing conditions include approximately 82,480 SF of impervious surface. The proposed improvements will reduce the impervious surface down to approximately 79,315 SF, including the public street which will be extended as part of this development. Due to the existing site conditions the project meets the definition of a redevelopment site.

The site has been preliminarily designed to meet 60% Total Suspended Solids (TSS) removal from parking areas and the new street from a "no controls" condition. The TSS removal will be met by the use of a wet detention basin located onsite. The wet detention basin will remove more than 60% TSS to address the areas which are not able to be treated due to site topographic conditions.

I will be glad to discuss the project in more detail and answer any questions (608) 768-4806.

Sincerely,

Neil Pfaff, EIT, HIT, CST

CC: Jeff Liebergen, Excel Engineering

R:\Silverstone 130268 Tennyson Apartment\Task # Design\Storm Water\Transmittal Letter To Jeff Benedict.docx

vision to reality

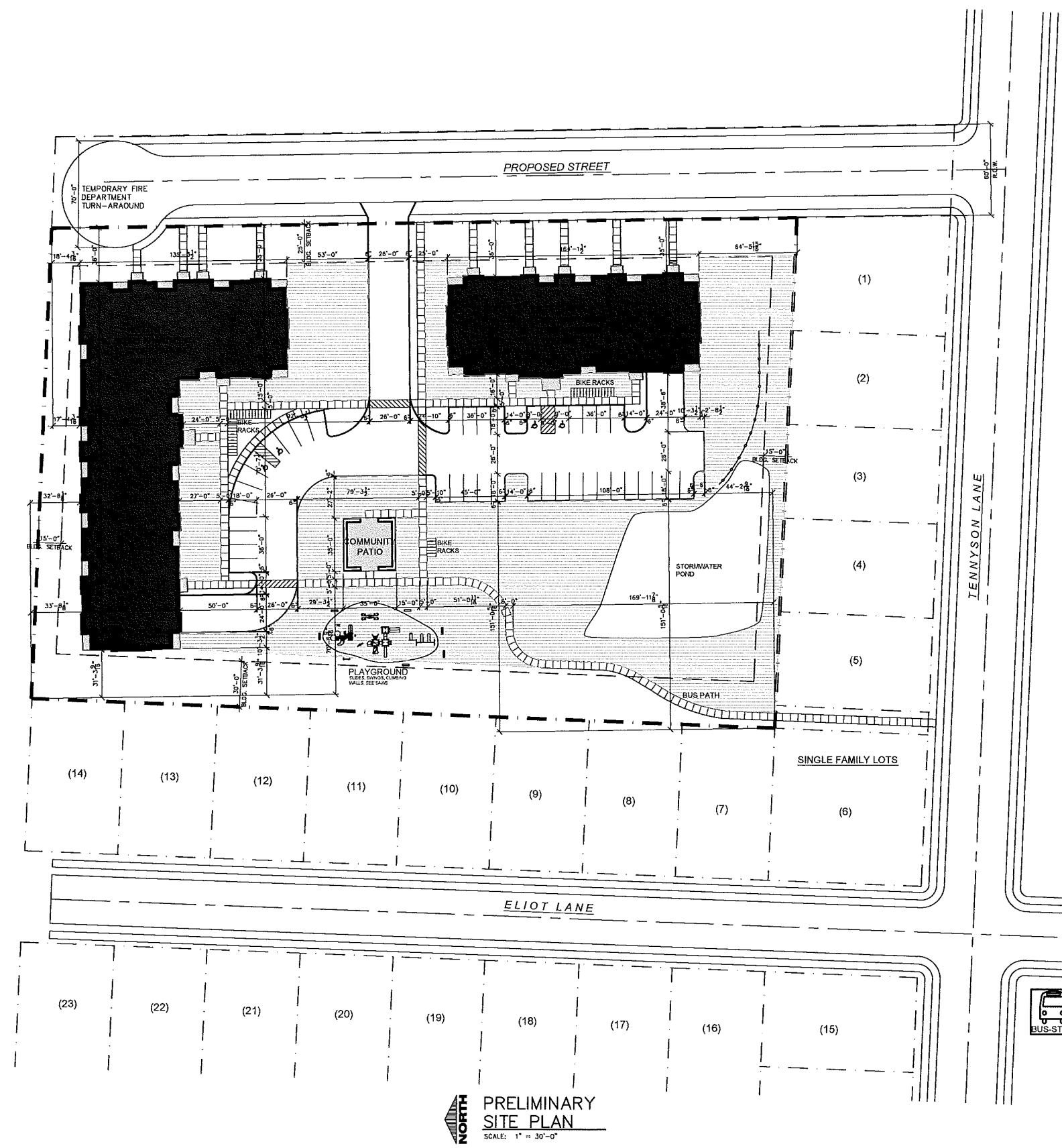
Reedsburg (608) 524-6468 | Madison (608) 826-0532 | Prairie du Chien (608) 326-1051



CITY OF MADISON LOCATOR MAP



NEIGHBORHOOD LOCATOR MAP



PRELIMINARY SITE PLAN
 SCALE: 1" = 30'-0"

SITE INFORMATION:	
PROPERTY AREA:	AREA = 156,688 S.F. (3.60 ACRES)
NUMBER OF UNITS:	TOTAL: 72 UNITS
DENSITY:	20.0 UNITS PER ACRE
EXISTING ZONING:	SR-C1
PROPOSED ZONING:	SR-V2
PROPOSED USE:	MULTI-FAMILY RESIDENTIAL
SETBACKS:	BUILDING: FRONT = 25' SIDE = 10' REAR = 30'
24 UNIT BUILDING AREA:	10,746 S.F. EACH FLOOR
48 UNIT BUILDING AREA:	20,336 S.F. EACH FLOOR
PARKING PROVIDED:	39 EXTERIOR SPACES (4 H.C. ACCESSIBLE) 74 COVERED SPACES 113 TOTAL
BIKE STALLS PROVIDED:	81 LONG TERM SPACES (UNDERGROUND) 46 EXTERIOR SPACES 127 TOTAL
	REPRESENTS USABLE OPEN SPACE PER CITY OF MADISON REQUIREMENTS
	OPEN SPACE PROVIDED = 47,890 S.F.

OWNER:
 THE T.W. SATHER COMPANY
 6527 NORMANDY LANE, SUITE 201
 MADISON, WI 53719

PROJECT:
 PROPOSED DEVELOPMENT FOR:
 TENNYSON COTTAGES
 TENNYSON LANE
 MADISON, WISCONSIN

PRELIMINARY SHEET DATES:

8-29-13
9-3-13
9-24-13
10-03-13
10-21-13
12-16-13
12-20-13
01-09-14
01-17-14
01-21-14

JOB NUMBER:
1309760


SHEET

C1.0

OWNER:
 THE T. W. SATHER COMPANY
 6527 NORMANDY LANE, SUITE 201
 MADISON, WI 53719

PROJECT:
 PROPOSED DEVELOPEMENT FOR:
 TENNYSON COTTAGES
 TENNYSON LANE
 MADISON, WISCONSIN

PRELIMINARY SHEET DATES:

 **NORTH**
EXISTING CONDITIONS
 SCALE: 1" = 20'-0"

JOB NUMBER:
 1309760
SHEET

C1.0



BPT 14-0000
1+00

1+50

2+00

2+50

3+00

3+50

4+00

4+50

PROPOSED STREET 5+50

6+00

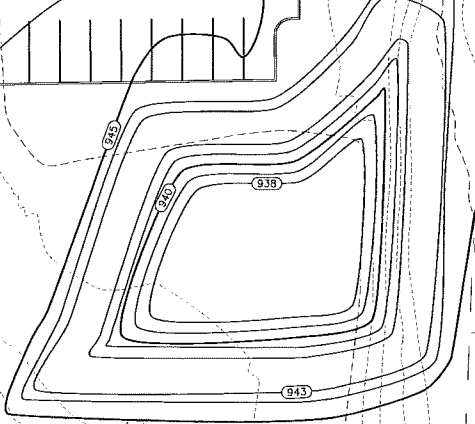
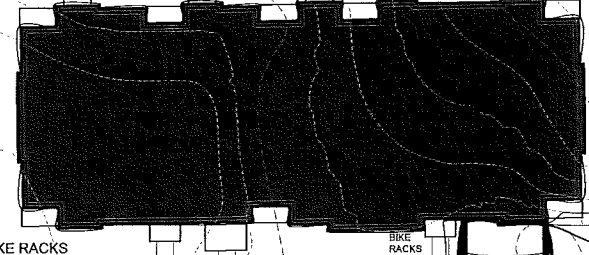
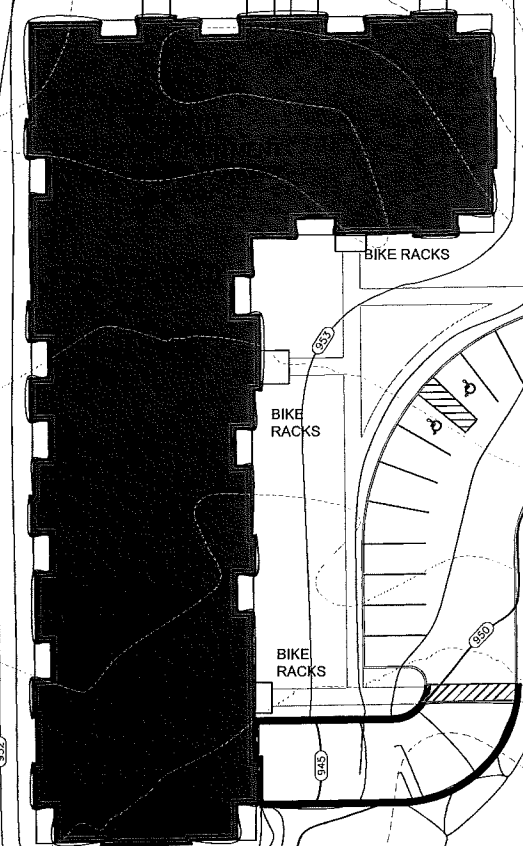
6+50

7+00

7+50

8+00

RETAINING WALL



(1)

(2)

(3)

(4)

(5)

(14)

(13)

(12)

(11)

(10)

(9)

(8)

(7)

(6)

SINGLE FAMILY LOTS

ELIOT LANE

TENNYSON LANE



PRELIMINARY GRADING PLAN
SCALE: 1" = 20'-0"

JOB NUMBER:
1309760
SHEET

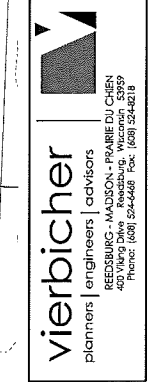
C2.0

PRELIMINARY DRAWING - NOT FOR CONSTRUCTION



100 CAMELOT DRIVE
FOXD OY LAC, WI 54935
PHONE: (920) 928-1800
FAX: (920) 928-8801

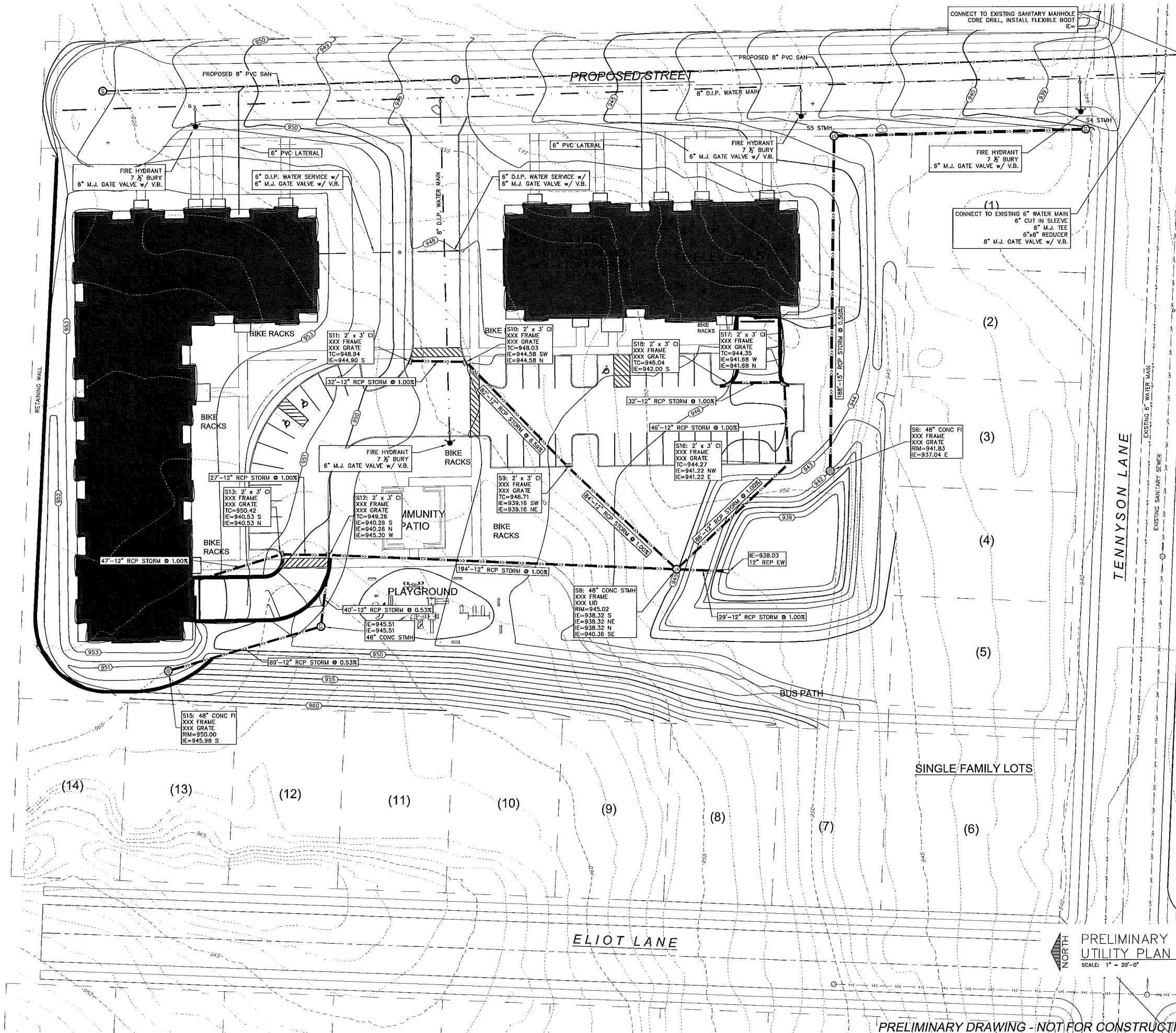
Always a Better Plan



OWNER:
THE T.W. SATHER COMPANY
6527 NORMANDY LANE, SUITE 201
MADISON, WI 53719

PROJECT:
PROPOSED DEVELOPEMENT FOR:
TENNYSON COTTAGES
TENNYSON LANE
MADISON, WISCONSIN

PRELIMINARY SHEET DATES:



EXCEL ENGINEERING
 100 CAVELOTT DRIVE
 FOND DU LAC, WI 54935
 PHONE: (920) 926-6800
 FAX: (920) 926-6801
 Always a Better Plan

vierbicher
 planners | engineers | advisors
 REDBURG - MADISON - PRINCE DU CHÂTEAU
 Phone: (608) 224-4448 Fax: (608) 224-4218

OWNER:
 THE T.W. SATHER COMPANY
 6527 NORMANDY LANE, SUITE 201
 MADISON, WI 53719

PROJECT:
 PROPOSED DEVELOPMENT FOR:
 TENNYSON COTTAGES
 TENNYSON LANE
 MADISON, WISCONSIN

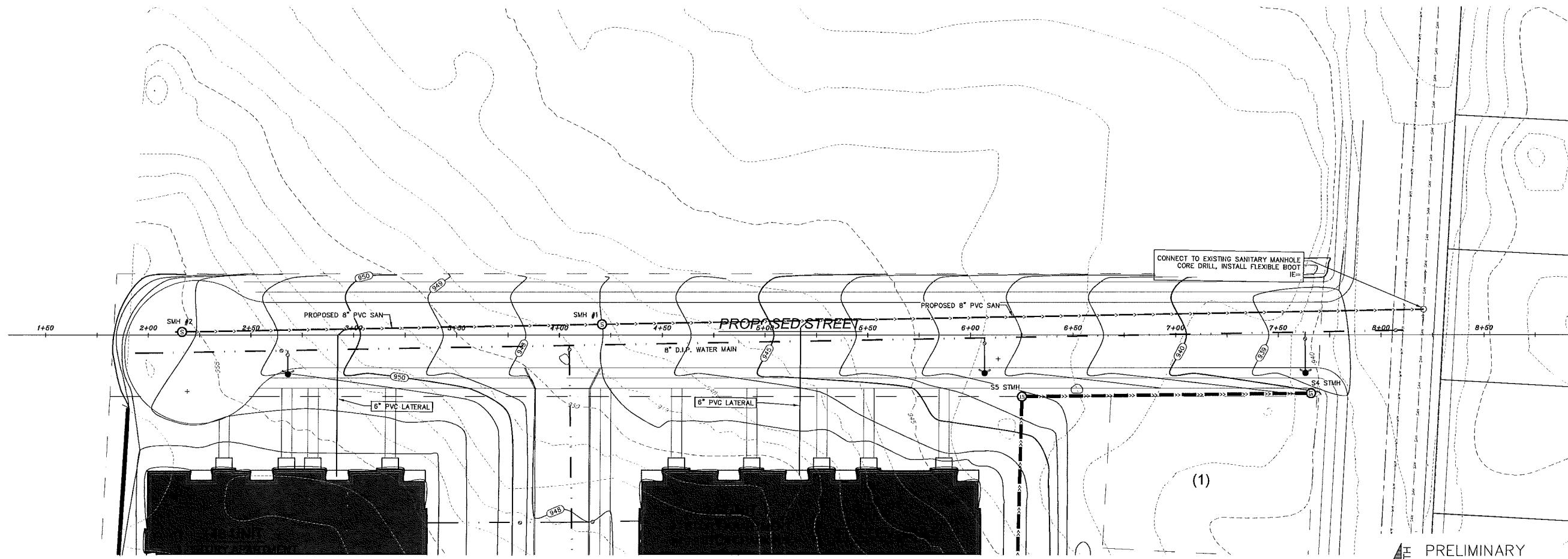
PRELIMINARY SHEET DATES:

JOB NUMBER:
 1309760
SHEET

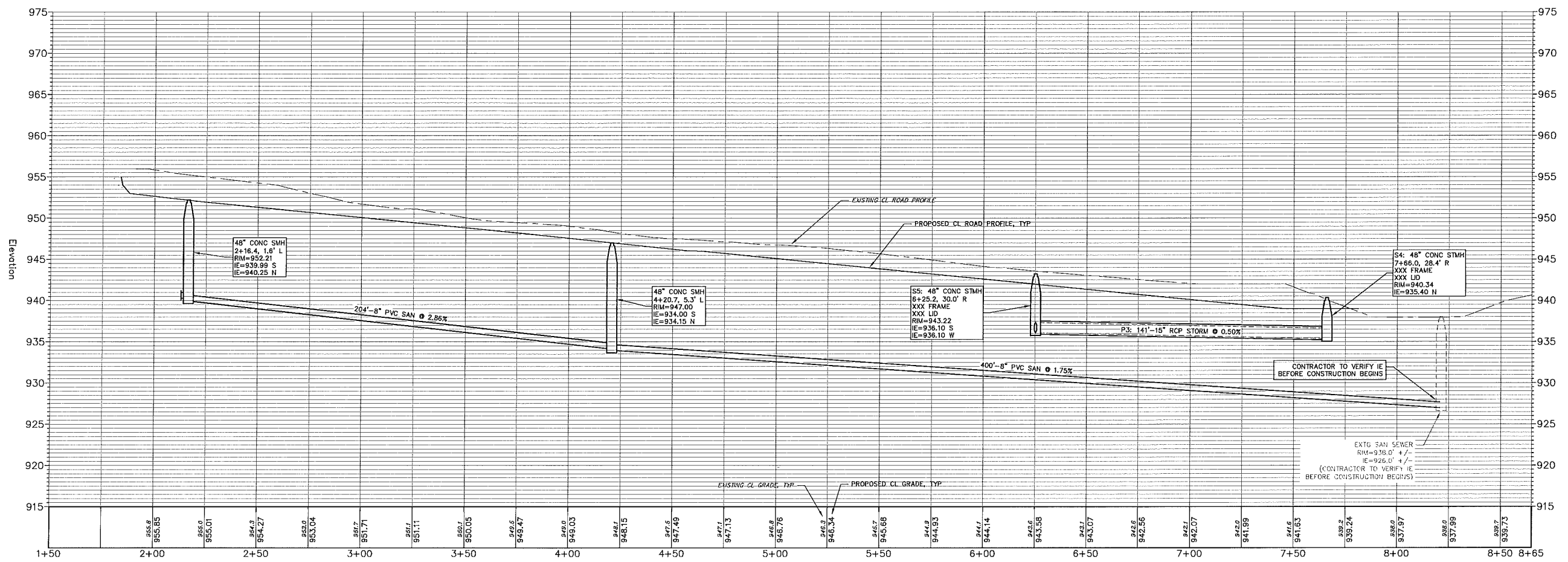
C3.0

PRELIMINARY DRAWING - NOT FOR CONSTRUCTION

Always a Better Plan



PRELIMINARY PLAN & PROFILE
 SCALE: 1" = 20'-0"



PRELIMINARY DRAWING - NOT FOR CONSTRUCTION

OWNER:
 THE T.W. SATHER COMPANY
 6527 NORWANDY LANE, SUITE 201
 MADISON, WI 53719

PROJECT:
 PROPOSED DEVELOPMENT FOR:
 TENNYSON COTTAGES
 TENNYSON LANE
 MADISON, WISCONSIN

PRELIMINARY SHEET DATES:

JOB NUMBER:
 1309760
SHEET

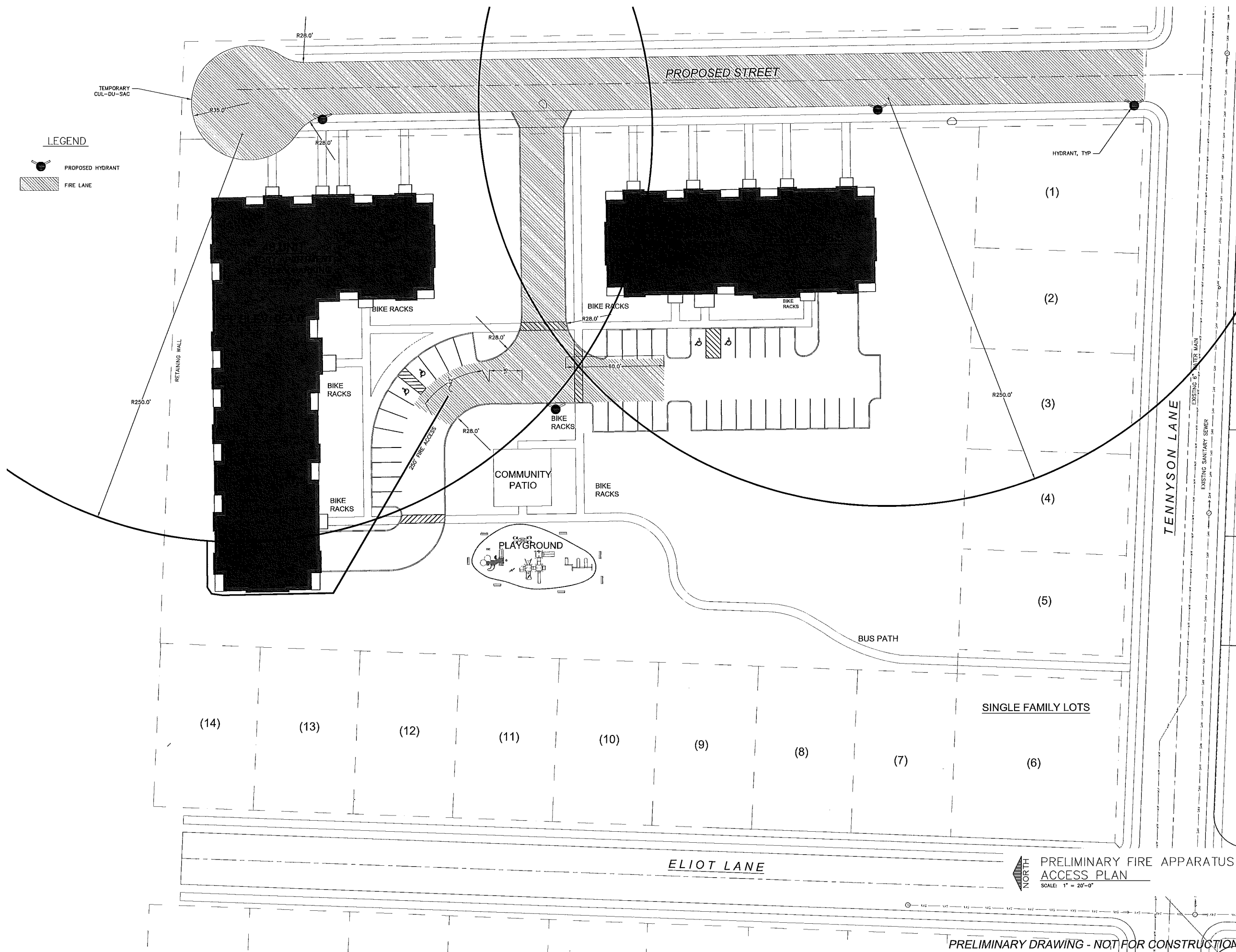
C4.0

OWNER:
 THE T.W. SATHER COMPANY
 6527 NORMANDY LANE, SUITE 201
 MADISON, WI 53719

PROJECT:
 PROPOSED DEVELOPMENT FOR:
 TENNYSON COTTAGES
 TENNYSON LANE
 MADISON, WISCONSIN

PRELIMINARY SHEET DATES:

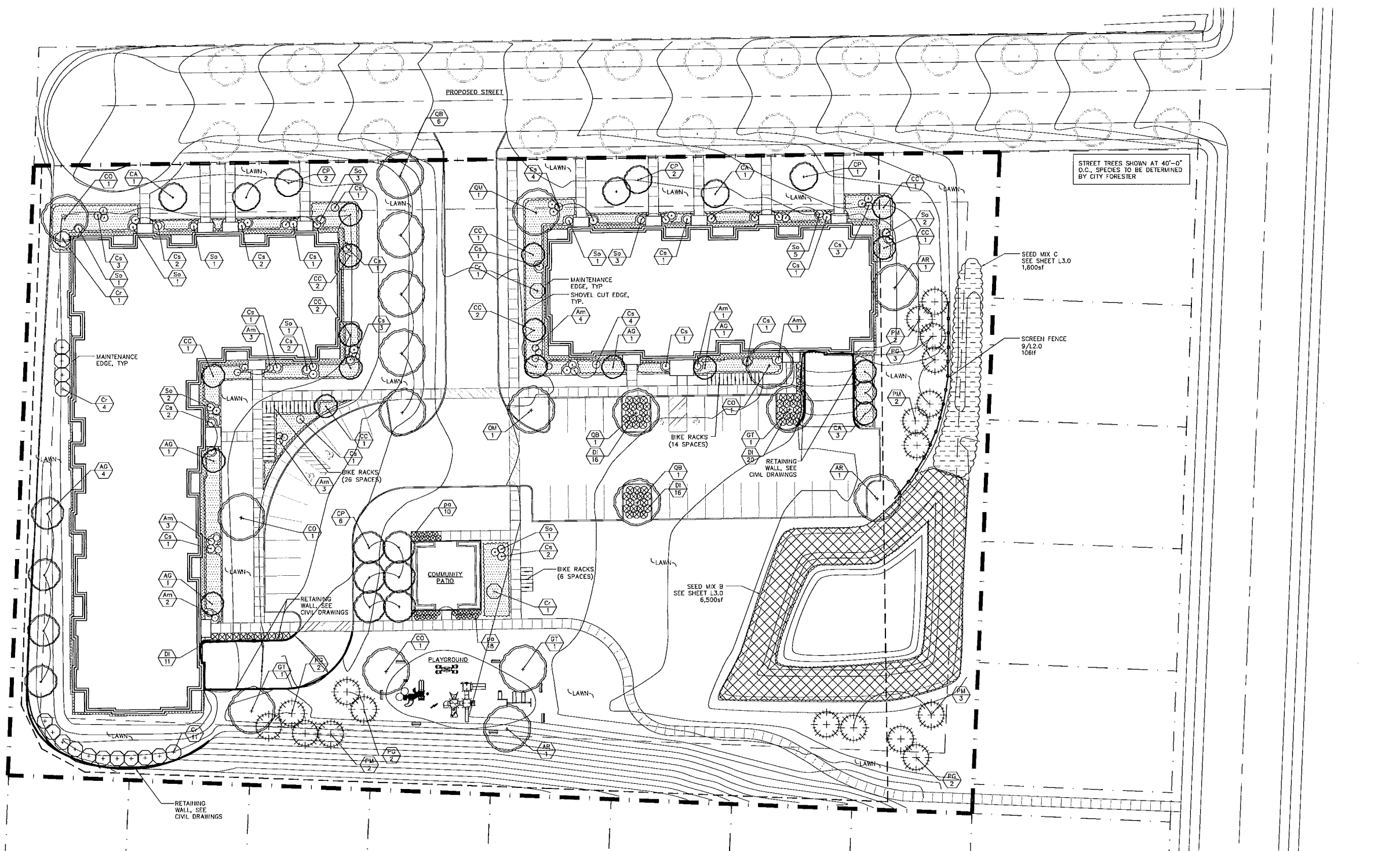
JOB NUMBER:
 1309760
 SHEET
C5.0



LEGEND
 PROPOSED HYDRANT
 FIRE LANE

PRELIMINARY FIRE APPARATUS ACCESS PLAN
 SCALE: 1" = 20'-0"

PRELIMINARY DRAWING - NOT FOR CONSTRUCTION



OWNER:
 THE T.W. SATHER COMPANY
 6527 NORMANDY LANE, SUITE 201
 MADISON, WI 53719

PROJECT:
 PROPOSED DEVELOPMENT FOR:
 TENNYSON COTTAGES
 TENNYSON LANE
 MADISON, WISCONSIN

PRELIMINARY SHEET DATES:
 8-29-13
 9-3-13
 9-24-13
 10-03-13
 10-21-13
 12-16-13

JOB NUMBER:
 1309/760

SHEET

L1.0

- REQUIREMENTS:**
- SQUARE FOOTAGE OF DEVELOPED AREA: 138,000
 DEVELOPED AREA DIVIDED BY 300 SF: 453 "LUs"
 "LUs" MULTIPLIED BY 5: 2,266 POINTS
- BIKE RACKS:**
- 80 STALLS PROVIDED (6 INTERIOR)
- NOTES:**
- SEE SHEET L3.0 FOR CUT SHEETS, MAINTENANCE INFORMATION, AND SEED MIXES A, B, C
 - REFER TO CIVIL DRAWINGS FOR CONTOURS AND WALLS
 - ALL LIGHT FIXTURES ARE A MINIMUM OF 20' FROM OVERSTORY TREE SPECIES TRUNKS.
 - PLANTING SOILS: THE PLANTING SOIL MIX SHALL CONSIST OF TOPSOIL WITH SOIL AMENDMENTS AND FERTILIZERS IN THE FOLLOWING QUANTITIES: A 1:3 RATIO OF LOOSE COMPOST TO TOPSOIL BY VOLUME AND PROVIDE FERTILIZER AT LEVELS FOR TREES, SHRUBS AND PERENNIALS AS RECOMMENDED BY THE SOIL ANALYSIS. PLANTING SOIL SHALL BE USED IN ALL PROPOSED LANDSCAPE BEDS.
 - ALL NATIVE PLANTING AREAS SHALL BE EDGED WITH A SHOVEL CUT LIMIT LINE.
 - 12"-24" MAINTENANCE EDGE SHALL CONSIST OF 2" CLEAR FIELDSTONE, COLOR TBD WITH METAL EDGING.

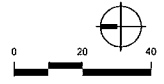
PROPOSED LANDSCAPING CALCULATIONS				
TYPE	LOCATION	QUANTITY	POINT VALUE	TOTAL POINTS
OVERSTORY TREE 2"-2.5" MIN.	WITHIN LAWN AREAS, ENTRY DRIVES AND PARKING LOT TREE ISLANDS	20	35	700
TALL EVERGREEN TREE (5-8')	BOUNDARIES OF PROPERTY FOR SCREENING	17	35	595
ORNAVENTAL TREE	THROUGHOUT DEVELOPMENT	35	15	525
UPRIGHT EVERGREEN SHRUB (3-4')	NA	NA	10	--
SHRUB, DECIDUOUS	WITHIN NATIVE PLANTING AREAS	157	3	471
SHRUB, EVERGREEN	NA	NA	4	--
ORNAMENTAL GRASS/PERENNIALS	PLUGS (DO NOT COUNT TOWARD TOTAL)	28	2	56
EXISTING SIGNIFICANT SPECIMEN TREES	NA	NA	14/CAL. INCH	--
LANDSCAPE FURNITURE 5 PIS. PER "SEAT"	COMMUNITY PATIO	6	5/SEAT	30
REQUIRED TOTAL				2,266
GRAND TOTAL				2,397

Symbol	Botanical name	Common Name	Size	Root	Quantity
DECIDUOUS TREES					
AR	Acer rubrum 'Frank Jr.'	Redpointe Red Maple	3" Cal.	B&B	3
CO	Celtis occidentalis	Hockberry	3" Cal.	B&B	4
GT	Gleditsia triacanthos Iner. 'Skyline'	Skyline Honeylocust	2" Cal.	B&B	3
QB	Quercus b'color	Swamp White Oak	3" Cal.	B&B	8
QV	Quercus muehlenbergii	Chin'ke'n Oak	3" Cal.	B&B	2
ORNAMENTAL TREES					
AG	Amelanchier x grandiflora	'Autumn Brilliance' serviceberry	2" Cal.	B&B	8
CA	Cornus alternifolia	Pagoda Dogwood (1F)	2" Cal.	B&B	5
CC	Crataegus viridis 'Winter King'	Winter King Hawthorn (1F)	2" Cal.	B&B	11
CP	Carpinus caroliniana	American Hophornbeam	2" Cal.	B&B	11
SHRUBS					
Am	Aronia melanocarpa	Black chokeberry	5 Gal.	Cont.	17
Cr	Cornus racemosa	Grey Dogwood	5 Gal.	Cont.	18
Cs	Cornus sericea 'Alleman's'	Alleman's Compact Dogwood	5 Gal.	Cont.	38
DI	Diervilla lonicera	Dwarf bush honeysuckle	5 Gal.	Cont.	63
So	Symphoricarpos albus	Coralberry	3 Gal.	Cont.	21
EVERGREEN SHRUBS					
PG	Picea glauca var. densata	Black Hills Spruce	6' ht.	Cont.	8
PM	Pseudotsuga menziesii	Douglas Fir	6' ht.	Cont.	9

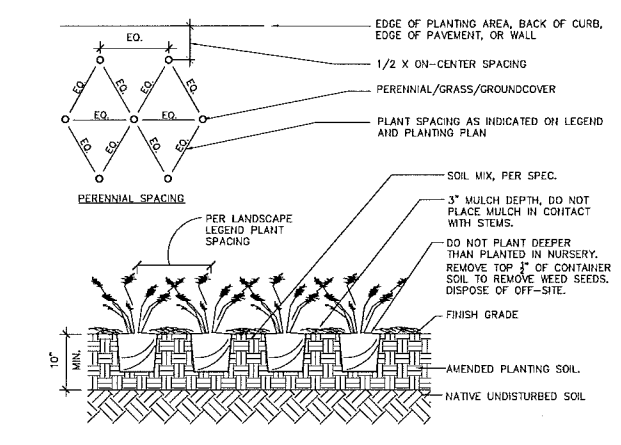
Symbol	Botanical name	Common Name	Size	Root	Quantity	Rate
PERENNIALS (DOTTED HATCH PATTERN AREA)						
bc	Bouteloua curtipendula	Sideoats grama		Seed	7.25 lbs	30 lbs/ac
km	Koeleria macrantha	June Grass		Seed	.6 lbs	2.5 lbs/ac
ss	Schizachyrium scoparium	Soft Rush		Seed	1.25 lbs	5 lbs/ac
ep*	Echinacea pallida	Pale Purple Coneflower		32-cell	1,750	
dp	Dalea purpurea	Purple Prairie Clover		Seed	.6 lbs	2.5 lbs/ac
di*	Desmanthus illinoensis	Illinois Bundle Flower		32-cell	1,100	
ec	Elymus canadensis	Canada Wild Rye		Seed	x	40 lbs/ac
PERENNIALS						
pa	Panicum virgatum	Switchgrass		1 Cal.	28	

* PLANTINGS TO BE DISTRIBUTED IN CLUSTERS, NOT EVENLY THROUGHOUT THE DESIGNATED AREA. AREAS OF PLACEMENT TO BE IDENTIFIED BY LANDSCAPE ARCHITECT

REFER TO SHEET L3.0 FOR SEED MIX A (LAWN), B, AND C



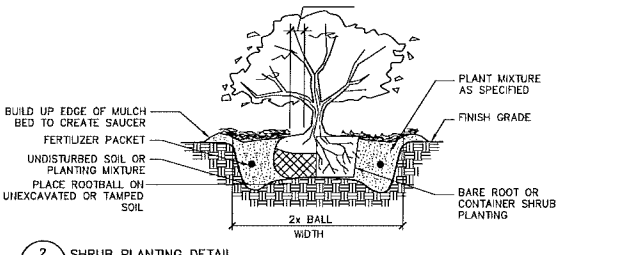
LANDSCAPE PLAN



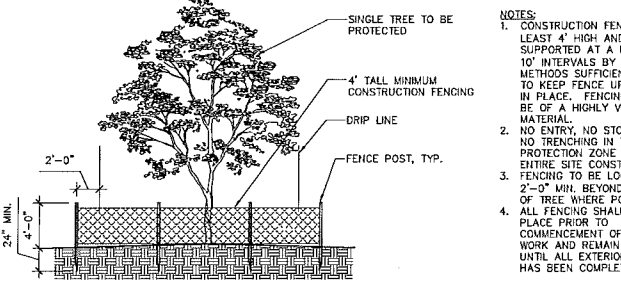
1 GROUND COVER / PERENNIAL PLANTING
L2.0 SCALE 1"=1'-0"

NOTES:

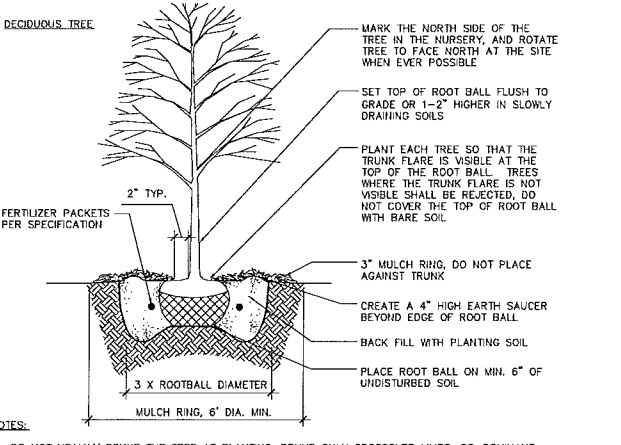
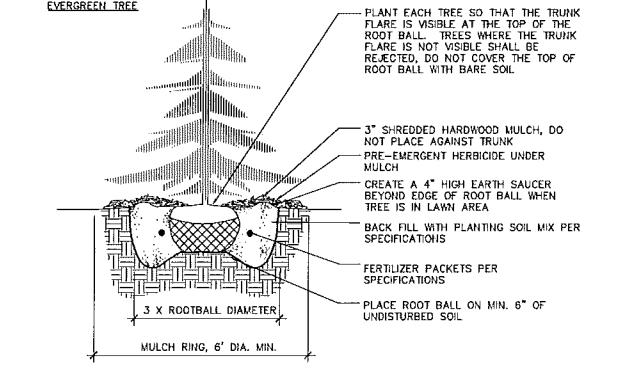
1. PLANT EACH SHRUB SUCH THAT THE ROOT FLARE IS VISIBLE AT THE TOP OF THE ROOT BALL. DO NOT COVER THE TOP OF THE ROOT BALL WITH SOIL.
2. IF PLANT IS SHIPPED WITH A WIRE BASKET AROUND THE ROOTBALL, CUT THE WIRE BASKET IN FOUR PLACES AND FOLD DOWN HALF THE ROOTBALL DISTANCE. REMOVE TWINE, ROPE, AND REMOVE TOP 1/3 OF BURLAP FROM ROOTBALL.
3. DO NOT PLACE MULCH IN CONTACT WITH STEMS.
4. PRUNE PER DETAIL, IF NECESSARY.



2 SHRUB PLANTING DETAIL
L2.0 SCALE 1"=1'-0"

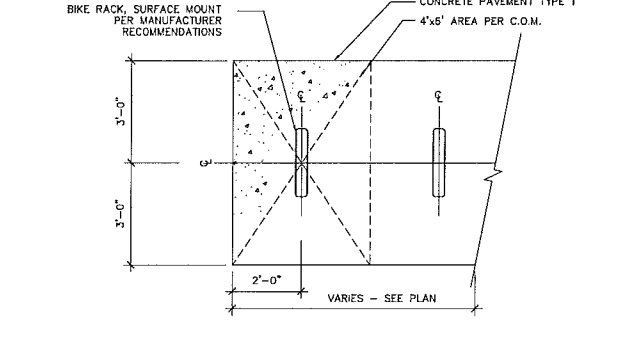


3 TREE PROTECTION DETAIL
L2.0 SCALE 1"=1'-0"

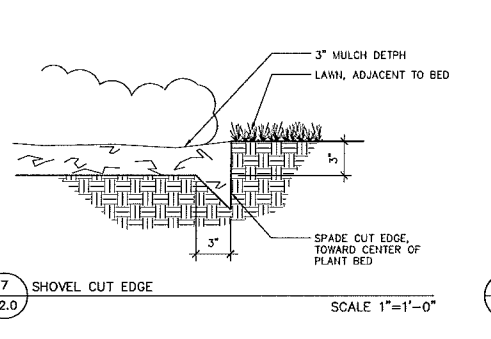


- NOTES:
1. DO NOT HEAVILY PRUNE THE TREE AT PLANTING, PRUNE ONLY CROSSOVER LIMBS, CO-DOMINANT LEADERS, AND BROKEN OR DEAD BRANCHES. SOME INTERIOR TWIGS AND LATERAL BRANCHES MAY BE PRUNED; HOWEVER, DO NOT REMOVE THE TERMINAL BUDS OF BRANCHES THAT EXTEND TO THE EDGE OF THE CROWN.
 2. STAKE TREES ONLY UPON THE APPROVAL OF THE LANDSCAPE ARCHITECT.
 3. WRAP TREE TRUNKS ONLY UPON THE APPROVAL OF THE LANDSCAPE ARCHITECT.
 4. IF PLANT IS SHIPPED WITH A WIRE BASKET AROUND THE ROOT BALL, CUT THE WIRE BASKET IN FOUR PLACES AND FOLD DOWN 8" INTO THE PLANTING HOLE.
 5. REMOVE ALL TWINE, ROPE/WIRE, AND BURLAP FROM TOP HALF OF ROOT BALL.
 6. REFER TO SPECIFICATIONS FOR FURTHER INFORMATION.

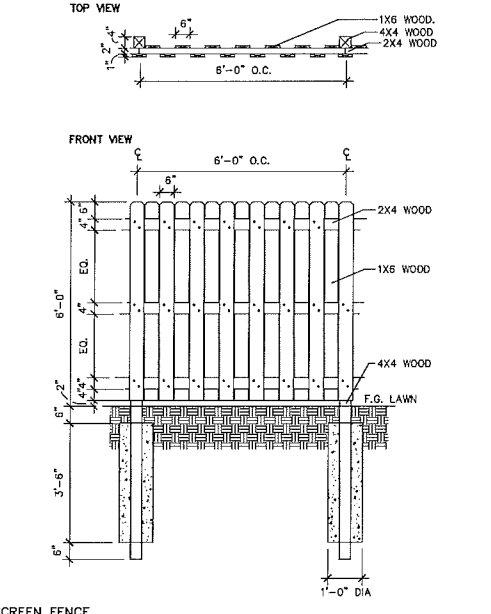
5 B&B TREE PLANTING DETAIL
L2.0 SCALE 1"=1'-0"



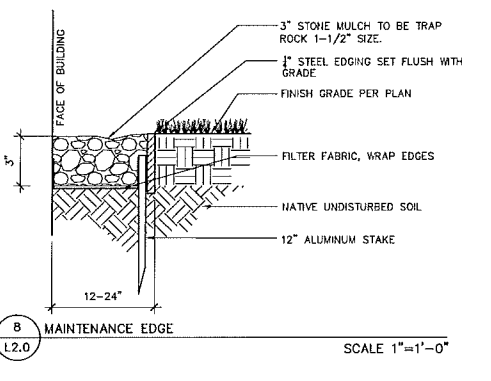
6 'U' RACK DETAIL
L2.0 SCALE 1"=1'-0"



7 SHOVEL CUT EDGE
L2.0 SCALE 1"=1'-0"



9 SCREEN FENCE
L2.0 SCALE 1/2"=1'-0"



8 MAINTENANCE EDGE
L2.0 SCALE 1"=1'-0"

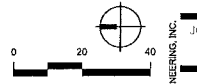
EXCEL ENGINEERING
100 CAMELOT DRIVE
FOXDEN LAKE, WI 54935
PHONE: (920) 926-9800
FAX: (920) 926-9801
Always a Better Plan
SAA DESIGN GROUP
SAA Design Group, Inc.
151 East Jackson Road
Madison, WI 53713
Ph: 608.233.9733
Fax: 608.233.9735

OWNER:
THE T.W. SATHER COMPANY
6627 NORWANDY LANE, SUITE 201
MADISON, WI 53719

PROJECT:
PROPOSED DEVELOPMENT FOR:
TENNISON COTTAGES
TENNISON LANE
MADISON, WISCONSIN

PRELIMINARY SHEET DATES:

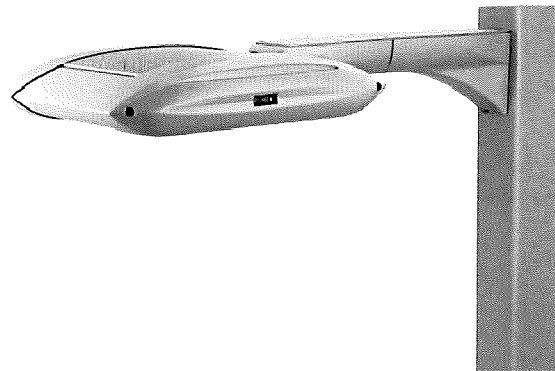
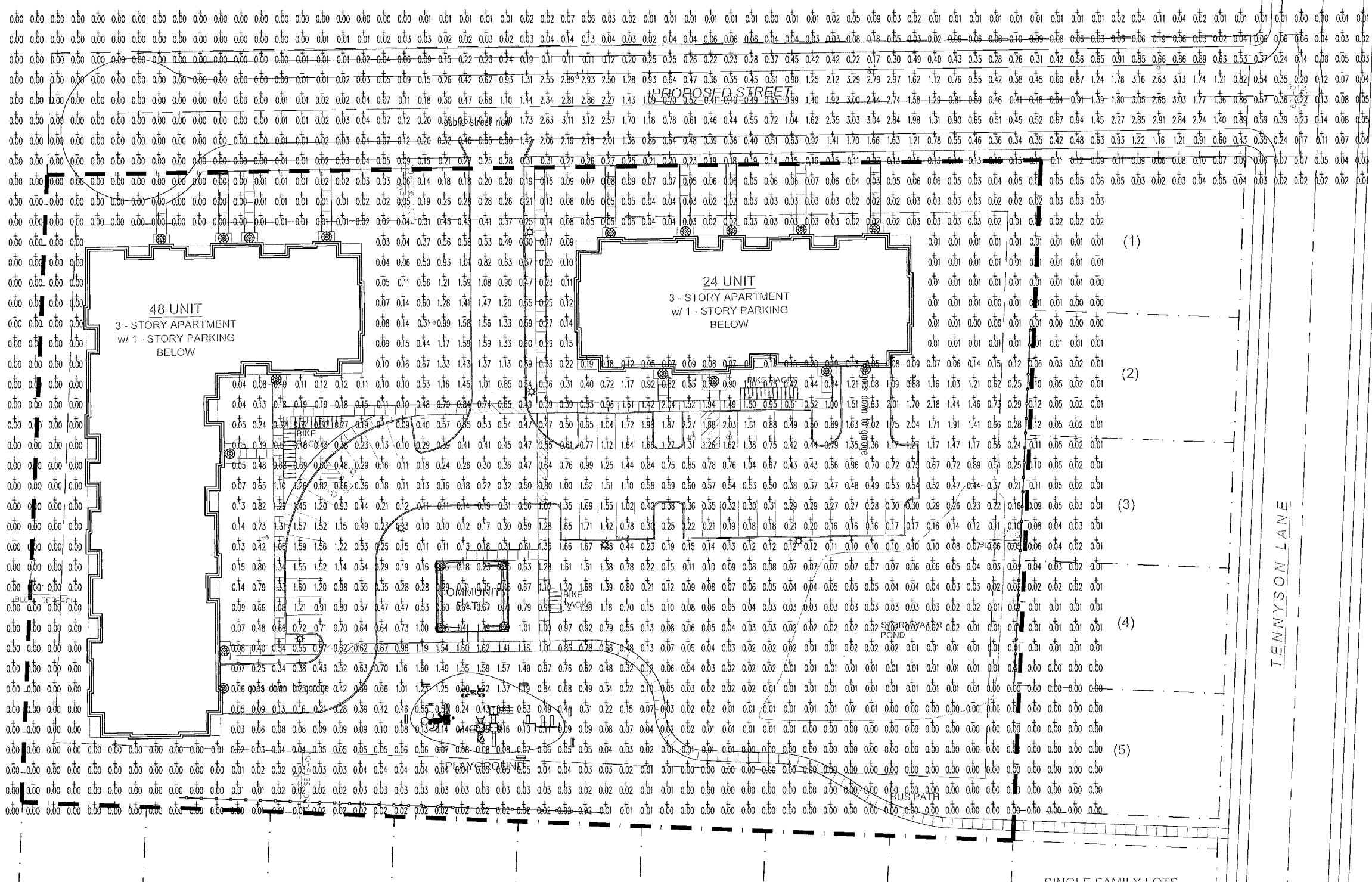
8-29-13
9-3-13
9-24-13
10-03-13
10-21-13
12-16-13



LANDSCAPE DETAILS

JOB NUMBER:
1309760
SHEET
L2.0

PRELIMINARY DRAWING - NOT FOR CONSTRUCTION



DWG file created by LizePro 2.037

AREA NAME	DIMENSIONS	GRID / TYPE	# PIS	SPAC	GROUP	A/E	MAX	LEN	U/MAX/MIN	A/E/MIN
Plan	732.26x510.30ft	Grade / H-H	1941	10.00	<+>	0.34	3.29	0.00	N/A	N/A

ITEM	SYMBOL	DESCRIPTION	LAMP	LUMENS	MOUNTING/BALLAST	LF/L	QTY
A	Δ	(1) 2806 ARE-EDG-25B-xx-06-E-UL-11(1)00-4K-xxxx (B)KALXORE-		9223		0.90	3
B	Δ	(1) 3606 ARE-EDG-3MG-**-06-E-UL-7(1)600K (700mA)	CONFIGUR	8080		0.90	4
C	Δ	(1) 4606 ARE-EDG-4MB-**-06-E-UL-7(1)600K (700mA)	CONFIGUR	8289		0.90	2

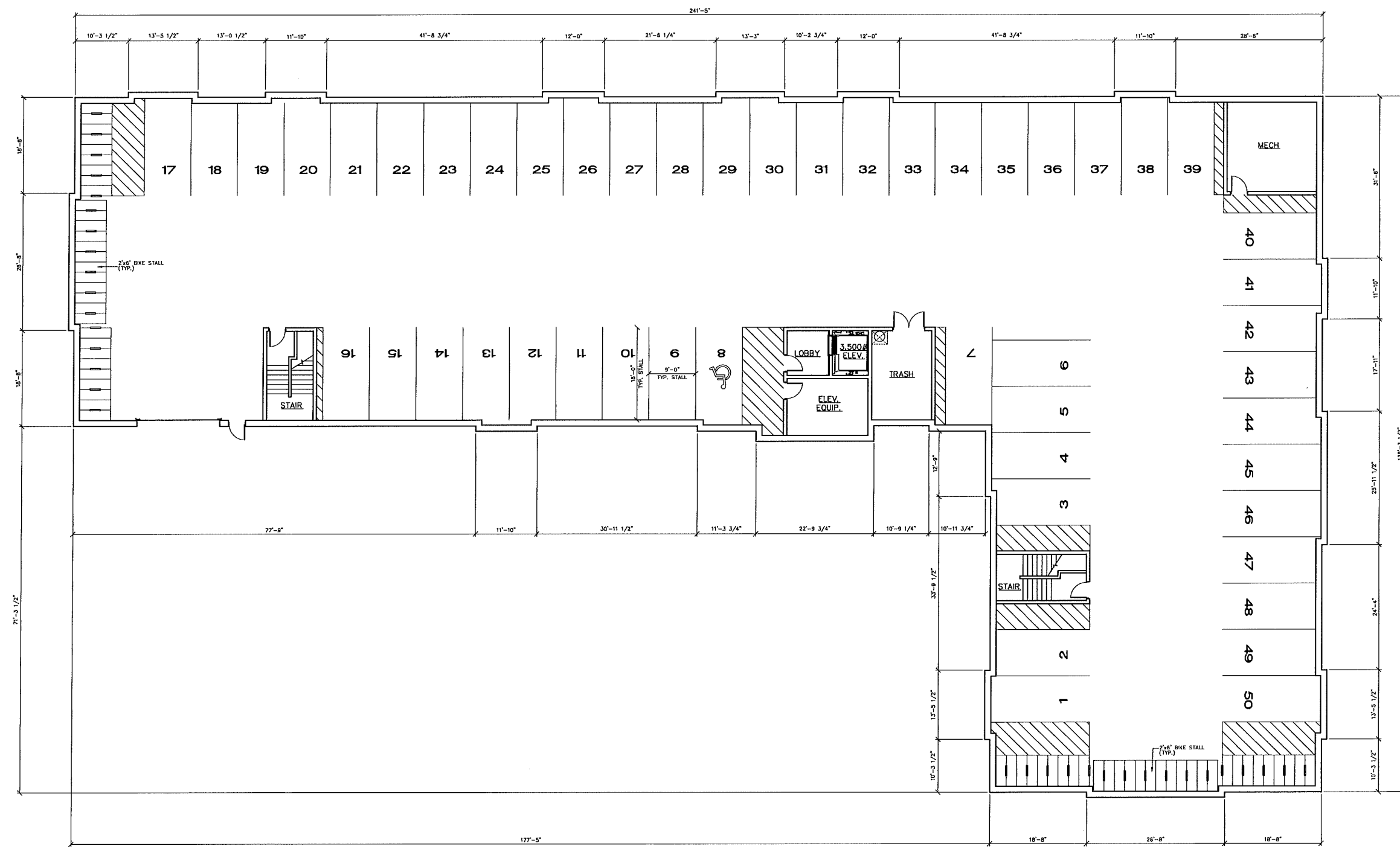
OWNER:
 THE T.W. SATHER COMPANY
 6527 NORMANDY LANE, SUITE 201
 MADISON, WI 53719

PROJECT:
 PROPOSED DEVELOPMENT FOR:
 TENNYSON COTTAGES
 TENNYSON LANE
 MADISON, WISCONSIN

PRELIMINARY SHEET DATES:
 8-29-13
 9-3-13
 9-24-13
 10-03-13
 10-21-13
 12-16-13

JOB NUMBER:
 1309760
SHEET

L4.0



BUILDING INFORMATION:		
FLOOR AREA:	20,322 S.F.	
NUMBER OF PARKING:	TOTAL: 50 STALLS	
NUMBER OF BIKE STALLS:	TOTAL: 60 STALLS	

48-UNIT UNDERGROUND FLOOR PLAN
SCALE: 1/8" = 1'-0"
NORTH

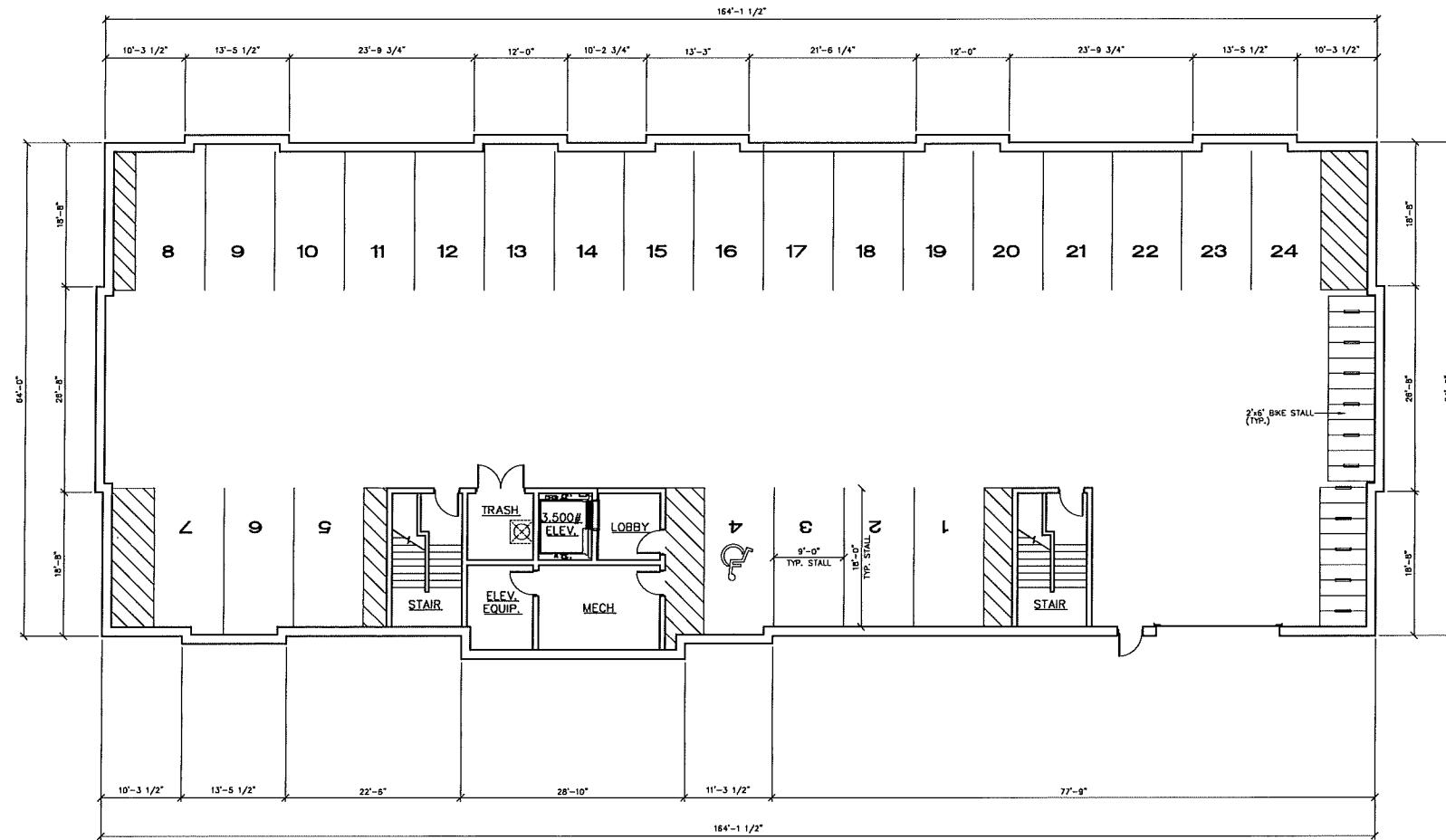
OWNER:
THE T. W. SATHER COMPANY
6527 NORMANDY LANE, SUITE 201
MADISON, WI 53719

PROJECT:
PROPOSED DEVELOPMENT FOR:
TENNYSOON COTTAGES
TENNYSOON LANE
MADISON, WISCONSIN

PRELIMINARY SHEET DATES:
11-6-13
1-21-14

JOB NUMBER:
1309760
SHEET

A1.1a



BUILDING INFORMATION:	
FLOOR AREA:	10,733 S.F.
NUMBER OF PARKING:	TOTAL: 24 STALLS
NUMBER OF BIKE STALLS:	TOTAL: 21 STALLS

**24-UNIT
UNDERGROUND FLOOR PLAN**

NORTH

SCALE: 1/8" = 1'-0"

OWNER:
THE T. W. SATHER COMPANY
6527 NORMANDY LANE, SUITE 201
MADISON, WI 53719

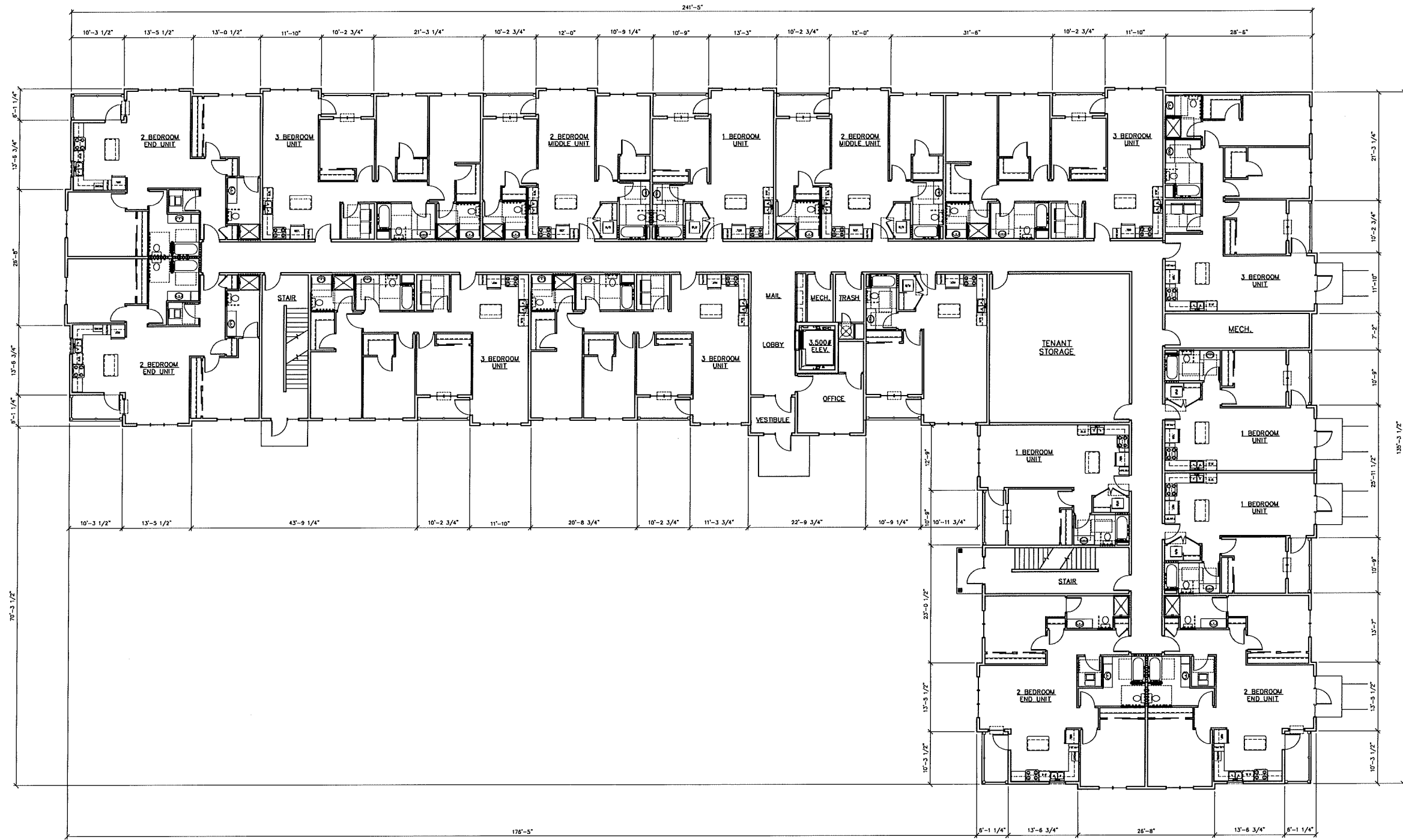
PROJECT:
PROPOSED DEVELOPMENT FOR:
TENNYSOON COTTAGES
TENNYSOON LANE
MADISON, WISCONSIN

PRELIMINARY SHEET DATES:
11-6-13
1-21-14

JOB NUMBER:
1309760

SHEET

A1.1b



BUILDING INFORMATION:
 FLOOR AREA: 20,336 S.F. PER FLOOR X (3) FLOORS = 61,008 S.F. TOTAL
 (NOT INCLUDING PARKING GARAGE)
 NUMBER OF UNITS: TOTAL: 48 UNITS

48-UNIT
FIRST FLOOR PLAN (2ND AND 3RD SIMILAR)
 SCALE: 1/8" = 1'-0"
 NORTH

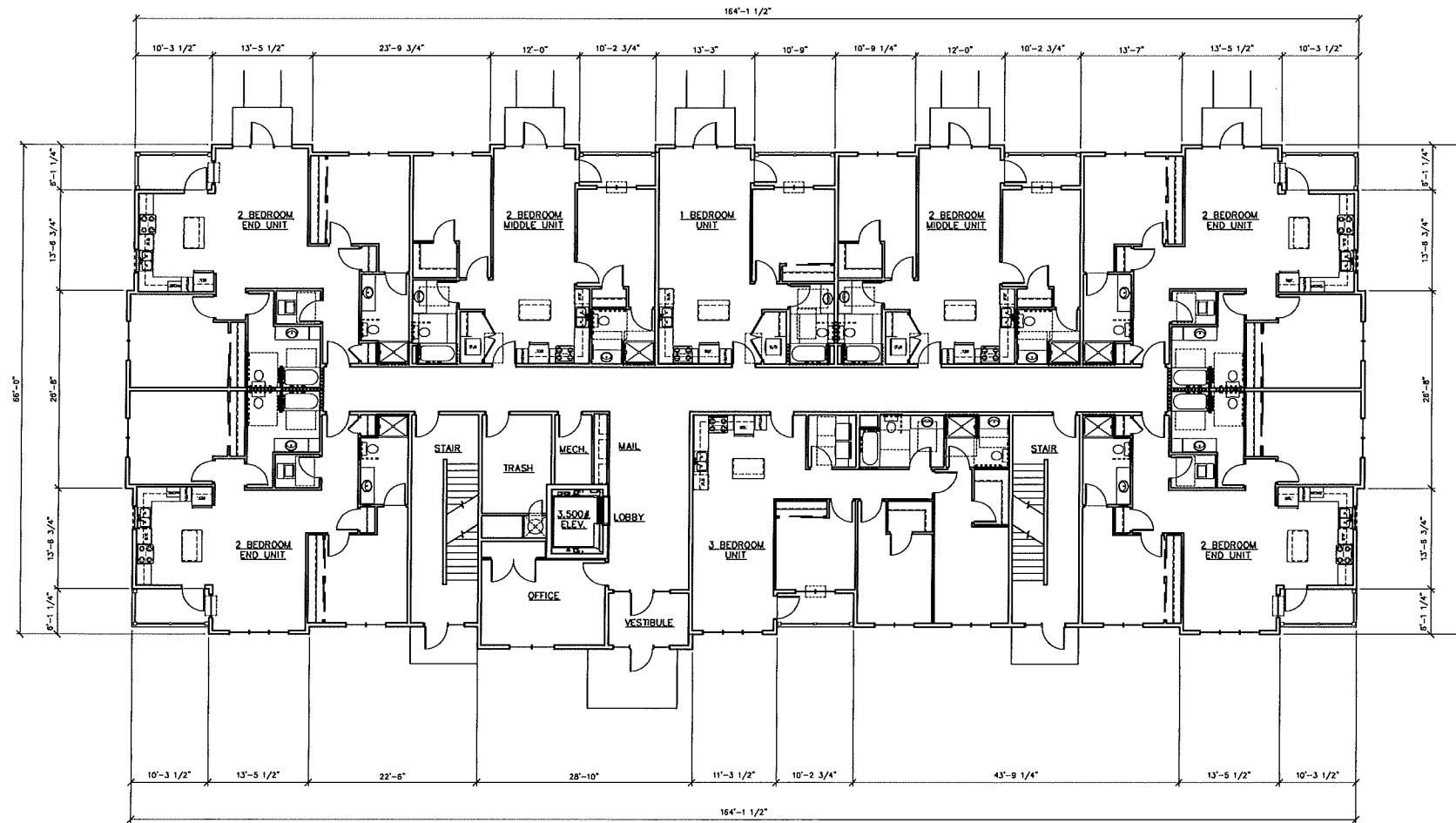
OWNER:
 THE T. W. SATHER COMPANY
 6527 NORMANDY LANE, SUITE 201
 MADISON, WI 53719

PROJECT:
 PROPOSED DEVELOPMENT FOR:
 TENNYSON COTTAGES
 TENNYSON LANE
 MADISON, WISCONSIN

PRELIMINARY SHEET DATES:
 11-6-13
 1-21-14

JOB NUMBER:
 1309760
 SHEET

A1.1a



BUILDING INFORMATION:	
FLOOR AREA:	10,746 S.F. PER FLOOR X (3) FLOORS = 32,238 S.F. TOTAL (NOT INCLUDING PARKING GARAGE)
NUMBER OF UNITS:	TOTAL: 24 UNITS

24-UNIT
FIRST FLOOR PLAN (2ND AND 3RD SIMILAR)
SCALE: 1/8" = 1'-0"
NORTH

OWNER:
THE T.W. SATHER COMPANY
6527 NORMANDY LANE, SUITE 201
MADISON, WI 53719

PROJECT:
PROPOSED DEVELOPMENT FOR:
TENNYSOON COTTAGES
TENNYSOON LANE
MADISON, WISCONSIN

PRELIMINARY SHEET DATES:
11-6-13
1-21-14

JOB NUMBER:
1309760
SHEET

A1.1b



48 - UNIT NORTH ELEVATION
SCALE: 1/8" = 1'-0"



48 - UNIT SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



48 - UNIT EAST ELEVATION
SCALE: 1/8" = 1'-0"



48 - UNIT WEST ELEVATION
SCALE: 1/8" = 1'-0"

OWNER:
THE T. W. SATHER COMPANY
6527 NORMANDY LANE, SUITE 201
MADISON, WI 53719

PROJECT:
PROPOSED DEVELOPMENT FOR:
TENNISON COTTAGES
TENNISON LANE
MADISON, WISCONSIN

PRELIMINARY SHEET DATES:

11-6-13
12-16-13
12-20-13
1-21-14

JOB NUMBER:
1309760

SHEET

A2.0



24 - UNIT EAST ELEVATION
SCALE: 1/8" = 1'-0"



24 - UNIT WEST ELEVATION
SCALE: 1/8" = 1'-0"



24 - UNIT SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



24 - UNIT NORTH ELEVATION
SCALE: 1/8" = 1'-0"

OWNER:
THE T. W. SATHER COMPANY
6527 NORMANDY LANE, SUITE 201
MADISON, WI 53719

PROJECT:
PROPOSED DEVELOPMENT FOR:
TENNISON COTTAGES
TENNISON LANE
MADISON, WISCONSIN

PRELIMINARY SHEET DATES:
11-6-13
12-16-13
12-20-13
1-21-14

JOB NUMBER:
1309760

SHEET

A2.1



Play System

Top View

Animation

 Request A Quote

 Find a Rep

 Download Plans - PDF

 Download Plans - DWG

Specifications

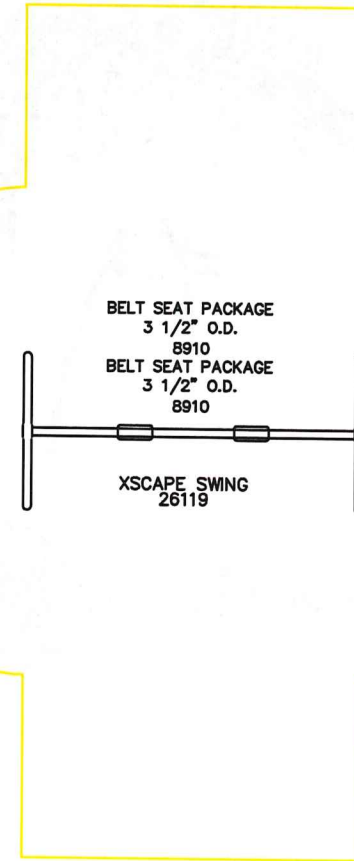
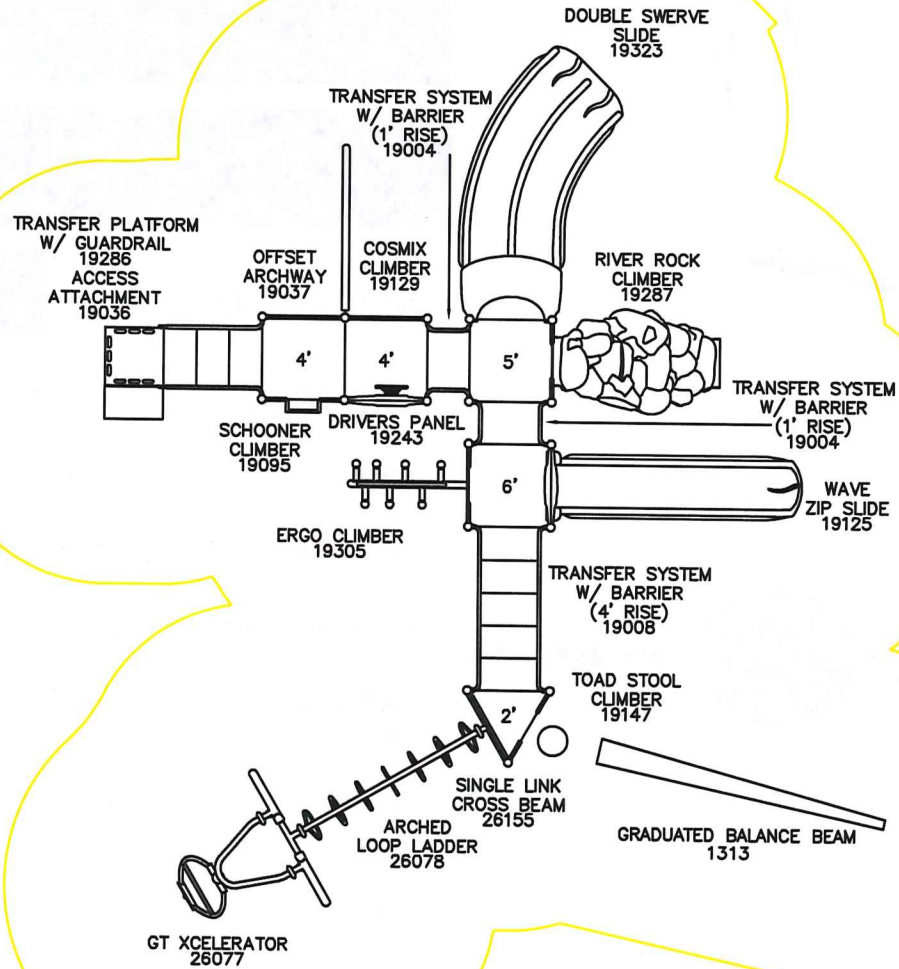
MODEL NUMBER:	19580
PRICE:	\$29,490.00
SALE PRICE:	\$19,169.00
GALVANIZED PRICE:	\$28,704.00
GALVANIZED SALE PRICE:	\$18,658.00
USE ZONE:	43' 11" 62' 9"
FALL HEIGHT:	8'
AGE GROUPS:	5 to 12 Years
NUMBER OF CHILDREN:	55-60

ADA Accessibility

62'-9"

19580 - TEAM TRAINER

43'-11"



THIS DRAWING CANNOT BE ALTERED IN ANY WAY. IF CHANGES ARE REQUIRED PLEASE CONTACT YOUR GAMETIME REPRESENTATIVE @ 1-800-235-2440.



Model View



Request A Quote



Find a Rep



Download Plans - PDF



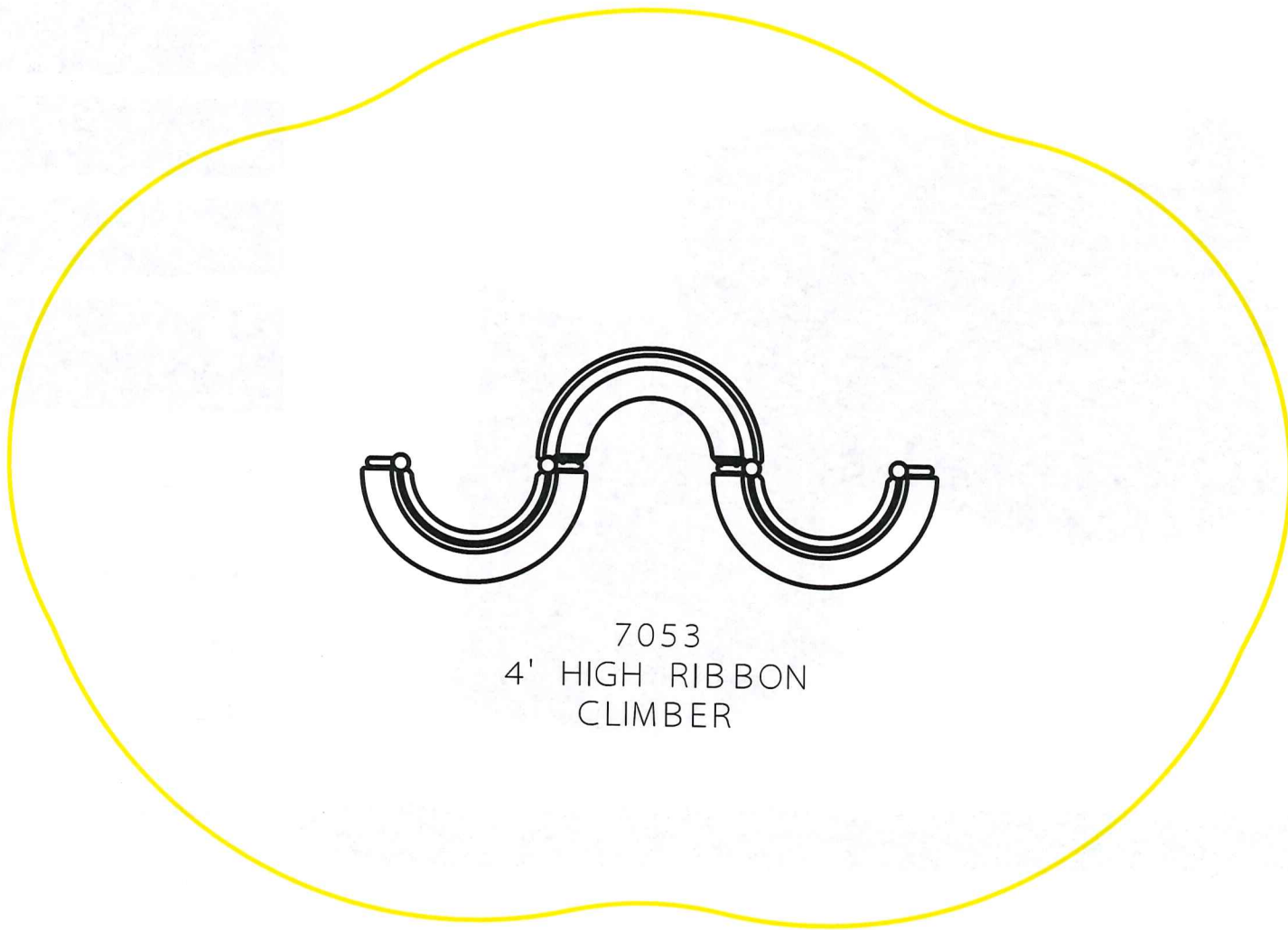
Download Plans -
DWG

Specifications

MODEL NUMBER:	7053
PRICE:	\$3,422.00
USE ZONE:	22' 9" 16' ”
FALL HEIGHT:	4'
AGE GROUPS:	2 to 5 or 5 to 12 Years

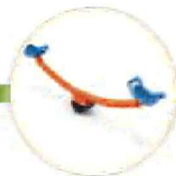
22' - 9"

16' - 2"



7053
4' HIGH RIBBON
CLIMBER

**THIS DRAWING CANNOT BE
ALTERED IN ANY WAY. IF CHANGES
ARE REQUIRED PLEASE CONTACT
YOUR GAMETIME REPRESENTATIVE
@ 1-800-235-2440.**



Request A Quote



(800) 346-1021



Download Plans - PDF



Download Plans - DWG

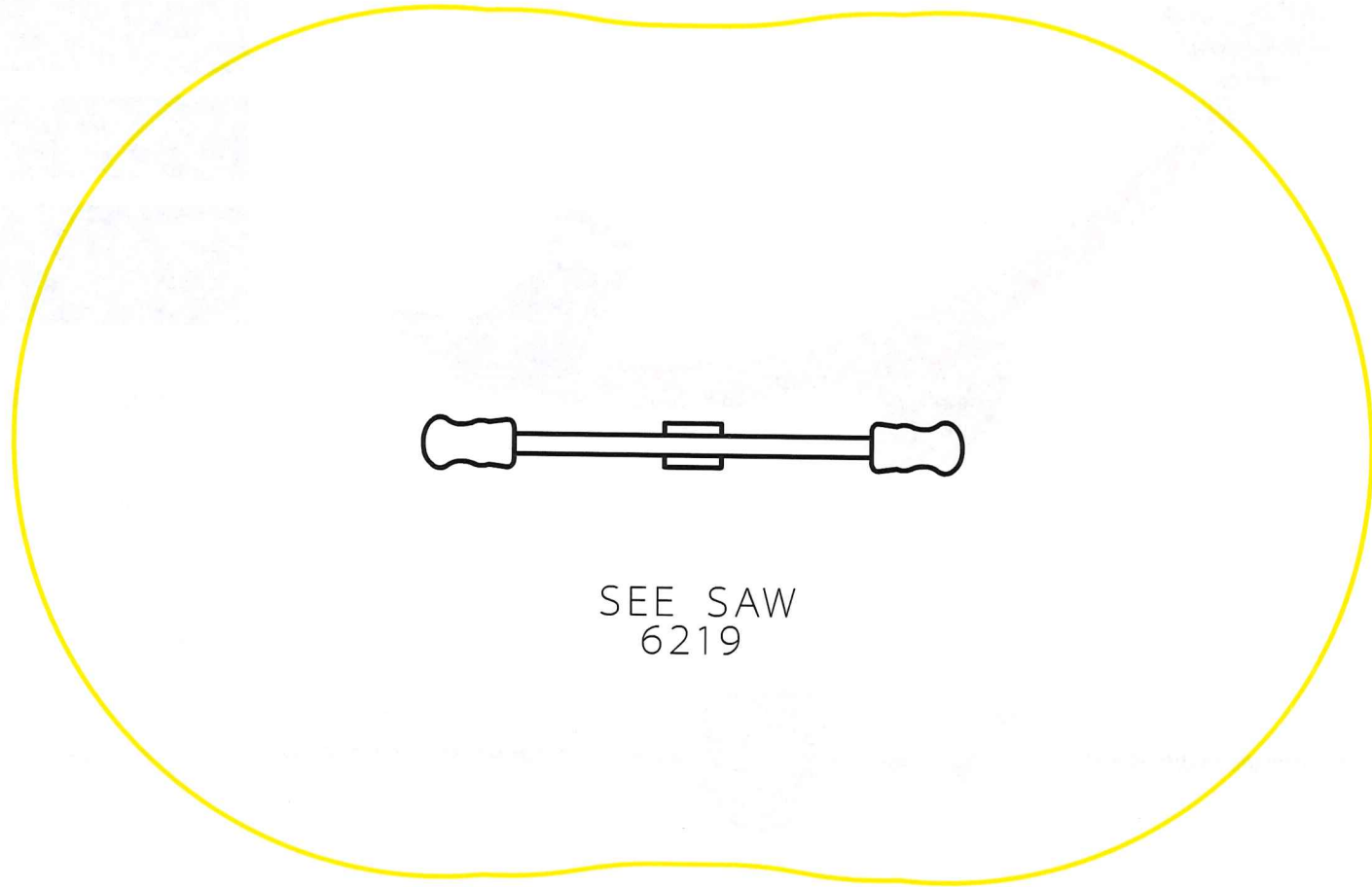
Specifications

MODEL NUMBER:	6219
PRICE:	\$1,468.00
USE ZONE:	19' 11" 12' 9"
FALL HEIGHT:	4'
AGE GROUPS:	2 to 5 or 5 to 12 Years

*Disclaimer: GameTime Express Store composite structures are offered at promotional pricing and are not eligible for additional price reductions or promotional offers.

19' - 11"

12' - 9"



SEE SAW
6219

**THIS DRAWING CANNOT BE
ALTERED IN ANY WAY. IF CHANGES
ARE REQUIRED PLEASE CONTACT
YOUR GAMETIME REPRESENTATIVE
@ 1-800-235-2440.**

Stan is another long time team member and specializes in Section 42 projects. Stan has also worked on projects with Tom totaling more than 1,000 units. A list of affordable housing projects is attached.

FINANCING/CIVIL ENGINEERING

Kurt Muchow
Principal, Vierbicher
400 Viking Drive
Reedsburg, WI 53959
kmuc@vierbicher.com

Kurt and Vierbicher have worked with Tom in the past in the role of coordinating environmental remediation grant funding and civil engineering work. Founded in 1976, Vierbicher provides planning and community development and economic development services, municipal and civil engineering, survey and GIS services and water and environmental related services.