

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 17<sup>th</sup> 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.

President

Thomas W. Sathe

cc: Alderman Larry Palm

## CITY OF MADISON LAND USE APPLICATION-LETTER OF INTENT

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

<u>Project Team</u>: 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.

<u>Existing Conditions</u>: 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.

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

<u>Proposed Uses:</u> 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.

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

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

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

<u>Auto and Bike Parking Stalls:</u> 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%)
0	TRA Usable Open Space	87,263 s.f./2.00 acres (45.53%)

<u>Value of Land:</u> 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.

<u>Estimated Project Cost:</u> 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.

<u>Estimated Number of Construction and Full-Time Equivalent Jobs Created:</u> 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.

<u>Public Subsidy Requested:</u> 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





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.

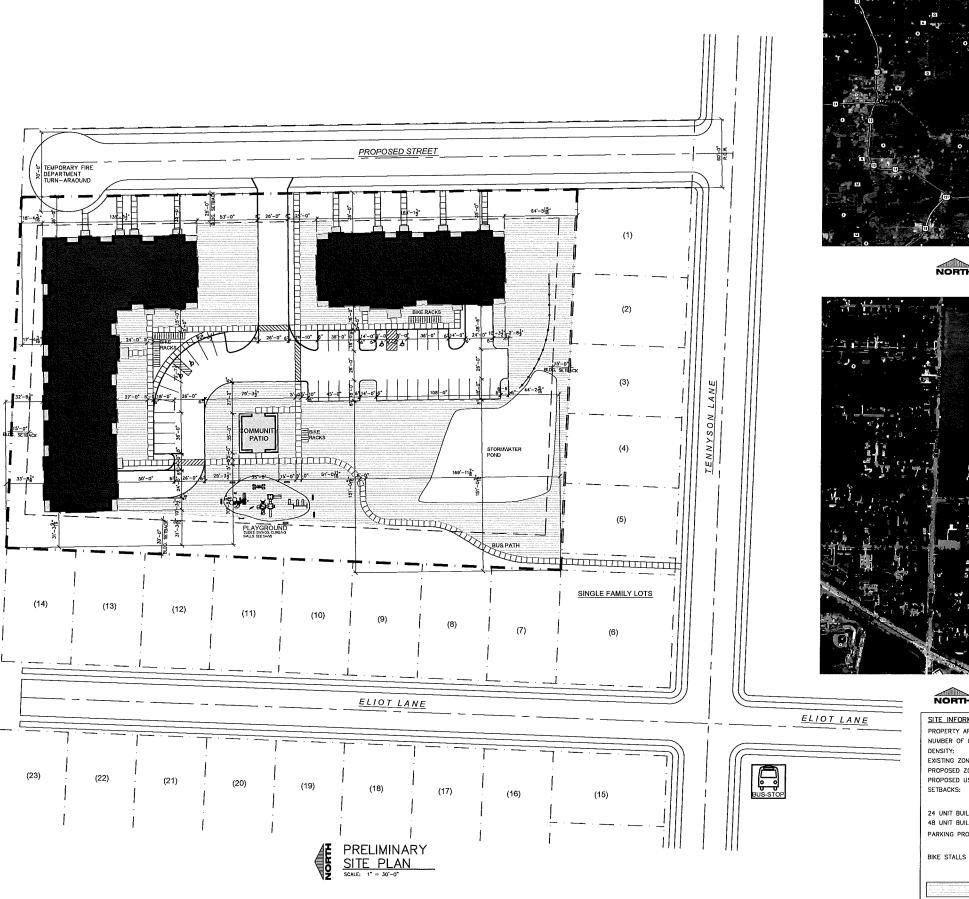
I will be glad to discuss the project in more detail and answer any questions (608) 768-4806.

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





CITY OF MADISON LOCATOR MAP



NEIGHBORHOOD LOCATOR MAP

SITE INFORMATION: AREA = 156,688 S.F. (3.60 ACRES) TOTAL: 72 UNITS 20,0 UNITS PER ACRE PROPERTY AREA: NUMBER OF UNITS: EXISTING ZONING: SR-C1 PROPOSED USE: MULTI-FAMILY RESIDENTIAL BUILDING: FRONT = 25' SIDE = 10' REAR = 30' 10,746 S.F. EACH FLOOR 48 UNIT BUILDING AREA: 20,336 S.F. EACH FLOOR

39 EXTERIOR SPACES (4 H.C. ACCESSIBLE)
74 COVERED SPACES
113 TOTAL BIKE STALLS PROVIDED: B1 LONG TERM SPACES (UNDERGROUND)
45 EXTERIOR SPACES
127 TOTAL

REPRESENTS USABLE OPEN SPACE PER CITY OF MADISON REQUIREMENTS

OPEN SPACE PROVIDED = 47,890 S.F.

PRELIMINARY DRAWING - NOT FOR CONSTRUCTION

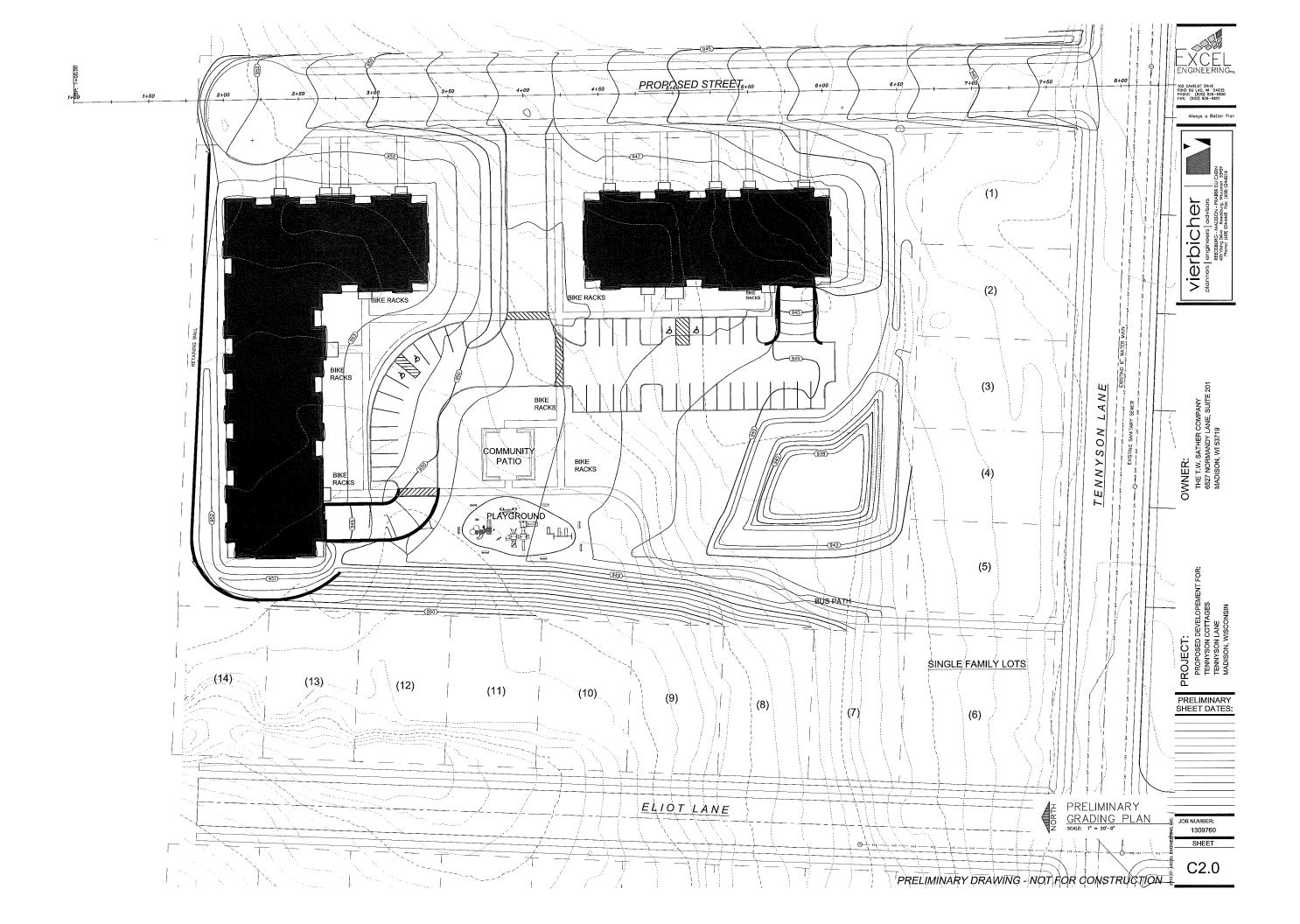
PROJECT:

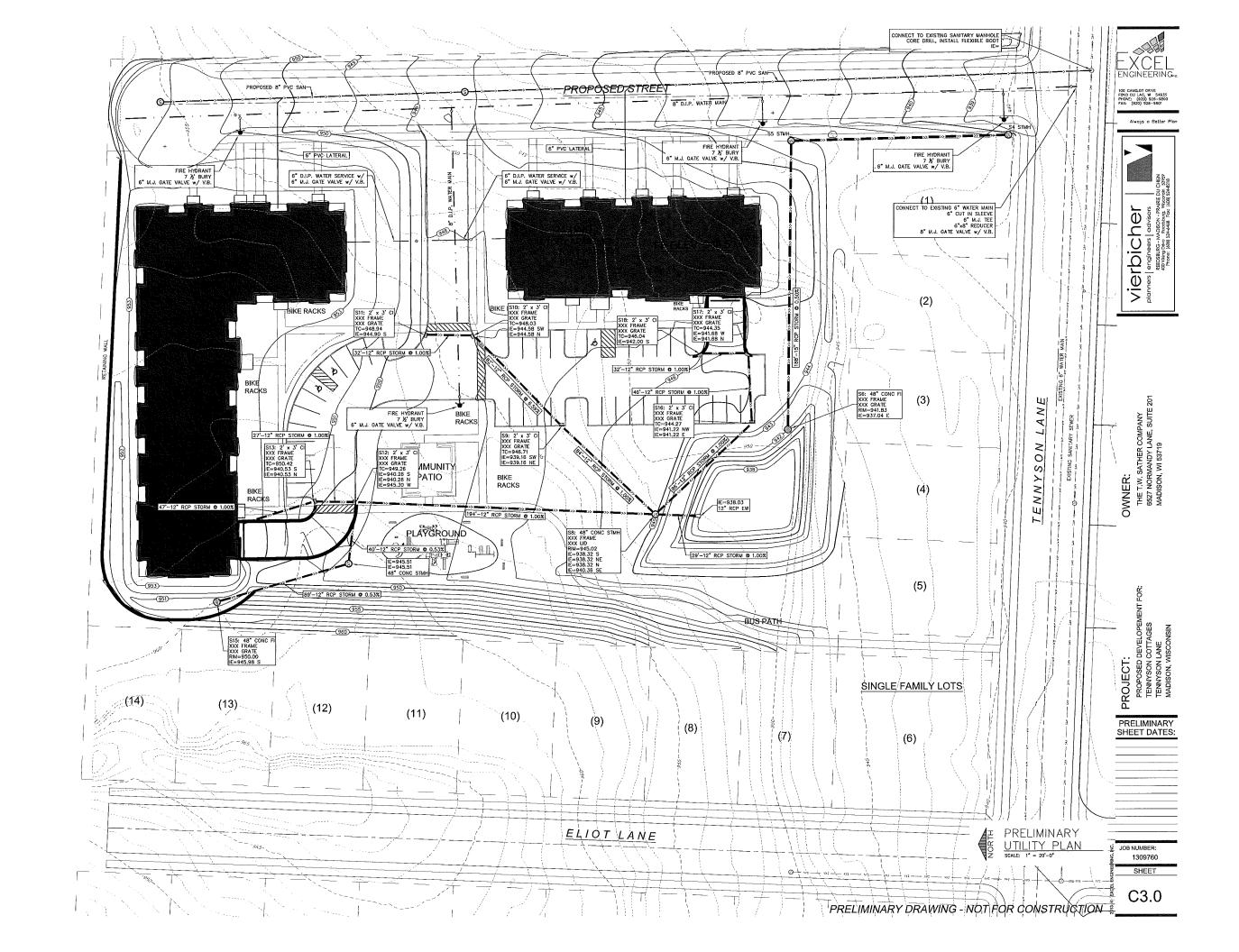
PRELIMINARY SHEET DATES: 8-29-13 9-3-13 9-24-13 10-03-13 10-21-13 12-16-13 12-20-13 01-09-14 01-17-14 01-21-14

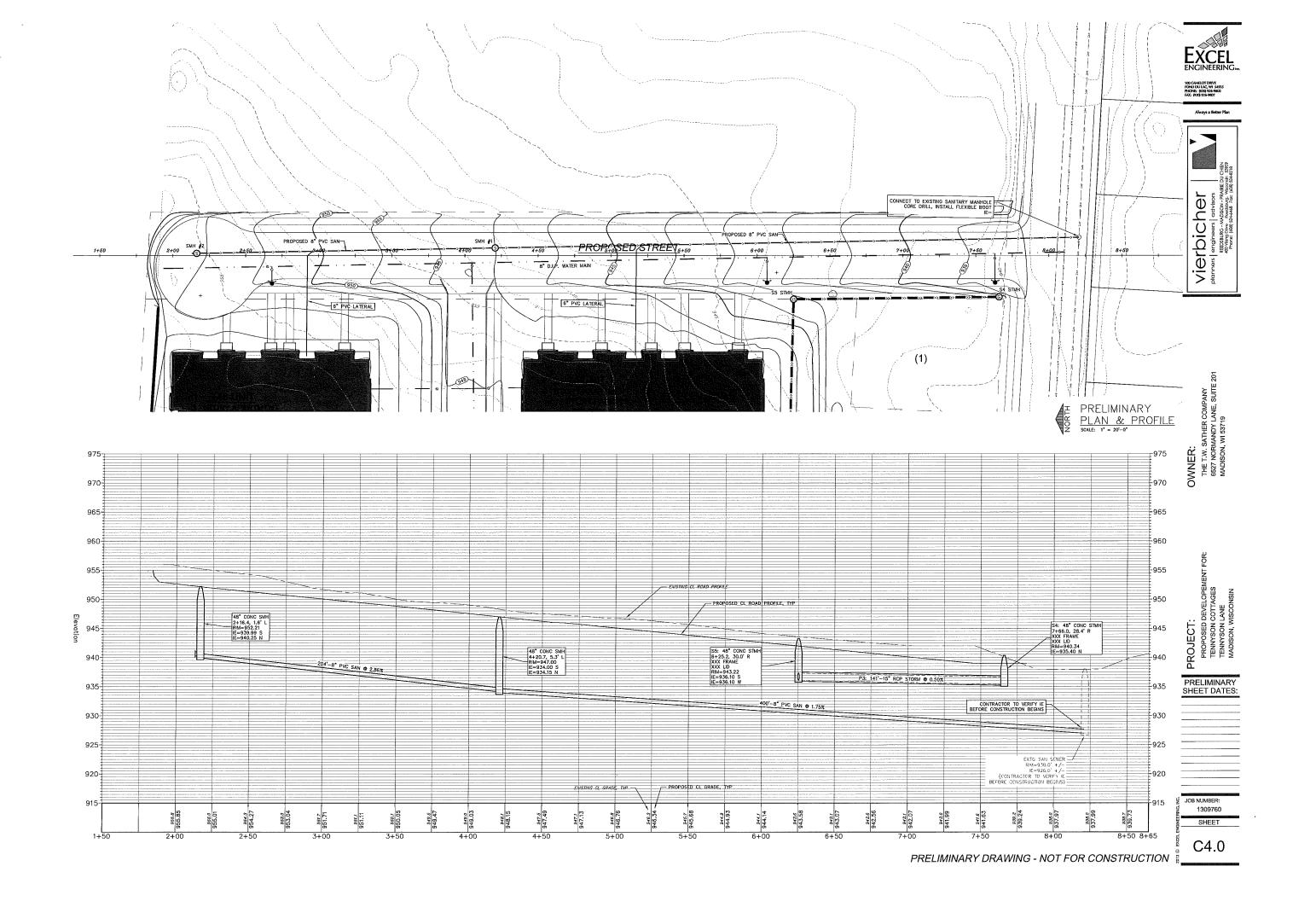
JOB NUMBER: 1309760 SHEET

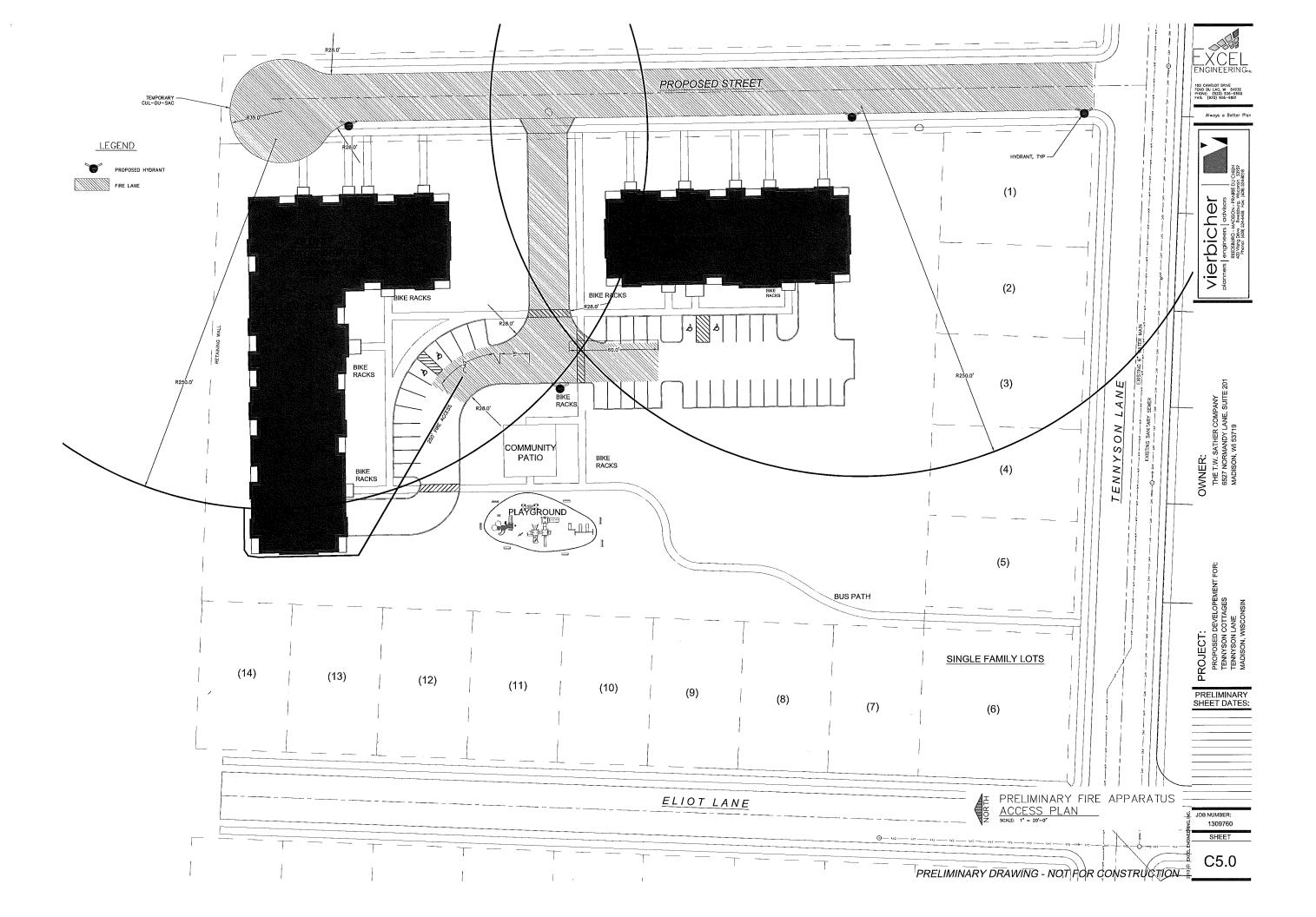
C1.0

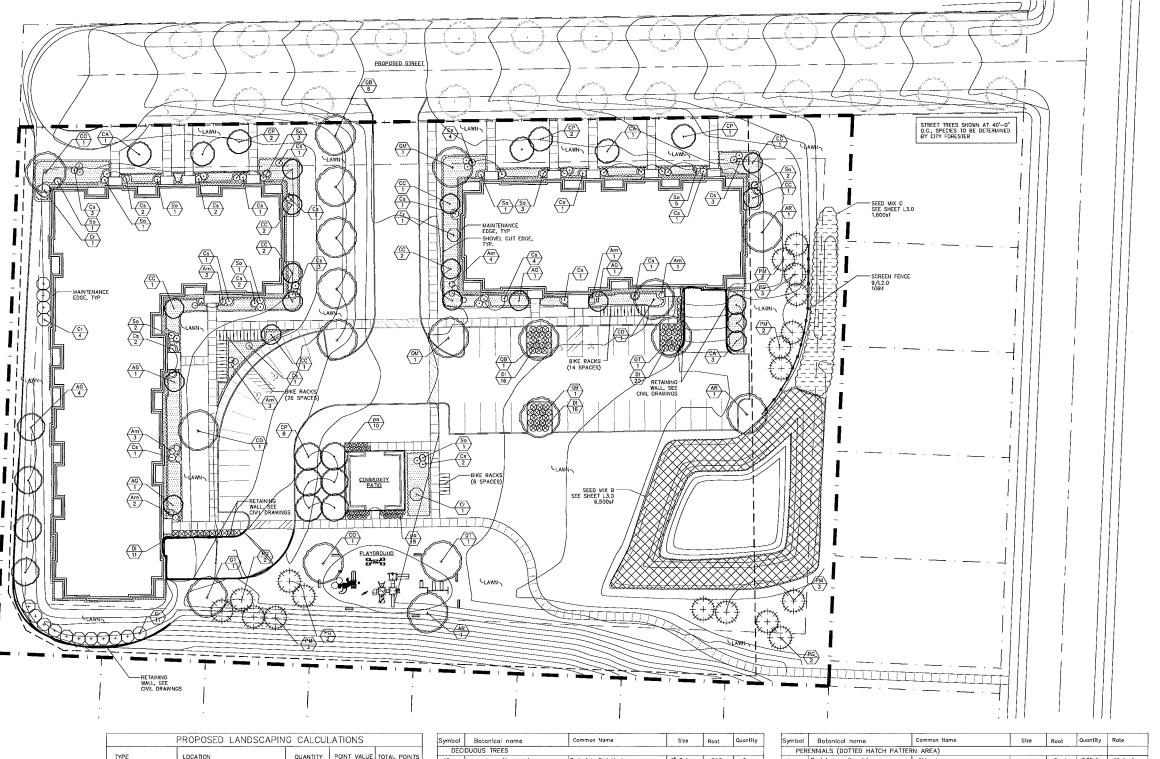












REQUIREMENTS:

SQUARE FOOTAGE OF DEVELOPED AREA: DEVELOPED AREA DIVIDED BY 300 SF: "LUS" MULTIPLIED BY 5:

BIKE RACKS:

80 STALLS PROVIDED (6 INTERIOR)

NOTES:

NOTES:

1. SEE SHEET LJO FOR CUT SHEETS, MAINTENANCE INFORMATION, AND SEED MINES A, B, C.
2. REFER TO CALL DEARWINGS THE MUTUAL OF 20 FROM OVERSTORY THEE SPECIES TRUNKS.

4. PLANTING SOLE: THE PLANTING SOL MX SHALL CONSIST OF OPPOSIC WITH SOL AUROMENTS AND FERTILIZERS IN THE FOLLOWING QUANTITIES: A 1:3 RATIO OF LOOSE COMPOSIT TO TOPSOL WITH SOL AUROMENTS AND FERTILIZERS IN THE FOLLOWING QUANTITIES: A 1:3 RATIO OF LOOSE COMPOSIT TO TOPSOL BY VOLUME AND PROMOSE FERTILIZER AT LEVELS FOR TREES, SHRUBS AND PERENNIALS AS RECOMMENDED BY THE SOL ANALYSIS, PLANTING SOL SHALL BE USED IN ALL PROPOSED LANDSCAPE BEDS.

3. ALL NATURY PLANTING AREAS SHALL BE EDGED WITH A SHOWL CHIMT LINE.

5. ALL NATURY PLANTING AREAS SHALL BE EDGED WITH A SHOWL CHIMT LINE.

6. 12-24 MAINTENANCE EDGE SHALL CONSIST OF 2° CLEAR FIELDSTONE, COLOR TBD WITH METAL EDGING.

POINTS 00 95
95
95
10
23
71
5
)
55
97

Symbol	Botanical name	Common Name	Size	Root	Quantity
DEC	DUOUS TREES				1
AR	Acer rubrum 'Frank Jr.'	Redpointe Red Maple	3" Cal.	B&B	3
co	Celtis occidentalis	Hackberry	3" Col.	8&8	4
GT	Gleditsia triacanthos iner. 'Skyline'	Skyline Honeylocust	2" Cal.	B&B	3
QB	Quercus bicolor	Swamp White Oak	3" Cal.	B&B	8
QW	Quercus muehlenbergii	Chinkepin Oak	3" Cal.	B&B	2
ORN	IAMENTAL TREES			1	1
AG	Amelanchier x grandiflora	'Autumn Brilliance' serviceberry	2" Cal.	8&8	8
CA	Cornus alternifolia	Pagada Dogwood (TF)	2" Cal.	8&8	5
CC	Crataegus viridis 'Winter King'	Winter King Hawthorn (TF)	2" Cal.	B&B	11
CP	Carpinus caroliniana	American Hophormbeam	2" Cal.	B&B	11
SHR	UBS	•	•	•	•
Am	Aronia melanocarpa	Black chakeberry	5 Gal.	Cont.	17
Cr	Cornus racemosa	Grey Dogwood	5 Gal.	Cont.	18
Cs	Cornus sericea 'Alleman's	Alleman's Compact Dagwood	5 Gal.	Cont.	38
DI	Diervilla Ionicera	Dwarf bush honeysuckle	5 Got.	Cont.	63
So	Symphoricarpos albus	Coralberry	3 Gal.	Cont.	21
EVE	RGREEN SHRUBS				
PG	Picea glauca var. Densata	Black Hills Spruce	6' ht.	Cont.	8
PM	Pseudotsuga menziesli	Douglas Fir	6' ht.	Cont.	9

Symbol	Botanical name	Common Name	Size	Root	Quantity	Rate
PER	ENNIALS (DOTTED HATCH P.	ATTERN AREA)				
bc	Bouteloua curtipendula	Sideoats grama		Seed	7.25 lbs	30 lbs/ac
km	Koeleria macrontha	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/cc
di*	Desmanthus illinoensis	Illinois Bundle Flower		32-cell	1,100	
ec	Elymus conadensis	Canada Wild Rye		Seed	×	40 lbs/gc
PER	RENNIALS			<u> </u>	l	
DO	Panicum virgatum	Switchgross		1 Gol	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



PLAN 🖁

PRELIMINARY DRAWING - NOT FOR CONSTRUCTION

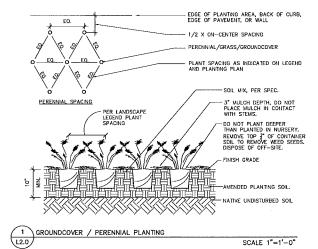
Always a Better Plan

SAA DESIGN GROUP

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

JOB NUMBER: 1309760 SHEET

L1.0



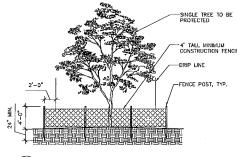
### NOTES:

- PLANT EACH SHRUB SUCH THAT THE ROOT FLARE IS WISBLE AT THE TOP OF THE ROOT BALL. DO NOT COVER THE TOP OF THE ROOT BALL WITH SOIL STATE OF THE ROOT BALL WITH SOIL SHEPPED WITH A WER BASKET AROUND THE ROOTBALL, CUT THE WIRE BASKET IN FOUR PLACES AND FOUD DOWN HALF THE ROOTBALL DISTANCE. REMOVE TWINE, ROPE, AND REMOVE TOP 1/3 OF BURNLAP FROM BOTTBALL.

  3. DO NOT PLACE MUCH IN CONTACT WITH STEMS.

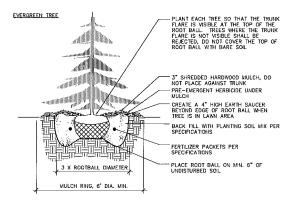
  4. PRUNE PER DETAIL, IF NECESSARY.
- BUILD UP EDGE OF MULCH-BED TO CREATE SAUCER FERTILIZER PACKET -UNDISTURBED SOIL OR PLANTING MIXTURE

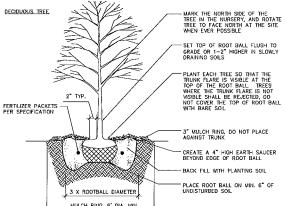
SHRUB PLANTING DETAIL



TREE PROTECTION DETAIL

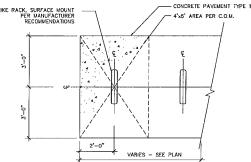
SCALE 1"=1'-0"

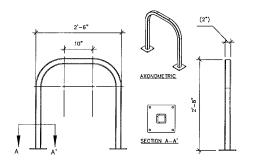




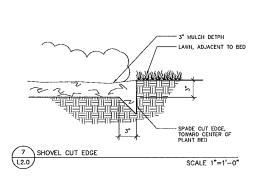
- IF PLANT IS SHIPPED WITH A WIRE BASKET AROUND THE ROOT BALL, CUT THE WIRE BASKET IN FOUR PLACES AND FOLD DOWN 8" INTO THE PLANTING HOLE

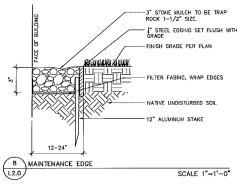




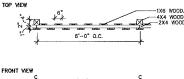


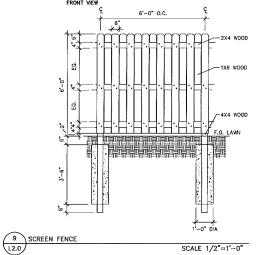
6 'U' RACK DETAIL





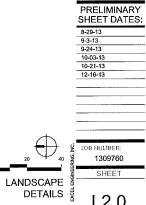












PRELIMINARY DRAWING - NOT FOR CONSTRUCTION

% Mix PLS lbs Seeds/SF

INVUE' 🗫

ENC ENTRI ROUND CLEAN

26 - 250W
Paice Start Hertal Hadde
on High Pressure Fodium
Compact Februarist
Cuarte Hebryan
ANCHTECTURAL
WALL LUMBYARE

DARK SKY FCO

EKIPPIKE DATA (Approximate) Activity 2x1, 13 (12,000 to, 50 A5

٩

COOPER Lighting

AND 12 (\$ 12.50)

Finish
Housing Frished in a 5 stage
promism TGC polyestee power
to paint, 2.5 m3 rowins
thickness for experien protect
against fade and weak. Estandcolor include black, brown,
white, dark justimum, and grametalific RAL and cartism of
matthese milables, Correctly in
NOVE Uptimum,
Representative for more
informative.

25% Perendal Rye Grass	
SEED TYPE B (Dry Shortgrass Mix)	
Scientific	Common

Scientific	Common	% Alix	PLS lbs	Seeds
Bouteloua curtipendula	Side-oats Grama	35.00%	3.50	7.71
Bronws kalmit	Prairie Brome	25.00%	2.50	7.35
Carex bicknellii	Copper-Shouldered Oval Sedge	2.50%	0.25	1.56
Carex brevior	Plains Oval Sedge	2.50%	0.25	2.66
Schtzachyrium scoparium	Little Bluestem	25.00%	2.50	13.7
Sporobolus haterolepis	Prairie Dropseed	10.00%	1.00	5.88
SEED TYPE C (Stormwater Mix)				
Scientific	Common	PLS o	z/Acre	
Permanent Grasses				
Carex cristatella	Crested Oval Sedge	1.00		
Carex krida	Bottlebrush Sedge	2.00		
Carex vulpinoldea	Brown Fox Sedge	6.00		
Elymus virginious	Virginia Wild Rye	12.0	)	
Glyceria striata	Fowl Manna Grass	1.25		
Juncus effusus	Common Rush	1.00		
Juncus torreyl	Torrey's Rush	0.25		
Learsia oryzoldas	Rice Cut Grass	1.00		
Panicum virgatum	Switch Grass	8.00		
Scirpus atravirens	Dark Green Rush	1.00		
Scirpus cyperinus	Wool Grass	0.50		
Scirpus fl uvlatilis	River Bulrush	0.25		
Scirpus validus	Great Bulrush	6.00		
Temporary Cover				
Avena sativa	Common Oat	360.0	90	
LoSum muhifi orum	Annual Rye	100.0	00	
Forbs & Shrubs				
Alisma spp.	Water Plantain Alix	4.25		
Ascleplas Incarnata	\$wamp Milkweed	1.50		
Bidens spp.	Bidens Mix	2.00		
Helenkim autumnale	Sneezeweed	2.00		
Lycopus americanus	Common Water Horehound	0.25		
Minutus ringens	Monkey Flower	1.00		
Penthorum sedoldes	Ditch Stonecrop	0.50		
Polygonum pensylvanicum	Pinkweed	4.00		
Rudbeckla subtomentosa	Sweet Black-Eyed Susan	1.00		
Sagittaria intifolia	Common Arrowhead	1.00		
Senna hebecarpa	Wild Senna	1.00		
Thelictrum desycorpum	Purple Meadow Rue	2.00		
SEED TYPE D (Swa'e Mix)				
Scientific	Common	PLS o	z./Agre	
Permanent Grasses				
Andropogon gerardii	Big Bluestern	12.00	•	
Carex comasa	Bristly Sedge	2.00		
Carex cristatella	Crested Oval Sedge	1.00		
Carex Iurida	Bottlebrush Sedge	2.50		
Carex spp.	Prairie Sedge Mix	2.00		
Carex vulpinoidea	Brown Fox Sedge	4.00		
Elymus virginious	Virginia Wild Rye	8.00		
Glyceria striata	Fowl Manna Grass	1.00		

WALL MOUNT LIGHTING FIXTURES-EXTERIOR:

ASSECTION AND A SECTION ASSECTION AS

Comp Rigor Penanga Posa Cont Mensi Iva. da, 12km 28, 75 CB, 1550 P Polas Cont Mensi Iva. da, 12km 28, 75 CB, 1550 P Polas Control Penanga Control Penanga Control Penanga Control Penanga Control Penanga Control Penanga Con

Scirpus atrovirens	Dark Green Rush	2.00
Scirpus cyperinus	Wool Grass	0.50
Spartina pectinata	Prairie Cord Grass	3.00
Temporary Cover		
Avena sativa	Common Oat	360.00
LoSym multifl orum	Annual Rye	100.00
Forbs		
Alisma spp.	Water Plantain Mix	1.00
Ascleptas Incornata	Swomp Milkweed	2.00
Aster novue-angliae	New England Aster	0.50
Coreopsis tripteris	Tall Coreopsis	1.00
Eupatorium maculatum	Spotted Joe-Pye Weed	0.25
lris virginica	Sive Flog	4.00
Uatris spicata	Marsh Blazing Stor	1.00
Lobelia cardinalis	Cardinal Flower	0.25
Lobelia siphilitica	Great Blue Lobella	0.50
Lycopus americanus	Common Water Horehound	0.25
Sagittaria lotifolia	Common Arrowhead	0.75
Silphium terebinthinoceum	Prairie Dock	1.00
Verbena hastata	Blue Vervoln	1.50
Zizia aurea	Golden Alexanders	0.75

SEED TYPE A: Seed at a rate of 4lbs. per 1,000sf. Mulch and fertilize as necessary to establish.

SEED TYPE B: Sow at 10 lbs. per acre plus nurse crop. Sow and mulch per manufacturer's recom

SEED TYPE Cr Sow at 32.6 lbs. per acre. Sow and mulch per manufacturer's recommendations. SEED TYPE D: Sow at 32.2 lbs. per acre. Sow and mulch per manufacturer's recor

### TURF MAINTENANCE (Seed Type A)

- FF.MANTENANCE (Seed Type A)

  General Machine seeding until statisticatory turf has been established. Maintain and establish turf by watering,
  fertilising, weeding, moving, returning, replanting, and performing other operations as required to establish
  healthy, which turf. Roll, reprosed, and espland bare or readed areas and remarks by produce a uniformly smooth
  turf. Provide materials and installation the same on those used in the original installation.

  and hard demagd and both in teres all subsidiance.

  b. In oreas where model has been disharbed by wind or maintenance operations, add new mulch and anchor as
  required to prevent dislocement.

- required to prevent displacement.

  Apply treatments a required to keep torf and soil free of pests and pothogens or disease. Use integrated pest management practices wherever possible to minimize the use of pestidides and reduce hazards. a desting intall and moletain temporary pipings, house, and but-vivatering equipment to convey water from uses and to keep but uniformly make to a depth of 4 kinds.
- Sources and to keep har unformly most no depth of I hades.

  a. Schedule watering to prevent willing, paddling, erosion, and displacement of seed or much. Loy out temporary valenting years to make your mody or newly planted area.

  b. Water but with this spray at a minimum rate of 1 inch per veek unless rateful precipitation is adequate. Mow that as soon as top growth is toll enough to core. Repeat moving a monistant specified height without carting more than one-shirld of grount-leaf growth in hiddle or subsequent movings. Do not delay moving until grass bledge had not end become marted. Do not mov when grass in wel, Schedule inflation du subsequent movings, Do not delay moving unifigents bledge had over and become marted. Do not mov when grass in wel, Schedule inflation and subsequent movings to make growth or 1-1/2 to 2 inches.

  Tuff Portlettification Apply commoncial derithine after inhial movings and when grass is dry, o. Use fertilizer that provides actual nitrogen of at least 1 b/1000 sq. ft. to tuff cree.

Optional by press.

Displayed by press.

The Type of the stand field in the benefit

The Type of the stand field in the benefit

The Type of the stand

Type of the stand

Type of the stand field and benefit

Type of the stand field a

out to one figured gaps street by some products contra-

MCRE Sporture en sol Emmoneratique en anterior estado entre entre entre.

Vera de en vento sinte da Avenera esporta (debes questos Cantamer Fine Center 1111 Hofstony FE Sauch Housters (DV, CA, CA) 272 AMERICA (AV. 772 AMERICA).

Optional Lumbures Françoise board LEP-Lumbure State Inject LOO-Lumbure Great Inject W (Gate Graph See

av yfarn Graept Gol jeder Landroug (Gous Irwert av Find Gol defr Landroug (Gous Irwert av Jedjer (East Gol goff Landroug (Gols Irwert av Dang Gross Gol

CAP Comb Rest & Adept Son V SMAB Comb Rest & W Desy Ade Street of Cod Son

Valence \*
130-127/
200-127/
200-127/
200-127/
200-127/
200-127/
200-127/
200-127/
200-127/
200-127/
200-127/
200-127/
200-127/
200-127/
200-127/
200-127/
200-127/
200-127/
200-127/
200-127/
200-127/
200-127/
200-127/
200-127/
200-127/
200-127/
200-127/
200-127/
200-127/
200-127/
200-127/
200-127/
200-127/
200-127/
200-127/
200-127/
200-127/
200-127/
200-127/
200-127/
200-127/
200-127/
200-127/
200-127/
200-127/
200-127/
200-127/
200-127/
200-127/
200-127/
200-127/
200-127/
200-127/
200-127/
200-127/
200-127/
200-127/
200-127/
200-127/
200-127/
200-127/
200-127/
200-127/
200-127/
200-127/
200-127/
200-127/
200-127/
200-127/
200-127/
200-127/
200-127/
200-127/
200-127/
200-127/
200-127/
200-127/
200-127/
200-127/
200-127/
200-127/
200-127/
200-127/
200-127/
200-127/
200-127/
200-127/
200-127/
200-127/
200-127/
200-127/
200-127/
200-127/
200-127/
200-127/
200-127/
200-127/
200-127/
200-127/
200-127/
200-127/
200-127/
200-127/
200-127/
200-127/
200-127/
200-127/
200-127/
200-127/
200-127/
200-127/
200-127/
200-127/
200-127/
200-127/
200-127/
200-127/
200-127/
200-127/
200-127/
200-127/
200-127/
200-127/
200-127/
200-127/
200-127/
200-127/
200-127/
200-127/
200-127/
200-127/
200-127/
200-127/
200-127/
200-127/
200-127/
200-127/
200-127/
200-127/
200-127/
200-127/
200-127/
200-127/
200-127/
200-127/
200-127/
200-127/
200-127/
200-127/
200-127/
200-127/
200-127/
200-127/
200-127/
200-127/
200-127/
200-127/
200-127/
200-127/
200-127/
200-127/
200-127/
200-127/
200-127/
200-127/
200-127/
200-127/
200-127/
200-127/
200-127/
200-127/
200-127/
200-127/
200-127/
200-127/
200-127/
200-127/
200-127/
200-127/
200-127/
200-127/
200-127/
200-127/
200-127/
200-127/
200-127/
200-127/
200-127/
200-127/
200-127/
200-127/
200-127/
200-127/
200-127/
200-127/
200-127/
200-127/
200-127/
200-127/
200-127/
200-127/
200-127/
200-127/
200-127/
200-127/
200-127/
200-127/
200-127/
200-127/
200-127/
200-127/
200-127/
200-127/
200-127/
200-127/
200-127/
200-127/
200-127/
200-127/
200-127/
200-127/
200-127/
200-127/
200-127/
200-127/
200-127/
20

ne subjunctivity oviet and correlate. 1980'i min firs are obliced the opinion to be increased being decembed with Gin an increase for prime y Volgat as his manked to If large any, better history processed it decembed in apparent a light reserved contactly interesting of IEE (FIL), little manked

Service DEC TOTAL DES DECEMBER DE LES DES DECEMBER DE LES DECEMBER DE LES DES DECEMBER DE LES DE LES DECEMBER DE LES DECEMBE

SABSFACTORY TURF (Seed Type A)

1. Turf histolicitous shall meet the following criteria as determined by Auchitects

a. All end of mointenances period, a healthy, wilform, done stand of grass has been established, free of weeds
and surfaces tregglarities, with coverage exceeding 90 percent over any 10 sq. fr. and bare spots not
exceeding 5 by 5 shades.

Use specified materials to reestablish turf that does not comply with requirements, and continue maintenance until turf is satisfactory.

- AEDOW ESTABUSHWENT PERIOD (SEED TYPE 8, C, & D)

  1. Maintain and satability insendow by watering, veeding, mowing, trimming, replanting, and performing other operations as repaired to satability in healthy, violate meadow. Roll, regrade, and replant bare or aroded oreas and remakly. Provide moterlatin and installation the same as those used in the original installation. At end of mottenance period, a healthy, does tand of meadow shall be established, free of weeds and surface irregularities, with coverage exceeding 80% over any 10 sq. ft. area and hare spots not exceeding 12 by 12 to be a second or the province of the province of
- . Fill in as necessary soil subsidence that may occur because of settling or other processes, Replace materials
- It is not necessary sou webstence that may excar become of selfling or other processes. Replace moterfals
  and meadow damaged or lot in areas of swistdenes.
   In oreas where much has been disturbed by wind or molitanous operations, add new much and anchor os
  required to prevent displacements.
   Apply treatments or required to keep meadow and soil free of pests and pathogens or disease, the
  being rated get management procedies wherever possible to mainstate the use of pestiddes and reduce
- harards. Watering install and molatain temporary piping, hoses, and meadow-watering equipment to convey water from sources and to Leep meadow waitermity molet.

  Sehedial we vatering to prevent withing, pedd hig, eration, and displacement of seed or mulch. Lay out temporary watering systems to mold waiting over mulchy or rewity planted areas.

  Water meadow with fine spray at a minimum rate of 1/2 inch per week for eight weeks after planting welss radiafall predictions is adequate.

First Year: Perential wildflowers and graises grow slowly, and annual and blennial weeds will grow much faiter in the first two years. Weeds can be controlled by keeping ihem mowed back to a height of 6 inches the first year. Aust nother wildflower and gross seeding will not grow taller than its facts in their first growing, season, on are selfoan damaged by mowing. Keeping weeds not back in the first year also prevents production of more weed seeds that could cause problems in the season year. Mowing weeds on a regular back in the first year of establishment is one of the most critical steps in the success of your needow planting.

A flail-type mower works best, as it chops up the weeds and prevents the dippings from smothering the small meadow seedings. Rotary mowers and slidds bar mowers are OK, but they do not dop up the weeds, and can number seedings. String informers or "Weed-Eaters" are excellent for cathing back weed on smaller plannings page or less. These derkes gently lay the cut material down on top of the cut sens where it will dry out rapidly.

Weeds should be cut back to 6 inches in the first year when they reach a height of 12 inches. Taller weeds shade out seedlings, and cutting large quantities of weedy material can smother seedlings. Expect to maw weeds about once a math in the first year. The accural movings frequency will depend upon reliabil to may given years, actual weed

The muse crop can also be out back during the first growing season. This will not jeopardize the effectiveness of the nurse crop. Once weeds reach 12 inches tall and need to be moved, the nurse crop will have done its job.

At the end of the first season, do not mow down the year's growth. Leave it to help protect the young plants over the winter.

will often dominate again in the record season. Since many meadow teeds germinate over a two-year period (or larger), burning in spring of the second year is not recordended, as it could kill new readings, Spring mowing exposes the soil and strundets germination of domain meadow seeks, as well as growth of the meadow plants that

If weeds are a problem in the second year, mow in mid to late June at a height of one foot. Eleminal weeds, such as Burdock, Wild Parusp, Buil Thirtle, Cuty Dock and Queen Arne's Lace can be competitive in the second year. Mowing them to a height of one foot when they are in full bloom (soulty) June will kill them, or set them back severely. The meadow plants are seldom more than a foot tall then, and will experience minimal damage, if any.

Mawing your meadow on a regular basis helps ensure its continued success. Mowing is usually, but not always, conducted in mid-spring, Mowing and raking off the our materials in a good practice. Mow hight down to the stell surface, or at least within one into it the ground. Both of all the cuttings to expose he so till to the text. Mowing in mid-spring simulates the affect of life by removing the previous year's vegetation, and by cutting back cool season grasses and seed that have already begun other growth. Do not make or how matter new plant growth has reached and fool or taller, or this cool damage your meadow plants.

Centrelling Perennial Weeds: Certain invasive perennial weeds may get Into your meadow and become evident the second or hind year. Although mowing will control most weeds, a few perennials may require spot treatment or removal. Comod Thirlis and Notementhe are reported weeds, or the expect releasiblesty. Non-trap-rooted weeds, or carefully pulled from a mature meadow. Spotted Knapveed can be readily pulled. Bitsomation Goldenroots can be pulled when the soil it down potter a risk, but will require respected pulling for complete removal.

### What To Expect During The First Three Years

Meadow seeds will often germinate over a period of two to three years. Some will appear the first year, while others will come up in the second and even third year after the leifol plantap. Most perential meadow flowers are grasses will not begin to flower will that third or footh full growing season. Patience is a virtue when establishin meadow! Places follow these directions carefully, and girly your meadow itme to develop. Although your seeding may appear to be a bit of a weed patch in the first year or two, by the third year numerous flowers and grasse should begin blooming.

100 CAMELOT DRIVE FOND DU LAC, W 54935 PHONE: (920) 926-9800 FAX: (920) 928-9801

Always a Better Plan



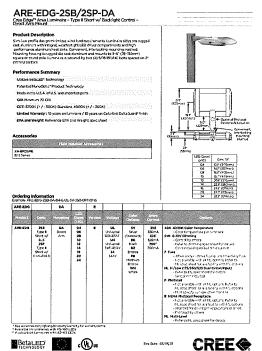
PRELIMINARY

SHEET DATES: 8-29-13 9-3-13 9-24-13

JOB NUMBER: 1309760

SHEET

L3.0



 NEV targe successfor protection tested in excellence with EEE / 15 d CE2, 62 Rending croduct coalitication in the Designation of the ASTM Standard Bit 
 Rending croduct coalitication in the Designation is Committee (DEC Quadred Personal Late (DEC) when ordered without the heading of control without the heading of the headin EE Flori It absence EE ris securit to province to south http://www.mes.com/spinit/pinites/en-com/spinites/ee-| 1500 | 1500 | 1500 | 1500 | 1500 | 1500 | 1500 | 1500 | 1500 | 1500 | 1500 | 1500 | 1500 | 1500 | 1500 | 1500 | 1500 | 1500 | 1500 | 1500 | 1500 | 1500 | 1500 | 1500 | 1500 | 1500 | 1500 | 1500 | 1500 | 1500 | 1500 | 1500 | 1500 | 1500 | 1500 | 1500 | 1500 | 1500 | 1500 | 1500 | 1500 | 1500 | 1500 | 1500 | 1500 | 1500 | 1500 | 1500 | 1500 | 1500 | 1500 | 1500 | 1500 | 1500 | 1500 | 1500 | 1500 | 1500 | 1500 | 1500 | 1500 | 1500 | 1500 | 1500 | 1500 | 1500 | 1500 | 1500 | 1500 | 1500 | 1500 | 1500 | 1500 | 1500 | 1500 | 1500 | 1500 | 1500 | 1500 | 1500 | 1500 | 1500 | 1500 | 1500 | 1500 | 1500 | 1500 | 1500 | 1500 | 1500 | 1500 | 1500 | 1500 | 1500 | 1500 | 1500 | 1500 | 1500 | 1500 | 1500 | 1500 | 1500 | 1500 | 1500 | 1500 | 1500 | 1500 | 1500 | 1500 | 1500 | 1500 | 1500 | 1500 | 1500 | 1500 | 1500 | 1500 | 1500 | 1500 | 1500 | 1500 | 1500 | 1500 | 1500 | 1500 | 1500 | 1500 | 1500 | 1500 | 1500 | 1500 | 1500 | 1500 | 1500 | 1500 | 1500 | 1500 | 1500 | 1500 | 1500 | 1500 | 1500 | 1500 | 1500 | 1500 | 1500 | 1500 | 1500 | 1500 | 1500 | 1500 | 1500 | 1500 | 1500 | 1500 | 1500 | 1500 | 1500 | 1500 | 1500 | 1500 | 1500 | 1500 | 1500 | 1500 | 1500 | 1500 | 1500 | 1500 | 1500 | 1500 | 1500 | 1500 | 1500 | 1500 | 1500 | 1500 | 1500 | 1500 | 1500 | 1500 | 1500 | 1500 | 1500 | 1500 | 1500 | 1500 | 1500 | 1500 | 1500 | 1500 | 1500 | 1500 | 1500 | 1500 | 1500 | 1500 | 1500 | 1500 | 1500 | 1500 | 1500 | 1500 | 1500 | 1500 | 1500 | 1500 | 1500 | 1500 | 1500 | 1500 | 1500 | 1500 | 1500 | 1500 | 1500 | 1500 | 1500 | 1500 | 1500 | 1500 | 1500 | 1500 | 1500 | 1500 | 1500 | 1500 | 1500 | 1500 | 1500 | 1500 | 1500 | 1500 | 1500 | 1500 | 1500 | 1500 | 1500 | 1500 | 1500 | 1500 | 1500 | 1500 | 1500 | 1500 | 1500 | 1500 | 1500 | 1500 | 1500 | 1500 | 1500 | 1500 | 1500 | 1500 | 1500 | 1500 | 1500 | 1500 | 1500 | 1500 | 1500 | 1500 | 1500 | 1500 | 1500 | 1500 | 1500 | 1500 | 1500 | 1500 | 1500 | 1500 | 1500 | 1500 | 1500 | 1500 | 1500 | 1500 | 1500 | 1500 | 1500 | 1500 | 1500 | 1500 | 1500 | 1500 | 1500 | 1500 | 1500 | 1500 | 1500 | © 200 Gen Tro III pates wound. For informational superson only. Control to subsent to change, for whenever conclusions in information that could make provided Gent to Gent on Gent addition. Beautiful Control Control Control on Information Control Control

AFE-EDG-258/25P-DA

son, now proving means any overall least requirements.

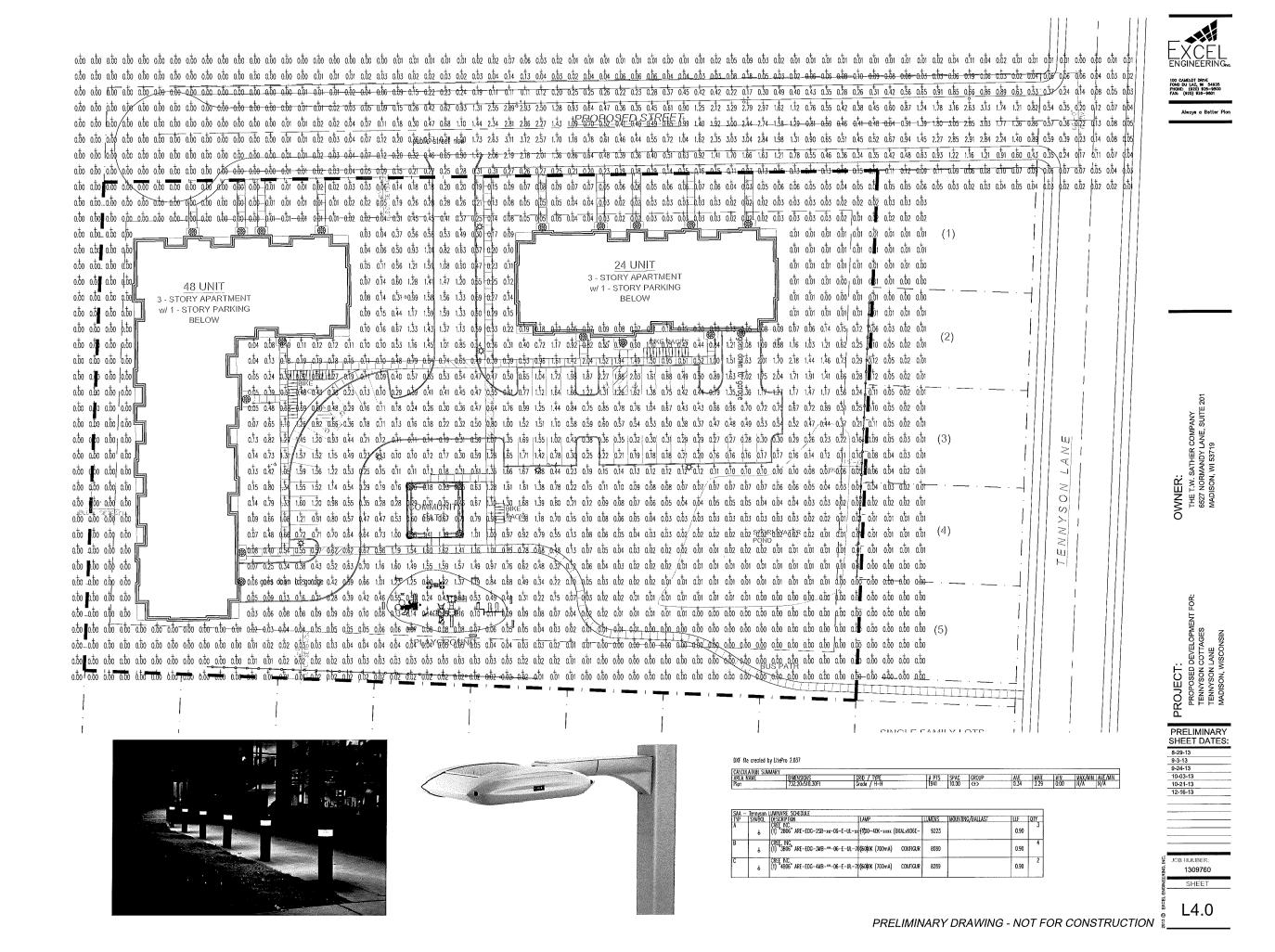
Laminaine sides any cupped also seed alternature with integral, in

LED driver compartments and high partiamence high sides.

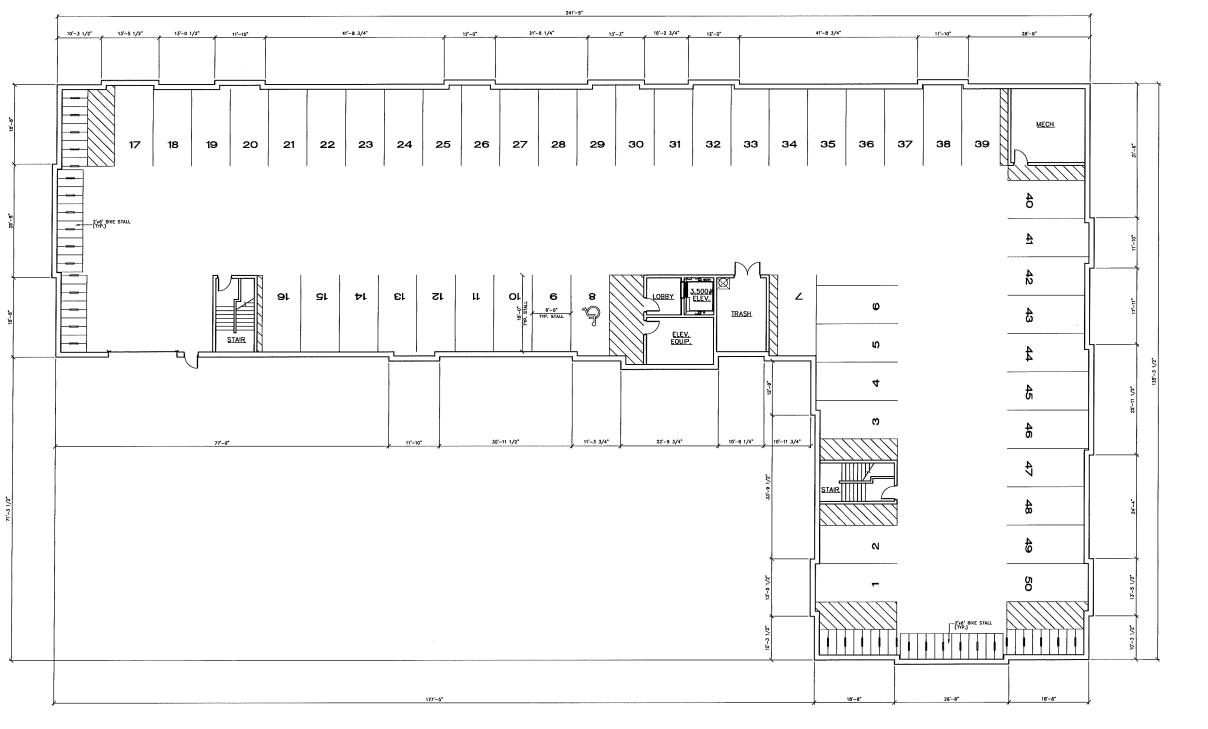
**CREE** 

MAINTENANCE & CUT SHEETS

PRELIMINARY DRAWING - NOT FOR CONSTRUCTION







BUILDING INFORMATION:

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

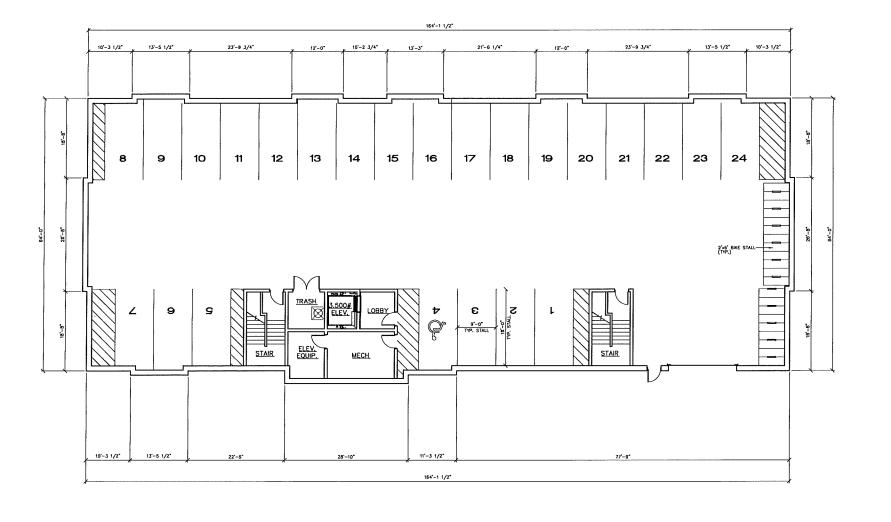
48-UNIT <u>UNDERGROUND FLOOR PLAN</u> SCALE: 1/6" = 1'-0"

A1.1a

PRELIMINARY DRAWING - NOT FOR CONSTRUCTION

JOB NUMBER: 1309760 SHEET





PROJECT:

PROPOSED DE
TENNYSON CO
TENNYSON LA
TENATSON, MISS

11-9-13
1-21-14

JOB NUMBER: 1309760 SHEET

A1.1b

BUILDING INFORMATION:

FLOOR AREA: 10,733 S.F.

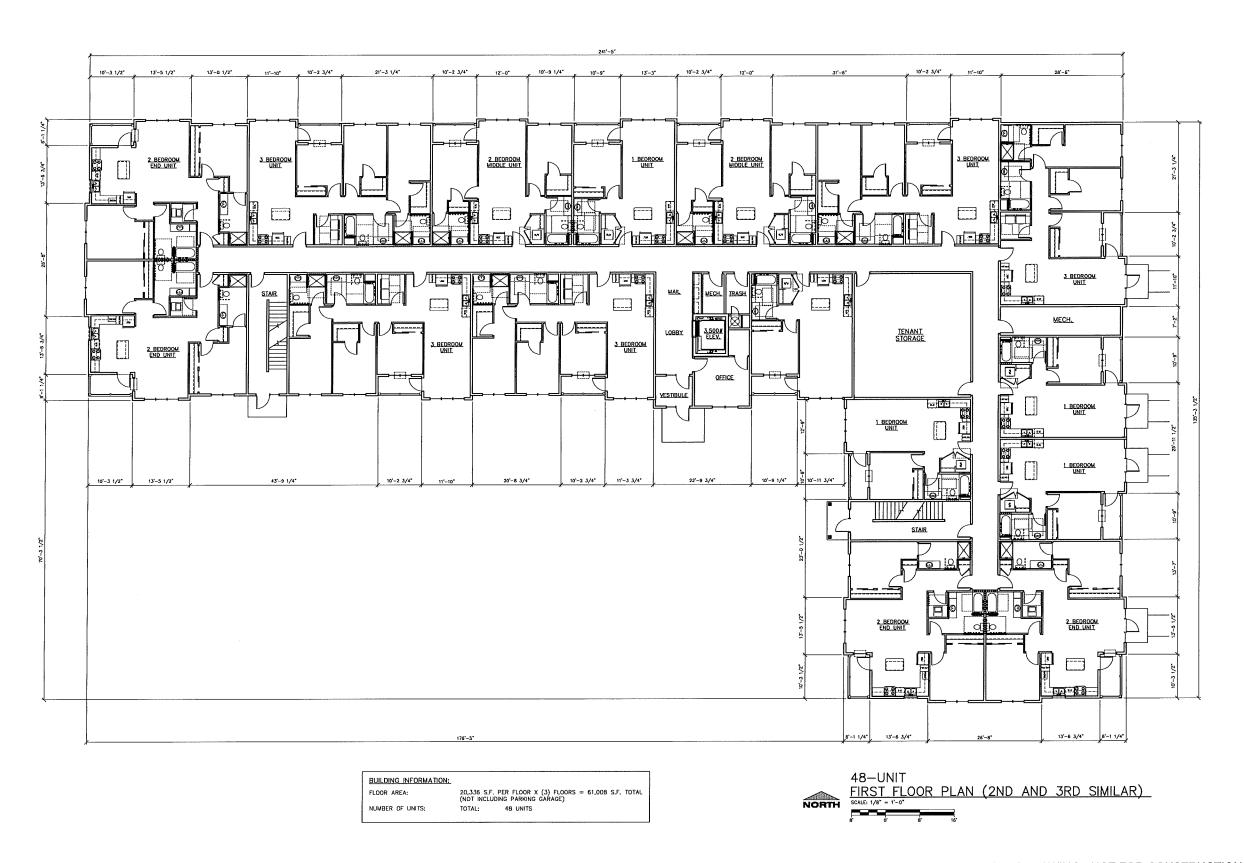
NUMBER OF PARKING: 10TAL: 24 STALLS

NUMBER OF BIKE STALLS: 10TAL: 21 STALLS

PRELIMINARY DRAWING - NOT FOR CONSTRUCTION

24-UNIT UNDERGROUND FLOOR PLAN SCALE: 1/8\* = 1'-0\*





OWNER:
THE T.W. SATHER COMPANY
6527 NORMANDY LANE, SUITE 20:

PROPOSED DEVELOPMENT FOR: TENNYSON COTTAGES TENNYSON LANE

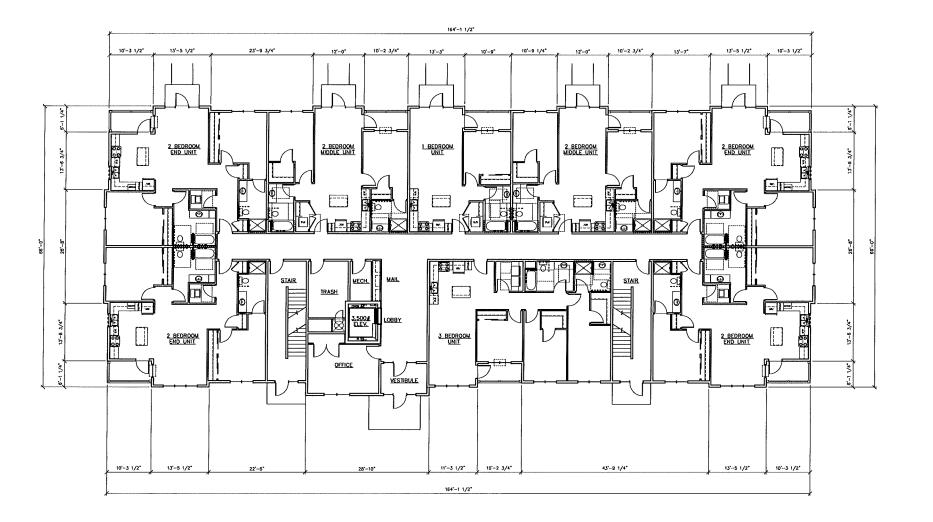
PRELIMINARY SHEET DATES:

11-6-13 1-21-14

JOB NUMBER: 1309760

🖁 A1.1a





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

JOB NUMBER: 1309760 SHEET

A1.1b

BUILDING INFORMATION:

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

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











OWNER: THE T.W. SATHER COMPA 6527 NORMANDY LANE, S

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

PRELIMINARY SHEET DATES: 11-8-13 12-16-13 12-20-13 1-21-14

> JOB NUMBER: 1309760 SHEET

> > A2.0









24 - UNIT NORTH ELEVATION

OWNER:
THE T.W. SATHER COMPANY
6527 NOPMANITY I ANE SUITE 2

PROJECT.
PROPOSED DEVELOPMENT FOR:
TENNYSON COTTAGES
TENNYSON LANE

PRELIMINARY SHEET DATES: 11-6-13 12-10-13 12-20-13 1-21-14

JOB NUMBER: 1309760 SHEET

A2.1





# Request A Quote



Find a Rep



Download Plans - PDF



Download Plans -DWG

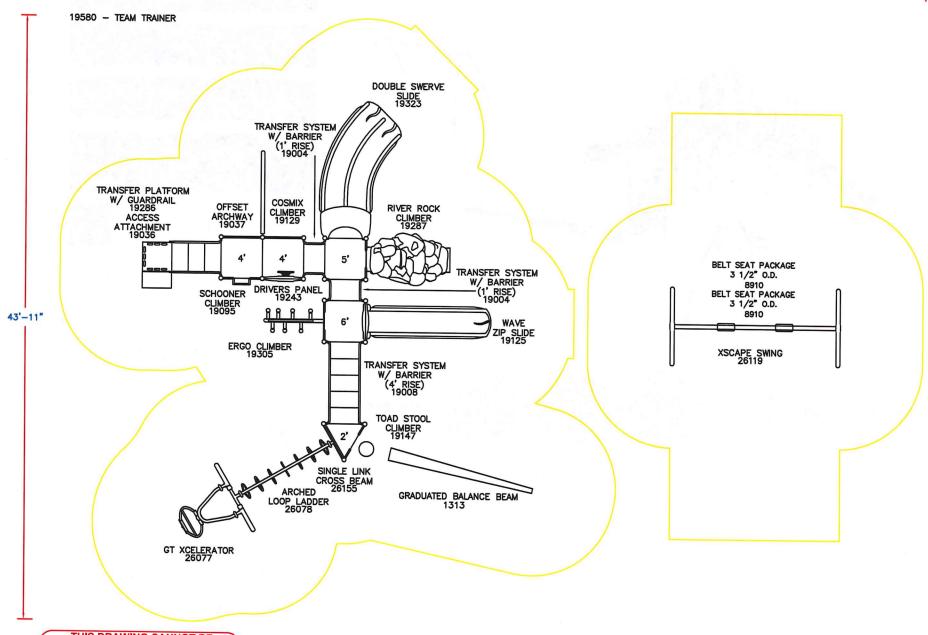
# Specifications



MODEL NUMBER:	19580
PRICE:	\$29,490.00
SALE PRICE:	\$19,169.00
GALVANIZED PRICE:	\$28,704.00
CALVANIZED SALE PRICE:	\$18,658.00
USE ZONE:	43' 11" 62' 9"
FALL HEIGHT:	83
AGE CROUPS:	5 to 12 Years
NUMBER OF CHILDREN:	55-60

ADA Accessibility

+



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





Request A Quote



Find a Rep



Download Plans - PDF



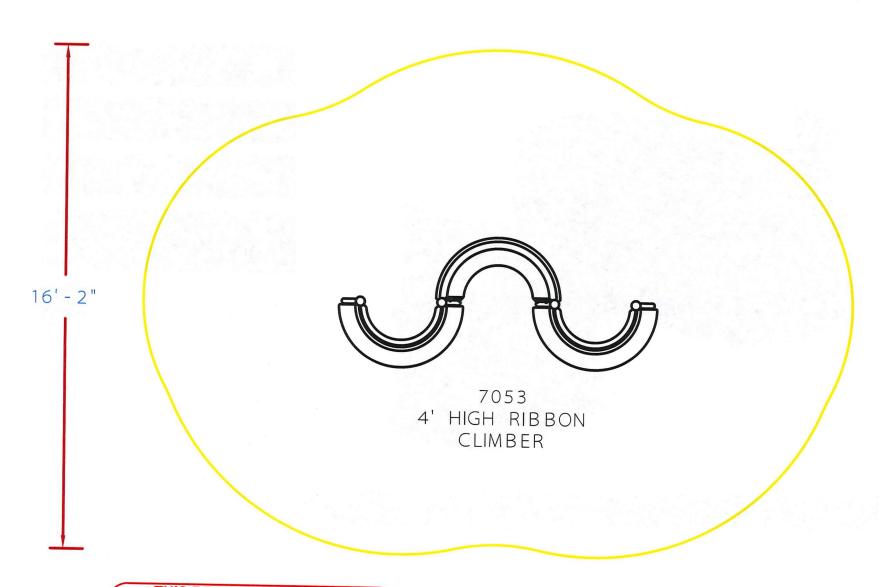
Download Plans -DWG

# Specifications



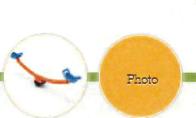
MODEL NUMBER:	7053
PRICE:	\$3,422.00
USE ZONE:	22' 9" 16' 2”:
FALL HEIGHT:	4'
AGE GROUPS:	2 to 5 or 5 to 12 Years

Model View



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



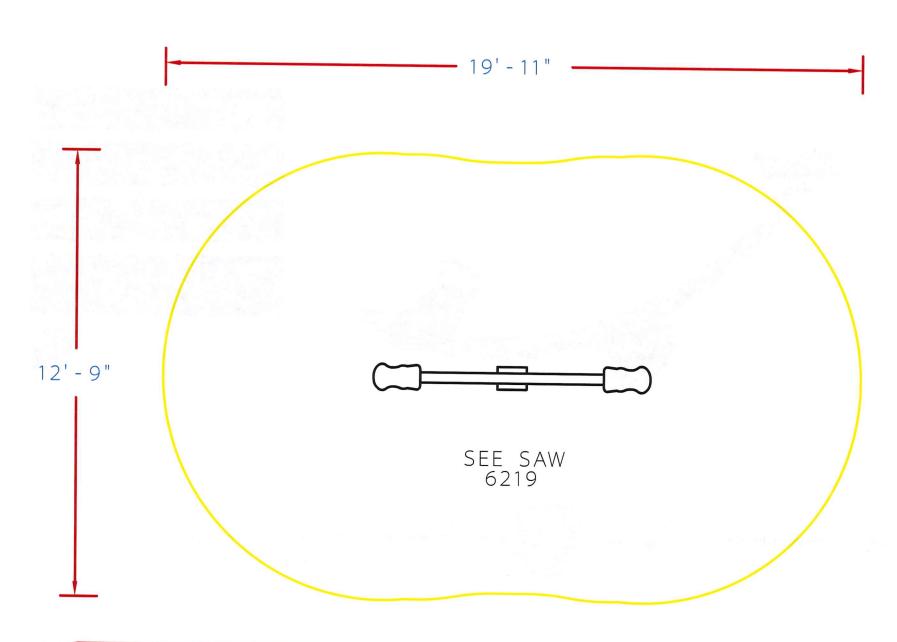
Download Plans -DWG

## Specifications



MODEL NUMBER:	6219	
PRICE:	\$1,468.00	
USE ZONE:	19' 11" 12'	
FALL HEIGHT:	43	
AGE GROUPS:	2 to 5 or 5 to 12 Years	

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



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.