

APPLICATION FOR DEMOLITION OF PRINCIPAL BUILDINGS

Complete all sections of this application, including signature on page 2.

To request an interpreter, translation, or accommodations, call (608)266-4910.

Para solicitar un intérprete, traducción o acomodaciones llame al (608)266-4910.

Koj muaj txoj cai tau txais kev txhais lus, kev pes lus los sis kev pab cuam txhawm rau

kev tsis tais uas tsis muaj nqi rau koj: Xav paub ntxiv tiv tauj rau (608)266-4910

如需口譯、翻譯或其他便利服務，請致電 (608)266-4910.

City of Madison

Building Inspection Division

215 Martin Luther King Jr Blvd, Ste 017

PO Box 2985

Madison, WI 53701-2985 (608) 266-4551



Submit the following via email to:

- Building Inspection at sprapplications@cityofmadison.com and
- Landmarks Commission at LandmarksCommission@cityofmadison.com (see [submittal schedule](#))

Part 1: General Application Information

Street Address:			
-----------------	--	--	--

Alder District:		Zoning District:	
-----------------	--	------------------	--

Project Contact Person Name		Role	
-----------------------------	--	------	--

Company Name			
--------------	--	--	--

Phone		Email	[REDACTED]
-------	--	-------	------------

<input type="checkbox"/>	Completed Application (this form)
<input type="checkbox"/>	Property Owner Permission (signature on this form or an email providing authorization to apply)
<input type="checkbox"/>	Copy of Notification sent to the Demolition Listserv Date Sent _____
<input type="checkbox"/>	Copy of Email Pre-Application Notification of Intent to Demolish a Principal Structure sent to District Alder , City-registered neighborhood association(s) , and City-listed business association(s) . Date Sent _____
<input type="checkbox"/>	\$600 Demolition Application Fee (additional fees may apply depending on full scope of project)
	Are you also seeking a Zoning Map Amendment (Rezoning) or Conditional Use? <input type="checkbox"/> Yes <input type="checkbox"/> No

Part 2: Information for Landmarks Historic Value Review

<input type="checkbox"/>	Letter of Intent describing the proposed structure to be demolished, description of proposed method and timeline of demolition
<input type="checkbox"/>	Construction Information (Dates of construction and alterations, architect name, builder name, history of property, historic photos)
<input type="checkbox"/>	Existing Condition Photos (Interior and exterior digital photos of each principal building to be demolished sufficient to indicate its character and condition)
	Will existing structure be relocated? <input type="checkbox"/> Yes <input type="checkbox"/> No If "yes" include preliminary assessment that relocation is likely to be structurally and legally feasible
<input type="checkbox"/>	Optional: Proposed mitigation plans for properties with possible historic value

APPLICATION FOR DEMOLITION OF PRINCIPAL BUILDINGS

Part 3: Application for Plan Commission Review (if applicable)

- When Landmarks Commission finds a building has Historic Value, the demolition application must be considered by the Plan Commission.
- If Plan Commission review is required, staff will schedule the public hearing based on the [published schedule](#).
- Applicant must [make an appointment](#) to pick up “Public Hearing” sign from Zoning Counter and post the sign on property at least 21 days before Plan Commission hearing.

Demolition requests will be scheduled concurrently with other related requests before the Plan Commission, where applicable. A schedule confirmation will be emailed to the designated project contact. Contact staff at pcapplications@cityofmadison.com with questions.

Part 4: Signature

Property Owner Authorizing Signature (or authorized via attached email)	
	
Property Owner Name	
Company Name	
Street Address	
Phone	Email

For Office Use Only	
Date:	
Accela ID No.:	

May 27, 2025

Building Demolition Letter of Intent

1802-1804 Roth Street

Housing Initiatives is seeking demolition of the existing building at 1802 Roth Street in Madison, WI. The demolition is necessary for the construction of a new multifamily building.

The proposed structure to be demolished is a 2-story townhome of wood construction on concrete block foundation with basement. Demolition of the existing building would begin immediately prior to the start of construction and in sequence with excavation.

The proposed method of demolition is as follows:

- Submit DNR notice for demolition.
- File Waste Management and Recycling Plan.
- Obtain sewer plug permit(s) and disconnect sewer and water lateral at the lot line.
- Coordinate disconnect of gas, electric and any other private utility connections.
- Install temporary construction fencing and required erosion control measures around the work area.
- Demolition and removal of all building materials from the footprint of the building.
- Materials shall be recycled, salvaged, or properly disposed of. Materials not recycled or salvaged shall be disposed of at a C&D landfill and properly documented.
- Concrete, brick, and block materials will be removed and disposed of offsite. Material will be used as clean fill or recycled.

Construction Information:

Year Built: 1932

Interior Alterations: 1980's

Square footage: 2,409

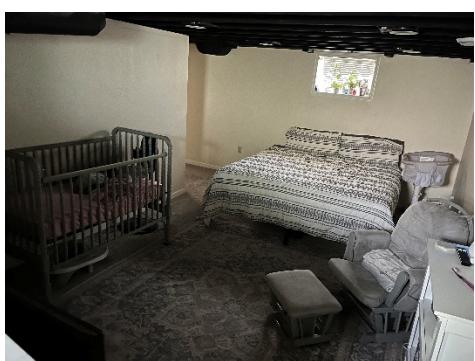
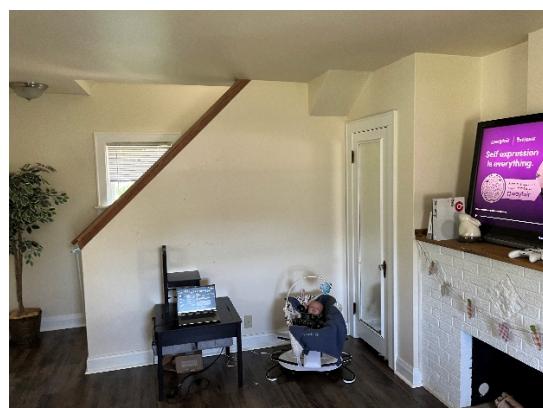
Architect/Building name: unknown

History of Property: private residence

Historic photos: n/a

Existing Condition Photos:





LOTS 8 AND 9, C.E. ROTH PLAT, AS RECORDED IN VOLUME 7 OF PLATS, ON PAGE 33, AS DOCUMENT NUMBER 531689, DANE COUNTY REGISTRY, LOCATED IN THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 31, TOWNSHIP 08 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN

S3 HOUSING LLC.

16 Unit Apartment Building

PROJECT

1802 ROTH STREET.
MADISON WI, 53704

PROFESSIONAL SEAL

CIVIL

BURSE SURVEYING AND ENGINEERING
2801 International Lane, Suite 101
Madison, WI 53704
PH (608) 250-9263
www.bursesurveyengr.com

LANDSCAPE

PAUL SKIDMORE
13 Red Maple Trail
Madison, WI 53717
(608) 826-1529

PHOTOMETRICS

SPECTRUM
N8 W22520 JOHNSON DRIVE UNIT E
WAUKESHA, WI 53186
PH 262-970-0300

ARCHITECTURAL

ENGBERG ANDERSON
320 EAST BUFFALO STREET, SUITE 500
MILWAUKEE, WI 53202
PH (414) 944-9000
www.engberganderson.com

PROJECT TEAM

C001 CIVIL NOTES & DETAILS
C002 CIVIL NOTES & DETAILS
C100 EXISTING CONDITIONS
C200 DEMOLITION PLAN
C300 EROSION CONTROL PLAN
C400 SITE PLAN
C500 GRADING PLAN
C600 UTILITY PLAN
C700 FIRE ACCESS PLAN

L100 LANDSCAPE PLAN

001 SITE PLAN LIGHTING

A101 ARCHITECTURAL SITE PLAN
A102 FLOOR PLAN
A103 ROOF PLAN
A301 ENLARGED UNIT PLAN
A401 BUILDING ELEVATION
A501 BUILDING SECTION
A501 BUILDING SECTION

SHEETS

ISSUED FOR:

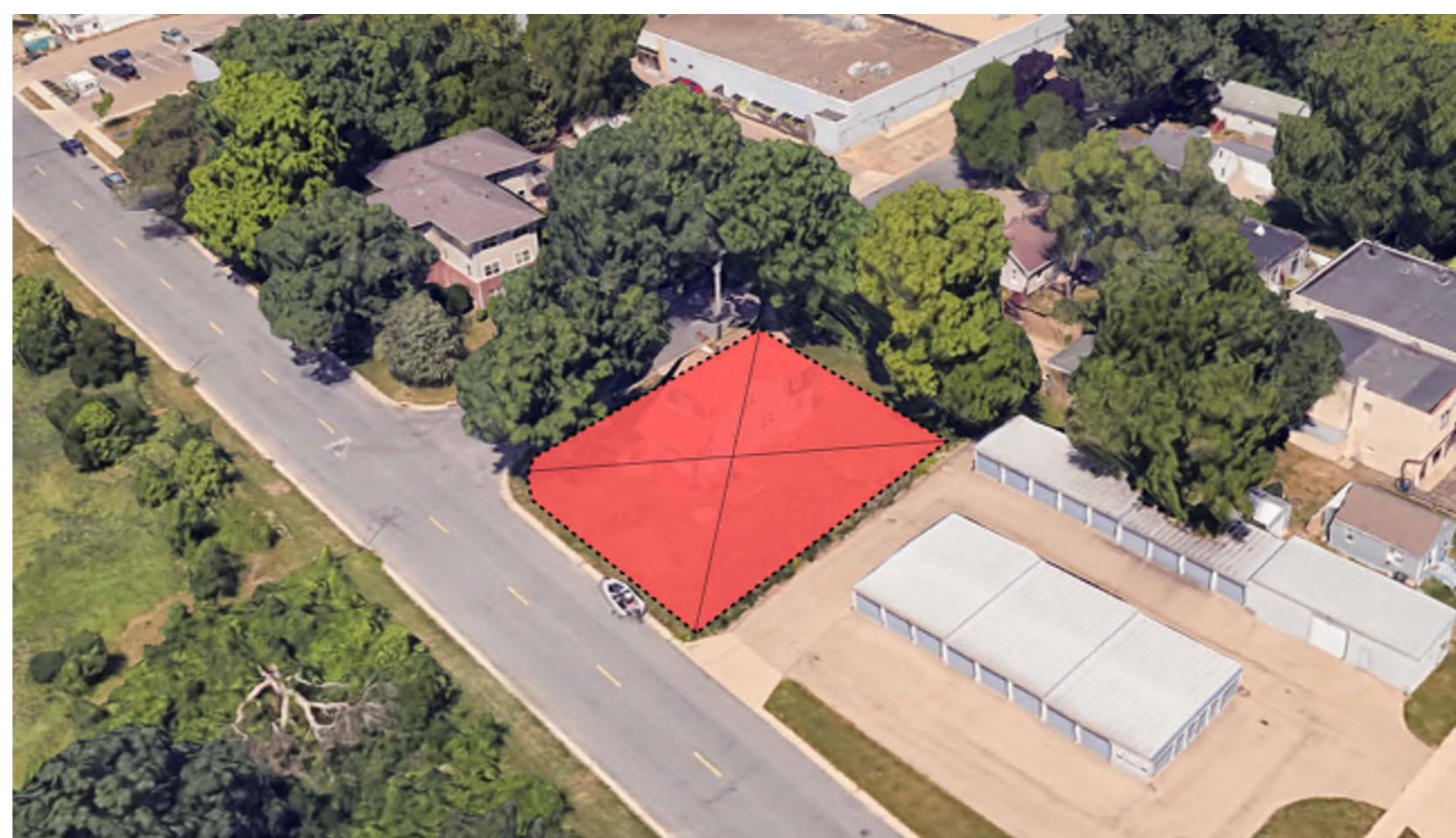
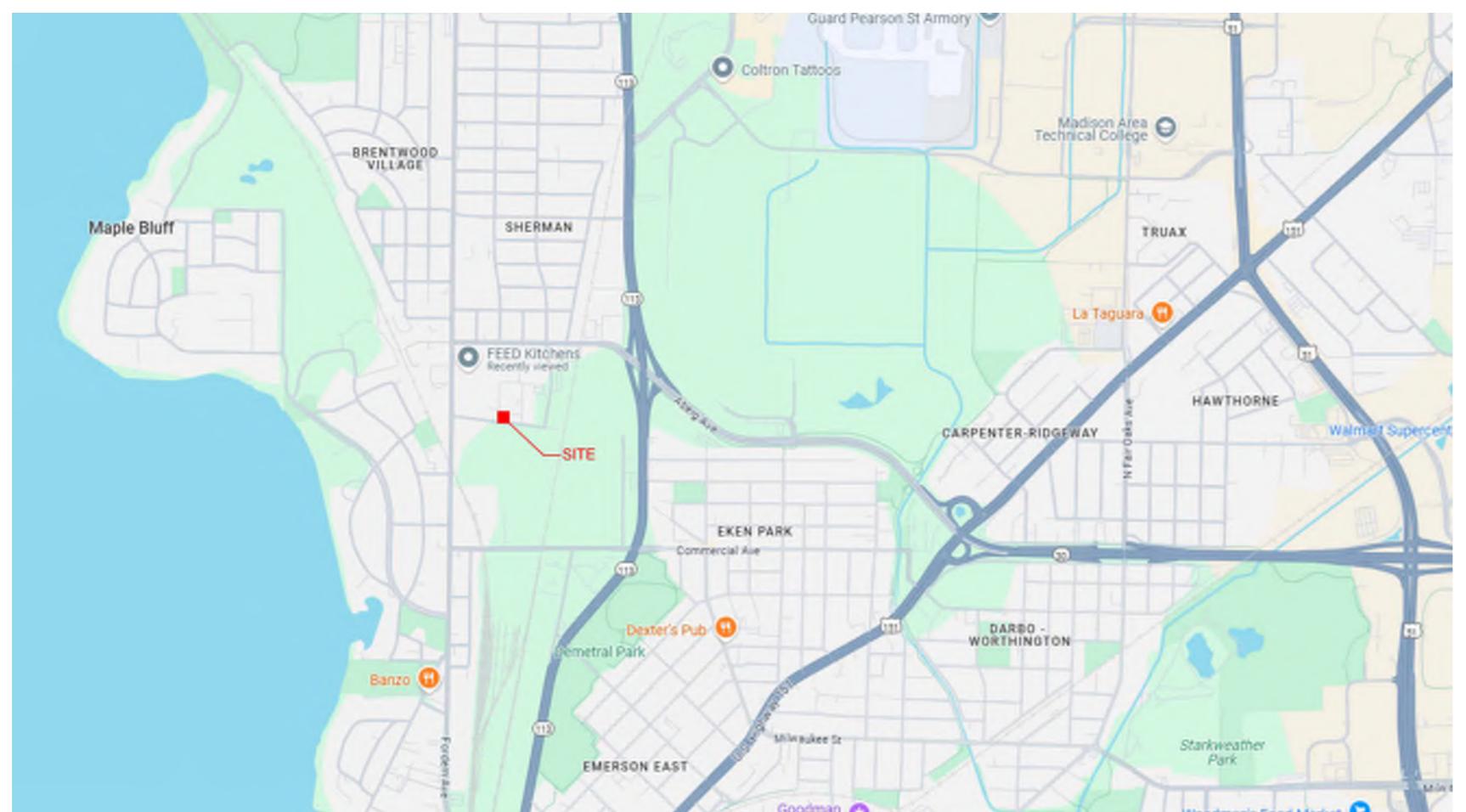
LAND USE APPLICATION

05 27 2025

REVISIONS:

NO. DESCRIPTION DATE

SITE LOCATION MAP



**LANDUSE APPLICATION
NOT FOR CONSTRUCTION**

DRAWN BY:

Author

CHECKED BY:

Checker

TITLE SHEET

G001

**HOUSING INITIATIVES - 3S
HOUSING LLC**

<PROJECT DESCRIPTION>

<PROJECT ADDRESS>

<CLIENT NAME>

<OWNER NAME>

<OWNER ADDRESS>

PROJECT NUMBER:

25383

**LAND USE APPLICATION
NOT FOR CONSTRUCTION**

EROSION CONTROL NOTES/SPECIFICATIONS:

1. EROSION CONTROL DEVICES AND/OR STRUCTURES SHALL BE INSTALLED PRIOR TO CLEARING AND GRUBBING OPERATIONS. THESE SHALL BE PROPERLY MAINTAINED FOR MAXIMUM EFFECTIVENESS UNTIL VEGETATION IS RE-ESTABLISHED.
2. EROSION CONTROL IS THE RESPONSIBILITY OF THE CONTRACTOR UNTIL ACCEPTANCE OF THIS PROJECT. EROSION CONTROL MEASURES AS SHOWN SHALL BE THE MINIMUM PRECAUTIONS THAT WILL BE ALLOWED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR EROSION CONTROL MEASURES UNTIL THE PROJECT IS ACCEPTED. IF THESE MEASURES ARE THE RESULT OF CONSTRUCTION ACTIVITIES, ADDITIONAL EROSION CONTROL MEASURES, AS REQUESTED IN WRITING BY THE STATE OR LOCAL INSPECTORS, OR THE DEVELOPER'S ENGINEER, SHALL BE INSTALLED WITHIN 24 HOURS.
3. ALL EROSION CONTROL MEASURES AND STRUCTURES SERVING THE SITE MUST BE INSPECTED AT LEAST WEEKLY OR WITHIN 24 HOURS OF THE TIME 0.5 INCHES OF RAIN IS PRODUCED. ALL MAINTENANCE WILL FOLLOW AN INSPECTION WITHIN 24 HOURS. INSPECTION SCHEDULE AND RECORD KEEPING SHALL COMPLY WITH NR 216-46(9), WIS. ADMIN. CODE.
4. CONSTRUCTION ENTRANCES – PROVIDE A STONE TRACKING PAD AT EACH POINT OF ACCESS. INSTALL ACCORDING TO WDRN STANDARD 1057. REFER TO WDRN'S STORMWATER WEB PAGE OF TECHNICAL STANDARDS AT: <http://dnr.wi.gov/topic/stormwater/standards/constr-standards.html>. THE TRACKING PAD MUST BE MAINTAINED IN A CONDITION THAT PREVENTS THE TRACKING OF MATERIAL ONTO THE PUBLIC STREET.
5. SOIL STOCKPILES – A ROW OF SILT FENCE PLACED DOWNSLOPE AND AT LEAST 10 FEET AWAY FROM THE STOCKPILE SHALL PROTECT ALL STOCKPILES. SOIL STOCKPILES THAT ARE INACTIVE FOR MORE THAN 14 CONSECUTIVE DAYS SHALL BE STABILIZED WITH SEED & MULCH, EROSION MAT, POLYMER, OR COVERED WITH TARPS OR SIMILAR MATERIAL. NO STOCKPILE SHALL BE PLACED WITHIN 20 FEET OF A DRAINAGE WAY.
6. DEWATERING – WATER REMOVED FROM THE SITE SHALL BE TREATED BY USING A TEMPORARY SEGMENTATION BASIN, POSSIBLY DEWATERING BASIN, GEOTEXTILE BAG, OR EQUIVALENT DEVICE. SHOW ON THE PLAN THE ANTICIPATED LOCATIONS OF DEWATERING ACTIVITY, AND PROVIDE AN ENGINEERING DETAIL OF THE DEWATERING SYSTEM. DEVICES SHALL COMPLY WITH WDRN TECHNICAL STANDARD 1061 FOUND AT: <http://dnr.wi.gov/topic/stormwater/standards/constr-standards.html>. THIS WATER SHALL BE DISCHARGED IN A MANNER THAT DOES NOT INDUCE EROSION OF THE SITE OR ADJACENT PROPERTY.
7. CONTRACTOR SHALL BE RESPONSIBLE FOR SITE SAFETY DURING THE CONSTRUCTION OF IMPROVEMENTS.

PUMP SIZE (MAX GPM) TYPE I BAG SIZE (SQ-FT)

50

100

150

50

75

7. STORM SEWER INLETS – PROVIDE WDOT TYPE D "CATCHALL" INLET PROTECTION OR EQUIVALENT. REFER TO WDOT PRODUCT ACCEPTABILITY LIST AT: <http://www.dot.wisconsin.gov/business/engrserv/pal.htm>. INLET PROTECTION SHALL BE INSTALLED PRIOR TO CONSTRUCTION. REFER TO WDRN STANDARD 1057 FOR PERFORMING MAINTENANCE. THESE DEVICES SHALL NOT BE REMOVED UNTIL PLAT-LEVEL STABILIZATION IS COMPLETE.

8. BUILDING AND WASTE MATERIALS SHALL BE PREVENTED FROM RUNNING-OFF THE SITE AND ENTERING WATERS OF THE STATE IN CONFORMANCE WITH NR151:12(6M).

9. NO SOLID MATERIAL SHALL BE DISCHARGED OR DEPOSITED INTO WATERS OF THE STATE IN VIOLATION OF CH. 30 OR 31 OF THE WISCONSIN STATE STATUTES OR 33 USC 1344 PERMITS.

10. EROSION CONTROL DEVICES SHALL ADHERE TO THE TECHNICAL STANDARDS FOUND AT: <http://dnr.wi.gov/runoff/stormwater/techstds.htm> AND COMPLY WITH ALL CITY OF MADISON ORDINANCES.

11. ALL DEBRIS TRACKED ON PUBLIC STREETS SHALL BE SWEEPED OR SCRAPED CLEAN BY THE END OF EACH WORKDAY.

12. ALL BUILDING AND WASTE MATERIAL SHALL BE HANDLED PROPERLY TO PREVENT RUNOFF OF THESE MATERIALS OFF OF THE SITE.

13. ALL DISTURBED AREAS SHALL BE SEADED IMMEDIATELY AFTER GRADING ACTIVITIES HAVE BEEN COMPLETED.

14. ALL DISTURBED AREAS, EXCEPT PAVED AREAS, SHALL RECEIVE A MINIMUM OF FOUR (4) INCHES OF TOPSOIL, FERTILIZER, SEED, AND MULCH. SEED MIXTURES SHALL BE SELECTED APPROPRIATE TO THE INTENDED FUNCTION. A QUALIFIED LANDSCAPING CONTRACTOR, LANDSCAPE ARCHITECT, OR NURSERY CAN BE CONSULTED FOR RECOMMENDATIONS. SEDGING RATE SHALL BE BASED ON THE SOIL TYPE, THE LIVESTOCK GRAZING, AND THE SEED SUPPLIER. FERTILIZER CAN BE APPLIED TO HELP PROMOTE GROWTH, BUT A SOIL TEST IS RECOMMENDED TO DETERMINE THE TYPE AND AMOUNT OF FERTILIZER TO BE APPLIED. ALL SEEDING AND RESTORATION SHALL BE IN CONFORMANCE WITH WDRN TECHNICAL STANDARD 1041. AT A MINIMUM, SEEDING SHOULD BE CONDUCTED IN SEPTEMBER. SEEDING AND SODDING MAY ONLY BE USED FROM MAY 1ST TO SEPTEMBER 15TH OF ANY YEAR. TEMPORARY SEED SHALL BE USED AFTER SEPTEMBER 15. IF TEMPORARY SEEDING IS USED, A PERMANENT COVER SHALL ALSO BE REQUIRED AS PART OF THE FINAL SITE STABILIZATION.

15. FOR THE FIRST SIX (6) WEEKS AFTER THE INITIAL STABILIZATION OF A DISTURBED AREA, WATERING SHALL BE PERFORMED WHENEVER MORE THAN SEVEN (7) DAYS OF DRY WEATHER ELAPSE.

EMERGENCY CONTACT:

Brad Hinkfuss
110 North Street
Madison, WI 53704
Bhinkfuss@housinginitiatives.org
(608) 620-1751

SCHEDULE:

JUNE 30, 2025 INSTALL SILT FENCE AND CONSTRUCTION ENTRANCE.
JULY 1, 2025 BEGIN DISTURBANCE OF SITE GROUND COVER.
SEPTEMBER 15, 2025 BASE COURSE INSTALLED. APPLY SEED AND MULCH TO ALL DISTURBED AREAS.
NOVEMBER 15, 2025 VEGETATION ESTABLISHED.

GENERAL NOTES:

1. ALL PRIVATE UTILITIES (GAS, ELECTRIC, AND TELECOMMUNICATIONS) SERVING EXISTING BUILDINGS SCHEDULED FOR DEMOLITION TO BE ABANDONED OR REMOVED BY CORRESPONDING UTILITY COMPANY.
2. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATION OF UNDERGROUND UTILITIES. UTILITIES WERE LOCATED BY OBSERVED EVIDENCE, MARKINGS PROVIDED BY DIGGER'S HOTLINE, AND RECORD DRAWINGS FROM THE CITY OF MADISON.
3. CONTRACTOR SHALL VERIFY THE SIZE, TYPE, SLOPE, AND INVERTS OF ALL EXISTING STORM AND SANITARY LATERALS CALLED OUT TO BE CONNECTED TO. CONTRACTOR SHALL SUBMIT THE INFORMATION ON THE PIPES TO THE CITY INSPECTOR AND PROJECT CIVIL ENGINEER.
4. ANY SIDEWALK, CURB, OR OTHER PUBLIC PROPERTY DAMAGED AS PART OF THE CONSTRUCTION OF THE UTILITIES AND BUILDING SHALL BE REPLACED IN-KIND PER THE CITY OF MADISON STANDARD SPECIFICATIONS.
5. THE RIGHT-OF-WAY IS THE SOLE JURISDICTION OF THE CITY OF MADISON AND IS SUBJECT TO CHANGE AT ANY TIME PER THE RECOMMENDATION/PLAN OF THE CITY.
6. CONTRACTOR SHALL INSTALL TREE PROTECTION FENCING IN THE AREA BETWEEN THE CURB AND SIDEWALK AND EXTEND IT AT LEAST 5 FEET FROM BOTH SIDES OF THE TREE ALONG THE LENGTH OF THE TERRACE. NO EXCAVATION IS PERMITTED WITHIN 5 FEET OF THE OUTSIDE EDGE OF A TREE TRUNK. IF EXCAVATION WITHIN 5 FEET OF ANY TREE IS NECESSARY, CONTRACTOR SHALL CONTACT CITY FORESTRY (266-4816) PRIOR TO EXCAVATION TO ASSESS THE IMPACT TO THE TREE AND ROOT SYSTEM. TREE PRUNING SHALL BE COORDINATED WITH CITY FORESTRY PRIOR TO THE START OF CONSTRUCTION. TREE PROTECTION SPECIFICATIONS CAN BE FOUND AT: <http://www.cityofmadison.com/business/wd/documents/stddesp/2018/part1.pdf>. ANY TREE REMOVALS THAT ARE REQUIRED FOR CONSTRUCTION AFTER THE DEMOLITION PLAN IS APPROVED WILL REQUIRE AT LEAST A 72 HOUR WAIT PERIOD BEFORE A TREE REMOVAL PERMIT CAN BE ISSUED BY FORESTRY, TO NOTIFY THE ALDER OF THE CHANGE IN THE TREE PLAN.
7. CONTRACTOR SHALL BE RESPONSIBLE FOR SITE SAFETY DURING THE CONSTRUCTION OF IMPROVEMENTS.

DEMOLITION NOTES:

1. THE CONTRACTOR IS RESPONSIBLE FOR THE DEMOLITION, REMOVAL, AND DISPOSING IN A LOCATION APPROVED BY ALL GOVERNING AUTHORITIES, OF ALL STRUCTURES, PADS, WALLS, FLUMES, FOUNDATIONS, PARKING DRIVES, DRAINAGE, STRUCTURES, UTILITIES, ETC., SUCH THAT THE IMPROVEMENTS SHOWN ON THE REMOVAL SCHEDULE ARE REMOVED AND THE FACILITIES TO BE REMOVED SHALL BE UNDERCUT TO SUITABLE MATERIAL AND BROUGHT TO GRADE WITH SUITABLE COMPACTED TILL MATERIAL PER THE SPECIFICATIONS.
2. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS REQUIRED FOR DEMOLITION AND DISPOSAL.
3. THE CONTRACTOR SHALL COORDINATE WITH THE RESPECTIVE UTILITY COMPANIES PRIOR TO THE REMOVAL AND/OR RELOCATION OF UTILITIES. THE CONTRACTOR SHALL COORDINATE WITH THE UTILITY COMPANY CONCERNING PORTIONS OF WORK WHICH MAY BE PERFORMED BY THE UTILITY COMPANY FORCING ANY FEES WHICH ARE TO BE PAID TO THE UTILITY COMPANY FOR THESE SERVICES. THE DEVELOPER IS RESPONSIBLE FOR PAYING ALL FEES AND CHARGES.
4. THE LOCATIONS OF ALL EXISTING UTILITIES SHOWN ON THIS PLAN HAVE BEEN DETERMINED FROM THE BEST INFORMATION AVAILABLE AND ARE GIVEN FOR THE CONVENIENCE OF THE CONTRACTOR. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THEIR ACCURACY. PRIOR TO THE START OF ANY DEMOLITION ACTIVITY, THE CONTRACTOR SHALL NOTIFY THE UTILITY COMPANIES FOR ON SITE LOCATIONS OF EXISTING UTILITIES. NOTIFY THE ENGINEER OF ANY DISCREPANCIES.
5. ALL EXISTING SEWERS, PIPING, AND UTILITIES SHOWN ARE NOT TO BE INTERPRETED AS THE EXACT LOCATION, OR AS THE ONLY OBSTACLES THAT MAY OCCUR ON THE SITE. DUE TO THE VARIATIONS AND PROBLEMS, AND PROCEEDED WITH CAUTION AROUND ANY ANTICIPATED FEATURES. GIVE NOTICE TO ALL UTILITY COMPANIES REGARDING DESTRUCTION AND REMOVAL OF ALL SERVICE LINES BEFORE PROCEEDING WITH THE WORK. UTILITIES DETERMINED TO BE ABANDONED AND LEFT IN PLACE SHALL BE GROUTED IF UNDER UTILITIES.
6. ELECTRICAL, TELEPHONE, CABLE, WATER, FIBER OPTIC CABLE, AND/OR GAS LINES NEEDING TO BE REMOVED OR RELOCATED SHALL BE COORDINATED WITH THE AFFECTED UTILITY COMPANY. ADEQUATE TIME SHALL BE PROVIDED FOR RELOCATION AND CLOSE COORDINATION WITH THE UTILITY COMPANY IS NECESSARY TO PROVIDE A SMOOTH TRANSITION IN UTILITY SERVICE.
7. CONTRACTOR SHALL PROTECT THE PUBLIC AT ALL TIMES WITH FENCING, BARRICADES, ENCLOSURES, COVERED WALKWAYS, ETC. CONTRACTOR SHALL SUBMIT THEIR STREET OCCUPANCY PLAN TO TRAFFIC ENGINEERING FOR APPROVAL.
8. PRIOR TO DEMOLITION OCCURRING, ALL APPLICABLE EROSION CONTROL DEVICES ARE TO BE INSTALLED.
9. THE CONTRACTOR MAY LIMIT SAWCUT AND PAVEMENT REMOVAL TO ONLY THOSE AREAS WHERE IT IS REQUIRED AS SHOWN ON THESE CONSTRUCTION PLANS, BUT ANY DAMAGE IS INCURRED ON ANY OF THE SURROUNDING PAVEMENT, ETC. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ITS REMOVAL AND REPAIR IN KIND.
10. DAMAGE TO ALL EXISTING CONDITIONS TO REMAIN WILL BE REPLACED AT THE CONTRACTOR'S EXPENSE.
11. CONTINUOUS ACCESS SHALL BE MAINTAINED FOR THE SURROUNDING PROPERTIES AT ALL TIMES DURING DEMOLITION OF THE EXISTING FACILITIES.

SITE PLAN NOTES:

1. PAVEMENT DESIGN SHALL BE PER THE RECOMMENDATION OF THE SOILS CONSULTANT.
2. THE RIGHT-OF-WAY IS THE SOLE JURISDICTION OF THE CITY OF MADISON AND IS SUBJECT TO CHANGE AT ANY TIME PER THE RECOMMENDATION/PLAN OF TRAFFIC ENGINEERING AND CITY ENGINEERING DEPARTMENTS.
3. TRAFFIC CONTROL SIGNAGE SHALL BE IN ACCORDANCE WITH FEDERAL, STATE, COUNTY, CITY, AND LOCAL CODE, WHICHEVER HAS JURISDICTION.
4. CITY SIDEWALK AND CURB DAMAGED IN THE COURSE OF CONSTRUCTION TO BE REPLACED PER GRADING PLAN AND PER CITY OF MADISON STANDARD SPECIFICATIONS.
5. NEW APRONS SHALL BE CONSTRUCTED AND PLACED IN CONFORMANCE WITH THE CITY OF MADISON STANDARD DETAIL 3.02 FOR COMMERCIAL OPENINGS.

GRADING PLAN NOTES:

1. ALL GRADES ARE FINISH ELEVATION UNLESS NOTED OTHERWISE.
2. ALL WORK WITHIN THE CITY RIGHT OF WAY AND EASEMENTS SHALL BE COMPLIANT WITH THE CITY OF MADISON STANDARD SPECIFICATIONS CURRENT AT THE TIME OF CONSTRUCTION.
3. UTILITY INSTALLATION SHALL BE COORDINATED WITH ENGINEER AT LEAST 4 WEEKS PRIOR TO INSTALLATION TO ENSURE BUILDING INSPECTION APPROVAL IS OBTAINED.

UTILITY PLAN NOTES:

1. ALL WORK WITHIN THE CITY RIGHT OF WAY AND EASEMENTS SHALL BE COMPLIANT WITH THE CITY OF MADISON STANDARD SPECIFICATIONS CURRENT AT THE TIME OF CONSTRUCTION.

LEGEND / ABBREVIATIONS	
—	ACCESIBLE ROUTE
— — —	EXISTING EASEMENT
— — — —	PROPERTY BOUNDARY
#	PARKING STALL COUNT
L.S.	LANDSCAPED AREA
BIT.	BITUMINOUS PAVEMENT
CONC.	CONCRETE PAVEMENT
1041,02	SPOT GRADE
FG	FINISH GRADE
EG	EXISTING GRADE
SW	SIDEWALK
EP	EDGE OF PAVEMENT
FL	FLOW LINE
LP	LOW POINT
HP	HIGH POINT
TC	TOP OF CURB
TW	TOP OF WALL
BW	BOTTOM OF WALL
BOW	BACK OF WALK
FOW	FRONT OF WALK
EXP	EXPOSURE
SAN	PROPOSED SANITARY SEWER
ST	PROPOSED STORM SEWER
WL	PROPOSED WATER LATERAL
~~~~~	UTILITY LINE DEMOLITION
X	TREE REMOVAL
— 1041 —	EXISTING MINOR CONTOUR
— 1040 —	EXISTING MAJOR CONTOUR
— 1041 —	PROPOSED MINOR CONTOUR
— 1040 —	PROPOSED MAJOR CONTOUR
— — —	PROPOSED RIDGE LINE
— — —	PROPOSED SWALE/DITCH
— — —	ACCESIBLE PARKING SIGN
△	VISION TRIANGLE (NO VISUAL OBSTRUCTIONS BETWEEN HEIGHTS OF 30' AND 10')
RIPRAP	
CONSTRUCTION ENTRANCE	
SAW CUT / REMOVAL LIMITS	
DISTURBANCE LIMITS	
SILT FENCE	
SILT SOCK	
CHECK DAM	
DIVERSION BERM	
INLET PROTECTION	
— — —	USLE FLOW PATH

ISSUED FOR:

LAND USE APPLICATION

05/27/2025

REVISONS:

NO. DESCRIPTION DATE

SHEET INDEX	
SHEET NUMBER	SHEET TITLE
C001	CIVIL DETAILS & NOTES
C002	CIVIL DETAILS
C100	EXISTING CONDITIONS
C200	DEMOLITION PLAN
C300	EROSION CONTROL PLAN
C400	SITE PLAN
C500	GRADING PLAN
C600	UTILITY PLAN
C700	FIRE ACCESS PLAN

DRAWN BY:

DRH

CHECKED BY:

PDF

**CIVIL NOTES & DETAILS**

**C001**

**HOUSING INITIATIVES - 3S  
HOUSING LLC**

<PROJECT DESCRIPTION>

<PROJECT ADDRESS>

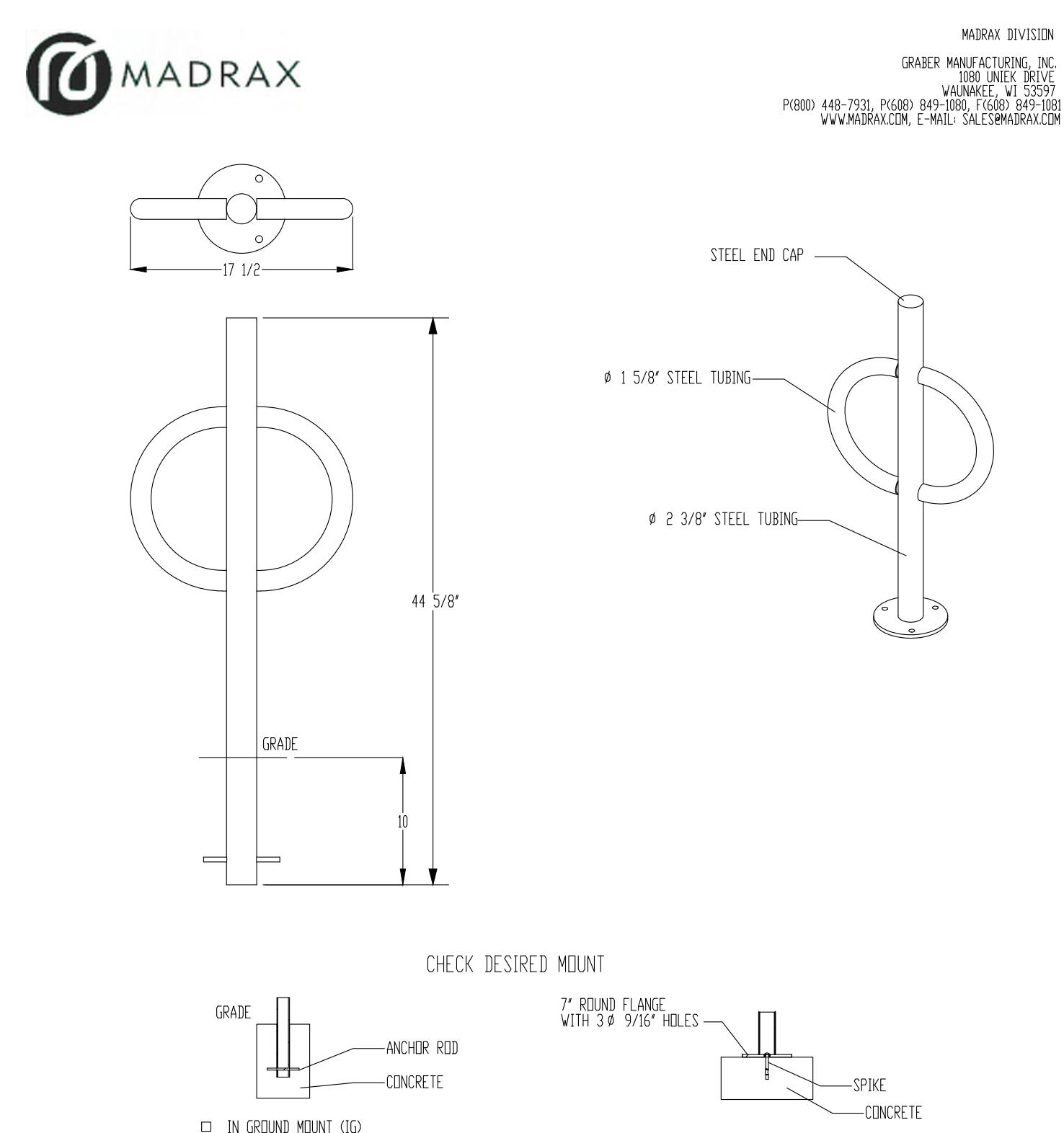
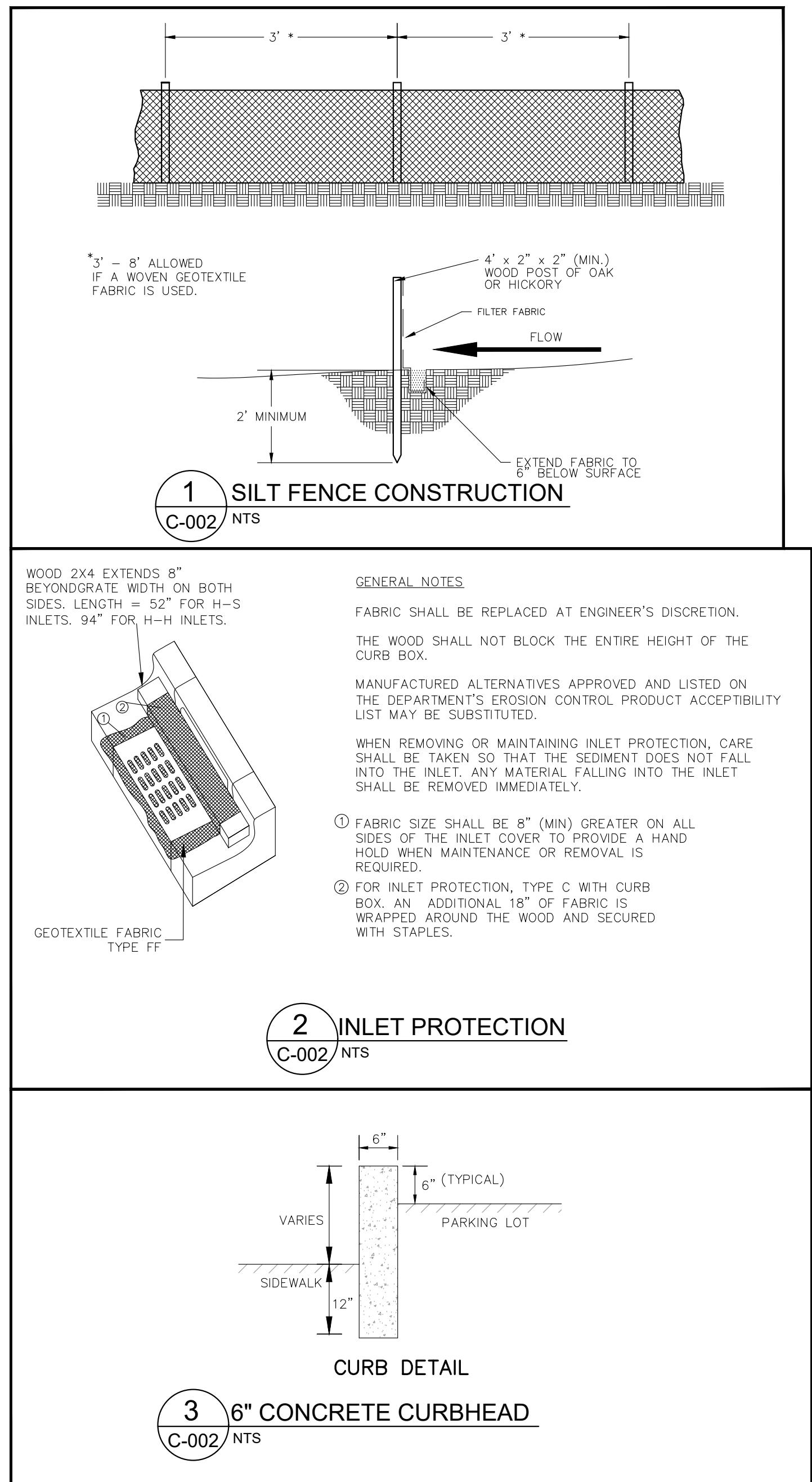
<CLIENT NAME>

<OWNER NAME>

<OWNER ADDRESS>

PROJECT NUMBER:

25383



PRODUCT: PAR-2-STG  
DESCRIPTION: POST AND RING BIKE RACK WITH FLAT CAP, TUBE STEEL ARMS  
DATE: 10-17-18  
PAGE: 1 OF 1

NOTES:  
1. INSTALL BIKE RACKS ACCORDING TO MANUFACTURER'S SPECIFICATIONS.  
2. CONSULTANT TO SELECT COLOR OF FINISH, SEE MANUFACTURER'S SPECIFICATIONS.  
3. SEE SITE PLAN FOR LOCATION OR CONSULT OWNER.

GRADER MANUFACTURING, INC. ALL PROPRIETARY RIGHTS RESERVED.

ISSUED FOR: _____  
LAND USE APPLICATION 05/27/2025  
REVISIONS: _____  
NO. DESCRIPTION DATE  
LAND USE APPLICATION NOT FOR CONSTRUCTION

DRAWN BY: DRH  
CHECKED BY: PDF  
CIVIL NOTES & DETAILS

**C002**

**HOUSING INITIATIVES - 3S  
HOUSING LLC**

<PROJECT DESCRIPTION>

<PROJECT ADDRESS>

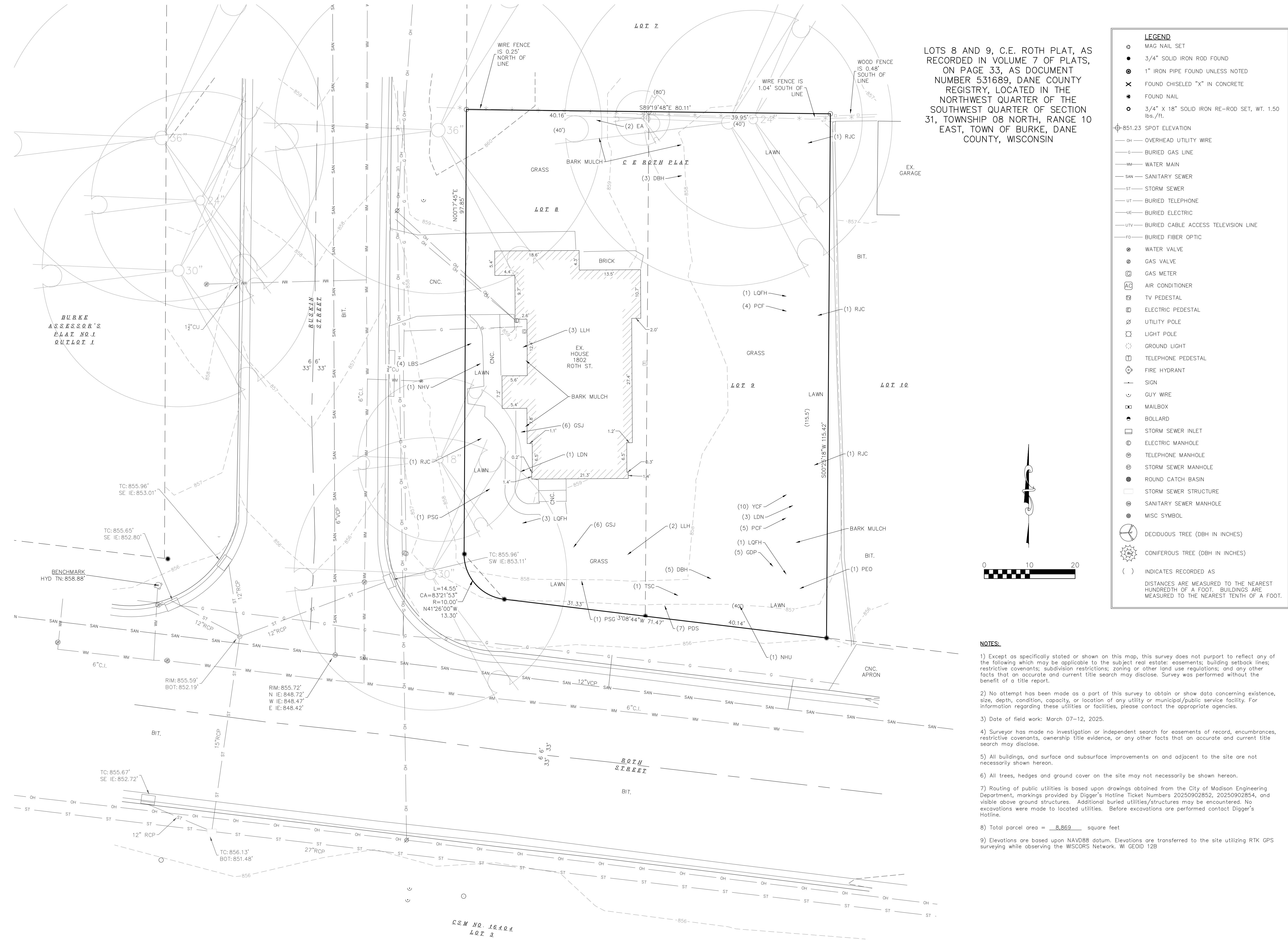
<CLIENT NAME>

<OWNER NAME>

<OWNER ADDRESS>

PROJECT NUMBER:

25383



**LAND USE APPLICATION  
NOT FOR CONSTRUCTION**

ISSUED FOR: **LAND USE APPLICATION** 05/27/2025

REVISIONS: NO. DESCRIPTION DATE

DRAWN BY: DRH

CHECKED BY: PDF

**EXISTING CONDITIONS**

**C100**

**HOUSING INITIATIVES - 3S  
HOUSING LLC**

<PROJECT DESCRIPTION>

<PROJECT ADDRESS>

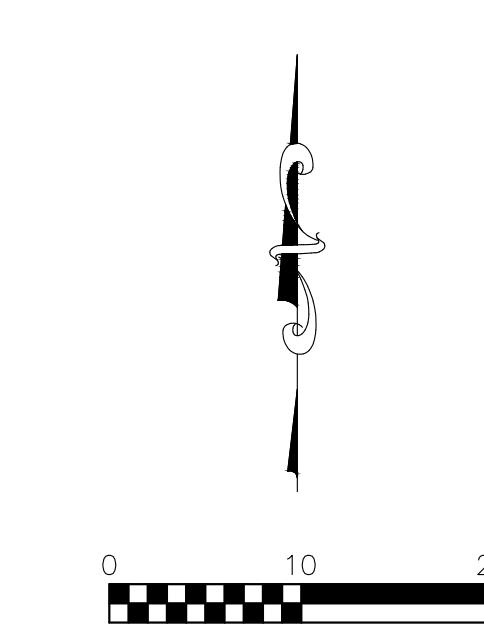
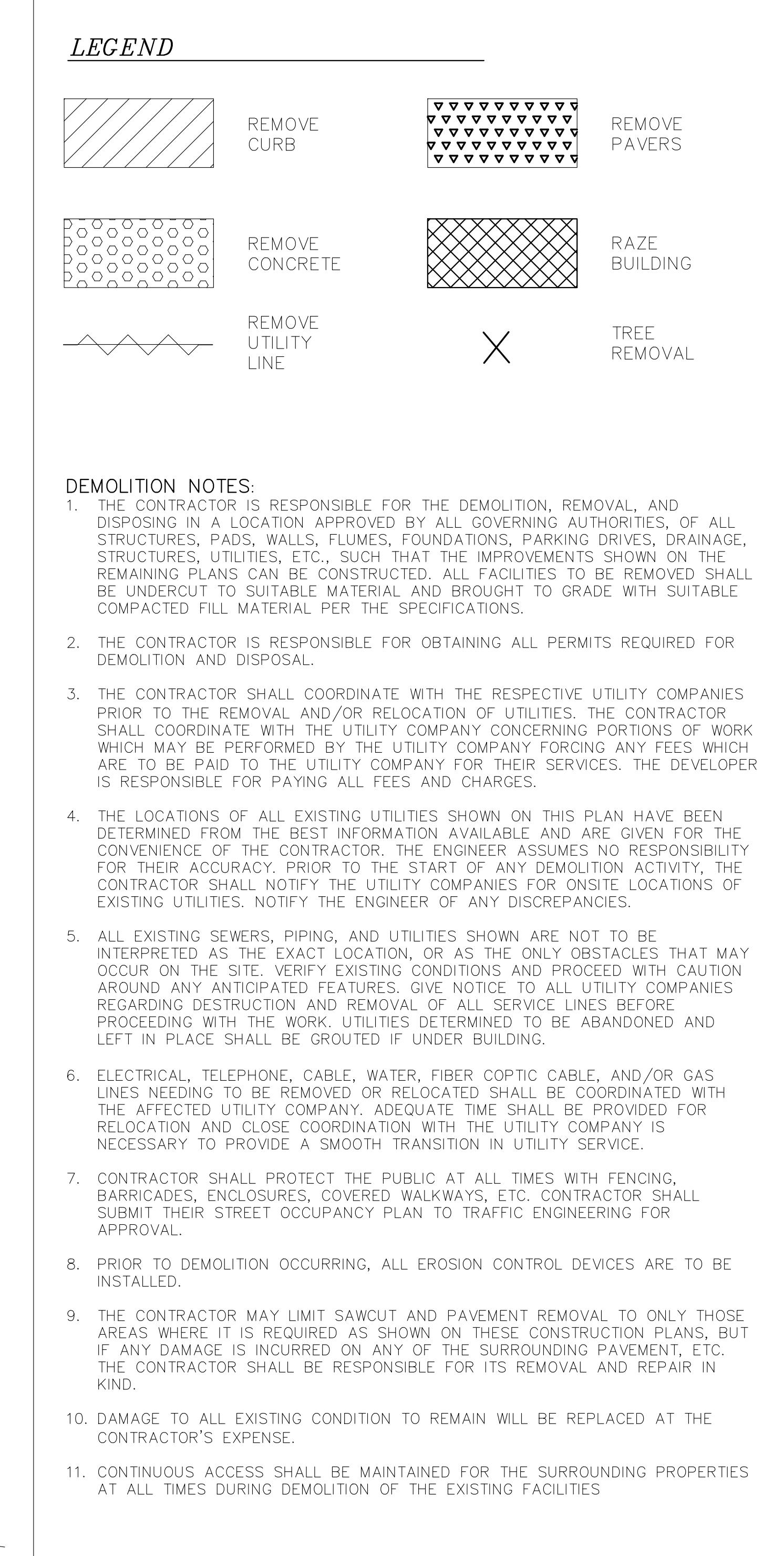
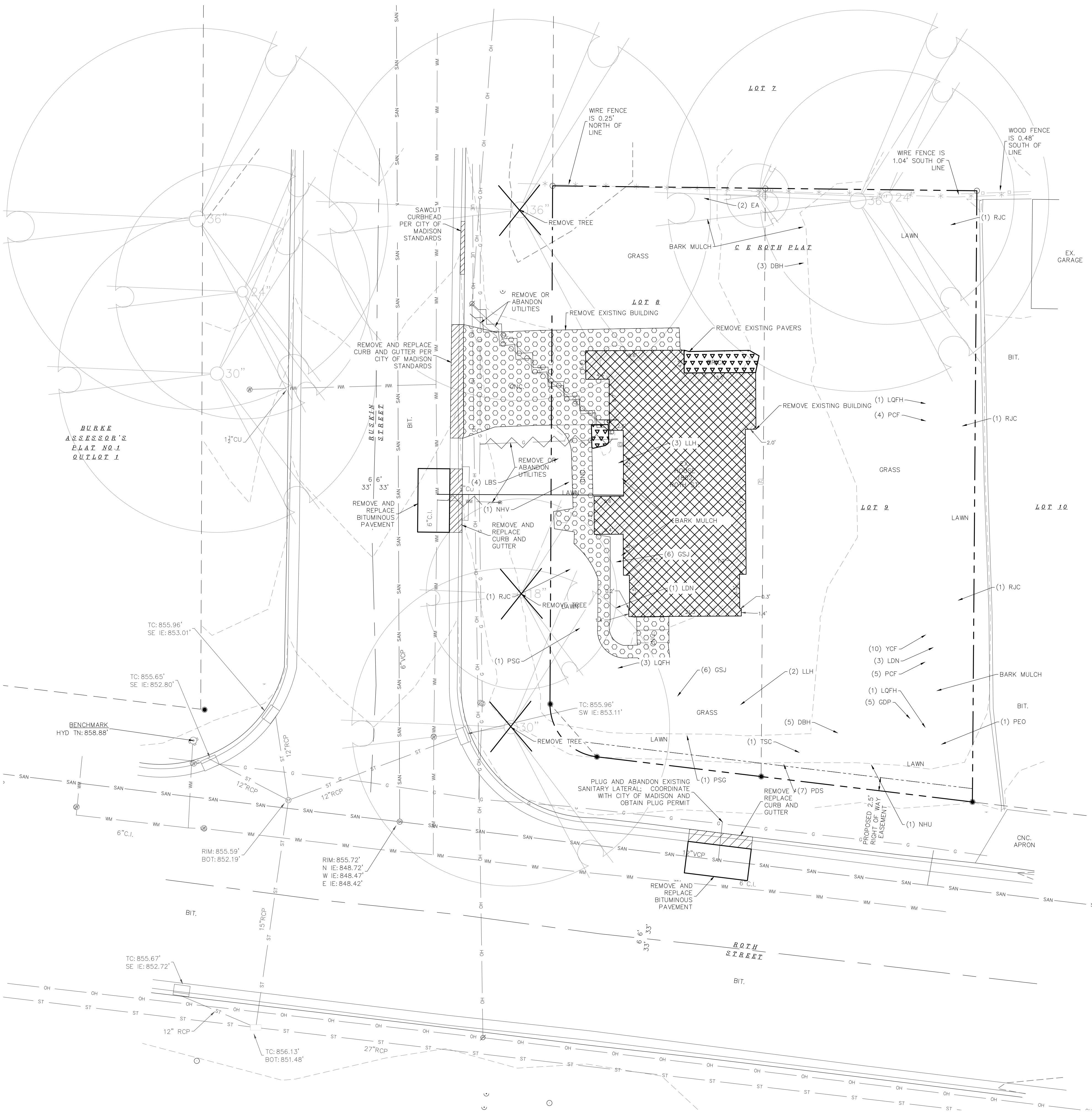
<CLIENT NAME>

<OWNER NAME>

<OWNER ADDRESS>

PROJECT NUMBER:

25383



**LAND USE APPLICATION  
NOT FOR CONSTRUCTION**

ISSUED FOR: **LAND USE APPLICATION** 05/27/2025

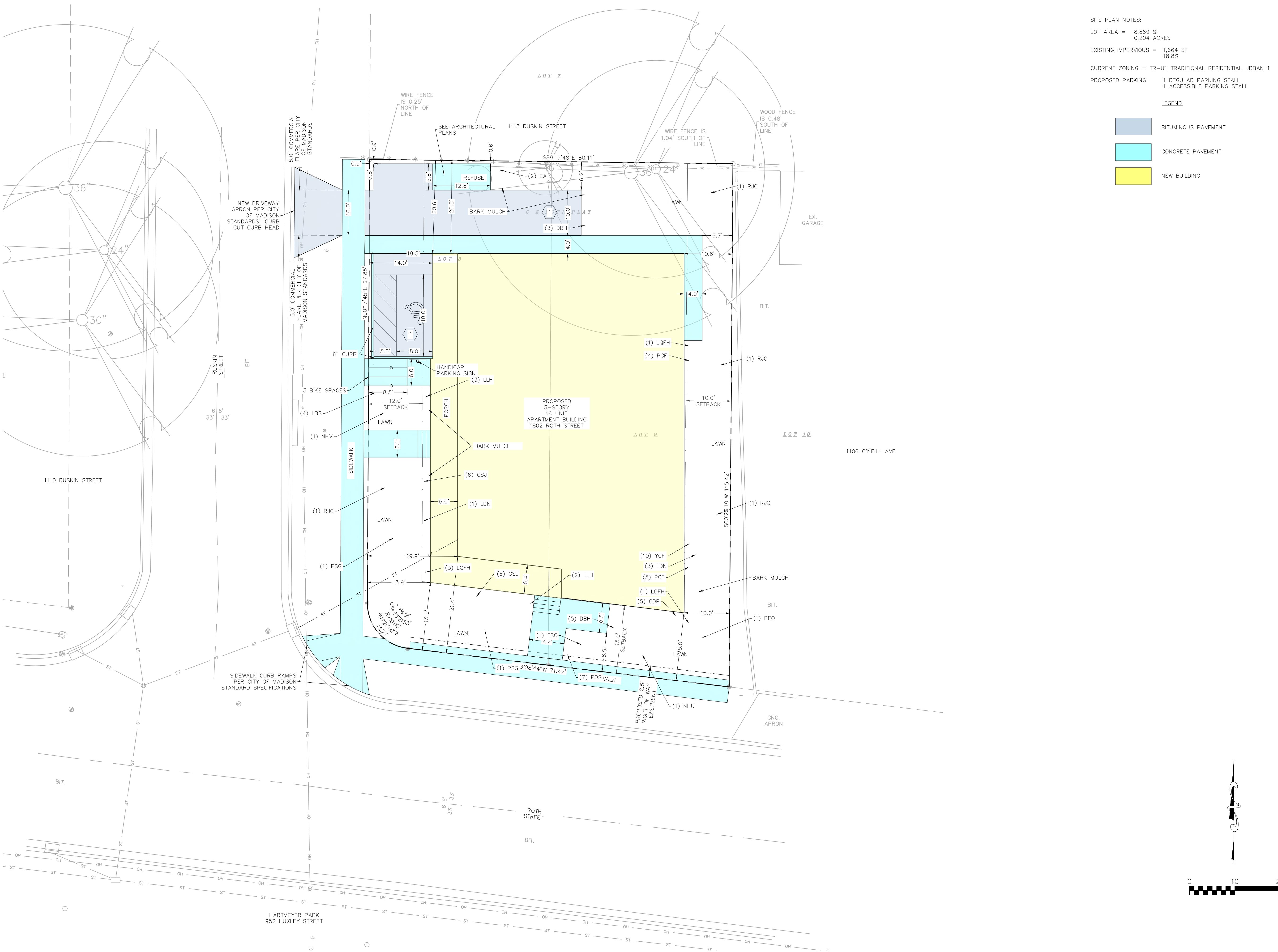
REVISIONS: NO. DESCRIPTION DATE

DRAWN BY: DRH  
CHECKED BY: PDF

**DEMOLITION PLAN**

**C200**





**HOUSING INITIATIVES - 3S  
HOUSING LLC**

<PROJECT DESCRIPTION>

<PROJECT ADDRESS>

<CLIENT NAME>

<OWNER NAME>

<OWNER ADDRESS>

PROJECT NUMBER:

25383

C400

# HOUSING INITIATIVES - 3S HOUSING LLC

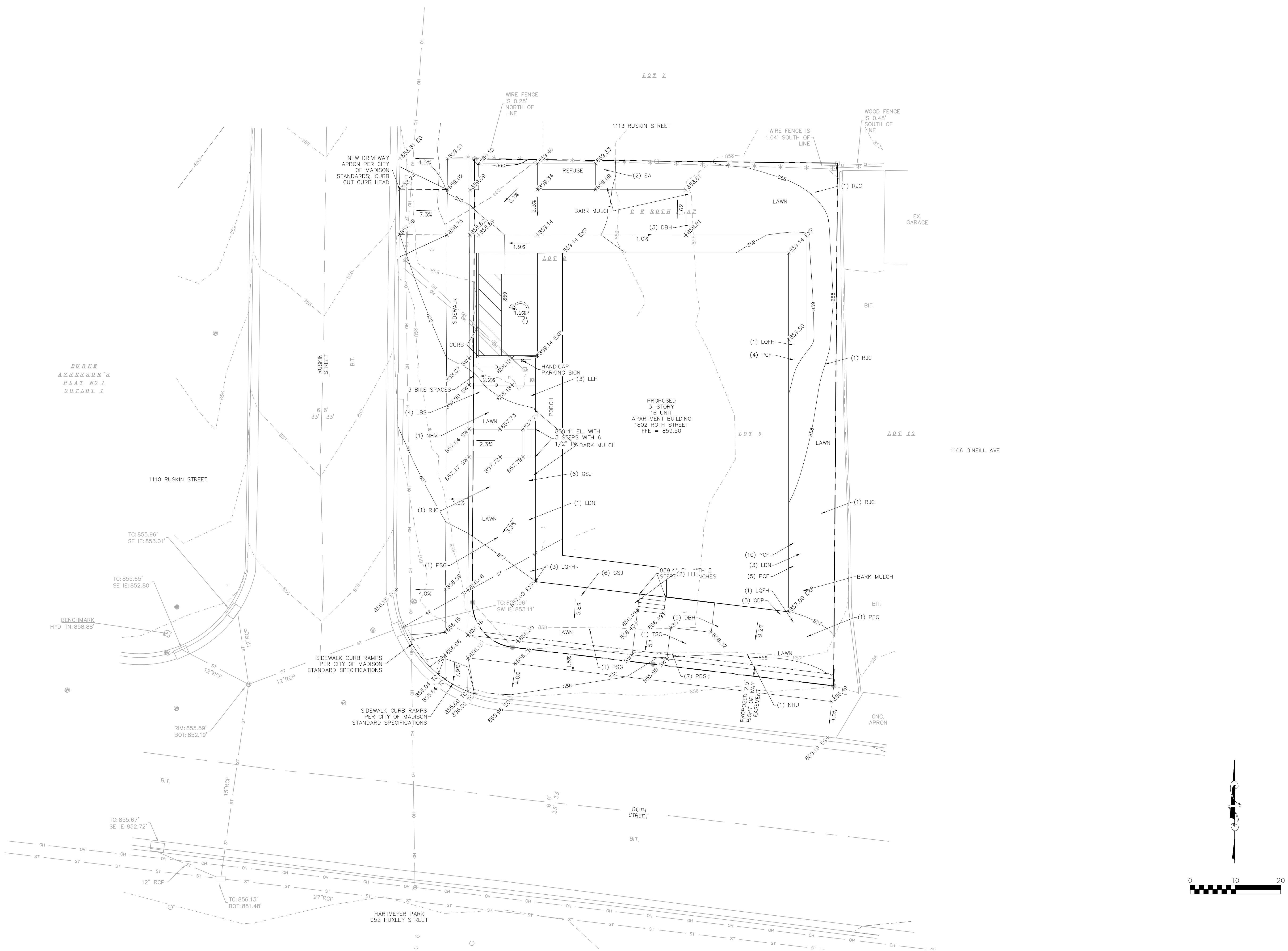
## **<PROJECT DESCRIPTION>**

<OWNER ADDRESS>

PROJECT NUMBER:

253833

253833



# LAND USE APPLICATION NOT FOR CONSTRUCTION

DRAWN BY: DRH  
CHECKED BY: PDF

## GRADING PLAN

# C500



# HOUSING INITIATIVES - 3S HOUSING LLC

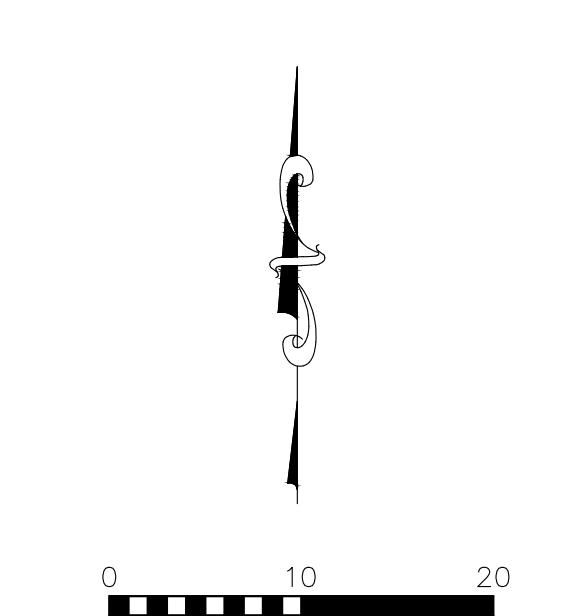
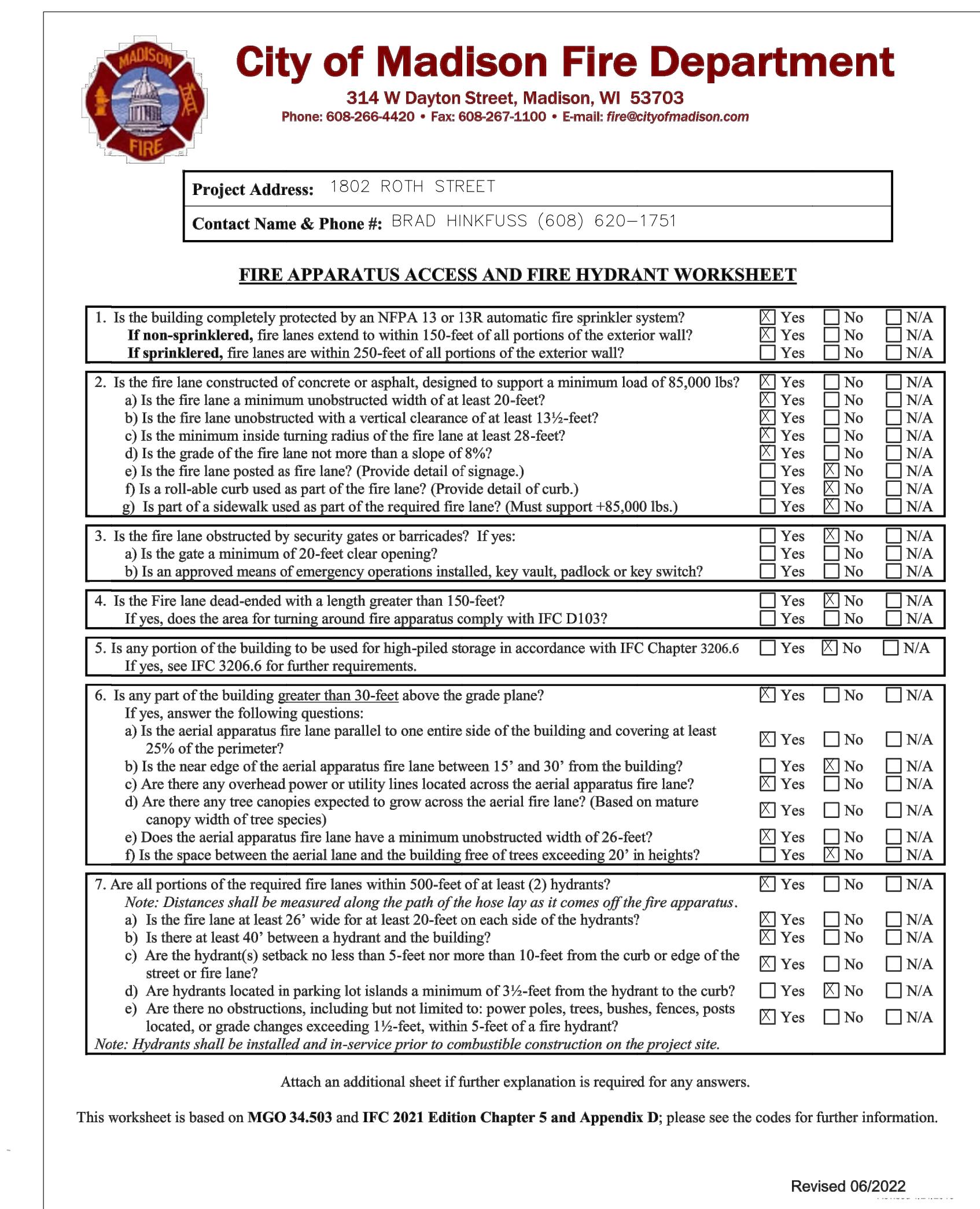
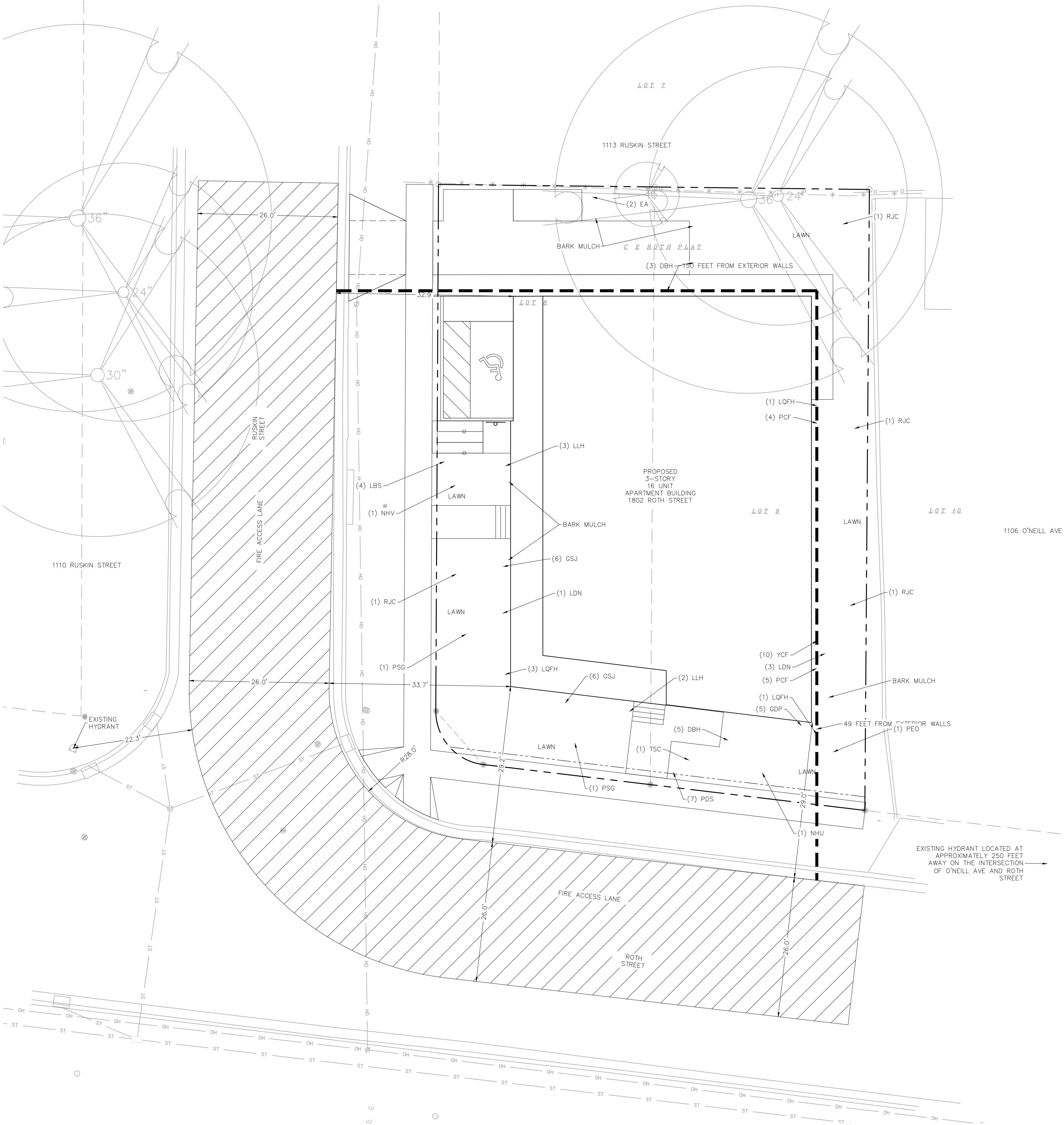
## **<PROJECT DESCRIPTION>**

<PROJECT ADDRESS>

PROJECT NUMBER.

255055

255055



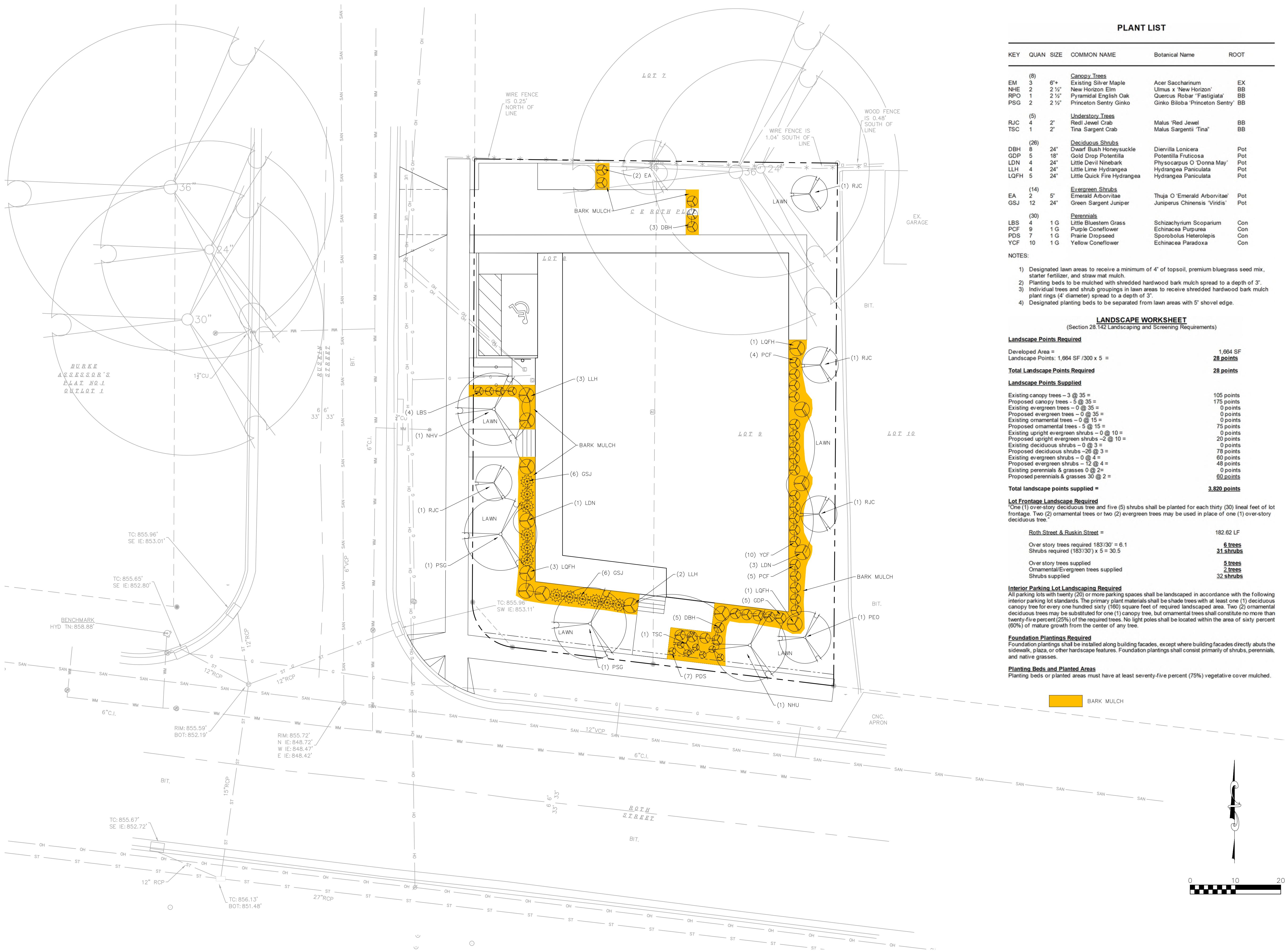
C700

# HOUSING INITIATIVES - 3S HOUSING LLC

## **<PROJECT DESCRIPTION>**

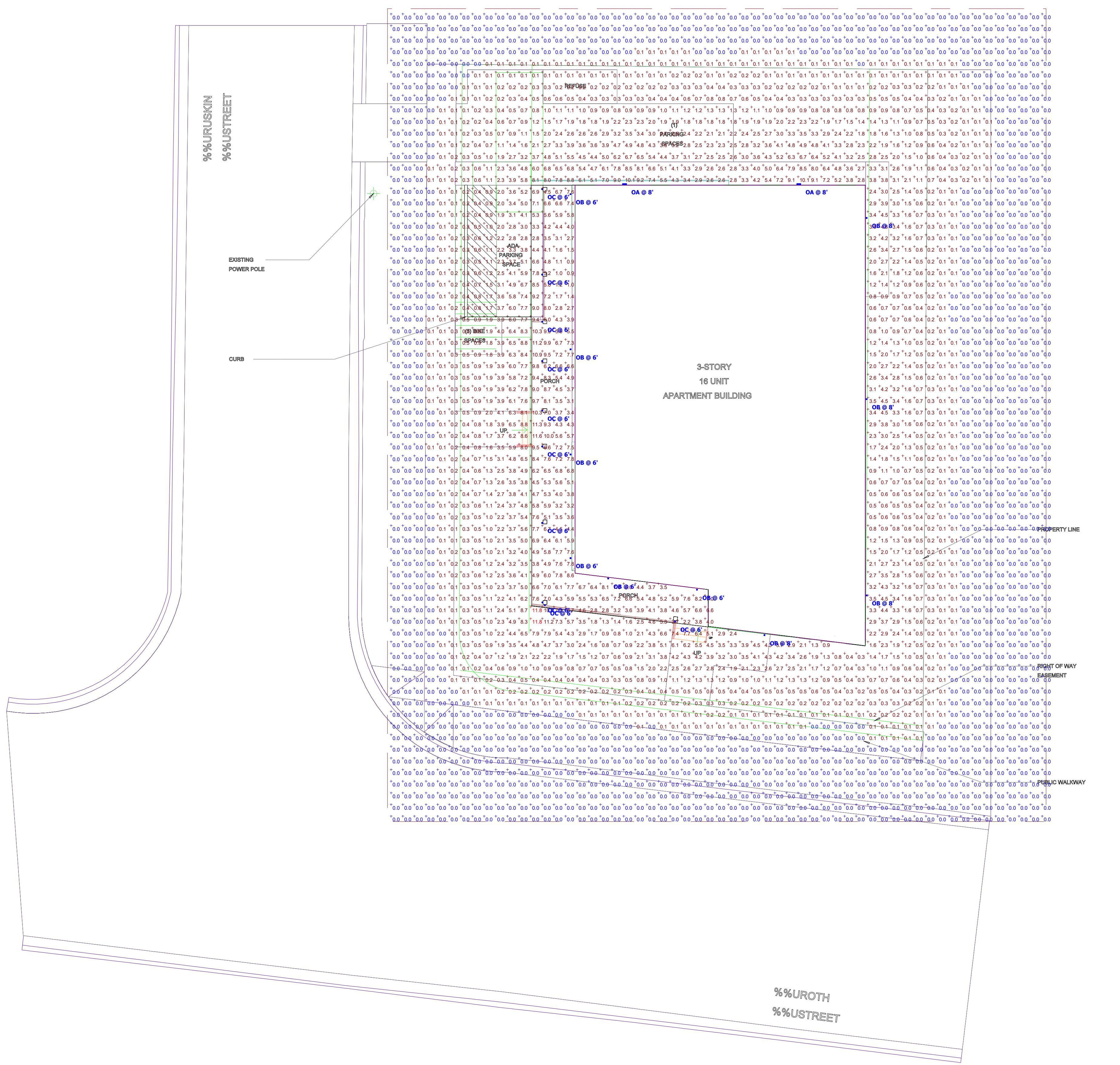
## CHIEN-WEI LIN

<OWNER NAME>  
<OWNER ADDRESS>



# LAND USE APPLICATION NOT FOR CONSTRUCTION

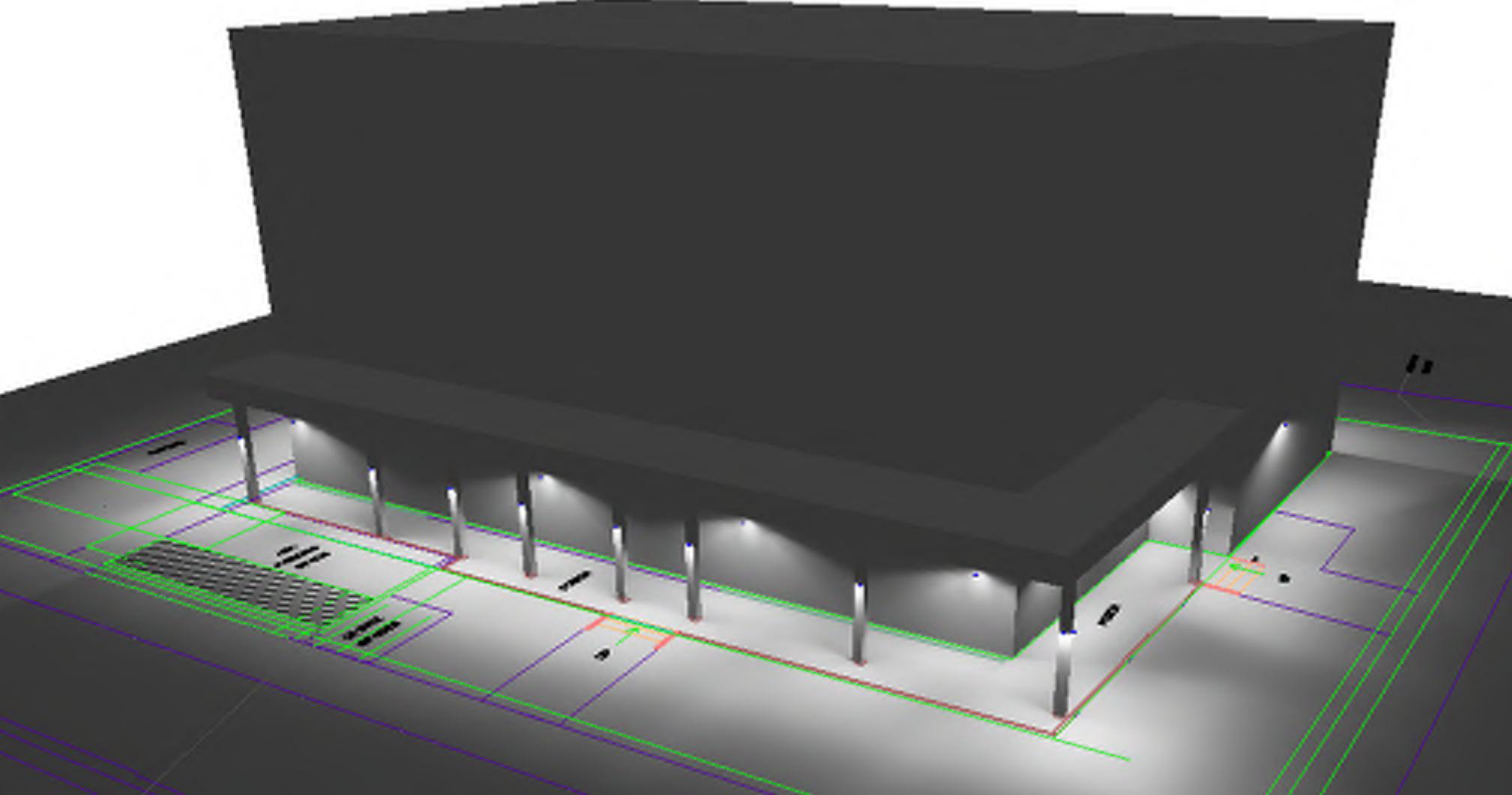
# L100



Schedule										
Symbol	Label	Image	QTY	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Lumens per Lamp	LLF
□	OA		2	LIGMAN	ULEW-20W-T3-W40-** 120/277V	Leeds Wedge 3 Surface wall luminaires	12 LED 4000K	1	2176	1
□	OB		10	LIGMAN	ULEW-5.5W-T2-W40-** 120/277V	Leeds Wedge 1 Surface wall luminaires	4 LED 4000K	1	632	1
□	OC		10	LIGMAN	ULEW-5.5W-T4-W40-** 120/277V	Leeds Wedge 1 Surface wall luminaires	4 LED 4000K	1	642	1

*No substitutions shall be allowed without prior approval from engineer of record and lighting designer.

Statistics					
Description	Symbol	Avg	Max	Min	Max/Min Avg/Min
Property Line @ 4ft AFF	+	0.00 fc	0.1 fc	0.0 fc	N/A / N/A



ULEW-30021  
Leeds 3 Large Surface Wedge Downlight

**LIGMAN**  
LIGHTING USA



**microVOS**  
TECHNOLOGY

Construction

Leeds 3 is a large, rectangular, surface mounted luminaire.

Designed and manufactured in the USA, this luminaire is a hybrid of direct and indirect light distributions.

ULEW-30001  
Leeds 1 Small Surface Wedge Downlight

**LIGMAN**  
LIGHTING USA



**microVOS**  
TECHNOLOGY

Construction

Leeds 1 is a small, rectangular, surface mounted luminaire.

Designed and manufactured in the USA, this luminaire is a hybrid of direct and indirect light distributions.

Plan View

Scale - 1" = 10ft

All light levels are approximate.  
Values will vary due to actual LED/driver combination, reflectances (currently set at 80/50/20), environmental conditions, and obstructions.  
Calculations are based on interpretation of information provided to us.  
This design remains the property of Spectrum Lighting and may not be altered without written permission.



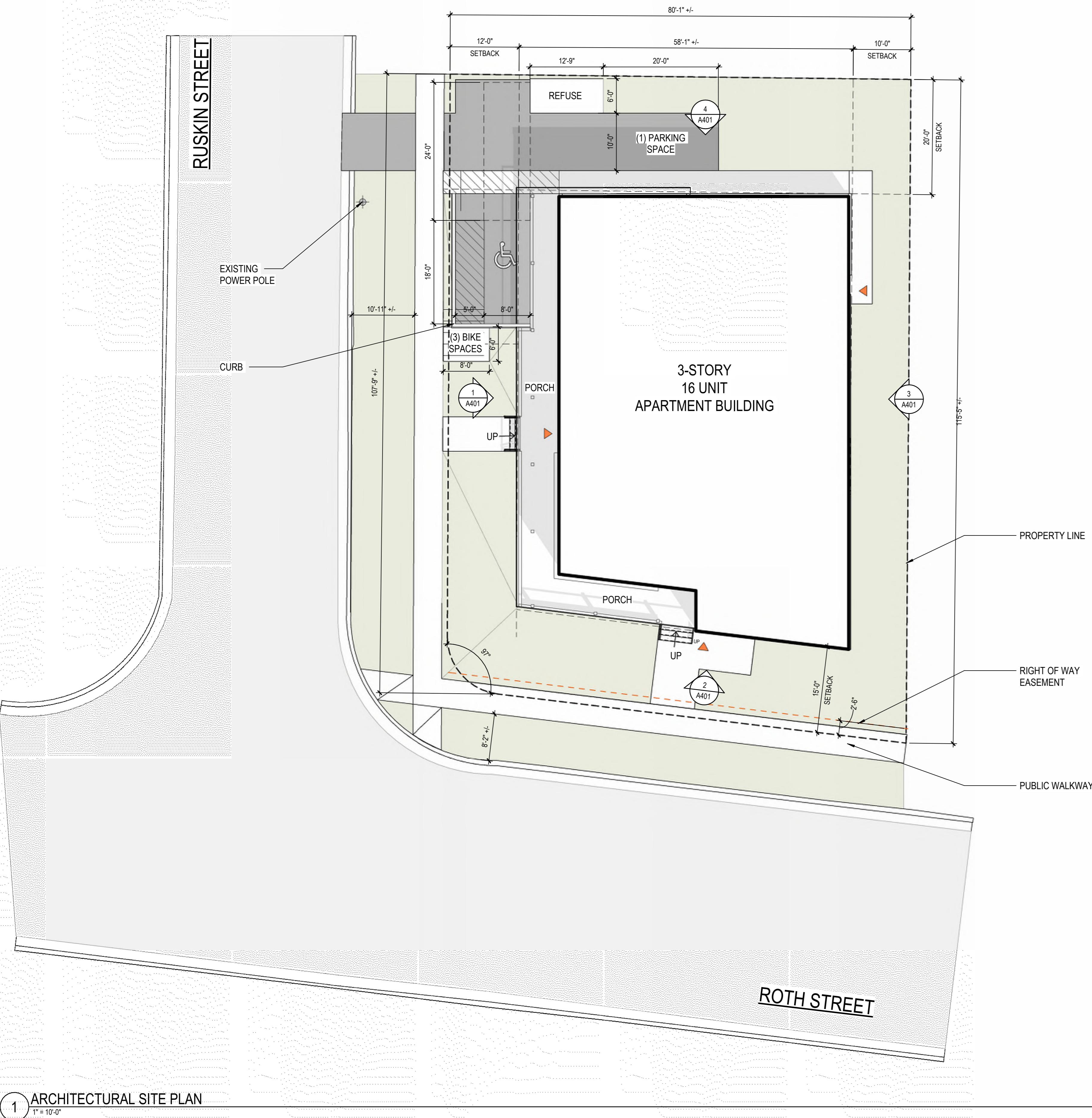
**S3 HOUSING LLC.**

## 16 Unit Apartment Building

1802 ROTH STREET.  
MADISON WI, 53704

HOUSING INITIATIVES  
1110 Ruskin St, Madison, WI 53704

PROJECT NUMBER: XXXXXXXXXX



# **S3 HOUSING - DEVELOPMENT DATA**

CITY OF MADISON, WI - 1802 ROTH STREET, 53704

**UNIT TOTALS (UNIT MIX: EFF 56.25%, 1 BED 43.75%)**

	EFFICIENCY	1-BED	PROJECT GROSS SQUARE FOOTAGES
1ST FLOOR	[1]	[1]	3,620
2ND FLOOR	[4]	[3]	3,600
3RD FLOOR	[4]	[3]	3,600
SUBTOTAL	[9]	[7]	10,820
<b>TOTAL</b>	<b>[16]</b>		<b>10,820 GSF</b>
	<b>AUTOMOBILE PARKING</b>		<b>BIKE PARKING</b>
SURFACE	[2]		[3]
BIKE ROOM	N/A		[16]
<b>TOTAL</b>	<b>[2]</b>		<b>[19]</b>

## **GENERAL NOTES - ZONING**

CITY OF MADISON

ZONING DISTRICT: "TRADITIONAL RESIDENTIAL - URBAN 2" [TR-U2]

STANDARD	REQUIRED (MIN.)	PROVIDED	NOTES
LOT AREA	350/d.u	555/d.u (8,886 sq. ft. TOTAL)	
FRONT YARD SETBACK	15'-0"	15'-0" @ROTH	
REVERSED CORNER SIDE YARD SETBACK	12'-0"	12'-0" @RUSKIN	
SIDEYARD SETBACK	10% of Lot Width	10'-0" FROM EAST PROPERTY LINE	
REAR YARD SETBACK	20'-0"	20'-0" FROM NORTH PROPERTY LINE	
MAX LOT COVERAGE	75%	67.6 %	
MAX HEIGHT	4 STORIES/52'-0"	3 STORIES/38'-0"	
USABLE OPEN SPACE	40 sq.ft. / d.u.	175 sq.ft. / d.u. (2800 sq. ft. TOTAL)	

## **GENERAL NOTES - ZONING CONT.**

CITY OF MADISON

STANDARD	REQUIRED MINIMUM	PROVIDED	NOTES
AUTOMOBILE PARKING	1/ d.u	[2]	<ul style="list-style-type: none"> <li>• EXEMPTION PER USE</li> <li>• 1 ADA PROVIDED</li> </ul>
BIKE PARKING	1 PER BEDROOM (UP TO 2BED) + 1 GUEST SPACE PER 10 UNITS	[16] - LONG TERM [3] - SHORT TERM	<ul style="list-style-type: none"> <li>• ADDITIONAL SHORT TERM SPACE REQ. PER 2000sq.ft. OFFICE</li> </ul>
BIRD SAFE GLASS	CHAPTER 28, SUBCHAPTER 281 28.129	ALL GLAZING PANELS ARE UNDER 50 SQ FT (THRESHOLD FOR BIRD-SAFE GLASS)	NOT REQUIRED

# LANDUSE APPLICATION NOT FOR CONSTRUCTION

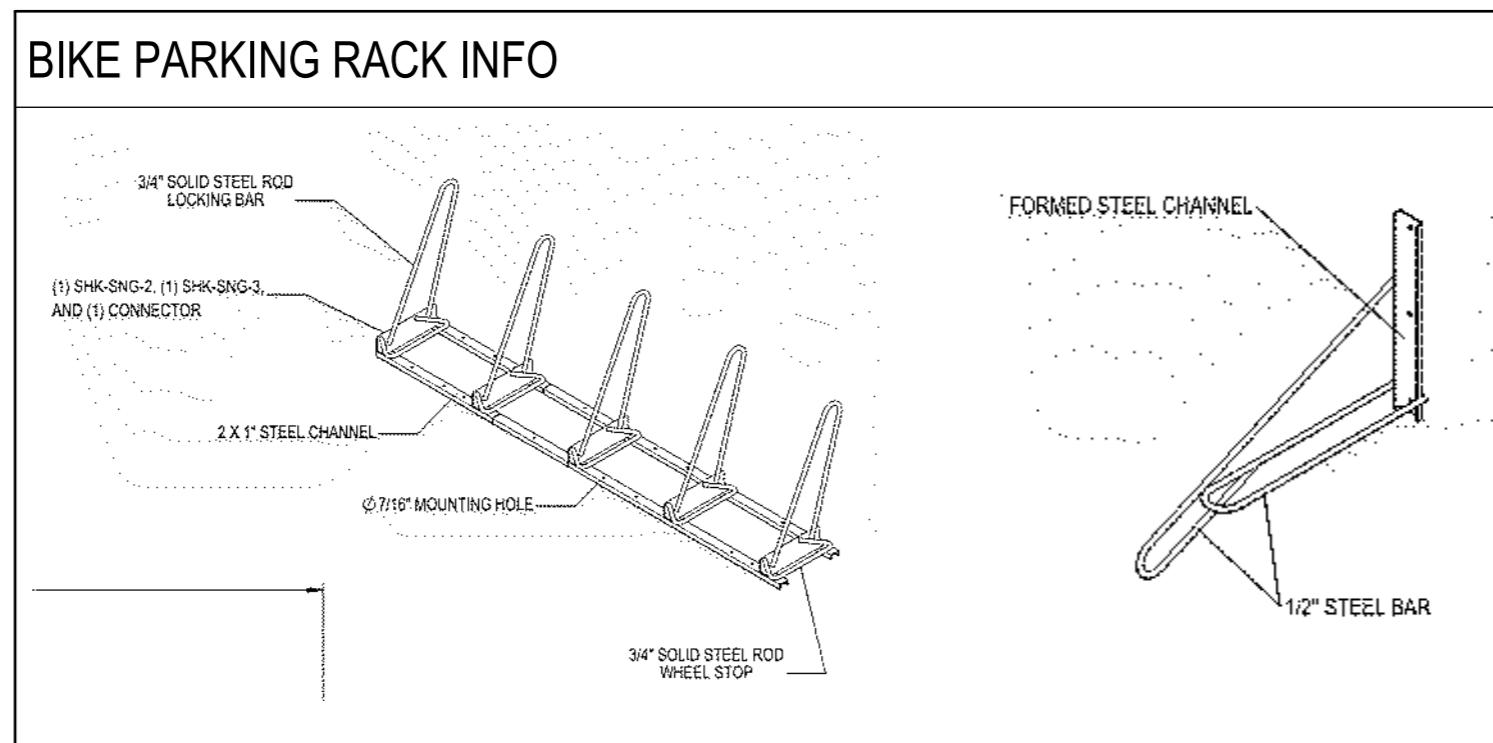
DRAWN BY: <AUTHOR>  
CHECKED BY: <CHECKER>

## ARCHITECTURAL SITE PLAN

# A101

**GENERAL NOTES - FLOOR PLANS**

1. X-X' CIVIL = 100'-0" ARCHITECTURAL  
2. DIMENSIONS AT BUILDING EXTERIOR MASONRY VENEER ARE TO EXTERIOR FACE OF MASONRY.  
3. DIMENSIONS AT BUILDING EXTERIOR NON-MASONRY VENEER ARE TO EXTERIOR FACE OF SHEATHING.  
4. DIMENSIONS AT BUILDING INTERIOR ARE TO NOMINAL FACE OF FINISHED GYPSUM BOARD UNLESS OTHERWISE NOTED.  
5. 4" DEPTH MEASURED FROM DOOR JAMB TO ADJACENT WALL, UNLESS NOTED OTHERWISE.  
6. REFER TO ENLARGED PLANS FOR DOOR JAMB TO ADJACENT WALL AND DOOR TAGS.  
7. UNLESS NOTED OTHERWISE, UNIT DEMISING WALLS ARE TYPE C22 AND UNIT TO CORRIDOR WALLS ARE TYPE R22. SEE WALL TYPES ON SHEET A401 FOR THESE AND ADDITIONAL DETAILS.  
8. REFER TO SHEET A401 FOR COORDINATION OF FLOOR ASSEMBLIES.  
9. MECHANICAL EQUIPMENT FOR COORDINATION ONLY.  
10. DWELLING UNITS SHOWN FOR REFERENCE ONLY. SEE ENLARGED UNIT PLANS FOR DWELLING UNIT INFORMATION.  
11. SEE FURNISH SCHEDULE AND FINISH PLANS FOR FINISH INFORMATION.  
12. VERIFY ALL EXTERIOR ROUGH OPENING DIMENSIONS WITH PRODUCT MANUFACTURERS.  
13. REFER TO CODE CONFORMANCE PLANS FOR FIRE EXTINGUISHER AND FIRE EXTINGUISHER CABINET LOCATIONS.  
14. COORDINATE REQUIRED SHEAR WALL CONSTRUCTION AND LOCATIONS AS CALLED FOR ON STRUCTURAL DRAWINGS.  
15. GENERAL CONTRACTOR TO PROVIDE PROPOSED CONTROL JOINT PLAN FOR REVIEW BY ARCHITECT AND STRUCTURAL ENGINEER.



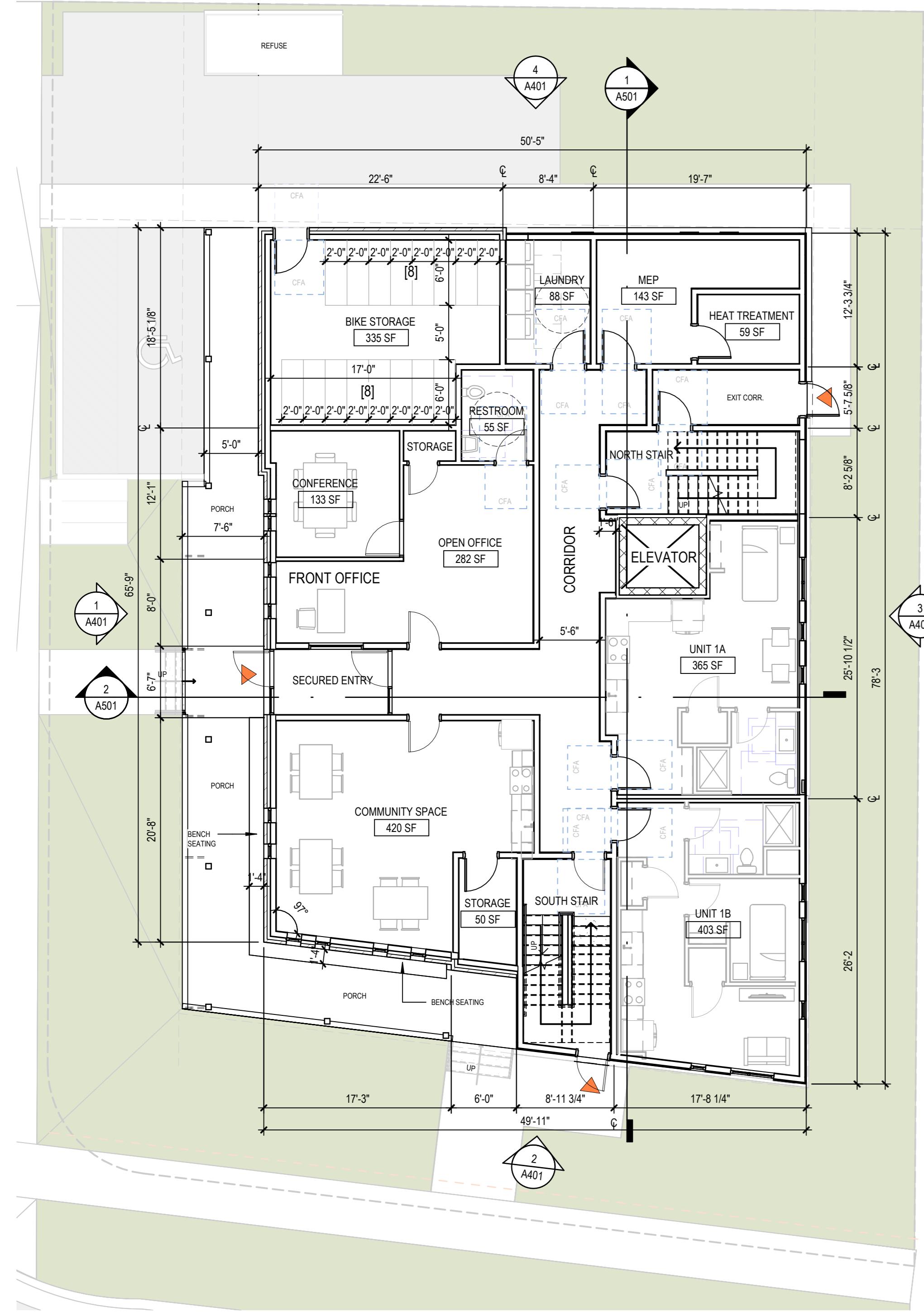
**S3 HOUSING LLC.**

16 Unit Apartment Building

1802 ROTH STREET,  
MADISON WI, 53704

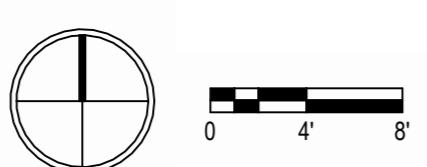
HOUSING INITIATIVES  
1110 Ruskin St, Madison, WI 53704

PROJECT NUMBER: 253833



1 LEVEL 1 PLAN

1/8" = 1'-0"



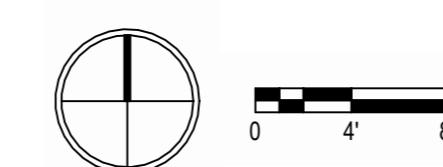
2 LEVEL 2 PLAN

1/8" = 1'-0"



3 LEVEL 3 PLAN

1/8" = 1'-0"



4 FLOOR PLAN

1/8" = 1'-0"



5 ROOF PLAN

1/8" = 1'-0"



6 ROOF PLAN

1/8" = 1'-0"



7 ROOF PLAN

1/8" = 1'-0"



8 ROOF PLAN

1/8" = 1'-0"



9 ROOF PLAN

1/8" = 1'-0"



10 ROOF PLAN

1/8" = 1'-0"



11 ROOF PLAN

1/8" = 1'-0"



12 ROOF PLAN

1/8" = 1'-0"



13 ROOF PLAN

1/8" = 1'-0"



14 ROOF PLAN

1/8" = 1'-0"



15 ROOF PLAN

1/8" = 1'-0"



16 ROOF PLAN

1/8" = 1'-0"



17 ROOF PLAN

1/8" = 1'-0"



18 ROOF PLAN

1/8" = 1'-0"



19 ROOF PLAN

1/8" = 1'-0"



20 ROOF PLAN

1/8" = 1'-0"



21 ROOF PLAN

1/8" = 1'-0"



22 ROOF PLAN

1/8" = 1'-0"



23 ROOF PLAN

1/8" = 1'-0"



24 ROOF PLAN

1/8" = 1'-0"



25 ROOF PLAN

1/8" = 1'-0"



26 ROOF PLAN

1/8" = 1'-0"



27 ROOF PLAN

1/8" = 1'-0"



28 ROOF PLAN

1/8" = 1'-0"



29 ROOF PLAN

1/8" = 1'-0"



30 ROOF PLAN

1/8" = 1'-0"



31 ROOF PLAN

1/8" = 1'-0"



32 ROOF PLAN

1/8" = 1'-0"



33 ROOF PLAN

1/8" = 1'-0"



34 ROOF PLAN

1/8" = 1'-0"



35 ROOF PLAN

1/8" = 1'-0"



36 ROOF PLAN

1/8" = 1'-0"



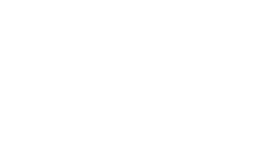
37 ROOF PLAN

1/8" = 1'-0"



38 ROOF PLAN

1/8" = 1'-0"



39 ROOF PLAN

1/8" = 1'-0"



40 ROOF PLAN

1/8" = 1'-0"



41 ROOF PLAN

1/8" = 1'-0"



42 ROOF PLAN

1/8" = 1'-0"



43 ROOF PLAN

1/8" = 1'-0"



44 ROOF PLAN

1/8" = 1'-0"



45 ROOF PLAN

1/8" = 1'-0"



46 ROOF PLAN

1/8" = 1'-0"



47 ROOF PLAN

1/8" = 1'-0"



48 ROOF PLAN

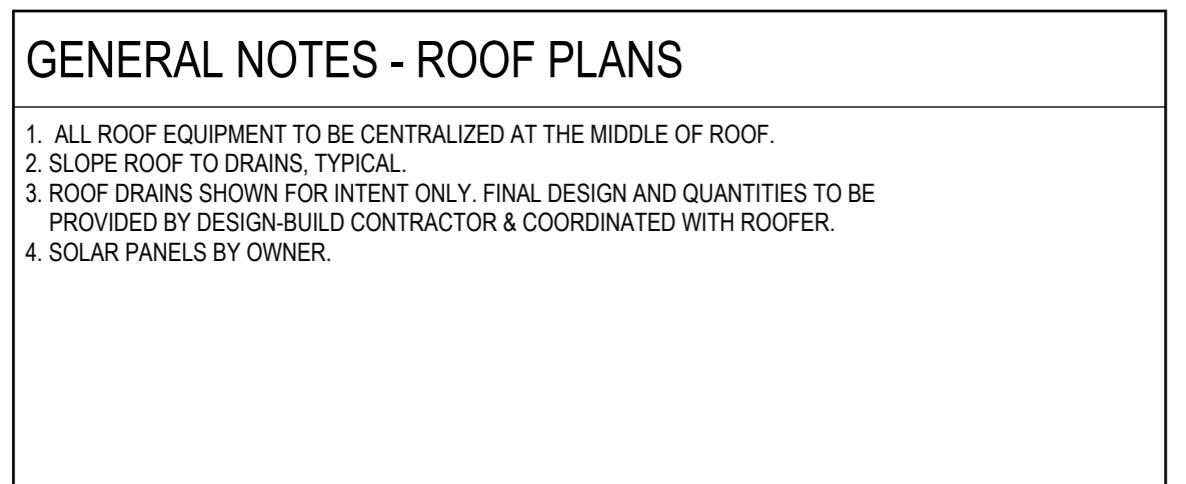
1/8" = 1'-0"



49 ROOF PLAN

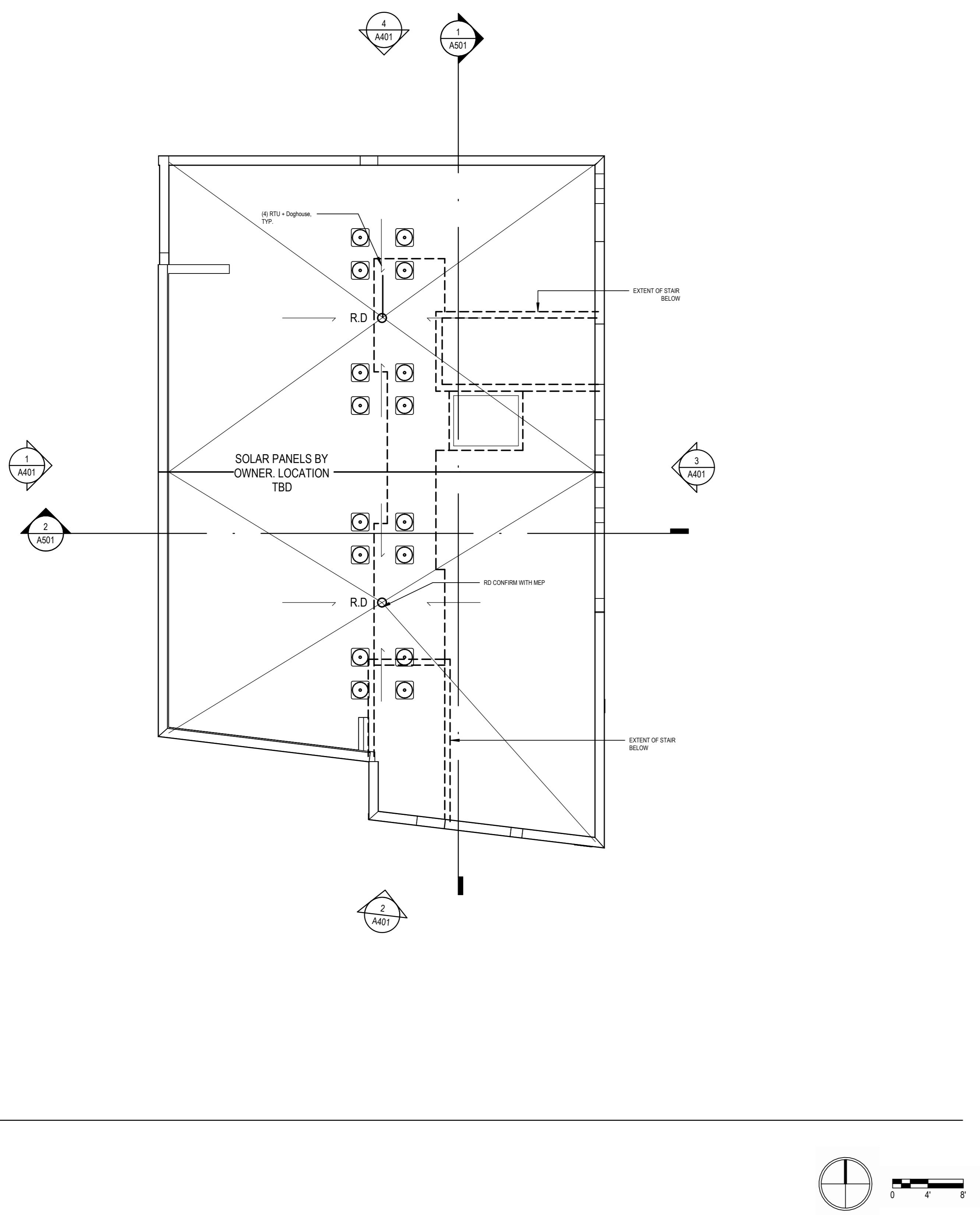
1/8" = 1'-0"




**S3 HOUSING LLC.**  
 16 Unit Apartment Building

 1802 ROTH STREET.  
 MADISON WI, 53704

 HOUSING INITIATIVES  
 1110 Ruskin St, Madison, WI 53704

 PROJECT NUMBER: **253833**

**LANDUSE APPLICATION  
NOT FOR CONSTRUCTION**

 ISSUED FOR: **_____**  
 LAND USE APPLICATION **05 27 2025**  
 REVISIONS:

NO. DESCRIPTION DATE

 DRAWN BY: _____ Author _____  
 CHECKED BY: _____ Checker _____  
**ROOF PLAN**

**S3 HOUSING LLC.**

16 Unit Apartment Building

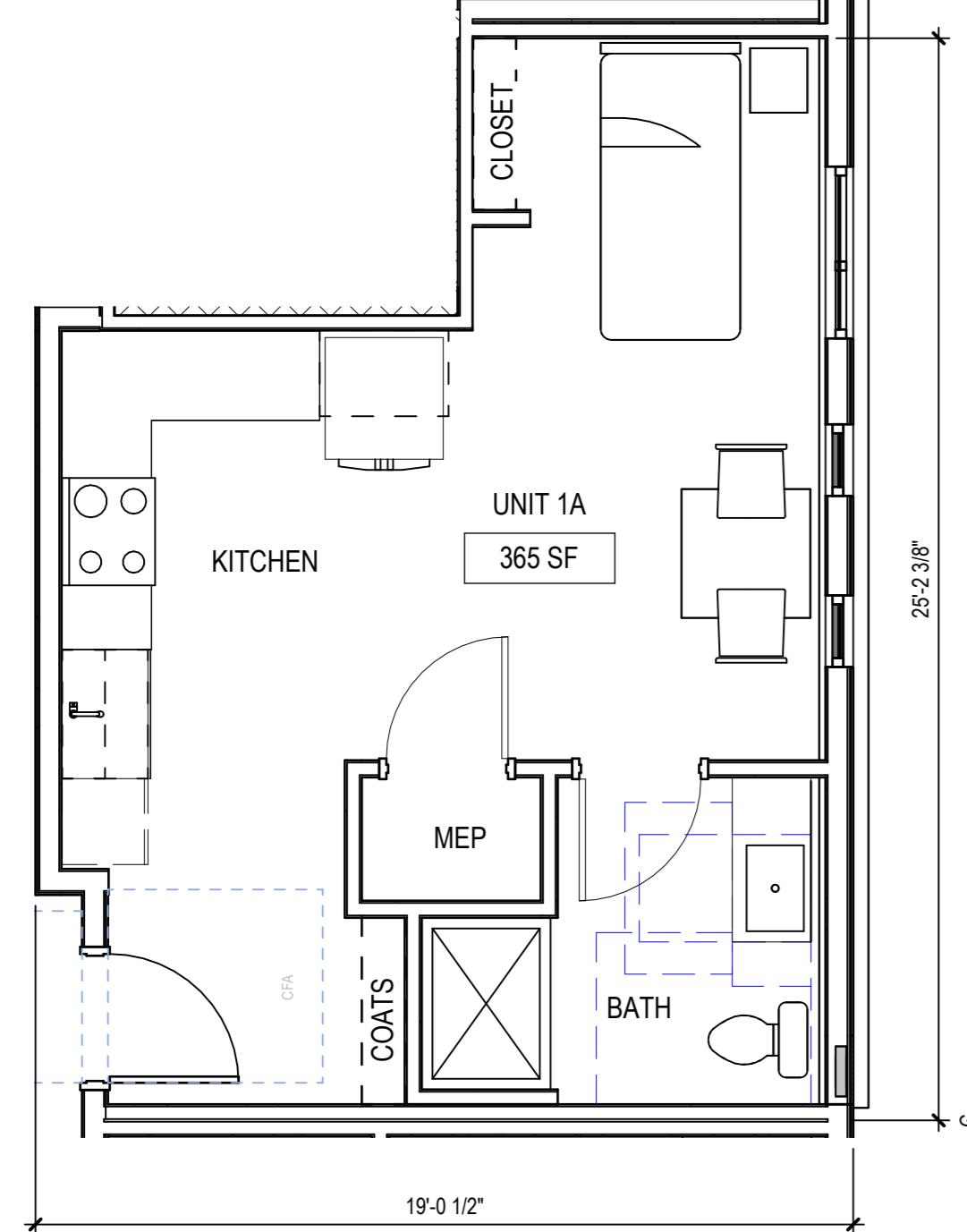
 1802 Roth Street,  
Madison WI, 53704

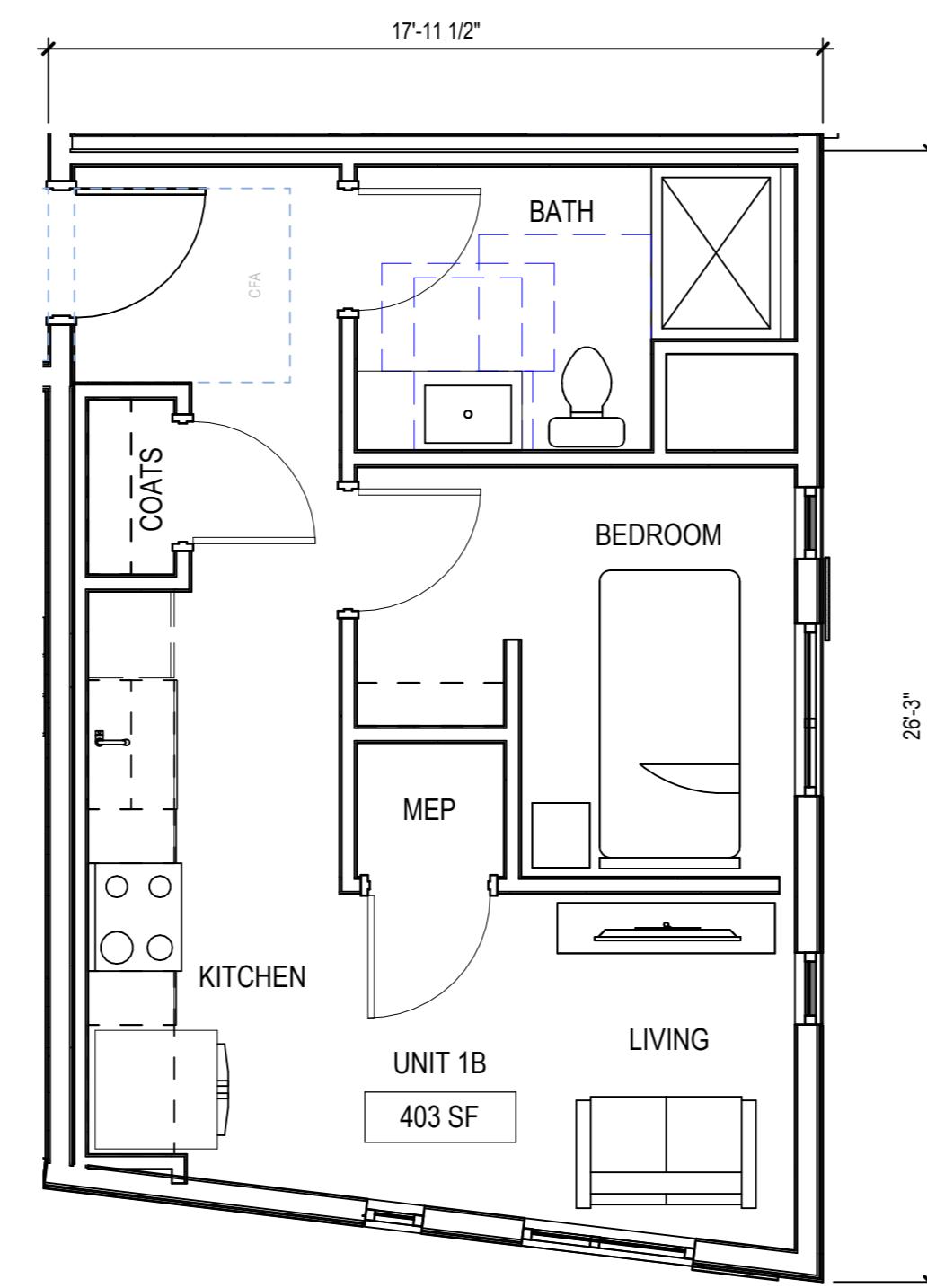
 HOUSING INITIATIVES  
1110 Ruskin St, Madison, WI 53704

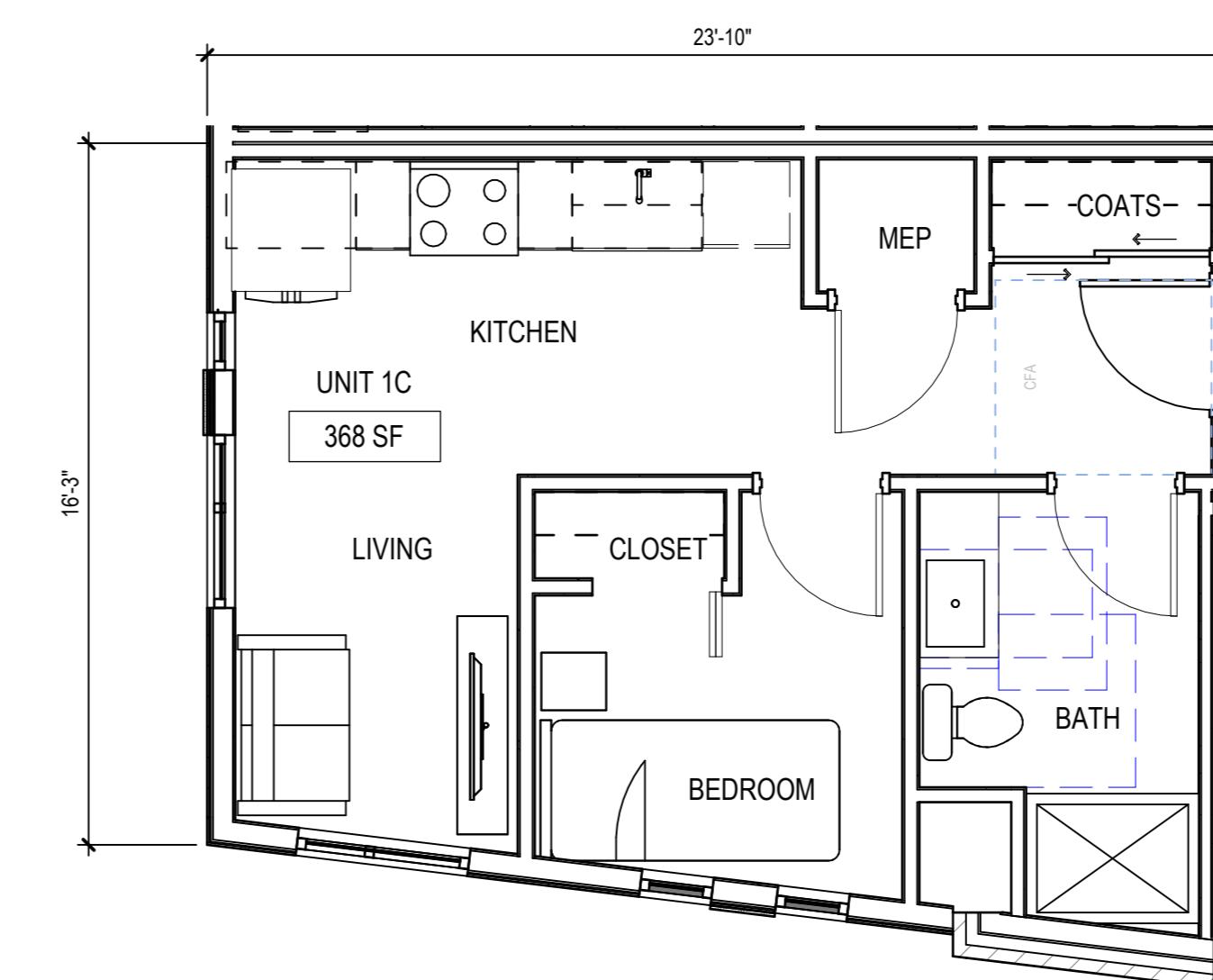
PROJECT NUMBER: 253833

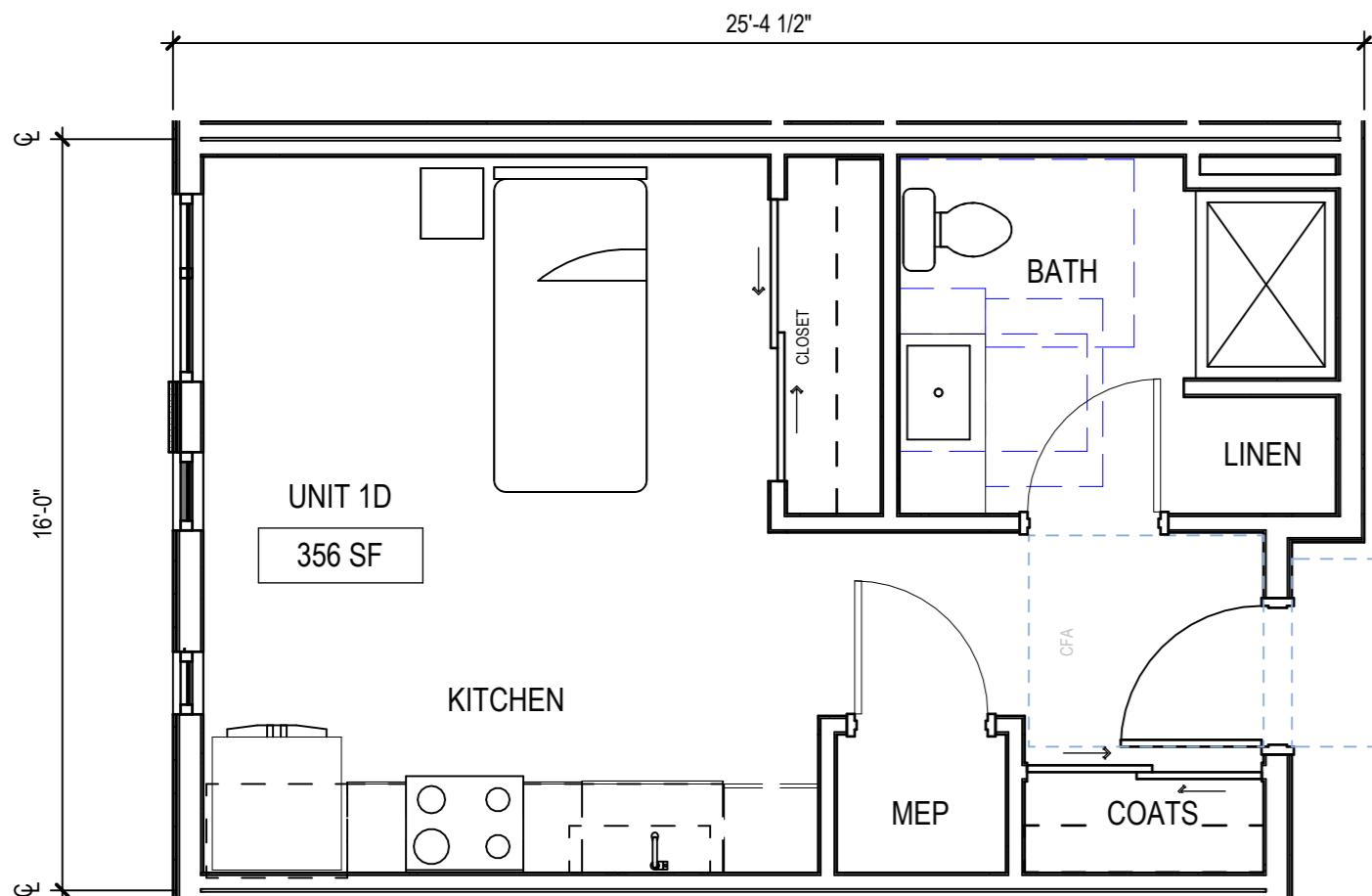
**GENERAL NOTES - UNIT PLANS**

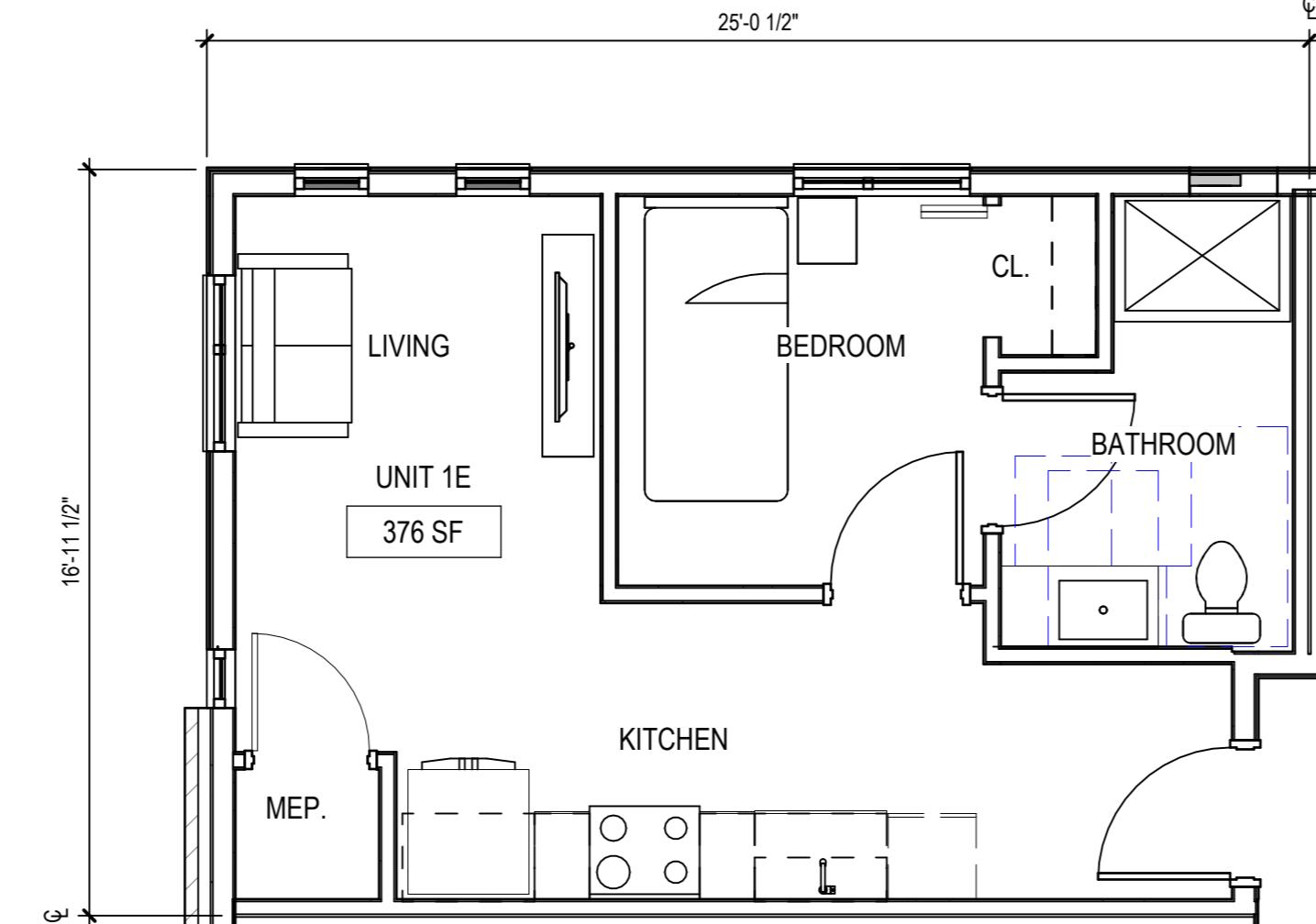
- VERIFY LOCATION AND SIZES OF COLUMNS, BEAMS, AND FLOOR SLAB THICKNESS PRIOR TO CORING. COORDINATE WITH STRUCTURAL ENGINEER FOR CORING RESTRICTIONS IN ALL FLOORS, BEAMS, COLUMNS AND EXTERIOR WALLS.
- BUILDING GRID DIMENSIONS MAY DIFFER SLIGHTLY FROM ACTUAL LOCATIONS. FIELD VERIFY AS REQUIRED FOR PLACEMENT OF NEW CONSTRUCTION.
- ALL DIMENSIONS ON PLANS SHOWN ARE TO THE FACE OF GYPSUM WALL BOARD UNLESS NOTED OTHERWISE.
- ALL WALLS TO BE ONE-GLASS OTHERWISE NOTED.
- ALL ROBE HOOKS TO WALL AT SAME END AS SHOWER HEAD.
- WOOD CASING AROUND INTERIOR SWING DOORS (BOTH SIDES).
- VERIFY CABINET, APPLIANCE, AND PLUMBING FIXTURE CLEARANCE REQUIREMENTS W/ MANUFACTURER.
- INSULATE WALLS SURROUNDING MECHANICAL CLOSETS AND BATHROOMS.
- PROVIDE FINISHED SURFACE AT ALL EXPOSED CABINET ENDS, INCLUDING UNDERNEATH CABINETS OVER SINKS.
- GYPSUM WALL BOARD SHALL CONTINUE BEHIND CABINETS.
- PROVIDE GYPSUM BOARD RATED FOR WET LOCATIONS BEHIND SHOWERS STALLS AND OTHER WET LOCATIONS.
- PROVIDE GYPSUM BOARD RETURNS AT ALL SLIDING DOOR OPENINGS.
- PROVIDE TENSION ROD AT ALL TUBS AND SHOWERS.
- PROVIDE ROBE HOOK ON WALL AT SAME END AS SHOWER HEAD.
- PROVIDE TOILET PAPER ON DRYWALL RATHER THAN CABINETRY.
- REFER TO SHEETS GMA & GMB FOR ADDITIONAL WHEA REQUIREMENTS, ACCESSIBILITY INFORMATION, AND REQUIRED BLOCKING IN WALLS FOR FUTURE GRAB BAR INSTALLATIONS.
- ALL UNIT TO-CORRIDOR DEMISING WALL LOCATIONS AND WALL TAGS.
- ALL UNIT TO-UNIT DEMISING WALLS TO BE Q22 UNLESS OTHERWISE NOTED; UNIT TO-CORRIDOR DEMISING WALLS TO BE R22 UNLESS OTHERWISE NOTED; SEE SHEET A600.
- PROVIDE ARTIFICIAL LIGHTING AND MECHANICAL VENTILATION AT ALL INBOARD BEDROOMS AS REQUIRED BY CO200.
- REFER TO STRUCTURAL DRAWINGS FOR BEARING WALL LOCATIONS.
- PROVIDE SINGLE-LEVER FAUCETS IN BATHS AND KITCHENS.

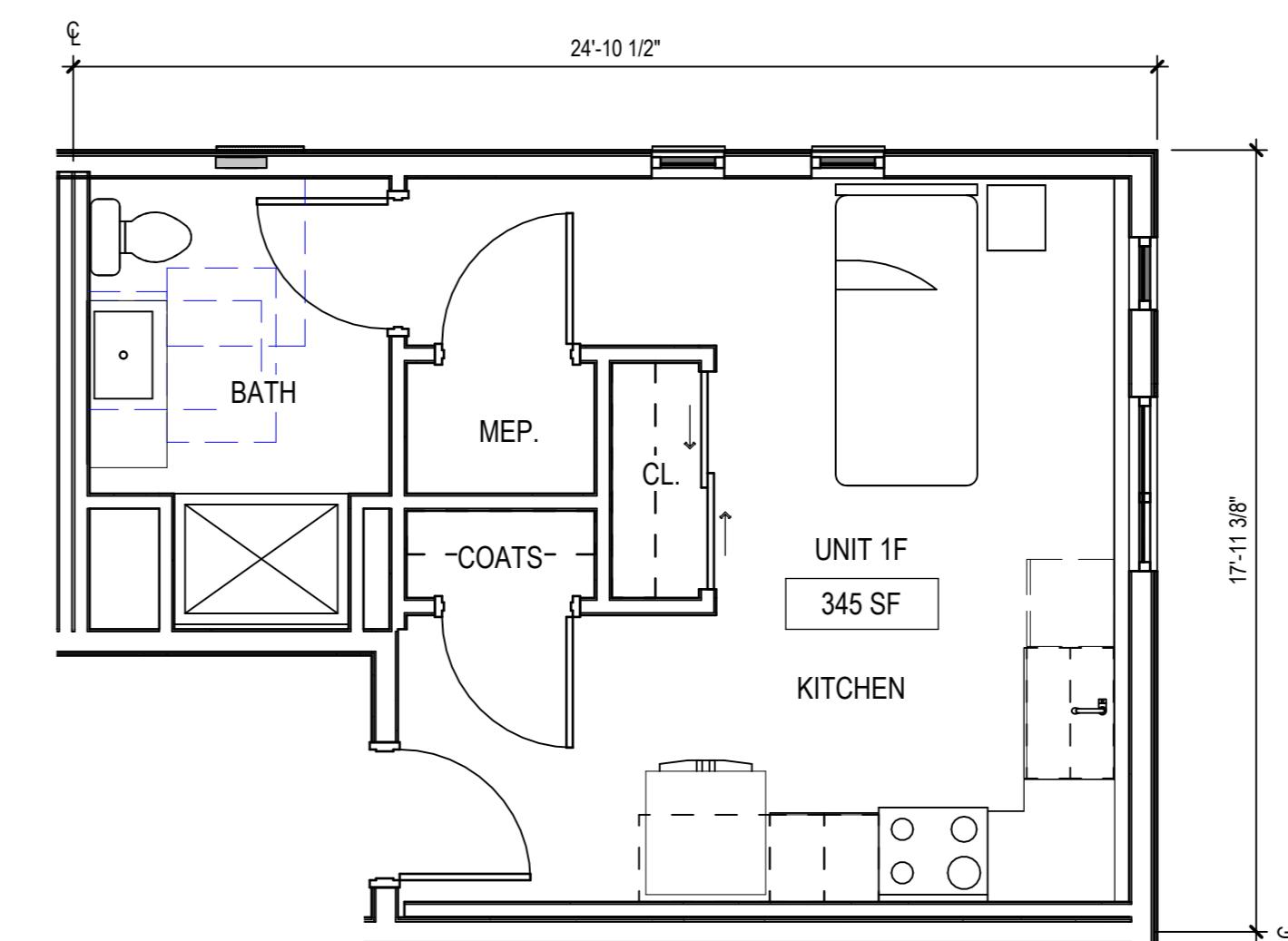

**2** EFFICIENCY UNIT 1A

 $1/4" = 1'-0"$ 

**4** 1-BED UNIT 1B

 $1/4" = 1'-0"$ 

**5** 1-BED UNIT 1C

 $1/4" = 1'-0"$ 

**3** EFFICIENCY UNIT 1D

 $1/4" = 1'-0"$ 

**6** 1-BED UNIT 1E

 $1/4" = 1'-0"$ 

**1** EFFICIENCY UNIT 1F

 $1/4" = 1'-0"$ 
**LANDUSE APPLICATION  
NOT FOR CONSTRUCTION**

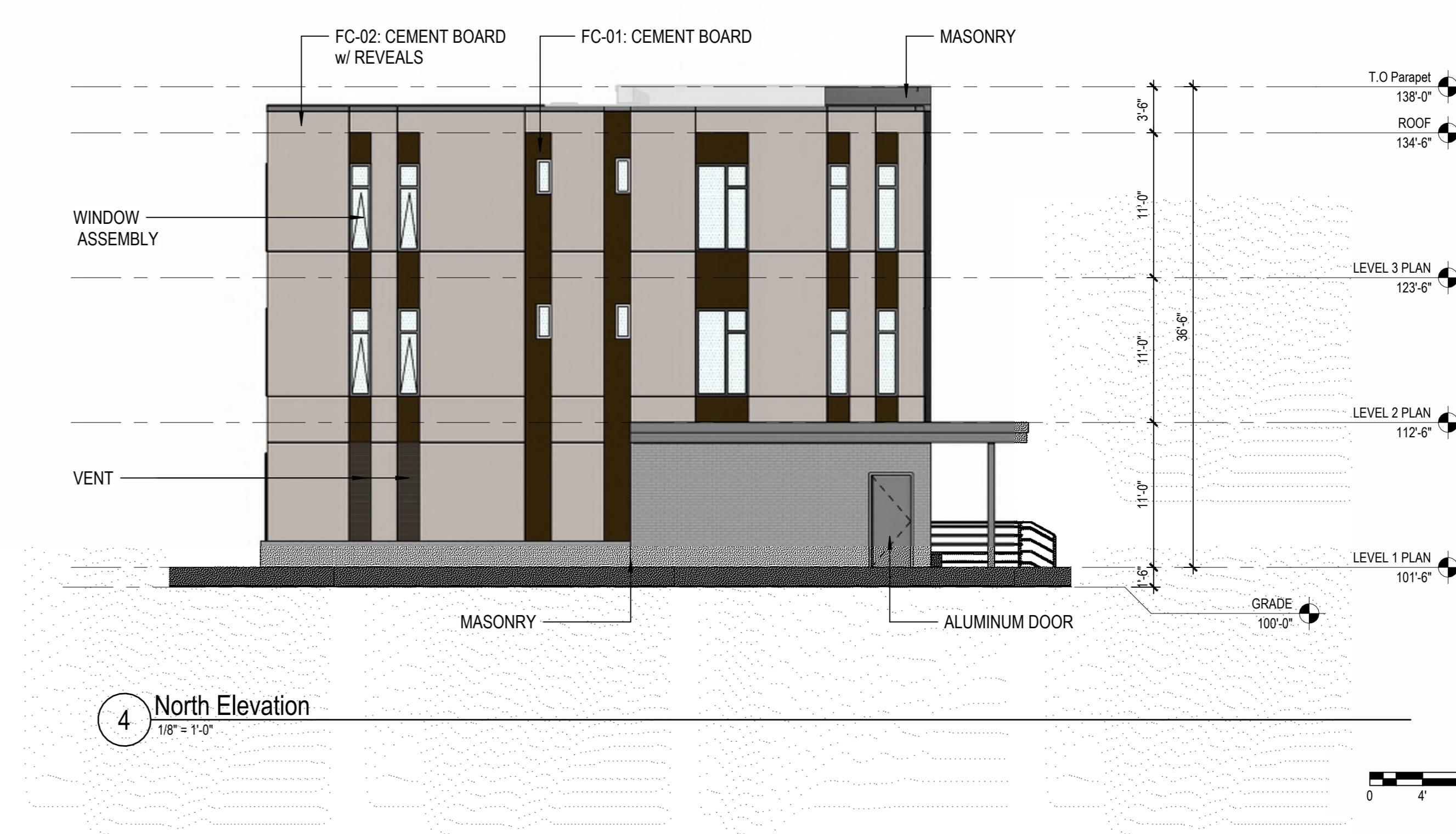
ISSUED FOR:		
LAND USE APPLICATION		
05.27.2025		
REVISIONS:		
NO.	DESCRIPTION	DATE
DRAWN BY: <AUTHOR>		
CHECKED BY: <CHECKER>		
ENLARGED UNIT PLAN		

GENERAL NOTES - BUILDING ELEVATION	
1. MASONRY BLEND	
1. BASIS OF DESIGN: xxx -TEXTURE xx	
COLOR xxx	
COLOR xxx	
2. FC-01: FIBER CEMENT BOARD WALL PANEL	
COLOR: RICH ESPRESSO	
BASIS OF DESIGN: JAMES HARDIE, FLAT PANEL SIDING, SMOOTH FINISH	
NOTE: JOINTS ARE TO BE TAMILYN EXTREME THIN, EXTRUDED ALUMINUM REVEAL TRIM PROFILE, PAINTED TO MATCH PANEL COLOR.	
3. FC-02: FIBER CEMENT BOARD WALL PANEL	
COLOR: CEMENT	
BASIS OF DESIGN: JAMES HARDIE, FLAT PANEL SIDING, SMOOTH FINISH	
NOTE: JOINTS ARE TO BE TAMILYN EXTREME THIN, EXTRUDED ALUMINUM REVEAL TRIM PROFILE, PAINTED TO MATCH PANEL COLOR	
4. FC-03: FIBER CEMENT BOARD WALL PANEL	
COLOR: XXXX	
BASIS OF DESIGN: JAMES HARDIE, FLAT PANEL SIDING, SMOOTH FINISH	
5. NO SINGLE WINDOW PANE LARGER THAN 50 sq.ft. - NO BIRDSAFE GLASS REQUIREMENT	

**S3 HOUSING LLC.**  
16 Unit Apartment Building

1802 ROTH STREET,  
MADISON WI, 53704

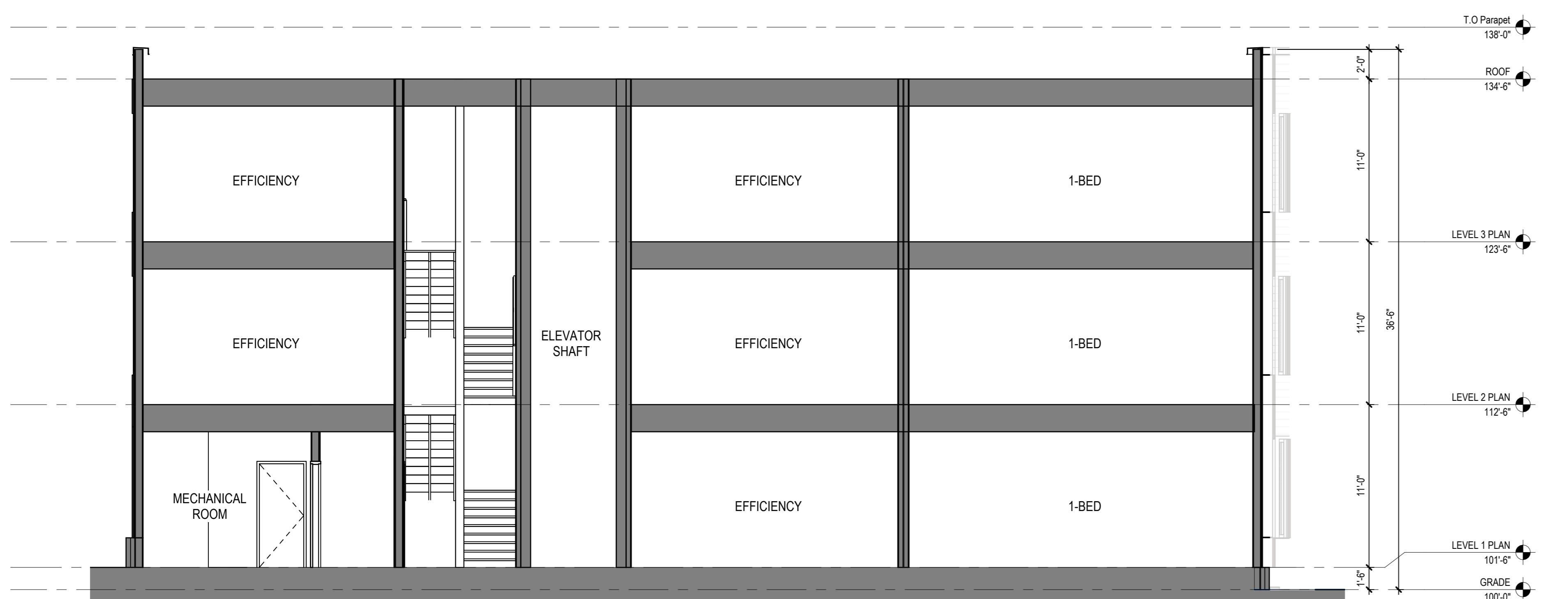
HOUSING INITIATIVES  
1110 Ruskin St, Madison, WI 53704

PROJECT NUMBER: **253833**

**LANDUSE APPLICATION  
NOT FOR CONSTRUCTION**

ISSUED FOR: **LAND USE APPLICATION** 05.27.2025  
REVISIONS: NO. DESCRIPTION DATE

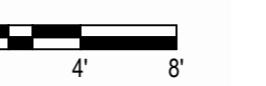
DRAWN BY: <AUTHOR>  
CHECKED BY: <CHECKER>

**ELEVATION**
**A401**



1 NORTH & SOUTH SECTION

3/16" = 1'-0"



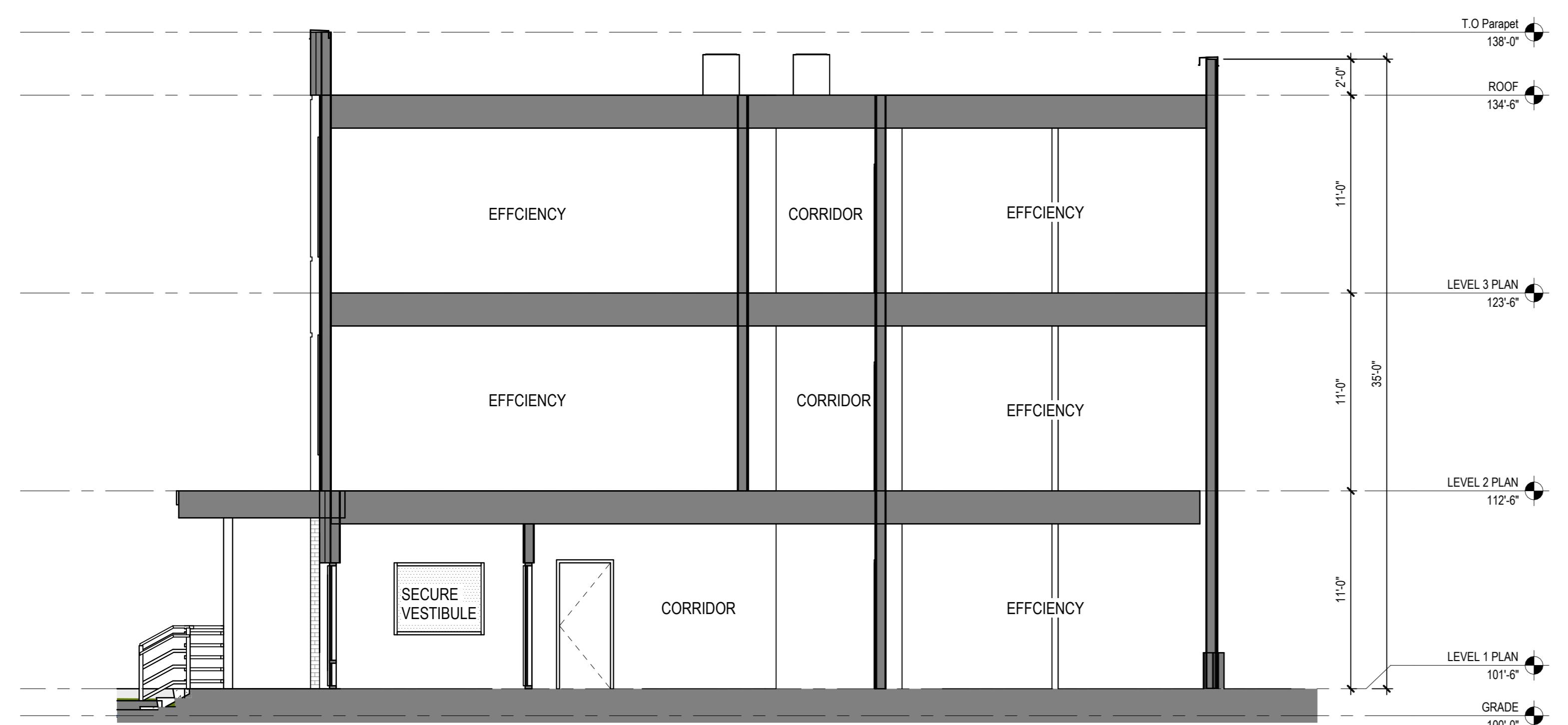
**S3 HOUSING LLC.**

16 Unit Apartment Building

1802 ROTH STREET,  
MADISON WI, 53704

HOUSING INITIATIVES  
1110 Ruskin St, Madison, WI 53704

PROJECT NUMBER: 25383



2 EAST & WEST SECTION

3/16" = 1'-0"



ISSUED FOR:  
LAND USE APPLICATION 05 27 2025

REVISIONS:

NO. DESCRIPTION DATE

**LANDUSE APPLICATION  
NOT FOR CONSTRUCTION**

DRAWN BY: <AUTHOR>

CHECKED BY: <CHECKER>

**BUILDING SECTION**



FC-01: CEMENT BOARD

FC-02: CEMENT BOARD w/  
REVEAL

FC-03: CEMENT BOARD LAP

MASONRY

① MATERIAL PALETTE



② POTENTIAL MURAL LOCATION

*SHOWN MURAL IS A VISUAL PLACEHOLDER

**S3 HOUSING LLC.**  
16 Unit Apartment Building

1802 ROTH STREET.  
MADISON WI, 53704

HOUSING INITIATIVES  
1110 Ruskin St, Madison, WI 53704

PROJECT NUMBER: 253833

ISSUED FOR:  
LAND USE APPLICATION 05 27 2025  
REVISIONS:

NO. DESCRIPTION DATE

**LANDUSE APPLICATION  
NOT FOR CONSTRUCTION**

DRAWN BY: <AUTHOR>  
CHECKED BY: <CHECKER>