

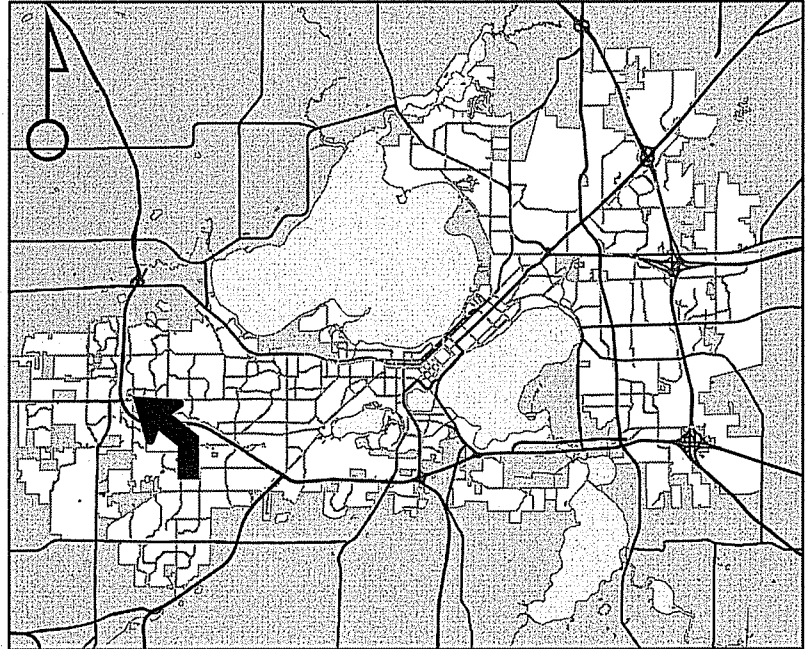


Location
7933 Tree Lane

Applicant
Michael Goldberg – Heartland Housing Inc/David Jennerjahn – Valerio Dwalt Train Associates, Inc.

Proposed Use
Revise conditions for approved mixed-use building

Public Hearing Date
Plan Commission
06 March 2017

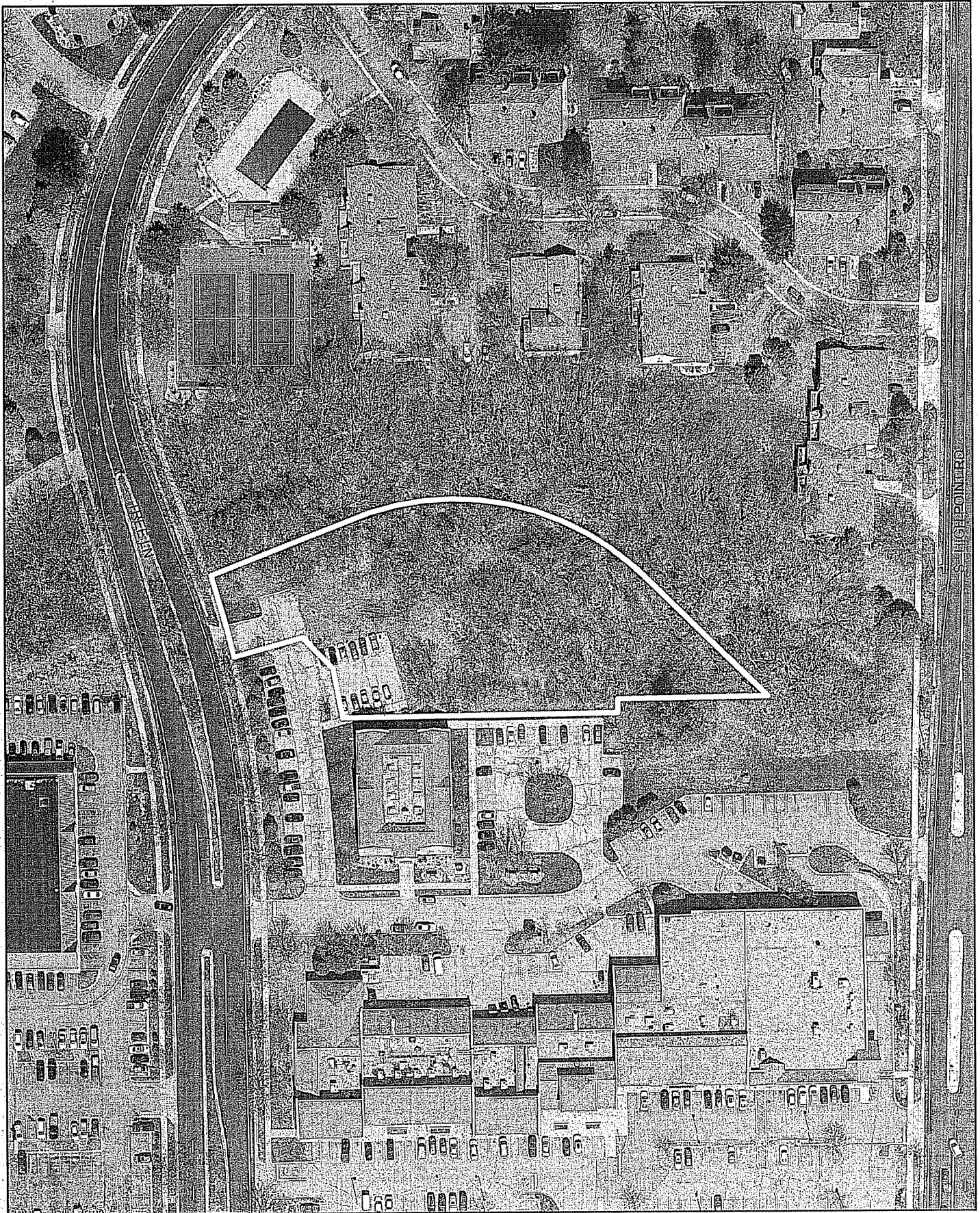


For Questions Contact: Jessica Vaughn at: 267-8733 or jvaughn@cityofmadison.com or City Planning at 266-4635



Scale : 1" = 400'

City of Madison, Planning Division : PPE : Date : 27 February 2017





LAND USE APPLICATION

CITY OF MADISON

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

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

FOR OFFICE USE ONLY:	
Amt. Paid	\$500 Receipt No. 025555-0008
Date Received	1/24/17
Received By	[Signature]
Parcel No.	0708-233-0809-8
Aldermanic District	9-Skidmore
Zoning District	PD
Special Requirements	OK
Review Required By:	
<input type="checkbox"/> Urban Design Commission	<input type="checkbox"/> Plan Commission
<input type="checkbox"/> Common Council	<input type="checkbox"/> Other: _____

Form Effective: February 21, 2013

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

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

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

3. Applicant, Agent & Property Owner Information:

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

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

Property Owner (if not applicant): CITY OF MADISON EDD
 Street Address: PO BOX 2985 City/State: Madison Zip: 53701

4. Project Information:

Provide a brief description of the project and all proposed uses of the site: New construction development of 45 supportive family residential units in a 4-story building to include two, three and four bedroom units, amenity spaces and administrative offices.

Development Schedule: Commencement Spring 2017 Completion Spring 2018

5. Required Submittal Information

All Land Use applications are required to include the following:

Project Plans including:*

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

Provide collated project plan sets as follows:

- **Seven (7) copies** of a full-sized plan set drawn to a scale of 1 inch = 20 feet (folded or rolled and stapled)
- **Twenty Five (25) copies** of the plan set reduced to fit onto 11 X 17-inch paper (folded and stapled)
- **One (1) copy** of the plan set reduced to fit onto 8 1/2 X 11-inch paper

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

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

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

Filing Fee: Refer to the Land Use Application Instructions & Fee Schedule. Make checks payable to: *City Treasurer*.

Electronic Submittal: All applicants are required to submit copies of all items submitted in hard copy with their application as Adobe Acrobat PDF files on a non-returnable CD to be included with their application materials, or by e-mail to pcapplications@cityofmadison.com.

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

6. Applicant Declarations

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

Notice to Alder was given on 1/13/2017. Waiver was granted on 1/23/2017.

→ If a waiver has been granted to this requirement, please attach any correspondence to this effect to this form.

Pre-application Meeting with Staff: Prior to preparation of this application, the applicant is required to discuss the proposed development and review process with Zoning and Planning Division staff; note staff persons and date.

Planning Staff: Jessica Vaughn Date: 1/13/2017 Zoning Staff: _____ Date: _____

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

Name of Applicant Michael Goldberg Relationship to Property: Developer & Option to Purchase Agreement Assignee

Authorizing Signature of Property Owner Michael Goldberg Date 1/24/2017



HEARTLAND
ALLIANCE
HOUSING

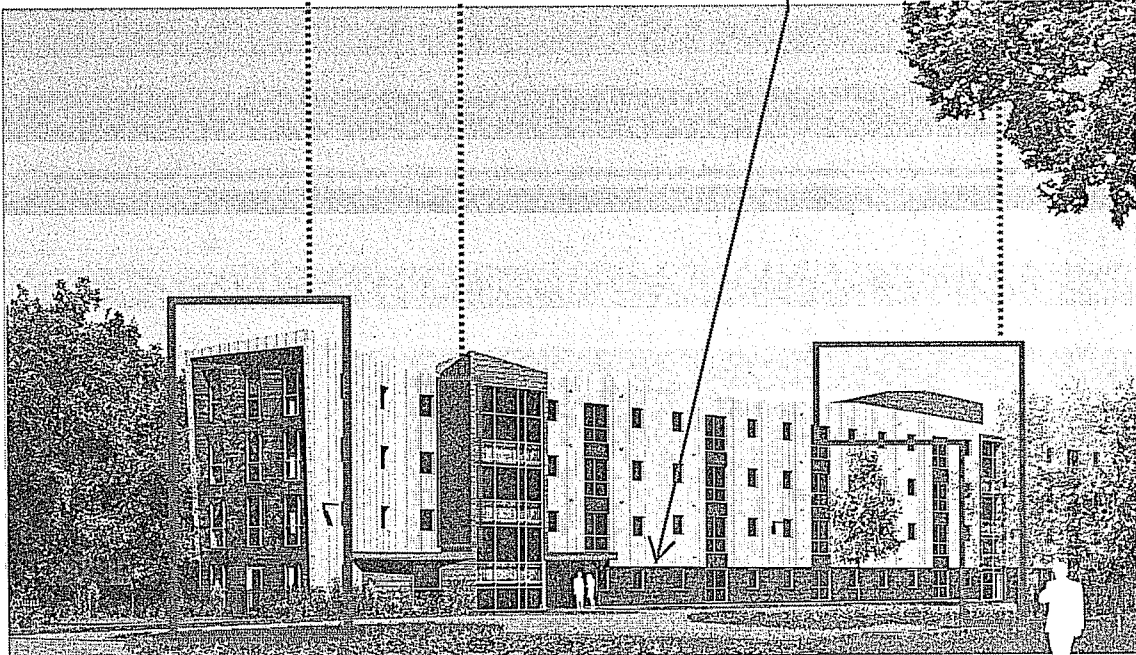


© 2015 VALERIO DEWALT TRAIN ASSOCIATES, INC.

OLD
SOUTH ELEVATION

12/07/2015

4. First floor height reduced 2.5',
upper floor heights increased 9"



HEARTLAND
ALLIANCE
HOUSING



© 2015 VALERIO DEWALT TRAIN ASSOCIATES, INC.

REVISED
SOUTH ELEVATION

12/06/2016

January 24, 2017

Jessica Vaughn, AICP
City of Madison
Department of Planning & Community & Economic Development
126 South Hamilton Street
Madison, WI 53701

RE: Major Alteration: PD-GDP-SIP
7933 Tree Lane

Dear Ms. Vaughn,

Enclosed please find Heartland Housing, Inc.'s application for a major alteration to PD-GDP-SIP zoning of 7933 Tree Lane (the "Development").

The City of Madison's zoning approval letter dated January 7, 2016, per condition 1., called for final plans to "include an accessible pedestrian path from the east side of the site to High Point Road". Conditions 5, 8 and 35 also reference the pedestrian path. Enclosed please find two maps that demonstrate that existing public sidewalks provide pedestrian access to the area's bus stops that is negligibly different than what would be provided by an additional pedestrian path.

Heartland Housing, Inc. is requesting a major alteration to the PD as we have determined that the pedestrian connection is not feasible for several reasons. Primarily, the pedestrian path would run up to an existing water detention facility which cannot be disrupted. Secondly, the pedestrian path would result in a loss of parking spaces for the proposed senior housing development on the abutting property to the south at 7941 Tree Lane. In addition, the pedestrian path would require 3rd party cooperation from two adjacent property owners. Heartland Housing, Inc. did explore an alternative route direct path through the City-owned greenway but this is not feasible as it would require that the path cross over the creek.

Heartland Housing, Inc. has spoken with the Alder about the City extending the existing greenway west of Tree Lane to High Point Road. If this were to happen it would provide residents with a connection to High Point Road.

In late 2014 an advisory group formed by the City of Madison's Community Development Authority (CDA) chose Heartland Housing, Inc. to serve as developer and property manager of a supportive housing development for families that will contribute to the City's effort to end homelessness. In spring of 2016, the Development was awarded Low-Income Housing Tax Credits from WHEDA and

**HEARTLAND
ALLIANCE**
HOUSING


Heartland Housing, Inc.
208 South LaSalle Street
Suite 1818
Chicago, IL 60604

P 312.660.1300
F 312.660.1500
heartlandalliance.org

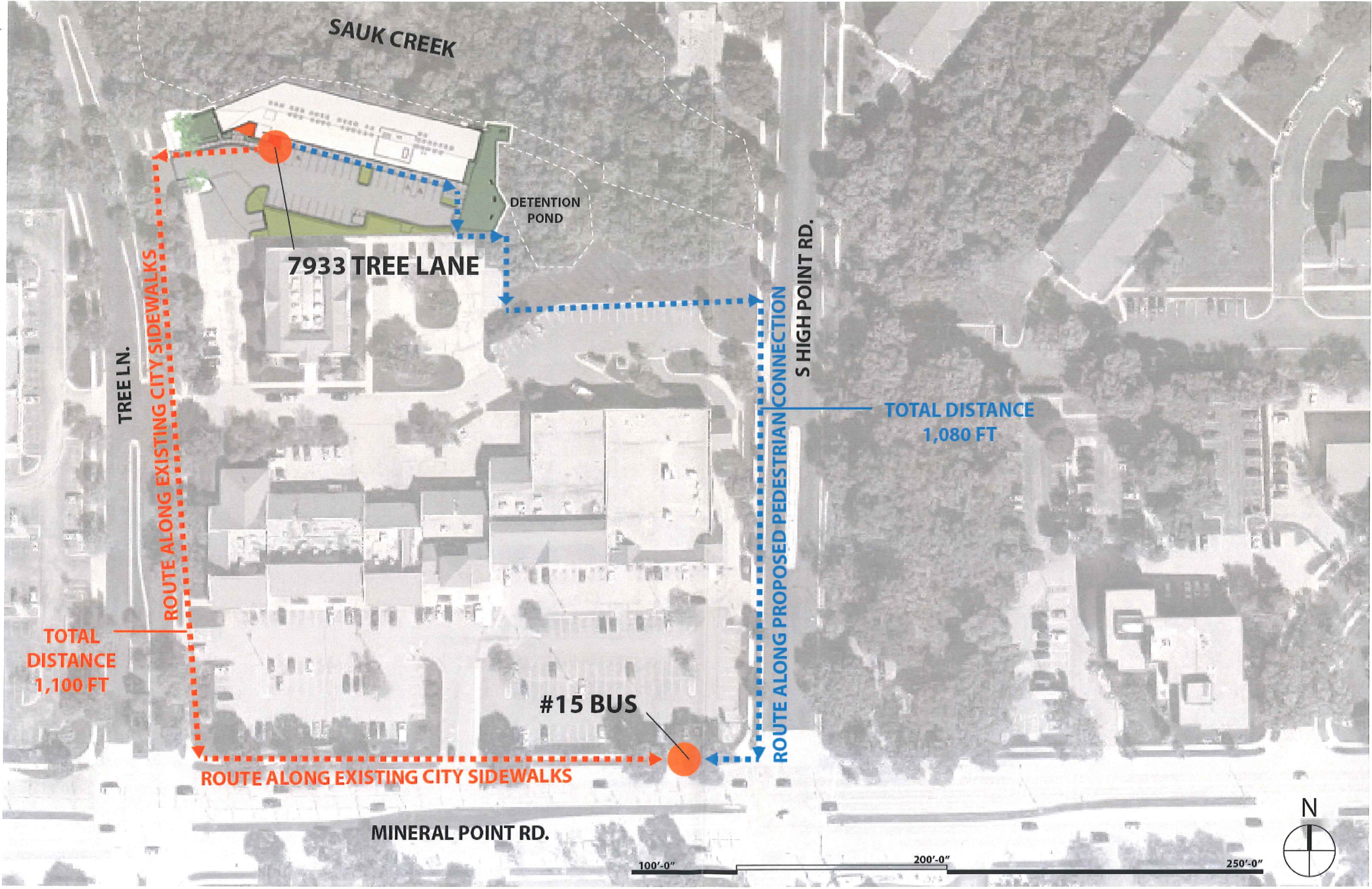
construction is scheduled to begin in March 2017. The 4-story Development includes 45 affordable permanent support housing units for families, onsite offices for property management and supportive services and residential building amenities including a community room, business center, library, bike parking and storage, an outdoor tot lot and yard, and 27 surface parking spaces.

We look forward to continue our work with the City of Madison on this important family supportive housing development. Please contact me at 414-207-4443 if additional information would be helpful.

Sincerely,



Matt Melendes
Associate Director of Real Estate Development



SAUK CREEK

DETENTION POND

7933 TREE LANE

S HIGH POINT RD.

TOTAL DISTANCE
1,080 FT

#15 BUS

MINERAL POINT RD.

TREE LN.

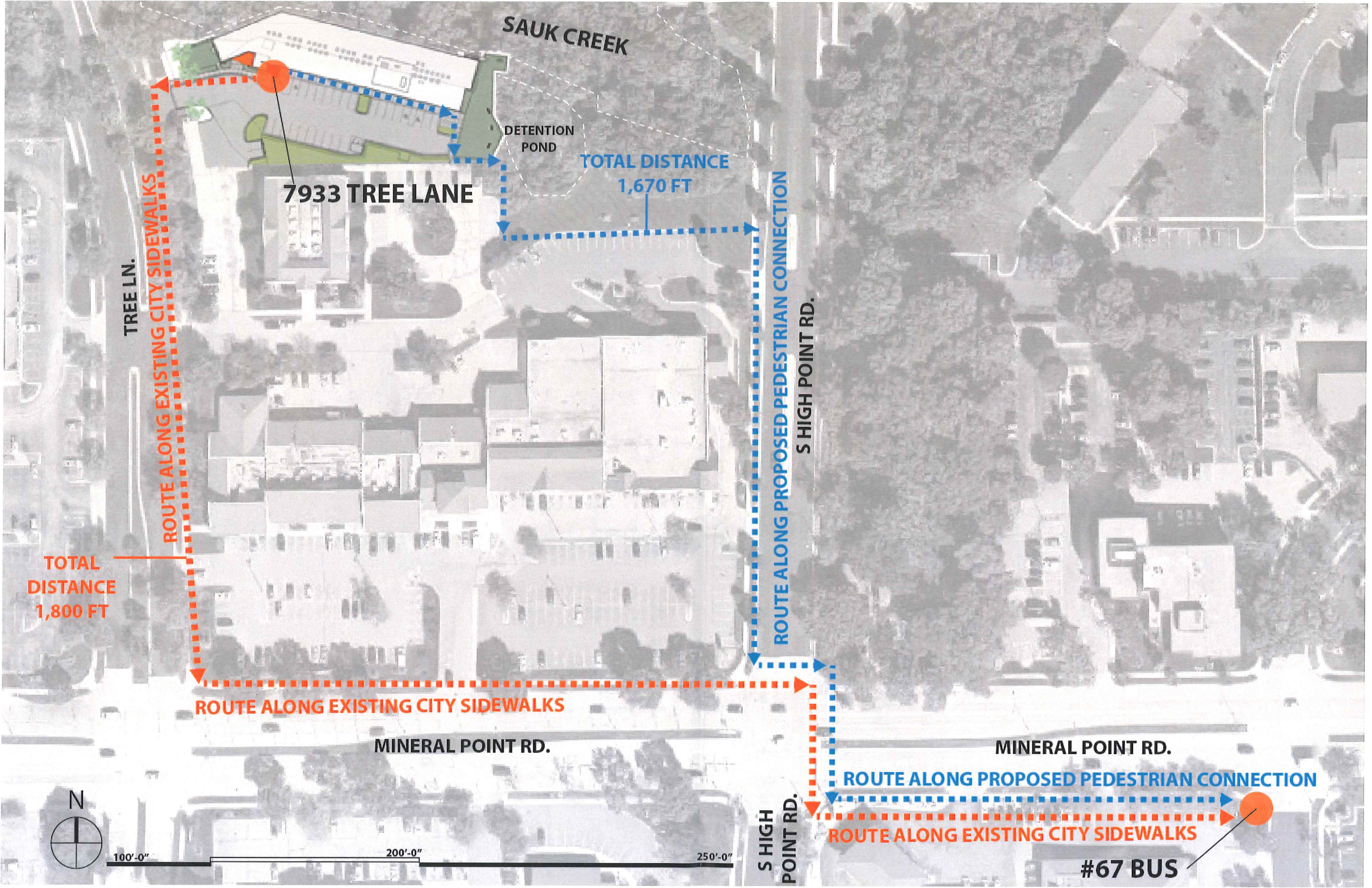
ROUTE ALONG EXISTING CITY SIDEWALKS

ROUTE ALONG EXISTING CITY SIDEWALKS

ROUTE ALONG PROPOSED PEDESTRIAN CONNECTION

TOTAL DISTANCE
1,100 FT





SAUK CREEK

DETENTION POND

7933 TREE LANE

TOTAL DISTANCE
1,670 FT

TREE LN.

ROUTE ALONG EXISTING CITY SIDEWALKS

TOTAL DISTANCE
1,800 FT

ROUTE ALONG PROPOSED PEDESTRIAN CONNECTION

S HIGH POINT RD.

ROUTE ALONG EXISTING CITY SIDEWALKS

MINERAL POINT RD.

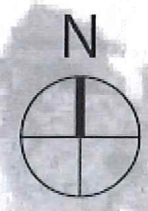
MINERAL POINT RD.

ROUTE ALONG PROPOSED PEDESTRIAN CONNECTION

ROUTE ALONG EXISTING CITY SIDEWALKS

S HIGH POINT RD.

#67 BUS



100'-0" 200'-0" 250'-0"