



**The Wisconsin Partnership
for Housing Development, Inc.**

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April 25, 2005

City of Madison Zoning Administrator
Madison Municipal Building, Suite LL-100
215 Martin Luther King Jr. Boulevard
P.O. Box 2985
Madison, WI 53701-2985

Dear Administrator:

Please find included with this Letter of Intent our complete Conditional Use application package for the City of Madison Planning Commission's approval. We are applying for a Conditional Use Permit for the property located at 4809 Freese Lane, Madison 53589. The property is located on Lot 88 of the Twin Oaks subdivision on the southeast corner of the City of Madison, which is in Council District 16. Currently we are referring to the project as the Twin Oaks Condominiums. However, we anticipate using a different name yet to be identified as the permanent project name.

We have already had meetings with City staff regarding this request and provided a written notice of our interest in obtaining the necessary zoning permits to the district alderperson, Judy Compton. On April 12 we met with Ms. Compton to review our plans. At her request we hosted a meeting on April 13 to discuss the proposed project with area residents. There was strong support for our proposed project by both Alderperson Compton and area residents who attended the neighborhood meeting.

This site is currently zoned as R4 Residential and is currently a vacant lot. The proposed development schedule calls for a construction start on or about September 1, 2005 with final completion and sales on or about June 1, 2007.

This project is being carried out by the Wisconsin Partnership for Housing Development, Inc. We are a state-wide nonprofit housing developer and have had extensive experience in the Madison and Dane County market. The primary contact person for zoning issues for this project is David Porterfield. Dave can be reached at our Madison office located at 121 South Pinckney Street, Suite 200, Madison, WI 53703. His phone number is 608.258.5560, x26 and his email address is daveporterfield@wphd.org.

The project architect is Glueck Architects with Jim Glueck as the contact person. Movin' Out, Inc., another nonprofit, will be providing housing counseling to prospective home buyers. The balance of the development team has yet to be selected.

The site for this development is approximately 2.07 acres. The proposed project will be a newly constructed residential, owner-occupied condominium development. It will consist of 9 two-unit buildings for a total of 18 units. Plans call for the following unit types:

- Two 1-bedroom units of 948 square feet each with an attached 1½-car garage and a projected sales price range of \$124,000 to \$132,000.

- Four 2-bedroom units of 1,218 square feet each with an attached 1½-car garage and a projected price range of \$148,000 to \$161,000.
- Two 2-bedroom units of 1,284 square feet each with an attached 1½-car garage and a projected sales price range of \$162,000 to \$168,000.
- Four 2-bedroom units of 1,388 square feet each with an attached 1½-car garage and a projected sales price range of \$163,000 to \$172,000.
- Six 3-bedroom units of 1,492 square feet each with an attached 2-car garage and a projected sales price range of \$165,000 to \$185,000.

All projected sales prices are preliminary and subject to change pending final budgets for construction, financing and related project costs.

The gross square footage of the buildings will be 23,840 square feet plus 7,064 square feet for garages. In addition to the garage parking there will be six surface parking stalls for a total of 30 parking places within the development.

Eleven of the 18 units will be sold to home buyers who have incomes at or below 80% of the area median income for Dane County. Federal HOME funds provided by the City of Madison CDBG office have been secured by the Partnership for the project. These funds will be provided to buyers in the form of second mortgage loans for down payment assistance for income qualified buyers. Movin' Out will provide housing counseling to these home buyers to ensure they are both eligible for this assistance and are good candidates for home ownership.

We anticipate either using city services for trash and recycling removal or contracting with a private hauler. Snow removal, grounds and maintenance, and common area capital replacement needs will be provided by the condominium association with costs covered with monthly condo fees.

If you have questions or concerns or need additional information, please do not hesitate to call Dave Porterfield at 608.258.5560, x26. We look forward to working with the City staff, elected officials, Planning Commission and Urban Design Commission and citizens in creating this exciting new community.

Sincerely,



William C. Perkins
Executive Director

Attachments