



Heather Stouder, AICP

September 24, 2014
Revised October 27, 2014

City of Madison
Department of Planning & Community & Economic Development
215 Martin Luther King, Jr. Blvd
Madison, WI 53701

**Re Letter of Intent
Madison Supportive Housing
707-709 Rethke Avenue
Madison, WI 53703
Conditional Use**

Dear Ms. Stouder,

Please accept this Letter of Intent, application and attachments as our formal request for a Conditional Use review and approval by the City of Madison for the Madison Supportive Housing project detailed below.

Project Name:

Madison Supportive Housing
Madison, WI 53703

PROJECT TEAM:

Owner:

Rethke Washington, LLC
208 S. LaSalle St., Suite 1300
Chicago, IL 60604
Contact: Hume An
Phone: (312) 660-1345
Fax: (312) 660-1555
Email: han@heartlandalliance.org

Architect:

Engberg Anderson
1 N. Pinckney Street
Madison, WI 53703
Contact: Mike Zuehlke
Phone: (608) 250-7511
Fax: (608) 250-0200
Email: mikez@engberganderson.com

Civil Engineer: SAA Design Group, Inc.
101 East Badger Road
Madison, WI 53713
Contact: John Lichtenheld, P.E.
Phone: (608) 441-3599
Fax: (608) 255-7750
Email: jlichtenheld@saa-madison.com

Landscape Architect: SAA Design Group, Inc.
101 East Badger Road
Madison, WI 53713
Contact: Jacob Blue
Phone: (608) 441-3564
Fax: (608) 255-7750
Email: jblue@saa-madison.com

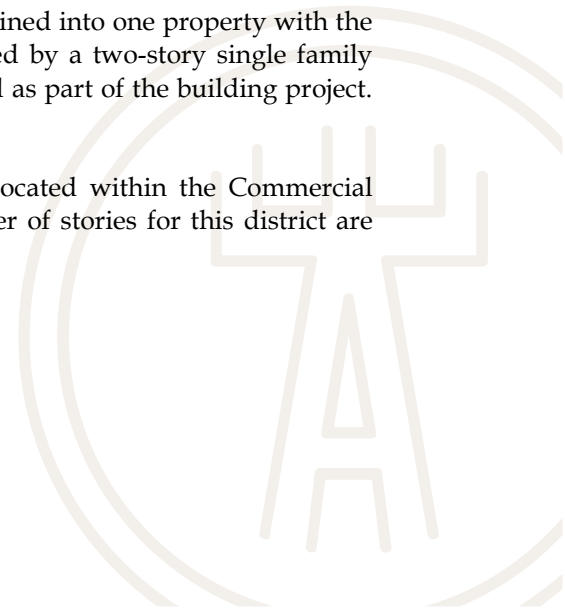
PROJECT OVERVIEW

The project will be located in the city of Madison on the near east side at the addresses of 707-709 Rethke Avenue. The mixed-use development will consist of a four-story building of approximately 37,000 square feet. The building will include: 60 residential units; non-residential accessory use on the ground floor, which includes offices for service providers, a community room, and teaching kitchen; a second floor roof garden for residents; and bike parking and storage in the basement. The project will require a conditional use approval for exceeding the maximum number of dwelling units (24) on the site, having less than 75% of the total ground floor area for non-residential uses, and having the street frontage consist of less than 75% of non-residential uses.

EXISTING CONDITIONS:

The project site currently consists of two parcels of land that will be combined into one property with the submittal of a new Certified Survey Map. Currently parcel A is occupied by a two-story single family house with a one story garage behind. Both structures will be demolished as part of the building project. Parcel B is a vacant lot with existing trees and shrubbery on the perimeter.

According to the City of Madison zoning districts, the project site is located within the Commercial Corridor – Transitional District (CCT). The maximum height and number of stories for this district are 68' / 5 stories.



The project site is contained within District 15 and is part of the Carpenter-Ridgeway neighborhood.

PROJECT SCHEDULE:

The project is currently scheduled to begin construction in March 2015 with completion in February 2016.

PROPOSED USES:

The building contains residential, office, and community serving space. The building will include 60 residential studio units on 4 floors of the building. In addition to residential units, the first floor will include an 820 SF community room and a 446 SF commercial grade teaching kitchen, which will be for the use of both the residents and outside groups. The community room can be rented out during certain hours by outside groups as meeting space, and the teaching kitchen can be rented out during certain hours for catering businesses, baking, or other microenterprises. In addition, the first floor will include a lobby, technology center, library/meditation room and a fitness area. It will also contain offices and meeting spaces that are set aside for the provision of services by social service providers. The service provider will also have access to the library/meditation room to use for group therapy and the community space to host larger meetings or events.

This program meets the requirements of a mixed use development due to the following characteristics:

1. A separate condominium unit will be formed for the first floor non-residential space. This square footage will not be included in the project's tax credit basis (it will not count toward the amount of tax credits calculated) and therefore is not restricted to serving a low-income population. This allows Heartland to open up the space for use by outside organizations.
2. The service offices and related spaces will be inhabited by an organization separate from that of the owner and property manager.
3. The teaching kitchen will be designed to allow for use by outside groups for catering purposes and other functions. Heartland is working with a professional food service design consultant who will also help identify potential foodservice operations that would be interested in renting the space.
4. Similarly, the community room (and adjoining teaching kitchen) will be made available for use by the community, whether for neighborhood association meetings or celebratory events. Heartland wants this space to become an asset for the neighborhood and broader community.
5. The non-residential areas, including service and community space, are physically separate from the residential space and can be accessed via a separate entrance off of Rethke Avenue.
6. The spaces' heating and cooling can be controlled separately and may be metered separately.

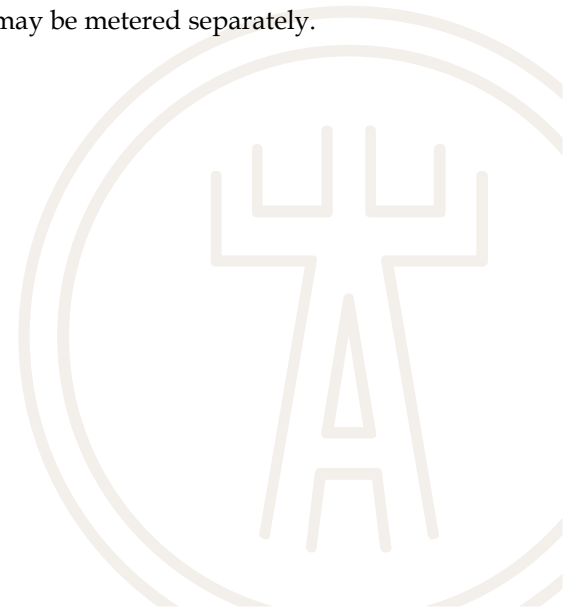
HOURS OF OPERATION:

Residential occupancy: 24 hours per day, 7 days per week.

Non-residential accessory use occupancy: Varies depending upon use.

BUILDING SQUARE FOOTAGE:

Approximately 34,130 SF not including 3,147 SF of basement.



NUMBER OF DWELLING UNITS:

The building will include 60 efficiency residential units. There will be a mix of standard units and accessible units with typical unit size at 315 SF and the accessible unit size at 342 SF. There are 9 units on the ground floor, 17 units on the second, third floors and fourth floors

AUTO AND BIKE PARKING STALLS:

Auto Parking:

There will be 13 on site surface parking stalls which will include 2 handicap stalls for vehicles. The CC-T District does not stipulate the number of parking spaces. A parking study was initiated to inform the appropriate number of spots for this location and building use. The recommended 12 spaces are accommodated on site with an additional 5 spaces in front of the building on Rethke Avenue.

Bike Parking:

There will be 60 resident bike parking spaces located in the basement.

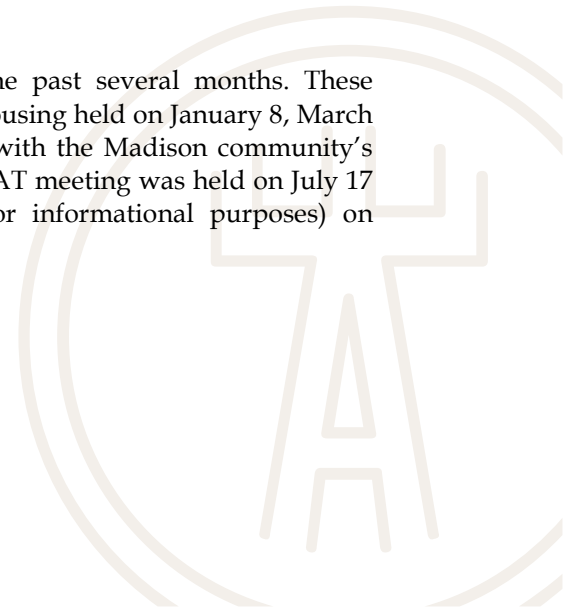
Public bike parking is provided on site as there are 3 bike racks, with each rack providing accommodations for 2 bikes, for resident guests and 1 bike rack for guests of the mixed use spaces (total of 8 exterior spaces)

LOT COVERAGE AND OPEN SPACE:

The proposed building will be positioned on the site towards the NW corner of the lot to allow for ample usable area on the site. The building's position on site will meet all of the required setbacks and has a lot coverage of 31%. The Rethke Street facade will have over 80% of the building frontage located within 25' of the property line and also provides outdoor space for a covered terrace with permeable paving and various garden areas. The building will be setback from the property line at the North by a minimum of 14' which will provide area to manage the surface storm water to navigate it around the building. On an irregular lot, the building is setback from the rear property line a minimum of 40' at its narrowest location and is also 24'-0" away from the calculated rear set back line. The set-back will allow for ample outdoor space for the building occupants. The installation of the landscape in this area will be phased and will initially contained an apiary and an area for chickens along. The entire area will be enclosed with a cedar fence. Surface parking will be located towards the South end of the site. With the addition of the second floor roof top garden the open area provided on-site will be 9,671 square feet and will exceed the required space needed.

NEIGHBORHOOD INPUT:

There have been many opportunities for neighborhood input over the past several months. These opportunities include neighborhood meetings organized by Heartland Housing held on January 8, March 6, July 16, and September 23. Additional focus groups and workshops with the Madison community's service providers and end users were held: May 7 and 16, July 16. The DAT meeting was held on July 17 and the project was presented at the Urban Design Commission (for informational purposes) on September 17.



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VALUE OF LAND:

Approximately \$380,000.00

ESTIMATED PROJECT COST:

Approximately \$8,300,000.00

NUMBER OF CONSTRUCTION & FULL-TIME EQUIVALENT JOBS CREATED:

According to McGann Construction, who will be the general contractor on the project, they expect to create 15 construction jobs during the building period. It is anticipated that the project will generate 9 new positions on the operations side, 4 in property management and 5 more in services.

PUBLIC SUBSIDY REQUESTED:

None.

Sincerely,

Mike Zuehlke, RA

MMZ/mmz

Copied: Hume An, Anne Bowman, Mark Ernst, Jacob Blue

