August 14, 2019

City of Madison
Planning Division
215 Martin Luther King Boulevard, Suite 017
Madison, WI 53701-2985

Attention: Kevin Firchow

Re: Zoning and development approval for the Red Caboose Project at 2340 Winnebago Street

Dear Members of the Urban Design Commission, Plan Commission, and Common Council:

Please accept this Letter of Intent, application and plans as a formal request for the approval of the Red Caboose Project at 2340 Winnebago Street. The project will require an amendment to the Union Corners GDP to include two additional properties, 2305 and 2311 East Washington Avenue, as well as to change the previously proposed development from a two-story commercial mixed-use project to a four-story residential mixed-use project. In addition, we are requesting an SIP for a 38-unit affordable housing project with 21,000 SF for childcare on the first floor.

The project is the result of a partnership between two non-profits, Movin' Out Inc. and Red Caboose Child Care Center. Movin' Out partners with people with disabilities, their families, and their allies, to create and sustain community-integrated, safe, affordable homes. Red Caboose has provided high-quality affordable early childhood education and care for the Madison community for more than 40 years. Established in 1972, Red Caboose is one of the oldest independent centers in Madison, and the first center to meet the city's rigorous child care accreditation standards. Red Caboose believes that every child in our community deserves exceptional care, regardless of their socioeconomic background.

The project will be funded by Section 42 Tax Credits, City of Madison Affordable Housing Fund, Dane County Affordable Housing Development Fund, and Federal Home Loan Bank of Chicago Affordable Housing Program. In addition, Red Caboose will work with Movin' Out and its partner service providers to create employment and volunteer opportunities for Movin' Out's tenants with disabilities.

Team

Developer:	Megan Schuetz Movin' Out Inc. 902 Royster Oaks Drive, Suite 105 Madison, WI 53714
Architect:	Kevin Burow, AIA Knothe Bruce 7601 University Ave # 201

Middleton, WI 53562
kburow@knothebruce.com

Civil Engineer: Josh Meyerhofer, PE
D'Onofrio Kottke and Associates
7530 Westward Way
Madison, WI 53717
jmeyerhofer@donofrio.cc

Landscape Architect: Katherine Beaton
Saiki Design
1110 South Park Street
Madison, WI 53715
kbeaton@ksd-la.com

Project Overview

The four-story development will include 38 units of affordable housing, all with balconies or terraces, with a mix of one, two, and three bedrooms. Amenities for the residents will include a community room, second floor terrace, work out facilities, and an adjacent play room. Six of the units will be three-bedroom townhomes with private entrances on East Washington and 6th Street. In order to accommodate Red Caboose's space needs, the townhomes are located on the second and third floors.

The Red Caboose Child Care Center will be located on the first floor with an entrance off of Winnebago Street. Red Caboose will initially build out 14,000 SF for six classrooms, including two new mix-age classrooms, a kitchen, multi-use room, administrative offices, and two indoor gross motor rooms, the Sunshine Room and the Moonshine Room. The remaining 7,000 SF will provide expansion space for future programming to meet the community's needs, including middle-school after school care, respite care for families, and other uses as yet to be determined.

The project will include a total of 60 parking spots, which will provide a one-to-one ratio for residential parking and adequate parking for Red Caboose employee and families. 53 spots will be located under the building and seven spots will located in a surface lot adjacent to Red Caboose. The surface lot will be dedicated to parent pick up and drop off, which occurs at a variety of times in the morning and afternoon.

Red Caboose will also have a 6,000 SF natural playscape with direct access from some of the classrooms. Red Caboose and Movin' Out are exploring the possibility of sharing the playscape so that resident children might have access after business hours and on the weekend. Due to State licensing requirements, Red Caboose must own the playscape; insurance requirements will determine if the playscape can be shared.

Existing Conditions

2340 Winnebago Street was most recently used as the show room for the Union Corners Development, but has been vacant for many years. The remainder of the site is a mix of concrete pads from previous uses and dirt. The project site is located west of Union Corners and directly across 6th Street from the UW-Health Clinic. There is single family residential to the west along East Washington Avenue, and mix of single-family and commercial to the west along Winnebago Street.

Staff and Neighborhood Input

Movin' Out and Red Caboose have been working on the development project since the summer of 2018 and have met with city staff and the neighborhood on many occasions, including the SASY Planning and Development Committee, SASY Neighborhood Association, and neighborhood residents at numerous neighborhood meetings, including the most recent meeting on July 25th. The first proposal was withdrawn due to neighborhood concerns regarding the proposed height and amount of parking. The current proposal includes the purchase of the two adjacent properties which allowed a reduction in the height and an increase in the amount of parking.

Relevant City of Madison Planning Documents

Imagine Madison identifies the following strategies that are relevant to this development project:

1. Create complete neighborhoods across the city where residents have access to transportation options and resources needed for daily living.
2. Support development of a wider mix of housing types, sizes, and costs throughout the city.
3. Increase the amount of available housing.
4. Integrate lower priced housing, including subsidized housing, into complete neighborhoods.

The Generalized Future Land Use Map indicates Neighborhood Mixed Use (NMU), the goal of which to create a node or corridor containing housing, shopping, and services that generally serve the surrounding neighborhood. NMU allows height up to four-stories and 70 units per acre.

Sustainability

This project includes a variety of sustainable features, including:

- Compact mixed-use redevelopment
- Sustainable native plantings
- Multiple transit options
- Ample bicycle parking for visitors and residents
- Recycling for residents
- Construction recycling program
- Continuous insulation
- Energy Star appliances
- High efficiency, low flow plumbing fixtures
- Efficient lighting systems
- Low-E glazing

In addition, Movin' Out will actively pursue the installation of solar technology.

Site Development Data:

<u>Densities:</u>

Gross Lot Area	40,302 sf / 0.93 Acres
Dwelling Units	38 DU
Lot Area / D.U.	1,061 sf / unit
Density	41 units/acre

Building Height	4 stories
Usable Open Space	14,273 sf
Lot Coverage	27,182 sf = 67%

Proposed New Dwelling Unit Mix:

One Bedroom	15
Two Bedroom	13
Three Bedroom	4
Three Bedroom Townhome Units	6
Total New Dwelling Units	38

Vehicle Parking:

Surface Stalls	7 stalls
Underground	53 stalls
Total	60 stalls

Bicycle Parking for New Development:

Surface Day Care	3 stalls
Surface Guest	4 stalls
Underground Garage	38 stalls (Std. 2'x6')
Total	45 stalls

Operations

The project will be professionally managed by ACC Management Group, Inc. ACC currently operates over 50 communities and 3000 apartments throughout Wisconsin's major markets and Illinois including the Fox Valley, Milwaukee, Madison, and Northern Illinois. Headquartered in Oshkosh, WI, ACC's exceptional team of multi-family leaders has a proven track record of excellence in management of luxury apartments, condominium associations, and affordable housing in various state and federal programs including Section 42 Tax Credit, Section 8, and Section 515.

Project Schedule

WHEDA Tax Credits will be awarded in the spring of 2020 and will then marketed investors. In order to accommodate this process and avoid winter conditions, Movin' Out anticipates beginning construction in 2021 with a ten to twelve-month construction period.

Thank you for your consideration. We look forward to working with the city on this important project.

Regards,

Megan Schuetz

Megan Schuetz
Developer

MOVIN' OUT RED CABOOSE MIXED USE DEVELOPMENT

2340 S Winnebago St Madison, Wisconsin

Rendered Perspective 5

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