



July 8, 2020

Mr. Tim Parks
City of Madison Planning & Development
Madison Municipal Building
215 Martin Luther King Jr. Blvd., Suite 017
Madison, WI 53701

RE: Certified Survey Map
Bayview Townhouses
601 Bay View, Madison, WI 53715

Dear Mr. Parks,

We are pleased to submit this letter of intent and enclosed Certified Survey Map for consideration by the City of Madison. Below is a brief narrative on the project including description of existing conditions, type and use of lot, road naming suggestions, phasing plan for the project, and design team.

Narrative Description of Proposal & Land Use

Bayview Foundation, Inc. and its development partner, Horizon Development Group, are proposing a redevelopment of Bayview Townhouses located at 601 Bay View in Madison, Wisconsin. Bayview Townhouses is an existing 102-unit multifamily housing community which is owned and managed by Bayview Foundation, Inc., a 501(c)(3) nonprofit. The 6.4-acre property is part of Madison’s “Triangle” neighborhood and is bordered by Regent Street on the north, West Washington on the east, and is accessed via Braxton Street from the west. The development is located in the heart of Madison’s historic “Greenbush” neighborhood and within one mile of the state Capitol building. The current Bayview community was constructed in 1971 and provides Section 8 subsidized housing for low- and moderate-income households. There are nearly 300 residents that live at Bayview, many with diverse ancestry. Bayview’s origins are rooted in a strong immigrant and refugee population and continue to be home to a variety of ethnic groups (50% Hmong, 15% Vietnamese, Cambodian, or Laotian, 20% Latino, 13% African American, 2% White). There are several residents who have called Bayview home for 20 to 30 years, and absolutely love the stability, safety and diversity of the community.

The proposed redevelopment aims to honor resident culture, build on positive community features, and address items in need of change. Bayview conducted extensive community outreach to foster an inclusive, collaborative development approach and worked with a design team to thoughtfully address the patterns that emerged. The outreach efforts included more than 15 resident meetings and the implementation of surveys reaching approximately 70% of all households. A sense of community and connection to open spaces was very important to residents as well as a need to address physical shortcomings of an aging property, such as accessibility. The existing 102-unit housing community consists of all two- and three- bedroom, two-story townhomes. The development plan includes complete demolition of existing residential spaces and new construction of 130 total units, which will create 28 additional housing units at Bayview. All new construction will be phased so that current residents are not displaced.

The project will include a variety of amenities available for resident use. On-site bike and vehicular parking will be provided, and residents will have access to a large community green that may be used for cultural gatherings, gardening and outdoor activities, including an enlarged playground area for Bayview's 125+ resident children. An outdoor pavilion is envisioned for social, cultural and ceremonial gatherings. In addition, gardens, walking pathways, public and community-based artwork, a basketball court, a playground and other community gathering and green spaces, along with sustainable landscaping, will be included in the redevelopment. The community center will continue to be a focal point for Bayview residents, offering the following amenities: youth, adult and senior programming; community events, fitness center; commercial kitchen; flexible, multi-use spaces; administrative offices; and support services.

Bayview's redevelopment plans align very closely with the Triangle Monona Bay Neighborhood Plan adopted in 2019. The plan calls for a commitment to affordability, accessibility, diversity and inclusivity, all values held by Bayview Foundation. The development team has integrated feedback from City Planning over the last year, including developing a site design and buildings that hold the street edges, increasing permeability with the surrounding neighborhoods, adding height and dimension at corners of the property, and increasing access to the centrally located community center.

A Certified Survey Map (CSM) is required for this project. Based on extensive coordination with the City of Madison, and in concert with the recently adopted neighborhood plan, Bayview is dedicating the westerly portion of its property to the City of Madison and will improve the right of way to create a new north/south road that connects Regent Street to W. Washington Avenue. The street design will be completed by the City of Madison and improved by the project. As part of this application, Bayview is recommending that the road be named "Bay View Place" or another name that speaks to the history and significance of the site, such as "Greenbush Lane." We welcome comments on this and, if these names are not acceptable, Bayview would like to be included with additional naming ideas and processes.

Phasing & Relocation Plan

Bayview is committed to advancing the redevelopment effort without displacing current residents. This goal continues to be a guiding principal and has been communicated to residents. To achieve this, the project will be constructed in phases. The first phase will include a 4-story, 48-unit traditional apartment building on open area on the northeast corner of the property. All existing buildings will remain with all 102 households continuing to live at Bayview while the structure is built. Following completion of the 48 units, Bayview will transition 48 existing households from its existing buildings to begin living in the new building. Once the existing buildings are vacated, the second phase will begin which includes demolition of the vacated buildings and construction of newly configured townhomes. This process of building new, vacating old, and transitioning to different parts of the site will continue until complete. We envision three phases of work to successfully transition current residents to new housing without displacement.

Project Team

Project: Bayview Townhouses
601 Bay View
Madison, WI 53715

Project Owner: Bayview Housing Partners, LLC
c/o Bayview Foundation, Alexis London – Executive Director
601 Bay View
Madison, WI 53715

Co-Developer: Horizon Development Group, Inc. – Scott Kwiecinski
5201 East Terrace Drive, Suite 300
Madison, WI 53718

Co-Developer: Bayview Foundation, Inc. – Alexis London, Executive Director
601 Bay View
Madison, WI 53715

Architect: The Kubala Washatko Architects – Chris Socha
W61 N617 Mequon Avenue
Cedarburg, WI 53012

Civil Engineer/
Landscape Arch: SmithGroup – Shane Bernau
44 East Mifflin Street, Suite 500
Madison, WI 53703

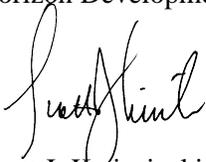
Surveyor: Vierbicher – David Gullickson
999 Fourier Drive, Suite 201
Madison, WI 53717

General Contractor: Horizon Construction Group, Inc. – Mick Hintz
5201 East Terrace Drive, Suite 300
Madison, WI 53718

Please contact us if you have any questions or require additional information. Thank you in advance for your timely review and processing of this CSM application.

Respectfully submitted,

Horizon Development Group, Inc.



Scott J. Kwiecinski
Development Manager

Bayview Foundation, Inc.



Alexis London
Executive Director