

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 3<sup>rd</sup> 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  
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HOUSING

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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 Meindes

Associate Director of Real Estate Development