

May 7, 2014

Ms. Katherine Cornwell
Department of Planning & Development
City of Madison
215 Martin Luther King Jr. Blvd
PO Box 2985
Madison, Wisconsin 53701



Re: Letter of Intent - Conditional Use
Truax Park Phase II
Madison, Wisconsin

KBA Project # 1127

Dear Ms. Cornwell,

The following is submitted together with plans and application for Plan Commission consideration of approval.

Organizational Structure:

Owner/Developer: Truax Park Development, Phase 2
Community Development Authority ("CDA") Managing Member
Contact: Natalie Erdman
nerdman@cityofmadison.com

Engineer: Royal Oak & Associates, Inc.
3678 Kinsman Blvd.
Madison, WI 53704
(608)274-0500
Contact: Carl Sandsnes

Architect: Knothe & Bruce Architects, LLC
7601 University Ave. Ste. 201
Middleton, WI 53562
Phone: (608)836-3690
Contact: Randy Bruce
rbruce@knothebruce.com

Landscape Design: Ken Saiki Design
303 South Paterson Street
Madison, WI 53703
(608) 251-3600
Contact: Ken Saiki
ksaiki@ksc-la.com

Introduction:

The CDA owns and operates more than 1,100 units of affordable housing in the City of Madison in more than 35 locations. More than 870 of those apartments are operated with federal funding from HUD that allows residents to pay just 30% of their income in rent. Truax Park Apartments is an 18.8 acre site on the east side of Madison that currently has 147 apartments that all receive public housing rental assistance to make the apartments very affordable to low income families. The existing buildings were constructed in 1948 and 1965

East Madison Community Center is located in the center of the site and provides a wide array of services to the families that live at Truax Park Apartments as well as to the neighborhood.

In 2009, the Common Council passed enacted resolution RES-09-00340 adopting the Truax Park Apartments Master Plan and Site Development Study and the recommendations contained therein. The Truax Park Apartments Master Plan and Site Development Study addresses: (1) construction of new public housing, 2) major renovation of existing public housing, 3) construction of additional affordable housing, and 4) major concerns of public housing residents including no loss of public housing in the redevelopment process.

In 2011, the CDA completed the renovation of 71 apartments at Truax Park Apartments. In 2013, the CDA received an allocation of Low Income Housing Tax Credits to finance a significant portion of the second phase of redevelopment at Truax Park Apartments.

Project Description:

Phase 2, includes the construction of 48 apartments for very low income families and individuals. Twenty four (24) of the apartments will be in a building for families that need three, four or five bedroom apartments. A second building will have sixteen (16) one bedroom apartments. A third building will provide 8 apartments operated by Porchlight with supportive services for adults suffering from homelessness. 4 buildings containing a total of 7 apartments will also be demolished to provide space for the new buildings.

The Phase 2 redevelopment will replace thirty-five (35) townhomes at the corner of Wright and Anderson Street that were built in 1965 and are functionally obsolete.

The 24 and 16 unit buildings will have underground parking, exterior entrances on the first floor, and washer/dryers in the apartment.

CDA management offices will be relocated from two apartments to the new buildings. The new office space will not only provide a more efficient use of space, but will also allow the CDA to reprogram two apartments (currently being used for office space) for residential use.

All of the apartments will be visitable and will meet Wisconsin Green Built Energy Standards.

The estimated development cost of Phase 2 is \$8.5 Million.

Conditional Use:

A 48 unit residential building complex is an allowed use in the TR-V2 zoning district and requires a Conditional Use Application according to Chapter 28, Madison Zoning Code Ordinance 28.048, Table 28C-1.

Site Development Data:

Densities:	24-unit	16-unit	8-unit	Total
Lot Area	57,502.7 sf	32,426.4 sf	22,740.7 sf	
Dwelling Units	24	16	8	48
Lot Area/D.U.	2,395.9 sf/du	2,026.7 sf/du	2,842.6 sf/du	
Usable Open Space:	20,204 sf	18,240 sf	8,420 sf	
Building Height:	2 Stories	2 Stories	2 Stories	
Gross Floor Areas:	38,250 sf	16,032 sf	5,272 sf	
Dwelling Unit Mix				
1 Bedroom	0	16	8	24
3 Bedroom	16	0	0	16
4 Bedroom	4	0	0	4
5 Bedroom	4	0	0	4
Total	24	16	8	48
Vehicle Parking:				
Underground:	38 stalls	16 stalls	0 stalls	54
Surface:	-	-	-	22 new

Bicycle Parking:

Garage (2x6):	42 stalls	16 stalls	0 stalls	58
Exterior (2x6):	4 stalls	4 stalls	8 stalls	16
Total	46 stalls	20 stalls	8 stalls	74

Project Schedule:

It is anticipated that the new construction phase will begin in the Fall of 2014 with completion during the Fall of 2015.

Thank you for your time in reviewing our proposal.

Sincerely,

J. Randy Bruce, AIA
Managing Member