



## Community Development Authority

Mark A. Olinger, Executive Director  
Madison Municipal Building, Suite LL100  
215 Martin Luther King, Jr. Boulevard  
Madison, Wisconsin 53703

ph (608) 266.4635    fx (608) 267.8739    TTY/TEXTNET (866) 704-2318  
email [molinger@cityofmadison.com](mailto:molinger@cityofmadison.com)  
mail P.O. Box 2985, Madison, WI 53701-2985

July 14, 2010

Ms. Heather Stouder, Planner  
Mr. Matt Tucker, Zoning Administrator  
Department of Planning and Development  
215 Martin Luther King, Jr. Blvd., Suite LL-100  
Madison, WI 53703

Subject: **Letter of Intent**  
**Burr Oak Senior Housing**  
**2411 Cypress Way**  
**Conditional Use Permit**

Dear Ms. Stouder and Mr. Tucker:

Please accept this Letter of Intent, application and attachments as our formal request for a Conditional Use Permit from the City of Madison for the project referenced below.

**Project Name:** Burr Oaks Senior Housing  
2411 Cypress Way  
Madison, WI 53713

**Owner:** Burr Oaks Senior Housing, LLC, affiliated with the City of Madison  
Community Development Authority

City of Madison Community Development Authority  
Mark A. Olinger, Executive Director  
215 Martin Luther King, Jr. Blvd., Suite LL-100  
Madison, WI 53701-2985  
Phone: (608) 266-4635  
Fax: (608) 266-8739  
Email: [molinger@cityofmadison.com](mailto:molinger@cityofmadison.com)

**Property Manager**

Horizon Asset Management, Inc.  
John K. Faust  
5201 East Terrace Drive, Suite 300  
Madison, WI 53718  
Phone: (608)354-0900  
Fax: (608)354-0902  
Email: [j.faust@horizondbm.com](mailto:j.faust@horizondbm.com)

**Developer:**

Horizon Development Group, Inc.  
Dan Fitzgerald  
5201 East Terrace Drive, Suite 300  
Madison, WI 53718  
Phone: (608)354-0900  
Fax: (608)354-0902  
Email: [d.fitzgerald@horizondbm.com](mailto:d.fitzgerald@horizondbm.com)

**General Contractor:**

Horizon Construction Group, Inc.  
Dan Fitzgerald  
5201 East Terrace Drive, Suite 300  
Madison, WI 53718  
Phone: (608)354-0900  
Fax: (608)354-0902  
Email: [d.fitzgerald@horizondbm.com](mailto:d.fitzgerald@horizondbm.com)

**Architect:**

Dimension IV Madison Design Group  
Jim Gersich  
6515 Grand Teton Plaza, Suite 120  
Madison, WI 53719  
Phone: (608) 829-4444 ext 24  
Fax: (608) 829-4445  
Email: [jgersich@dimensionivmadison.com](mailto:jgersich@dimensionivmadison.com)

**Civil Engineer/Surveyor:**

Quam Engineering, LLC  
Ryan Quam  
4893 Larson Beach Road  
McFarland, WI 53558  
Phone: (608)838-7750  
Email: [rquam@quamengineering.com](mailto:rquam@quamengineering.com)

---

**Landscape Architect:** Dimension IV Madison Design Group  
Jim Gersich  
6515 Grand Teton Plaza, Suite 120  
Madison, WI 53719  
Phone: (608) 829-4444 ext 24  
Fax: (608) 829-4445  
Email: [jgersich@dimensionivmadison.com](mailto:jgersich@dimensionivmadison.com)

## **BURR OAKS SENIOR HOUSING**

### **Location:**

The project site is will be 1.43 acres located at the intersection of Cypress Way and West Badger Road on the south side of the City of Madison. The site currently known as the following addresses: 2409 and 2413 Cypress Way, 826, 830, 834, and 838 West Badger Road. All of these lots will be assembled via a certified survey map and will be provided a new address which is being proposed as 2411 Cypress Way. This address needs to be confirmed with the City of Madison.

There are six existing structures currently on this site that will be demolished. The City of Madison has already issued a demolition permit for these properties and more information can be obtained from Dan Rolfs, 267-8722, [drolfs@cityofmadison.com](mailto:drolfs@cityofmadison.com)

The surrounding uses are as follows: to the north is vacant land and multi-family residential; to the east are The Badger Building (office building) and the South Madison Police Station; to the south are the Omega School and the South Madison Fire Station; and to the west is multi-family.

### **Overview:**

The Community Development Authority of the City (CDA) has teamed with Horizon Development Group, Inc., to redevelop this site into affordable senior housing. The proposed Burr Oaks Senior Housing project is a 3-story, 50-unit senior apartment building. This facility will be located at the intersection of West Badger Road and Cypress Way in the city of Madison.

Burr Oaks Senior Housing will consist of affordable one and two bedroom units ranging in size from approximately 680 square feet to 1,070 square feet. Initially, the apartment rents will range from \$520 per month to \$740 per month, respectively, and be targeted to residents in the 40-60% of County median income range. Unit amenities will include carpeting, kitchen appliances, window blinds, patios and/or balconies in many units, urgency pull cords, an assortment of tub/shower units or shower only units, and a washer/dryer hookup in each unit. Residents will also enjoy heated underground parking (included in rent), club room with kitchen, beauty salon, exercise room, all exterior doors with electronic pass keys, secure main entrance, owner paid high speed internet access, a dedicated playground area for grandchildren and a full-time on-site resident manager.

The development site is part of a larger redevelopment plan which already has great momentum which includes The Villager Redevelopment, new Urban League/Planned Parenthood/Madison Public Library and additional investments completed by MATC, among others. In addition the site location has outstanding linkages to the surrounding community. Many retailers, restaurants, and services are nearby and residents will have excellent access to the greater Madison area via the Beltline (Highway 12/14) and Madison Metro public transportation.

**Type of Business:**

Burr Oaks Senior Housing will be an independent apartment community.

**Hours of Operation:**

The building will have an on-site resident manager and will have a 24 hour emergency maintenance hotline.

**Age Restriction:**

Burr Oaks Senior Housing intends to provide and operate housing for persons 55 years of age or older.

**Potential Number of School Age Children Generated by Project:**

Burr Oaks Senior Housing is not expected to generate any school children.

**Development/Construction Schedule:**

Construction would commence upon receiving all City approvals and closing on financing. Construction duration would last 8-9 months. The most recent timeline shows a construction start of November 1, 2010, with a placed in service date of July 1, 2011.

**SITE PLANNING AND BUILDING ARCHITECTURE**

This Conditional Use Permit (CUP) plan submittal consists of a building which will contain 50 apartments restricted to seniors age 55 and older. The building will be three stories in height and will contain a full underground heated parking garage.

**Streets/Traffic:**

Vehicular traffic for Burr Oaks Senior Housing will be provided in two locations. The main entrance to the building and guest parking will be accessible via a driveway off of Cypress Way while the underground parking garage will be accessible from West Badger Road.

**Park/Greenway:**

Burr Oaks Senior Housing is located adjacent to the Cypress Spray Park and Lincoln Elementary School. In addition to these amenities, landscaped patios will be provided. These patios will be used for a wide range of resident activities from bird watching to family gatherings. Our sidewalks will be connected to the City sidewalks to maintain connection for pedestrians to our site.

---

**Utilities/Drainage:**

Existing public sanitary sewer and water utility laterals will be extended from the existing streets to serve the site, as shown on the grading and utility plan. Drainage facilities will include storm sewer and drainage swales as necessary to meet City of Madison requirements. Our storm water will connect to the existing storm lateral in West Badger Road.

**Landscaping:**

Burr Oaks Senior Housing will include landscaping features that complement both the building and the surrounding neighborhood. A detailed landscape plan has been provided which meet all City of Madison requirements. Every effort has been made, and will be made to preserve as many of the existing trees on the site, especially those along W. Badger and the oak tree off of Cypress Way.

**Parking:**

Burr Oaks Senior Housing will have 46 underground parking stalls and 10 surface stalls.

**Snow and Trash Removal/ Building Maintenance:**

Will be coordinated and contracted by Horizon Asset Management.

**Burr Oaks Senior Housing Project Data Table:**

A project data table is located on C1.0 of the drawing set.

**Conditional Uses Requested:**

1. Parking – 67 stalls are required under R5 and we are proposing 56 stalls.
2. Bike Parking - 50 stalls are required under R5 and we are proposing 10 on site and 11 underground stalls.
3. Floor Area – 10,000 SF max is required in R5 and we are proposing 17,802 SF.
4. R5 Adjacent to a park.
5. Permission on a multi-family development within a R5 district.

Sincerely,

A handwritten signature in black ink, appearing to read 'Mark A. Olinger', with a long horizontal line extending to the right.

Mark A. Olinger, Executive Director  
Community Development Authority