

January 5, 2011

Mr. Brad Murphy  
Director of Planning  
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  
4002 Nakoosa Trail  
Madison, WI

Dear Mr. Murphy:

The following is submitted together with the plans, application and zoning text for staff, Plan Commission consideration of approval.

**Organizational structure:**

Owner: Porchlight, Inc.  
306 N. Brooks Street  
Madison, WI 53715  
608-257-2534  
608-257-2507 fax  
Contact: Steve Schooler  
[schooler@tds.net](mailto:schooler@tds.net)

Architect: Knothe & Bruce Architects, LLC  
7601 University Avenue, Ste 201  
Middleton, WI 53562  
608-836-3690  
608-836-6934 fax  
Contact: Randy Bruce  
[rbruce@knothebruce.com](mailto:rbruce@knothebruce.com)

Engineer: Burse Surveying & Engineering, Inc.  
1400 E. Washington Ave.  
Suite 158  
Madison, WI 53703  
(608) 250-9263  
(608) 250-9263 fax  
Contact: Michelle Burse  
[mburse@bse-inc.net](mailto:mburse@bse-inc.net)

Landscape Design: Ziegler Design Associates, Inc.  
4797 Capitol View Rd.  
Middleton, WI 53562  
(608) 831-5098  
Contact: MaraLee Olson  
[maralee@zdainc.com](mailto:maralee@zdainc.com)

**Introduction:**

The proposed site is an undeveloped 3.05 acre parcel located on the north side of Nakoosa Trail between N. Stoughton Road (US Highway 51) and Commercial Avenue. The land north of the site is undeveloped. A UW Credit Union and offices are located south of the site. Along the west side exists a Wal-mart, Cub Foods, Road Ranger gas station/convenience store and undeveloped commercial pad sites. The development team has been meeting with the alderperson and the neighbors while putting together this development proposal.

**Project Description:**

Porchlight, Inc is the developer of this project and their mission is to provide affordable housing for persons that were previously homeless. Their strategic plan to address homelessness begins with increasing transitional housing and supportive services available to homeless veterans and the development of a "Housing First" program aimed at assisting Madison's chronic homeless population. Funding has been secured for these programs and development for them is underway.

One building will include the "Safe Haven" program and offer 14 units of single occupancy housing with a kitchen, office and program space. Since 1994, Safe Haven has been a critical first step to connecting homeless persons with serious mental illness to much-needed services. It is currently renting its program and limited housing space, which is inadequate to meet the growing needs. In addition to the Safe Haven program, an additional 14 efficiency apartments for long-term housing will be included in the building.

The second building will be a 24-unit building of efficiency apartments as long-term housing for homeless individuals. The unique feature of the this long-term housing is that it will be on the same site as Safe Haven, making the transition to permanent housing easier and more effective.

**Site Development Data:**

Dwelling Mix:

"Safe Haven" S.R.O.	14 bedrooms
Efficiency Apartments	38 units

Densities:

Lot Area	131,672 or 3.05 Acres
Lot Area / D.U.	3,465 SF/unit
Density	12.5 units/acre

Building Height:

24'

Gross S.F.

29,620 S.F.

Vehicle Parking:

Surface	18 stalls
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Bicycle Parking:

Surface- standard 2'x6'	14 stalls
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**Project Schedule:**

It is anticipated that the new construction phase may start in the second half of 2011 with completion of the project slated for summer 2012.

Thank you for your time in reviewing our proposal.

Very Truly Yours,

J. Randy Bruce, AIA  
Managing Member