

May 13, 2015

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
4130 Lien Road, Madison, WI
KBA Project # 1409

Ms. Katherine Cornwell:

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

Organizational structure:

Applicant/Developer:

Porchlight, Inc
306 N. Brooks St.
Madison, WI 53713
608-257-2534
Contact: Steven Schooler
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

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

Introduction:

The site is located on the corner of Lien Road and Thierer Road and zoned CC-T. This proposed project will reuse an underutilized building and site and provide much needed permanent housing and improved facilities for Porchlight's operation.

Porchlight's mission is to provide emergency shelter, food, employment services, counseling, and affordable transitional and permanent housing to homeless people in the Dane County area. Porchlight's services are designed to foster independence and the transition into permanent housing and employment.

Project Description:

The proposed development will reuse the existing 20,000 square foot office building with mixed-use consisting of office, contractor maintenance facilities shop, a limited food production/kitchen facility and 6 apartments. The proposed project will also redevelop the existing parking lot by adding a new two-story building containing 16 apartments. All the apartments will provide permanent housing for single women and men, one adult per apartment.

A total of 44 surface parking spaces will be included with vehicular access from the existing Thierer Road driveway. The Lien Road driveway will be eliminated and restored to terrace as part of this development. The applicant will work with the traffic engineering department to improve the pedestrian access to the existing bus stop on Thierer Road just southeast of the site.

The building façades includes changes in color, texture and material with a combination of masonry and composite siding.

Conditional Use

With this application we are requesting 2 conditional uses; one for the limited food production facility and one for a multi-unit residential building greater than 8 units.

Site Development Data:

Densities:

Lot Area in S.F.	82,816 S.F.
Lot Area in Acres	1.9 acres
Dwelling Units	22 DU
Lot Area / D.U.	3,764 S.F./D.U.
Density	11.5 units/acre
Usable Open Space	29,678 S.F.
Lot Coverage	48.997 (59% of total lot)

Vehicle Parking:

Surface:	44 stalls
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Bicycle Parking:

Total	24 stalls
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Gross Floor Areas (approx.):

Residential (new bldg.)	9,950 S.F.
Ltd. Food Production	5,000 S.F.
Contractors Shop	3,400 S.F.
Office	8,300 S.F.
Residential (exist. bldg.)	3,800 S.F.

Dwelling Unit Mix:

Efficiency	22
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<u>Building Height:</u>	1 and 2 Stories
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Project Schedule:

It is anticipated that construction will start in summer 2015 and be completed in spring 2016.

Thank you for your time reviewing our proposal.

Sincerely,

J. Randy Bruce, AIA
Managing Member