

November 11, 2009

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
4829 Anniversary Lane
Madison, WI

Dear Mr. Murphy:

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

Organizational structure:

Owner: Goodwill Industries of South
Central Wisconsin, Inc.
1302 Mendota Street
Madison, WI 53714
608-246-3140, ext 123
Contact :Barbara Leslie
bleslie@goodwillscwi.org

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

Engineer & Landscape Design:
:
I & S Group, Inc.
2690 Research Park Dr., Suite H
Madison, WI 53711
608-442-9500
608-442-9501 fax
Contact: Dave Glusick
dave.glusick@is-grp.com

7601 University Ave, Ste 201
Middleton, Wisconsin 53562
p (608)836-3690
f (608)836-6934
www.knothebruce.com

Project Description:

The proposed site is located on the southeast end of Anniversary Lane. The surrounding properties are a mix of commercial and residential uses with duplex condominiums and a hotel directly adjacent to the site. The 1.1 acre site is currently vacant and is zoned C-2. This application is for a conditional use to allow an eight-unit apartment building within the C-2 district.

Goodwill Industries will own and manage this property to provide housing for residents with chronic mental illness. The building is a one story building to accommodate accessibility to all of the apartments. The residents are provided with a common room and an attractive porch at the front of the building as well as a grilling/patio area located in the rear yard.

Surface parking is limited based on the experience of Goodwill at their other Madison area apartment buildings. An area of the site is designated for future parking in the event that actual demand is greater than expected (a minor alteration will be used to amend the parking at such time). An adequate amount of bike parking is provided with a majority of the spaces being covered. Trash and recycling is located along the side the building and is screened by fencing and landscaping.

The project will be receiving subsidies in the form of HOME funds and a Section 811 federal grant. It is anticipated that construction will start in 2011 and be completed in 2012.

Site Development Data:

Dwelling Unit Mix:

One-Bedroom	7
<u>Two-Bedroom</u>	<u>1</u>
Total dwelling Units	8

Densities:

Lot Area	49,010 SF or 1.12 acres
Lot Area / D.U.	6,126 SF/unit
Density	8 units/acre

Building Height:

1 Story


Floor Area Ratio:

Total Floor Area	6,100 SF
Floor Area Ratio	.12

Parking:

Automobile parking	4 stalls (incl. 1 accessible stall)
Bicycle parking	8 stalls

Very Truly Yours,



J. Randy Bruce, AIA
Managing Member