

May 1, 2023

Ms. Heather Stouder  
Director, Planning Division  
Department of Planning, Community & Economic  
Development  
215 Martin Luther King Jr. Blvd., Ste 017  
Madison, Wisconsin 53703



Re: Letter of Intent – Land Use Application  
Rezoning and Conditional Use request  
Hope & A Future Project  
1115 S. High Point Road

KBA Project #2036

Ms. Stouder,

The following is submitted together with the plan and application for the City's consideration of approval.

**Organizational Structure:**

Owner:	Hope & A Future 1115 S. High Point Rd Madison, WI 53719 608-831-0243 Contact: Karin Krause <a href="mailto:karin@hopeandafutureinc.org">karin@hopeandafutureinc.org</a>	Architect:	Knothe & Bruce Architects, LLC 7601 University Avenue, Ste 201 Middleton, WI 53562 608-836-3690 Contact: Kevin Burow <a href="mailto:kburow@knothebruce.com">kburow@knothebruce.com</a>
Civil:	JSD Professional Services, Inc. 161 Horizon Drive, Ste. 101 Verona, WI 53593 (608) 848-5060 Contact: Kevin Yeska <a href="mailto:Kevin.Yeska@jsdinc.com">Kevin.Yeska@jsdinc.com</a>	Landscape Architect:	JSD Professional Services, Inc. 161 Horizon Drive, Ste. 101 Verona, WI 53593 (608) 848-5060 Contact: Kevin Yeska <a href="mailto:Kevin.Yeska@jsdinc.com">Kevin.Yeska@jsdinc.com</a>

**Introduction:**

This application is being submitted to request this site, recently annexed into the City of Madison, be rezoned to SR-V2, and Conditional Use approvals for providing day care services.

**Project Description**

This project consists of an addition to the existing adult family home at 1115 S. High Point Road to create a new intergenerational neighborhood. Hope & A Future will be an opportunity for generativity, a way for the knowledge and passing of information between generations, helping residents in their twilight years thrive in a way that cannot be achieved in a traditional nursing home setting.

The current adult home has experienced success with residents with ages which have ranged from 3 months to 102 years. Because of the natural activities from the daily tasks being performed, as

well as the freshly cooked meals, the residents' health has improved, thereby reducing out-of-pocket health care costs.

The addition would consist of 19 additional dwelling units, with 15 for seniors, and 4 for young families with children. This would be a shared site neighborhood and the building will have child day care, adult day care, and an after-school program. The shared community room would also be able to host music events and social gatherings for the residents, their families, and supporters of Hope & A Future as well, which will further strengthen the community.

This facility will be more affordable for families, offer more shared support, and provide a sense of purpose to both young and old alike.

**City and Neighborhood Input:**

We have met with the City on several occasions for this proposed development including meetings with Staff and attending a DAT Meeting and this input has helped shape this proposed development. A neighborhood meeting, attended by Tim Parks was held on March 9, 2023, and subsequent meetings led by Alder Matt Phair were held on March 15, and April 17, 2023. Feedback from the neighborhood and the Alder has been taken into consideration.

**Conditional Use approvals:**

The proposed development requires a conditional use to allow for day care services in a multi-family building within the SR-V2 district. The City's Comprehensive Plan currently has this area listed as Low Residential with up to 15 units/acre intended. This development will be well below that threshold.

**Site Development Data:**

**Densities:**

Lot Area	232,182 S.F. / 5.33 acres
Dwelling Units	20 DU
Lot Area / D.U.	11,609 S.F./D.U.
Density	3.75 units/acre
Open Space	Over req'd 4,480 S.F.
Lot Coverage	39,473 S.F. = 17% of total lot

**Building Height:** 2 Stories

**Dwelling Unit Mix:**

Existing Adult Family Home	1
One Bedroom	7
Two Bedroom	12
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Total Dwelling Units	20

**Vehicle Parking:**

Surface	19 stalls
Enclosed	26 stalls
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Total	45 stalls

Bicycle Parking:

Surface Guest (short term)	6 stalls
Underground Garage F.M.	17 stalls
<u>Underground Garage W.M.</u>	<u>4 stalls</u>
Total	27 stalls

**Project Schedule:**

It is anticipated that the construction on this site will begin in Summer of 2024 with a final completion date of Summer of 2025, pending financing.

We are excited about this opportunity to bring this innovative and important facility to this area.

Thank you for your time reviewing our proposal.

Sincerely,



Kevin Burow, AIA, NCARB, LEED AP  
Managing Member