



August 15, 2018

City of Madison

126 S. Hamilton St.
Madison, WI 53703

RE: Letter of Intent
Healing House
303 Lathrop Street
Strang Project No. 2017067

Dear **Members of the Plan Commission,**

Please find enclosed drawings for a proposed alteration located at 303 Lathrop Street. On behalf of the client, Strang Inc. is making this submittal for your consideration. The tenant along with Strang, Inc. is submitting for conditional use approval at the upcoming plan commission meeting to be held on Monday, October 1, 2018. Drawing attachments consist of an existing site / existing landscape plan, demolition floor plans, new work floor plans, and existing exterior photos.

The existing two-story house is located on the 43,390 sf parcel of land located at the corner of Lathrop Street and University Ave. The house will be a sprinklered, type 5B, two story with basement, 3,647 gsf structure. The previous tenant of the house was a daycare which vacated the property a few years ago. The proposed project will convert the existing two-story house into a nonprofit respite care house for the homeless that have been discharged from the hospital after surgery, etc. and need additional care before going back into the community. The official name of the house will be Healing House.

ARCHITECTURE
ENGINEERING
INTERIOR DESIGN

The existing property is zoned HIS-UH and TR-U1. The proposed use "Mission House" (Principal Use) is a conditional use in the current zoning classification. Besides adding bicycle parking and designating more handicap parking with signage, there are no planned modifications to the site at this time as the project is limited to an interior remodeling. The existing property and surrounding neighborhood is well landscaped, providing screening to the neighbors. We have reached out to City of Madison Landmarks and were provided a COA for any future re-roofing of the house and refinishing of the existing front entry door. The owner may consider this work if funding is available. A copy of that COA is included in this submittal as well.

The proposed house will be open seven days a week 8am to 5pm with certified staff 24/7. The house will be managed by Madison Urban Ministry. All admittance to the house will be prescheduled prior discharge from the hospital, and no drop ins from the street. Medicine and medical care will be provided by Home Health Care providers. The house will have five bedrooms upstairs and one fully accessible bedroom downstairs. The house will have a total of three bathrooms and one residential kitchen for individual food prep by residents. Refer to the attached management plan for additional information.

The project team will consist of Madison-area Urban Ministry, Inc. (program director), First Congregational United Church of Christ (property owner), Road Home (part time case manager), various home health care providers (medicine and medical care), and Strang Inc. (architect of record). Construction to begin immediately after approvals granted with completion anticipated around December 1, 2018. Building



materials and contractor donations have been made to keep construction costs down in this non-profit Healing House project.

Thank you in advance for your time and attention to this project. Feel free to contact me with any questions.

Sincerely,
Strang, Inc.

A handwritten signature in cursive script that reads "Larry Barton".

Larry Barton, AIA, LEED AP
President