

## Letter of Intent

Solace Contact: Amy Mondloch  
Contact information: 608-843-8191  
Address: 4142 Monona Drive, Madison  
Description building: 4 bedroom home, 3645 Square feet  
Current use; Office Building, Non Profit  
Zoning: Residential  
Proposed use: Adult Family Home

Solace Friends purchased the home at 4142 Monona Drive with the intention of creating a "Social Hospice" model to offer non-medical, family-type care for dying people who are housing insecure. There are currently 40 such homes in the U.S. and 19 more in various stages of development. Solace Home would be the first of its kind in Wisconsin. We hope to provide people a place in which they can have a sense of dignity, caring, and community as they live out their final days in a world that has often treated them with great harshness.

Because our facility will be licensed as an adult family home, and there is a community facility located within 2500 feet of this building, we are seeking a conditional use permit. However, these two facilities, while located close to each other, serve entirely different populations, and we expect minimal neighborhood impact from a change of use from the office building it is currently to our use as an adult family home.

We have met with neighborhood groups, neighbors and with the business association and provided them with information on the use of the home and explained the need in the community. We have received positive responses from both the neighborhood group and the business association.

SERVICES OFFERED: Solace Home is not a hospital, nursing home, hospice or medical facility. It is a place that provides family-type services - simply "home and family", where individuals will receive secure housing and personal support otherwise unavailable to them. Solace staff and volunteers will provide support as family caregivers do when hospice patients receive in-home care. This includes housekeeping tasks: cleaning and laundry, meal preparation and assistance with activities of daily living: bathing, toileting, dressing, etc. Solace will also offer companionship and community that supports the emotional, social, and spiritual desires of each individual. Solace will not be a licensed hospice provider, but will provide a home where licensed local hospice agencies can provide medical care, such as physician oversight, nurse visits, medication, and equipment. Currently, Dane County does not have any shelters that are equipped to provide care to terminally ill individuals. While data is not currently collected by government or social service agencies, our research indicates that twenty or more people will need end of life care within the next year.

CLIENTS: We expect our clients to mirror the Madison homeless population: 40% African American, 30% female, all impoverished. The average death of chronically homeless individuals is 47 years so we expect to serve a younger population. As a group that is homeless or housing insecure, our population also has many needs that are less often seen among those with stable housing. They are often estranged from friends and family. Many deal with a history of trauma, abuse, and mental health issues. They face challenges in dealing with chronic illnesses because of lack of insurance, difficulty accessing health care, inability to get medication or having medication stolen. They also may have particular fears related to death including a fear of dying alone and anonymous, taboos around death, and a lack of knowledge

of hospice as a resource. When fully operational, Solace Home will provide a place to live out their final days for four individuals at a time or 20-25 people annually.

**BUILDING REQUIREMENTS:** The space that will become Solace Home, located at 4142 Monona Drive (city of Madison), is a one story home that has been used as office space for a nonprofit. The building housed staff and welcomed elderly clients who required accessible facilities. As a result, it is already largely accessible. However, it will require renovation to make it into a home space for our residents. Because of our unique purpose it will need to be easily accessible for both EMT and mortuary services as well for easy transport of individuals using gurneys. We anticipate that our renovations will include widening of hallways and doorways, replacing flooring, remodeling bathrooms, as well as other needs. Most renovations will be on the interior, although we anticipate some minor changes on the exterior. Solace Friends anticipates that renovations to Solace Home will be completed in early 2023. This will make it possible for us to begin operations, providing support and a caring, nurturing place for some of the most vulnerable people in our community as they live out their final days. The renovations required will ensure that the home is accessible to people with a variety of health conditions and disabilities.

**IMPACT ON VEHICLE TRAFFIC:** This house has been an office building for many years, housing a nonprofit with at least 10 staff people and serving as a space for clients to meet with staff. The home is located on a bus line and we expect that some staff and guests will use this to get to the building. We would not expect *daily* traffic to differ much from what occurred with the past use. We expect one major difference will be the transport of patients from the hospital to the home, and transport away after death. Since we expect that we will serve 20-24 guests per year, this would add up to 50 visits, possible from ambulances or medical transport vehicles each year. Staff and hospice providers will be on site each day, but the number of staff in the building will not exceed what occurred with the past use. As a result, we do not anticipate a great increase in the traffic as a result of our use.

**PARKING:** The site includes 5 parking spots in the driveway in front of the home. This should be sufficient on a daily basis for staff, visiting hospice staff, and any guests. In addition, a bus stop is located within about one block of the home. This will be convenient for both staff and visitors.

**EXTERIOR SPACE:** The back yard is very large and includes a ramp so that everyone can access the back yard and porch area. It is fenced in and will allow privacy for guests and neighbors.