



Location
12 Dempsey Road

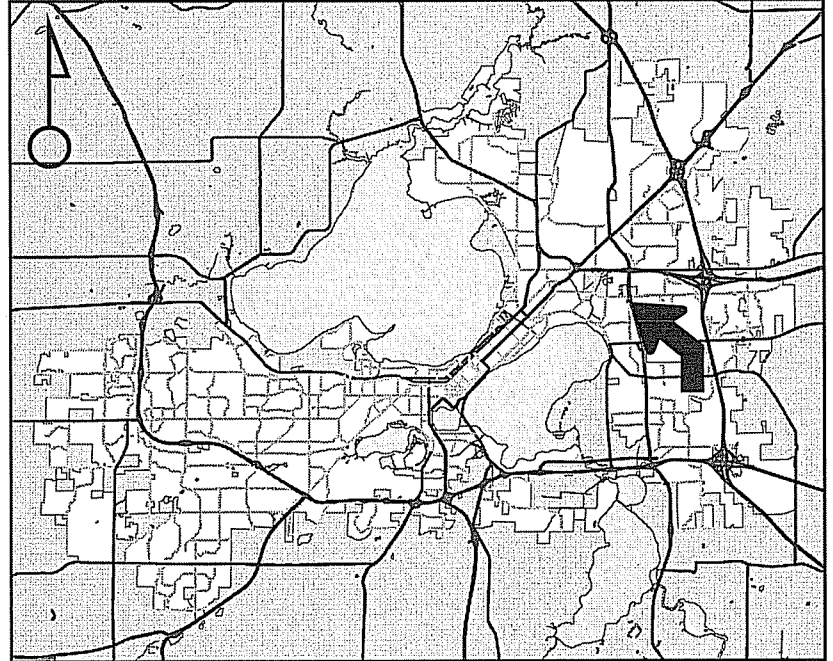
Project Name
Dempsey Manor

Applicant
Carla Fears – Ecumenical Housing Corporation

Existing Use
Senior Apartment Building

Proposed Use
Convert existing 25-unit senior apartment building to 25 non-age restricted apartments

Public Hearing Date
Plan Commission
21 March 2011

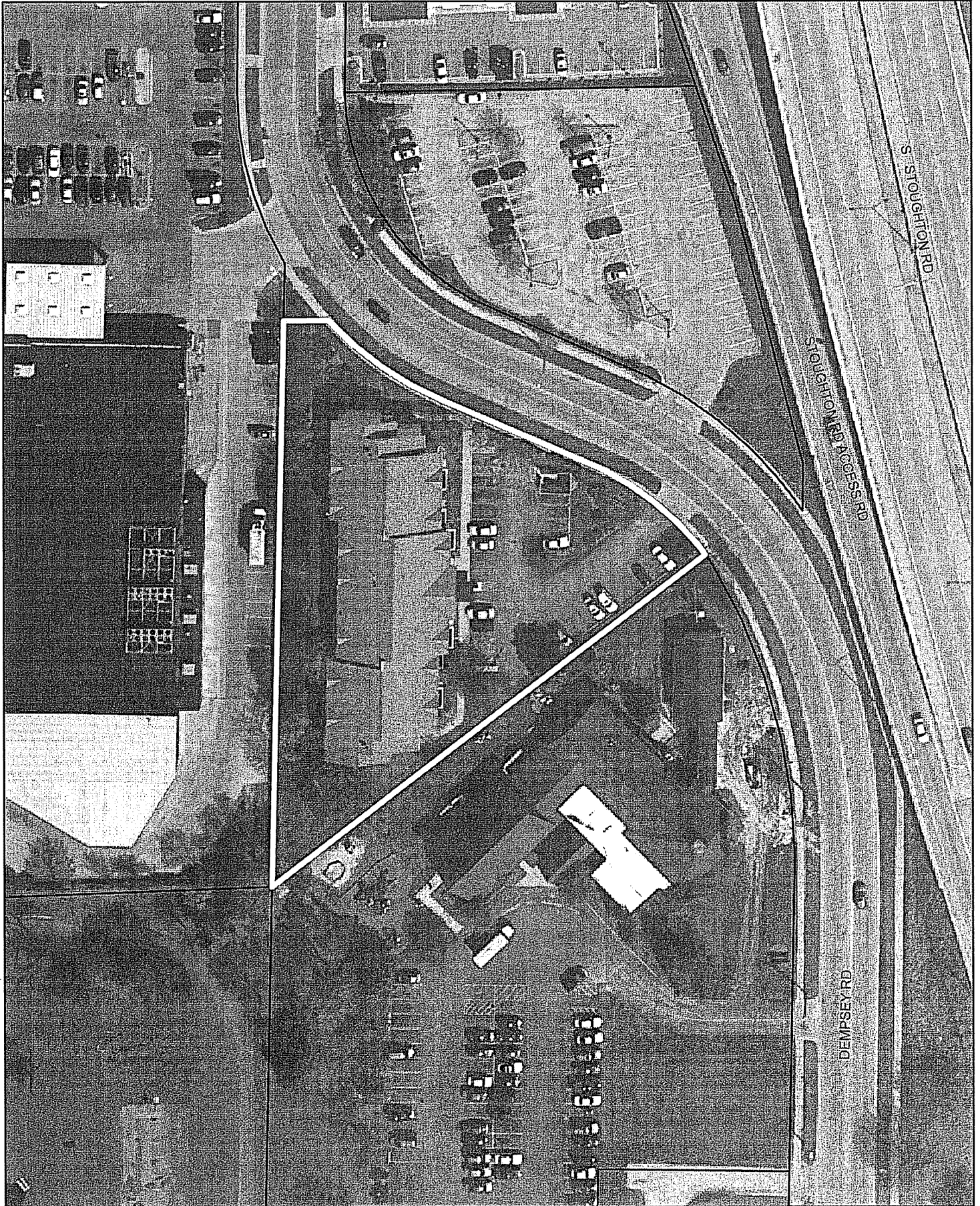


For Questions Contact: Kevin Firchow at: 267-1150 or kfirchow@cityofmadison.com or City Planning at 266-4635



Scale : 1" = 400'

City of Madison, Planning Division : RPJ : Date : 07 March 2011





LAND USE APPLICATION Madison Plan Commission

215 Martin Luther King Jr. Blvd; Room LL-100
PO Box 2985; Madison, Wisconsin 53701-2985
Phone: 608.266.4635 | Facsimile: 608.267.8739

- The following information is required for all applications for Plan Commission review except subdivisions or land divisions, which should be filed with the Subdivision Application.
- Before filling your application, please review the information regarding the **LOBBYING ORDINANCE** on the first page.
- Please read all pages of the application completely and fill in all required fields.
- This application form may also be completed online at www.cityofmadison.com/planning/plan.html
- All Land Use Applications should be filed directly with the Zoning Administrator.

28.12(13)(a)9

| FOR OFFICE USE ONLY: | |
|------------------------|--------------------------------------|
| Amt. Paid | <u>50-</u> Receipt No. <u>117783</u> |
| Date Received | <u>2/8/11</u> |
| Received By | <u>[Signature]</u> |
| Parcel No. | <u>07102043-0922-7</u> |
| Aldermanic District | <u>15-PALM</u> |
| GQ | <u>EXISTING CUP</u> |
| Zoning District | <u>RS</u> |
| For Complete Submittal | |
| Application | Letter of Intent <u>✓</u> |
| IDUP | Legal Descript. <u>✓</u> |
| Plan Sets | Zoning Text <u>✓</u> |
| Alder Notification | Waiver <u>✓</u> |
| Ngbrhd. Assn Not. | Waiver <u>✓</u> |
| Date Sign Issued | <u>2/8/11</u> |

1. **Project Address:** 12 Dempsey Road **Project Area in Acres:** 1.06

Project Title (if any): Dempsey Manor

2. **This is an application for:**

| Zoning Map Amendment (check the appropriate box(es) in only one of the columns below) | | |
|---|---|---|
| <input type="checkbox"/> Rezoning to a Non-PUD or PCD Zoning Dist.: Existing Zoning: _____ to _____ Proposed Zoning (ex: R1, R2T, C3): _____ | <input type="checkbox"/> Rezoning to or Amendment of a PUD or PCD District: <input type="checkbox"/> Ex. Zoning: _____ to PUD/PCD-GDP <input type="checkbox"/> Ex. Zoning: _____ to PUD/PCD-SIP <input type="checkbox"/> Amended Gen. Dev. <input type="checkbox"/> Amended Spec. Imp. Plan | |
| <input checked="" type="checkbox"/> Conditional Use | <input type="checkbox"/> Demolition Permit | <input type="checkbox"/> Other Requests (Specify): _____ |

3. **Applicant, Agent & Property Owner Information:**

Applicant's Name: Carla Fears Company: Ecumenical Housing Corporation
Street Address: 12 Dempsey Road #204 City/State: Madison Zip: 53714
Telephone: (608) 221-4161 Fax: () 221-0524 Email: exdir@ecumenicalhousingcorp.com

Project Contact Person: Carla Fears Company: Ecumenical Housing Corporation
Street Address: (same) City/State: (same) Zip: (same)
Telephone: () Fax: () Email: (same)

Property Owner (if not applicant): EHC
Street Address: (same) City/State: _____ Zip: _____

4. **Project Information:**

Provide a brief description of the project and all proposed uses of the site: _____
Conversion of 25 units of senior housing to non-age restricted housing (alter existing CUP)

Development Schedule: Commencement April 1, 2011 Completion (same)

5. Required Submittals:

- Plans** submitted as follows below and depicts all lot lines; existing, altered, demolished or proposed buildings; parking areas and driveways; sidewalks; location of any new signs; existing and proposed utility locations; building elevations and floor plans; landscaping, and a development schedule describing pertinent project details:
 - **7 copies** of a full-sized plan set drawn to a scale of one inch equals 20 feet (collated and folded)
 - **7 copies** of the plan set reduced to fit onto 11 inch by 17 inch paper (collated, stapled and folded)
 - **1 copy** of the plan set reduced to fit onto 8 1/2 inch by 11 inch paper
- Letter of Intent (12 copies):** describing this application in detail including, but not limited to: existing conditions and uses of the property; development schedule for the project; names of persons involved (contractor, architect, landscaper, business manager, etc.); types of businesses; number of employees; hours of operation; square footage or acreage of the site; number of dwelling units; sale or rental price range for dwelling units; gross square footage of building(s); number of parking stalls, etc.
- Legal Description of Property:** Lot(s) of record or metes and bounds description prepared by a land surveyor. For any application for rezoning, the description must be submitted as an electronic word document via CD or e-mail. For applications proposing rezoning to more than one district, a separate description of each district shall be submitted.
- Filing Fee:** \$ 650 See the fee schedule on the application cover page. Make checks payable to: *City Treasurer*.
- Electronic Submittal:** All applicants are required to submit copies of all items submitted in hard copy with their application (including this application form, the letter of intent, complete plan sets and elevations, etc.) as Adobe Acrobat PDF files on a non-returnable CD to be included with their application materials, or in an e-mail sent to pcapplications@cityofmadison.com. The e-mail shall include the name of the project and applicant. Applicants unable to provide the materials electronically should contact the Planning Division at (608) 266-4635 for assistance.

In Addition, The Following Items May Also Be Required With Your Application:

- For any applications proposing demolition or removal of existing buildings, the following items are required:
 - Prior to the filing of an application, the applicant or his/her agent is required to notify a list of interested persons registered with the City **30 or 60 days prior to filing** their application using the online notification tool found at: <https://www.cityofmadison.com/developmentCenter/demolitionNotification/>
 - A photo array (6-12 photos) of the **interior and exterior** of the building(s) to be demolished or removed. A written assessment of the condition of the building(s) to be demolished or removed is highly recommended.
 - Note: A Reuse and Recycling Plan approved by the City's Recycling Coordinator is required prior to issuance of wrecking permits and the start of construction.
- Zoning Text (12 copies):** must accompany Planned Community or Planned Unit Development (PCD/PUD) submittals.

6. Applicant Declarations:

- Conformance with adopted City plans:** Applications shall be in accordance with all adopted City of Madison plans:
 - The site is located within the limits of Comprehensive Plan Plan, which recommends: Low Density Residential for this property.
- Pre-application Notification:** Section 28.12 of the Zoning Code requires that the applicant notify the district alder and any nearby neighborhood & business associations in writing no later than **30** days prior to filing this request:
 - List below the Alderperson, Neighborhood Association(s), Business Association(s) AND dates you sent the notices:
Alder Palm and Eastmorland Neighborhood Association - Jan 5, 2011, and mtgs on Jan 11 & Feb 8 2011
 - NOTE: If the alder has granted a waiver to this requirement, please attach any such correspondence to this form.
- Pre-application Meeting with staff:** Prior to preparation of this application, the applicant is required to discuss the proposed development and review process with Zoning and Planning Division staff; note staff persons and date.
 - Planning Staff: Firchow Date: 12/1/10 Zoning Staff: Anderson Date: 12/1/10
- Check here if this project will be receiving a public subsidy.** If so, indicate type in your Letter of Intent.

The signer attests that this form is accurately completed and all required materials are submitted:

Printed Name Carla Fears Date 2/8/11
 Signature Carla Fears Relation to Property Owner Executive Director

Authorizing Signature of Property Owner Carla Fears Date 2/8/11

Effective May 1, 2009



Ecumenical Housing Corporation

12 Dempsey Road, #204 • Madison, WI 53714

• PH (608) 221-4161 • FAX (608) 221-0524 • ecumenicalhousingcorp.com

Catholic
Immaculate Heart of Mary
St. Dennis

February 8, 2011

Evangelical
City Church

Dempsey Manor Letter of Intent:

Lutheran (ELCA)
Burke
Deerfield
Hope
Lake Edge
Messiah
St. Paul's Liberty
St. Stephen's

Ecumenical Housing Corporation (EHC) currently owns and operates Dempsey Manor at 12 Dempsey Road as an apartment community that is restricted to residents 55 years of age and better who meet the Wisconsin Housing and Economic Development Authority's (WHEDA) guidelines for affordability. EHC has a Conditional Use Permit (CUP) and seeks an alteration to its existing CUP to convert Dempsey Manor to a non-age restricted apartment community that continues to meet WHEDA's guidelines for affordability.

Methodist (UMC)
Bashford
Monona

Existing Conditions: The property is currently an apartment building with 14 one bedroom units and 11 two bedroom units (25 total units). The building was constructed in 1985 and EHC purchased it in 1999. When the building was constructed, a Conditional Use Permit was issued allowing Dempsey Manor to operate as an age-restricted apartment community. There are twenty seven parking stalls, including four handicapped accessible stalls. EHC also has its corporate offices located at Dempsey Manor. The rental rates for the apartment homes range from \$644.00 to \$834.00 per month.

Moravian
Lakeview Community

Proposed Changes: EHC is not proposing any physical modifications to the building internally or externally. The only change that EHC is proposing to make is to remove the age restriction (55 years of age or better) from the property and operate as multi-family affordable housing under the current R5 zoning. EHC will make minor modifications to the site plan to comply with current standards and requirements. These changes include combining four handicapped stalls into two (discussed below) and installing a stop sign and a bike rack.

Presbyterian
Bryn Mawr

United Church of Christ (UCC)
Lake Edge

EHC is proposing to partner with several organizations including United Way Housing First Initiative which includes the YWCA, The Road Home and Salvation Army, as well as HUD Veterans Affairs Supportive Housing. These partnerships will provide services to residents. EHC will continue to rigorously screen potential residents.

Plymouth Congregational

Contact Information and Submittal Dates:

EHC Corporate: Carla Fears, Executive Director

(608) 221-4161

EHC Corporate Address:

12 Dempsey Road, #204
Madison, WI 53704

EHC Board of Trustees President: Dan Rolfs

(608) 345-4238

Number of Employees: EHC currently and will continue to employ six full time staff and three part time staff. However, only two to three of these people are usually ever at Dempsey at one point in time. EHC employs an Executive Director, an administrative assistant/community manager, two community managers, two maintenance technicians, a part time custodian, a part time driver, and a financial consultant. The Executive Director and an administrative assistant/community manager serve full time at Dempsey Manor in our corporate offices. The maintenance technicians, custodian, driver, and financial consultant are only at corporate one to two times per week, depending upon needs.

Parking Stalls: Dempsey Manor currently has twenty seven parking stalls, including four handicapped stalls. Ordinance requires thirty four parking stalls. To conform to new size standards for handicapped parking stalls, EHC proposes to combine the four handicapped stalls into two handicapped stalls. This would bring the total number of parking stalls located at Dempsey Manor to twenty five.

As such, EHC is requesting a parking reduction of nine stalls. This reduction is consistent with the residents that EHC anticipates serving. Based on the expected population that EHC will be serving, many potential residents will not have cars due to income restraints. Dempsey Manor is strategically located approximately two blocks from Madison Metro's East Transfer Point. This provides residents with easy access to Metro Transit options and reducing the needs for residents to have an automobile.

EHC appreciates the City of Madison Planning Commission's consideration of this application for a Conditional Use Alteration. If you have any concerns or questions, please contact our corporate office at the number provided above.

Sincerely,

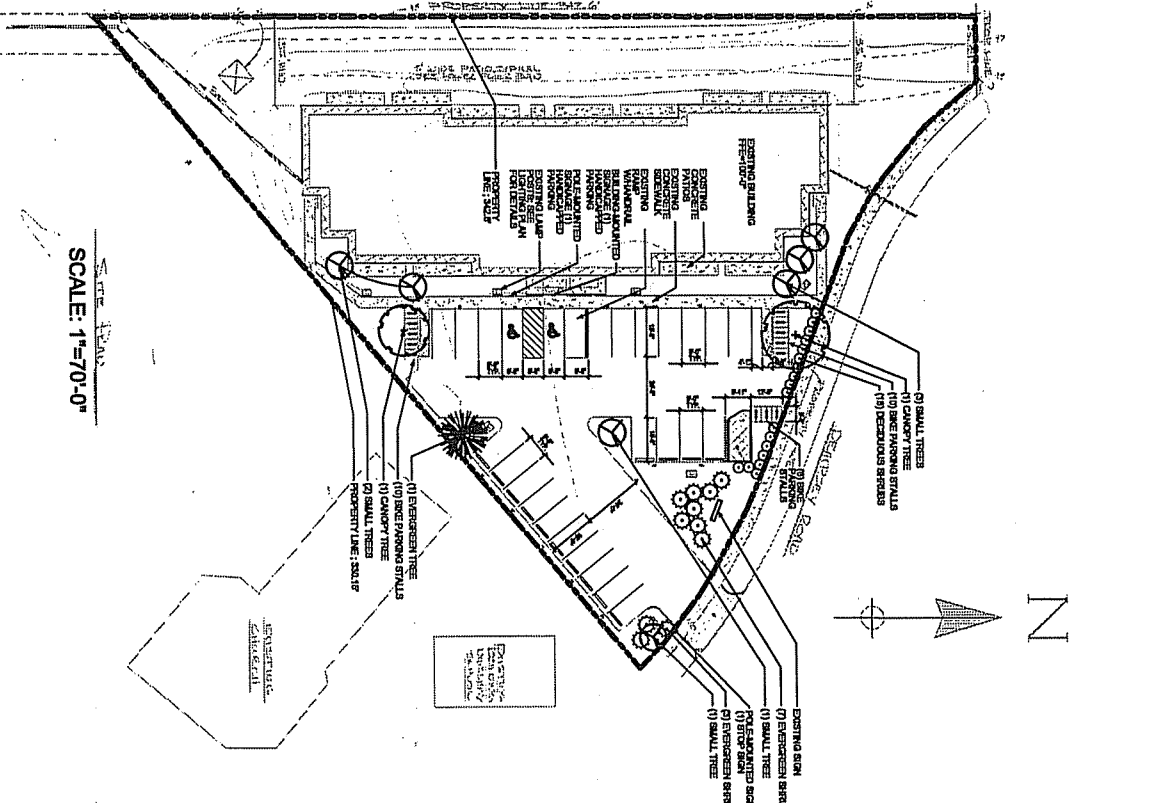
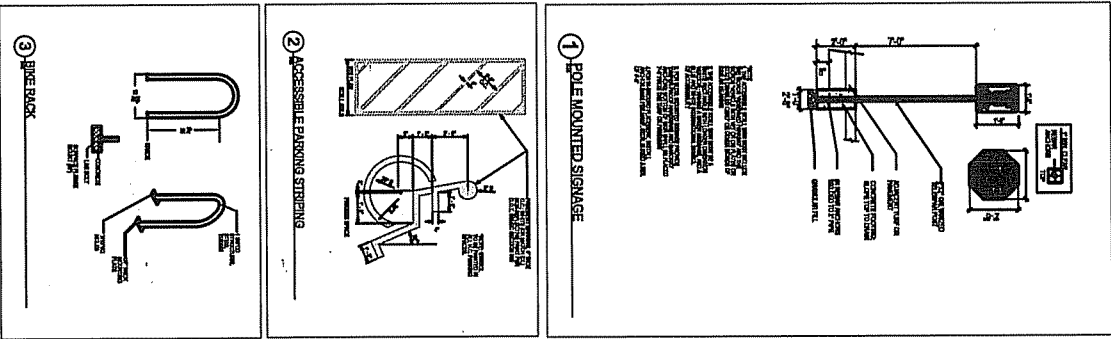


Carla Fears
Executive Director

12 Dempsey Road
(Parcel #0710-043-0922-7)
Legal Description:

CERTIFIED SURVEY MAP NO 4592, RECORDED IN DANE COUNTY REGISTER
OF DEEDS IN VOL 20 PAGE 110 OF CERTIFIED SURVEYS.

Dempsey Manor (owned by Ecumenical Housing Corporation)



| Item | Point Value | Quantity | As Shown | Points |
|--|-------------|----------|----------|--------|
| City of Madison - Lambeau Vista at Dempsey Manor | | | | |
| Number of Parking Stalls | 25 | 100 | 100 | 2500 |
| Total Sq. Footage of Storage Area | 2 | 100 | 100 | 200 |
| Number of Canopy Stalls | 2 | 100 | 100 | 200 |
| No. of Landscaping Points Required | 128.7 | 0 | 0 | 0 |
| Number of Points Required | 128.7 | 0 | 0 | 0 |
| Canopy Area 7' - 21/2' | 0 | 0 | 0 | 0 |
| Decorative Value of Fence (per 10 L.F.) | 0 | 0 | 0 | 0 |
| Area (per 10 L.F.) | 0 | 0 | 0 | 0 |
| Avg. Height 15' | 15 | 1 | 15 | 15 |
| Number of Trees | 15 | 7 | 105 | 105 |
| 2' High minimum 1' Top 2' Offset (10.000) | 15 | 7 | 105 | 105 |
| (10.000) | | | | |
| Sub-Totals | 128.7 | 108 | 108 | 128.7 |

TOTAL LAMP HOURS = 46,174 PER YEAR
 BUILDING OPERATIONS FROM 6:00 AM TO 11:00 PM
 EXCEPT FOR WEEKENDS AND HOLIDAYS
 EXCEPT FOR WEEKENDS AND HOLIDAYS



| | |
|-------------|----------|
| DATE | 7/25/14 |
| SCALE | AS SHOWN |
| DRAWING NO. | 2 |

PROJECT: **DEMPSEY MANOR - ELDERLY HOUSING**
 MADISON, WISCONSIN
 DEVELOPER: HORIZON INVESTMENT & DEVELOPMENT CORP.
 OWNER: **DEMPSEY MANOR, LIMITED PARTNERSHIP**
 MADISON, WISCONSIN

S W E I
SOUTHWEST ENGINEERING INC.
 CONSULTING ENGINEERS
 P.O. BOX 430 - 190 MARKET ST.
 PLATTEVILLE, WISCONSIN 53818
 608-348-3821