



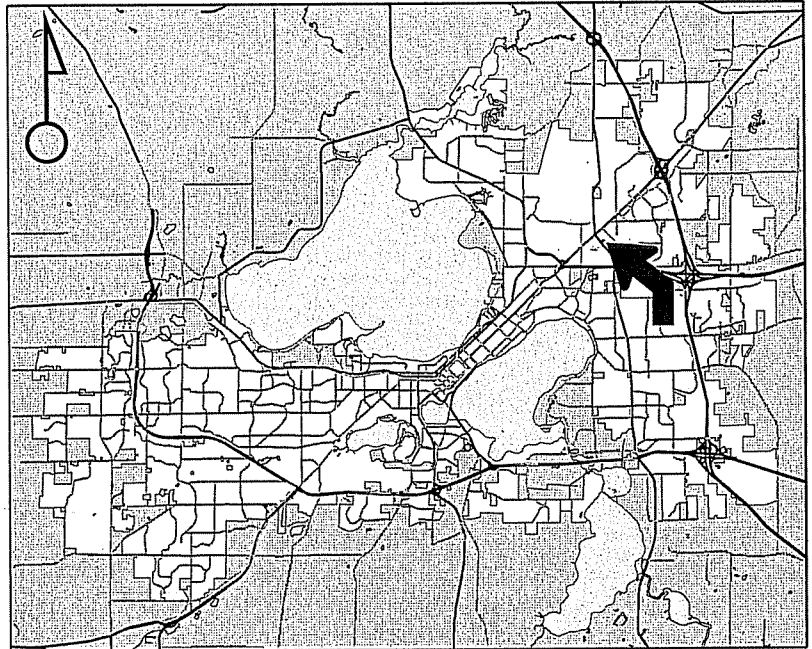
Location  
1360 MacArthur Road

Applicant  
Care Net Pregnancy Center of  
Dane County/Josh Wilcox -  
Gary Brink & Associates

Existing Use  
Vacant land

Proposed Use  
Construct 36-unit apartment  
building and daycare

Public Hearing Date  
Plan Commission  
14 January 2013



For Questions Contact: Heather Stouder at: 266-5974 or [hstouder@cityofmadison.com](mailto:hstouder@cityofmadison.com) or City Planning at 266-4635



Scale : 1" = 400'

City of Madison, Planning Division : RPJ : Date : 02 January 2013



# City of Madison

## Conditional Use

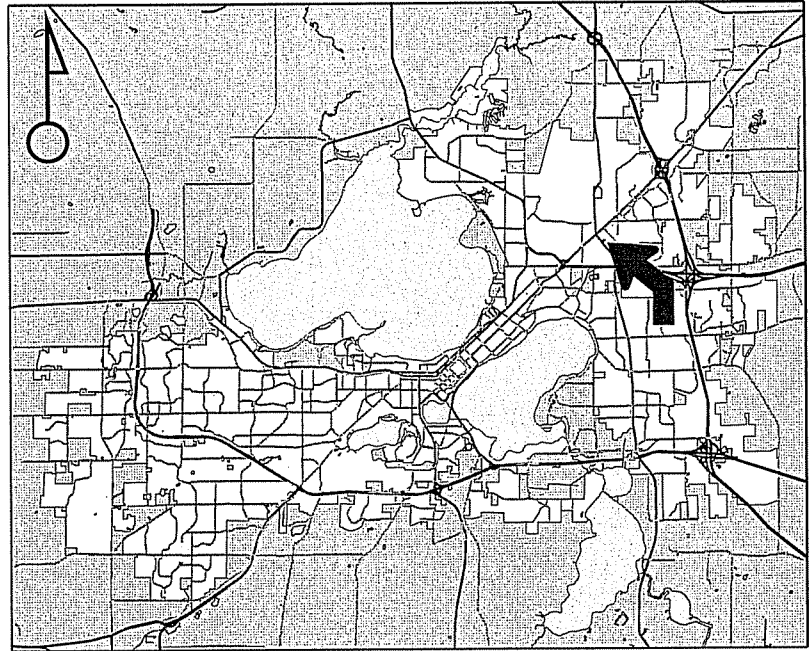
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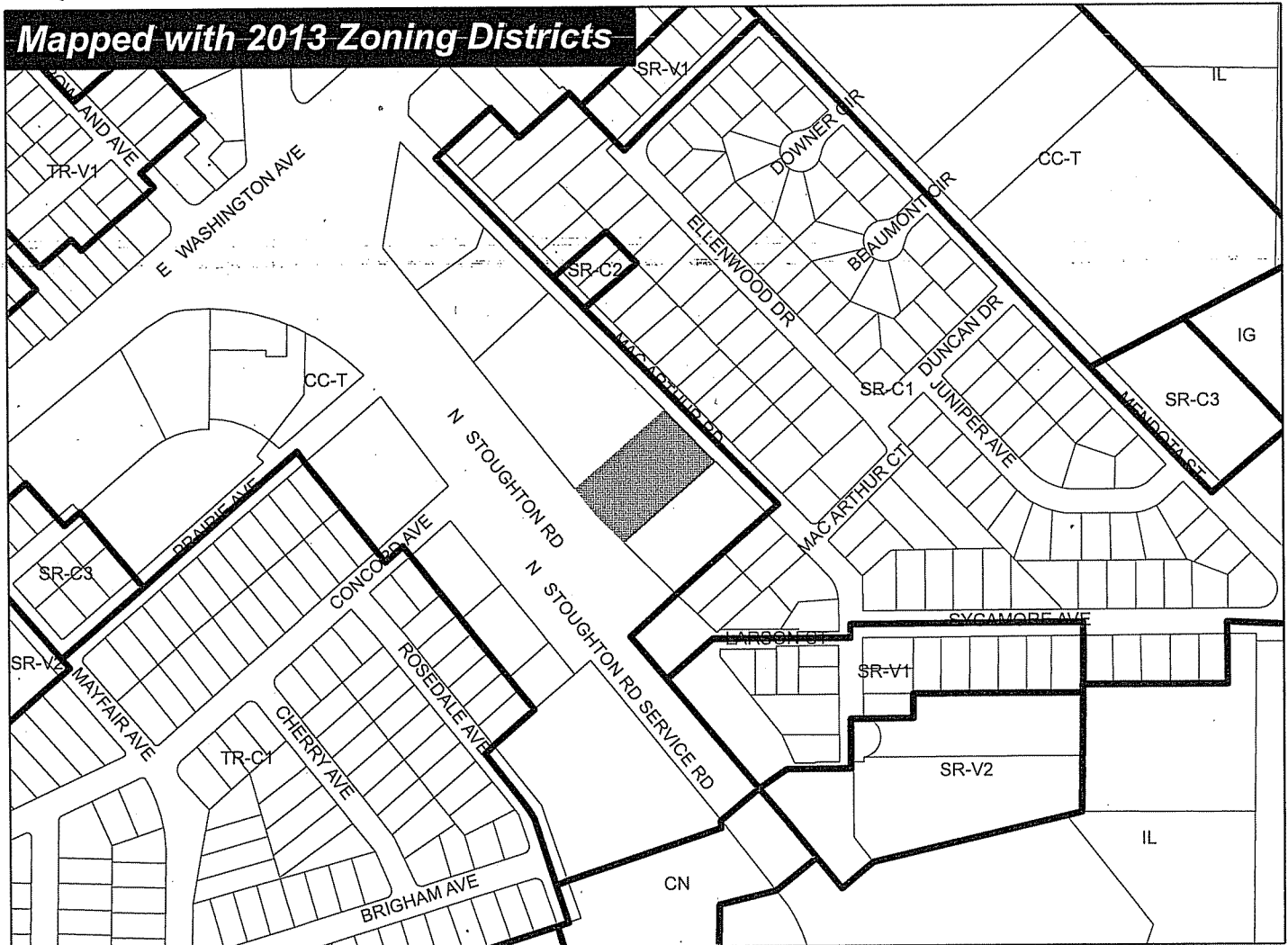
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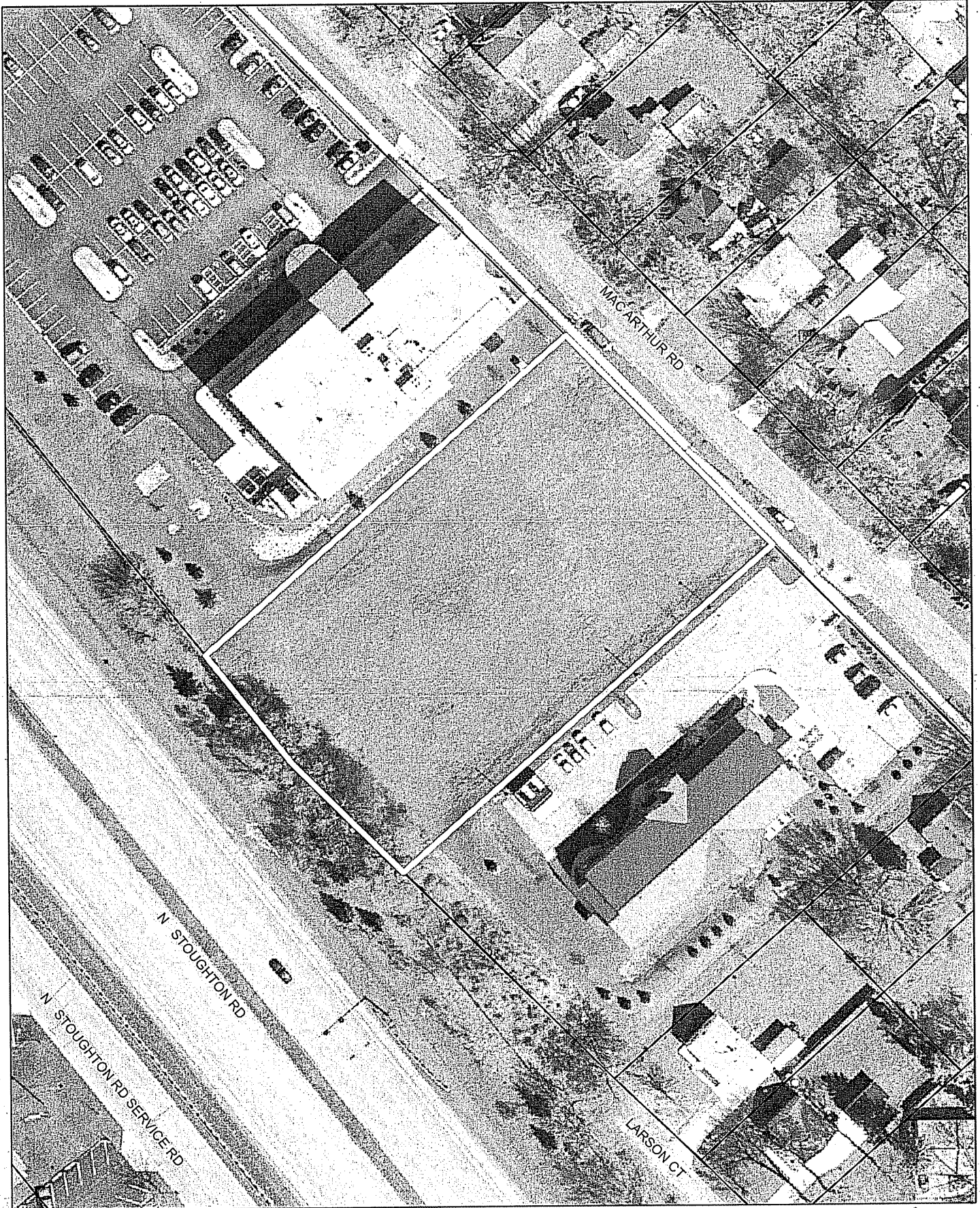
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### Mapped with 2013 Zoning Districts



Scale : 1" = 400'

City of Madison, Planning Division : RPJ : Date : 02 January 2013





# 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 using the Subdivision Application.
- A separate Urban Design Commission application is no longer required for projects requiring both Urban Design Commission and Plan Commission approvals.
- This form may also be completed online at <http://www.cityofmadison.com/developmentcenter/landdevelopment>
- All Land Use Applications should be filed with the Zoning Administrator at the above address.

FOR OFFICE USE ONLY:	
Amt. Paid	<u>1650</u> Receipt No. <u>138060</u>
Date Received	<u>11/28/12</u>
Received By	<u>PPA</u>
Parcel No.	<u>0810-332-0808-5</u>
Aldermanic District	<u>17 CLAUSIUS</u>
GQ	<u>OK.</u>
Zoning District	<u>C-2</u>
For Complete Submittal	
Application	<u>/</u> Letter of Intent <u>/</u>
Photos	<u>/</u> Legal Descript. <u>/</u>
Plan Sets	<u>/</u> Zoning Text <u>/</u>
Alder Notification	<u>/</u> Waiver <u>/</u>
Nbrhd. Assn Not.	<u>/</u> Waiver <u>/</u>
Date Sign Issued	_____

1. **Project Address:** 1360 MacArthur Rd. **Project Area in Acres:** 1.23

**Project Title (if any):** Eagle Harbor Apartments

2. **This is an application for (Check all that apply to your Land Use Application):**

- Zoning Map Amendment from \_\_\_\_\_ to \_\_\_\_\_
- Major Amendment to Approved PD-GDP Zoning  Major Amendment to Approved PD-SIP Zoning
- Conditional Use, or Major Alteration to an Approved Conditional Use
- Demolition Permit
- Review of Minor Alteration to Planned Development by the Plan Commission Only

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

Applicant's Name: Kevin Page Company: Kothe Real Estate Partners  
Street Address: 615 E. Washington Ave. #214 City/State: Madison, WI Zip: 53703  
Telephone: (608) 443-1973 Fax: ( ) Email: kevin@kotherep.com

Project Contact Person: Josh Wilcox Company: Gary Brink & Associates Inc.  
Street Address: 8401 Excelsior Dr. City/State: Madison, WI Zip: 53717  
Telephone: (608) 829-1750 Fax: ( ) Email: josh.wilcox@garybrink.com

Property Owner (if not applicant): Care Net Pregnancy Center of Dane County Inc.  
Street Address: 1350 MacArthur Rd. City/State: Madison, WI Zip: 53714

4. **Project Information:**

Provide a brief description of the project and all proposed uses of the site: 36-unit apartment building with a daycare facility. See Letter of Intent for more details.

Development Schedule: Commencement July, 2013 Completion March, 2014



**5. Required Submittals:**

- Site Plans**, fully dimensioned and describing pertinent project details, submitted as follows below and depicting all lot lines; existing, altered, demolished and/or proposed buildings; parking areas and driveways; sidewalks; the location of any new signs; existing and proposed utility locations; building elevations, materials and floorplans, and; landscaping:
  - **Seven (7) copies** of a full-sized plan set drawn to a scale of 1 inch = 20 feet (collated, stapled and folded)
  - **Twenty (20) copies** of the plan set reduced to fit onto 11 X 17-inch paper (collated, stapled and folded)
  - For projects also being reviewed by the **Urban Design Commission, twelve (12) additional** 11 X 17-inch copies.
  - **One (1) copy** of the plan set reduced to fit onto 8 ½ X 11-inch paper
- REVISED! – Letter of Intent: Twelve (12) copies** describing this application in detail including, but not limited to: existing conditions; the project schedule; names of persons involved (contractor, architect, civil engineer, etc.); details of the project, including proposed uses, building square footage, number of dwelling units, auto and bike parking stalls, etc.; hours of operation; value of land; project cost; any public subsidy requested, and; number of construction and full-time equivalent jobs created. **For projects also being reviewed by the Urban Design Commission, provide twelve (12) additional copies** of the letter.
- Filing Fee:** Refer to the Land Use Application Information & Fee Schedule. 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, etc.) as Adobe Acrobat PDF files on a non-returnable CD to be included with their application materials, or by e-mail to pcapplications@cityofmadison.com.


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

- Legal Description of Property:** For any application for rezoning, the description must be submitted as an electronic word document via CD or e-mail. For applications requesting rezoning to more than one district, a separate description of each district shall be submitted.
- 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.
  - Approval of a **Reuse & Recycling Plan** by the City's Recycling Coordinator is required prior to issuance of permits.
- A **Zoning Text** shall accompany all Planned Development District (PD/PCD/PUD) applications.

**6. Applicant Declarations:**

- Conformance with adopted City plans:** The site is located within the limits of the \_\_\_\_\_ Plan, which recommends \_\_\_\_\_ 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 and business associations in writing no later than **30** days prior to filing this request. List the alderperson, neighborhood association(s), and business association(s) AND the dates you sent the notices:  
See attached correspondence and notice postcard.  
\_\_\_\_\_  
→ If a waiver has been granted to this requirement, please attach any correspondence to this effect 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: Heather Stouder Date: 11/7/12 Zoning Staff: Matt Tucker Date: 11/7/12

→ **The applicant attests that this form is accurately completed and all required materials are submitted:**

Name of Applicant Kevin Page Relation to Property Owner Co-Developer  
Authorizing Signature of Property Owner  Date 11/27/12



November 28, 2012

Matthew Tucker  
Zoning Administrator  
Madison Municipal Building, LL 100  
215 Martin Luther King, Jr. Blvd  
PO Box 2984  
Madison, WI 53701-2984

Re: Conditional Use  
Letter of Intent for Eagle Harbor Apartments, 1360 MacArthur Rd.

Dear Matt:

This is our Letter of Intent (Conditional Use) for the property located at 1360 MacArthur Rd. This project is located in the C2 commercial district. The Owner, Care Net Pregnancy Center of Dane County Inc., is planning to develop a new three-level residential building at this location including 36 apartment units and a 2,038 square foot daycare facility.

Eagle Harbor Apartments Project Overview

The gross area of the new building is 42,170 square feet. The lot area is 53,698 square feet, with a building footprint of 14,628 square feet. The required useable open area is 10,560 square feet and we are providing 22,571 square feet (pond not included).

The Owner also owns the property immediately south of the subject property. There will be a shared access and maintenance easement agreement describing the shared parking areas, shared trash enclosure, shared fire apparatus area and drainage area. There are provisions for 51 parking stalls and 16 bicycle stalls. Trash and recyclables storage are contained within a shared exterior trash enclosure.

The new structure will house 36 apartment units with a unit mix as indicated below.

<u>Unit size</u>	<u>Qty Units</u>	<u># of bedrooms</u>
(1) Bedroom	14	14
(2) Bedroom	14	28
(3) Bedroom	8	24
<b>Total</b>	<b>36</b>	<b>66</b>

Eagle Harbor Apartments will be marketed to a variety of people with varying incomes. This integrated environment will include housing units for people with incomes equal to 60%, 50% and 30% of the County Median Income ("CMI"), and will also include "market" units without any income limitations.

Eagle Harbor Apartments will include eight 3-bedroom units which will be marketed to families. Additionally, the 1-bedroom and 2-bedroom units will be ideal for small, young families and others with low-to-moderate incomes.

The daycare on the first floor of the proposed building will be a great amenity for young families residing in the building and/or families living in the neighborhood. This submittal contains an "Option B" floor plan that does not include the daycare but instead includes 1 additional 3-Bedroom unit in that space. This will bring the total units to 37.

The development schedule calls for new construction starting mid July 2013 with a scheduled completion in March, 2014.

#### Care Net

Care Net Pregnancy Center of Dane County operates a Center immediately adjacent the property. Since its inception in 1985, the Center has served more than 9,000 women in unplanned pregnancies, often including their families and male partners. Care Net is a professional pregnancy medical clinic and they provide all services free of charge and confidentially.

Care Net's residential program, The Elizabeth House, supports pregnant single mothers ages 18-26. For six to nine months, the Center provides a safe and secure environment for mothers to become emotionally healthy and self-sufficient members of the community, while building life skills that will enable each young mom to secure employment, housing, manage money and foster sound decision-making while learning effective parenting skills.

Care Net will offer many of their services to residents at Eagle Harbor Apartments including:

- Individual and group parenting education
- Childbirth education
- Breastfeeding support
- Healthy relationships education
- Infant CPR and basic first aid classes – in collaboration with Madison Police Department
- Access to Care Net medical clinic services:
  - Pregnancy testing and verification
  - Medically indicated obstetrical ultrasound for dating and viability
  - STI testing and treatment for women
  - Options counseling
  - Post-abortion support for women and men

Six of the 36 apartment units will be considered "Supportive Housing" units (as defined by WHEDA) and will be eligible for additional services including:

- Financial literacy support
- Life skills training and support
- Nutrition education and support
- Case management through licensed social worker
- Material incentives for meeting program goals

#### WHEDA Submittal

The Owner will be applying for Affordable Housing Tax Credits through the Wisconsin Housing and Economic Development Authority ("WHEDA") in February. The Credits offer a reduction in tax liability to property owners and private investors to encourage the development of affordable rental housing for low-to-moderate income persons. Congress enacted Section 42 of the Internal Revenue Code as part of the Tax Reform Act of 1986. The Credit replaced traditional tax benefits eliminated on multifamily real estate. Without the Credit, cash flow from rent is often inadequate to support housing development. Tax credits increase the owner/investor down payment in a housing development by lowering mortgage and financing costs allowing lower rents.

Contact Information

Applicant & Co-Developer:  
Kothe Real Estate Partners  
615 E. Washington Avenue  
Suite 214  
Madison, WI 53703  
Phone: 608-443-1973  
Contact: Kevin Page  
[kevin@kotherep.com](mailto:kevin@kotherep.com)

Architect:  
Gary Brink & Associates, Inc.  
8401 Excelsior Drive  
Madison, WI 53717  
Phone: 608-829-1750  
Fax: 608-829-3056  
Contact: Josh Wilcox  
[josh.wilcox@garybrink.com](mailto:josh.wilcox@garybrink.com)

Contractor:  
Landgraf Construction  
5964 Executive Drive  
Madison, WI 53719  
Phone: 608-274-4700  
Fax: 608-274-9470  
Contact: Mark Landgraf  
[mark.landgraf@landgrafconstruction.com](mailto:mark.landgraf@landgrafconstruction.com)

Owner:  
Care Net Pregnancy Center of Dane County Inc.  
1350 MacArthur Rd.  
Madison, WI 53714

Civil Designer:  
Quam Engineering  
4604 Siggelkow Road, Suite A  
McFarland, WI 53558  
Phone: 608-838-7750  
Fax: 608-838-7752  
Contact: Ryan Quam  
[rquam@quamengineering.com](mailto:rquam@quamengineering.com)

Please refer to the attached plans for additional information.

Sincerely,



Josh Wilcox  
Project Manager



## Stouder, Heather

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**From:** Karl Roth [Karl.Roth@garybrink.com]  
**Sent:** Tuesday, January 08, 2013 4:23 PM  
**To:** Stouder, Heather; John Kothe (john@kotherep.com)  
**Cc:** Josh Wilcox  
**Subject:** Eagle Harbor - Rendering and building heights  
**Attachments:** Eagle Harbor - View 3.jpg

Hi Heather-

John Kothe asked me to forward you the attached rendering and give you the heights of the building and our neighbors.

Carenet's ridge is approximately 38' above grade

The ridge of Eagle Harbor is just over 42' above grade

We don't have the exact height for the CLA building, but at 3 stories we guessed it's over 40' tall

**Karl Roth**

**Gary Brink and Associates** | 8401 Excelsior Drive | Madison, WI 53717  
P: (608) 829-1750 | F: (608) 829-3056 | website: [www.garybrink.com](http://www.garybrink.com)



## MANAGEMENT PLAN

Eagle Harbor Apartments, 36 Units  
1360 MacArthur Road, Madison  
Owner: Care Net Pregnancy Center of Dane County, Inc.  
Management Agent: Meridian Group, Inc.

1. The role and responsibility of the owner and the relationship and delegations of authority to the management agent.
  - a. The owner is Care Net Pregnancy Center of Dane County or affiliate.
  - b. The owner will enter into an agreement with Meridian Group, Inc., as Management Agent, for the day-to-day operation of the development. Meridian Group, Inc. will have full authority to oversee both physical maintenance and financial administration of the project and advise the owner, on a regular basis, as to the status of the property and its residents.

Meridian Group, Inc., as management agent, will have complete supervisory responsibilities over basic principles and policies, and the execution of all standard management duties and services. The broader duties of Meridian Group, Inc. are as follows:

1. Corporate Property Managers will be assigned and be responsible for the daily routine administration of the specific projects.
  2. To continually monitor the day-to-day operations to insure that operational policies are accomplished while maintaining communication between the Property Manager, site staff, and other field staff employees.
  3. To call upon the entire staff of Meridian Group, Inc. to apply its wide-range of expertise to assist the Property Manager and the site staff in dealing with non-routine problems.
  4. Determining eligibility, income certification, and re-certification - selection of tenants.
  5. Leasing.
  6. Operating the property for the good of the residents, within the financial guidelines provided by the owner and the government agencies providing subsidy.
  7. Maintaining accurate records of the day-to-day operations of the property, including rent collections.
  8. Perform duties as outlined in the Management Agreement.
- c. The responsibilities of the owner and management agent have been clearly delineated. Meridian Group, Inc. manages over 4,000 other residential units with similar delineation of responsibilities. The owner's responsibilities are summarized in

the following statements.

The primary responsibility of the owner with respect to Eagle Harbor Apartments is to assure that the property is operated in a fashion consistent with professional management practices and in a manner conducive to the preservation and enhancement of a desirable living environment.

The owner assumes the responsibility and has an obligation to:

1. Provide decent, safe, and sanitary housing.
2. Provide housing to meet the needs of the specific, eligible, population to be served.
3. Accept financial responsibility for the project.
4. Appoint a management agent to perform the day-to-day management operations of the development.

2. Personnel Policy and Staffing Arrangements - Meridian Group, Inc.

- a. Meridian Group, Inc. is an Equal Opportunity Employer. Equal opportunity guidelines are followed in all hiring practices.
- b. The projected staffing needs are one administrative staff and one maintenance personnel. The number of hours worked is dictated by the specific property size.
- c. The site staff will be directly supervised and report to the Corporate Property Manager.
- d. The employees have been trained in their job responsibilities and applicable HUD requirements. Meridian Group, Inc. provides an on-going training program for the employees.

3. Plans and Procedures for Marketing Units, Achieving and Maintaining Full Occupancy, and Meeting HUD Form 935.2A, "Affirmative Fair Housing Marketing Plan" Requirements.

- a. All marketing practices will be consistent with the items outlined in the Affirmative Fair Housing Marketing Plan. The plan is reviewed frequently. Outreach efforts are conducted annually to insure that low income and minority persons are urged to apply.
- b. Units will be advertised in local newspapers, shoppers, etc. in order to maintain a waiting list at the project. All advertising will conform to Equal Opportunity Housing requirements.
- c. Constant marketing efforts including advertising and community relations are conducted by site staff to achieve highest occupancy levels.
- d. Local social service agencies will be utilized to assist in communication with applicants and residents who may not speak English or may have sight or hearing impairments.

- e. All requests for reasonable accommodation will be considered. Future improvements at the property will address accessibility needs.
  - f. Waiting list will be maintained according to HUD requirements. Potential applicants will fill out a preliminary application for occupancy to determine their eligibility. Waiting lists are updated at least annually. Copies are maintained at the project site and in the Corporate Office.
  - g. All prospective residents will be allowed to inspect the unit prior to occupancy. Within 7 days of occupancy, the resident completes a detailed move-in inspection form with the Manager. The resident receives a copy of the form and two copies are retained in the resident file.
  - h. All tenants are given an orientation to the project by site staff. A handbook is provided to the tenant that outlines care of the units. Prospective applicants can view this information.
  - i. Tenant selection is done by the site manager. Any disputes are referred to the Corporate Office.
4. Procedures for Determining Eligibility and for Certifying and Recertifying Incomes.
- a. Individual tenant files are kept at the project office by the site staff pursuant to the Owner's request.
  - b. Prior to any decisions being made concerning application processing, etc., staff will be trained in the areas of fair housing, lease laws, occupancy programs, and rental collection practices. Training will include Meridian sponsored programs (Employee Orientation one-day program, Occupancy and Accounting three-day program, Supervision Meetings, Regional Meetings, etc.) as well as outside training programs (NCHM, WAA Fair Housing program, etc.).
5. Leasing and Occupancy Policies.
- a. Rules for occupancy are outlined in the Tenant Selection Plan for the project. The plan is kept on site.
  - b. The social service agency in the area assists in the translation of documents for non-English speaking tenants.
6. Rent, Occupancy Charge, and Surcharge Collection Policies and Procedure.
- a. Policies and procedures regarding collection and payment of rents will be clearly communicated to all residents and the procedures for collection will be applied impartially. Specific procedures will be implemented so as to keep delinquencies at a minimum. Late charges will be applied after the 5th day of the month. Rents are collected on site. The manager issues rent receipts if requested. Site collections take place both during and after office hours at the site. Rent payments are recorded online for each resident. All rent payments are deposited into the project's operating account.

7. Plans and Procedures for Carrying Out an Effective Maintenance, Repair, and Replacement Program.
  - a. As-built plans will be kept at the project site and Corporate Office of the Management Agent.
  - b. The Preventative Maintenance Program is contained in the Meridian Group, Inc. Operating Handbook. The manager will implement the preventative maintenance program at the site. The Corporate Property Manager will monitor the program. The program includes the following:
    1. Scheduled, seasonal checks on project equipment are completed by staff.
    2. Smoke alarms and fire extinguishers have been installed in accordance with local building codes. All smoke alarms and fire extinguishers are tested at least annually but also upon any maintenance visit to an apartment.
    3. All units receive an annual inspection. Any maintenance done prior to a move-out is done in accordance with the lease and state and municipal laws.
    4. Interiors of units are scheduled for redecorating every 7 years or sooner if needed.
    5. Major repairs are handled by outside contractors. Manager will procure outside contractor for the major repairs. The maintenance staff will do the balance of grounds care.
    6. An outside vendor handles trash removal.
  - d. Meridian Group, Inc. uses a written maintenance request system. All residents contact the manager for maintenance requests. Meridian Group, Inc. posts an emergency number in the lobby of each building. Residents can use the emergency number if the manager is not available.
8. Plans for Accounting and Meeting HUD Reporting Requirements.
  - a. Project accounting records will be maintained on an accrual basis by the project accountant in Meridian's corporate office.
  - b. All project funds will be kept separate in project bank accounts. No funds will be deposited jointly with funds of another project.
  - c. All required monthly and yearly financial reports will be prepared by the Corporate Accounting Department and such records will be kept in the Corporate Office in Middleton.
  - d. An independent public accounting firm will conduct the annual financial statement audit.
  - e. All maintenance at the project is recorded on a Maintenance Report form. A maintenance file is set up for each unit. All maintenance records are retained



indefinitely at the project.

- f. Tenant files and maintenance records will be kept at the project site. Accounting records are maintained in the Meridian Corporate Office in Middleton, Wisconsin.

Help  
Hope  
Healing



Pregnancy Center of Dane County

December 14, 2012

Dear Mayfair Neighbors:

It is our understanding that many of you have received a letter from a Mayfair neighborhood resident with regard to Care Net's proposed development, Eagle Harbor Apartments, located at 1360 MacArthur Road. We want to counter some of the more glaring inaccuracies detailed in his letter.

Contrary to the letter-writer's claim that the proposed development is "HIGH DENSITY", a 36-unit apartment building meets a need identified in our market study and fits the zoning. A building this size answers a proven need in this neighborhood and throughout the city of Madison for affordable workforce housing.

With regard to the assertion that the development "would potentially decrease your property value", research has shown that in reality, Section 42 housing (not to be confused with Section 8) has no measureable negative impact on property values. In Madison, WI, Section 42 housing has, in fact, had a positive effect on neighboring property values (Green, Malpezzi and Kiat-Ying Seah, 2002).

Of great concern is the letter writer's implication that a for-profit venture is meant to line the pockets of Care Net. Over time, any income derived from this property will be reinvested to serve Care Net's mission. In truth, Eagle Harbor Apartments will support the existing Care Net Pregnancy Center and The Elizabeth House by providing quality, safe, affordable housing right next door for women that have gone through our program. Ultimately we envision that half or more of the 36 units could be occupied by women and families that we have served. Care Net's plan is to offer services to any apartment residents in need of them. As always, these services will be free of charge and confidential.

Pertaining to the question of parking and increased traffic in the neighborhood, while the number of parking spaces is a variance from the city recommendation for a building this size, that variance is within allowable levels. One of the advantages for potential tenants of Eagle Harbor Apartments is the prime location within easy walking distance of two Madison Metro bus lines, a grocery store, bank, medical clinic, and job opportunities. On a practical level, in the past three years, of the more than fifty residents at The Elizabeth House, only four have had cars. We trust that the plan put in

place by our professional design team meets the parking need for the building while maximizing the available green space.

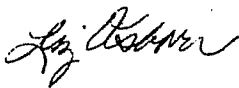
Eagle Harbor Apartments will be managed by Meridian Group, a respected and WHEDA approved professional property management organization with more than 35 years of experience in the field. Meridian Group will ensure that tenants at Eagle Harbor Apartments meet the stringent requirements for WHEDA housing, including background checks and earned income qualifications. Care Net will provide guidance to Meridian Group with regard to screening procedures for prospective tenants.

Please be assured the Eagle Harbor Apartment building is not low-income public housing. Eagle Harbor Apartments will include housing for people with varying income levels including market rate apartments, moderate income units, and units for people with special needs, including graduates of The Elizabeth House. Rents for the units will range from an average of \$684 for a single bedroom apartment to \$943 for a 3-bedroom unit. Prospective tenants will be required to demonstrate adequate income to support these rents. Unlike Section 8 housing, no apartment will receive a government subsidy to help pay the rent.

We value our mutual commitment to being good neighbors to one another. As developers of Eagle Harbor Apartments, it is in the interest of both Care Net and the Mayfair neighborhood that this is a safe, affordable, well-maintained, successful dwelling. We welcome your questions about this project. Please feel free to contact either of us at Care Net. Mark Landgraf, our general contractor, and Kevin Page, partner with Kothe Real Estate Partners, welcome your calls as well. Mark may be reached at 608-577-2047. Kevin's business line is (608) 443-1973.

We believe Eagle Harbor Apartments best uses this land to meet the demonstrated needs on Madison's east side. It will be a valuable asset to the community, both in adding significantly to the property tax base, as well as providing much-needed workforce housing. Again, we are committed to being good neighbors and providing a welcoming place for those that live at Eagle Harbor Apartments.

Warm regards,



Liz Osborn  
Executive Director



Julie Bennett  
Center Director

cc: Heather Stouder, Alder Joe Clausius