

**APPLICATION FOR
URBAN DESIGN COMMISSION
REVIEW AND APPROVAL**

AGENDA ITEM # _____

Project # _____

DATE SUBMITTED: <u>December 8, 2010</u>	Action Requested
UDC MEETING DATE: <u>December 15, 2010</u>	<input checked="" type="checkbox"/> Informational Presentation
	<input type="checkbox"/> Initial Approval and/or Recommendation
	<input type="checkbox"/> Final Approval and/or Recommendation

PROJECT ADDRESS: 4002 Nakoosa Trail

ALDERMANIC DISTRICT: Lauren Cnare- District #3

OWNER/DEVELOPER (Partners and/or Principals)

ARCHITECT/DESIGNER/OR AGENT:

Porchlight, Inc./ Steve Schooler

Knothe & Bruce Architects, LLC

306 North Brooks Street

7601 University Avenue, Suite 201

Madison, WI 53715

Middleton, Wisconsin 53562

CONTACT PERSON: J. Randy Bruce/Knothe & Bruce Architects, LLC

Address: 7601 University Avenue, Suite 201

Middleton, Wisconsin 53562

Phone: 608-836-3690

Fax: 608-836-6934

E-mail address: rbruce@knothebruce.com

TYPE OF PROJECT:

(See Section A For:)

- Planned Unit Development (PUD)
 - General Development Plan (GDP)
 - Specific Implementation Plan (SIP)
- Planned Community Development (PCD)
 - General Development Plan (GDP)
 - Specific Implementation Plan (SIP)
- Planned Residential Development (PRD)
- New Construction or Exterior Remodeling in an Urban Design District* (A public hearing is required as well as a fee)
- School, Public Building or Space (Fee may be required)
- New Construction or Addition to or Remodeling of a Retail, Hotel, or Motel Building Exceeding 50,000 Sq.Ft.
- Planned Commercial Site

(See Section B for:)

- New Construction or Exterior Remodeling in C4 District (Fee required)

(See Section C for:)

- R.P.S.M. Parking Variance (Fee required)

(See Section D for:)

- Comprehensive Design Review* (Fee required)
- Street Graphics Variance* (Fee Required)
- Other _____

*Public Hearing Required (Submission Deadline 3 Weeks in Advance of Meeting Date)

December 8, 2010

Mr. Al Martin
Department of Planning & Development
City of Madison
215 Martin Luther King Jr. Blvd
P.O. Box 2985
Madison, WI 53701

Re: Informational Presentation to the UDC
M-1 to C-2 to PRD
4002 Nakoosa Trail

Dear Mr. Martin:

We are making an application for an informational presentation to the Urban Design Commission. This site is located on the north side of Nakoosa Trail, between Commercial Avenue and Hwy 51. The site is designated for limited manufacturing and is currently being rezoned to General Commercial. A Conditional Use submittal will soon follow for a Planned Residential Development.

Porchlight, Inc is the developer of this project and their mission is to provide affordable housing for persons that were previously homeless. Their strategic plan to address homelessness begins with increasing transitional housing and supportive services available to homeless veterans and the development of a "Housing First" program aimed at assisting Madison's chronic homeless population. Funding has been secured for these programs and development for them is underway.

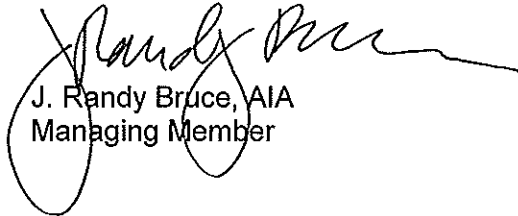
One building will include the "Safe Haven" program and offer 14 units of single occupancy housing with a kitchen, office and program space. Since 1994, Safe Haven has been a critical first step to connecting homeless persons with serious mental illness to much-needed services. It is currently renting its program and limited housing space, which is inadequate to meet the growing needs. In addition to the Safe Haven program, an additional 12 – 14 efficiency apartments for long-term housing will be included in the building.

The second building will be a 24-unit building of efficiency apartments as long-term housing for homeless individuals. The unique feature of the this long-term housing is that it will be on the same site as Safe Haven, making the transition to permanent housing easier and more effective.

Both of these buildings will be two stories and located at 4002 Nakoosa Trail, on Madison's east side. This location is on a bus line and offers a variety of services nearby. The goal is to have both buildings completed and offering housing and services as soon as possible, due to the increasing need and the ability to take advantage of the reduced housing costs.

Thank you for your time in reviewing our proposal.

Very Truly Yours,

A handwritten signature in black ink, appearing to read "J. Randy Bruce". The signature is fluid and cursive, with a long horizontal stroke extending to the right. Below the signature, the name and title are printed in a standard sans-serif font.

J. Randy Bruce, AIA
Managing Member

Consultant

Notes

Revisions
 Meeting - September 20, 2010
 UDC Info Submittal - December 8, 2010

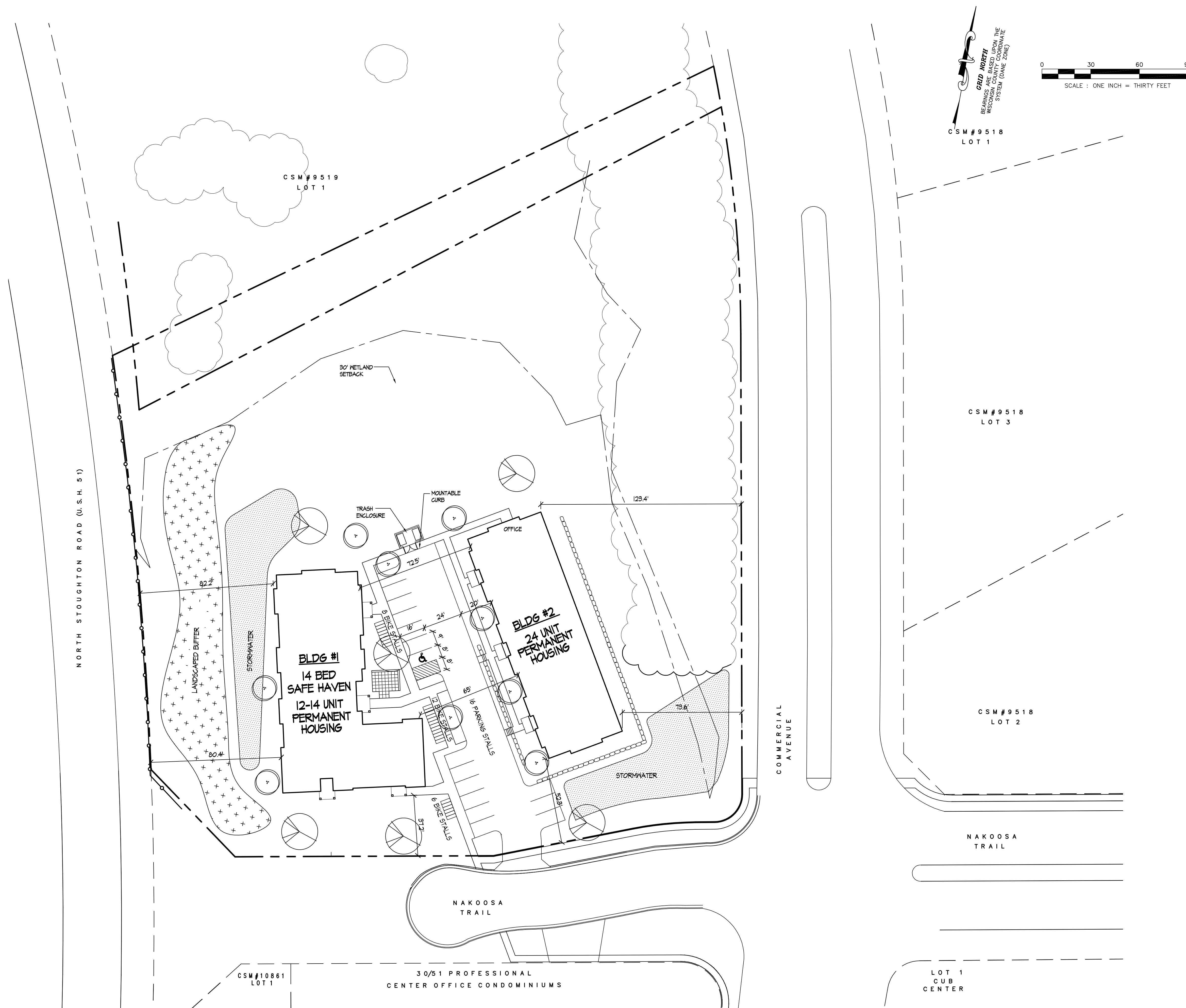
Project Title
Porchlight
 4002 Nakoosa Trail

Drawing Title
Site Plan

Project No. Drawing No.

0826

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Subject Property

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4004

COMMERCIAL AV

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NAKOOSA TRL

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