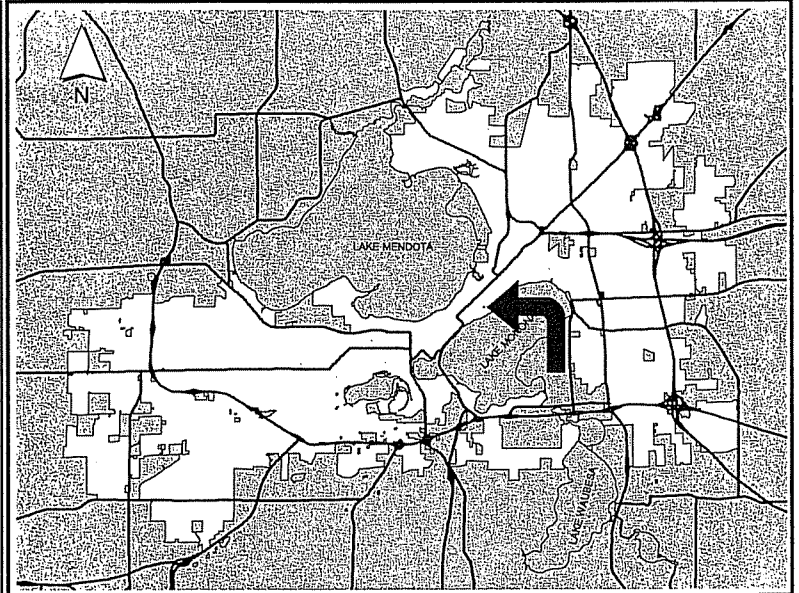


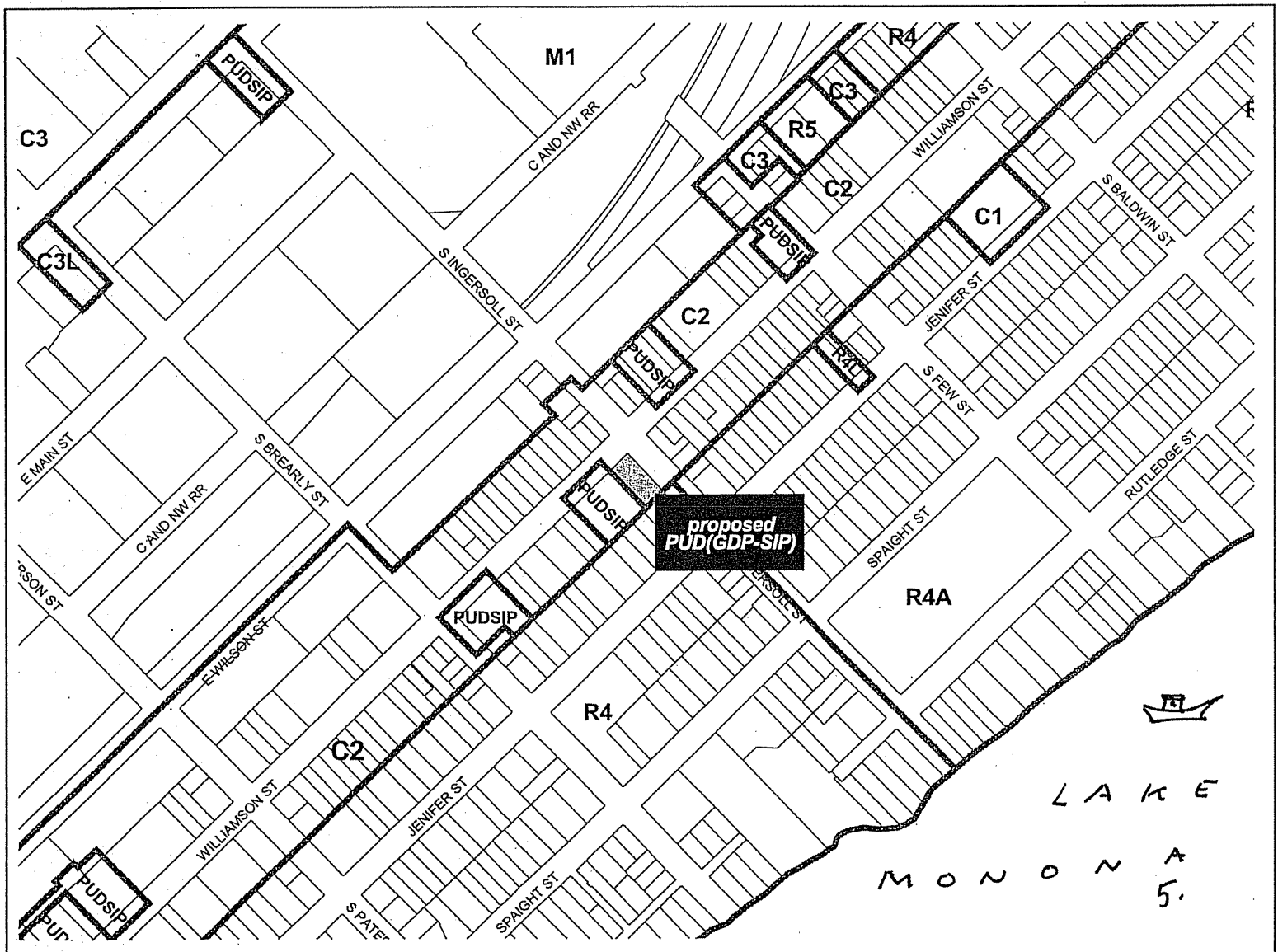
CITY OF MADISON

Proposed Rezoning

Location: 1051-1053 Williamson Street
Applicant: Mitch Vesaas - Tellurian Ucan, Inc
From C2 District(s)
To PUD(GDP-SIP) District(s)
Existing Use: Single Room Occupancy Dwellings and Support Offices
Proposed Use: Expand Tellurian Ucan's Single Occupancy Rooms from 7 to 15 Units
File No. _____
Public Hearing Dates:
Plan Commission 21 March 2005
Common Council 29 March 2005

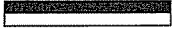


For Questions contact: Bill Roberts at: 266-5974 or broberts@cityofmadison.com or City Planning at 266-4635



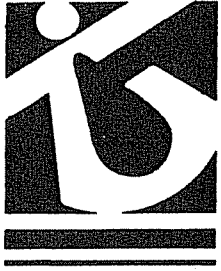
1051-1053 Williamson Street

0 100 Feet



Date of Aerial Photography - April 2000





TELLURIAN UCAN, INC

A HUMAN SERVICES CORPORATION

300 Femrite Drive • Madison, WI 53716
(608) 222-7311 • Fax: (608) 222-5904

1/6/2005

City of Madison
Planning Department

This is a letter of intent to apply for a PUD at 1051/53 Williamson Street for the purpose of adding an addition to our current building. The current building already has office space on the first floor for our "Street Team", and 7 single units on the second floor.

The purpose of the addition is to add 8 more SRO units (2 accessible on the first floor and 6 on the second floor, plus a small living room/meeting space on the first floor.

Tellurian UCAN Inc. has been around for the last 30 years and our mission is to serve people who are homeless, mentally ill and/or chemically dependent. These eight rooms will be rented to people who are homeless and have a mental illness and/or an alcohol addiction or drug abuse disorder.

We have HUD, CDBG, WHEDA, and Dane Fund money to complete the project. We look forward to building more affordable permanent housing for people who are homeless and are disabled so that we can reduce the dependency on emergency shelters.

We've meet with our Alderperson and have had several neighborhood meetings for the purposes of explaining our project and showing them a couple of drawings of what the new addition might look like. We have had the best reception I've ever seen from a neighborhood and I'm delighted to continue now with the City planning process.

Respectfully,

Mitch Vesaas

VP Tellurian

mvesaas@tellurian.org

222-7311 ext 203

5



**TELLURIAN UCAN SRO
1051-1053 WILLIAMSON STREET
LETTER OF INTENT FACT SHEET**

Construction Schedule

Start construction summer 2005

Complete construction by end of 2005

Contractor

To be selected at later date

Project Coordinator

Mitch Vesaas, Tellurian UCAN

Architect

Jim Glueck, Glueck Architects

Building Usage

Office 3055 square feet

Residential 5270 square feet

Total 8325 square feet

Hours of operation

24 hours a day 7 days a week

Site area

8712 square feet

Dwelling Units

15 lodging rooms in a single building

ZONING TEXT FOR THE
TRANSITIONAL LIVING CENTER

Planned Unit Development District

A. Statement of Purpose

The Transitional Living Center Planned Unit Development District is established as a medium density residential district to provide flexibility in land planning and improved environmental and aesthetic design.

B. Permitted Uses

The Transitional Living Center P.U.D. will be developed as 8 units for residential purposes. There will also be a community meeting room and staff office area on site, not operated for profit, for use by residents and visitors to the site. The following uses are permitted:

- 1) Multi family detached dwellings
- 2) Accessory uses including but not limited to the following:
 - a) home occupation
 - b) professional offices in home
 - c) handicapped persons home occupation
 - d) dependency living arrangements
 - e) temporary buildings for storage of building materials and equipment for construction material and equipment for construction purposes for a period not to exceed the duration of construction
 - f) signs as specifically elaborated in a later section of this text
 - g) office and community room for a non-profit organization

C. Lot Area and Lot Width Requirements

Lot area and lot width are as shown on the approved and recorded development plan. Lot area and lot width shall be governed by the recorded development plan itself.

D. Height and Bulk Regulations

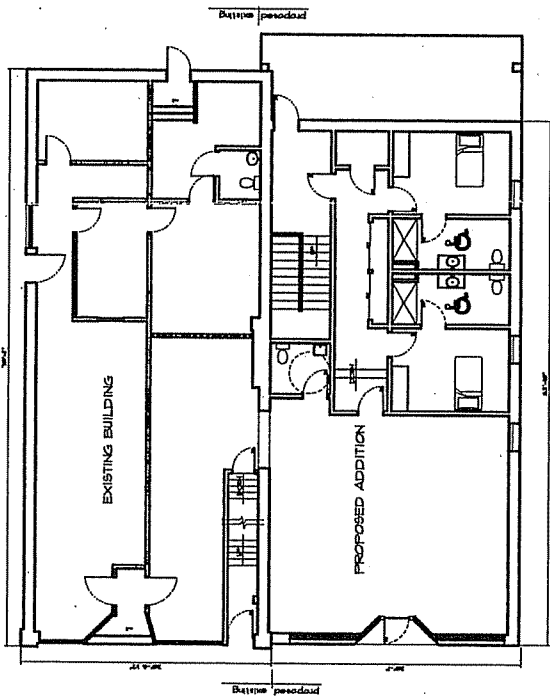
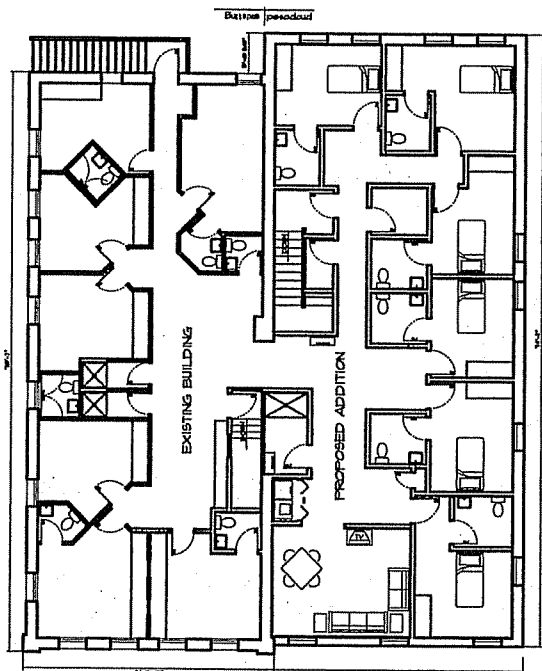
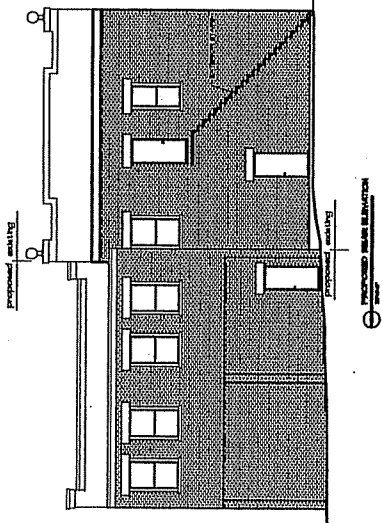
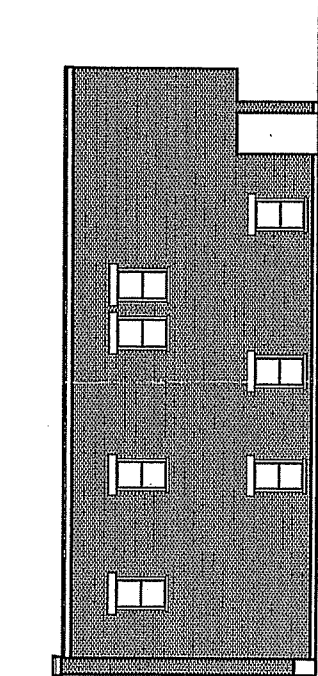
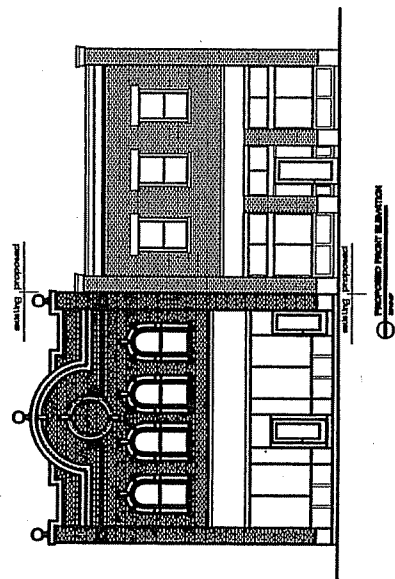
Building height and bulk is as shown on the approved and recorded development plan. Building height and bulk shall be governed by the recorded development plan itself.

K. Changes and Additions to Development Plan

No building or land within the district shall be devoted to any use other than a use permitted herein and under the conditions specified. Any subsequent change or addition to the recorded development plan or use (as listed herein) shall first be submitted for approval to the City Plan Commission and if, in the opinion of the Commission, the change or addition constitutes a substantial alteration of the original plan, the provision provided for in Section 28.07(6)(a) of the City Zoning Ordinance shall be required, however, the Zoning Administrator may issue permits for minor alterations or additions which are approved by the Director of Planning and Development and are compatible with concepts approved by the City of Madison Common Council.

L. Relation to Zoning Ordinance

This document plus the detailed plans which are attached, constitute the PUD-SIP. It is specifically understood that this is part of the City Zoning Ordinances and shall become binding requirements when recorded. The City of Madison shall have the right to enforce this plan, and penalties for any violation shall be those penalties provided in the Zoning Ordinance.



From: Brad Murphy
To: Voeck, Kathy
Date: 1/10/2005 9:07:48 AM
Subject: Fwd: waiver of 30-day notice requirement

FYI

Brad Murphy, AICP
Planning Unit Director
City of Madison
266-4635
bmurphy@ci.madison.wi.us

>>> district6 <district6@council.ci.madison.wi.us> 1/7/2005 8:42:42 PM >>>
Brad

I understand that Tellurian UCAN plans to submit an application for a rezoning for their property at 1051 Williamson. I am writing to waive the 30-day written notice to alder requirement. Tellurian shared its site plans and renderings for this project with the neighborhood at a December 7, 2004, meeting. They also met with neighbors several months ago to describe their concept and seek support.

Thanks.

Ald. Judy Olson