



August 15, 2018

City of Madison
126 S. Hamilton St.
Madison, WI 53703

RE: Management Plan
Healing House
303 Lathrop Street
Strang Project No. 2017067

Dear **Members of the Plan Commission,**

Below is a summary of the management plan for the proposed Healing House located at 303 Lathrop Street.

The existing house is owned by First Congregational United Church of Christ. The existing two-story house sits on the same parcel of land as the Church. University Avenue Discovery Center Preschool (UADC) operates a M-F daycare in the church. Healing House is a non-profit program of Madison Urban Ministry. The two-story house will serve as a respite care house for the homeless who have been discharged from the hospital after surgery, etc. and need additional care before being sent back into the community. Medicine and medical care will be provided by Home Health care providers. Admittance to the house will be by scheduled prior to discharge from the local hospital, no drop ins from off the street. The house will have six bedrooms. Madison-area Urban Ministry, Inc. will run the house. Staff will consist of the following: Program Coordinator (RN), part-time case manager through Road Home, Resident Assistants who will be CNA's. House will not be providing the actual medical care, but Madison-area Urban Ministry wants medically trained staff on hand. At all times (24/7) at least one full time staff member will be on site. The house will also utilize volunteers to assist in staffing between the hours of 8am and 8pm. A paid certified staff member will always be on hand in the house while volunteers are present.

The exterior entrance doors to the facility will be secure with intercom push button entry. Emergency exits will be alarmed and labeled to keep patients from unexpectantly leaving the house. The visiting hours to the house will be from 8am to 5pm seven days a week. Occupant load of the house per IBC is 14 persons. The house will have a maximum of 5 patients at one time. Range of stay will be a few days up to a maximum of 28 days. On average the house anticipates a 14 to 21 day stay. Each of the bedrooms will have a closet and dresser for storage. The basement will have lockable storage lockers for additional storage of belongings. Food prep will be one catered in hot meal per day and the other meals will be cooked on site in the kitchen by the residents themselves.

Trash will be collected in wheelable curb dumpsters in the basement. Dumpsters will be wheeled to the curb on trash day through the man door leading from the basement on the north side of the house. Transportation to and from the house will vary. The house is located along the Madison Metro bus route. Car and Van drop off will also occur. The Madison School District will provide cab rides to and from school for school age children. Pick-up will occur in front of the building. Taxi cabs may be used for transportation to and from medical appointments if the individual's insurance coverage will pay, otherwise volunteers will transport. The accessible main entrance to the house is on the south side. The house currently has 14 parking stalls on the

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south side parking lot. Handicap parking will be added in this lot. The parking lot on the north side of the house has 10 parking stalls. These stalls have signage for Sunday Church Patrons only. The parcel of land currently has one existing bicycle rack. This rack can hold 10 bicycles but is currently on the north parking lot and serves the church and daycare patrons. The proposed project will add three new bicycle racks (six bicycles) on the northeast corner of the south parking lot to serve the house. The property currently has a large fenced in playground area directly to the east of the house. The playground is currently used by the daycare during the week. However, this playground will be available for use by children staying at the house when not being used by the daycare.

The above summarizes the management plan of the house. Thank you in advance for your time and attention to this project. Feel free to contact me with any questions.

Sincerely,
Strang, Inc.

Larry Barton, AIA, LEED AP
President