



JLA
ARCHITECTS

April 28, 2025

City of Madison
215 Martin Luther King Jr. Blvd
Madison, WI 53703

Re: Letter of Intent
Salvation Army Redevelopment
630 E. Washington Ave
Madison, WI 53703

Project Organizational Structure:

Owner: Salvation Army Dane County
630 E. Washington Ave
Madison, WI 53703
608-513-5226
Contact: Major Michael Sjogren
michael.sjogren@usc.salvationarmy.org

Architect: JLA Architects + Planners
800 W Broadway, Suite 200
Monona, WI 53713
608-442-3823
Contact: Marc Ott
mott@jla-pa.com

Introduction:

The Salvation Army of Dane County is proposing a redevelopment of their current property at 630 E. Washington Avenue. Currently the Salvation Army operates a women and family homeless shelter and services at the site in an adapted former catholic school building. The proposed redevelopment would raze the current building and adjacent parking lots to the east and construct a new purpose built shelter building.

The new shelter will contain expanded capacity for single women and families stays. Additionally it will provide respite recovery rooms, supportive services including case management, foodservice, classroom training rooms, multi-purpose space, and recreational space. Space is also provided for medical primary health, mental health, and dental clinic.

History:

In 2019 the proposed redevelopment was brought forward. At that time the project site consisted of three separate lots which encompass aprox. half of the east 600 block from E. Washington Ave back to E. Mifflin, and from mid-block east to N. Blount Street. Those lots consisted of the existing Salvation Army shelter, parking lots, and a small used auto dealership. The three were combined with a new CSM to form one parcel which total of approx. 97,977 s.f. (2.25 acres). The redevelopment proposal consisted of the new shelter building along with a 44 unit affordable apartment building to form a campus. In the fall of 2019, the submitted redevelopment went through the City of Madison review process and received approval.

Due to Covid 19 pandemic the redevelopment was put on hold in yearly 2020. In 2022 the affordable apartment building received a WHEDA funding award. The remaining conditions

of approval signoffs were completed in October 2022. Construction of the affordable apartments started in the spring of 2023 with the building occupancy in the spring of 2024. As we now move forward to the construction of the shelter building, the original city zoning approvals have expired. This letter accompanies the new resubmittal package.

Proposed:

To complete the original proposed campus, we submit for re-approval the new shelter building. The new structure is proposed to be done in two phases.

Phase 1: Raze the existing shelter building

Construct new main shelter building, with associated surface parking

Phase 2: Construct gymnasium wing w/ underground parking

Neighborhood Input:

Four public neighborhood meetings were held in 2019. The proposed development master plan was presented and discussed. On April 3, 2025 another neighborhood meeting was held virtually and the current master plan design and phasing was presented and feedback received.

Zoning:

The parcel in the 6th Aldermanic District, represented by Davy Mayer. It is currently zone TE (Traditional Employment District) which allows for the proposed uses for the redevelopment with the following requiring conditional approval.

Mission House (principal Use)	Conditional Use
Counseling (supporting use)	Conditional Use
Community Services (supportive use)	Conditional Use
Multi-Family Dwelling	Conditional Use

Architecture & Design Standards:

The proposed project is located within Urban Design District 8, Capitol Gateway Corridor Blocks and Sub Blocks. The project site layout, design, and building exterior composition will conform to the Urban Design District # 8 guidelines, city zoning requirement, Madison General Ordinances and committee feedback.

Font Yard Setback	15'-0"
Side & Rear Yard Setback	5'-0"

Phase 1:

Surface Parking:	99
U.G. Parking:	0
Surface Bike Parking:	40
U.G. Bike Parking:	0

Phase 2:

Surface Parking:	55
U.G. Parking:	27
Surface Bike Parking:	40
U.G. Bike Parking:	33

Project Schedule:

Fall 2019: Original Land Use application submittal
Winter 2019: Conditional zoning approval granted
Fall 2020: 24-month extension of zoning conditional approval was granted
Spring 2023: Construction of apartment began
Spring 2024: Apartment certificate of occupancy
Spring 2025: New Land Use application submittal
Spring 2026: Shelter Phase 1 – Start demolition & construction of main shelter building
2028: Shelter Phase 1 – Occupancy
TBD: Gymnasium Phase 2 – Start of construction

Thank you for your time in reviewing our proposal.

Sincerely,



Marc Ott
Project Manager
JLA ARCHITECTS + PLANNERS
2418 Crossroads Drive - Suite 2300
Madison, Wisconsin 53718
www.jla-ap.com



City of Madison Fire Department

30 West Mifflin Street, 8th & 9th Floors, Madison, WI 53703-2579

Phone: 608-266-4420 • Fax: 608-267-1100 • E-mail: fire@cityofmadison.com

Project Address: 630 & 628 E. Washington Ave and 16 & 22 N Blount Street

Contact Name & Phone #: MARC OTT - 608-442-3867

FIRE APPARATUS ACCESS AND FIRE HYDRANT WORKSHEET

1. Is the building completely protected by an NFPA 13 or 13R automatic fire sprinkler system? If non-sprinklered , fire lanes extend to within 150-feet of all portions of the exterior wall? If sprinklered , fire lanes are within 250-feet of all portions of the exterior wall?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
2. Is the fire lane constructed of concrete or asphalt, designed to support a minimum load of 85,000 lbs?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
a) Is the fire lane a minimum unobstructed width of at least 20-feet?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
b) Is the fire lane unobstructed with a vertical clearance of at least 13½-feet?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
c) Is the minimum inside turning radius of the fire lane at least 28-feet?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> N/A
d) Is the grade of the fire lane not more than a slope of 8%?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
e) Is the fire lane posted as fire lane? (Provide detail of signage.)	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> N/A
f) Is a roll-able curb used as part of the fire lane? (Provide detail of curb.)	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> N/A
g) Is part of a sidewalk used as part of the required fire lane? (Must support +85,000 lbs.)	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> N/A
3. Is the fire lane obstructed by security gates or barricades? If yes:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> N/A
a) Is the gate a minimum of 20-feet clear opening?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
b) Is an approved means of emergency operations installed, key vault, padlock or key switch?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
4. Is the Fire lane dead-ended with a length greater than 150-feet? If yes, does the area for turning around fire apparatus comply with IFC D103?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> N/A
	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
5. Is any portion of the building to be used for high-piled storage in accordance with IFC Chapter 3206.6 If yes, see IFC 3206.6 for further requirements.	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> N/A
6. Is any part of the building <u>greater than 30-feet</u> above the grade plane? If yes, answer the following questions:	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
a) Is the aerial apparatus fire lane parallel to one entire side of the building and covering at least 25% of the perimeter?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
b) Is the near edge of the aerial apparatus fire lane between 15' and 30' from the building?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
c) Are there any overhead power or utility lines located across the aerial apparatus fire lane?	<input checked="" type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> N/A
d) Are there any tree canopies expected to grow across the aerial fire lane? (Based on mature canopy width of tree species)	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> N/A
e) Does the aerial apparatus fire lane have a minimum unobstructed width of 26-feet?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
f) Is the space between the aerial lane and the building free of trees exceeding 20' in heights?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
7. Are all portions of the required fire lanes within 500-feet of at least (2) hydrants? <i>Note: Distances shall be measured along the path of the hose lay as it comes off the fire apparatus.</i>	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
a) Is the fire lane at least 26' wide for at least 20-feet on each side of the hydrants?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
b) Is there at least 40' between a hydrant and the building?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
c) Are the hydrant(s) setback no less than 5-feet nor more than 10-feet from the curb or edge of the street or fire lane?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> N/A
d) Are hydrants located in parking lot islands a minimum of 3½-feet from the hydrant to the curb?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> N/A
e) Are there no obstructions, including but not limited to: power poles, trees, bushes, fences, posts located, or grade changes exceeding 1½-feet, within 5-feet of a fire hydrant?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A

Note: Hydrants shall be installed and in-service prior to combustible construction on the project site.

Attach an additional sheet if further explanation is required for any answers.

This worksheet is based on **MGO 34.503** and **IFC 2012 Edition Chapter 5 and Appendix D**; please see the codes for further information.



Parking Adjustments

(To be accompanied by a site plan and information supporting the requested adjustment.)

FOR OFFICE USE ONLY
Date:
Received by:
Zoning District:
Parcel No.:
Special Conditions:

Type or print, using pen, not pencil. Check the parking adjustment(s) which is requested.

- | | |
|---|--|
| <input type="checkbox"/> Deferred provision of parking | <input type="checkbox"/> Off-site parking availability |
| <input type="checkbox"/> Shared parking (see separate request form) | <input type="checkbox"/> Moped substitution |
| <input checked="" type="checkbox"/> Parking stall reduction | <input type="checkbox"/> Bicycle substitution |
| <input type="checkbox"/> Bicycle parking reduction | <input type="checkbox"/> Parking exceeding maximum |
| <input type="checkbox"/> Shared car availability | |
| <input type="checkbox"/> Transit corridor proximity | |

Address of Property: 630 E. Washington Ave - Salvation Army Homeless Shelter	
Name & Address of Owner: Salvation Army of Dane County	
630 E. Washington Ave, Madison, WI 53703	
Name & Address of Applicant (or owner's representative): JLA Architects - attn: Marc Ott	
800 W. Braodway, Monona, 53713	
Phone Number: 608-442-3867	Email: mott@jla-ap.com
Brief Summary of Proposal:	
The Salvation Army Homeless Shelter will serve families and individual women experiencing homelessness and domestic violence. Additionally space for a physical and mental health clinic and dental will rotate days. Historical data supports that this market demographic has less car parking requirements than traditional ratio calculation. The shelter building is located on a the B.R.T. transit corridor on E. Washington Ave. Overflow staff parking would utilize the South Livingston Street parking ramp. 99 dedication surface stalls are proposed	

2/25/13 Doc.

The following section is to be filled in by the applicant with Zoning staff assistance. The applicant must submit information to support the request for a parking adjustment.

1) On bus route: YES NO

2) Within 1000 feet of bicycle path: YES NO Dedicated bike lane on E. Wash & Bike Blvd. on E. Mifflin

3) Bicycle rack on private property: YES NO

4) Public bike parking in public right of way within 200 feet: YES NO

If yes, number of bike stalls: 40 Surface

5) Hours of operation: 8AM-4PM for supportive services. 4pm-8am for homeless shelter lodging

6) Is this peak demand time for other uses: YES NO N/A

7) Is this a change of use? YES NO

8) New Building: YES NO

9) Addition to existing building: YES NO

10) Existing or potential shared parking: YES NO

If yes, address: 22 N. Blount Street

Number of stalls: 18

Applicant's Signature: 

Date: 04-28-2025

Parking Adjustments To Be Filled in by Zoning Staff

Existing Parking Requirement:	Existing Number of Stalls Provided:			
Proposed Parking Requirement:	Proposed Number of Stalls Provided:			
Number of Stalls Adjusted:	Percent of Adjustment Requested:			
11) Availability & Accessibility of Alternative Parking [1=Plenty available, 5=Little available (<i>bad</i>):				
a) On-street availability (Rate 1 to 5):				
b) Public parking within 500 feet: _____ stalls				
c) Other _____ stalls				
12) Impact on adjacent residential neighborhoods. Rate 1 to 5 [1=Low impact, 5=High impact (<i>bad</i>):				
13) Number of residential parking permits issued in the block (if applicable):				
14) Anticipated increased demand. Rate 1 to 5 [1=Low, 5=high (<i>bad</i>):				
Because of the diversity of situations and neighborhoods, some of the above criteria have greater influence on the parking stall reduction request. The following criteria are significant in this case.				
1	4	7	11.a.	10
2	5	8	11.b.	12
3	6	9	11.c.	13

Administrative Approval of Parking Stall Reduction Request

Parking requirement reduced by the greater of 5 parking stalls or 10% of the required parking: Applicant:
Parking reduction up to 20 parking stalls: Zoning Administrator:
Parking reduction of more than 20 stalls but less than 25% of the required parking: Director of Planning & Community & Economic Development:

Zoning Administrator: _____

Administrative Approval of Parking in Excess of the Maximum Number of Stalls

Parking exceeding the requirement by the lesser of 5 parking stalls or 10% of maximum: Applicant:
Parking exceeding maximum by up to 20 stalls: Zoning Administrator:
Parking exceeding maximum by more than 20 stalls but not more than 10% of the maximum: Director of Planning & Community & Economic Development:

Zoning Administrator: _____