



October 12, 2023

Ms. Heather Stouder
Director, Planning Division
City of Madison Department of Planning & Community & Economic Development
215 Martin Luther King Jr. Blvd., Suite 017
Madison, WI 53703

RE: NEIGHBORHOOD HOUSE APARTMENTS LETTER OF INTENT- 29 S MILLS STREET

Ms. Heather Stouder:

The following is submitted together with the plans and application for the staff and Plan Commission’s consideration of approval.

Organizational Structure:

Current Owner:	Neighborhood House Community Center, Inc. 29 S. Mills Street Madison, WI 53715 (608) 255-5337 Contact: Laura Gundlach laura@neighborhoodhousemadison.org	Co-Developer:	The Alexander Company, Inc. 2450 Rimrock Road, Suite 100 Madison, WI 53713 (608) 268-8129 Contact: Adam Winkler ajw@alexandercompany.com
Co-Developer:	Neighborhood House Community Center, Inc. 29 S. Mills Street Madison, WI 53715 (608) 256-7709 Contact: Samuel Brown sam.alfred.brown@gmail.com	Architect:	The Alexander Company, Inc. 2450 Rimrock Road, Suite 100 Madison, WI 53713 (608) 268-8108 Contact: Chris Qualle cdq@alexandercompany.com
Civil Engineer:	JSD 507 W. Verona Ave., Suite 500 Verona, WI 53593 (608) 893-0086 Contact: Andrew Geffert andrew.geffert@jsdinc.com	Landscape Architect:	JSD 507 W. Verona Ave., Suite 500 Verona, WI 53593 (608) 609-6794 Contact: Kevin Yeska kevin.yeska@jsdinc.com

Legal Description:

See Attachment A

Introduction:

The proposed redevelopment project for the Neighborhood House site is situated at 29 S Mills Street, nestled within the vibrant Greenbush Neighborhood. The existing building has surpassed its functional lifespan, making it financially infeasible to renovate the existing building.

In pursuit of innovative solutions to accommodate their growing needs, Neighborhood House Community Center, LLC initiated a competitive, public proposal process. In the end, they chose the local real estate development firm, The Alexander Company, as their partner to transform their vision into reality.

This collaboration between Neighborhood House and The Alexander Company will give rise to a fresh, diverse community with both mixed-use and mixed-income elements on this site. This partnership will help ensure that Neighborhood House can continue delivering essential programs and services to the Greenbush Neighborhood and the broader city for many years to come. Moreover, it addresses the pressing need for affordable housing in the area.

Project Description:

The proposed project encompasses a six-story, mixed-use, mixed-income, multi-family building, featuring 60 residential units and approximately 16,300 square feet of community center space on its first floor. This development aims to address the pressing need for affordable housing, with rates spanning from 30% of the area median income (AMI) to market rate. The project commits to maintaining affordability for 40 years.

The unit breakdown includes 40 1-Bedroom Units, 14 2-Bedroom Units, and 6 3-Bedroom Units, with three of the 3-Bedroom Units having direct first-floor exterior access. The project also encompasses 40 underground parking stalls, of which 20 are designated for residents and 20 for the community center, offered to tenants on a first-come, first-served basis.

The residential aspect of the development boasts a community room with direct access to a rooftop patio, a fitness room, and a green roof. Beyond these amenities, residents will have access to the programs and services provided by the community center, including the use of a gymnasium with a basketball court.

This project enjoys a prime location with excellent access to public transportation. It is positioned within the City of Madison's Preferred Transit-Oriented Development Area, with multiple bus stops in close proximity. Furthermore, residents will benefit from the convenience of various amenities within walking distance of the project site.

Conditional Use:

In addition to rezoning from Campus Institutional to TSS (Traditional Shopping Street District), the project will be applying for two conditional uses. The maximum height and number of stories allowed

under TSS is 3 Stories/40'. The Transit Oriented Development Overlay increases this to 4 stories/60'. Therefore, we will be requesting conditional uses to go to 6 stories with a maximum height above grade of 67'.

Timeline:

Submission of Land Use Application	On or before October 16, 2023
Plan Commission	December 11, 2023
Common Council	January 9, 2023
Submission of Application to WHEDA	January 2024
Construction Start	September 2024
Construction Completion	December 2025

Site Development Data:

Gross Square Footage:	108,991 sf
Lot Area:	28,443 sf/.653 acres
Dwelling Units:	60 D.U.
Lot Area/D.U.:	474 sf/D.U.
Density:	91.9 D.U per acre
Lot Coverage:	58.8%
Total Open Space:	11,719 sf

Public Subsidy Requested:

In addition to applying for 4% LIHTC credits and state LIHTC, the project is applying for public subsidy from the City of Madison and Dane County. To date, the project has received a \$1.36 million award from Dane County. The request from the City of Madison is \$1.985 million.

Operating Plan:

Current hours of operation for the community center are:

9:30am - 9pm Monday - Thursday

9:30am - 6pm Friday

10am - 12pm - Saturday

9:30am - 4pm - Sunday

The community center currently has 3 full-time and 10 part-time staff members. The expanded space may allow the community center to expand hours and hire more staff.

Please let me know if you have any questions. Thank you for your consideration.

Sincerely,

THE ALEXANDER COMPANY, INC.

A handwritten signature in black ink, appearing to read "Adam J. Winkler", is written above a solid horizontal line.

Adam J. Winkler
Development Project Manager

ATTACHMENT A

Legal Description

LOT ONE (1), BLOCK ONE (1), TRIANGLE PLAT, A REPLAT OF PARTS OF GREEN BUSH ADDITION, PREGLERS ADDITION, FABERS SUBDIVISION AND MURPHY'S REPLAT, CITY OF MADISON, DANE COUNTY, WISCONSIN.

Proposed Zoning

TSS (Traditional Shopping Street District)

Project Site Area

28,443 sf/.653 acres