

September 12, 2019

City of Madison  
Planning Division  
Attn: Colin Punt  
Madison Municipal Building, Suite 017  
215 Martin Luther King Jr. Blvd.  
P.O. Box 2985  
Madison, WI 53701-2985

Re: Letter of Intent  
Redevelopment Project  
5210 Siggelkow Road, Madison

Dear Mr. Punt:

This writing represents the Letter of Intent, as required to accompany the revised plans for the redevelopment of the property at 5210 Siggelkow Road, Madison. The project involves the design and construction of additions to the existing 4-resident Adult Family Home (AFH) to redevelop the property into a 15-resident Community Based Residential Facility, a conditional use per the property's TR-C1 zoning. The existing site conditions include the original homestead built in 1957 that has undergone several additions over its history. The property is a corner lot, bounded by Siggelkow Road to the south and Freese Lane to the east. A child daycare exists adjacent and to the west and single family residences exist to the north, east on the opposite side of Freese Lane, as well as to the south across Siggelkow Road. Site grades increase from elevation 890 at Siggelkow to elevation 894 around the main level of the house, then dropping off to elevation 887 at the fully exposed lower level of the house facing north.

The proposed project entails the construction of two (2) additions to the east and to the west of the existing house with the removal of the existing garage and breezeway. Each of the additions will include six (6) bedrooms, four of them having its own full bathroom for resident convenience and two utilizing a shared bathroom, as well as a dining area, living area, caregiver's station and library nook. Each addition will contain approximately 2,095 SF in area. The existing 4-resident AFH will be renovated, creating a more efficient kitchen and separate pantry as well as eliminating one of the current resident rooms to create a private office for resident, family, health professional and social worker consultation. The total area of the additions and the connections to the existing house is approximately 8,880 GSF. This includes the garages for the employees, as well as the basement area for storage, crafts and future programming. The east addition would be constructed first followed by the west addition, along with the renovation of a portion of the existing house. The existing vehicular access point on Siggelkow Road will be abandoned, along with the existing driveway and parking area. A new driveway entrance will be constructed on Freese Lane to allow for safer entry and exiting to and from the

property. Parking for caregiving staff will be provided within enclosed garages accessed at the lower level. Visitors will enter the property at the lower level as well. Interior connections from the garages will allow staff to easily access the resident floor.

It is anticipated that construction will start in November, depending on the closing of construction financing. The phasing of construction would include the east addition being completed by Q2 2020 and the west addition and renovations to the existing house being completed later in Q3 (of 2020).

The proposed use of the property will remain the same, providing care and supervision for frail and elderly adults. The hours of operation would remain essentially the same with visitor hours between 8 AM and approximately 5 PM. With the increase of the number of residents, the licensure of the facility will change from an AFH to a CBRF. Wisconsin Department of Health Services requires for CBRFs that a staff person be available for resident needs throughout the nighttime hours. As such, there will be a staff member awake through the nighttime period. Total employees are planned to be six (6) versus the current two (2). Currently, the number of visits (person with a vehicle) to the property average slightly over one per week, not including the employees (one per shift). As such, the traffic to and from the property is anticipated to remain minimal.

The project team includes the following:

- 1) Fredric DeVillers - Owner and AFH licensee, as well as the redeveloped CBRF licensee.
- 2) Jeffrey Groenier, AIA - Principal and Owner of Concepts in Architecture.
- 3) Deborah Hatfield, P.E. - Senior Engineer with MARS-EOR (Montgomery Associates Resource Solutions-Emmons & Olivier Resources, civil engineering).
- 4) Jeff DeLaura - Landscape Architect / Site Planner / LEED AP.

Please let me know if you have any questions or are in need of additional information. Thanks so much for your assistance with the review of the enclosed project plans, as well as the coordination of the plans circulation to the other City agencies and the preparation of the staff report to the Plan Commission.

Sincerely,

FORWARD DEVELOPMENT AND CONSULTING



Fredric A. DeVillers

Enclosure

Development Plans, 28 copies on 11" x 17" paper.