

To: City of Madison

Re: Letter of Intent for Conditional Use Permit Application

Property: 402 Rustic Rd, Madison WI 53718

Date: 5/16/22 UPDATED

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**Existing Conditions:** Emerson Senior Living, located at 402 Rustic Drive in Madison, is a beautiful residential home for seniors.

Emerson Senior Living offers a safe and loving home that doesn't just feel like home, it truly is home to each senior. Our home is located in a beautiful park like setting with organic vegetable and flower gardens and is designed to inspire active aging and wellness with lovely common areas for dining, activities, family gatherings, and leisure, plus works to offer opportunities for seniors to stay engaged in the community and to be part of the neighborhood by hosting an annual neighborhood social and open house party.

Emerson Senior Living is currently licensed as a AFH with the Wisconsin Department of Health and has been providing a home for disabled seniors since 2014. There are 8 private rooms for seniors that includes four private rooms with handicap accessible bathrooms for seniors in the Assisted Living program and four private rooms with handicap accessible bathrooms for seniors in the Supportive Living program that are screened prior to admission by the State Dept of Health, Department of Quality Assurance that maintains a record of seniors in supportive living.

**Proposed Change:** Increase the Community Living Arrangement to allow 9-15 residents. That would allow us to increase from 8 to 10 residents by modifying two under-utilized rooms on the first floor. NO BUILDING ADDITION OR CHANGE TO EXISTING BUILDING FOOTPRINT AND NO CHANGE TO EXISTING SITE CONDITIONS IS BEING REQUESTED.

For your review, we are also submitting:

- a) CLA analysis for population and distance separation CBRFs in District 3 and
- b) floor plan showing the proposed INTERIOR alterations

Thank you for your consideration. Let me know if you have any questions or require additional information.

Travis Dettinger,  
Grace-Built LLC (on behalf of Emmerson Senior Living)

**402 Rustic Dr: CLA analysis for population and distance separation  
CBRFs in District 3**

District 3 Population 14,372  
1% of population is 143 persons

705 Ziegler Rd (**Assisted Living**)  
Madison Pointe Senior Living  
47 beds  
Zoned IL  
Was previously District 15. Now District 3.  
>2,500 feet distance separation

22 Milo Ln (**Assisted Living**)  
Chamomile Assisted Living LTD  
17 beds  
Zoned SR-V2  
Was previously District 15. Now District 3.  
>2,500 feet distance separation

4702 Milwaukee St (**Community Living Arrangement**)  
Hannah's House East  
8 beds  
Zoned SR-C3  
District 3  
>2,500 feet distance separation

221 Acewood Blvd (**Community Living Arrangement**)  
Tellurian Acewood House  
7 beds  
Zoned SR-C1  
District 3  
>2,500 feet distance separation

702 Jupiter Dr (**Assisted Living/ Skilled Nursing Facility**)  
Oak Park Place Autumn Lane  
36 beds  
Zoned PD (# 369-L)  
District 3  
>2,500 feet distance separation

842 Jupiter Dr (**Assisted Living**)  
Chamomile Assisted Living LTD II  
24 beds  
Zoned PD (# 369-C)  
District 3

>2,500 feet distance separation

719 Jupiter Dr (Assisted Living)

Oak Park Place Autumn Lane II

67 beds

Zoned PD (# 369-R)

District 3

>2,500 feet distance separation

**Community Living Arrangements: Total beds 15**