



999 Fourier Drive, Suite 201
Madison, Wisconsin 53717
(608) 826-0532 phone
(608) 826-0530 FAX
www.vierbicher.com

CITY OF MADISON

SEP 17 2014

Planning & Community
& Economic Development

September 11, 2014

City of Madison Plan Commission
215 Martin Luther King Jr. Blvd, Room LL-100
Madison, WI 53701-2985

Re: Letter of Intent - All Saints Phase III
501 Commerce Drive

Dear Plan Commission Members:

Attached for your review is a subdivision application for a CSM associated with development of All Saints Phase III.

The project will create a two lot CSM on the property to support the development of a Continuum of Care Residential Community (CCRC). A copy of the narrative from the Land Use Application has been included. The narrative document discusses the existing conditions and uses of the property. The existing private easements from the All Saints Condominium Plat are being terminated by a separate document which has been submitted to the City. Copies of these documents have been included for informational purposes.

The Development Team consists of:

<u>Property Owner:</u>	<u>Developer:</u>	<u>Architect:</u>	<u>Engineer/Surveyor:</u>
All Saints Cottages and Condominiums, Inc. Attn: Jackson Fonder 702 S. High Point Road Madison, WI 53744 608-821-3118	Horizon Development Group, Inc. Attn: John Thode 5201 E. Terrace Drive Madison, WI 53718 608-354-0900	Architecture 2000 Attn: David Baum 311 E. Chicago St. Milwaukee, WI 53202 414-727-2321	Vierbicher, Inc. Attn: Tim Schleeper 999 Fourier Drive Madison, WI 53717 608-821-3959

The development schedule is to begin the Phase I project (Lot 1 of the CSM) starting in the fall of 2014. This phase will include Service Enhanced apartments, Assisted Living units, and services to support and create a CRCC such as café, commercial kitchen, exercise / wellness area, Chapel and appropriate retail support. A schedule for construction of Phase 2 (Lot 2 of the CSM) has not been finalized but will consist of a skilled nursing facility.

Should you have any questions please feel free to contact me.

Sincerely,

Timothy L. Schleeper, PE

TLS/tls

cc: Jackson Fonder, All Saints Cottages and Condominiums (via e-mail)
John Thode, Horizon Development Group (via e-mail)
David Baum, Architecture 2000 (via e-mail)