

March 13, 2014

Mr. Matt Tucker, Zoning Administrator
Department of Planning and Development
215 Martin Luther King Jr. Blvd., Rm. LL 100
Madison, WI 53703

Re: Letter of Intent
All Saints Campus – Phase III
Commerce Drive
Madison, WI 53719

Dear Mr. Tucker:

Please accept this letter of intent, application, and attachments as our formal request for Specific Implementation Plan review and approval by the City of Madison. This project is being submitted on behalf of the All Saints Neighborhood Board. The project team will be as follows.

Owner: All Saints Assisted Living Center, Inc., a non-profit corporation affiliated with Catholic Charities, Inc. and/or its assigns

Catholic Charities, Inc.
Jackson Fonder, President
702 S. High Point Road
Madison, WI 53719-3522
Phone: (608) 821-3100
JFonder@ccmadison.org

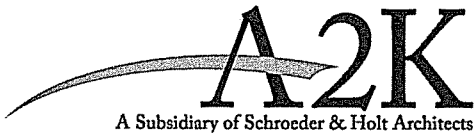
Operator: Elderspan Management, LLC
David Griffin
1402 Pankratz Street, Suite 110
Madison, WI 53704
Phone: (608) 243-8800
david@elderspan.com

Developer: Horizon Development Group, Inc.
John Thode
5201 East Terrace Drive, Suite 300
Madison, WI 53718
Phone: (608) 354-0900

311 East Chicago Street
Suite 310
Milwaukee, WI 53202

p. 414-727-2321
f. 414-276-1764

www.sha-a2k.com



j.thode@horizondbm.com

General Contractor: Horizon Construction Group, Inc.
John Thode
5201 East Terrace Drive, Suite 300
Madison, WI 53718
Phone: (608) 354-0900
j.thode@horizondbm.com

Architect: Architecture 2000
David C. Baum
311 E. Chicago, Suite 310
Milwaukee, WI 53202
Phone: (414) 727-2321
davidbaum@schroederandholt.com

Civil Engineer: Vierbicher
David Glusick
999 Fourier Drive, Suite 201
Madison, WI 53717
Phone: (608) 826-0532
dglu@vierbicher.com

Existing Conditions:

All Saints Retirement Center – The first phase of the All Saints campus was the All Saints Retirement Center, constructed in 2004. All Saints is a 144 unit, senior independent living community in a multi-story building. This facility contains underground parking for residents along with some surface parking for visitors and staff.

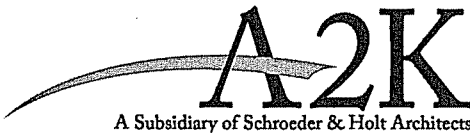
All Saints Cottages and Condos – In 2005, Catholic Charities initiated construction of a 12 unit, 2 story condominium building as well as a 2-unit duplex building both structured as for sale, or condominium, properties. Additional Cottage (duplex) units have been constructed since 2005 as market demands and some land remains for future Cottage development.

All Saints Assisted Living – Catholic Charities introduced an assisted living and memory care facility to the All Saints Campus in 2008. Operated by Elderspan Management, this 58 bed facility cares for frail elderly (40 units) and dementia (18 units) residents. The property is 2 stories and is situated immediately west of the All Saints Retirement Center and just south of Hillpoint Park.

311 East Chicago Street
Suite 310
Milwaukee, WI 53202

p. 414-727-2321
f. 414-276-1764

www.sha-a2k.com



Proposed Use and Schedule:

All Saints Campus - Phase III is expected to start construction in September of 2014 and be placed in service December of 2015. The vision for this project is to finish the All Saints neighborhood, providing a continuum of care campus for area residents and a new core center of activity for the neighborhood. The property will be one 4-6-story structure containing several uses. One component of the project will be to construct approximately 60,000 square feet of independent apartments. This will be comprised of one and two bedroom apartments totaling 50 units. Another component of the project is a CBRF frail care facility that will include 60 units totaling 60,000 square feet. The units in this area will be comprised of studios, one and two bedroom apartments. In addition, we are providing 22,000 square feet of Commons area to support the entire campus. This feature will provide the center of activity for the greater campus. This section will house dining facilities, wellness center, activity areas as well as other support amenities for the overall campus. We have provided 5,000 square feet of leasable retail space at street level on the corner of Watts Rd. and Commerce Dr.

Hours of Operation:

The facility will be occupied 24 hours a day 365 days per year. Due to the care nature of the CBRF we will also have staff working 24 hours per day. The Commons area will have a more typical business feel to it with hours of operation to be in the neighborhood of 6:00 am to 9:00 pm.

Building Square Footage:

The overall area of the building has been established at 205,548 square feet.

Number of Dwelling Units and Square Footage:

Component	Square Feet	Units
Independent Apartments	60,000	50
CBRF Frail Care	60,000	60
Commons	22,000	N/A
Retail	5,000	N/A
TOTAL	139,000	110

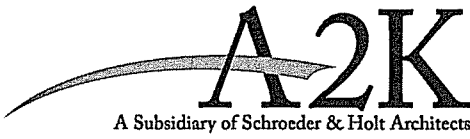
Auto and Bike Parking Stalls:

Parking is provided within 2 levels of interior parking for 139 residents and staff along with 37 surface spaces for visitors. Bicycle parking will be addressed throughout the site both interior and exterior.

311 East Chicago Street
Suite 310
Milwaukee, WI 53202

p. 414-727-2321
f. 414-276-1764

www.sha-a2k.com



Lot Coverage & Usable Open Space Calculations:

The total site area contains 4.2554 acres or 185,365 square feet. The footprint of our building is 46,337 sf. This equates to a lot coverage ratio of 25%. We have maintained open space on the south end of the lot for a potential Skilled Care Facility to be added on in the next phase of this development. That land area is 44,376 square feet and we anticipate the building to have a footprint of 19,000 - 20,000 SF. Thus we are proposing a total of 65% open space after the full build out of the project.

Value of Land:

\$1,284,000

Estimated Project Cost:

The initial cost of the All Saints Campus – Phase III, including the 50 units of Independent Apartments and the 60 units Assisted Living facility, is approximately \$17,000,000.

Number of Jobs Created:

We have not established job creation estimates at this time.

Public Subsidy Requested:

We are not requesting any public subsidies at this time.

Sincerely,

David C. Baum A.I.A.
Principal/Architect

311 East Chicago Street
Suite 310
Milwaukee, WI 53202

p. 414-727-2321
f. 414-276-1764

www.sha-a2k.com