

CAPITOL VIEW AT OAK PARK

Letter of Intent

To: The City of Madison Plan Commission

We are submitting the following minor amendment to this project, which was originally submitted and approved back in 2007. The site plan, landscape plan, building footprint, and exterior materials remain essentially the same. The minor modifications for which we are seeking approval are:

- Unit quantity and mix within the footprint (and therefore some minor modifications to balcony and exterior window locations)
- Proposed uses now include additional office space, possibly a daycare
- Additionally, the F3 building, which was also part of this original approval, was approved for 58 units. We are requesting approval for 2 more units that were left as unfinished “white box” units.

Capitol View at Oak Park, located in Grandview Commons, is an age restricted market rate condominium and apartment complex to be marketed toward older adults. The density of 69 apartment and condominium units is consistent with the GDP for the proposed site. The proposal conforms to both the Grandview Commons overall development plan & the Town Center plan. We have discussed the modifications with Veridian and they have given their approval of the design.

The unchanged project goal is to offer a quality constructed and architecturally interesting housing alternative for older adults in this part of Madison.

1. The name of the project: Capitol View at Oak Park
2. Construction schedule: Late Fall, 2013 Start Construction
3. Description of existing conditions: Vacant infill lots in multi-family area of Grandview Commons
4. Owner: Capitol View, LLC – Contact: Scott Frank
5. Contractor: To be determined
6. Architect: Architectural Design Consultants, Inc. – Contact: Meg E. Roback, AIA
7. Landscape Architect: Landscape Architecture, LLC - Contact: Roxanne Johnson
8. Civil Engineer: Professional Engineering – Contact: Roxanne Johnson
9. Owner Representative: Shawn McKibben, Alternative Continuum of Care, LLC
10. Marketing Coordinator: Jasmine Rogness, Alternative Continuum of Care, LLC

11. Uses of Building: Luxury apartments and condominiums ranging in the size from 770 SF to 1,800 SF. Units will include a mix of one and two bedrooms, some with dens. The project will have covered parking for 100 cars. Common amenities include a gathering room with outdoor patio, roof terrace, fitness room, secure storage, office space and possibly a daycare.

12. Total footprint: 44, 238 SF

13. Square footage (acreage) of the site: 2.28 acres – 99,232 SF

14. Total number of dwelling units = 69 units

15. Total number of Bedrooms = 116

17. Trash Removal: Each unit owner will take their trash to a central collection point in the building. A private trash hauler will pick up trash on a regular basis.

18. Snow removal and maintenance for project: will be hired out to a private firm; therefore no equipment will be stored at the property.