

CAPITOL VIEW AT OAK PARK

Letter of Intent

To: The City of Madison Plan Commission

We are submitting the following amendment to Capitol View at Oak Park, which was originally approved in December, 2013.

Capitol View at Oak Park, located in Grandview Commons, is an age-restricted apartment complex to be marketed toward older adults. The owner intends to utilize the Low-Income Housing Tax Credit program to provide income qualified rental housing for a percentage of the units. The density of 82 units is consistent with the GDP and the previously approved SIP for the proposed site. The proposal conforms to both the Grandview Commons overall development plan and the Town Center plan.

The site design, building design and landscape design remain generally the same in concept. The number of dwelling units has remained the same at 82, however, the building footprint has been reduced by approximately 12%. Hilltop, the east wing of the project, remains unchanged. Hillside, the center and west portion of the project has been modified in size and configuration, but generally follows the original building in concept as it relates to the public streets, topography and vehicular circulation.

The minor modifications for which we are seeking approval are:

- Unit size, quantity and mix resulting in modifications to the floor plans, elevations, building volume and site.
- Reconfiguration of the exterior terrace.
- Incorporation of a future tenant space of 3,383 SF located on Level P2, accessed from Halley way on the north or from the alley on the west.
- Addition of five parking stalls to the site plan for a total of ten stalls (including one accessible stall).

The unchanged project goal is to offer a quality constructed and architecturally attractive housing alternative for independent older adults in this part of Madison. We have discussed the modifications with Veridian and they have given their approval of the design.

Project Summary:

1. The name of the project: Capitol View at Oak Park
2. Construction schedule: Summer, 2015 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: Shawn McKibben, Alternative Continuum of Care, LLC
6. Architect: Architectural Design Consultants, Inc. – Contact: Mark Kruser, AIA
7. Landscape Architect: Landscape Architecture, LLC - Contact: Joe Hanauer
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: Affordable to luxury apartments ranging in the size from 625 SF to 1,881 SF. Units will include a mix of one and two bedrooms, some with dens. The project will have internal parking for 99 cars. Common amenities include a gathering room with outdoor patio, roof terrace, fitness room, secure storage, office space.
12. Total footprint: 38,870 SF
13. Square footage (acreage) of the site: 107,947 SF - 2.48 acres
14. Total number of dwelling units = 82 units
15. Total number of Bedrooms = 123
17. Trash Removal: Each unit owner will take their trash to one of two central collection points 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. No equipment will be stored at the property.



Project Data
Capitol View at Oak Park

Madison, WI
 April 22, 2015

UNIT MIX	TOTAL UNITS	QTY. BEDROOMS
1 BEDROOM, 1 BATH	26	26
1 BEDROOM, 1 BATH, DEN	13	13
1BEDROOM, 1 1/2 BATH, DEN	2	2
2 BEDROOM, 2 BATH	29	58
2 BEDROOM, 2 BATH, DEN	9	18
2 BEDROOM, 2.5 BATH, DEN	3	6
TOTAL UNITS	82	123

PARKING COUNT - REQUIRED	
Minimum required by City of Madison Zoning Code (28.141, Table 28I-3):	
Multi-Family (Minimum 1 per Dwelling Unit)	82
Office (Minimum 1 per 400 SF Floor Area)	9
TOTAL STALLS REQUIRED	91

PARKING COUNT - PROVIDED	Level P1	Level P2	1ST Floor	TOTAL
Structured Parking	21	53	25	99
Surface Stalls	10	-	-	10
TOTAL STALLS PROVIDED				109 *

BICYCLE PARKING	Exterior	Interior	Future Int	
Multi-Family - Minimum required by City of Madison Zoning Code (Table 28I-3)				91
Office - Minimum required by City of Madison Zoning Code (Table 28I-3)				2
Total Provided	16	41	36	93

SITE DATA	SF	Acres	%
Site Area	107,947	2.48	100%
Footprint Area	38,870	0.89	36%
Parking Lot, Curb & Gutter, Sidewalk	16,930	0.39	16%
Green Area	46,860	1.08	43%

	Residential	Parking	Total
BUILDING AREA	107,559	45,679	153,238

* 5 Accessible stalls are including in the total with 1 surface and 4 structured.