

# OAK PARK CAPITOL CONDOS

## Letter of Intent

To: The City of Madison Plan Commission

Oak Park Capitol Condos located in Grandview Commons is a age restricted market rate condominium to be marketed toward older adults. The density of 61 condominium units is consistent with the GDP for the F1 & F4 properties. The proposal conforms to both the Grandview Commons overall development plan & the Town Center plan. We have met with the ARC committee at Veridian over the past couple of months and they have given their approval of the design. Our proposal calls for 2-buildings; F1 a forty-four (44) unit and F4 a seventeen unit (17) building. The goal of the project 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: Oak Park Capitol Condos
2. Construction schedule: Spring 2008 – Phase I (Building F1)
3. Description of existing conditions: Vacant infill lots in multi-family area of Grandview Commons
4. Owner: Jupiter Drive Investors, LLC – Contact: Scott Frank
5. Contractor: To be determined
6. Architect: Eppstein Uhen Architects, Inc. – Contact: James Klett, AIA
7. Landscape Architect: Landscape Architecture Contact: Joe Hanauer
8. Civil Engineer: Professional Engineering – Contact: Roxanne Johnson
9. Owner Representative: Scott Frank, Oak Park
10. Marketing Coordinator: Marthe Jones, Oak Park
11. Uses of Building: Luxury condominiums ranging in the size from 1,400 SF to 2,000 SF. All units will have at least 2 BR and 2 baths. The project will have two phases F1 and F4 buildings. Covered parking for 98 cars will be provided. Common amenities include a club room with outdoor patio, fitness room, secure storage and a conference area.
12. Total footprint area of each building:
  - a. F1 unit building = 30,995 SF
  - b. F4 unit building = 13,089 SF
13. Square footage (acreage) of the site: 2.28 acres – 99,232 SF
14. Total number of dwelling units = 61 (44 unit building) & (17 unit building)
15. Number of bedrooms per unit = 2
16. Bedrooms per building:
  - a. F1 building = 88
  - b. F2 building = 34
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.