

## **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 back in 2016. 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 modifications to balcony and exterior window locations)

Capitol View at Oak Park, located in Grandview Commons, is an age restricted apartment complex to be marketed toward older adults. The density of 99 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: Spring 2022 Start Construction
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: Architectural Design Consultants, Inc. – Contact: Bradley R Servin, AIA
7. Landscape Architect: Landscape Architecture Contact: Joe Hanauer
8. Civil Engineer: Professional Engineering – Contact: Roxanne Johnson
9. Owner Representative: Hayden Frank
10. Uses of Building: Market rate apartments ranging in the size from 700 SF to 1,500 SF. The unit mix will include 1 bedroom with den; 2 bedroom, 2 bath; 2 bedroom, 2 bath with den; and 2 bedroom, 2.5 bath with den. The project will have covered parking for 101 cars, bicycle parking & common amenities include a gathering room with outdoor patio, roof terrace, fitness room and secure storage.
11. Total footprint: 170,325 SF

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

13. Total number of dwelling units = 99 units

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.