

CAPITOL VIEW AT OAK PARK

Letter of Intent

To: The City of Madison Planning Office

The attached submittal was originally submitted in 2021 and received approval from the Common Council on January 12, 2022. In the aftermath of that approval, the project was placed on hold due to the impacts of the COVID outbreak, rising interest rates, and increasing inflation. The developer has since revisited and refined the building program and is now prepared to move forward. Following recent discussions with UDC Coordinator Jessica Vaughn and City Planners Chris Wells and Jenny Kirchkatter, we have been advised that the proposed modifications will require resubmittal to the UDC, as well as a resubmittal to Planning as a minor alteration. The site plan, landscape plan, building footprint, and exterior materials remain essentially the same. As a result of adding amenities to the first floor. Units have been relocated to the second and third floor increasing the building floor area mass. The minor modifications for which we are seeking approval are:

- Unit quantity and mix
 - 2021 Approval included a total of 99 units (55 two bedrooms & 44 one bedrooms)
 - Current submittal includes 97 units (96 two bedroom units and 1 one bedroom guest suite)
- Modifications to balcony
 - Modifications from a mix of one bedroom units and two bedroom units required modifications to balcony location throughout the plan. Dimensions of balconies remains relatively the same (8' x 15')
- Exterior window locations
 - In General typical unit windows have remained the same dimensionally. Placement of windows reflects the unit floor plan modifications.
- Exterior material composition
 - Exterior material modifications were made to reduce the amount of wood grained aluminum siding. Exterior Materials still consist of the previously submitted palette
 - Horizontal Engineered Wood Siding (Deep Granite)
 - Vertical Board & Batten Engineered Wood Siding (Snowscape White)
 - Horizontal Aluminum Siding (Dark Cherry)
 - Fond Du Lac Stone Veneer (Hamilton Dimensional)
- Relocated main entry
 - The Main Entrance to the building has been relocated from the Southeast corner of property (intersection of Gemini Dr & North Star Dr) to the interior corner along the share drive easement.
- Expanded amenities.
 - 117 climate controlled underground parking stalls,
 - Climate controlled bicycle parking common
 - gathering room with kitchen
 - pub
 - outdoor patio
 - roof top community room and terrace
 - fitness room
 - pickleball courts
 - Outdoor grilles

Capitol View at Oak Park, located in Grandview Commons, is an age restricted apartment complex to be marketed toward older adults. The density of 96 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 2026 Spring Start Construction (anticipated)
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 712 SF to 2,042 SF. The unit mix will include, 1 Guest Suite, 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 117 cars, bicycle parking & common amenities include a gathering room with kitchen + coffee station, pub, outdoor patio, roof top community room and terrace, fitness room, and secure storage.
11. Total footprint: 208,856 SF
12. Square footage (acreage) of the site: 2.28 acres – 99,232 SF
13. Total number of dwelling units = 97 units (96 standard and one guest suite)
14. 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.
15. Snow removal and maintenance for project: will be hired out to a private firm; therefore no equipment will be stored at the property