

# ULIAN KISSIOV - A R C H I T E C T

476 PRESIDENTIAL LANE, MADISON WI 53711

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August 6, 2014

Ms. Katherine Cornwell  
Department of Planning & Development  
City of Madison  
215 Martin Luther King Jr. Blvd  
PO Box 2985  
Madison, Wisconsin 53701

Re: Letter of Intent - Conditional Use  
GRAND ARBOR RESERVE  
Birchwood Point - Lot I  
10203 Mineral Point Road  
Madison, Wisconsin

Ms. Katherine Cornwell:

The following is submitted together with the plans and Land Use Application for staff, Plan Commission and Common Council consideration of approval.

## **Project Team:**

Owner/Developer: GRAND ARBOR RESERVE, LLC  
6417 Odana Rd  
Madison, WI 53719  
Ph. 608-285-8680  
Fax 608-255-3387  
Contact: Dan Schmidt  
[dans@rentfmi.com](mailto:dans@rentfmi.com)

Architect: ULIAN KISSIOV  
476 Presidential Ln  
Madison, WI 53711  
608-320-3151  
[ukissiov@charter.net](mailto:ukissiov@charter.net)

Civil & Landscape Design: D'ONOFRIO KOTTKE & ASSOC., INC  
7530 Westward Way  
Madison, WI 53717  
608-833-7530  
Contact: Dan Day  
[dday@donofrio.cc](mailto:dday@donofrio.cc)

### **Introduction:**

The project is located on the far west side of Madison on Mineral Point Road, in lot 1 of Birchwood Point development. The lot is currently surrounded by farm land with an exception of seven existing residential lots with detached single family buildings east of lot 1 or north-east of the entire Birch Wood Point development. When development is completed, along with Mineral Point Road being north of the lot, to the east will be Sugar Maple Lane between the detached single family buildings and lot 1, Rustling Birch Road to the south, and outlot 2 of the development to the west.

### **Project Description:**

The proposed development parcel is 4.62 acres in size, zoned TR-U1. The development consist of one multifamily apartment building with a total of 100 dwelling units (21.65 du/acre). The building comprises of two 3 story apartment wings (A&B) and a 1 story connection between them, with 102 car parking stalls in an underground parking garage. The 1 story connection consist of a common vestibule, FMI - property management office wit hours of operation 7-5, fitness room, and community room with combined area of 5,600 square feet. The building has been located with a setback of 20' from Sugar Maple Lane and Rustling Birch Road, with individual unit entrances with pedestrian connections to Sugar Maple Lane, Rustling Birch Road, and the surface parking area.

There is a mix of unit types and sizes offering a variety of living options. Exterior building materials comprise of fiber cement panels at base reaching 2 feet in height from finished floor and composite wood panels/siding for the rest of the structure.

Vehicular access to the site is achieved from Rustling Birch Road.

The building has been designed to fit within the neighborhood context by creating the image of rowhouses next to detached single-family homes.

The value of land is \$800,000 with estimated project cost \$8,000,000.

**Conditional Use**

A 100 unit multi-family development is an allowed use in TR-UI and requires a Conditional Use Application according to Chapter 28, Madison Zoning Code Ordinance - Table 28C-1 & Sec.28.050.

The FMI - property management office is classified as “Management Office”, and requires a Conditional Use Application, according to Chapter 28, Madison Zoning Code Ordinance -Table 28C- 1.

**Development Data:**

Site Data:

|                 |                  |
|-----------------|------------------|
| Lot Area        | 201,350 SF       |
| Impervious area | 91,650 SF        |
| Lot Area/D.U.   | 201.35 SF/unit   |
| Density         | 21.64 units/acre |

Vehicle Parking:

|                                      |     |
|--------------------------------------|-----|
| Surface Parking Stalls               | 68  |
| Underground Parking Stalls           | 102 |
| <u>Accessible Parking Stalls (4)</u> |     |
| Total Parking Stalls                 | 170 |

Bicycle Parking:

|  |     |
|--|-----|
| Surface Bicycle Stalls                   | 12  |
| Garage Bicycle Stalls – 2’x6’            | 97  |
| <u>Garage Bicycle Stalls – wall hung</u> | 60  |
| Total Bicycle Stalls                     | 169 |

Building Area: S.F.

|                     |               |
|---------------------|---------------|
| Underground Parking | 38,570        |
| First Floor         | 44,200        |
| Second Floor        | 38,700        |
| <u>Third Floor</u>  | <u>38,700</u> |
| Total               | 160,170       |

Building Height: Three Stories (~ 49’ A.F.G.)

Dwelling Unit Mix:

|                      |          |
|----------------------|----------|
| Studio               | 15       |
| One Bedroom          | 39       |
| One Bedroom+Den      | 14       |
| Two Bedroom          | 24       |
| Two Bedroom+Den      | 6        |
| <u>Three Bedroom</u> | <u>2</u> |
| Total                | 100      |

**Construction Schedule:**

It is anticipated that the new construction phase will commence 10/15/2014 and be completed 9/30/2015.

Thank you for your time and consideration of our project.

Sincerely,

A handwritten signature in green ink, appearing to read "Ulian Kissiov", with a long, sweeping flourish extending to the right.

Ulian Kissiov, ARCHITECT