

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

476 PRESIDENTIAL LANE, MADISON WI 53711

P. 608.320.3151 ukissiov@charter.net

December 3, 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 for
Amended PD-GDP & PD-SIP
INFINITY
Grandview Commons –
Lot 455 & 456.
617 Jupiter Drive & 610 Hercules Tr.
Madison, Wisconsin

Ms. Katherine Cornwell:

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

Project Team:

Owner/Developer: INFINITY, LLC
6417 Odana Rd
Madison, WI 53719
Ph. 608-285-8680
Fax 608-255-3387
Contact: Dan Schmidt
dans@rentfmi.com

Architect: ULIAN KISSIOV
476 Presidential Ln
Madison, WI 53711
608-320-3151
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

Introduction:

The project is located on the far east side of Madison, in lot 455 & 456 of Grandview Commons development. The lot is currently surrounded by apartment buildings to the south and west, row houses to the north and detached houses to the east.

Project Description:

The proposed development parcel is 2.38 acres in size, zoned PD-GDP. The development consist of one multifamily apartment building with a total of 80 dwelling units (33.61 du/acre). The building comprises of two 3 story apartment wings (A&B) with 80 car parking stalls in an underground parking garage. The building has been located with a setback of 15' from Charon Lane and 26' from both Jupiter Drive, and Hercules Trail with individual unit entrances with pedestrian connections to the surrounding streets 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. The building has been designed to transition in massing and typology image from the adjoining detached residential units to the four story apartment building to the west.

Amended PD-GDP & PD-SIP

An 80 unit multi-family development with building height ~54’ from existing grade to the ridge. 45’ building height limit was established with the GDP in 2002. If measured per the zoning code in effect in 2002 the building height is ~43’-6”, which is consistent with the GDP intent. The factors that contribute to height measurement of 54’ are: 1) the new zoning regulation for height measurement; 2) the sloping terrain; 3) grading work performed a few years ago resulting in lowering the existing grade elevations.

Development Data:

Site Data:

Lot Area	103,700 SF
Impervious area	56,530 SF
Lot Area/D.U.	1296.25 SF/unit
Density	33.61 units/acre
Lot Coverage	50.8%
Usable Open Space	37,236 S.F.

Vehicle Parking:

Surface Parking Stalls	48
Underground Parking Stalls	80
<u>Accessible Parking Stalls (4)</u>	
Total Parking Stalls	128

Bicycle Parking:

Surface Bicycle Stalls	16
Garage Bicycle Stalls – 2’x6’	54
<u>Garage Bicycle Stalls – structured</u>	18
Total Bicycle Stalls	88

Building Area:

	S.F.
Underground Parking	29,600
First Floor	29,330
Second Floor	29,480
<u>Third Floor</u>	<u>22,780</u>
Total	111,190

Building Height:

Three Stories (~ 54’ A.E.G.)

Dwelling Unit Mix:

Studio	20
One Bedroom	38
One Bedroom + Den	8
<u>Two Bedroom</u>	<u>14</u>
Total	80

Construction Schedule:

It is anticipated that the new construction phase will commence 04/15/2014 and be completed 03/30/2016.

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