

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

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October 21, 2015

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
FUSION APARTMENTS
Grandview Commons – Lot 442
841 Jupiter Drive
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: FUSION APARTMENTS, 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@gmail.com

FUSION APARTMENTS

Page 2 of 4

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 442 of Grandview Commons development. The lot is currently surrounded by apartment buildings to the east, south and west, and row houses to the north.

Project Description:

The proposed development parcel is 1.38 acres in size, zoned PD-GDP. The development consist of one multifamily apartment building with a total of 54 dwelling units (39.13 du/acre) and 49 car parking stalls in an underground parking garage. The building has been located north of the view corridor line with individual unit entrances with pedestrian connections to the surrounding streets and the surface parking area.

The unit mix is mainly one bedroom apartments and studios. Exterior building materials comprise of utility brick veneer and composite wood panels/siding. The building has been designed to transition in massing and architectural image from the adjoining three story apartment building to the west to the five story apartment building to the east.

FUSION APARTMENTS

Amended PD-GDP & PD-SIP

A 54 unit multi-family development with building height ~41.33' from existing grade to the parapet.

Development Data:

Site Data:

Lot Area	60,184 SF
Impervious area	34,560 SF
Lot Area/D.U.	1114.52 SF/unit
Density	39.13 units/acre
Lot Coverage	57.4%
Usable Open Space	25,624 S.F.

Vehicle Parking:

Surface Parking Stalls	37
Underground Parking Stalls	49
<u>Accessible Parking Stalls (2)</u>	
Total Parking Stalls	86

Bicycle Parking:

Surface Bicycle Stalls	12
<u>Garage Bicycle Stalls</u>	53
Total Bicycle Stalls	65

Building Area: S.F.

Underground Parking	17,167
First Floor	16,653
Second Floor	16,752
<u>Third Floor</u>	16,752
Total	67,324

Building Height: Three Stories (~ 41.33' A.E.G.)

Dwelling Unit Mix:

Studio	9
<u>One Bedroom</u>	45
Total	54

FUSION APARTMENTS

Page 4 of 4

Construction Schedule:

It is anticipated that the new construction phase will commence 03/01/2014 and be completed 11/30/2016.

Thank you for your time and consideration of our project.

Sincerely,

A handwritten signature in green ink, appearing to read "Ulian Kissiov". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Ulian Kissiov, ARCHITECT