



URBAN DESIGN COMMISSION APPLICATION CITY OF MADISON

This form may also be completed online at:
<http://www.cityofmadison.com/planning/documents/UDCapplication.pdf>

215 Martin Luther King Jr. Blvd; Room LL-100
PO Box 2985; Madison, Wisconsin 53701-2985
Phone: 608.266.4635 | Facsimile: 608.267.8739

Please complete all sections of the application, including the desired meeting date and the type of action requested.

Date Submitted: <u>Sep. 16, 2015</u>	<input checked="" type="checkbox"/> Informational Presentation
UDC Meeting Date: <u>Oct. 07, 2015</u>	<input type="checkbox"/> Initial Approval
Combined Schedule Plan Commission Date (if applicable): _____	<input type="checkbox"/> Final Approval

1. Project Address: Grandview Commons, Madison WI
Project Title (if any): Fusion Apartments

2. This is an application for (Check all that apply to this UDC application):

New Development Alteration to an Existing or Previously-Approved Development

A. Project Type:

- Project in an Urban Design District* (public hearing-\$300 fee)
- Project in the Downtown Core District (DC) or Urban Mixed-Use District (UMX) (\$150 fee, Minor Exterior Alterations)
- Suburban Employment Center (SEC) or Campus Institutional District (CI) or Employment Campus District (EC)
- Planned Development (PD)
 - General Development Plan (GDP)
 - Specific Implementation Plan (SIP)
- Planned Multi-Use Site or Planned Residential Complex

B. Signage:

- Comprehensive Design Review* (public hearing-\$300 fee) Street Graphics Variance* (public hearing-\$300 fee)
- Signage Exception(s) in an Urban Design District (public hearing-\$300 fee)

C. Other:

Please specify: _____

3. Applicant, Agent & Property Owner Information:

Applicant Name: Uljan Kisssiov Company: _____
 Street Address: 476 Presidential Ln City/State: Madison, WI Zip: 53711
 Telephone: (608) 320-3151 Fax: (____) _____ Email: ukissiov@gmail.com

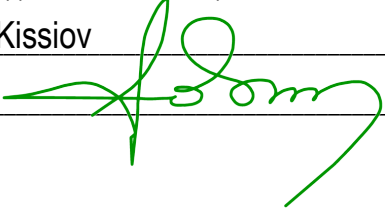
Project Contact Person: same as applicant Company: _____
 Street Address: _____ City/State: _____ Zip: _____
 Telephone: (____) _____ Fax: (____) _____ Email: _____

Project Owner (if not applicant): Fusion Apartments, LLC
 Street Address: 6417 Odana Rd City/State: Madison, WI Zip: 53719
 Telephone: (608) 285-8680 Fax: (608) 255-3387 Email: dans@rentfmi.com

4. Applicant Declarations:

A. Prior to submitting this application, the applicant is required to discuss the proposed project with Urban Design Commission staff. This application was discussed with Al Martin on Sep. 10, 2015.
(name of staff person) (date of meeting)

B. The applicant attests that all required materials are included in this submittal and understands that if any required information is not provided by the application deadline, the application will not be placed on an Urban Design Commission agenda for consideration.

Name of Applicant Uljan Kisssiov Relationship to Property Architect
 Authorized Signature  Date Sep. 16, 2015

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

476 PRESIDENTIAL LANE, MADISON WI 53711

P. 608.320.3151 ukissiov@gmail.com

Sep 16, 2015

Mr. Al Martin
Urban Design Commission
City of Madison
215 Martin Luther King Jr, Blvd
Madison, WI 53701

Re: Narrative Description
Informational Presentation
Fusion Apartments
Grandview Commons - Lot 442
Madison WI

Dear Mr. Martin,

This narrative, along with the attached application and plans, are submitted for UDC- Informational Presentation.

Developer:

Fusion Apartments, LLC
6417 Odana Rd
Madison, WI 53715

Architect:

Ulian Kissiov
476 Presidential In
Madison, WI 53711
ukissiov@charter.net

Project Description:

The project is located on the far east side of Madison, in lot 442 of Grandview Commons development, east of Interstate 90 and north of Cottage Grove Road. The site is in the McClellan Park neighborhood and is currently vacant. To the north of the site is lot 445 with rowhouses facing Gemini Dr. To the west of the site is Lions Gate II - a three story apartment building, to the south is Jupiter Dr., and to the east is The View - a five story apartment/mixed use building.

The development consist of one multifamily apartment building with a total of 54 dwelling units and 49 parking stalls in an underground parking garage.

The building has been located with a setback of 70'+ from Jupiter Drive, north of the view corridor line, with first floor individual unit entrances with pedestrian connections to surrounding streets or the surface parking area.

The unit mix consists of nine studios and 45 one bedroom apartments. Exterior building materials comprise of brick and composite wood panels/siding.

The main pedestrian entrance faces the parking lot. Vehicular access to the site is achieved from Jupiter Drive.

The building has been designed to fit within the neighborhood context by scale, proportions and materials.

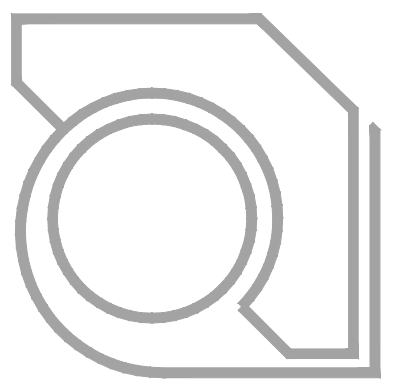
Project Data is located on the attached plans.

Thank you for your time and consideration of our project.

Sincerely,



Ulian Kissiov



PROJECT:

FUSION APARTMENTS

GRANDVIEW COMMONS, MADISON, WI

OWNER:

FUSION APARTMENTS, LLC

6417 ODANA RD
MADISON, WISCONSIN 53719
CONTACT: DAN SCHMIDT
PHONE: 608-285-8680
FAX: 608-255-3387
email: dans@rentfmi.com

ARCHITECT:

ULIAN KISSIOV

476 PRESIDENTIAL LANE
MADISON, WISCONSIN 53711
PHONE: 608-320-3151
email: ukissiov@charter.net

CIVIL ENGINEER, SURVEYOR, LANDSCAPE ARCHITECT:

D'ONOFRIO KOTTKE & ASSOC., INC.

7530 WESTWARD WAY
MADISON, WISCONSIN 53717
CONTACT: DAN DAY
PHONE: 608-833-7530
email: dday@donofrio.cc



LOCATION MAP
NO SCALE



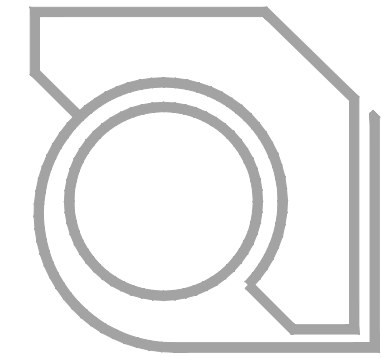
BUILDING AREA:

FLOOR	SQ.F.
BASEMENT	17,167
FIRST FLOOR	16,653
SECOND FLOOR	16,752
THIRD FLOOR	16,752
TOTAL	67,324

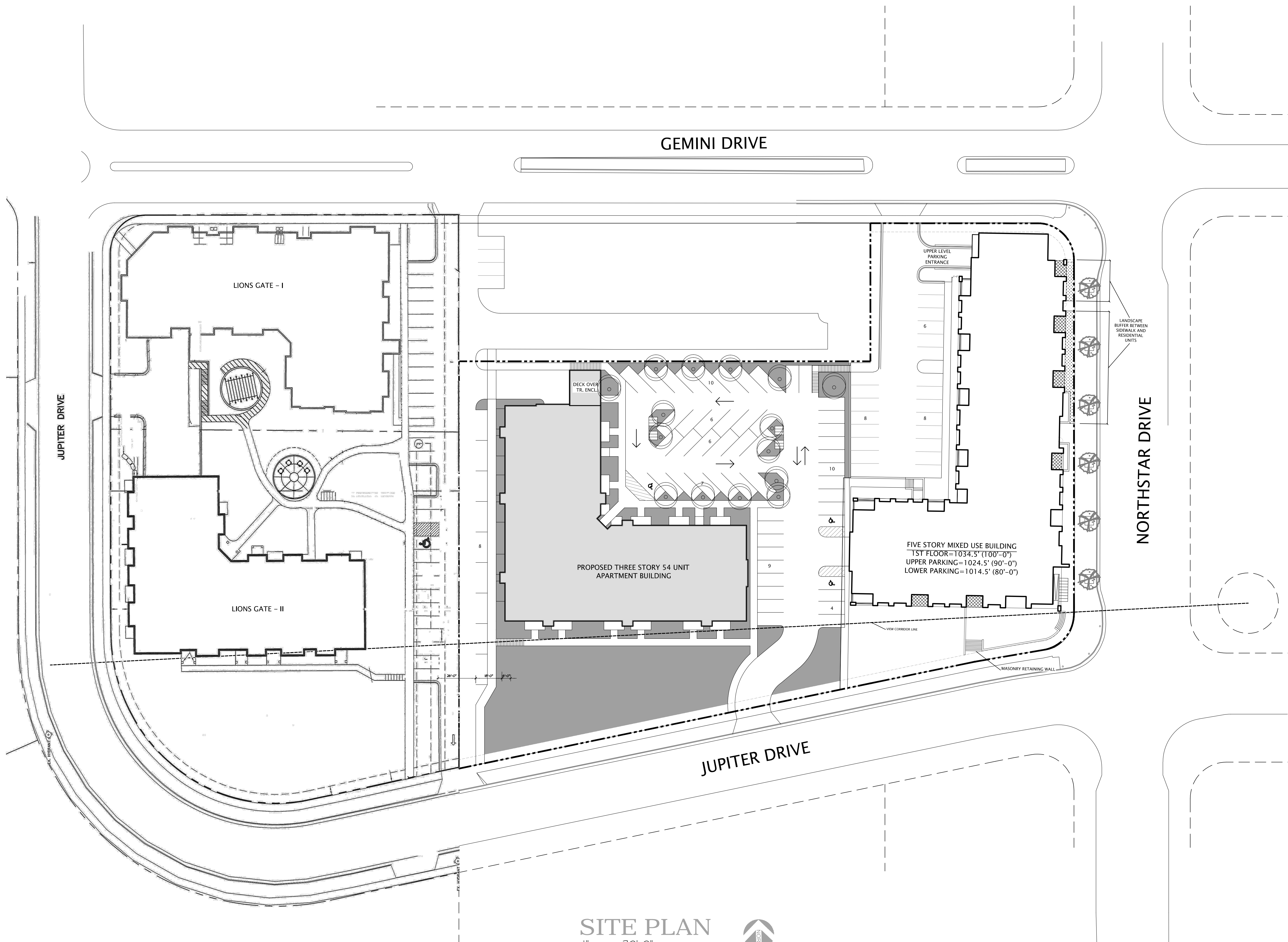
SHEET INDEX

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SEPTEMBER 16, 2015 T



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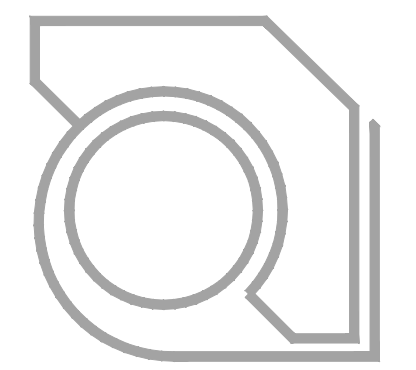
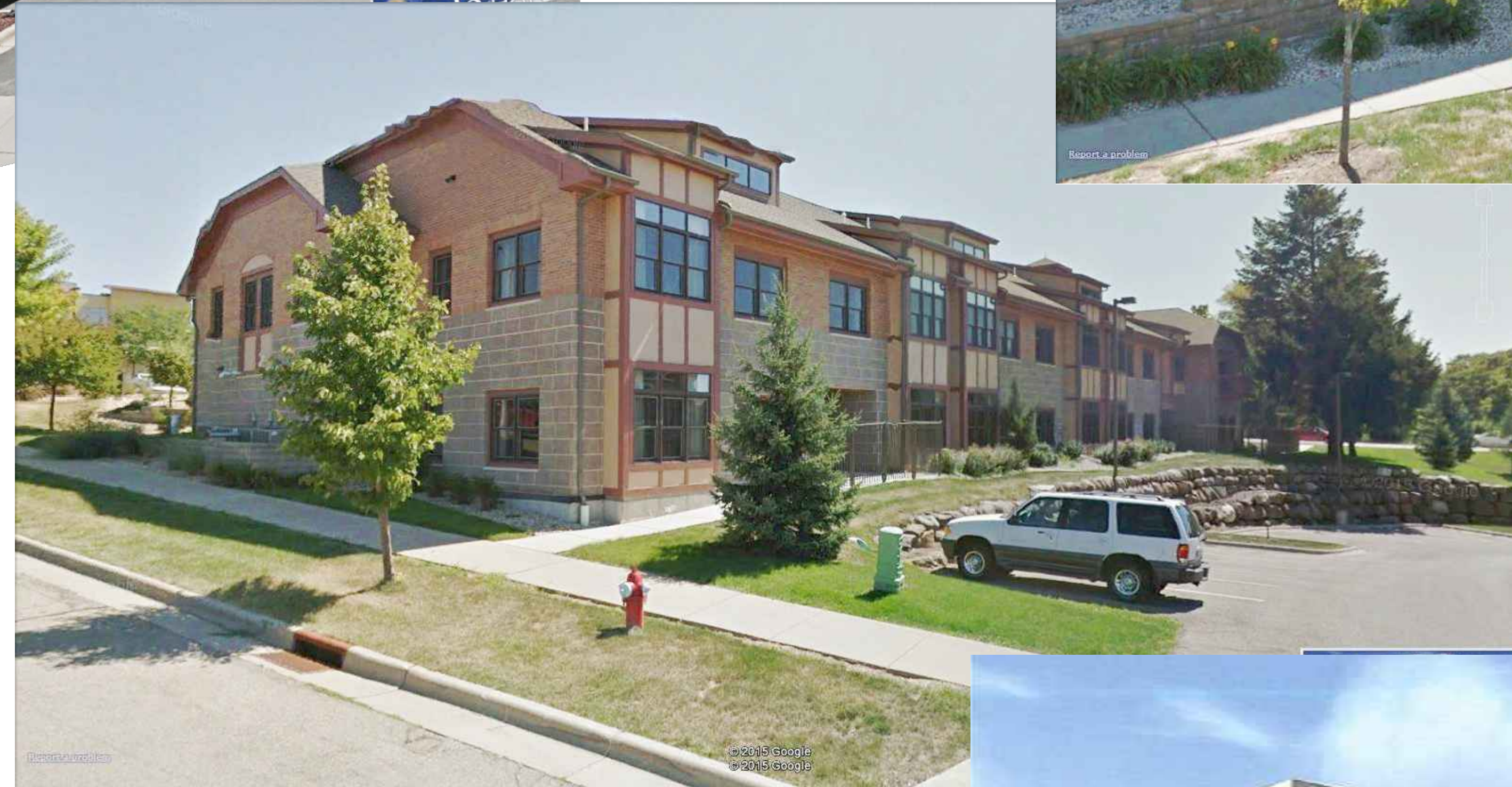
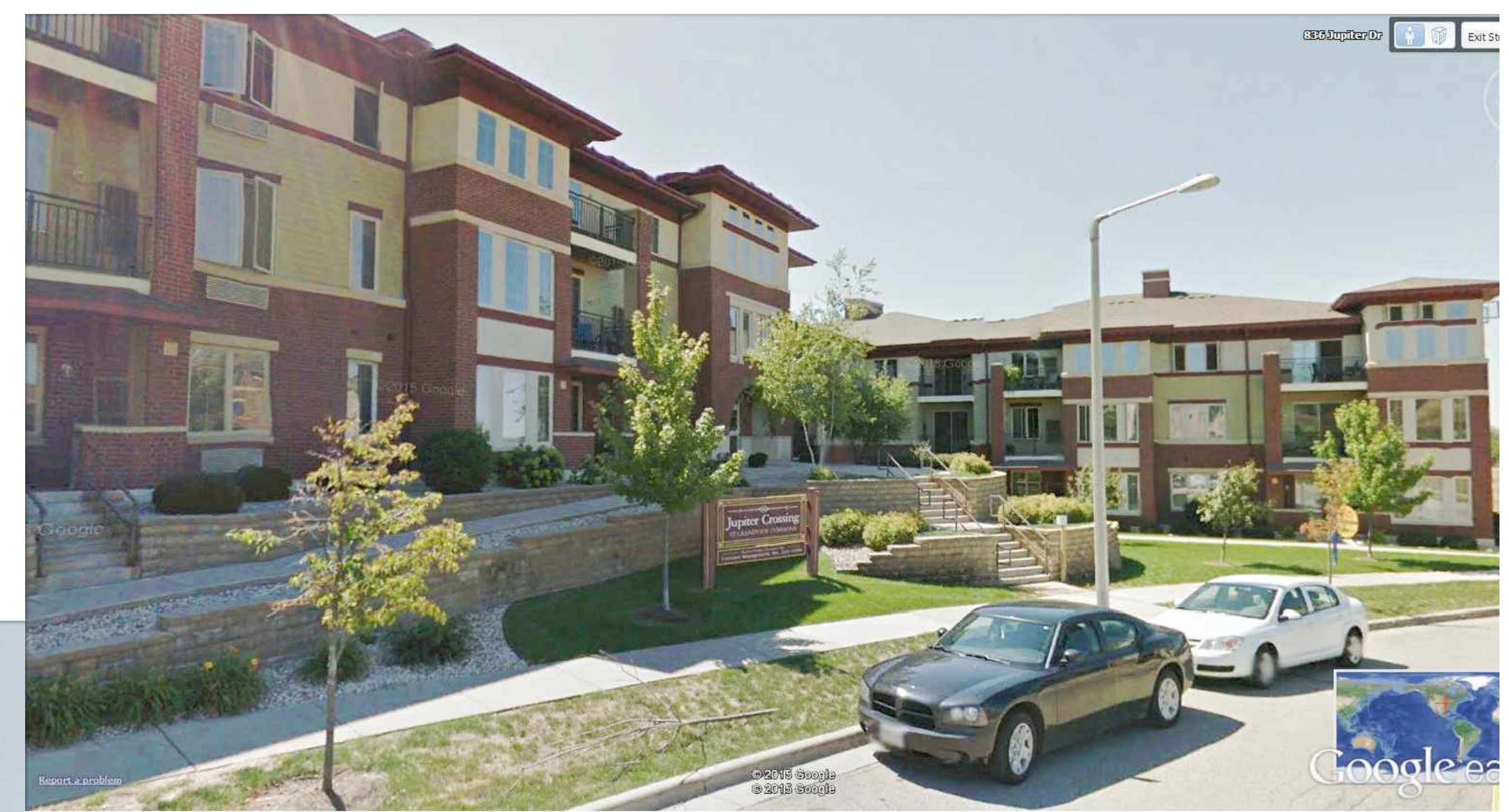


SITE PLAN
1" = 30'-0"



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FUSION APARTMENTS
GRANDVIEW COMMONS, MADISON, WI
CLIENT:
FUSION APARTMENTS, LLC
6417 ODANA RD, MADISON, WI 53719

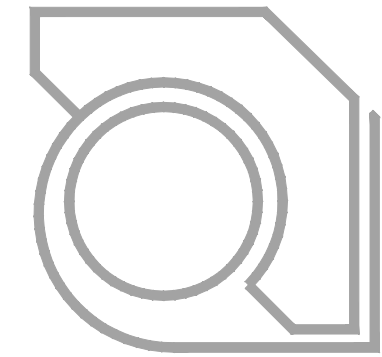
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CAD FILE:
DRAWN BY: U.K.
DATE: 09/16/15



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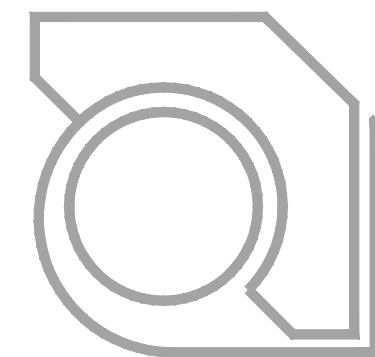


JUPITER DRIVE - STREET ELEVATION

NO SCALE

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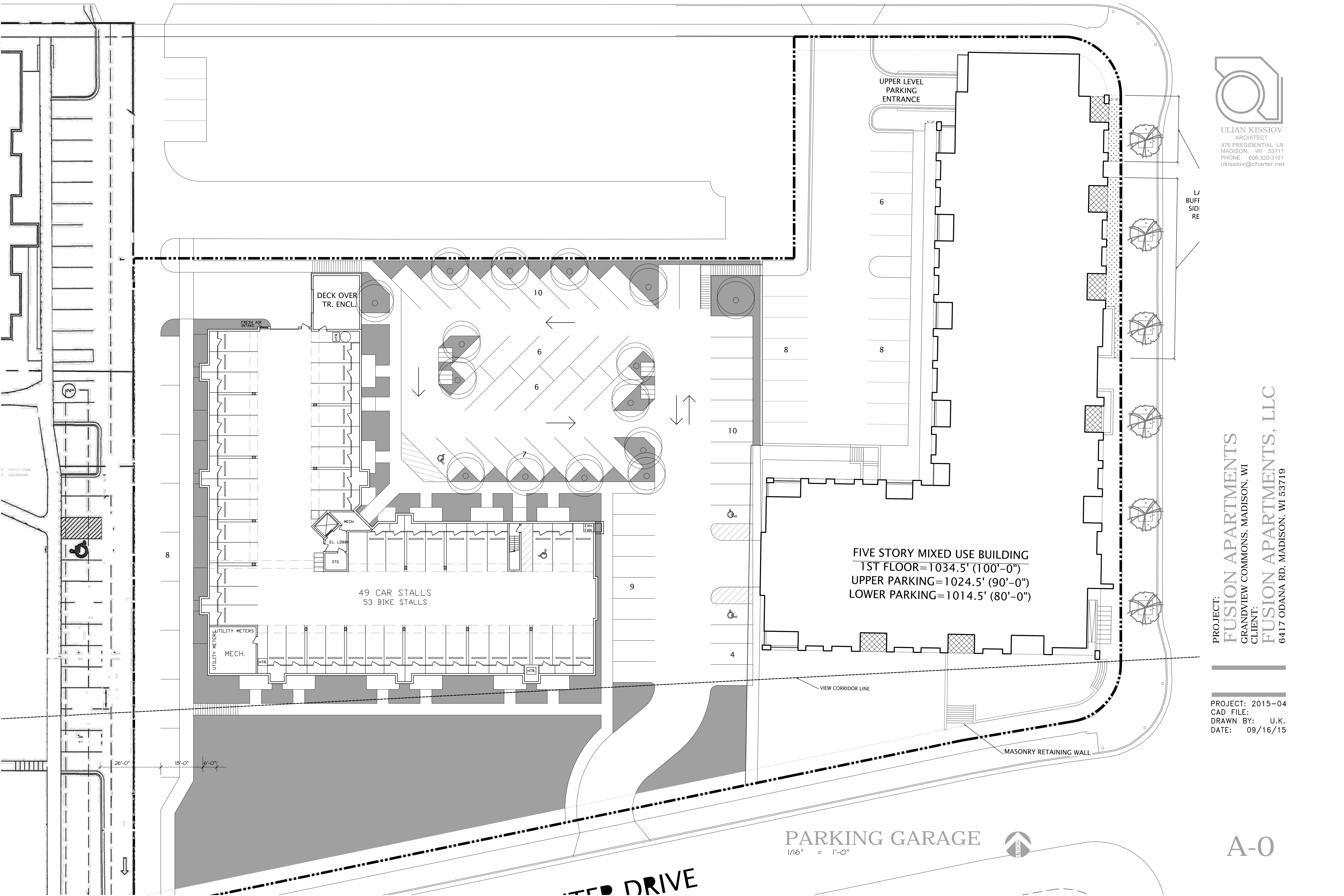


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L/
BUFF
SIDE
RE

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UPPER LEVEL
PARKING
ENTRANCE

DECK OVER
TR. ENCL.

49 CAR STALLS
53 BIKE STALLS

FIVE STORY MIXED USE BUILDING
1ST FLOOR=1034.5' (100'-0")
UPPER PARKING=1024.5' (90'-0")
LOWER PARKING=1014.5' (80'-0")

VIEW CORRIDOR LINE

MASONRY RETAINING WALL

PARKING GARAGE
1/16" = 1'-0"

DRIVE

A-0

26'-0" 18'-0" 6'-0"

UTILITY METERS
MECH.

STG.

MECH.

EL. LOBB.

DRY LBN.

DRY LBN.

FRESH AIR INTAKE

6

8

10

4

9

10

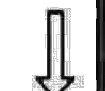
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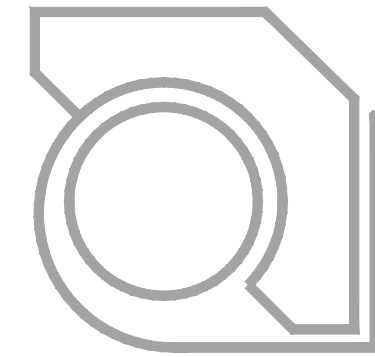
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8

2



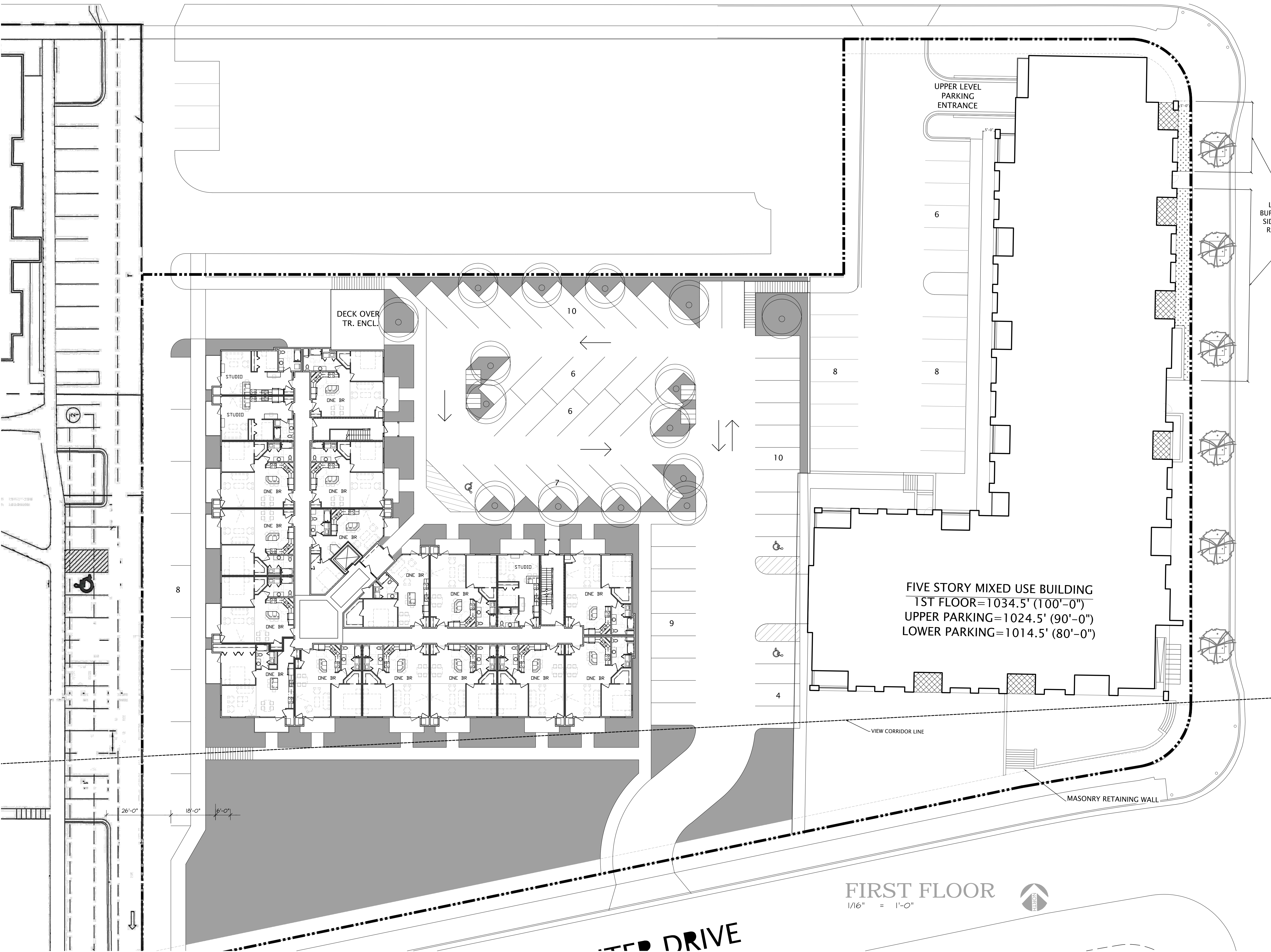


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L/
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UPPER LEVEL
PARKING
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1ST FLOOR=1034.5' (100'-0")
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VIEW CORRIDOR LINE

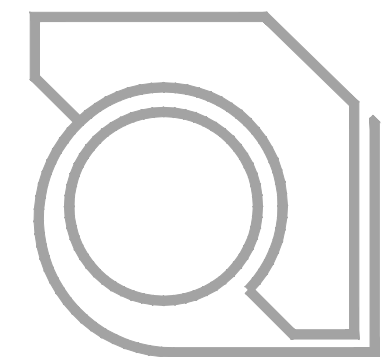
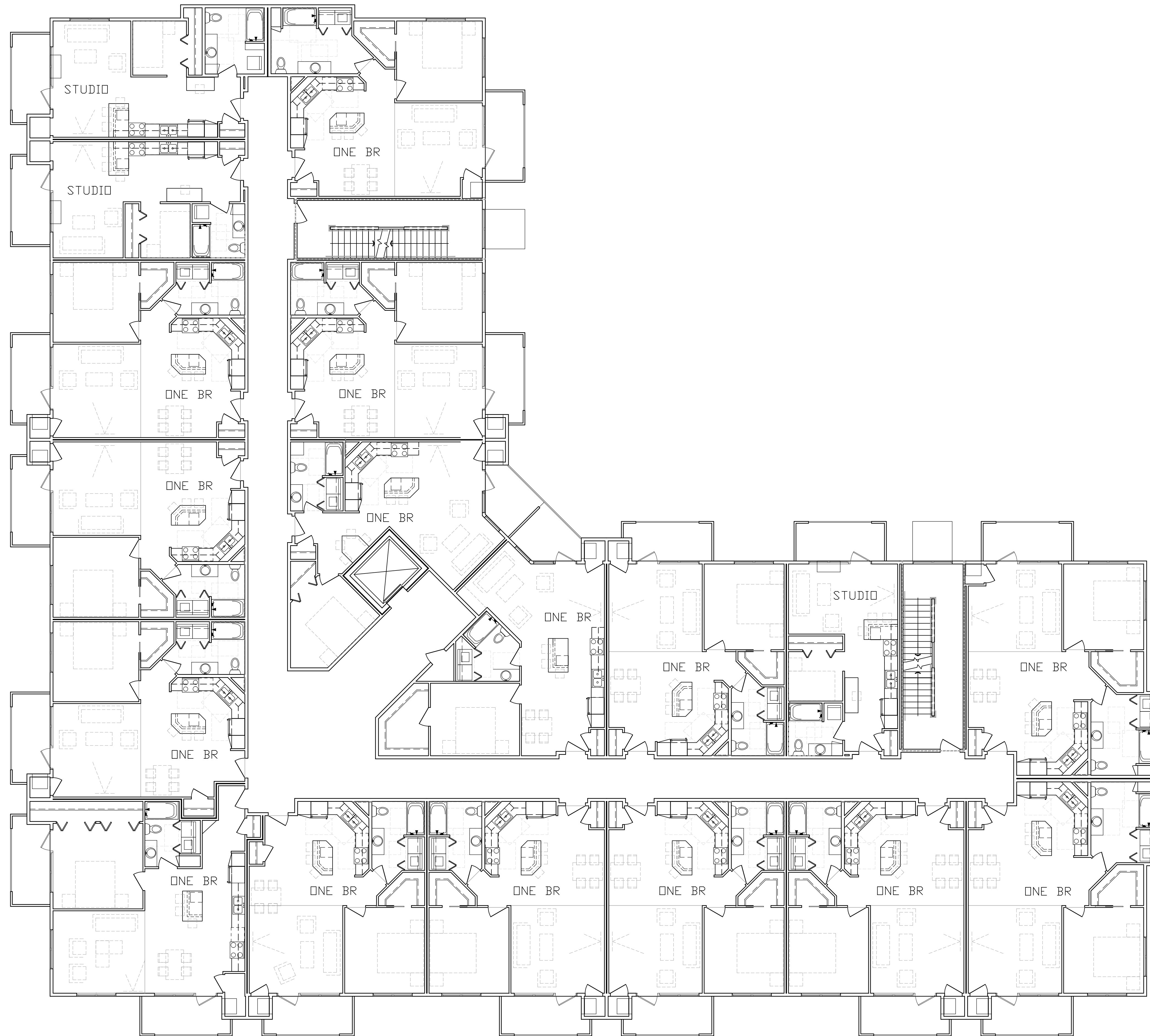
MASONRY RETAINING WALL

FIRST FLOOR
1/16" = 1'-0"



A-1

... DRIVE



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SECOND/THIRD FLOOR PLAN

1/8" = 1'-0"



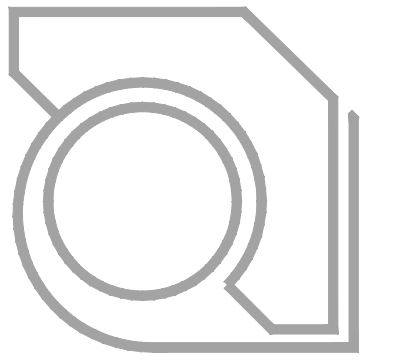


EAST FACADE



SOUTH FACADE

EXTERIOR ELEVATIONS



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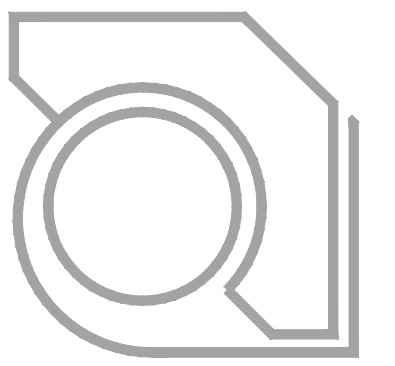


WEST FACADE



NORTH FACADE

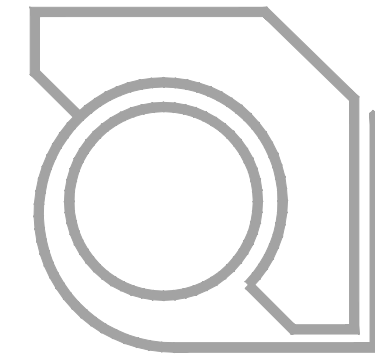
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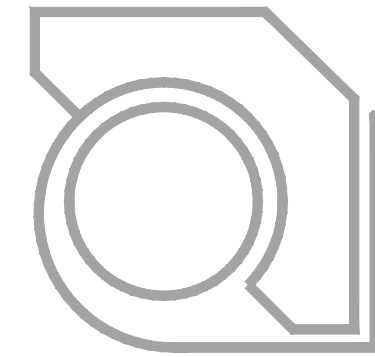


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