

ULIAN KISSIOV - A R C H I T E C T
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April 04, 2018

Ms. Heather Stouder
Department of Planning & Development City of
Madison
215 Martin Luther King Jr. Blvd
Madison, Wisconsin 53703

Re: Letter of Intent
Major Alteration
9920 Watts Rd (Lot 1 off 1000 Oaks)
Madison, Wisconsin

Dear Ms. Stouder,

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

The project is located on the far west side of Madison, in Lot 1 of 1000 Oaks Plat. The site is currently under construction.

Project Team:

Owner/Developer: LATITUDE 43, LLC
826 North Star Dr.
Madison, WI 53718
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

Structural Engineer: Oneida Total Integrated Enterprises (OTIE)
 5100 EASTPARK Blvd #200
 Madison, WI 53718
 Contact: James Hall
 608-241-6704
 jhall@otie.com

Civil & Landscape [SNYDER & ASSOCIATES, INC.](#)
Design: 5010 Voges Rd Madison, WI
 53718 608.838.0444
 Contact: Louis Olson
 lolson@snyder-associates.com

Project Description:

Due to cost increase we had to reduce the size of the clubhouse and remove the pool.

Legal Description:

LOT 1, 1000 OAKS, AS RECORDED IN VOLUME 59069B OF PLATS, ON PAGES 321323, AS DOCUMENT NUMBER 4546990, DANE COUNTY REGISTRY, CITY OF MADISON, DANE COUNTY, WISCONSIN, ALSO LOCATED IN THE NW 1/4 OF THE SW 1/4, SECTION 28, ALL IN T 07 N, R 08 E, CITY OF MADISON, DANE COUNTY, WISCONSIN, CONTAINING 173,057 SQUARE FEET.

Development Data:

Site Data:

Lot Area	173,057 SF
Impervious area	85,142 SF
Lot Area/D.U.	1648.16 SF/unit
Density	26.45 units/acre
Lot Coverage	50.75%
Usable Open Space	60,420 S.F.S

Vehicle Parking:

unchanged

Bicycle Parking:

unchanged

Building Area: bldg. A (S.F.)

Basement	unchanged
First Floor	21,289 (1,800 reduction)
Second Floor	unchanged
<u>Third Floor</u>	<u>unchanged</u>
Total	82,489 (1,800 reduction)

Building Height: unchanged

Construction Schedule:

Commenced Oct, 2017, to be completed July, 2018.

Thank you for your time and consideration of our project.

Sincerely,



Ulian Kissiov, ARCHITECT