

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

476 PRESIDENTIAL LANE, MADISON WI 53711

608.320.3151 [ukissiov@gmail.com](mailto:ukissiov@gmail.com)

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](mailto:dans@rentfmi.com)

Architect: ULIAN KISSIOV  
476 Presidential Ln  
Madison, WI 53711  
608-320-3151  
[ukissiov@gmail.com](mailto: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](mailto:jhall@otie.com)

Civil & Landscape Design: [SNYDER & ASSOCIATES, INC.](#)  
5010 Voges Rd Madison, WI  
53718 608.838.0444  
Contact: Louis Olson  
[lolson@snyder-associates.com](mailto: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 ¼ OF THE SW ¼, 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

<u>Building Area:</u>	<u>bldg. A (S.F.)</u>
Basement	unchanged
First Floor	21,289 (1,800 reduction)
Second Floor	unchanged
Third Floor	unchanged
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