

# URBAN DESIGN COMMISSION APPLICATION

# UDC

City of Madison  
Planning Division  
126 S. Hamilton St.  
P.O. Box 2985  
Madison, WI 53701-2985  
(608) 266-4635



## FOR OFFICE USE ONLY:

Paid \_\_\_\_\_ Receipt # \_\_\_\_\_

Date received \_\_\_\_\_

Received by \_\_\_\_\_

Aldermanic District \_\_\_\_\_

Zoning District \_\_\_\_\_

Urban Design District \_\_\_\_\_

Submittal reviewed by \_\_\_\_\_

Complete all sections of this application, including the desired meeting date and the action requested.

*If you need an interpreter, translator, materials in alternate formats or other accommodations to access these forms, please call the phone number above immediately.*

## 1. Project Information

Address: South Point & Watts Rd, Madison, WI

Title: EDISON

## 2. Application Type (check all that apply) and Requested Date

UDC meeting date requested May 29, 2019

- New development       Alteration to an existing or previously-approved development  
 Informational       Initial approval       Final approval

## 3. Project Type

- Project in an Urban Design District  
 Project in the Downtown Core District (DC), Urban Mixed-Use District (UMX), or Mixed-Use Center District (MXC)  
 Project in the Suburban Employment Center District (SEC), 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 Residential Building Complex
- Signage**  
 Comprehensive Design Review (CDR)  
 Signage Variance (i.e. modification of signage height, area, and setback)
- Other**  
 Please specify \_\_\_\_\_

## 4. Applicant, Agent, and Property Owner Information

**Applicant name** Ulian Kissiov Company \_\_\_\_\_  
Street address 476 Presidential Ln City/State/Zip Madison, WI 53711  
Telephone 608-320-3151 Email ukissiov@gmail.com

**Project contact person** Ulian Kissiov Company \_\_\_\_\_  
Street address 476 Presidential Ln City/State/Zip Madison, WI 53711  
Telephone 608-320-3151 Email ukissiov@gmail.com

**Property owner (if not applicant)** EDISON, LLC  
Street address 826 NORTH STAR DRIVE City/State/Zip MADISON, WISCONSIN 53718  
Telephone 608-285-8680 Email dans@rentfmi.com

**5. Required Submittal Materials**

- Application Form**
- Letter of Intent**
  - If the project is within an Urban Design District, a summary of how the development proposal addresses the district criteria is required
  - For signage applications, a summary of how the proposed signage is consistent with the applicable CDR or Signage Variance review criteria is required.
- Development plans** (Refer to checklist provided below for plan details)
- Filing fee**
- Electronic Submittal\***

Each submittal must include fourteen (14) 11" x 17" collated paper copies. Landscape and Lighting plans (if required) must be full-sized. Please refrain from using plastic covers or spiral binding.

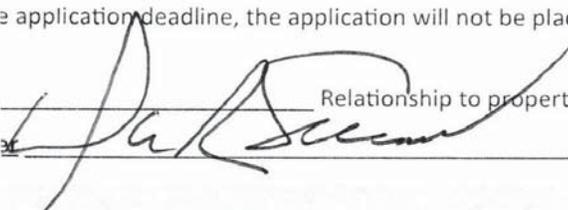
Both the paper copies and electronic copies must be submitted prior to the application deadline before an application will be scheduled for a UDC meeting. Late materials will not be accepted. A completed application form is required for each UDC appearance.

For projects also requiring Plan Commission approval, applicants must also have submitted an accepted application for Plan Commission consideration prior to obtaining any formal action (initial or final approval) from the UDC. All plans must be legible when reduced.

*\*Electronic copies of all items submitted in hard copy are required. Individual PDF files of each item submitted should be compiled on a CD or flash drive, or submitted via email to [udcapplications@cityofmadison.com](mailto:udcapplications@cityofmadison.com). The email must include the project address, project name, and applicant name. Electronic submittals via file hosting services (such as Dropbox.com) are not allowed. Applicants who are unable to provide the materials electronically should contact the Planning Division at (608) 266-4635 for assistance.*

**6. Applicant Declarations**

1. Prior to submitting this application, the applicant is required to discuss the proposed project with Urban Design Commission staff. This application was discussed with JANINE GLAESER on MAY 07, 2019.
2. 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.

Applicant name ULIAN KISSIOV Relationship to property ARCHITECT  
 Authorized signature of Property Owner  Date MAY 08, 2019

**7. Application Filing Fees**

Fees are required to be paid with the first application for either initial or final approval of a project, unless the project is part of the combined application process involving the Urban Design Commission in conjunction with Plan Commission and/or Common Council consideration. Make checks payable to City Treasurer. Credit cards may be used for application fees of less than \$1,000.

Please consult the schedule below for the appropriate fee for your request:

- Urban Design Districts: \$350 (per §35.24(6) MGO).
- Minor Alteration in the Downtown Core District (DC) or Urban Mixed-Use District (UMX) : \$150 (per §33.24(6)(b) MGO)
- Comprehensive Design Review: \$500 (per §31.041(3)(d)(1)(a) MGO)
- Minor Alteration to a Comprehensive Sign Plan: \$100 (per §31.041(3)(d)(1)(c) MGO)
- All other sign requests to the Urban Design Commission, including, but not limited to: appeals from the decisions of the Zoning Administrator, requests for signage variances (i.e. modifications of signage height, area, and setback), and additional sign code approvals: \$300 (per §31.041(3)(d)(2) MGO)

A filing fee is not required for the following project applications if part of the combined application process involving both Urban Design Commission and Plan Commission:

- Project in the Downtown Core District (DC), Urban Mixed-Use District (UMX), or Mixed-Use Center District (MXC)
- Project in the Suburban Employment Center District (SEC), Campus Institutional District (CI), or Employment Campus District (EC)
- Planned Development (PD): General Development Plan (GDP) and/or Specific Implementation Plan (SIP)
- Planned Multi-Use Site or Residential Building Complex

## Introduction

The City of Madison's Urban Design Commission (UDC) has been created to:

- Encourage and promote high quality in the design of new buildings, developments, remodeling, and additions so as to maintain and improve the established standards of property values within the City.
- Foster civic pride in the beauty and nobler assets of the City, and in all other ways possible assure a functionally efficient and visually attractive City in the future.

## Types of Approvals

There are three types of requests considered by the UDC:

- Informational Presentation. Applicants may, at their discretion, request to make an Informational Presentation to the UDC prior to seeking any approvals to obtain early feedback and direction before undertaking detailed design. Applicants should provide details on the context of the site, design concept, site and building plans, and other relevant information to help the UDC understand the proposal and provide feedback. (Does not apply to CDR's or Signage Variance requests)
- Initial Approval. Applicants may, at their discretion, request initial approval of a proposal by presenting preliminary design information. As part of their review, the Commission will provide feedback on the design information what should be addressed at Final Approval stage.
- Final Approval. Applicants may request Final Approval of a proposal by presenting all final project details. Recommendations or concerns expressed by the UDC in the initial approval must be addressed at this time.

## Presentations to the Commission

Primarily, the UDC is interested in the appearance and design quality of projects. Emphasis should be given to the site plan, landscape plan, lighting plan, building elevations, exterior building materials, color scheme, and graphics.

When presenting projects to the UDC, applicants must fill out a registration slip provided in the meeting room and present it to the Secretary. Presentations should generally be limited to 5 minutes or as extended by motion by consent of the Commission. The Commission will withhold questions until the end of the presentation.

Applicants are encouraged to consider the use of various graphic presentation material including a locator map, photographs, renderings/model, scale drawings of the proposal in context with adjacent buildings/uses/signs, etc., as may be deemed appropriate to describe the project and its surroundings. Graphics should be mounted on rigid boards so that they may be easily displayed. **Applicants/presenters are responsible for all presentation materials, AV equipment and easels.**

The items listed below are minimal application requirements for the type of approval indicated. Please note that the UDC and/or staff may require additional information in order to have a complete understanding of the project.

## 1. Informational Presentation

- Locator Map
- Letter of Intent (If the project is within an Urban Design District, a summary of how the development proposal addresses the district criteria is required)
- Contextual site information, including photographs and layout of adjacent buildings/structures
- Site Plan
- Two-dimensional (2D) images of proposed buildings or structures.

Providing additional information beyond these minimums may generate a greater level of feedback from the Commission.

### Requirements for All Plan Sheets

1. Title block
2. Sheet number
3. North arrow
4. Scale, both written and graphic
5. Date
6. Fully dimensioned plans, scaled at 1" = 40' or larger

*\*\* All plans must be legible, including the full-sized landscape and lighting plans (if required)*

## 2. Initial Approval

- Locator Map
- Letter of Intent (If the project is within a Urban Design District, a summary of how the development proposal addresses the district criteria is required)
- Contextual site information, including photographs and layout of adjacent buildings/structures
- Site Plan showing location of existing and proposed buildings, walks, drives, bike lanes, bike parking, and existing trees over 18" diameter
- Landscape Plan and Plant List (*must be legible*)
- Building Elevations in both black & white and color for all building sides (include material callouts)
- PD text and Letter of Intent (if applicable)

Providing additional information beyond these minimums may generate a greater level of feedback from the Commission.

## 3. Final Approval

All the requirements of the Initial Approval (see above), **plus:**

- Grading Plan
- Proposed Signage (if applicable)
- Lighting Plan, including fixture cut sheets and photometrics plan (*must be legible*)
- Utility/HVAC equipment location and screening details (with a rooftop plan if roof-mounted)
- PD text and Letter of Intent (if applicable)
- Samples of the exterior building materials (presented at the UDC meeting)

## 4. Comprehensive Design Review (CDR) and Variance Requests (Signage applications only)

- Locator Map
- Letter of Intent (a summary of how the proposed signage is consistent with the CDR or Signage Variance criteria is required)
- Contextual site information, including photographs of existing signage both on site and within proximity to the project site
- Site Plan showing the location of existing signage and proposed signage, dimensioned signage setbacks, sidewalks, driveways, and right-of-ways
- Proposed signage graphics (fully dimensioned, scaled drawings, including materials and colors, and night view)
- Perspective renderings (emphasis on pedestrian/automobile scale viewsheds)
- Graphic of the proposed signage as it relates to what the Ch. 31, MGO would permit

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

476 PRESIDENTIAL LANE, MADISON WI 53711

P. 608.320.3151 ukissiov@gmail.com

May 08, 2019

Janine Glaeser  
Department of Planning & Development City of  
Madison  
215 Martin Luther King Jr. Blvd  
Madison, Wisconsin 53710-2985

Re: Letter of Intent for:

I) EDISON apartment complex at S. Point & Watts Rd  
Acacia Ridge neighborhood,  
Lot 16&17  
Madison, Wisconsin

Dear Janine,

The following is submitted together with the plans and Application for UDC informational presentation. The project is located on the far west side of Madison, in lot 16 & 17 of Acacia Ridge neighborhood, surrounded by Feather Sound Dr to the east, Watts Rd to the south, South Point Rd to the west, and single family homes to the north. The new site layout required the zoning line between lot 16 & 17 to be reconfigured as shown on the drawings.

## **Project Team:**

Owner/Developer: EDISON, 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)

Civil & Landscape Design: D'ONOFRIO KOTTKE & ASSOC., INC  
7530 Westward Way Madison,  
WI 53717  
608-833-7530  
Contact: Dan Day  
[dday@donofrio.cc](mailto:dday@donofrio.cc)

**Project Description:**

The proposed development area is ~5.63 acres in size, zoned CC-T and TR-P. The development consist of one 4 story and two 3 story multifamily apartment buildings with a total of 185(+4) dwelling units (33.57 du/acre) w/189 car parking stalls in underground parking garages, and 4,000+/- sf flex space at the corner of S. Point/Watts Rd. All first floor apartment units will have entrances with pedestrian connections to the surrounding streets and the surface parking area.

The use, mass, placement, and configuration of the buildings are consistent with the adopted Zoning Plan.

Exterior building materials comprise of cultured lime stone veneer, fibercement or composite wood panels & lap siding, and vertical metal panels.

**Development Data:**

**Site Data:**

Lot Area	5.63 acres
Lot Area/D.U.	1296.43 SF/unit
Density	33.57 units/acre

**Vehicle Parking:**

Surface Parking Stalls	125
Underground Parking Stalls	189

**Tentative Dwelling Unit Mix:**

Studio	21
One Bedroom	90(+4)
Two Bedroom	65
Three Bedroom	9
<hr/>	
Total	185(+4)

**Construction Schedule:**

It is anticipated that the new construction will commence 08/2019.

Thank you for your time and consideration of our project.

Sincerely,



Ulian Kissiov, ARCHITECT



PROJECT:

# EDISON

SOUTH POINT & WATTS RD, MADISON, WI

OWNER:

## EDISON, LLC

826 NORTH STAR DRIVE  
MADISON, WISCONSIN 53718  
CONTACT: DAN SCHMIDT  
PHONE: 608-285-8680  
FAX: 608-255-3387  
email: dans@rentfmi.com

ARCHITECT:

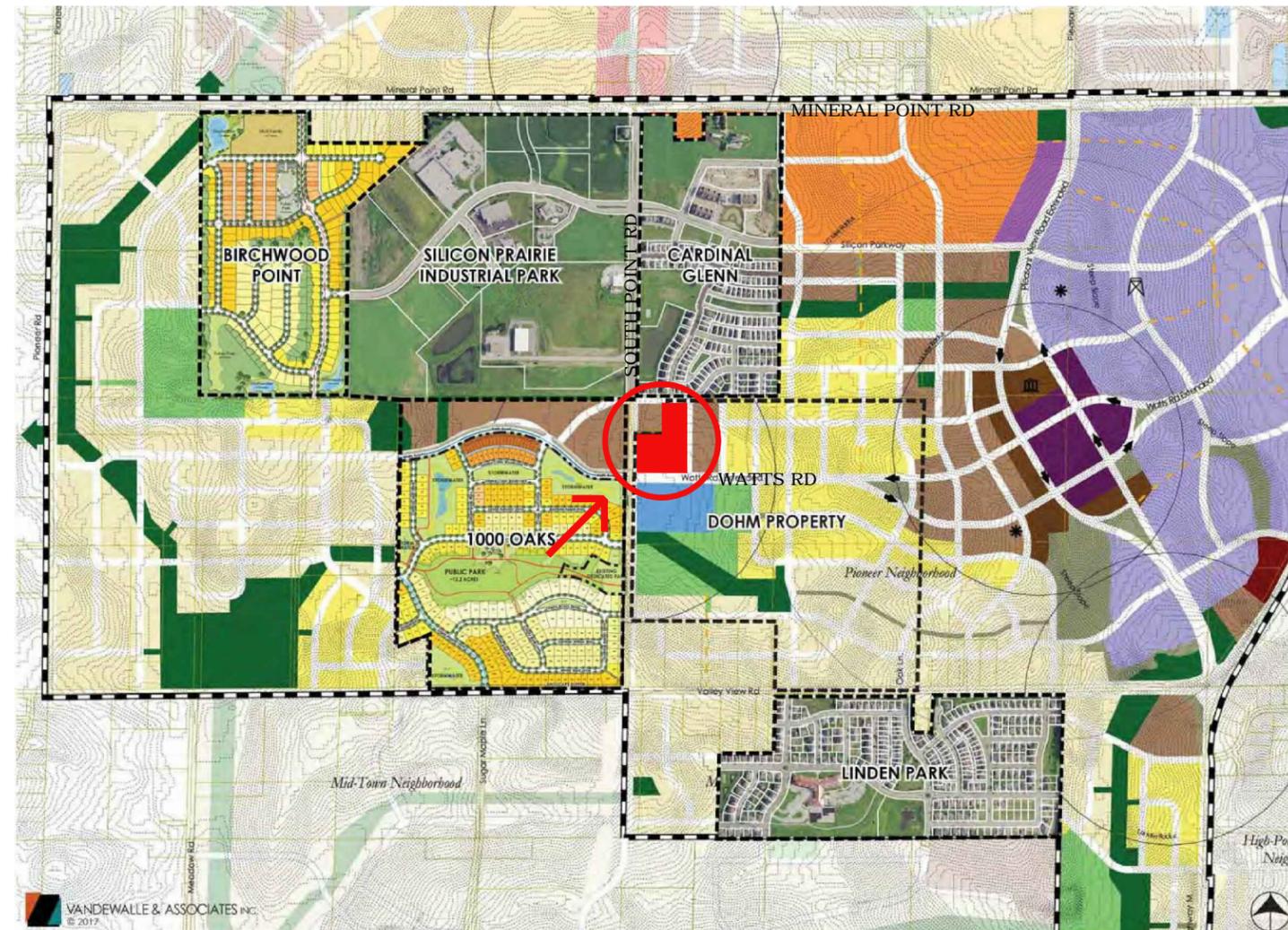
## ULIAN KISSIOV

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

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



### SHEET INDEX

T	TITLE SHEET / LOCATION MAP CONTEXTUAL SITE INFORMATION
A0	3D PERSPECTIVE VIEW
A1	SITE LAYOUT
A2	STREET ELEVATIONS
A3	STREET ELEVATIONS

UDC INFORMATIONAL SET  
MAY 08, 2019









ULIAN KISSIOV  
ARCHITECT  
476 PRESIDENTIAL LN  
MADISON, WI 53711  
PHONE: 608-320-3151  
ukissiov@gmail.com



# WATTS RD FACADE

1" = 40'-0"  
40' 80' 120'



# WATTS RD FACADE BLDG. A OPTION W/OUT COMMERCIAL SPACE

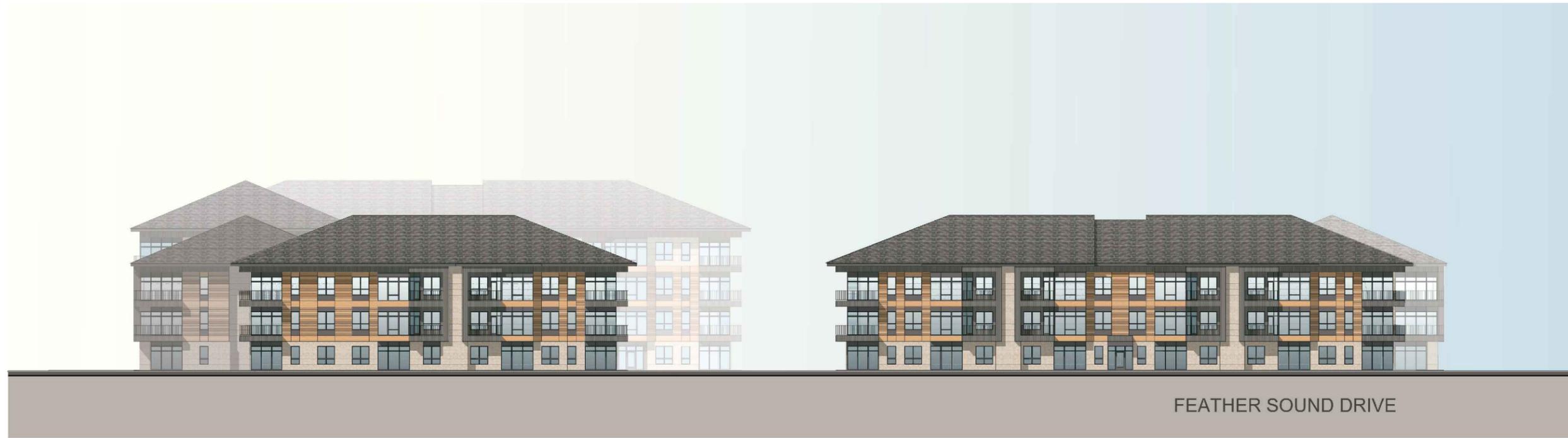
1" = 40'-0"  
40' 80' 120'

PROJECT: **EDISON**  
SOUTH POINT & WATTS ROAD, MADISON, WI  
CLIENT: **EDISON, LLC**  
826 NORTH STAR DRIVE, MADISON, WI 53718

PROJECT: 2018-03  
CAD FILE:  
DRAWN BY: U.K.  
DATE: 05/08/19

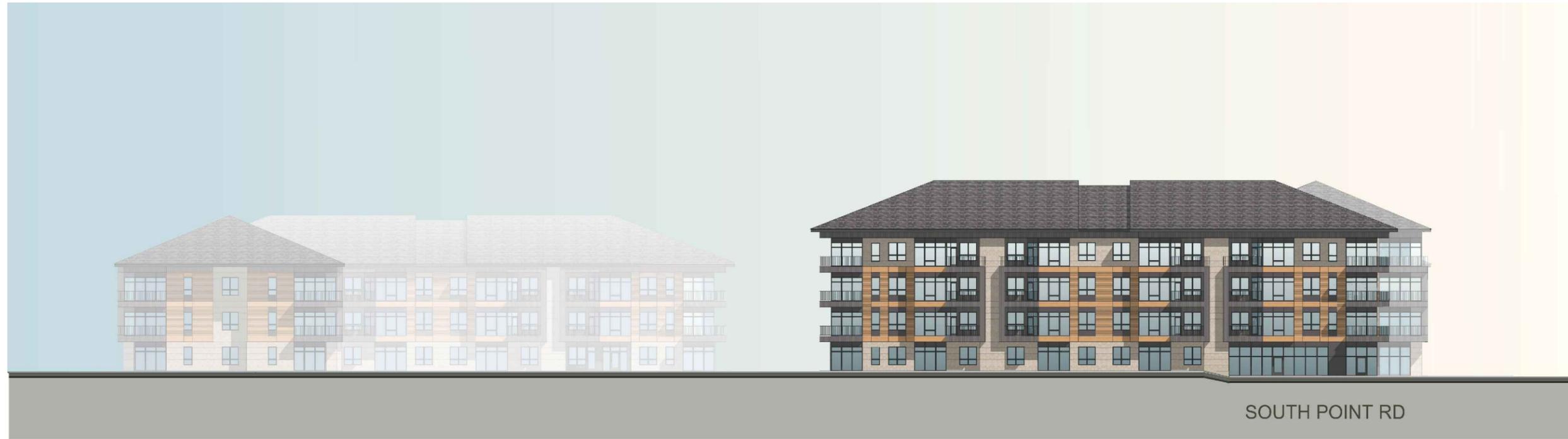


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# FEADER SOUND DR FACADE

1" = 40'-0" (1/4"=1')



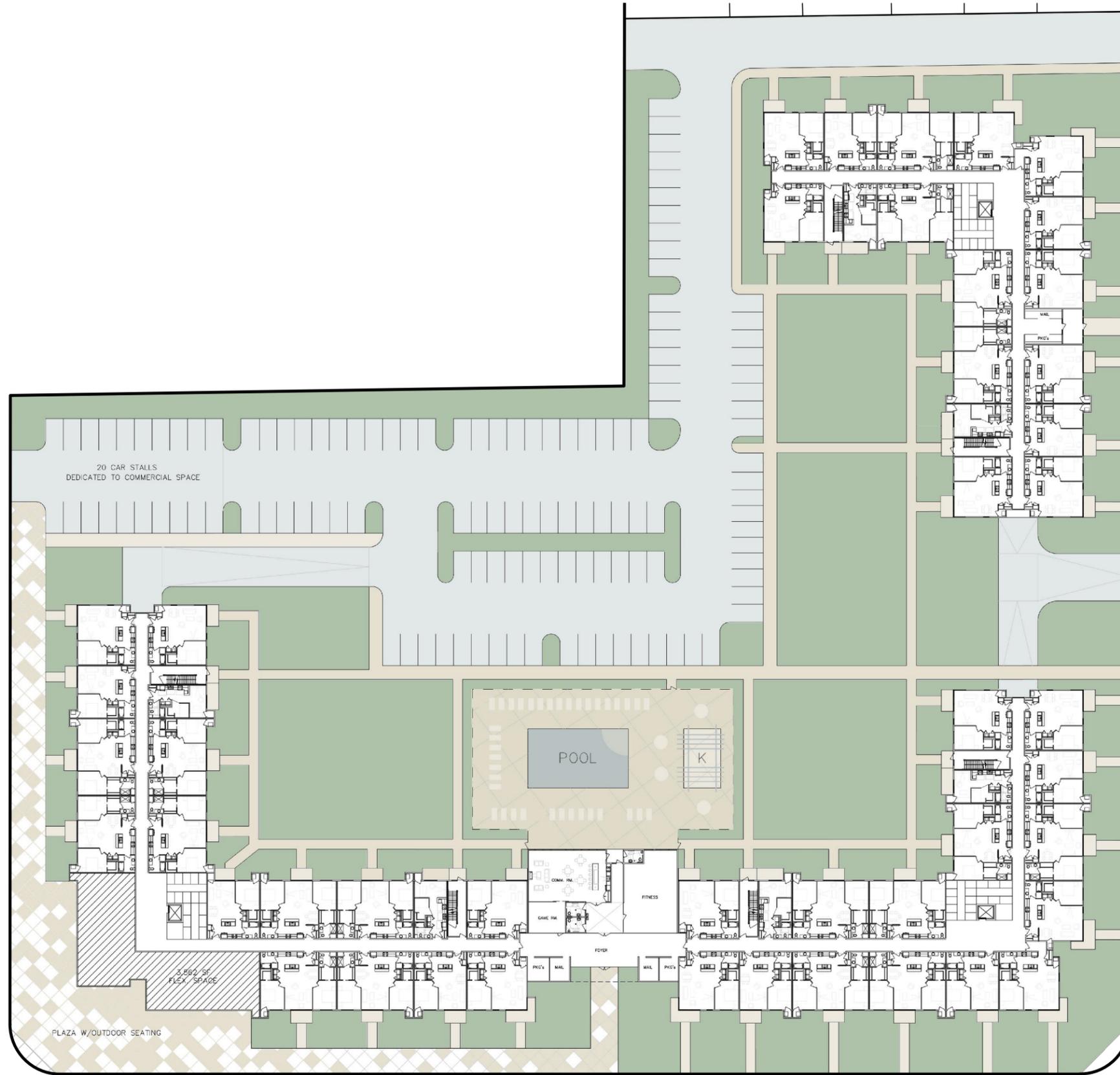
# SOUTH POINT RD FACADE

1" = 40'-0" (1/4"=1')

**PROJECT:**  
**EDISON**  
SOUTH POINT & WATTS ROAD, MADISON, WI  
**CLIENT:**  
**EDISON, LLC**  
826 NORTH STAR DRIVE, MADISON, WI 53718

PROJECT: 2018-03  
CAD FILE:  
DRAWN BY: U.K.  
DATE: 05/08/19

SOUTH POINT ROAD



FEATHER SOUND DRIVE

# SITE & FIRST FLOOR PLAN

1" = 60'-0" (11x17)



WATTS ROAD



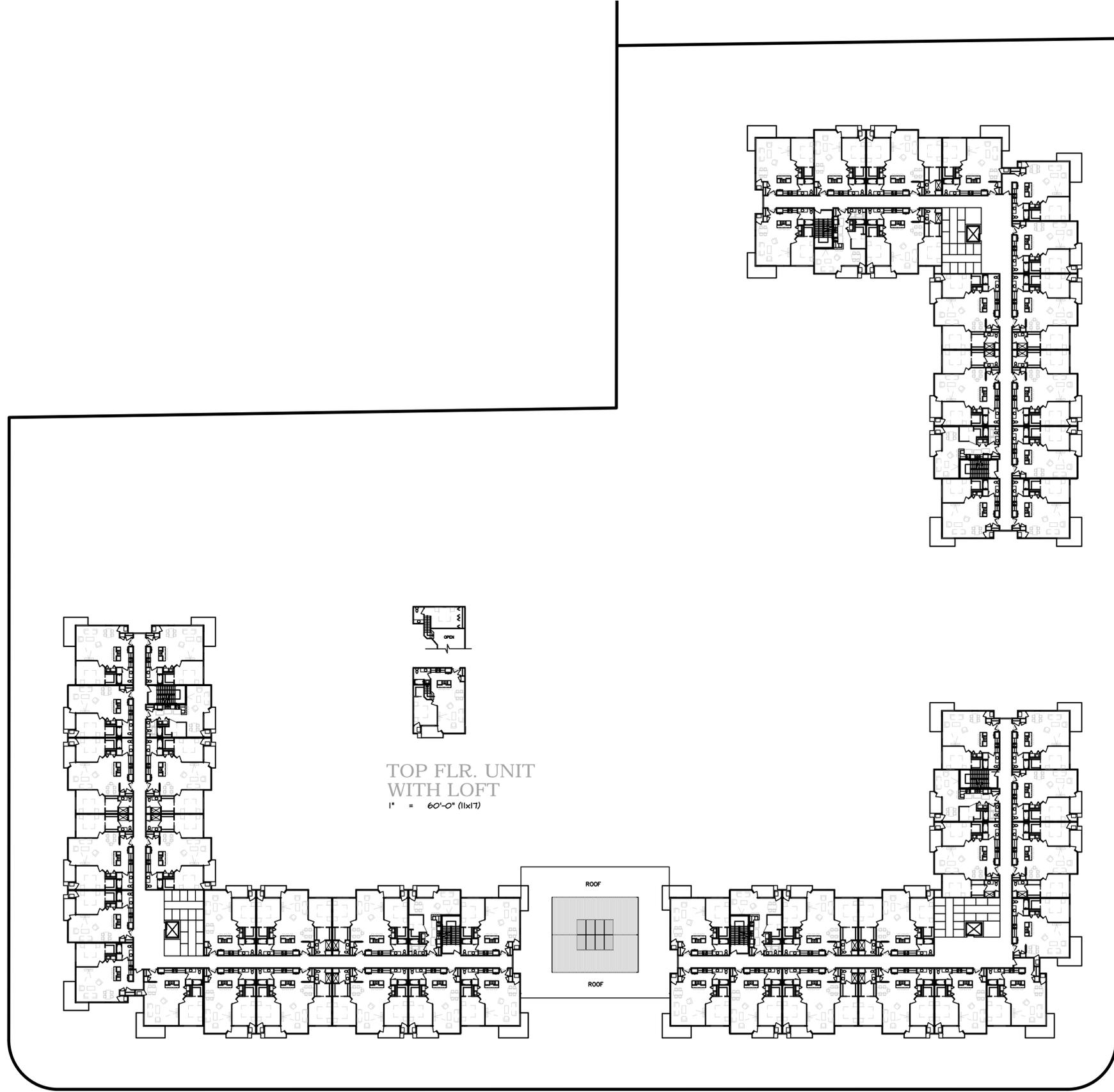
ULIAN KISSIOV  
 ARCHITECT  
 476 PRESIDENTIAL LN  
 MADISON, WI 53711  
 PHONE: 608-320-3151  
 ukissiov@gmail.com

**PROJECT:**  
**EDISON**  
 SOUTH POINT & WATTS ROAD, MADISON, WI  
**CLIENT:**  
**EDISON, LLC**  
 826 NORTH STAR DRIVE, MADISON, WI 53718

PROJECT: 2018-03  
 CAD FILE:  
 DRAWN BY: U.K.  
 DATE: 05/23/19



ULIAN KISSIOV  
ARCHITECT  
476 PRESIDENTIAL LN  
MADISON, WI 53711  
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ukissiov@gmail.com



# SECOND FLOOR PLAN

1" = 60'-0" (11x17)



**PROJECT:**  
**EDISON**  
SOUTH POINT & WATTS ROAD, MADISON, WI  
**CLIENT:**  
**EDISON, LLC**  
826 NORTH STAR DRIVE, MADISON, WI 53718

PROJECT: 2018-03  
CAD FILE:  
DRAWN BY: U.K.  
DATE: 05/23/19