

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 06, 2020

Heather Stouder
Department of Planning & Development
City of Madison
215 Martin Luther King, Jr. Blvd.
Madison, WI 53710-2985

RE: 3614 South Point Road
The Edison-phase II, Multi-Family Complex

Dear Heather,

The following document and illustrative graphics outline the proposed Edison-phase II, multi-family project. Forward Management formally requests to rezone from A(Agricultural district) to TR-P/Conditional use (residential building complex with 92 units in one 4-story apartment building (bldg..D) and 4 units in two twin buildings. The architecture of bldg.D is identical to the previously approved bldg.A, B & C. The twin buildings' design is consistent with the apartment building so they fit organically into the multifamily complex.

We look forward to working with the City on the review and implementation of this project.

Sincerely,



Ulian Kissiov
Architect

APPLICANT/OWNER:

The Edison, LLC
826 North Star Drive
Madison, WI 53718
Phone: 608.255.3553
Fax: 608.255.3387
Dan Schmidt
dans@rentfmi.com

DESIGN TEAM:

Architect:
Uljan Kissiov
476 Presidential Lane
Madison, WI 53711
Phone: 608.320.3151
Uljan Kissiov
ukissiov@gmail.com

Engineering:

D'Onofrio Kottke
7530 Westward Way
Madison, WI 53717
Phone: 608.833.7530
Fax: 608.833.10896
Dan Day
dday@donofrio.cc

Existing Conditions:

Existing Zoning:	A(Agricultural district)
Proposed Zoning:	TR-P/Conditional use Residential Building Complex
Address/PIN:	3614 South Point Road/038/0708-284-8590-0
Aldermanic District:	District 9 Alder Skidmore
Neighborhood Association:	Cardinal Glenn Neighborhood Association
Neighborhood Plan:	Pioneer Neighborhood
Plan Designations:	Medium Density Residential

<u>Notifications:</u>	Alder Skidmore	March 21, 2020
	Cardinal Glenn Neighborhood	March 26, 2020
	DAT Presentation	March 26, 2020
	Meeting w/Alder & Neighborhood	Feb. 11, 2020

Legal Description: See Attached

Lot Area: 88,307 sf – 2.027 (TR-P)

Proposed Use: Building D: 92 units
(2)Twins: 4 units

Lot Area per building:

Building D:
 Required per TR-P: 600 sf per unit + 300 sf per bedroom>2
 Proposed: 816 sf per unit + 1200 sf for (4) bedrooms(>2)

Twins:
 Required per TR-P: 2,500 square feet per unit
 Proposed: 3,000 square feet per unit

Usable Open Space:

Building D:
 Required per TR-P: 140 sf/du
 Proposed: 289 sf/du

Twins:
 Required per TR-P: 500 sf per unit
 Proposed: 1,050 sf per unit

Maximum height:

TR-P: 4 stories/52'
 Heights exceeding the maximum may be allowed with conditional use approval.
 Proposed w/conditional use: 4 stories/65.5'

Maximum lot coverage:

Allowed per TR-P: 75%
 Proposed: 66.47% (58,699 sf)

Conditional Use Standards:

1. The establishment, maintenance or operation of the conditional use will not be detrimental to or endanger the public health, safety, or general welfare.

The proposed buildings are consistent with the adopted Comprehensive Plan and Pioneer Neighborhood Plan and does not create adverse conditions.

2. The City is able to provide municipal services to the property where the conditional use is proposed, given due consideration of the cost of providing those services.

The full range of municipal services will be installed to serve the site.

3. The uses, values and enjoyment of other property in the neighborhood for purposes already established will not be substantially impaired or diminished in any foreseeable manner.

The proposed buildings are consistent with the adopted Comprehensive Plan and Pioneer Neighborhood Plan.

4. The establishment of the conditional use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.

The proposed uses are consistent with the adopted Acacia Ridge Neighborhood and have received support from the Alder and adjoining Neighborhood Association.

5. Adequate utilities, access roads, drainage, parking supply, internal circulation improvements, including but not limited to vehicular, pedestrian, bicycle, public transit and other necessary site improvements have been or are being provided.

The site will be served by a full network of utilizes and circulation improvements as part of the buildout of the Acacia Ridge Neighborhood. Public transit supporting densities are anticipated for the area, but public transit service is not currently available for this site.

6. Measures, which may include transportation demand management (TDM) and participation in a transportation management association have been or will be taken to provide adequate ingress and egress, including all off-site improvements, so designed as to minimize traffic congestion and to ensure public safety and adequate traffic flow, both on-site and on the public streets.

The site is served by sufficiently sized street facilities to accommodate the anticipated traffic needs of the project. Traffic access to the site includes a right in right out/shelter left in off of South Point Road and an access point from Feather Sound Drive.

7. The conditional use conforms to all applicable regulations of the district in which it is located.

The proposal meets the standards of the TR-P district.

8. When applying the above standards to an application by a community living arrangement, the Plan Commission shall:

Not Applicable.

9. When applying the above standards to any new construction of a building or an addition to an existing building the Plan Commission shall find that the project creates an environment of sustained aesthetic desirability compatible with the existing or intended character of the area and the statement of purpose for the zoning district. In order to find that this standard is met, the Plan Commission may require the applicant to submit plans to the Urban Design Commission for comment and recommendation. (Am. by ORD-14-00030, 2-18-14)

The proposed design creates a cohesive and appropriate aesthetic for the intended character of the surrounding neighborhood.

10-16. Standards not applicable.

Exhibits:

- Exhibit A:** Legal Description
- Exhibit B:** Alder & Neighborhood Notification
- Exhibit C:** Location Map
- Exhibit D:** Proposed Design Plan Set