

November 20, 2018

Heather Stouder  
Director of Planning Division  
126 South Hamilton Street  
Madison, Wisconsin 53703

RE: 4088 Felland Road, 5855 Lupine Drive  
Residential Development Plan

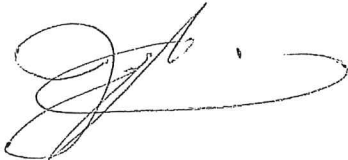
Dear Heather:

The following document and illustrative graphics outline the proposed rezoning of the parcels located at 4088 Felland Road and 5855 Lupine Drive. The existing larger residential planned development that this was a part of did not proceed. This is an application for this portion of the former development to proceed. The application is for the general development plan of both buildings and the specific implementation plan of the initial 17 unit building. A CSM approval of the property which was previously approved and has lapsed will also be approved as part of this approval process.

We look forward to working with the city and the development of the project.

Sincerely,

DIMENSION IV MADISON DESIGN GROUP



Jerry Bourquin, AIA  
Architect/Principal

Attachments: Letter of Intent  
Application  
Drawing

6515 Grand Teton Plaza, Suite 120  
Madison, Wisconsin 53719

p 608.829.4444

f 608.829.4445

[dimensionivmadison.com](http://dimensionivmadison.com)

Letter of Intent  
November 13, 2018

RE: 4088 Felland Road                      5855 Lupine Drive  
Madison, WI 53718                      Madison WI 53718

1. Existing Use: The approximate 1.95 acres is vacant land. It was a part of a General Development Plan for a planned residential development that was not developed.
2. Project Schedule: Upon approval of the zoning and building plan the 17 unit building at 4088 Felland Road will proceed in 2019.
3. Project Team:  
Applicant  
Kiran Koduri  
rayVENT IT Solutions, LLC  
345 Plainfield Avenue  
Edison, New Jersey 08817

In Care of –  
James Hess  
American Relators  
437 S. Yellowstone Drive #201  
Madison, Wisconsin 53719  
Cell 608-239-5812  
[hessjamesb@gmail.com](mailto:hessjamesb@gmail.com)

Architect  
Jerry Bourquin, AIA  
Dimension IV – Madison, LLC  
6515 Grand Teton Plaza, Suite 120  
Madison, Wisconsin 53719  
608-829-4452  
[jbouquin@dimensionvimadison.com](mailto:jbouquin@dimensionvimadison.com)

Landscape Architect  
Gerald O. Opime, Landscape Architect  
Herman Landscape Service  
6606 Seybold Road  
Madison, Wisconsin 53744  
608-288-9400

Civil Engineering  
Louis Olson  
Snyder & Associates  
5010 Voges Road  
Madison, Wisconsin 53718  
608-838-0444  
[lolson@snyder-associates.com](mailto:lolson@snyder-associates.com)

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4. Project Use: The project will be a residential development. It will include a 17 unit, 2 story residential development at 488 Felland Road and a 33 unit, 3 story residential building at 5855 Lupine Drive.

5. Project Data:

Existing Zoning: PD Planned Development District

Proposed Zoning: PD Planned Residential Development District, GDP and SIP

Address/PIN: 4088 Felland Road Parcel #0810-232-0603-1  
5855 Lupine Drive Parcel #0810-232-0604-9

Aldermanic District: District 17  
Samba Baldeh

Legal Description: 4088 Felland- MORGAN PLAT, PART OF LOT 6 DESC AS FLWS: COM SE COR OF SD LOT 6; TH N 08 DEG 27 MIN 29 SEC E, ALG W LN OF LOT 6, 49.42 FT TO PT OF CUR L, RAD 680 FT, CHD BRS N 02 DEG 53 MIN 03 SEC W, 267.47 FT TO POB; TH N 14 DEG 13 MIN 35 SEC W, 122.36 FT TO SLY ROW LN OF FELLAND RD & PT OF CUR TO R, RAD 567 FT, CHD BRS 86 DEG 17 MIN 11 SEC E, 171.87 FT; TH S 85 DEG 23 SEC E, 106.26 FT; TH S 00 DEG 00 MIN 00 SEC E, 120.48 FT; TH N 90 DEG W, 247.10 FT TO POB.

5855 Lupine- MORGAN PLAT, PART OF LOT 6, DESC AS FLWS: COM SW COR OF SD LOT 6; TH S 72 DEG 18 MIN 59 SEC E, 38.02 FT TO CUR TO L, RAD 1,432 FT, CHD BRS S 86 DEG 34 MIN 53 SEC E, 91.43 FT; TH S 88 DEG 18 MIN 10 SEC E, 98.50 FT; TH S 80 DEG 53 MIN 54 SEC E, 50.62 FT TO POB; TH N 00 DEG W, 191.43 FT; TH N 90 DEG E, 156.90 FT; TH N 86 DEG 43 MIN 01 SEC E, 91.54 FT; TH S 01 DEG 14 MIN 38 SEC W, 198.23 FT TO CUR TO R, RAD 25 FT, CHD BRS S 46 DEG 28 MIN 14 SEC W, 35.49 FT; TH N 88 DEG 18 MIN 10 SEC W, 69.08 FT; TH N 80 DEG 53 MIN 54 SEC W, 151.11 FT TO POB.

LOT AREA: 4088 Felland .77 Acres/33,480 square feet  
5855 Lupine 1.18 Acres/51,389 square feet

Proposed use: Multifamily

4088 Felland Road  
5855 Lupine Drive  
November 13, 2018

Planned Development District (PD)  
Statement of Purpose

The development of the sites is residential uses that are consistent with the original planned development.

The original planned development did not proceed and the financial institution that owned the property has broken up the development.

These parcels will be developed to achieve the objectives of the planned development district:

A. Promotion of Green Building Technologies and Low Impact Development Techniques for Stormwater Management.

The stormwater is being managed by the existing, onsite stormwater facilities that were built to handle the development of the area. This will minimize any downstream impact.

The majority of the parking areas are being handled by parking beneath the buildings to reduce the impervious area on site.

B. Promotion of Integrated Land Use

The residential development uses the existing infrastructure, stormwater facilities, and connective private street system. It is adjacent to the future, proposed bicycle trail system that will encourage bicycle and pedestrian use.

C. Preservation of Environmental Features Through Placement of Buildings and Facilities

The buildings are being located on the sites that were intended for residential use in the original planned development. They will be developed to maintain the original intent and minimize disruption of the sites and area.

D. Preservation of Existing Structures and Landscape Features

The sites are open, undeveloped lots. The existing on-site stormwater management facilities are being reused.

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E. Provision of More Recreational Amenities and Usable Open Space

Open park area in the original planned development for the adjacent residential uses are being maintained. Outdoor grilling/picnic areas are being added. A community room and patio area are being developed as part of the 17 unit building.

F. High Quality Development That is Constructed with the Goals of the Neighborhood and Comprehensive Plan of the Area

The development is providing multifamily residential housing consistent with the original planned development of the area. It is connecting to the existing streets, utilities, stormwater facilities, and private streets that were developed and constructed for these sites and users.