



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.

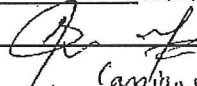
Both the paper copies and electronic copies must be submitted prior to the application deadline before an application will be scheduled for a UDC meeting. Late materials will not be accepted. A completed application form is required for each UDC appearance.

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 OCTOBER 11 2018.
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 JAMES B. HOSS Relationship to property DEVELOPER  
 Authorized signature of Property Owner  Date 10/16/18  
 (Assigned Manager)

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

October 15, 2018

Janine Glaeser  
Urban Design Planner  
Department of Planning & Community & Economic Development  
Madison Municipal Building  
215 Martin Luther King, Jr. Boulevard  
Madison, Wisconsin 53701

RE: 4088 Felland Road, 5855 Lupine Drive General Development Plan (GDP)  
4088 Felland Road Specific Implementation Plan (SIP)  
CSM 4088 Felland Road  
Dimension IV Madison Project No. 15133

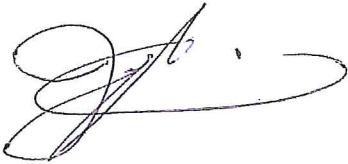
Dear Janine:

The following document and illustrative graphics outline the proposed rezoning of the parcels located at 4088 Felland Road and 5855 Lupine Drive: General development plan for 4088 Felland Road and 5855 Lupine Drive, SIP 4088 Felland Road, and CSM 4088 Felland Road.

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

Enclosures: Letter of Intent  
14 Submittal Sets  
Submission Form

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  
October 16, 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 residential planned 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. The 33 unit will proceed in the future. The requested approval is for the GDP for both buildings and the SIP approval for the initial 17 unit building.
3. Project Team:  
Applicant  
Kiran Koduri  
rayVENT IT Solutions, LLC  
345 Plainfield Avenue  
Edison, NJ 0881

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)

General Contractor  
TBD

Landscape Architect  
Ellen Cashman  
Herman Landscape Services  
6606 Seybold Road  
Madison, Wisconsin 53719  
608-310-3211  
[ellen@hermanlandscape.com](mailto:ellen@hermanlandscape.com)

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

Letter of Intent  
October 16, 2018

4. Project Use: The project will be a residential development. It will include a 17 unit, 2 story residential development at 4088 Felland Road and a 33 unit, 2 story residential building at 5855 Lupine Drive.

5. Project Data:

Existing Zoning: PD Planned Development District

Proposed Zoning: PD Planned Residential Development District  
GDP 4088 Felland Road & 5855 Lupine Drive  
SIP 4088 Felland Road  
CSM 4088 Felland Road

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 OO 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

Unit Counts:	4088 Felland Road	5855 Lupine Drive
1 bedroom	3	3
2 bedrooms	<u>14</u>	<u>30</u>
Total	17	33

Parking:	4088 Felland Road	5855 Lupine Drive
Automobile	28	35
Bicycle	<u>17</u>	<u>33</u>
Total	45	68

Letter of Intent  
October 16, 2018

Planned Development District  
Design Intent

The site is part of the original residential, planned development plan for the area. It included the existing adjacent condominium buildings and future condominiums to be developed on the remaining portion of this site and the larger adjacent open area.

The original planned residential condominium development did not proceed past the first two (2) buildings. The remaining land was broken up by the financial institution.

This project's 17 unit and 33 unit buildings will be adjacent to the existing condominium buildings on this corner of the development. The remaining larger undeveloped parcel is targeted for business/employment uses.

The planned development consists of the project's 17 unit and 33 unit buildings on Felland Road and Lupine Drive. It will complete the residential development of these parcels adjacent to the existing residential condominium. It will provide nearby rental housing for the adjacent business uses.

On-site stormwater management is provided to reduce offsite impact.

Auto and bicycle parking for the residents is provided beneath the buildings to reduce the on-site impervious area. Visitor parking will be provided by on street parking.

There are existing public utilities in the street and a nearby new fire station.

The architectural character and finishes are designed to complement and blend with the existing residential buildings to create a unified neighborhood.

The apartments facing the streets have front doors and direct access to the street to provide activity and engage the street.

# Felland Road Apartments

4088 Felland Rd. & 5855 Lupine Ln.,  
Madison, WI



North Elevation - Felland Rd. 17 Unit Building

**Architecture :**

**Dimension IV - Madison Design Group**  
6515 Grand Teton Plaza, Suite 120, Madison, WI 53719  
p: 608.829.4444 www.dimensionivmadison.com

**Civil Engineering:**

**Snyder & Assoc., Inc.**  
5010 Voges Rd., Madison, WI 53718  
(608) 838-0444 snyder-associates.com

**Project Data - 4088 Felland Rd.:**

Zoning: PD  
Number of Living Units: 17  
Number of Stories: 2  
Building Hgt. : 32'- 5" - 42'  
Footprint Area: 11,710sf  
Underground Parking: 28 spaces

**Project Data - 5855 Lupine Ln.:**

Zoning: PD  
Number of Living Units: 33  
Number of Stories : 3  
Building Hgt. : 46'  
Footprint Area: 14,907sf  
Underground Parking: 36 spaces

**LIST OF DRAWINGS**

GENERAL		
1	G0.1	COVER SHEET
ARCHITECTURAL SITE		
2	AS1.0	ARCHITECTURAL SITE PLAN
CIVIL		
3	C1.0	EXISTING SITE PLAN
3	C2.1	PROPOSED SITE PLAN - 16 UNIT
3	L1.0	LANDSCAPE
ARCHITECTURAL		
4	A0.0	CONTEXT IMAGES
4	A1.0	PARKING LEVEL PLAN
4	A1.1	FIRST FLOOR PLAN
4	A1.2	SECOND FLOOR PLAN
4	A2.0	EXTERIOR ELEVATIONS - Felland Rd.
4	A2.0.1	ELEVATION - FELLAND RD.
4	A2.1	CONCEPTUAL EXTERIOR ELEVATION - LUPINE LN

**PROJECT LOCATION**





View down Lupine Ln. from Felland Rd. to E.



View down Felland Rd. near Lupine Ln. to N.



View from Felland Rd. to S.E. Corner of 9 Unit Bldg.



View from Felland Rd. to S.E. Corner of 9 Unit Bldg.



View down Lupine Ln. from Felland Rd. to S.



Rear of 9 Unit Building



N. End of 48 Unit Building



View from Felland Rd. & Lupine Ln SW to Nelson Rd.



Aerial View Felland Rd. and Lupine Ln. - Looking North



48 Unit Bldg from Nelson Rd. to N.

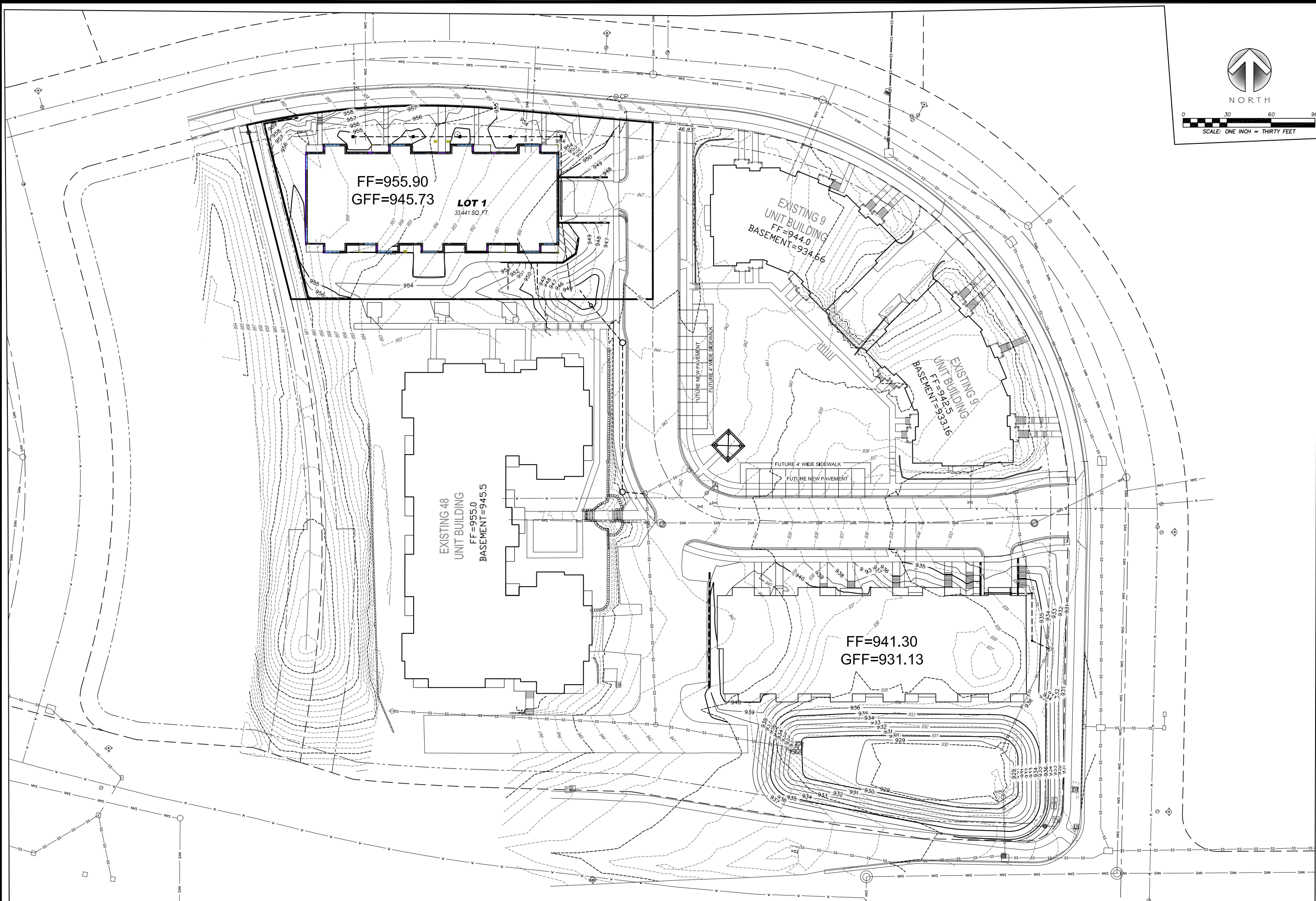


General View from Nelson Rd. to N.

### A 0.0 Felland Road Apartments







MARK	REVISION	DATE	BY
Engineer: ENG	Checked By: CHKD	Scale: 1" = SCALE	Field BK:
Technician: TECH	Date: 10-15-2018	Project No: 118.0306.30	

**FELLAND ROAD APARTMENTS**  
**PROPOSED SITE**  
 CITY OF MADISON, WISCONSIN  
**SNYDER & ASSOCIATES, INC.**  
 5010 VOGES ROAD  
 MADISON, WISCONSIN 53718  
 608-838-0444 | www.snyder-associates.com

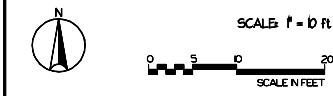
**SNYDER & ASSOCIATES**

**C 2.0**

FELLAND ROAD

LOT #1

NOTES




No.	Date	Description

FELLAND ROAD  
APARTMENTS  
MADISON, WI

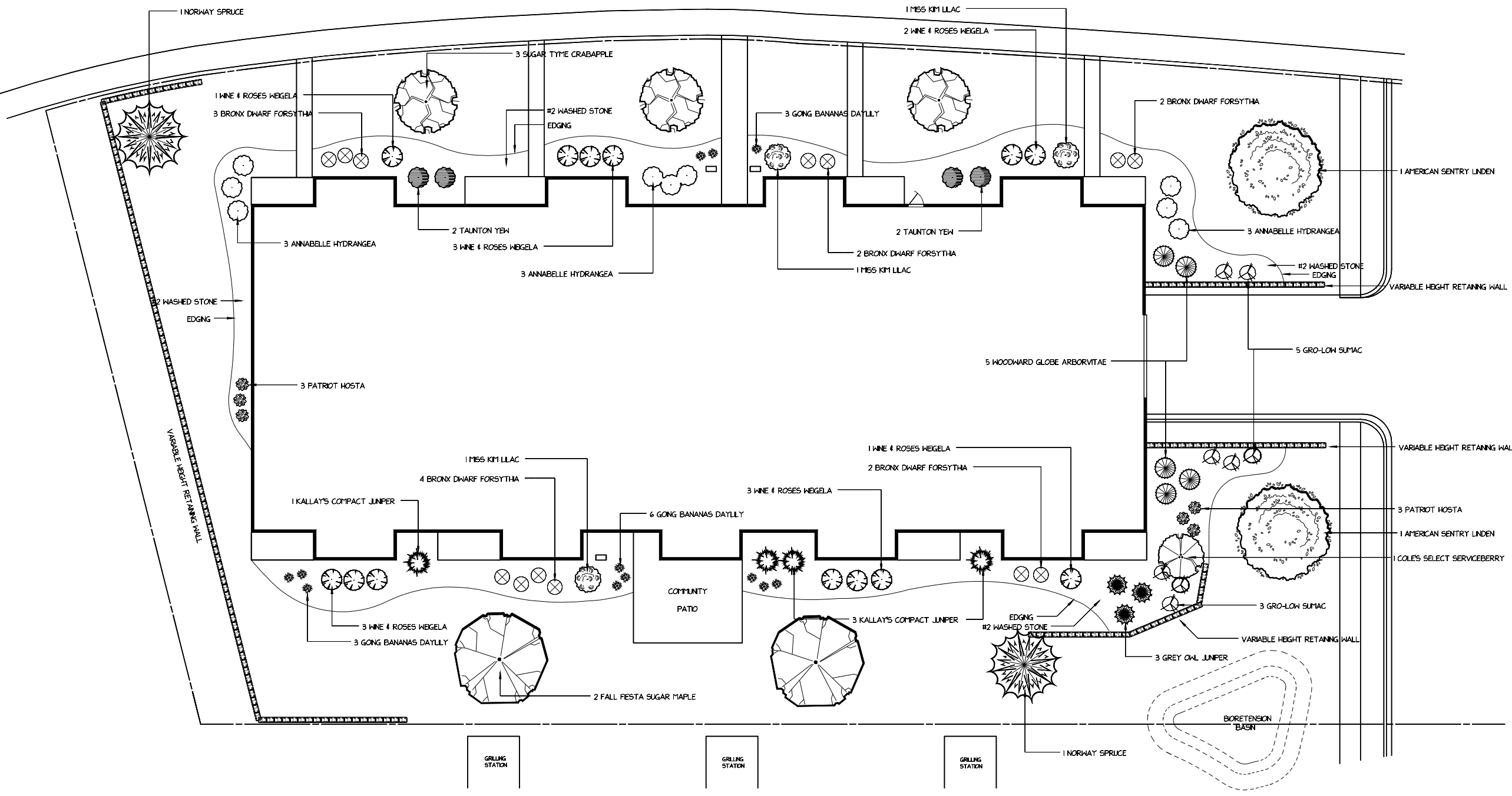
DESIGN BY:  
**HERMAN**  
LANDSCAPE SERVICE, INC  
6606 SEYBOLD ROAD  
MADISON, WI 53744

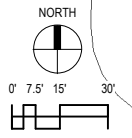
SCALE: 1" = 10'
DRAWN BY: EKC
CHECKED BY: J. OPHINE
DATE: 10/4/16
DATE OF PRINT:

PROJECT NO.
SHEET NO.

Powered by **AutoCAD**

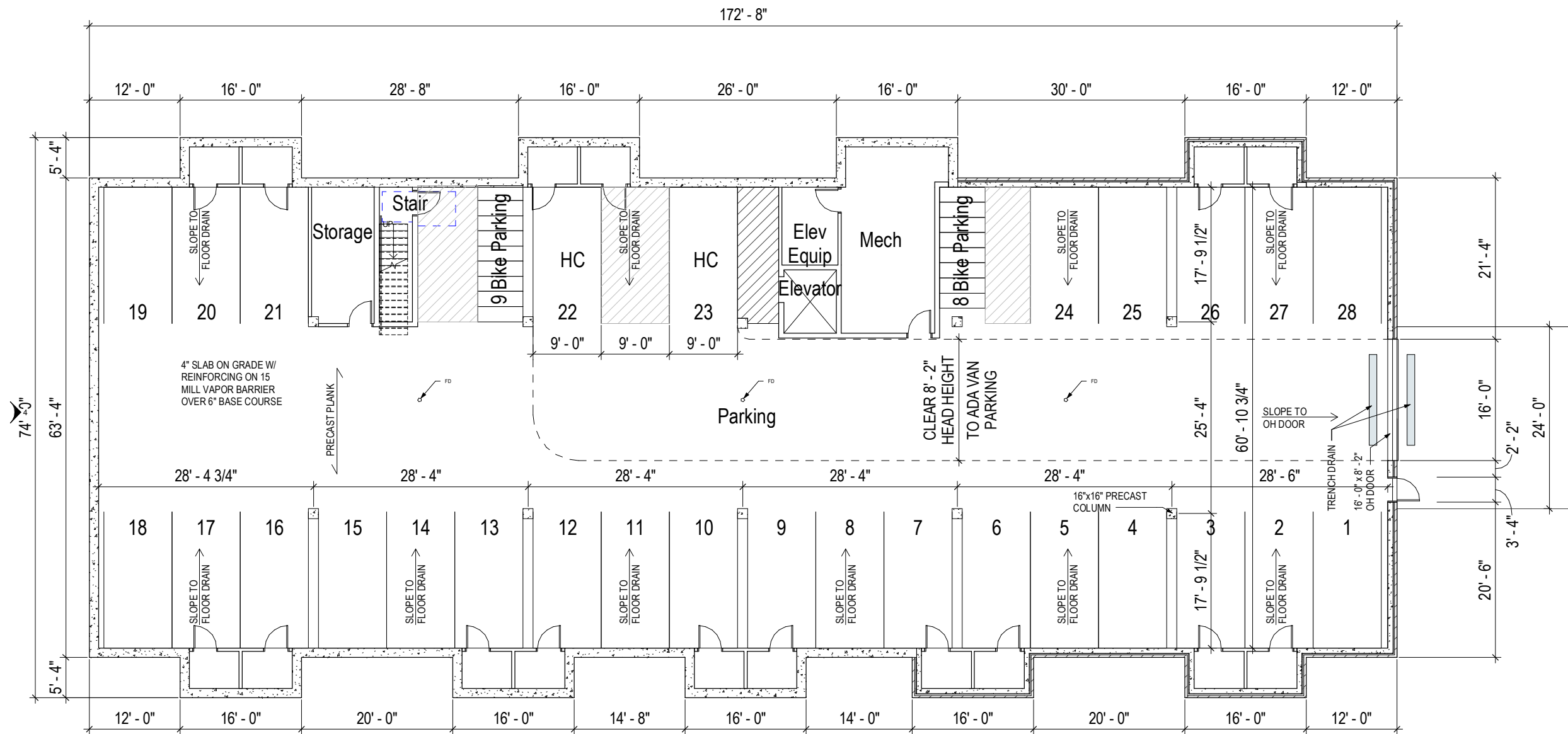
LUPINE LANE



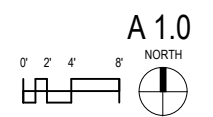


1 ARCHITECTURAL SITE PLAN  
1" = 30'-0"

AS1.0  
Felland Road Apartments



**1 BASEMENT PLAN**  
1/8" = 1'-0"



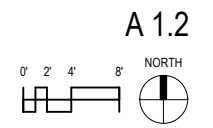


1 01-FIRST FLOOR  
1/8" = 1'-0"

11,710 gsf/floor



1 02-SECOND FLOOR  
1/8" = 1'-0"









1 Rendered Elevation Felland Rd  
1/8" = 1'-0"

0 2' 4' 8'  
A 2.0.1

## Felland Road Apartments

4088 Felland Rd. & 5855 Lupine Ln., Madison, WI

ELEVATION - FELLAND RD.  
16 OCTOBER 2018  
15133



1 Preliminary Front Elevation - 33 Units - Lupine Ln.  
 1/8" = 1'-0"