

Letter of Intent
February 19, 2020

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 2020.

3. Project Team:

Applicant

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In Care of –

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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 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

Zoning Text

PUD-GDP and PUD-SIP

Lot 6, Morgan Plat

Felland Road Apartments

4088 Felland Road & 5855 Lupine Lane

February 4, 2020

Legal Description: The lands subject to this Planned Unit Development District shall include Lot 6, Morgan Plat, City of Madison, Dane County, Wisconsin.

- A. **Statement of Purpose:** This zoning district is established to allow for the construction of a multifamily development consisting of a 17 unit building at 4188 Felland Road and a 33 unit building at 5855 Lupine Lane.
- B. **Permitted Uses:** Following are permitted uses within the project:
1. Multifamily residential buildings.
 2. Accessory uses including, but not limited to:
 - a. Accessory uses directly associated with those permitted uses, including recreational facilities and parking for residents and guests.
 - b. Temporary buildings for storage of building materials and equipment for construction purposes when on the same lot as a principle use for a period not to exceed the duration of such construction.
- C. **Lot Area:** As shown on the approved plans.
- D. **Height Regulations:** As shown on the approved plans.
- E. **Yard Regulations:** As shown on the approved plans.
- F. **Landscaping:** Site landscaping will be provided as shown on the approved plans.
- G. **Usable Open Space Requirements:** Usable open space will be provided as shown on the approved plans.
- H. **Parking & Loading:** Off-street and surface parking shall be provided as shown on the approved plans.
- I. **Family Definition:** The family definition shall coincide with the definition given in M.G.O. 28.211 Definitions.
- J. **Signage:** Signage will be allowed as per Chapter 31 of the Madison General Ordinances as compared to the Group 1 Zoning District Groups or signage will be provided as approved on the S.I.P. plans or as a minor alteration to the approved S.I.P.
- K. **Alterations and Revisions:** No alteration or revision of this Planned Unit Development shall be permitted unless approved by the City Planning Commission; however, the Zoning Administrator may issue permits for minor alterations or additions which are approved by the Architectural Review Committee, Director of Planning and Development and the alderperson of the district and are compatible with the concept approved by the City Planning Commission.