



PREPARED FOR THE PLAN COMMISSION

**Project Address:** 5817 Halley Way (3<sup>rd</sup> Alder District – Ald. Lemmer)  
**Application Type:** Planned Development (PD) Zoning Map Amendment  
**Legistar File ID #** [68644](#)  
**Prepared By:** Chris Wells, Planning Division  
Report Includes Comments from other City Agencies, as noted  
**Reviewed By:** Heather Stouder, AICP, Planning Division Director

**Summary**

**Applicant & Property Owner:** Scott Frank; Oak Park Place; 719 Jupiter Drive, Madison, WI 53718  
**Contact:** Bradley R Servin; Architectural Design Consultants, Inc.; 5100 Eastpark Boulevard, Suite 310; Madison, WI 53718

**Requested Action:** The applicant requests consideration of two Planned Development zoning map amendments – to approve an Amended General Development Plan (PD-GDP) on property located at 5817 Halley Way, and to approve a Specific Implementation Plan (PD-SIP) for the same property – in order to construct a 4-story building with 99 units located at 5817 Halley Way.

**Proposal Summary:** This proposal includes three components: two revisions to the underlying GDP – to increase the total number of units allowed on the three sites which comprise the 4.7-acre block (one being the subject site) from 131 to 161 units, and to increase the average density permitted across the same three lots from 27.7 to 36 units per acre – and a new SIP for a 4-story residential building with 99 units which are age-restricted to those 55 years and older. It is very similar to the 82-unit senior housing development which was approved in November 2015 by the Common Council, but was never constructed (and whose approval has subsequently expired). That said, while it has more units than the version approved in 2015, the proposed new building footprint is roughly ten percent smaller.

**Applicable Regulations & Standards:** This proposal is subject to the approval standards for Zoning Map Amendments [MGO Section 28.182(6)] and Planned Developments [MGO 28.098].

**Review Required By:** Urban Design Commission (UDC), Plan Commission (PC), and Common Council.

**Summary Recommendation:** The Planning Division recommends that the Plan Commission find the standards for Zoning Map Amendments and Planned Developments are met and forward Zoning Map Amendment 28.022 - 00527, rezoning 5817 Halley Way from Amended PD-GDP (Planned Development Plan - General Development Plan) to Amended PD-GDP and forward Zoning Map Amendment 28.022 – 00528, approving a PD-SIP (Planned Development – Specific Implementation Plan) at 5817 Halley Way with a recommendation of **approval**. This recommendation is subject to input at the public hearing and the conditions recommended by the reviewing agencies.

**Background Information**

**Parcel Location:** The subject 107,947-square-foot (2.5 acre) site is part of the Grandview Commons development. This site is bounded by Halley Way to the north, Gemini Drive to the south, and North Star Drive to the east. The site is in Alder District 3 (Ald. Lemmer) and the Madison Metropolitan School District.

**Existing Conditions and Land Use:** The subject site is currently undeveloped. An existing wooded area extends across the northern portion of the property. It is zoned Planned Development (PD).

**Surrounding Land Use and Zoning:**

North: Across Halley Way is a two-building, 95-unit apartment complex zoned PD (Planned Development District);

South: A vacant site zoned PD. Across Gemini Drive is a 12-unit Condominium Townhome development, and 82- and 54-unit multi-family developments, all zoned PD;

East: Apartment and Condominium developments, zoned PD; and

West: Oak Park Senior housing campus, zoned PD

**Adopted Land Use Plan:** The [2018 Comprehensive Plan](#) and [Sprecher Neighborhood Development Plan](#) both recommend Medium Residential uses for the subject property. Whereas the Comprehensive Plan describes this use as 2-5 stories and 20-90 dwelling units per acre, the Sprecher Plan defines it as 12-16 dwelling units per acre.

**Zoning Summary:** The property is an existing Planned Development (PD).

Requirements	Required	Proposed
Lot Area (sq. ft.)	As per approved plan.	As per submitted plan.
Lot Width	As per approved plan.	As per submitted plan.
Front Yard Setback	As per approved plan.	As per submitted plan.
Side Yard Setback	As per approved plan.	As per submitted plan.
Rear Yard Setback	As per approved plan.	As per submitted plan.
Usable Open Space	As per approved plan.	As per submitted plan.
Maximum Lot Coverage	As per approved plan.	As per submitted plan.
Floor Area Ratio	As per approved plan.	As per submitted plan.
Building Height	As per approved plan.	As per submitted plan.

Site Design	Required	Proposed
Number Parking Stalls	As per approved plans.	As per submitted plans. <i>(See Comment #34)</i>
Accessible Stalls	Yes	Yes
Loading	As per approved plans.	As per submitted plans.
Number Bike Parking Stalls	Multi-family dwelling: 1 per unit up to 2-bedrooms, ½ space per add'l bedroom (99) 1 guest space per 10 units (10) (109 total)	95 garage 16 exterior (111 total)  <i>(See Comment #35)</i>
Landscaping and Screening	Yes	Yes <i>(See Comments #36 &amp; #37)</i>
Lighting	Yes	Yes
Building Forms	As per approved plans.	As per submitted plans. <i>(See Comments #38 &amp; #39)</i>

<b>Other Critical Zoning Items</b>	Urban Design (Planned Development (PD)); Utility Easements; Barrier Free (ILHR 69)
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*Tables Prepared by Jenny Kirchgatter, Assistant Zoning Administrator*

**Environmental Corridor Status:** The subject site is not located in a mapped environmental corridor.

**Public Utilities and Services:** This property is served by a full range of urban services.

## Related Approvals

At its July 7, 2015 meeting, the Common Council approved a zoning map amendment request for an amended PD-SIP (Planned Development Specific Implementation Plan) approving revisions to a previously approved 82-unit senior housing apartment facility at 5817 Halley Way. Compared to the 2013 version, while the project remained as an 82-unit building, both the building footprint and the building's height, in places, were reduced. Other alterations included some exterior modifications, reconfiguration of the rear terrace, addition of a future tenant space, and the addition of surface parking stalls. (Legistar File [38144](#)) This approval has subsequently expired.

At its November 19, 2013 meeting, the Common Council approved a Zoning Map Amendment rezoning 5817 Halley Way from PD-GDP (Planned Development – General Development Plan) to amended PD-GDP-SIP (Planned Development Specific Implementation Plan) in order to construct an 82-unit senior housing development. Construction of that project never commenced. (Legistar File [31735](#)) This approval has subsequently expired.

The General Development Plan (GDP) for the entire Grandview Commons Development was approved in 2002. In 2007, a Specific Implementation Plan was approved for the subject site and adjoining Oak Park-owned property. That approval included the 58-unit assisted living facility that now fronts Jupiter Drive. On the subject site, a 61-unit senior condominium development was approved. The applicant never recorded the plans for the 61-unit building and that approval has subsequently.

## Project Description

The applicant is requesting consideration of three Planned Development zoning map amendments:

- Re-approval of the Planned Development's underlying General Development Plan (PD-GDP);
- A revision to the underlying GDP to increase the total number of units allowed on the three sites which comprise the 4.7-acre block (one being the subject site) (Lots 446-450 of the Grandview Commons Plat) from 131 to 161 units;
- A revision to the underlying GDP to increase the average density across the same three lots from 27.7 to 36 units per acre;
- Approval of a new Specific Implementation Plan (SIP) for a new SIP a 4-story residential building with 99 units which are age-restricted to those 55 years and older at 5817 Halley Way.

The GDP currently permits up to a total of 131 units and a density of 27.7 units per acre on the three properties which occupy Lots 446-450 of the Grandview Planned Development. These three properties, one of which being the subject property, occupy the entire block defined by Halley Way to the north, Gemini Drive to the south, North Star Drive to the east, and Jupiter Drive to the West. There are currently 58 units in the elderly care development located on the far western lot (addressed as 719 Jupiter Drive), and 12 Condominium Townhouse units submitted and under review on the southern lot which fronts onto Gemini Drive (addressed as 5818 Gemini Drive) (See Legistar File [68642](#)). While the GDP currently allows a total of 131 units (which works out to 27.7 units per acre averaged across all three sites and 4.7 acres of land), given the applicant's proposal of 99 units, the permitted number of total units on the three lots needs to be increased to 161 and the resulting density increased to 36 units per acre.

The proposed four-story building will have a total of 99 units. The breakdown will be 36 one-bedroom units and 63 two-bedroom units ranging in the size from 700 square feet to 1,500 square feet. In total, there are 162 bedrooms proposed. A summary of the proposed dwelling unit mix compared to the expired 2013 and 2015 approvals follows:

	Dwelling Units			Number of Bedrooms		
	Current Proposal	2015 Proposal	2013 Approval	Current Proposal	2015 Proposal	2013 Approval
Studio	0	0	3	0	0	3
One-Bedroom	36	41	35	36	41	35
Two-Bedroom	63	41	44	126	82	88
<b>TOTAL</b>	<b>99</b>	<b>82</b>	<b>82</b>	<b>162</b>	<b>123</b>	<b>126</b>

The building will address the roughly 36 feet of grade change east to west across the site by stepping down at two points in order to maintain the 4-story height. The building’s shape and position on the site is meant to preserve much of the existing wooded slope that crosses the northern portion of the property. The grade also impacts the access to the underbuilding parking as the building’s 101 automobile stalls are actually separated onto three levels with separate access points for each. The lowest level (labelled “Overall Parking Level P1” in the submitted materials) has 40 automobile stalls and is accessed from Halley Way. However, the next two levels above - labelled “Overall Parking Level P2” and containing 35 stalls, and “Overall Parking Level P3” and containing 26 stalls – are both accessed via a shared driveway which was approved (and never constructed) on the adjacent property to the south. A shared driveway and parking easement already exists. Street-oriented building entrances are proposed along Halley Way and at the corner of North Star and Gemini Drives.

The building is clad in an alternating pattern of dark cherry-colored aluminum siding and gray-colored composite lap siding. A white composite board and batten siding is used as a highlight materials and the base of the building is clad with a stone veneer, which is visible along portions of the exposed lower levels along all sides of the building to varying degrees.

## Analysis

This request is subject to the Zoning Map Amendment [Section 28.182(6)] and Planned Development standards [Section 28.098(2)] of the Zoning Code. The analysis below begins with a summary of the adopted plan recommendations as the specific approval standards reference these documents.

### Conformance with Adopted Plans

The [2018 Comprehensive Plan](#) and [Sprecher Neighborhood Development Plan](#) both recommend Medium Residential uses for the subject property. Whereas the more contemporary Comprehensive Plan describes this use as 2-5 stories and 20-90 dwelling units per acre, the Sprecher Plan defines it as 12-16 dwelling units per acre. Staff note that this discrepancy in recommended densities between the two plans is most likely due to the fact that while the Sprecher Plan’s land use map has been amended roughly five times since the Plan was first adopted in 1998, the density recommendations associated with the various residential land use categories has not.

That said, with the proposal to increase the average density on the three sites which comprise the block on which the subject site is located from 27.7 to 36 units per acre, while the proposed density of 40 units per acre on the subject site itself is above the Sprecher Plan’s density recommendation, it is well within the density and height ranges proposed by the Comprehensive Plan.

## **Zoning Map Amendment Standards**

Staff believe that the standards for Zoning Map Amendments can be met. The Zoning Map Amendment standards are broad and state that such amendments are legislative decisions of the Common Council that shall be based on public health, safety and welfare, shall be consistent with the Comprehensive Plan, and shall comply with Wisconsin and federal law. Chapter 66.1001(3) of Wisconsin Statutes requires that zoning ordinances (of which the zoning map is part) enacted or amended after January 1, 2010 be consistent with the City's Comprehensive Plan. 2010 Wisconsin Act 372 clarified "consistent with" as "furtheres or does not contradict the objectives, goals and policies contained in the comprehensive plan." As noted above, Staff believes that the project is consistent with the Comprehensive Plan.

## **Planned Development Standards**

Planned Developments are intended to facilitate the development of land in an integrated and innovative fashion, to allow for flexibility in site design, and to encourage development that is sensitive to environmental, cultural and economic considerations. The specific approval standards for Planned Developments are provided in Section 28.098(2) of the Zoning Code. In summary, Staff believe the standards can be found met, with the recommended conditions. Some additional discussion follows regarding Planned Development Standards (d) regarding traffic impacts; and (e) the requirement of the PD District plan to coordinate architectural styles and building forms to achieve greater compatibility with land use.

Standard (d), states "*The PD District plan shall not create traffic or parking demands disproportionate to the facilities and improvements designed to meet those demands. A traffic demand management plan may be required as a way to resolve traffic and parking concerns. The Plan shall include measurable goals, strategies, and actions to encourage travelers to use alternatives to driving alone, especially at congested times of day. Strategies and actions may include, but are not limited to, carpools and vanpools; public and private transit; promotion of bicycling, walking and other non-motorized travel; flexible work schedules and parking management programs to substantially reduce automobile trips.*" Traffic Engineering is recommending a conditional of approval which requires the applicant to submit a TDMP (Traffic Demand Management Plan) to be reviewed and approved by the City Traffic Engineer before final sign off. Therefore, the Planning Division believes the Plan Commission may find this standard met.

Standard (e) states that the "*Planned Development district plan shall coordinate architectural styles and building forms to achieve greater compatibility with surrounding land uses and create an environment of sustained aesthetic desirability compatible with the existing or intended character of the area and the statement of purpose of the PD District.*" The Urban Design Commission (UDC) reviewed this request on an informational basis at their September 22, 2021 meeting. At their December 1, 2021 meeting, they gave the project unanimous final approval as proposed. (The draft of the UDC report from December 1 is included at the end of this staff report.) As no rooftop mechanicals or HVAC "wall-pack" penetrations/louvers have been shown on the submitted plans, Staff have also included a condition of approval requiring any such HVAC "wall-pack" penetrations/louvers to be oriented perpendicular to the main facade, and provided within the recessed balcony spaces. Considering the advisory recommendation of final approval from the UDC and the condition regarding "wall-pack" units, the Planning Division believes the Plan Commission may find this standard met.

Finally, M.G.O. Sec. 28.098(5)(c)7 states that, "*...any phases [of a Planned Development] not constructed within ten (10) years of the Common Council approval of the General Development Plan, shall require approval of a new General Development Plan by the Common Council following a recommendation by the Plan Commission. In considering extensions of approved General Development Plans for unconstructed components/phases, the Plan*

*Commission shall consider changes in the surrounding area or neighborhood since approval of the General Development Plan that would render the project incompatible with current conditions.”* Since the underlying PD-GDP was approved by the Common Council in 2003, its approval has expired and therefore requires re-approval.

Other than the modification to increase the number of total units and resulting density on Lots 446-450, Staff note that the current proposal is consistent with the 2002 Grandview Commons GDP, including the existing Zoning Text for Lots 446-450 which states, *“Buildings within this district (i.e. the Neighborhood Center Residential 5 District) include townhomes and multi-family buildings that transition the grade across the site and reinforce the pedestrian-oriented streetscape. Building height and placement within the district will be coordinated with the Mixed-Use sub-district 1 to maintain the capital viewshed.”* Furthermore, Staff note that while the current proposal has more units than the 2013 and 2015 approved proposals (82 units), due to shift to a greater percentage of 2-bedroom units, the actual building footprint (39,492 square feet) is actually 10.7 percent smaller than the previously approved versions.

Staff believe the increased density is still very much in line with the densities proposed by the Comprehensive Plan for this site while still being compatible with the surrounding development, most notably the 3- and 5-story residential developments located to the south, across Gemini Drive. Additionally, Staff note that the Comprehensive Plan has the same medium residential recommendation for these sites as the subject site. Therefore, Planning staff have no concerns related to the appropriateness of the project given surrounding development and subsequent increased density recommendations of the Comprehensive Plan since the last approval of the GDP.

### **Public Comment**

A virtual neighborhood meeting was held by Ald. Lemmer on September 29, 2021. At the time of report writing, staff have not received any public comments.

### **Conclusion**

The Planning Division believes that the standards for Zoning Map Amendments and Planned Developments can be met. Staff believes that the proposed building is generally well-designed, generally consistent with adopted plan recommendations, and will serve as an attractive complement to other existing and planned developments in and near the Grandview Commons neighborhood development. The request is similar to a previously approved and recorded proposal which was not constructed and whose approval has since expired.

## **Recommendation**

### **Planning Division Recommendation** (Contact Chris Wells, (608) 261-9135)

The Planning Division recommends that the Plan Commission find the standards for Zoning Map Amendments and Planned Developments are met and forward Zoning Map Amendment 28.022 - 00527, rezoning 5817 Halley Way from Amended PD-GDP (Planned Development Plan - General Development Plan) to Amended PD-GDP and forward Zoning Map Amendment 28.022 – 00528, approving a PD-SIP (Planned Development – Specific Implementation Plan) at 5817 Halley Way with a recommendation of **approval**. This recommendation is subject to input at the public hearing and the conditions recommended by the reviewing agencies.

**Recommended Conditions of Approval** Major/Non-Standard Conditions are Shaded

**Planning Division** (Contact Chris Wells, (608) 261-9135)

1. The applicant shall provide updated pages to the PD-GDP reflecting the approved PD modifications. These changes shall be approved by the Planning Division staff and the Zoning Administrator or designee.
2. No HVAC "wall-pack" penetrations/louvers are shown on the street-facing facades. Any HVAC penetrations in the building shall be perpendicular to the main facade, and provided within the recessed balcony spaces. Unless specifically approved by the Plan Commission, the addition of wall packs on outward-facing walls is not included in this approval and will require approval of an alteration to this conditional use should they be proposed at a later time.

**City Engineering Division** (Contact Brenda Stanley, (608) 261-9127)

3. Enter into a City / Developer agreement for the required infrastructure improvements. Agreement to be executed prior to sign off. Allow 4-6 weeks to obtain agreement. Contact City Engineering to schedule the development and approval of the plans and the agreement. (MGO 16.23(9)c)
4. Construct sidewalk, terrace, curb & gutter & asphalt as needed along Halley Way, North Star Dr. & Gemini Dr. to a plan as approved by City Engineer
5. An Erosion Control Permit is required for this project. See Storm comments for permit specific details and requirements.
6. A Storm Water Management Report and Storm Water Management Permit is required for this project. See Storm comments for report and permit specific details and requirements.
7. A Storm Water Maintenance Agreement (SWMA) is required for this project. See Storm comments for agreement specific details and requirements.
8. This site appears to disturb over one (1) acre of land and requires a permit from the WDNR for stormwater management and erosion control. The City of Madison has been required by the WDNR to review projects for compliance with NR216 and NR-151 however a separate permit submittal is still required to the WDNR for this work. The City of Madison cannot issue our permit until concurrence is obtained from the WDNR via their NOI or WRAPP permit process. Contact Eric Rortvedt at 273-5612 of the WDNR to discuss this requirement. Information on this permit application is available on line: <http://dnr.wi.gov/Runoff/stormwater/constrformsinfo.htm>. The applicant is notified that the City of Madison is an approved agent of the Department of Safety and Professional Services (DSPS) and no separate submittal to this agency or CARPC is required for this project to proceed.
9. Revise the plans to identify the location of the public storm sewer (proposed or existing) that will serve the development show the connection of the private internal drainage system to the public storm sewer. (POLICY AND MGO OVER 10,000 SF OF IMPERVIOUS AREA 10.29 and 37.05(7)(b))

10. Provide additional detail how the enclosed depression(s) created by the parking entrance(s) to the below building parking area(s) is/are served for drainage purposes. The building must be protected from receiving runoff up through the 100-yr design storm that is current in Madison General Ordinance Chapter 37. If the enclosed depression(s) is/are to be served by a gravity system provide calculations stamped by a Wisconsin P.E. that show inlet and pipe capacities meet this requirement. If the enclosed depression(s) is/are to be served by a pump system provide pump sizing calculations stamped by a Wisconsin P.E. or licensed Plumber that show this requirement has been met.
11. This project will disturb 20,000 sf or more of land area and require an Erosion Control Plan. Please submit an 11" x 17" copy of an erosion control plan (pdf electronic copy preferred) to Megan Eberhardt (west) at [meberhardt@cityofmadison.com](mailto:meberhardt@cityofmadison.com), or Daniel Olivares (east) at [daolivares@cityofmadison.com](mailto:daolivares@cityofmadison.com), for approval.

Demonstrate compliance with Section 37.07 and 37.08 of the Madison General Ordinances regarding permissible soil loss rates. Include Universal Soil Loss Equation (USLE) computations for the construction period with the erosion control plan. Measures shall be implemented in order to maintain a soil loss rate below 5.0 tons per acre per year. The WDNR provided workbook to compute USLE rates can be found online at <https://dnr.wi.gov/topic/stormwater/publications.html>

This project will require a concrete management plan and a construction dewatering plan as part of the erosion control plan to be reviewed and approved by the City Engineer's Office. If contaminated soil or groundwater conditions exist on or adjacent to this project additional WDNR, Public Health, and/or City Engineering approvals may be required prior to the issuance of the required Erosion Control Permit. (POLICY)

This project appears to require fire system testing that can result in significant amounts of water to be discharged to the project grade. The Contractor shall coordinate this testing with the erosion control measures and notify City Engineering 608-266-4751 prior to completing the test to document that appropriate measures have been taken to prevent erosion as a result of this testing.

Complete weekly self-inspection of the erosion control practices and post these inspections to the City of Madison website - as required by Chapter 37 of the Madison General Ordinances.

12. Prior to approval, this project shall comply with Chapter 37 of the Madison General Ordinances regarding stormwater management. Specifically, this development is required to submit a Storm Water Management Permit application, associated permit fee, Stormwater Management Plan, and Storm Water Management Report to City Engineering. The Stormwater Management Permit application can be found on City Engineering's website at <http://www.cityofmadison.com/engineering/Permits.cfm>.

The Storm Water Management Plan & Report shall include compliance with the following:

Report: Submit prior to plan sign-off, a stormwater management report stamped by a P.E. registered in the State of Wisconsin.

Electronic Data Files: Provide electronic copies of any stormwater management modeling or data files including SLAMM, RECARGA, TR-55, HYDROCAD, Sediment loading calculations, or any other electronic modeling or data files. If calculations are done by hand or are not available electronically, the hand copies or printed output shall be scanned to a PDF file and provided to City Engineering. (POLICY and MGO 37.09(2))

Rate Control: 100 & 200-year storm events, matching post development rates to predevelopment rates and using the design storms identified in Madison General Ordinances Chapter 37.

Infiltration: Provide infiltration of 90% of the pre-development infiltration volume.

Submit a draft Stormwater Management Maintenance Agreement (SWMA) for review and approval that covers inspection and maintenance requirements for any BMP used to meet stormwater management requirements on this project.

13. Submit, prior to plan sign-off but after all revisions have been completed, a digital CAD file (single file) to the Engineering Division that is to scale and represents final construction with any private storm and sanitary sewer utilities.
14. Submit, prior to plan sign-off but after all revisions have been completed, digital PDF files to the Engineering Division. Email PDF file transmissions are preferred to: [bstanley@cityofmadison.com](mailto:bstanley@cityofmadison.com) (East) or [ttroester@cityofmadison.com](mailto:ttroester@cityofmadison.com) (West).

**City Engineering Division - Mapping** (Contact Lori Zenchenko, (608) 266-4097)

15. Submit a site plan and complete building Floor Plan in PDF format to Lori Zenchenko ([lzenchenko@cityofmadison.com](mailto:lzenchenko@cityofmadison.com)) that includes a floor plan of each floor level on a separate sheet/page for the development of a complete interior addressing plan.

Please highlight all building entrance doors and any interior hallway doors. Prior plan submittals had hallway fire suppression doors shown.

The Addressing Plan for the entire project shall be finalized and approved by Engineering (with consultation and consent from the Fire Marshal) PRIOR to the verification submittal stage of this LNDUSE with Zoning. The final approved Addressing Plan shall be included in said application.

For any changes pertaining to the location, deletion or addition of a unit, or to the location of a unit entrance, (before, during, or after construction), a revised Address Plan shall be resubmitted to Lori Zenchenko to review addresses that may need to be changed and/or reapproved. For any changes, the final approved Addressing Plan shall be submitted by the applicant to Zoning to be attached to the final set of filed site plans.

**Traffic Engineering Division** (Contact Sean Malloy, (608) 266-5987)

16. Parking deck is insufficiently labeled/dimensioned for a proper review. If the parking does not meet MGO 10.08 the applicant can expect to be required to make major alteration which may or may not impact structural elements of this site.

17. The applicant shall submit one contiguous plan showing proposed conditions and one contiguous plan showing existing conditions for approval. The plan drawings shall be to engineering scale and include the following, when applicable: existing and proposed property lines; parcel addresses; all easements; vision triangles; pavement markings; signing; building placement; items in the terrace such as signs, street light poles, hydrants; surface types such as asphalt, concrete, grass, sidewalk; driveway approaches, including those adjacent to and across street from the project lot location; parking stall dimensions, including two (2) feet of vehicle overhang; drive aisle dimensions; semitrailer movement and vehicle routes; dimensions of radii; and percent of slope.

18. The Developer shall post a security deposit prior to the start of development. In the event that modifications need to be made to any City owned and/or maintained traffic signals, street lighting, signing, pavement marking and conduit/handholes, the Developer shall reimburse the City for all associated costs including engineering, labor and materials for both temporary and permanent installations.
19. The City Traffic Engineer may require public signing and marking related to the development; the Developer shall be financially responsible for such signing and marking.
20. All parking facility design shall conform to MGO standards, as set in section 10.08(6).
21. All bicycle parking adjacent pedestrian walkways shall have a 2 foot buffer zone to accommodate irregularly parked bicycles and/or bicycle trailers.
22. All pedestrian walkways adjacent parking stalls shall be 7 feet wide to accommodate vehicle overhang, signage and impediments to walkway movements. Any request for variance shall be submitted to and reviewed by City Traffic Engineering.
23. Per Section MGO 12.138 (14), this project is not eligible for residential parking permits. It is recommended that this prohibition be noted in the leases for the residential units.
24. The applicant shall adhere to all vision triangle requirements as set in MGO 27.05 (No visual obstructions between the heights of 30 inches and 10 feet at a distance of 25 feet behind the property line at streets and 10 feet at driveways.). Alteration necessary to achieve compliance may include but are not limited to; substitution to transparent materials, removing sections of the structure and modifying or removing landscaping elements. If applicant believes public safety can be maintained they shall apply for a reduction of MGO 27.05(2)(bb) – Vision Clearance Triangles at Intersections Corners. Approval or denial of the reduction shall be the determination of the City Traffic Engineer.
25. The applicant shall provide a clearly defined 5' walkway from the front door to the public Right of Way clear of all obstructions to assist citizens with disabilities, especially those who use a wheel chair or are visually impaired. Obstructions include but are not limited to tree grates, planters, benches, parked vehicle overhang, signage and doors that swing outward into walkway.
26. City of Madison radio systems are microwave directional line of sight to remote towers citywide. The building elevation will need to be reviewed by Traffic Engineering to accommodate the microwave sight and building. The applicant shall submit grade and elevations plans if the building exceeds three stories prior to sign-off to be reviewed and approved by DeAndre Newson, (266-4768, [dnewson2@cityofmadison.com](mailto:dnewson2@cityofmadison.com)) Traffic Engineering Shop, 4151 Nakoosa Trail. The applicant shall return one signed approved building elevation copy to the City of Madison Traffic Engineering office with final plans for sign off.
27. "Stop" signs shall be installed at a height of seven (7) feet from the bottom of the sign at all class III driveway approaches, including existing driveways, behind the property line and noted on the plan. All directional/regulatory signage and pavement markings on the site shall be shown and noted on the plan.
28. Dimensions of the driveways shall be noted on the plan including the width of driveway and width of driveway flares or curb cut.
29. The applicant shall prepare a TDMP (Traffic Demand Management Plan) to be reviewed and approved by the City Traffic Engineer. MGO (28.183(6)(a)(6)

30. The driveway slope to the underground parking is not identified in the plan set, Traffic Engineering recommends driveway slope under 10%; if the slope is to exceed 10%, the applicant shall demonstrate inclement weather mitigation techniques to provide safe ingress/egress to be approved by the City Traffic Engineer.
31. All parking ramps as the approach the public Right-of-Way shall not have a slope to exceed 5% for 20 feet; this is to ensure drivers have adequate vision of the Right-of-Way. If applicant believes public safety can be maintained they shall apply for a waiver, approval or denial of the waiver shall be the determination of the City Traffic Engineer.

**Zoning Administrator** (Contact Jenny Kirchgatter, (608) 266-4429)

32. Work with Zoning and Planning staff for final approval of the Zoning text.
33. Provide a dwelling unit summary with the numbers and types of dwelling units for each floor.
34. Provide electric vehicle stalls per Section 28.141(8)(e) Electric Vehicle Charging Station Requirements. A minimum of 10% of the residential parking stalls (11 stalls) must be electric vehicle ready, and a minimum of 2% of the stalls (2 stalls) must be electric vehicle installed. Identify the locations of the electric vehicle ready and installed stalls on the plans, and add the electric vehicle stall count to the parking summary.
35. Bicycle parking for the residential dwelling units shall comply with the requirements of MGO Sections 28.141(4)(g) and 28.141(11) and shall be designated as short-term or long-term bicycle parking. A minimum of 99 resident bicycle stalls are required plus a minimum of 10 short-term guest stalls. Up to twenty-five percent (25%) of bicycle parking may be structured parking, vertical parking or wall mount parking, provided there is a five (5) foot access aisle for wall mount parking. NOTE: A bicycle stall is a minimum of two (2) feet by six (6) feet with a five (5) foot wide access area. Submit a detail showing the model of bike rack to be installed.
36. Submit the landscape plan and landscape worksheet stamped by the registered landscape architect. Per Section 28.142(3) Landscape Plan and Design Standards, landscape plans for zoning lots greater than ten thousand (10,000) square feet in size must be prepared by a registered landscape architect.
37. Submit a rooftop plan showing the location of any proposed rooftop mechanical equipment and screening. All rooftop and ground level mechanical equipment and utilities shall be fully screened from view from any street or residential district per Section 28.142(9)(d).
38. Provide a building materials list, and label the building elevations with the materials and colors.
39. Provide details demonstrating compliance with bird-safe glass requirements Section 28.129. For building façades where the first sixty (60) feet from grade are comprised of less than fifty percent (50%) glass, at least eighty-five percent (85%) of the glass on glass areas fifty (50) square feet or over must be treated. Of all glass areas over fifty (50) square feet, any glass within fifteen (15) feet of a building corner must be treated. All glass railings must be treated. Identify the glass areas that will be treated, and provide a detail of the specific treatment that will be used.
40. Per Section 28.186(4)(b), the property owner or operator is required to bring the property into compliance with all elements of the approved site plans by the date established by the Zoning Administrator as part of the site and building plan approval. Work with Zoning staff to establish a final site compliance date.

41. Signage approvals are not granted by the Plan Commission. Signage must be reviewed for compliance with Chapter 31 Sign Codes of the Madison General Ordinances. Signage permits are issued by the Zoning Section of the Department of Planning and Community and Economic Development.

**Fire Department** (Contact Bill Sullivan, (608) 261-9658)

42. Provide and document fire apparatus access in accordance with MGO 34 and the IFC 2021 edition.
43. Building plans provided little detail; therefore, MFD review is limited to the site only.

**Parks Review** (Contact Kate Kane, (608) 261-9671)

44. An elderly deed restriction (#5055811) for the E-SRO units proposed in 2014 was recorded on 2/27/2014 and Park Impact Fees were paid for a total of 82 E-SRO units on 3/25/2014 (50%) and 2/29/2016 to close the Letter of Credit amount due.
45. As the current proposal increases the number of E-SRO units, Park Impact Fees are required for the net increase in units.
46. Park Impact Fees (comprised of the Park Infrastructure Impact Fee, per MGO Sec. 20.08(2)), and Park-Land Impact Fees, per MGO Sec. 16.23(8)(f) and 20.08(2) are required for all new residential development associated with this project. This development is within the East Park-Infrastructure Impact Fee district. Please reference ID# 13157.1 when contacting Parks about this project.

**Forestry Review** (Contact Jeffrey Heinecke, (608) 266-4890)

47. As defined by Madison General Ordinance 10.10, City Forestry will assess the full cost of the street tree installation to the adjacent property owner. City Forestry will determine street tree planting sites and tree species type. Street tree planting will be scheduled after there is substantial completion of the new plat development along the street segment.

**Water Utility** (Contact Jeff Belshaw, (608) 261-9835)

48. Separate water service lateral and water meter will be required to serve each parcel. The water laterals shall be directly connected to the public water main with the shut-off valve located in the public right-of-way (per PSC 185.52 (2)).
49. If connecting to the existing water service, a Water Meter Application Form and fees must be submitted before connecting to the existing water lateral. Provide at least two working days notice between the application submittal and the scheduled lateral connection/extension. Application materials are available on the Water Utility's Plumbers & Contractors website (<http://www.cityofmadison.com/water/plumbers-contractors>), otherwise they may be obtained from the Water Utility Main Office at 119 E Olin Ave. A licensed plumber signature is required on all water service applications. For new or replacement services, the property owner or authorized agent is also required to sign the application. If you have questions regarding water service applications, please contact Madison Water Utility at (608) 266-4646.

**Metro Transit** (Contact Timothy Sobota, (608) 261-4289)

The agency reviewed this request and has recommended no conditions of approval.

## AGENDA # 8

City of Madison, Wisconsin

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REPORT OF: URBAN DESIGN COMMISSION      **PRESENTED:** December 1, 2021

TITLE: 5817 Halley Way – Planned Development  
(PD) for a 99-Unit Senior Housing  
Development. 3<sup>rd</sup> Ald. Dist. (67173)      **REFERRED:**  
**REREFERRED:**

**REPORTED BACK:**

AUTHOR: Kevin Firchow, Acting Secretary      **ADOPTED:**      **POF:**

DATED: December 1, 2021      **ID NUMBER:**

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Members present were: Cliff Goodhart, Chair; Lois Braun-Oddo, Tom DeChant, Shane Bernau, Russell Knudson, Craig Weisensel, Christian Albouras, Christian Harper and Jessica Klehr.

### **SUMMARY:**

At its meeting of December 1, 2021, the Urban Design Commission **GRANTED FINAL APPROVAL** of a Planned Development located at 5818 Gemini Drive. Registered and speaking in support was Bradley Servin. Registered in support and available to answer questions was Hayden Frank.

Servin noted that the development is age-restricted for 55 and older. They have identified the building corners with horizontal siding and introduced stone and horizontal lap siding in the middle. Perspectives of the building were shared.

The Commission discussed the following:

- Where stone comes above third floor and goes to paneling, does that stone have a thickness or look like a paper veneer?
  - It is a full depth stone veneer so it does have thickness and a sill cap on it, some dimension to it and projects out from the siding several inches.
- What about this is senior design?
  - It's just age restricted 55 and older.
- Did that affect how you designed this?
  - Some of the interior spaces, community spaces for social gathering, and outdoor space for reach one of the residents. The courtyard patio area for activities and outdoor activity space.
- Looks good, thank you for that.
- This has come a long way. What you submitted late is not what we reviewed, is there anything on those updated renderings you want to point out as being different?
  - The renderings that are include in the packet represent the materials included on the elevations submitted late. The material makeup and composition of the renderings is 100% accurate and representative of what you see on these elevations. We eliminated a cream color brick that is no longer part of the dev. We've treated each corner of the building identical using the horizontal

siding and wrap around balconies. From the previous elevations we've addressed the parapet height and blended that material to the top of the parapet, and expanded any stone up to the bottom of the window frame. The renderings in the packet are correct, the elevations are not.

- The design looks good, I like it.

**ACTION:**

On a motion by Weisensel, seconded by Braun-Oddo, the Urban Design Commission **GRANTED FINAL APPROVAL**. The motion was passed on a unanimous vote of (9-0).

The motion noted the reference to renderings superseding the elevations.