



Department of Planning & Community & Economic Development

Planning Division

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****BY E-MAIL ONLY****

April 20, 2026

Brian Munson
Vandewalle & Associates
120 E Lakeside Street
Madison, Wisconsin 53715

RE: Consideration of a conditional use in the Traditional Residential–Urban 1 (TR-U1) District for a multi-family dwelling with greater than 60 units; and consideration of a conditional use in the TR-U1 District for outdoor recreation, all to allow construction of a five-story, 226-unit multi-family dwelling with outdoor pool on land generally addressed as 1051 S Pleasant View Road (DSI Real Estate Group) (ID 92234; LNDUSE-2026-00012).

Dear Brian,

At its April 13, 2026 meeting, the Plan Commission found the standards met and **approved** your conditional use requests. The conditions of approval in the following sections shall be satisfied prior to issuance of building permits for the project.

Please contact Kathleen Kane of the City Engineering Division at (608) 266-4098 if you have questions regarding the following sixteen (16) items:

1. This proposed development will be provided sanitary sewer service off two streets, which will impact two separate sewer basins. The applicant shall provide the projected wastewater flows for each connection. If possible, it is recommended that the applicant sends the majority of wastewater flow to Mica Road.
2. The applicant shall confirm whether the proposed pool will connect to City sewer or City storm sewer with a note added to the plan. If the planned discharge is to sanitary sewer, the maximize volume or release for drainage shall be limited to 50 gallons per minute (GPM).
3. The site utility plan shall be revised to be consistent with plans approved and revised by City Engineering to allow stormwater to reach the appropriate pond constructed as part of the plat.
4. This development is subject to impact fees for the Valley View Storm Impact Fee District of \$148.07/1,000 square feet. All impact fees are due and payable at the time building permits are issued per MGO Chapter 20. Add the following note on the face of the plans: “Lots / buildings within this development are subject to impact fees that are due and payable at the time building permit(s) are issued.”

5. All outstanding City of Madison sanitary sewer connection charges are due and payable prior to City Engineering Division sign-off, unless otherwise collected with a Developer's / Subdivision Contract. This property is subject to sanitary connection charges for the Valley Ridge Sewer Assessment District of \$94.92/ 1,000 square feet – 2026 Rate.
6. An Erosion Control Permit is required for this project.
7. A Storm Water Management Report and Storm Water Management Permit is required for this project.
8. This site appears to disturb over one (1) acre of land and requires a permit from the Wisconsin Department of Natural Resources (WDNR) for stormwater management and erosion control. The City of Madison has been required by the WDNR to review projects for compliance with NR-216 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. 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 Capital Area Regional Planning Commission (CARPC) is required for this project to proceed.
9. The applicant shall coordinate grades of driveway entrances and private sidewalks with sidewalk grades designed by City staff under Contract No. 9680, Project No. 15680.
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-year design storm that is current in MGO 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. The applicant shall show storm water "overflow" paths that will safely route runoff during the 100-year 24-hour design storm when the storm sewer is at capacity. Public stormwater shall be contained to public right of way, easements, or public lands for the 100-year 24-hour design storm for new development.
12. This project will disturb 20,000 square feet or more of land area and require an Erosion Control Plan. Please submit an 11- by 17-inch copy of an erosion control plan (PDF electronic copy preferred) to Megan Eberhardt (west) at meberhardt@cityofmadison.com, or Daniel Olivares (east) at daolivares@cityofmadison.com, for approval.
13. Demonstrate compliance with MGO Section 37.07 and 37.08 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.

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

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

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

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.

Detain the 2-, 5-, 10-, 100- and 200-year storm events, matching post-development rates to pre-development rates and using the design storms identified in MGO Chapter 37.

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

Reduce TSS by 80% (control the 5-micron particle) off of newly developed areas compared to no controls.

Treat the first half inch of runoff over the proposed parking facility.

Provide substantial thermal control to reduce runoff temperature in cold water community or trout stream watersheds.

The applicant shall demonstrate that water can leave the site and reach the public right of way without impacting structures during a 100-year event storm. This analysis shall include reviewing overflow elevations and unintended storage occurring on site when the storm system has reached capacity.

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.

16. 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 (East) or tstroester@cityofmadison.com (West).

Please contact Julius Smith of the City Engineering Division–Mapping Section at (608) 264-9276 if you have any questions regarding the following seven (7) items:

17. Note: There will be a requirement to further dedicate 14 feet of additional right of way for a short section along the easterly frontage of S Pleasant View Road adjacent to this site with the pending revised preliminary plat application for a future right-turn lane at the request of Dane County. Revise the limits of the right of way shown on the site plan to accurately reproduce that as shown on the revised preliminary plat of Hill Valley.

18. Remove the reference to Lot 204 on the title sheet.
19. Correct the street name of 'Pleasant View Rd' to ' S Pleasant View Road' on the civil sheets.
20. Revise the connecting sidewalk/stair location, and associated grading around the improvements located at the northwest corner of the site for the new limits of dedication in the revised preliminary plat of Hill Valley. Note: While the proposed right-turn lane may be a delayed or future item, the public sidewalk will be constructed and graded to the limits of the new turn land dedication.
21. The address of the proposed building is 1110 Mica Road. The site plan shall reflect a proper street address of the property as reflected by official City of Madison Assessor's and Engineering Division records.
22. The pending First Addition to Hill Valley plat application for this property shall be completed and recorded with the Dane County Register of Deeds (ROD), the new parcel data created by the Assessor's Office, and the parcel data available to Zoning and Building Inspection staff prior to issuance of building permits for new construction.
23. Submit a site plan and a complete building Floor Plan in PDF format to Lori Zenchenko (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. Also, include a unit matrix for apartment buildings indicating the number of apartments on each floor. The Addressing Plan for the entire project shall be finalized and approved by Engineering (with consultation and consent from the Fire Marshal if needed) PRIOR to the verification submittal stage of this LNDUSE with Zoning. The final approved Addressing Plan shall be included in said Site Plan Verification application materials. Per MGO Section 34.505, a full copy of the approved addressing plan shall be kept at the building site at all times during construction until final inspection by the Madison Fire Department. 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 Addressing Plan shall be resubmitted to Lori Zenchenko to review addresses that may need to be changed and/or re-approved.

Please contact Sean Malloy of the Traffic Engineering Division at (608) 266-5987 if you have questions regarding the following thirteen (13) items:

24. The traffic impact analysis study for the Hill Valley subdivision is in process. Final sign-off for the apartments and plat will not occur until this study is complete and the Traffic Engineering Division has reviewed and approved the study.
25. The applicant shall submit for review a Waste Removal Plan, which shall include vehicular turning movements, times, vehicle size, use of loading zones, and all related steps to remove trash from its location.
26. The applicant is encouraged to provide 120-volt electrical service for electric bike charging.

27. The applicant shall submit one contiguous plan showing proposed conditions and one contiguous plan showing existing conditions for approval. The plan drawings shall be scaled to 1" = 20' 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.
28. 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.
29. The City Traffic Engineer may require public signing, marking, and street lighting related to the development; the developer shall be financially responsible for such signing, marking, and street lighting.
30. All parking facility design shall conform to MGO Section 10.08(6).
31. Parking stalls that are located next to a sidewalk shall have a barrier between the stall and the sidewalk or a minimum three-foot buffer to serve as protection for any pedestrians.
32. The applicant shall provide a clearly defined five-foot walkway clear of all obstructions to assist citizens with disabilities, especially those who use a wheelchair 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.
33. All pedestrian walkways adjacent parking stalls shall be seven (7) feet wide to accommodate vehicle overhang, signage and impediments to walkway movements. Any request for variance shall be submitted to and reviewed by the Traffic Engineering Division.
34. 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 Andrew Oliver, ((608) 267-1979, aoliver@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 main office with final plans for sign off.
35. The applicant shall adhere to all vision triangle requirements as set in MGO Section 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.). If the applicant believes public safety can be maintained, they shall apply for a reduction of MGO Section 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. Contact Jeremy Nash with Traffic Engineering at (608) 266-6585 or jnash@cityofmadison.com to begin waiver process.

36. "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.

Please contact Trent W. Schultz of the Parking Division at (608) 246-5806 if you have questions regarding the following two (2) items:

37. The applicant shall receive final approval of a Transportation Demand Management (TDM) Plan, occurring after Plan Commission approval of the project. Work with staff to finalize requested clarifications on the TDM Plan. TDM Plan review fees will be required as part of final site plan review sign-off.
38. Per Section MGO Section 12.138(14), residents of this development would not be eligible for the Residential Parking Permit Program (RP3). It is recommended that this prohibition be noted in the leases for the residential units.

Please contact Jenny Kirchgatter, Assistant Zoning Administrator, at (608) 266-4429 if you have questions regarding the following nine (9) items:

39. A bicycle parking adjustment will be required per MGO Sections 28.141(5) and 28.141(11) for the percentage of structured, vertical or wall mount parking exceeding 25%. Submit a request for a bicycle parking adjustment including information to support the adjustment.
40. Shift the parking stalls located south of the building behind the plane of the Mica Road facing building facade. Surface parking shall not be located between any street and the plane of the principal building's corresponding street-facing façade.
41. Provide electric vehicle ready stalls per Section 28.141(8)(e) Electric Vehicle Charging Station Requirements. A minimum of 20% of the parking stalls (72 stalls) must be electric vehicle ready. Identify the locations of the electric vehicle ready stalls on the plans and provide the count of electric vehicle stall in the site plan information block.
42. 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 232 resident bicycle stalls are required, plus a minimum of 23 short-term guest stalls. Up to 25% of bicycle parking may be structured parking, vertical parking, or wall mount parking, provided there is a five-foot access aisle for wall mount parking. Note: A bicycle stall is a minimum of two feet by six feet with a five-foot wide access area. Submit a detail showing the model of bike rack to be installed.
43. Provide adequate development frontage landscaping per Section 28.142(5), Development Frontage Landscaping. One (1) overstory deciduous tree and five (5) shrubs shall be planted for each thirty (30) lineal feet of lot frontage. Two (2) ornamental trees or two (2) evergreen trees may be used in place of one (1) overstory deciduous tree.

44. 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 10,000 square feet in size must be prepared by a registered landscape architect.
45. 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 50% glass, at least 85% of the glass on glass areas 50 square feet or over must be treated. Of all glass areas over 50 square feet, any glass within 15 feet of a building corner must be treated. All glass railings must be treated. Identify which glass areas are 50 square feet or greater and which glass areas will be treated. Provide the window and door schedule to verify the sizes of the glazed areas and mullions. Provide a detail of the specific treatment product that will be used.
46. 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 project completion date.
47. Signage approvals are not granted by the Plan Commission. Signage must be reviewed for compliance with MGO Chapter 31 Sign Codes. Signage permits are issued by the Zoning Section of the Department of Planning and Community and Economic Development.

Please contact Jeff Belshaw of the Madison Water Utility at (608) 261-9835 if you have questions regarding the following items:

48. 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 Avenue. 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.

Please contact Adam B. Kaniewski of the Parks Division at (608) 261-4281 if you have questions regarding the following two (2) items:

49. There has been park land dedicated for the Hill Valley plat and we will apply that dedication on a first-come, first-serve basis unless otherwise agreed to with the developer.
50. 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(6)(f) and 20.08(2) will be required for all new residential development associated with this project. This development is within the West Park-Infrastructure Impact Fee district. The Park Impact Fee ID# for this project is 24056.

Please contact Zachary Eckberg of the Forestry Section at zeckberg@cityofmadison.com if you have questions regarding the following item:

51. As defined by MGO Section 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 segments.

Please contact my office at (608) 261-9632 if you have questions regarding the following three (3) items:

52. Provide hours of operation for the proposed pool for approval by the district alder and Planning Division director prior to issuance of building permits for the apartment building. Any revision to the approved hours of operation shall require approval of an alteration to the conditional use to be approved by the district alder and Director of the Planning Division or the Plan Commission.

53. Prior to final approval of the project and issuance of permits, detailed floorplans shall be provided on the final plans, including labels with the number of bedrooms per unit.

54. Revise Sheets A-03 and A-04 to include the number and type of automobile and bicycle parking stalls to be provided on Levels B1 and B2. Provide typical dimensions for the indoor parking spaces and drive aisles. Revise those sheets to clearly show the entire property line of the site to confirm that none of the under-building parking will extend into the rights of way of Enchantment Road and Mica Road.

Specific questions regarding the comments or conditions contained in this letter should be directed to the commenting agency.

Please now follow the procedures listed below for obtaining permits for your project:

1. The applicant shall resubmit a PDF copy of the plan set and any other supporting materials that are necessary, as specified in this letter to sprapplications@cityofmadison.com. (Note: A 20MB email limit applies and multiple transmittals may be required.). A check for the **site plan review fee** shall be mailed to the City of Madison Building Inspection Division; PO Box 2984; Madison, WI 53701-2984.
2. City Agencies who submitted conditions of approval will review your revised plans to verify that their conditions, along with any applicable requirements, have been satisfied. When the revised plans are submitted, the applicant will be emailed a hyperlink to a website to follow, in real time, which agencies have reviewed the revised documents, and signed off or need additional information.
3. This letter shall be signed by the applicant and property owner (if not the applicant) to acknowledge the conditions of approval and returned to the Zoning Administrator when requesting building permit approval. [Signature block on last page]
4. No alteration of this proposal shall be permitted unless approved by the Plan Commission, provided, however, the Zoning Administrator may issue permits for minor alterations. No

alteration of a conditional use shall be permitted unless approved by the Plan Commission provided, however, the Zoning Administrator following consideration by the alderperson of the district, may approve minor alterations or additions which are approved by the Director of Planning and Community and Economic Development and are compatible with the concept approved by the Plan Commission and the conditional use standards. This approval shall become null and void two (2) years after the date of the Plan Commission unless the use is commenced, construction is under way, or a valid building permit is issued and construction commenced within six (6) months of the issuance of said building permit. Where the plans have not been altered from the Plan Commission’s approval, and the conditional use has expired, the Director of Planning and Community and Economic Development may, after consultation with the Alderperson of the District, approve an extension for up to one (1) year from the expiration date. The Plan Commission shall retain jurisdiction over this matter for the purpose of resolving complaints against the approved conditional use permit.

If you have any questions regarding obtaining your building permits, please contact the Zoning Administrator at (608) 266-4551. If you have any questions or if may be of any further assistance, please do not hesitate to contact my office at (608) 261-9632 or tparks@cityofmadison.com.

Sincerely,



Timothy M. Parks
 Planner

<p>I hereby acknowledge that I understand and will comply with the above conditions of approval for this project.</p> <hr style="border: 0; border-top: 1px solid black; margin-bottom: 5px;"/> <p style="text-align: center;"><i>Signature of Applicant</i></p> <hr style="border: 0; border-top: 1px solid black; margin-bottom: 5px;"/> <p style="text-align: center;"><i>Signature of Property Owner (If Not Applicant)</i></p>

LNDUSE-2026-00012			
For Official Use Only, Re: Final Plan Routing			
<input checked="" type="checkbox"/>	Planning Div. (T. Parks)	<input checked="" type="checkbox"/>	Engineering Mapping Sec.
<input checked="" type="checkbox"/>	Zoning Administrator	<input checked="" type="checkbox"/>	Parks Division
<input checked="" type="checkbox"/>	City Engineering	<input type="checkbox"/>	Urban Design Commission
<input checked="" type="checkbox"/>	Traffic Engineering	<input type="checkbox"/>	Recycling Coord. (R&R Plan)
<input checked="" type="checkbox"/>	Fire Department	<input checked="" type="checkbox"/>	Parking Division
<input checked="" type="checkbox"/>	Water Utility	<input type="checkbox"/>	Other: