



VANDEWALLE & ASSOCIATES INC.

March 3, 2026

Department of Planning & Development
City of Madison
215 Martin Luther King, Jr. Blvd.
Madison, WI 53710-2985

RE: Hill Valley Multi-Family
Conditional Use Permit
1051 South Pleasant View Road (See legal description)

Attached please find a copy of the DSI Real Estate Conditional Use Request for a 226-unit multi-family project within the Hill Valley Neighborhood. Located at the western entrance to the neighborhood, bound by Pleasant View Road, Enchantment Road, and Mica Road. Built from the framework of the adopted multifamily zoning for the site, the overall building design reinforces the neighborhood streets with detailed architecture and walk-up units while offering residents a unique central courtyard outdoor recreational amenity. Units within the project offer a wide range of housing choices ranging from efficiencies to 3-bedroom units and 2-story townhome style units.

This submittal continues the neighborhood's commitment to creating a wide range of housing options while maintaining the overall character and quality of the development and growing west side of Madison. We look forward to working with the City on the review and implementation of this amendment.

Sincerely,

Brian Munson
Principal

Applicant

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Property Owner

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Design Team

Architecture:

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Planning:

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Engineering/Landscape:

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Existing Conditions

Acreeage: 6.553 acres (285,449 sq. ft.)
Existing Zoning: TR-U1

Proposed Use

Multi-family Residential 226 Units

Conditional Use:

Multi-family Building greater than 60 units

Outdoor Recreation

Conditional Use Approval Standards

1. The establishment, maintenance or operation of the conditional use will not be detrimental to or endanger the public health, safety, or general welfare.

 The proposal follows the guidelines of the adopted zoning for the project and offers additional housing options for the overall neighborhood.
2. The City is able to provide municipal services to the property where the conditional use is proposed, given due consideration of the cost of providing those services.

 The project will be efficiently served by municipal services with limited impact on the cost of delivery.
3. The uses, values and enjoyment of other property in the neighborhood for purposes already established will not be substantially impaired or diminished in any foreseeable manner.

 The proposal follows the guidelines of the adopted zoning for the project and is being constructed in parallel with the adjoining housing.
4. The establishment of the conditional use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.

 The proposal fit into the development pattern of the adjoining sites and is consistent in character.
5. Adequate utilities, access roads, drainage, internal circulation improvements for pedestrians, bicyclists, public transit and vehicles, parking supply (in cases with minimum parking requirements) and other necessary site improvements have been or are being provided. (Am. by [ORD-23-00013](#), 1-25-23)

 The project is fully served by an interconnected network of utilities, roads, sidewalks and trails. Additional pedestrian connections are designed within the project to connect each of the buildings to the surrounding transportation network.
6. Measures, which may include transportation demand management (TDM) and participation in a transportation management association have been or will be taken to provide adequate ingress and egress, including all off-site improvements, so designed as to minimize traffic congestion and to ensure public safety and adequate traffic flow, both on-site and on the public streets.

The vehicular access has been coordinated with the design of the overall block. A separate TDMP has been submitted with the project.

7. The conditional use conforms to all applicable regulations of the district in which it is located.

The project conforms to the underlying district standards.

8. When applying the above standards to an application by a community living arrangement, the Plan Commission shall:

Not applicable.

9. When applying the above standards to any new construction of a building or an addition to an existing building the Plan Commission shall find that the project creates an environment of sustained aesthetic desirability compatible with the existing or intended character of the area and the statement of purpose for the zoning district. In order to find that this standard is met, the Plan Commission may require the applicant to submit plans to the Urban Design Commission for comment and recommendation. (Am. by ORD-14-00030, 2-18-14)

Not applicable.

10. When applying the above standards to an application for a reduction in off-street parking requirements, the Plan Commission shall consider and give decisive weight to all relevant facts, including but not limited to, the availability and accessibility of alternative parking; impact on adjacent residential neighborhoods; existing or potential shared parking arrangements; number of residential parking permits issued for the area; proximity to transit routes and/or bicycle paths and provision of bicycle racks; the proportion of the total parking required that is represented by the requested reduction; the proportion of the total parking required that is decreased by [Sec. 28.141](#). The characteristics of the use, including hours of operation and peak parking demand times design and maintenance of off-street parking that will be provided; and whether the proposed use is now or a small addition to an existing use.

Not applicable.

11. When applying the above standards to telecommunication facilities, the Plan Commission shall consider the review of the application by a professional engineer required by [Sec. 28.143](#).

Not applicable.

12. When applying the above standards to an application for height in excess of that allowed in the district, the Plan Commission shall consider recommendations in adopted plans; the impact on surrounding properties, including height, mass, orientation, shadows and view; architectural quality and amenities; the relationship of the proposed building(s) with adjoining streets, alleys, and public rights of ways; and the public interest in exceeding the district height limits.

Not applicable.

13. When applying the above standards to lakefront development under [Sec. 28.138](#), the Plan Commission shall consider the height and bulk of principal buildings on the five (5) developed lots or three hundred (300) feet on either side of the lot with the proposed development.

Not applicable.

14. When applying the above standards to an application for height in excess of that allowed by [Section 28.071\(2\)\(a\)](#) Downtown Height Map for a development located within the Additional Height Areas identified in [Section 28.071\(2\)\(b\)](#), the Plan Commission shall consider the recommendations in adopted plans, and no application for excess height shall be granted by the Plan Commission unless it finds that all of the following conditions are present:

Not applicable.

15. When applying the above standards to an application to redevelop a site that was occupied on January 1, 2013 by a building taller than the maximum building height allowed by [Section 28.071\(2\)\(a\)](#) Downtown Height Map, as provided by [Section 28.071\(2\)\(a\)1.](#), no application for excess height shall be granted by the Plan Commission unless it finds that all the following additional conditions are also present:

Not applicable.

16. When applying the above standards to an application for limited production and processing use, the Plan Commission shall consider the effect of such a use on the surrounding properties, including the effects of odors, noise, vibration, glare, hours of operation, and other potential side effects of a manufacturing process. (Cr. by ORD-15-00124, 11-11-15)

Not applicable.

17. When applying the above standards to an application for allowable projections into the capitol view height area, the Plan Commission shall only approve the projection if it determines the encroachment is the minimum necessary and does not significantly impact the long views of the State Capitol building. (Cr. by [ORD-19-00090](#), 12-12-19)

Not applicable.

Exhibit A: Legal Description

A parcel of land located in the SW1/4 of the NE1/4 of Section 34, T7N, R8E, City of Madison, Dane County, Wisconsin to-wit:

Commencing at the East 1/4 corner of said Section 34; thence S89°11'12"W, 1925.78 feet along the South line of said NE1/4 to the point of beginning; thence S89°11'12"W, 620.58 feet along said South line; thence N01°07'30"E, 507.03 feet; thence Northeasterly along a curve to the right which has a radius of 15.00 feet and a chord which bears N46°05'59"E, 21.20 feet; thence S88°55'30"E, 226.39 feet; thence Easterly along a curve to the left which has a radius of 527.00 feet and a chord which bears N81°23'19"E, 177.34 feet; thence Southeasterly along a curve to the right which has a radius of 15.00 feet and a chord which bears S65°42'42"E, 20.29 feet; thence S23°09'32"E, 416.90 feet; thence Southerly along a curve to the right which has a radius of 150.00 feet and a chord which bears S11°15'19"E, 61.88 feet; thence S00°38'54"W, 82.79 feet; to the point of beginning. Containing 6.553 acres.

To be known as Lot 205, First Addition to Hill Valley, City of Madison, Dane County, Wisconsin.