



VANDEWALLE & ASSOCIATES INC.

October 7, 2024

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

RE: Mid Point Meadows Multi-Family
Residential Building Complex (lot 218)
3200 Block Marty Road (See legal description)

Attached please find a copy of the Veridian Homes Conditional Use Request to create a Residential Building Complex with outdoor recreation for Lot 218 of the Midpoint Meadows Neighborhood. This submittal continues Veridian's commitment to creating a wide range of housing options within the neighborhood while maintaining the overall character and quality of the development.

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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Phone: 608.226.3061

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Property Owner

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Design Team

Architecture:

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Planning:

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Engineering:

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Existing Conditions

Acreage: 7.14 acres
Existing Zoning: TR-P: Multi-Family (230-240 units)

Proposed Use

Residential Building Complex
Outdoor Recreation
Multi-family Residential 228 Units

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 conform 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)

The project has been submitted for review and approval by the Urban Design Commission.

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 Descriptions

A parcel of land located in the NW1/4 of the NW1/4 and the NE1/4 of the NW1/4 of Section 2, T6N, R8E, City of Madison, Dane County, Wisconsin to-wit:

Beginning at the Northwest corner of said Section 2; thence N89°40'29"E, 37.02 feet along the North line of said NW1/4 to the Southwest corner of Section 35, T7N, R8E; thence N88°54'29"E, 1303.74 feet along the North line of said NW1/4; thence S01°05'30"E, 237.02 feet to the point of beginning; thence S65°22'23"E, 154.28 feet to a point of curve; thence Southeasterly along a curve to the right which has a radius of 437.50 feet and chord which bears S59°18'58"E, 92.33 feet; thence S53°15'33"E, 537.04 feet; thence S39°01'01"W, 186.68 feet; thence N67°48'12"W, 70.22 feet; thence N80°33'43"W, 70.22 feet; thence S03°03'31"W, 100.00 feet to a point of curve; thence Westerly along a curve to the left which has a radius of 216.00 feet and a chord which bears N89°01'17"W, 15.68 feet; thence S88°53'55"W, 447.66 feet to a point of curve; thence Northwesterly along a curve to the right which has a radius of 15.00 feet and a chord which bears N45°27'06"W, 21.45 feet; thence N00°11'53"E, 401.22 feet to a point of curve; thence Northerly along a curve to the right which has a radius of 460.00 feet and a chord which bears N10°11'16"E, 159.59 feet; thence N20°10'39"E, 64.35 feet to a point of curve; thence Northeasterly along a curve to the right which has a radius of 25.00 feet and a chord which bears N67°24'08"E, 36.70 feet to the point of beginning. Containing 311,319 square feet (7.147 acres).