



May 29, 2019

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

RE: 6810 Milwaukee Street (see attached addresses)  
KCG Development: Meadowlands Multi-Family

Dear Heather,

The following document and plans detail the Planned Unit Development: General Development Plan/Specific Implementation plan submittal for the Meadowlands Multi-Family Project, on behalf of KCG Development. This submittal reflects the Comprehensive Plan, Sprecher Neighborhood Plan, and previously approved (expired) PUD: GDP plans for this property.

We look forward to working with the City on the review and implementation of this neighborhood.

Sincerely,

Brian Munson  
Principal

**APPLICANT:**

KCG Development, LLC  
9333 North Meridian Street  
Suite 230  
Indianapolis, Indiana 46260  
Phone: (317) 409-7776  
Matt Gilhooly  
[Matt.Gilhooly@kcgcompanies.com](mailto:Matt.Gilhooly@kcgcompanies.com)

**DESIGN TEAM:*****Architecture:***

Hooker DeJong Architects & Engineers  
549 Ottawa Avenue NW Ste 102  
Grand Rapids, Michigan 49503  
Eric Maring [ericm@hdjinc.com](mailto:ericm@hdjinc.com)

***Engineering/Landscape Architecture:***

Snyder & Associates  
5010 Voges Road  
Madison, Wisconsin 53718  
Phone: (608)838-0444  
Mike Calkins [mcalkins@snyder-associates.com](mailto:mcalkins@snyder-associates.com)  
Andy Meessman [ameessmann@snyder-associates.com](mailto:ameessmann@snyder-associates.com)

***Planning:***

Vandewalle & Associates  
120 East Lakeside Street  
Madison, Wisconsin 53715  
Phone: 608.255.3988  
Brian Munson [bmunson@vandewalle.com](mailto:bmunson@vandewalle.com)

**Existing Conditions:**

Existing Zoning: PUD: GDP (expired)

Proposed Zoning: PUD: GDP/SIP

**Addresses:**

|                       |                 |
|-----------------------|-----------------|
| 6810 Milwaukee Street | 0710-012-0401-6 |
| 6834 Milwaukee Street | 0710-012-0403-2 |
| 1 Windstone Drive     | 0710-012-0601-2 |
| 45 Windstone Drive    | 0710-012-0501-4 |
| 6815 Advantage Drive  | 0710-012-0402-4 |

Aldermanic District: District 3:Alder Lemmer

Neighborhood Association: Sprecher Neighborhood Association

Neighborhood Plan: Sprecher Neighborhood Plan

Plan Designations: Medium Density Residential

---



|                         |                                                                                                                                                                                                                                                                                                                              |
|-------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Notifications/Meetings: | <p>Alder Hall December 20, 2018</p> <p>Alder Lemmer May 15, 2019</p> <p>Sprecher Neighborhood December 20, 2018</p> <p>City Staff Meetings January 7, 2019</p> <p>March 26, 2019</p> <p>DAT Presentations August 9, 2018</p> <p>UDC Informational Meeting: February 24, 2019</p> <p>Neighborhood Meeting January 7, 2019</p> |
| Legal Description:      | <p>Lots Two Hundred Thirty-Eight (238), Two Hundred Thirty-Nine (239), Two Hundred Forty (240), Two Hundred Forty-One (241) and Two Hundred Forty-Three (243), Second Addition to The Meadowlands in the City of Madison, Dane County, Wisconsin.</p>                                                                        |
| <b>Proposed Zoning:</b> |                                                                                                                                                                                                                                                                                                                              |
| Proposed Uses:          | <p><u>7</u> Townhomes</p> <p><u>216</u> Multi-Family Housing</p>                                                                                                                                                                                                                                                             |
| Permitted Uses:         | <p>1.) Those that are stated as permitted uses in the TR-U1 zoning District.</p> <p>2.) Uses accessory to permitted uses as listed above.</p>                                                                                                                                                                                |
| Lot Area:               | 7.0 acres                                                                                                                                                                                                                                                                                                                    |
| Floor Area Ratio:       | <p>1.) Maximum floor area ratio permitted as shown on approved plans</p> <p>2.) Maximum building height shall be up to 4 stories or as shown on approved plans.</p>                                                                                                                                                          |
| Yard Requirements:      | Yard areas will be provided as shown on approved plans                                                                                                                                                                                                                                                                       |
| Landscaping:            | Site landscaping will be provided as shown on approved plans.                                                                                                                                                                                                                                                                |
| Lighting:               | Site lighting will be provided as shown on approved plans.                                                                                                                                                                                                                                                                   |
| Signage:                | Signage will be allowed as per Chapter 31 of the Madison General Ordinances, as compared to the TR-U1 district, or signage will be provided as approved on the recorded plans.                                                                                                                                               |
| Family Definition:      | The family definition of this PUD-SIP shall coincide with the definition given in Chapter 28.03(2) of the Madison General Ordinances for the TR-U1 District.                                                                                                                                                                 |



**Alterations and Revisions:** No alteration or revision of this planned unit development shall be permitted unless approved by the City Plan Commission; however, the Zoning Administrator may issue permits for minor alterations or additions which are approved by the Director of Planning and Development and the alderperson of the district and are compatible with the concept approved by the City Plan Commission.



**i i s:**

- Exhibit A: Alder & Neighborhood Notification
- Exhibit B: Location Map/Existing Conditions
- Exhibit C: Sprecher Neighborhood Plan
- Exhibit D: Meadowlands Neighborhood Master Plan
- Exhibit E: PUD:SIP Plans

