



PREPARED FOR THE PLAN COMMISSION

Project Address: 5817 Halley Way (3rd Alder District – Ald. Field)

Application Type: Planned Development (PD) Zoning Map Amendment and Conditional Use

Legistar File ID # [92755](#) and [92396](#)

Prepared By: Chris Wells, Planning Division
Report Includes Comments from other City Agencies, as noted

Reviewed By: Kevin Firchow, AICP, Principal Planner

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 is requesting the following:

- 1) Consideration to create Section 28.022-00750 of the Madison General Ordinances to approve an Amended Specific Implementation Plan of a Planned Development District (Amended PD(SIP)) to build a five-story, 97-unit multi-family dwelling at property located at 5817 Halley Way; and
- 2) Consideration of a conditional use in the PD (Planned Development) District for outdoor recreation (pickleball court) to serve a five-story, 97-unit multi-family dwelling at 5817 Halley Way.

Proposal Summary: The applicant is seeking approval of an Amended PD-SIP in order to construct a five-story, 97-unit multi-family dwelling at property located at 5817 Halley Way which is very similar to the one previously approved in 2022. The units will be age-restricted to those 55 years and older. The site plan, landscape plan, building footprint, and exterior material palette remain essentially the same as the 2022 approval while the unit count has dropped two to 97 and the unit mixture has shifted to nearly 100 percent two-bedroom units. There have also been changes to balcony locations, the location of the main entry, and the building amenities which now include a pickleball court on the north side of the building. The applicant anticipates commencing construction in the Spring of 2026.

Applicable Regulations & Standards: This proposal is subject to the approval standards for Zoning Map Amendments (MGO Section 28.182(6)) and Planned Developments (MGO Section 28.098). It is also subject to the approval standards for conditional uses (MGO Section 28.183(6)) as the Zoning Text associated with this Amended PD-SIP, per MGO Section 28.098(4)(a), will list accessory outdoor recreation as a conditional use.

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 28.022-00750, rezoning 5817 Halley Way from PD-SIP (Planned Development Plan - General Development Plan) to Amended PD-SIP at 5817 Halley Way, with a recommendation of **approval**. The Planning Division also recommends that the Plan Commission find that the standards for conditional uses are met and **approve** a conditional use in the PD (Planned Development) District for outdoor recreation (a pickleball court) at 5817 Halley Way. These recommendations are 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. Field) 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 [2024 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 older 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 plans	As per submitted plans
Lot Width	As per approved plans	As per submitted plans
Front Yard Setback	As per approved plans	As per submitted plans
Side Yard Setback	As per approved plans	As per submitted plans
Rear Yard Setback	As per approved plans	As per submitted plans
Maximum Lot Coverage	As per approved plans	As per submitted plans
Building Height	As per approved plans	As per submitted plans

Site Design	Required	Proposed
Number Parking Stalls	As per approved plans	117 garage 10 exterior (127 total)
Electric Vehicle Stalls	20% EV Ready (25)	None (See Comment #42)
Accessible Stalls	Yes	8
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 (97) 1 guest space per 10 units (10) (107 total)	101 garage 16 exterior (117 total) (See Comment #43)
Landscaping and Screening	Yes	Yes (See Comments #44 & #45)
Lighting	Yes	Yes
Building Form and Design	As per approved plans	As per submitted plans (See Comments #46 & #47)

Other Critical Zoning Items	Urban Design (Planned Development (PD)); Utility Easements; Barrier Free (ILHR 69); Wellhead District 25
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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 January 4, 2022 meeting, the Common Council approved two Planned Development zoning map amendments – 1) an Amended General Development Plan (PD-GDP) which increased 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 increased the average density permitted across the same three lots from 27.7 to 36 units per acre – and 2) a Specific Implementation Plan (PD-SIP) for the same property – in order to construct a 4-story building with 99 units located which are age-restricted to those 55 years and older at 5817 Halley Way. (Legistar File [68644](#)). These approvals are still valid until January 4, 2027.

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 an Amended Planned Development-Specific implementation Plan (Amended PD(SIP)) in order to construct a five-story, 97-unit age-restricted multi-family dwelling at 5817 Halley Way. They are also seeking a conditional use for outdoor recreation for a pickleball court which will be located along the building's north façade.

As noted in the submitted materials, the proposed building's footprint, site plan, landscape plan, and exterior material palette are essentially the same as those of the 2022 approval. To deal with the roughly 36 feet of grade change east to west across the site, the building takes the same approach as in 2022 by stepping down at the west side of the building. Furthermore, the building's 117 structured automobile stalls are still separated onto three levels with separate access points for each.

While the unit count of the proposed building (97) is two less than that which was approved in 2022, the unit breakdown has shifted significantly from a 44/55 one- to two-bedroom split in 2022 to the current proposal of a 1/96 split. The table on the following page lays out how the unit and bedroom split has varied with each successive resubmittal for this site since 2013.

	Dwelling Units				Number of Bedrooms			
	Current Proposal	2022 Approval *	2015 Approval	2013 Approval	Current Proposal	2022 Approval *	2015 Approval	2013 Approval
Studio	0	0	0	3	0	0	0	3
One-Bedroom	1	44	41	35	1	44	41	35
Two-Bedroom	96	55	41	44	192	110	82	88
TOTAL	97	99	82	82	193	154	123	126

* While the 2022 staff report discussed a 99-unit building consisting of 36 one-bedroom and 63 two-bedroom units, upon further inspection, staff have determined that the actual unit split in the plans which were approved by Council was 44 one-bedroom and 55 two-bedroom units.

As a result of the shift to nearly all two-bedroom units, while the footprint is essentially unchanged, the building's massing has increased. As can be seen in Images 1 and 2 below, the second floor now extends across the entire building footprint and the third floor covers roughly 80 percent, up from roughly 45 percent with the 2022 approval.

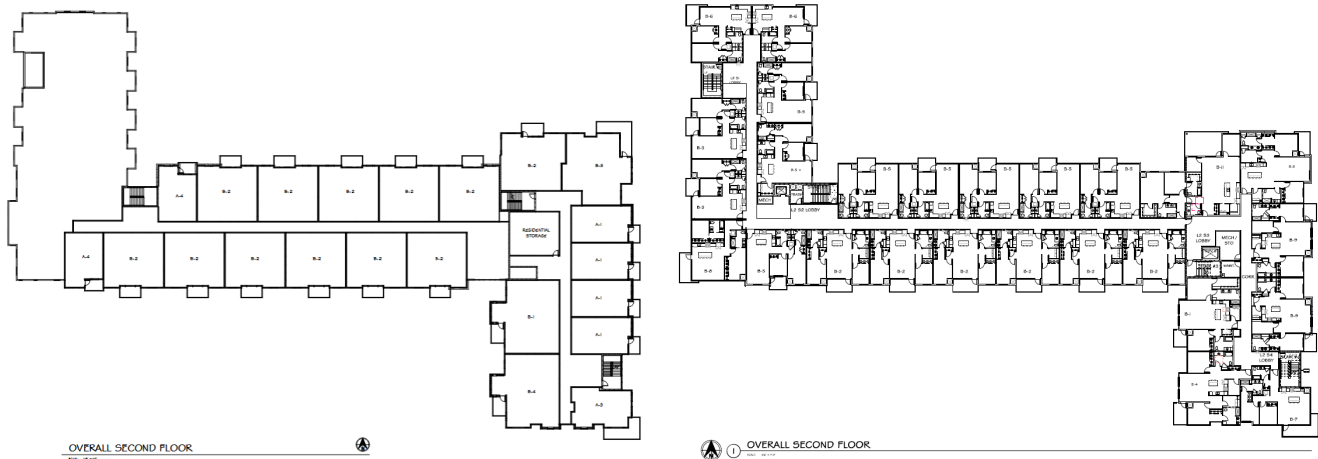


Image 1: 'Overall Second Floor'. Left: 2022 Approval; Right: Current Proposal

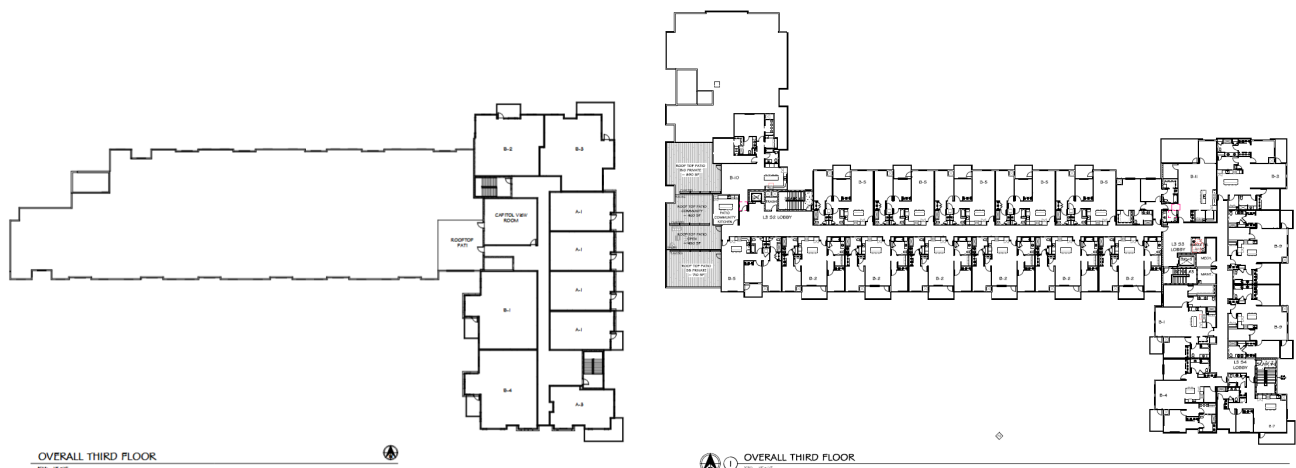


Image 2: 'Overall Third Floor'. Left: 2022 Approval; Right: Current Proposal

As a result of the increased floorplates of the two upper floors, the overall building height, most notably as viewed from the north, south and west, is one story taller in most areas.

The main entrance has been relocated from the southeast corner of the middle level, labelled as 'Overall First Floor' in the materials, down one level to 'Overall Parking Level P3' and shifted to the nearby interior corner located along the drive aisle which is shared with the townhouse development to the south. Just inside the relocated main entrance is a lobby, yoga/fitness room, kitchen/lounge area, along with leasing office and conference room. The lounge space provides access to a patio and pickleball court both located along the north side of the building. Lastly, a community room and rooftop patio are located at the west end of the top floor.

Regarding exterior materials, the 2026 proposal has the same palette of materials – gray-colored composite lap siding clad and white composite board and batten siding are the primary materials with the dark cherry-colored aluminum siding now used as an accent material. A stone veneer clads the building's lower levels.

Analysis

This request is subject to the Zoning Map Amendment [MGO Section 28.182(6)], Planned Development [MGO Section 28.098(2)], and Conditional Use [MGO Section 28.183(6)] standards 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 [2024 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 older 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 have not.

The proposed density of the current proposal, with the two less units proposed than in 2022, is 39 units per acre. While above the Sprecher Plan's density recommendation, the proposal is well within the density and height ranges proposed for the subject site 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 "furthers 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.”* As with the 2022 approval, the Parking Division (previously 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 Staff 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 February 4, 2026 meeting (see Legistar File [91588](#)). At their April 29, 2026 meeting, they gave the project a unanimous recommendation of approval with the following conditions:

- The elevations shall be revised to terminate the balcony railings at the building corner versus running beyond the corner as currently shown.
- The roofline shall be revised to create interest and undulation at the top of the building (i.e., raising the parapet height of the gray vertical elements).
- The inside corner elevation along the patio shall be revised to be only stone or wood panel instead of both as currently shown.

(The draft of the UDC report from the April 29th UDC meeting is included at the end of this staff report.) Considering the advisory recommendation of final approval from the UDC and the recommended conditions of approval, the Planning Division believes the Plan Commission may find this standard met.

Conditional Use Standards

The applicant is requesting conditional use approvals for outdoor recreation to have a pickleball court, which will be located along the building's north façade.

The conditional use approval standards state that the Plan Commission shall not approve a conditional use without due consideration of the City's adopted plan recommendations, design guidelines, supplemental regulations, and finding that all of the conditional use standards of MGO §28.183(6) are met. Please note, recent changes to state law requires that conditional use findings must be based on “substantial evidence” that directly pertains to each standard and not based on personal preference or speculation.

Section 28.183(6) of the Madison General Ordinance lists sixteen conditional use approval standards. For this request, Standards 7-16 do not apply, while Standards 1-6 are applicable. Staff believe that the Plan Commission can find Standards 1-2, and 4-6 to be met, but provides the following analysis related to standard 3.

Conditional use approval standard 3 states, *“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 game of pickleball, with a plastic ball being struck by a hard, solid paddle, can register a decibel level of [~70 dBA at 100 feet from the court](#) (tennis is closer to 40 dBA). A jet engine, as measured 100 feet away, is roughly 140 dBA. Given the close proximity of the other nearby residential uses – the closest one being roughly 160 feet to the north, across Halley Way – finding this standard met is staff’s primary question. In order to mitigate some of the noise impacts, Staff are recommending conditions such as limiting the hours of operation to 9:00am to 8:00pm, prohibiting any additional amplified sound around the court, and prohibiting the installation of lighting to illuminate the court (to prevent nighttime play). Staff also note that, located between the court and the street, there is existing mature vegetation (which will be preserved while the underbrush and scrub trees in that area will be removed) and a roughly 12-foot change in grade. Staff believe these should provide some additional buffering of sound compared to flatter site without any screening.

Given these recommendations, staff believe it possible for the Plan Commission to find this conditional use standard met. Staff note that if approved, the Plan Commission retains continuing jurisdiction over this conditional use, meaning that should complaints be filed, the Plan Commission could take further action on this conditional use as allowed in MGO §28.183(9)(d).

Supplemental Regulations

Outdoor recreational uses, such as pickleball, are subject to Supplemental Regulations found in §28.151 MGO. The supplemental regulations for this conditional use include the following:

- (a) A minimum twenty-five (25) foot setback area maintained as open space shall be provided along the perimeter of the site wherever it abuts a residential district.*
- (b) If the use will be available to the general public, an arterial or collector street of sufficient capacity to accommodate the traffic that the use will generate shall serve the site. Ease of access to the site by automobiles, transit, bicycles, and pedestrians shall be considered as a factor in the review of any application.*
- (c) The site shall be designed in such a way as to minimize the effects of lighting and noise on surrounding properties. Hours of operation may be restricted and noise and lighting limits imposed as part of the conditional use approval.*
- (d) An appropriate transition area between the use and adjacent property may be required, using landscaping, screening, and other site improvements consistent with the character of the neighborhood.*

Regarding (a), the pickleball court is roughly 150 feet from the nearest residential parcel so this regulation is met. Regarding (c), as described above, Staff are recommending conditions such as prohibiting amplified sound as well as court-specific lighting, and restricting the hours when the court can be used. Finally, regarding (d), as mentioned in the previous section, there is an existing stand of mature vegetation and roughly 12 feet of grade change located in the area between where the court is proposed and the nearest residential development to the north. Staff believe these should provide some additional buffering of sound compared to flatter site without any screening.

Public Comment

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 believe 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.

Regarding the conditional use request for outdoor recreation to allow for a pickleball court on the site, given the possible noise impacts with the game of pickleball and the closest residential units being approximately 160 feet to the north, Staff have recommended a number of conditions aimed at mitigating the noise such as prohibiting amplified sound around the court, prohibiting the installation of lighting to illuminate the court, and limiting the hours of operation to 9:00am to 8:00pm.

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 28.022-00750, rezoning 5817 Halley Way from PD-SIP (Planned Development Plan - General Development Plan) to Amended PD-SIP at 5817 Halley Way, with a recommendation of **approval**. The Planning Division also recommends that the Plan Commission find that the standards for conditional uses are met and **approve** a conditional use in the PD (Planned Development) District for outdoor recreation (a pickleball court) at 5817 Halley Way. These recommendations are 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.
3. The hours of operation of the pickleball court shall be limited to 9:00 am to 8:00 pm.
4. No amplified sound or court-specific lighting shall be allowed in association with the pickleball court.
5. In the future, the Director of the Planning Division may consider a minor alteration to the conditional uses to further modify the hours of operation outdoor recreational use (pickleball court) following a recommendation by the district alder.

City Engineering Division (Contact Gretchen Aviles Pineiro, (608) 266-4089)

6. Madison Metropolitan Sewerage District (MMSD) charges are due and payable prior to Engineering sign-off, unless otherwise collected with a Developer's / Subdivision Contract. Contact Mark Moder (608-261-9250) to obtain the final MMSD billing a minimum of two (2) working days prior to requesting City Engineering signoff. (MGO 16.23(9)(d)(4))
7. Enter into a City / Developer Agreement for the proposed public infrastructure improvements. Agreement to be executed prior to sign off. Contact City Engineering to schedule the development and approval of the plans and the agreement. This agreement is required for the proposed storm sewer main along the south side of Halley Way that will damage public curb, terrace, and pavement. If the proposed storm sewer is relocated within the private property, the Developer Agreement requirement can be replaced with a permit to Excavate in the Right of Way.
8. All outstanding City of Madison sanitary sewer connection charges are due and payable prior to Engineering sign-off, unless otherwise collected with a Developer's / Subdivision Contract. This property is subject to Sanitary Connection charges for the Heritage Prairie Sewer Interceptor Assessment District \$135.69/1000 sf.
9. An Erosion Control Permit is required for this project. See Storm comments for permit specific details and requirements.
10. 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.
11. A Storm Water Maintenance Agreement (SWMA) is required for this project. See Storm comments for agreement specific details and requirements.
12. 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.

13. Revise the site plan to show all existing public sanitary sewer facilities in the project area as well as the size, invert elevation, and alignment of the proposed service. (POLICY)
14. 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, or Daniel Olivares (east) at 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>

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.

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 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 New Development: Detain the 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.

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

Oil/Grease Control: Treat the first 1/2 inch of runoff over the proposed parking facility and/or drive up window.

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 ttroester@cityofmadison.com (West).

City Engineering Division – Mapping Section (Contact Jeffrey Quamme, (608) 266-4097)

17. The landscaping proposed within the Public Utility Easements cannot impede the rights of the utilities within the easement. It is suggested the proposed landscaping be removed from the Public Utility Easements to avoid any conflict with the utilities.
18. Provide the amendment to the Declaration of Joint Driveway and Parking Easement per Doc 4206918 with the edits that were provided in 2022. The easement amendment shall be approved and recorded prior to final site plan sign off.

19. Amend the Storm Water Drainage Easement Doc 4375730. Per the terms this parcel needs to record and amendment to the Agreement per paragraph 3 upon the completion of the design of the drainage system between this lot and the lot to the west. Also the lot to the south Lot 2 CSM 11777) discharges storm water to the 2 lots subjected to this agreement. The amendment should include terms that address the drainage crossing between the lots.
20. The change in location of the primary entrance changes the address of the proposed building to 5852 Gemini Dr. The site plan and floor plans shall reflect a proper street address of the property as reflected by official City of Madison Assessor's and Engineering Division records.
21. 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 per floor unit matrix for apartment buildings.

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 or a revised plan shall provided for additional review and approval by Engineering.

Per 34.505 MGO, 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 Address Plan shall be resubmitted to Lori Zenchenko to review addresses that may need to be changed and/or reapproved.
22. The floor level designations will need to be changed. The P3 level needs to be labeled as the First Floor. The current First floor needs to be labeled as the Second Floor and continue the changes throughout the upper levels.

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

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| <ol style="list-style-type: none">23. 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.24. 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. |
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25. 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.

26. 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.
27. 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.
28. All parking facility design shall conform to MGO standards, as set in section 10.08(6).
29. All bicycle parking adjacent pedestrian walkways shall have a 2 foot buffer zone to accommodate irregularly parked bicycles and/or bicycle trailers.
30. 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.
31. 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.
32. 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.
33. 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) 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.
34. "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.
35. Dimensions of the driveways shall be noted on the plan including the width of driveway and width of driveway flares or curb cut.
36. 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.

37. Applicant shall submit for review a waste removal plan. This shall include vehicular turning movements.
38. All parking stalls and drive aisles must be clear of any and all obstructions (including columns) to be considered a legal parking stall. For large car this means 9' by 18' clear, for one-size-fits-all this means 8.75' by 17' clear.

Parking Division (Contact Trent W. Schultz, (608) 246-5806)

39. The applicant shall submit a Transportation Demand Management (TDM) Plan for the project to tdm@cityofmadison.com. Submittal and approval of a TDM Plan is required, per MGO 16.03. Applicable review fees will be assessed after the TDM Plan is reviewed by staff.

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

40. Submit the Zoning text for review and approval.
41. Provide a dwelling unit summary with the numbers and types of dwelling units for each floor.
42. Provide electric vehicle ready stalls per Section 28.141(8)(e) Electric Vehicle Charging Station Requirements. A minimum of 20% of the parking stalls (25 stalls) must be electric vehicle ready. Identify the locations of the electric vehicle ready stalls on the plans and add the count of electric vehicle stalls to the vehicle parking summary.
43. 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 97 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.
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 ten thousand (10,000) square feet in size must be prepared by a registered landscape architect.
45. Provide details for the ground level and rooftop patio amenities including the planters and grilling stations.
46. 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).
47. 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. Identify which glass areas are 50 sq. ft. 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 details of the specific bird-safe glass treatment product that will be used.

48. Work with Zoning staff to establish a project completion date. 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.
49. 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 Matt Hamilton, (608) 266-4457)

50. Given location and orientation of the main entrance, MFD would anticipate that the address would be off of Gemini Drive not Halley Way.

Parks Division (Contact Brian Kowalski, (608) 243-2848)

51. 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 East Park-Infrastructure Impact Fee district. The Park Impact Fee ID# for this project is 26018. Visit <https://www.cityofmadison.com/parks/about/impactFees.cfm> for information about Park Impact Fee rates, calculations, and payment process.
52. Pursuant to MGO 20.08 (2)(c)2.d. the park impact fee may be reduced for multi-family dwelling units that are limited to occupancy by persons fifty-five (55) years of age or older by appropriated recorded restriction for a period of not less than thirty (30) years. For the recorded restriction requirement, a Land Use Restriction Agreement (LURA) with the Parks Division is required. Requests can be emailed to parkimpactfees@cityofmadison.com.

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

53. Additional street trees are needed for this project. Tree planting specifications can be found in section 209 of City of Madison Standard Specifications for Public Works Construction (website: <https://www.cityofmadison.com/business/pw/specs.cfm>) - All street tree planting locations and tree species within the right of way shall be determined by City Forestry. A landscape plan and street tree planting plan shall be submitted in PDF format to City Forestry for approval of planting locations within the right of way and tree species. All available street tree planting locations shall be planted within the project boundaries. Add following note on both the landscape and street tree plan sets: At least one week prior to street tree planting, Contractor shall contact City Forestry at (608) 266-4816 to schedule inspection and approval of nursery tree stock and review planting specifications with the landscaper.

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

54. This property is in a Wellhead Protection District–Zone (WP-25). Applicant shall provide the Madison Water Utility with confirmation that no hazardous and/or toxic materials will be stored on site, and that all proposed uses of this site comply with the City of Madison Wellhead Protection Ordinance. Any future change in use for this property will require review by the Madison Water Utility General Manager or his designated representative. Contact Sarah Scroggins at Sscroggins@madisonwater.org for additional information, including a summary of the submittal requirements.

55. The proposed water service appears to cross over the neighboring parcel. An agreement shall be put in place between the two parties, to establish ownership and maintenance responsibilities of the water service.

56. A Water Meter Application Form and fees must be submitted before connecting to the existing water lateral. Provide at least two working day's 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 Tim Sobota, (608) 261-4289)

57. Metro Transit operates daily all-day transit service along Cottage Grove Road near this property - with trips at least every 60 minutes (every 30 minutes or less during the day on weekdays).

58. Metro Transit would initially estimate the following counts of potentially eligible trips towards US Green Building Council/LEED Quality Access to Transit points: 45 Weekday & 17 Weekend. Please contact Metro Transit if additional analysis would be of interest.

Assessor's Office (Contact Carlos D. Aguilar Velin, (608) 267-8791)

This agency has reviewed the request and recommended no conditions of approval.



Agenda Item #: 3

Project Title: 5817 Halley Way - Major Alteration to a Previously Approved Planned Development (PD). (District 3)

Legistar File ID #: 91588

Members Present: Shane Bernau, Chair; Jessica Klehr, Rafeeq Asad, David McLean, Anina Mbilinyi, Davy Mayer

Prepared By: Jessica Vaughn, AICP, UDC Secretary

Summary

At its meeting of April 29, 2026, the Urban Design Commission made an advisory recommendation to the Plan Commission to **APPROVE** a major alteration to a previously approved Planned Development (PD) located at 5817 Halley Way. Registered and speaking in support was Brad Servin. Registered in support and available to answer questions was Hayden Frank.

Summary of Commission Discussion and Questions:

The Commission noted that they appreciated the changes that were made, in particular the massing near the patio is improved. The ramp used to be shown encased in stone, now it is shown as concrete, why the change? The intentionality was to clean up the base so that it was not as heavy. An architecturally rubbed wall as a backdrop to the landscape reads nicely.

The Commission inquired about the overall mass and height of the building and whether that has changed; the building mass and height have not changed at all.

The Commission inquired about the wood grain material and where it transitions to stone, this end of the building was a pretty flat structure before. This was done to complete a bookend effect along the north elevation, both ends of the building are the same.

The Commission commented that at the ramp patio area, the wood wants to connect and wrap around the patio completely to the wood vertical expression at the corner. The gray parapet should be brought up higher than the white to create some undulation in the mass. The applicant was amenable to that change.

The Commission asked about the large patio balcony inside corner, where it transitions to the exterior siding material and whether that area should be stone or siding instead.

The Commission clarified that the deck railings project past the building façade corners and return. Noting that that application seemed strange, but the detail of the decking surface is interesting. If the railing terminated at the building corner it would be stronger.

The Commission noted that it would be nice to pull the grade up along the base of the landscape wall to conceal some of the height of it to be more of a sloping landscape, which is highly contingent on the pickle ball court, but something to consider. Use the plantings and grading to create a more consistent datum and transition in wall materials.

Action

On a motion by Asad, seconded by Klehr, the Urban Design Commission made an advisory recommendation to the Plan Commission to **APPROVE** the proposed alteration to the previously approved Planned Development, with the following finding and conditions:

- The UDC finds that the Planned Development (PD) standards have been met.
- The elevations shall be revised to terminate the balcony railings at the building corner versus running beyond the corner as currently shown.
- The roofline shall be revised to create interest and undulation at the top of the building (i.e., raising the parapet height of the gray vertical elements).
- The inside corner elevation along the patio shall be revised to be only stone or wood panel instead of both as currently shown.

The motion was passed on a unanimous vote of (4-0).