

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

120 East Lakeside Street • Madison, Wisconsin 53715 • 608.255.3988 • 608.255.0814 Fax 342 North Water Street • Milwaukee, Wisconsin 53202 • 414.421.2001 • 414.732.2035 Fax www.vandewalle.com

APPLICANT: KCG Development, LLC 9333 North Meridian Street Suite 230 Indianapolis, Indiana 46260 Phone: (317) 409-7776 Matt Gilhooly <u>Matt.Gilhooly@kcgcompanies.com</u>

DESIGN TEAM:		
Architecture:		
Hooker DeJong Architects & Engineers		
549 Ottawa Avenue NW Ste 102		
Grand Rapids, Michigan 49503		
Eric Maring	ericm@hdjinc.com	

Engineering/Landscape Architecture:Snyder & Associates5010 Voges RoadMadison, Wisconsin 53718Phone: (608)838-0444Mike CalkinsMike CalkinsAndy Meessmanameessmann@snyder-associates.com

Planning:

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

Existing Conditions:

Existing Zoning:	PUD: GDP (expired)
Proposed Zoning:	PUD: GDP/SIP
Addresses: 6810 Milwaukee Street 6834 Milwaukee Street 1 Windstone Drive 45 Windstone Drive 6815 Advantage Drive	0710-012-0401-6 0710-012-0403-2 0710-012-0601-2 0710-012-0501-4 0710-012-0402-4
Aldermanic District: Neighborhood Association: Neighborhood Plan: Plan Designations:	District 3:Alder Lemmer Sprecher Neighborhood Association Sprecher Neighborhood Plan Medium Density Residential



Notifications/Meetings:	Alder Hall Alder Lemmer Sprecher Neighborhood City Staff Meetings DAT Presentations UDC Informational Meeting: Neighborhood Meeting	December 20, 2018 May 15, 2019 December 20, 2018 January 7, 2019 March 26, 2019 August 9, 2018 February 24, 2019 January 7, 2019
Legal Description:		(240), Two Hundred Forty-One Three (243), Second Addition to
Proposed Zoning:		
Proposed Uses:	<u>7</u> Townhomes <u>216</u> Multi-Family Housing	
Permitted Uses:	 1.) Those that are stated as perm District. 2.) Uses accessory to permitted 	nitted uses in the TR-U1 zoning uses as listed above.
Lot Area:	7.0 acres	
Floor Area Ratio:	1.) Maximum floor area ratio poplans	ermitted as shown on approved
	2.) Maximum building height store on approved plans.	hall be up to 4 stories or as shown
Yard Requirements:	Yard areas will be provided as	shown on approved plans
Landscaping:	Site landscaping will be provide	ed as shown on approved plans.
Lighting:	Site lighting will be provided as	s shown on approved plans.
Signage:	Signage will be allowed as per General Ordinances, as compar signage will be provided as app	ed to the TR-U1 district, or
Family Definition:	The family definition of this PU definition given in Chapter 28.0 Ordinances for the TR-U1 Dist	03(2) of the Madison General



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 any 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.

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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