



VANDEWALLE & ASSOCIATES INC.

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

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 & Associates
5010 Voges Road
Madison, Wisconsin 53718
Phone: (608)838-0444
Mike Calkins mcalkins@snyder-associates.com
Andy Meessman ameessmann@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 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: | Alder Hall | December 20, 2018 |
| | Alder Lemmer | May 15, 2019 |
| | Sprecher Neighborhood | December 20, 2018 |
| | City Staff Meetings | January 7, 2019 |
| | | March 26, 2019 |
| | DAT Presentations | August 9, 2018 |
| | UDC Informational Meeting: | February 24, 2019 |
| | Neighborhood Meeting | January 7, 2019 |

Legal Description: 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.

Proposed Zoning:

Proposed Uses: 7 Townhomes
216 Multi-Family Housing

Permitted Uses:

- 1.) Those that are stated as permitted uses in the TR-U1 zoning District.
- 2.) Uses accessory to permitted uses as listed above.

Lot Area: 7.0 acres

Floor Area Ratio:

- 1.) Maximum floor area ratio permitted as shown on approved plans
- 2.) Maximum building height shall be up to 4 stories or as shown on approved plans.

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

