

PLANNING DIVISION STAFF REPORT

October 30, 2023

PREPARED FOR THE PLAN COMMISSION



Project Addresses: 4716 Sheboygan Avenue, Madison Yards at Hill Farms – Block/Lot 4
Application Type: Amended Planned Development–General Development Plan and Specific Implementation Plan
Legistar File ID # [80091](#)
Prepared By: Timothy M. Parks, Planning Division
Report includes comments from other City agencies, as noted
Reviewed By: Kevin Firchow, Planning Division

Summary

Applicant: Kyle Strigenz, HKS Holdings, LLC; 172 N Broadway, Suite 200; Milwaukee.

Contact Person: Ethan Skeels, Kahler Slater; 790 N Water Street, Suite 1700; Milwaukee.

Property Owner: Madison Yards Block 6, LLC; 241 N Broadway, Suite 400; Milwaukee; Mark Theder, Summit Smith Development, representative.

Requested Action: Approval of an Amended Planned Development–General Development Plan (GDP) for Madison Yards at Hill Farms and approval of a Specific Implementation Plan (SIP) to construct a five-story, approximately 145-room hotel on Block/Lot 4 at Madison Yards at Hill Farms at 4716 Sheboygan Avenue.

Proposal Summary: The applicant is seeking approval of an Amended PD(GDP-SIP) to allow construction of a five-story hotel on Block/Lot 4 of the Madison Yards at Hill Farms planned development. The attached plans call for 144 guest rooms. Automobile parking for the hotel will primarily be provided in 96 stalls located in the parking structure on Block/Lot 1 across Gardner Road through a shared parking agreement. A surface lot with 12 stalls will be provided on the subject site for employee parking per the letter of intent. Construction of the project is scheduled to commence in spring 2024, with completion anticipated in 2025.

Applicable Regulations & Standards: Section 28.182 of the Zoning Code provides the process for zoning map amendments. The approval process and standards for Planned Development districts is outlined in Section 28.098 of the Zoning Code. The subject site is located in Urban Design District 6, the regulations for which are outlined in Section 33.24(13) of the Urban Design Commission ordinance. The requirements for properties located in the Transit-Oriented Development (TOD) overlay district are outlined in Section 28.104 of the Zoning Code.

Review Required By: Urban Design Commission, Plan Commission and Common Council.

Summary Recommendation: The Planning Division recommends that the Plan Commission forward Zoning Map Amendment ID 28.022–00642 and 28.022–00643, approving an Amended Planned Development–General Development Plan for Madison Yards at Hill Farms and approval of a Specific Implementation Plan to allow construction of a hotel on Block/Lot 4, subject to the recommendation of the Urban Design Commission, input at the public hearing, and the conditions from reviewing agencies beginning on page 6 of this report.

Background Information

Parcel Location: The Madison Yards at Hill Farms development comprises approximately 14 acres of land generally bounded by University Avenue on the north, N Segoe Road on the east, Sheboygan Avenue on the south and the

Badger Chapter of the American Red Cross property (Sheboygan and Eau Claire avenues) on the west, Alder District 11 (Tishler); Urban Design District 6; Madison Metropolitan School District. Specifically, Block/Lot 4 is an approximately 1.1-acre parcel bounded by Sheboygan Avenue on the south, [private] Iron Street on the west, [private] Hill Farms Place on the north, and [private] Gardner Road on the east.

Existing Conditions and Land Use: Undeveloped land, zoned PD(GDP).

Land Uses and Zoning Surrounding Madison Yards at Hill Farms:

North: Central plaza and open space on Block/Lot 6 of Madison Yards at Hill Farms, zoned PD; undeveloped land on Block/Lot 3;

South: Carolina Apartments, Hilldale Tower apartments, The Park Tower at Hilldale apartments, The Sovereign apartments, The Normandy apartments, all zoned TR-U2 (Traditional Residential–Urban 2 District); Rennebohm Park;

West: Undeveloped land on Block/Lot 5 of Madison Yard, zoned PD; State of Wisconsin parking structure, zoned SE; and

East: Seven-story, 165,000 square-foot office building, six-level, 604-stall aboveground parking structure, and land for future retail and residential development on Block/Lot 1 of Madison Yards, zoned PD.

Adopted Land Use Plans: The 2018 Comprehensive Plan recommends the subject site for Regional Mixed-Use (RMU) development. RMU is also recommended to the east across N Segoe Road, including over all of Hilldale Shopping Center. The remainder of the Hill Farms property and Red Cross property further to the west are recommended for Employment uses. The multi-family properties to the south are recommended for High Residential. University Avenue is identified as a regional growth corridor, while the greater Hilldale/Hill Farms area is identified as an established regional activity center in the growth framework on pages 15-16 of the Comprehensive Plan.

The subject site is not located within the boundaries of an adopted sub-area plan. At the request of the State of Wisconsin, who owned the entire Hill Farms property at the time, the subject site was not included within the boundaries of the 2016 University Hill Farms Neighborhood Plan.

Zoning Summary: The subject site is zoned PD(GDP) and will be rezoned to PD(SIP) with this request.

Other Critical Zoning Items	
Yes:	Urban Design (Urban Des. Dist. 6, PD zoning), Utility Easements, Barrier Free; TOD Overlay
No:	Floodplain, Wellhead Protection, Waterfront Development, Landmark, Historic Dist., Adjacent to Park
<i>Prepared by: Jenny Kirchgatter, Asst. Zoning Administrator</i>	

Environmental Corridor Status: The property is not located within a mapped environmental corridor.

Public Utilities and Services: The property is served by a full range of urban services, including seven-day Metro Transit on multiple lines operating on Sheboygan Avenue, N Segoe Road, and University Avenue (Routes A, F and R). The site will also be served by the future east-west bus rapid transit (BRT) service planned to begin operation in fall 2024, with a stop planned on N Segoe Road on the north side of the Sheboygan Avenue intersection. Metro Transit would initially estimate the following counts of potentially eligible trips towards US Green Building Council/

LEED Quality Access to Transit points: 144 weekday and 58 weekend (average). Please contact Metro Transit if additional analysis would be of interest.

Previous Approvals

On May 1, 2018, the Common Council approved a request to rezone approximately 14 acres of land located at 4802 Sheboygan Avenue from SE (Suburban Employment District) to PD (Planned Development District) and approved a **General Development Plan** for the future redevelopment of portions of the Hill Farms State Office Building property with up to 500,000 square feet of office space, 250,000 square feet of retail/ restaurant/ service space, 400 hotel rooms, and 600 residential units in a multi-building project. At the same meeting, the Council also approved the **preliminary plat** of *Madison Yards at Hill Farms*, creating five lots for the proposed planned development, one lot for the new 600,000 square-foot Hill Farms State Office Building and detached parking structure, and one lot for common greenspace and private roads to serve the subdivision of the overall 21-acre property.

On September 25, 2018, the Common Council approved a **revised preliminary plat** of *Madison Yards at Hill Farms*, creating five lots for the approved Madison Yards at Hill Farms mixed-use planned development, one lot for the new 600,000 square-foot Hill Farms State Office Building and detached parking structure, and one lot for common greenspace and private streets to serve the subdivision of the overall 21-acre State-owned property; a two-lot **Certified Survey Map (CSM)** to create the lot for the State office building and the lot for the future mixed-use development, and the **final plat** of *Madison Yards at Hill Farms*, creating five lots for the approved Madison Yards at Hill Farms mixed-use planned development and one lot for common greenspace and private streets from Lot 2 of the CSM of property. CSM 15062 was recorded on March 4, 2019; the final plat was recorded on September 23, 2019.

On July 14, 2020, the Common Council approved Specific Implementation Plans for Blocks/Lots 3 and 6 of Madison Yards to allow construction of the common greenspace and private roads on Block/Lot 6 and a six-story mixed-use building on Block/Lot 3.

On February 2, 2021, the Common Council approved an amended General Development Plan for Madison Yards at Hill Farms to allow construction of 56,000 square feet of commercial space and a 15-story, approximately 275-unit apartment building with shared structured parking and loading on Block/Lot 2 and to add up to 200 hotel rooms to the future uses of Block/Lot 4, and approved a Specific Implementation Plan for the Block/Lot 2 mixed-use project.

On April 20, 2021, the Common Council approved a Planned Development–Specific Implementation Plan to construct a seven-story, 165,000 square-foot office/retail building, two-story, 17,000 square-foot retail building, a five-story 78-unit apartment building, and structured parking on Block/Lot 1 at Madison Yards at Hill Farms at 4702 Sheboygan Avenue.

Project Description

The applicant is requesting approval of an amended General Development Plan (GDP) and Specific Implementation Plan (SIP) for Block/ Lot 4 of the Madison Yards planned development to allow construction of a five-story hotel on the approximately 1.1-acre block bounded by Sheboygan Avenue on the south, (private) Gardner Road on the east, (private) Hill Farms Place on the north, and (private) Iron Street on the west.

The proposed hotel will be a J-shaped structure that will primarily parallel Hill Farms Place and Gardner Road before wrapping around onto the eastern portion of the Sheboygan Avenue frontage. The 144-room hotel will include two entrances, including one facing Hill Farms Place located near the center of the northern façade, and a second entrance on the south façade facing Sheboygan Avenue. The hotel lobby will be located along the Hill Farms Place wing of the hotel, with a drop-off zone proposed on the private street parallel to most of the northern façade. The lobby will include a front desk and seating area, with a guest fitness room located just off the lobby. The first floor of the west wing will also include hotel offices, a kitchen, and mechanical and service spaces. Additional spaces for mechanical and hotel housekeeping as well as 12 guest rooms will be located in the south wing paralleling Gardner Road. The south-facing entrance will be connected to the lobby and first floor guest spaces by an interior corridor as well as by an open air courtyard that will include outdoor seating, a fire pit, and grilling station. The plan for the first floor and overall site is detailed on Sheet A100 of the attached project plans. The remaining 132 guest rooms will occupy floors 2-5 of the proposed hotel building.

Parking for the hotel will be provided in a 12-stall lot located in the southwestern quadrant of the subject site, which the applicant indicates will be reserved for employees. Otherwise, parking for hotel guests will be provided in a minimum of 96 stalls to be located in the 604-stall parking structure located across Gardner Road from the site on Block/Lot 1. The parking lot and a loading zone for the service functions located in the west wing will be accessed from driveways on Sheboygan Avenue and Iron Street. Bike parking for the hotel will be provided in 12 outdoor spaces located near the entrances and in four indoor spaces.

Analysis

The subject site was approved in the 2018 General Development Plan for Madison Yards at Hill Farms for the future development of up to 15,000 square feet of retail/commercial space and 150 residential units. An amendment to the GDP in 2021 added up to 200 hotel rooms to the approved future uses for the block. The approved GDP calls for between 30,000–160,000 square feet of future development on the block in two to eight-story building(s). Buildings on Block/Lot 4 are to be located between 13-30 feet of Sheboygan Avenue, between 5-15 feet from Gardner Road and Hill Farms Place, and between 0-15 feet from Iron Street.

As designed, the five-story, 144-room, 104,000 gross square-foot hotel proposed for the subject site complies with the various bulk requirements for the block enumerated in the 2018 General Development Plan as amended in 2021. However, the plan for building placement and general massing diagrams in the 2018 GDP show a building paralleling most of the Sheboygan Avenue frontage, whereas the proposed J-shaped building will occupy only about half of the Sheboygan frontage. As such, staff believes that the proposed site plan is inconsistent with the approved GDP, which has resulted in the applicant's request for an amendment to the approved GDP.

The subject site located within the boundaries of the Transit-Oriented Development (TOD) zoning overlay enacted by the Common Council on January 17, 2023. Development within the TOD overlay would be subject to the bulk and design requirements in Section 28.104 of the Zoning Code. The Zoning Administrator has determined that any new construction in a Planned Development District located within the TOD overlay need not comply with the requirements in Section 28.104 if it is consistent with the adopted General Development Plan governing it that was adopted prior to enactment of the overlay. However, in cases where a development does not comply with its GDP, it is required to comply with the bulk and design requirements in Section 28.104.

The project team has worked closely with Planning and Zoning staff over the last few months to refine the design of the proposed hotel to bring it into compliance with many of the TOD overlay bulk and design requirements,

including the addition of a full entrance facing Sheboygan Avenue, which is considered the primary abutting street for purposes of applying the ordinance. The “primary abutting street” has been interpreted by Zoning to be the street containing a transit route where one exists, hence the emphasis on Sheboygan Avenue. The proposed building will also comply with the requirement that 30 percent of the primary street-facing building facades shall be within 20 feet of the primary street. In addition, on corner lots, at least 30 percent of the street-facing facades shall be setback no more than 20 feet from the secondary street. In this case, Sheboygan Avenue and Gardener Road, are the primary and secondary streets, respectively. The building appears to meet this standard as setbacks along Sheboygan Avenue are a maximum of 17 feet for over 30 percent of the building façade and 12 feet along Gardener Road for the entire street-facing façade.

However, the project as designed does not comply with the Site Standards for Automobile Infrastructure in Section 28.104(8), which requires that automobile parking, loading, drives, drive aisles, driveways, vehicle access sales and service windows and drives, gas pumps, gas station canopies, car wash vacuum stalls and electric vehicle charging facilities not be allowed between the primary street-facing façades and the primary public or private street. Specifically, the proposed 12-stall parking lot, loading area, and driveway located in the southwestern quadrant of the site does not comply with this requirement. The southern wall of the west wing of the hotel is considered a street-facing façade facing Sheboygan Avenue the same as the southern wall of the south wing for the purposes of applying the TOD requirements.

Section 28.098(3)(a) states that a Planned Development shall comply with all standards, procedures, and regulations of the Zoning Code that are applicable to the individual uses within the development, including the General Regulations of Subchapter 28I and the Supplemental Regulations, Section 28.151 of Subchapter 28J. Where the applicant proposes a development that does not comply with the regulations in those subchapters, they shall specifically request that the Plan Commission consider the application of those regulations in making its recommendations on the development, including specific language in the zoning text or depiction on the plans. In this case, the Zoning Administrator has determined that the requirements in the TOD overlay district in Section 28.104 can be varied or waived through Planned Development approval in a manner similar to how the General Regulations and Supplemental Regulations can be varied or waived.

The statement of purpose in Section 28.104 states that the “Transit Oriented Development (“TOD”) Overlay District is “intended to support investment in and use of public transit and bicycle connections...by fostering development that intensifies land use and economic value around transit stations and by promoting a mix of uses that will enhance the livability of station areas.” “The district is also intended to provide increased mobility choices; improve pedestrian connections, traffic and parking conditions; and foster high-quality buildings and public spaces that help create and sustain long-term economic vitality.” While the hotel itself is consistent with the objectives of the TOD overlay district, the Planning Division does not believe that the proposed parking lot located on the subject property is consistent with the intent of the overlay and does not recommend that it be approved. While accommodation for servicing the hotel and providing for refuse collection are understandable, and staff believes that an argument could be made to accommodate short-term parking spaces for guest pick-up and drop-off near an entrance, the use of the proposed parking lot for employees while hotel guests are parked in a nearby parking garage seems unnecessary and contrary to the intent and design requirements in the TOD overlay (note: guest drop-off and pick-up will occur along Hill Farms Place).

The Planned Development is located in Urban Design Dist. 6, which requires that the request be approved by the Urban Design Commission (UDC). In addition, the UDC shall review the Amended PD (GDP-SIP) prior to the Plan Commission, and shall make a recommendation to the Plan Commission with specific findings on the design objectives listed in Subsections 28.098(1) and (2) and the other requirements of this Subchapter. The UDC

reviewed the project at its October 18, 2023 meeting and recommended **initial** approval subject to the conditions in the final section of this report. In recommending approval of the project, the UDC specifically did not object to the proposed parking lot subject to additional details of the parking lot screening being approved as part of final review. A draft report of the UDC meeting is attached to the legislative file for this request.

Conclusion

The Planning Division believes that the proposed hotel is consistent with the Regional Mixed-Use (RMU) and growth recommendations for the site in the 2018 Comprehensive Plan and can meet the standards for Planned Development approval in the Zoning Code.

The proposed hotel has also been designed to meet most – but not all – of the design requirements in the Transit-Oriented Development overlay district adopted earlier this year. Specifically, the proposed 12-stall employee parking lot, loading area, and driveway located in the southwestern quadrant of the site do not comply with the requirement that no auto-oriented infrastructure be located between the primary street-facing façades and the primary public or private street, which has been determined to be Sheboygan Avenue in this case. While staff believes that an argument could be made for a loading area to be provided for the hotel, staff does not support the proposed parking lot and feels that it is inconsistent with the objectives of the TOD overlay.

Recommendation

Planning Division Recommendation (Contact Timothy M. Parks, (608) 261-9632)

The Planning Division recommends that the Plan Commission forward Zoning Map Amendment ID 28.022–00642 and 28.022–00643, approving an Amended Planned Development–General Development Plan for Madison Yards at Hill Farms and approval of a Specific Implementation Plan to allow construction of a hotel on Block/Lot 4, subject to the recommendation of the Urban Design Commission, input at the public hearing, and the conditions from reviewing agencies, and the conditions from reviewing agencies:

Recommended Conditions of Approval Major/Non-Standard Conditions are Shaded

Planning Division

1. That the 12-stall parking lot proposed on the hotel site be removed.
2. If the loading and service functions for the hotel remain where currently shown on the submitted plans, the loading area shall be screened from Sheboygan Avenue according to plans approved by the Urban Design Commission as part of its final approval of the project.

Urban Design Commission (Contact Jessica Vaughn, (608) 267-8740)

The Urban Design Commission (UDC) granted **initial approval** to the Amended PD(GDP-SIP) on October 18, 2023 subject to the following findings and conditions and subject to the project returning to the UDC for Final Approval:

3. The UDC finds that the VTAC units as described/designed are acceptable.
4. The UDC finds that the proposed surface parking lot as designed and screened is appropriate.

5. The screen wall shall be at lower in height and the materiality needs to be modified to be more open/permeable. The wall shall be designed with materials consistent with the building materials, including burnished block and faux wood fins. The wall location shall align with the building in plan view and datum.
6. The sun-loving, prairie style plants on the north side of the building shall be replaced with a more shade tolerant selection.
7. On the west elevation, northwest corner, the sea green juniper, should be replaced with something more vertical.
8. Tree plantings located at the screen wall and between the loading area and the public lawn shall be at least a 2.5-inch caliper.
9. Provide details on material transitions between the metal panel and fiber cement. Consideration should be given to incorporating treatments that provide more relief between the fiber cement and metal panel, including providing a wide trim piece around the window surround to break-up the transition.
10. Lighting shall be revised to be consistent with MGO Section 29.36.
11. Revise the west elevation to incorporate design details or material textures that break-up/minimize the blank expanses on the elevation.

City Engineering Division (Contact Tim Troester, (608) 267-1995)

12. The applicant shall connect to or extend public storm sewer connecting directly to a public storm structure that is either in the public sidewalk or terrace area, or inlet at the curb on the side of the street, adjacent to the development. Any storm lateral extension crossing any lanes of traffic or running longitudinally within a public street right of way for over 20 feet, in order to connect to the public system, shall be considered a private storm sewer lateral and will require an approved and recorded privilege in streets agreement.
13. Enter into a City / Developer agreement for the required infrastructure improvements. The agreement shall be executed prior to sign off. Allow 4-6 weeks to obtain agreement. Contact City Engineering to schedule the development and approval of the plans and the agreement.
14. Construct sidewalk, terrace, curb and gutter, and pavement along Sheboygan Avenue to a plan approved by the City Engineer.
15. Obtain a permanent sewer plug permit for each existing sanitary sewer lateral serving a property that is not to be reused and a temporary sewer plug permit for each sewer lateral that is to be reused by the development.
16. An Erosion Control Permit is required for this project. See Storm comments for permit specific details and requirements.
17. A Storm Water Management Report and Storm Water Management Permit is required for this project.
18. This site appears to disturb over one (1) acre of land and requires a permit from the Wisconsin Department of Natural Resources (WDNR) for stormwater management and erosion control. The City of Madison has been

required by the WDNR to review projects for compliance with NR-216 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. 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.

19. Note that the City has a resurfacing project planned on Sheboygan Avenue in 2024. Coordinate construction and occupancy with City Project Manager Mario Galindez. Some of the required work in the right of way may be completed with the resurfacing project and assessed to the developer.
20. 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.
21. This project will disturb 20,000 square feet or more of land area and requires an Erosion Control Plan. Please submit an 11- x 17-inch 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.
22. Demonstrate compliance with MGO Sections 37.07 and 37.08 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.
23. This project will require a concrete management plan and a construction dewatering plan as part of the erosion control plan to be reviewed and approved by the City Engineer's Office. If contaminated soil or groundwater conditions exist on or adjacent to this project additional WDNR, Madison-Dane County Public Health, and/or City Engineering approvals may be required prior to the issuance of the required Erosion Control Permit.
24. This project appears to require fire system testing that can result in significant amounts of water to be discharged to the project grade. The Contractor shall coordinate this testing with the erosion control measures and notify City Engineering at (608) 266-4751 prior to completing the test to document that appropriate measures have been taken to prevent erosion as a result of this testing.
25. 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 Madison General Ordinances.
26. Prior to approval, this project shall comply with Chapter 37 of 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 Storm Water Management Plan and Report shall include compliance with the following:
 - Submit prior to plan sign-off, a stormwater management report stamped by a P.E. registered in the State of Wisconsin.
 - 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))

By design detain the 10-year post construction design storm such that the peak discharge during this event is reduced 15% compared to the peak discharge from the 10-year design storm in the existing condition of the site. Further, the volumetric discharge leaving the post development site in the 10-year storm event shall be reduced by 5% compared to the volumetric discharge from the site in an existing condition during the 10-year storm event. These required rate and volume reductions shall be completed, using green infrastructure that captures at least the first half-inch of rainfall over the total site impervious area. If additional stormwater controls are necessary beyond the first half-inch of rainfall, either green or non-green infrastructure may be used.

Reduce TSS by 80% off of the proposed development when compared with the existing site.

27. Submit, prior to plan sign-off but after all revisions have been completed, digital PDF files to the City Engineering Division. Email PDF file transmissions are preferred to: bstanley@cityofmadison.com (East) or ttroester@cityofmadison.com (West).

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

28. The Sanitary Sewer Easement per Document No. 5519925 shall be amended. Real Estate Project No. 11982 has already been set up and maps and descriptions provided. The amendment shall be recorded prior to final sign-off.
29. The Water Main Easement per Document No. 5519924 shall be amended. Real Estate Project No. 11983 has already been set up and maps and descriptions provided. The amendment shall be recorded prior to final sign-off.
30. Provide the easement/agreement for the canopy proposed to extend over the north line of this lot into Lot 6 of Madison Yards.
31. Label the Madison Gas and Electric Easement per Document No. 5798694 within and adjacent to this site.
32. The drop off zone and the primary vestibule entrance with the lobby reception desk is located off of Hill Farms Place. The address of the hotel is 4725 Hill Farms Place. The site plan shall reflect a proper street address of the property as reflected by official City of Madison Assessor's and Engineering Division records.
33. Submit a site plan and a complete building Floor Plan in PDF format to Lori Zenchenko (lzenchenko@cityofmadison.com) that includes a floorplan of each floor level on a separate sheet/page for the development of a complete interior hotel room addressing plan. 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 project with Zoning. The final approved stamped Addressing Plan shall be included in said site plan verification application materials or a revised plan shall be 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 Addressing Plan shall be resubmitted to Lori Zenchenko to review addresses that may need to be changed and/or reapproved.

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

34. The applicant shall widen the sidewalk adjacent to the SIP area along Sheboygan Avenue to eight (8) feet and dedicate the appropriate amount of right of way as stated in the 2018 GDP approval letter.
35. The applicant shall be responsible for the construction of a mid-block pedestrian crossing on Sheboygan Avenue.
36. If the proposed site intends to have valet operations, they shall submit a valet operations plan to be approved by the City Traffic Engineer.

37. The applicant shall submit one contiguous plan showing proposed conditions and one contiguous plan showing existing conditions for approval. The plan drawing shall be scaled to 1" = 20' and include the following, when applicable: existing and proposed property lines; parcel addresses; all easements; 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.
38. 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.
39. 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.
40. All parking facility design shall conform to the standards in MGO Section 10.08(6).
41. All bicycle parking adjacent pedestrian walkways shall have a two (2)-foot buffer zone to accommodate irregularly parked bicycles and/or bicycle trailers.
42. The applicant shall adhere to all vision triangle requirements as set in MGO Section 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 Section 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.
43. 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 staff 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 Austin Scheib, (266-4768) (ascheib@cityofmadison.com), Traffic Engineering Shop, 1120 Sayle Street. The applicant shall return one signed approved building elevation copy to the City of Madison Traffic Engineering office with final plans for sign off.

44. The applicant shall provide a clearly defined five (5)-foot walkway clear of all obstructions to assist citizens with disabilities, especially those who use a wheelchair 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.
45. Dimensions of the driveways shall be noted on the plan including the width of driveway and width of driveway flares or curb cut.
46. 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 staff.
47. The applicant shall submit a waste removal plan for review, which shall include vehicular turning movements.
48. The applicant shall submit for review a Commercial Delivery Plan that includes times, vehicle size, use of loading zones, and all related turning movements.
49. The applicant shall show the dimensions for the proposed Class III driveway including the width of the drive entrance, width of the flares, and width of the curb cut.
50. "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.

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

51. The applicant shall submit a Transportation Demand Management (TDM) Plan to tdm@cityofmadison.com. The TDM Plan is required per MGO Section 16.03. Applicable fees will be assessed after the TDM Plan is reviewed by staff.

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

52. The applicant is requesting an exception to the development that does not comply with the Transit Oriented Development (TOD) Overlay requirements of Section 28.104(8)(b) Site Standards for Automobile Infrastructure. A Planned Development shall comply with all standards, procedures, and regulations of the Zoning ordinance that are applicable to the individual uses within the development, including the General Regulations of Subchapter 28I and the Supplemental Regulations, Section 28.151, of Subchapter 28J. Where the applicant proposes a development that does not comply with one or more of the regulations in those subchapters, they shall specifically request that the Plan Commission consider the application of those regulations in making its recommendations on the development, including specific language in the zoning text or depiction on the plans.

53. Work with Zoning and Planning staff on final approval of the PD(SIP) zoning text.

54. Provide electric vehicle stalls per Section 28.141(8)(e), Electric Vehicle Charging Station Requirements. A minimum of 10% of the on-site parking stalls (1stall) must be electric vehicle ready. Identify the location of the electric vehicle ready stall on the site plan.
55. 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 10,000 square feet in size must be prepared by a registered landscape architect.
56. Provide details demonstrating compliance with bird-safe glass requirements per Section 28.129. For building façades where the first 60 feet from grade are comprised of less than 50% glass, at least 85% of the glass on glass areas 50 square feet or over must be treated. Of all glass areas over 50 square feet, any glass within fifteen 15 feet of a building corner must be treated. Identify which glass areas are 50 square feet or greater and which glass areas will be treated. Provide a detail of the specific treatment product that will be used.
57. 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. Work with Zoning staff to establish a final site compliance date.
58. Signage approvals are not granted by the Plan Commission. Signage must be reviewed for compliance with MGO Chapter 31 Sign Codes and MGO Chapter 33 Urban Design Commission ordinances. Signage permits are issued by the Zoning Section of the Department of Planning and Community and Economic Development.

Fire Department (Contact Bill Sullivan, (608) 261-9658)

59. The Madison Fire Department has concerns with the exit discharge of the south stair into the lobby. As there is not a direct view of the exit discharge door looking at the wall behind the accessible ramp.

60. The proposed outdoor fire feature shall comply with MGO Chapter 34 and the IFC.
61. In order to facilitate quicker access to upper floors by emergency personnel, consider locating an exit stair near the main entrance.

Parks Division (Contact Ann Freiwald, (608) 243-2848)

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

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

62. A Water Meter Application Form and fees must be submitted before connecting to the existing water lateral. Provide at least two working days' 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 Avenue. 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.

City Forestry Section (Contact Bradley Hofmann, (608) 267-4908)

63. 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. 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.

Metro Transit (Contact Tim Sobota, (608) 261-4289)

64. The City of Madison has permanently eliminated the midblock curbside bus stop zone on the north side of Sheboygan near/in the planned Iron Street intersection area (ID #2100). The applicant shall eliminate any planned accessible concrete bus boarding pad surfaces or bus passenger amenity items that had been previously noted as conditions of approval for development sites that bordered Sheboygan Avenue and the planned Iron Street intersection area.