



Department of Planning & Community & Economic Development

Planning Division

Heather Stouder, Director

Madison Municipal Building, Suite 017
215 Martin Luther King Jr. Boulevard
Madison, Wisconsin 53703
Phone: (608) 266-4635
www.cityofmadison.com

****BY E-MAIL ONLY****

April 28, 2021

Sean Roberts
Summit Smith Development
241 N Broadway, Suite 400
Milwaukee, Wisconsin 53202

RE: Approval of a Planned Development–Specific Implementation Plan (PD(SIP)) 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 (LNDUSE-2021-00007; ID 64604).

Dear Mr. Roberts;

On April 20, 2021, the Common Council **approved** your Specific Implementation Plan subject to the conditions in the following sections, which shall be satisfied prior to final approval and recording of the Specific Implementation Plan and the issuance of building permits for Block/ Lot 1.

Please contact Tim Troester of the City Engineering Division at (608) 267-1995 if you have questions regarding the following nineteen (19) items:

1. This development is subject to the [June 2020] redevelopment requirements in Madison General Ordinances Chapter 37. The applicant shall provide a stormwater management plan to the City Engineering Division for review and approval.
2. 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.
3. Construct sidewalk, terrace, curb and gutter, and pavement as required to a plan as approved by the City Engineer.
4. Make improvements to City sanitary sewer. The improvements shall consist of building City sewer on Madison Yards Way and directing sanitary sewer flow to the west to the intersection of Gardener Road and Madison Yards Way.
5. An Erosion Control Permit is required for this project.
6. A Storm Water Management Report and Storm Water Management Permit is required for this project.

7. 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 Capital Area Regional Planning Commission (CARPC) is required for this project to proceed.
8. This zoning approval does not include the approval of the changes to roadways, sidewalks or utilities. Obtain separate approval by the Board of Public Works and the Common Council for the restoration of the public right of way, including any changes requested by developer. The City Engineer shall complete the final plans for the restoration with input from the developer.
9. Provide the City Engineer with a survey indicating the grade of the existing sidewalk and street (including University Avenue where turn lane extensions are required) and hire a Professional Engineer to set the grade of the building entrances adjacent to the public right of way. Building entrance grades must be approved by the City Engineer prior to signing off on this development.
10. 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.
11. This project falls in the area subject to increased erosion control enforcement as authorized by the fact that it is in a TMDL ZONE and therefore will be regulated to meet a higher standard.
12. 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.
13. 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.
14. 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.
15. 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 266-4751 prior to completing the test to document that appropriate measures have been taken to prevent erosion as a result of this testing.

16. 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.

17. 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:

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))

Reduce the peak discharge during a 10-year event by 15% compared to existing conditions.

This development shall reduce peak discharge volume from the site by 5% compared to existing conditions during a 10-year event.

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

Treat the first half-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.

18. Submit, prior to plan sign-off but after all revisions have been completed, a digital CAD file (single file) to the City Engineering Division that is to scale and represents final construction with any private storm and sanitary sewer utilities.

19. 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).

Please contact Jeff Quamme of the City Engineering–Mapping Section at (608) 266-4097 if you have any questions regarding the following six (6) items:

20. The existing Public Sanitary Sewer Easement per Document No. 5519925 shall be amended to add the new easement areas required to encompass the remaining proposed public sanitary sewer facilities serving this project. Provide Jeff Quamme the map exhibits and legal descriptions and required fee to amend the easement under Real Estate project 11982.

21. The existing Public Water Main Easement per Document No. 5519924 shall be amended to add the new easement areas required to encompass the remaining proposed public water main facilities serving this project. Provide Jeff Quamme the map exhibits and legal descriptions and required fee to amend the easement under Real Estate project 11983.
22. The applicant shall complete and record the Declaration of Covenants, Reservations, Restrictions and Easements for Madison Yards at Hill Farms providing private reciprocal easements, restrictive covenants and agreements addressing, but not limited to, pedestrian/vehicular access, parking, private utilities, common areas (including the Central Green), storm drainage, storm sewer and storm water management that are necessary to accomplish the development as proposed. The drafts shall be provided prior to recording. They shall be recorded prior or simultaneous with Specific Implementation Plan (SIP) approval.
23. The internal road system is private and located within part of adjacent Lot 6. The applicant shall provide: 1) Public easements for public pedestrian, bicycle and vehicular access. 2) Access rights to the City of Madison for the construction, maintenance, repair and replacement of public sewer and water main facilities within Lot 6. 3) Definition of the Fire Lanes required for the development. 4) Public access rights within the central green area. The current easement on the plat does not encompass the entire areas required and does not address all of the items required. A separate easement document is required to be drafted, reviewed and coordinated by City Engineering and Real Estate staff under existing Real Estate Project No 11984. The required easement document shall be recorded prior to or simultaneously with the SIP approvals. The documents shall set forth specific restrictions, rights and responsibilities of the parties subject to or benefitting from the easement agreement.
24. The letter of intent includes three of the four proposed buildings on this lot. The submittal plans only included one building with floorplans. Submit the additional buildings floorplans.
25. Submit a floorplan in PDF format to Lori Zenchenko (lzenchenko@cityofmadison.com) that includes an overall floor plan for each floor on a separate sheet for the development of a complete interior 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 application submittal for the final Site Plan Approval with Zoning. The approved Addressing Plan shall be included in the final application. 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. The final revised Addressing Plan shall be submitted by the applicant to Zoning to be attached to the final filed approved site plans.

Please contact Sean Malloy of the Traffic Engineering Division at (608) 266-5987 if you have any questions regarding the following fifteen (15) items:

26. The applicant has submitted a Traffic Demand Management Plan (TDMP) that appears to meet or exceed current requirements. The Traffic Engineering Division believes the plan to be approvable. If the applicant proposes any alterations, they shall work with Traffic Engineering staff during final plan approval.

27. Due to the proposed development's scale and density and significant negative impacts to the surrounding transportation network, potentially limiting the redevelopment of future site(s) adjacent the same transportation network, stronger consideration for multi-modal transportation must be addressed. Additionally, the community values multi-modal transportation, as demonstrated in the community's Complete Streets Policy and the Madison in Motion Transportation Plan. Madison is regarded as one of the most walkable communities and enjoys the status as a Platinum Bicycle City. Traffic Engineering requires additional improvements to the surrounding transportation network to help facilitate the movement of all modes of transportation to/from this site including:
- The developer shall install traffic calming devices, such as tabletops, raised crossings and bumpouts at strategic locations across the site, to improve the walkability and the biking environment throughout the site.
 - The developer shall install the following transportation improvements through a developer's agreement. These conditions are subject to change upon revision of TIA and approval by Traffic Engineering:
 - a) Relocate curb on Sheboygan Avenue adjacent this site to allow for bike facilities.
 - b) Widen sidewalk along N Segoe Road and Sheboygan Avenue to 8 feet adjacent to the SIP area.
 - c) Construct bus pull-out along Sheboygan Avenue as designed by Traffic Engineering.
28. 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.
29. 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.
30. 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.
31. All parking facility design shall conform to the standards in MGO Section 10.08(6).
32. All bicycle parking adjacent pedestrian walkways shall have a two (2)-foot buffer zone to accommodate irregularly parked bicycles and/or bicycle trailers.
33. 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.

34. Per Section MGO 12.138 (14), this project is not eligible for residential parking permits. It is recommended that this prohibition be noted in the leases for the residential units.
35. 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.
36. 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.
37. 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.
38. "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.
39. 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.
40. All existing driveway approaches on which are to be abandoned shall be removed and replaced with curb and gutter and noted on the plan.

Please contact Jenny Kirchgatter, Assistant Zoning Administrator, at (608) 266-4429 if you have any questions regarding the following eleven (11) items:

41. The final plans, including floor plans and elevations, for the proposed two-story commercial building will require review and approval as an Alteration to the Specific Implementation Plan.
42. Show the setback distance for the N Segoe Road façade of the office/commercial building as measured from the N Segoe Road property line to the building. Show the setback distances for the Sheboygan Avenue façade of the residential building at various points along the length of the building as measured from the Sheboygan Avenue property line to the building.

43. Provide a calculation for useable open space for the 78 dwelling units. A minimum of 40 sq. ft. of useable openspace is required per dwelling unit (3,120 sq. ft.). Roof decks and balconies meeting the minimum dimensional requirements may be used to meet up to 100% of the useable open space requirement.
44. Parking facilities for the residential and office uses shall meet the requirements of Section 28.141(8)(e), Electric Vehicle Charging Station Requirements. A minimum of 10% of parking stalls provided for the residential use shall be electric vehicle ready, and a minimum of 2% of stalls shall be electric vehicle installed. A minimum of 10% of parking stalls provided for the office uses shall be electric vehicle ready, and a minimum of 2% of stalls shall be electric vehicle installed. Identify the parking stalls which will be electric vehicle ready and electric vehicle installed.
45. Bicycle parking for the commercial and office tenant spaces shall comply with the requirements of MGO Sections 28.141(4)(g) and 28.141(11) and will be reviewed prior to obtaining zoning approval for each use.
46. Bicycle parking for the residential dwelling units shall comply with City of Madison General Ordinances Sections 28.141(4)(g) Table 28I-3 and 28.141(11) and shall be designated as short-term or long-term bicycle parking. A minimum of 78 resident bicycle stalls are required plus a minimum of 8 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. Show the dimensions of the bicycle stalls and the access aisles located within the parking structure. 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 models of bike racks, including wall mount or structured bike racks, to be installed.
47. 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.
48. Provide details demonstrating compliance with bird-safe glass requirements Section 28.129.
49. Provide details of the screening for the loading and service yard area located between the office building and future commercial/retail building. Screening shall be provided for all service and trash areas. Provide details of the skywalk connecting the office building and parking structure.
50. 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.
51. 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.

Please contact Bill Sullivan of the Madison Fire Department at (608) 261-9658 if you have any questions regarding the following item:

52. The Madison Fire Department has concerns with the limited fire separation of the top level of the parking garage and the adjacent proposed apartment building. In order to prevent fire spread/exposure from the parking deck to the apartment, the required fire rating shall extend to a height equal to the maximum vehicle clearance height established for the parking garage.

Please contact Jeff Belshaw of the Madison Water Utility at (608) 261-9835 if you have any questions regarding the following two (2) items:

53. The developer shall construct the public water distribution system and services required to serve the proposed development per MGO 16.23(9)(d)(3).

54. All public water mains and water service laterals shall be installed by a standard City subdivision contract / City- Developer agreement. Applicant shall contact City Engineering Division to schedule the development of plans and the agreement. See Engineering Division comments for additional information.

Please contact Ann Freiwald of the Parks Division at (608) 243-2848 if you have any questions regarding the following item:

55. 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(8)(f) and 20.08(2) will be required for all new residential development associated with this project. This development is within the West Park-Infrastructure Impact Fee district. Please reference ID# 18101.3 when contacting Parks Division staff about this project.

Please contact Wayne Buckley of the Forestry Section at (608) 266-4892 if you have any questions regarding the following item:

56. Planting 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 (in PDF format) shall be submitted to Wayne Buckley, wbuckley@cityofmadison.com, 608-266-4892 for approval of planting locations and tree species. All available street tree planting locations shall be planted within the project boundaries. Private landscaping should not conflict with city street trees in regards to fire aerial access lanes. Add following note to plan: At least one week prior to street tree planting, the 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.

Please contact Tim Sobota of Metro Transit at (608) 261-4289 if you have any questions regarding the following three (3) items:

57. In coordination with any public works improvements, the applicant [or Block C Contractor] shall maintain or replace (temporarily, to the south) an accessible boarding surface for the existing Metro bus stop on the west side of N Segoe Road, south of University Avenue (#2846) until such time the new accessible bus stop zone in the same area is complete.

58. In coordination with any public works improvements, the applicant [or Block C Contractor] shall maintain or replace (temporarily, to the east or west) an accessible boarding surface for the existing Metro bus stop on the north side of Sheboygan Avenue, that will be in conflict with the planned Street C construction (#2100) until such time the new accessible bus stop zone west of Street C, shown in plans, is complete.
59. As adopted under the GDP approvals, the applicant [or Block 1 Contractor] shall install and maintain a concrete boarding and shelter pad surface at the existing Metro bus stop zone on the north side of Sheboygan Avenue, west of Segoe Road (#2184). The applicant shall install and maintain a new passenger waiting shelter with seating amenity in this area, as part of the Block 1 plan. The applicant [or Block 1 Contractor] shall include the location of these transit amenities on the final documents filed with their permit application so that Metro Transit may review the design.

Please contact my office at (608) 261-9632 if you have questions about the following two (2) items:

60. That the final plans demonstrate how the minimum 40 square feet of usable open space required per residential unit by the Madison Yards at Hill Farms General Development Plan.
61. That the applicant submit floorplans and elevations and any other relevant materials to the Planning Division for approval of the exterior finishes for the 17,000 square-foot commercial building (Building D) prior to issuance of permits for tenant finishes or occupancy.

Please contact Janine Glaeser of the Urban Design Commission at (608) 267-8740 if you have any questions about that commission's approval of the project on March 31, 2021.

Specific questions regarding the comments or conditions contained in this letter should be directed to the commenting agency.

Please now follow the procedures listed below for obtaining permits for your project:

1. The applicant shall resubmit a PDF copy of the plan set and any other supporting materials that are necessary, as specified in this letter to Zoning@cityofmadison.com. (Note: A 20MB email limit applies and multiple transmittals may be required.). A check for the site plan review fee shall be mailed to the City of Madison Building Inspection Division; PO Box 2984; Madison, WI 53701-2984.
2. City Agencies who submitted conditions of approval will review your revised plans to verify that their conditions, along with any applicable requirements, have been satisfied. When the revised plans are submitted, the applicant will be emailed a hyperlink to a website to follow, in real time, which agencies have reviewed the revised documents, and signed off or need additional information.
3. Upon receipt of the aforementioned plans, documents and fees, and upon determining that they are complete, the Zoning Administrator shall record them with the Dane County Register of Deeds Office. The recorded originals will be returned to the applicant, with the recording information noted, when the Register of Deeds has completed the recording process.
4. This Planned Development approval shall expire five (5) years after the date of the Common Council approval of the Specific Implementation Plan. No construction or alteration of the property included

in this application shall be permitted until a Specific Implementation Plan (SIP) has been approved and recorded.

5. No alteration of this proposal shall be permitted unless approved by the Plan Commission, provided, however, the Zoning Administrator may approve minor alterations that are approved by the Director of Planning and Community and Economic Development following consideration by the alderperson of the district, and which are compatible with the concept approved by the Common Council.

If you have any questions regarding obtaining your building permits, please contact the Zoning Administrator at (608) 266-4551. If you have any questions or if may be of any further assistance, please do not hesitate to contact my office at (608) 261-9632 or tparks@cityofmadison.com.

Sincerely,



Timothy M. Parks
Planner

- cc: Tim Troester, City Engineering Division
Jeff Quamme, City Engineering Division – Mapping Section
Sean Malloy, Traffic Engineering Division
Jenny Kirchgatter, Asst. Zoning Administrator
Jeff Belshaw, Madison Water Utility
Ann Freiwald, Parks Division
Tim Sobota, Metro Transit
Janine Glaeser, Urban Design Commission
Bill Sullivan, Madison Fire Department
Wayne Buckley, Streets Division – Forestry Section

LNDUSE-2021-00007			
For Official Use Only, Re: Final Plan Routing			
<input checked="" type="checkbox"/>	Planning Div. (T. Parks)	<input checked="" type="checkbox"/>	Engineering Mapping Sec.
<input checked="" type="checkbox"/>	Zoning Administrator	<input checked="" type="checkbox"/>	Parks Division
<input checked="" type="checkbox"/>	City Engineering	<input checked="" type="checkbox"/>	Urban Design Commission
<input checked="" type="checkbox"/>	Traffic Engineering	<input type="checkbox"/>	Recycling Coord. (R&R)
<input checked="" type="checkbox"/>	Fire Department	<input checked="" type="checkbox"/>	Other: Forestry Section
<input checked="" type="checkbox"/>	Water Utility	<input checked="" type="checkbox"/>	Other: Metro Transit