

PLANNING UNIT REPORT
DEPARTMENT OF PLANNING AND DEVELOPMENT
of April 24, 2006

RE: I.D. # 03279: Zoning Map Amendment I.D. 3179 to Rezone 702 N Midvale Blvd. from PUD- SIP to Amended PUD-SIP

1. Requested Actions: Approval of a request to amend a previously approved PUD-SIP (Planned Unit Development, Specific Implementation Plan) at 702 N. Midvale Boulevard to allow construction of a 13,200 square-foot commercial building that will contain a 7,000 square-foot restaurant with outdoor eating area at Hilldale Shopping Center.
2. Applicable Regulations: Section 28.07 (6) of the Zoning Ordinance provides the requirements and framework for Planned Unit Developments; Section 28.12 (9) provides the process for zoning map amendments.
3. Report Prepared By: Timothy M. Parks, Planner

GENERAL INFORMATION

1. Property owners: Hilldale Land Company, LLC, Hilldale Building Company, LLC and HD Annex, LLC

Applicant & Owner Representatives: Joseph Freed & Associates, c/o Andy Stein and Dennis Harder; 220 N Smith Street, Suite 300; Palatine, Illinois.
2. Development Schedule: The restaurant will commence construction once all necessary approvals have been granted. Completion is anticipated in 2006.
3. Location: The entire Hilldale planned unit development consists of approximately 37 acres generally bounded by N. Segoe Road and Sawyer Terrace on the west, University Avenue on the north, N. Midvale Boulevard on the east and the prolongations of Heather Crest and Kelab Drive on the south, in Aldermanic District 11; Madison Metropolitan School District; Urban Design District 6. This PUD-SIP amendment pertains to the portion of the site adjacent to the southeast corner of Price Place and Heather Crest.
4. Existing Conditions: The 528,664 square foot Hilldale Shopping Center site is comprised of eleven buildings including the former Humana office park and 349,450 square foot indoor shopping mall (Marshall Field's, Sentry, etc.), Ace Hardware and Hilldale Cinema. The site is currently in the midst of a redevelopment project primarily focused east of the main retail mall building that will ultimately include two parking structures containing 668 parking spaces, four retail buildings opposite the east wall of the mall totaling 71,190 square feet and 40 condominium units in four townhouse buildings located along N. Midvale Boulevard. The US Bank at the northeastern corner of the site has been

demolished and construction of a new 7,900 square-foot restaurant and landscaping feature for the center has begun, while work at the southern end of the mall to convert the former University Bookstore into a six-screen Sundance Cinema (via a minor alteration to the Phase I SIP) will soon commence.

5. Proposed Phase: This application proposes to construct a 13,200 square-foot commercial building that will house a 7,000 square-foot restaurant/ brewery with outdoor seating area at the southeastern corner of Heather Crest and Price Place.
6. Land Use and Zoning Surrounding Hilldale Shopping Center:
North: Single-family residences, a multi-story condominium building, Border's Books, Walgreen's, McDonald's, Copp's Supermarket and multi-tenant retail, located in the Village of Shorewood Hills; State of Wisconsin office building, zoned C2 (General Commercial District) in the City of Madison;
South: M & I Bank, Anchor Bank and various multi-tenant retail/ office buildings, zoned C2;
West: Hill Farms State Office Building (Dept. of Transportation), zoned C2; Normandy Apartments, zoned R6 (General Residence District); Karen Arms Condominiums and Rennebohm Park, zoned R5 (General Residence District);
East: Proposed US Bank retail facility, zoned C1 (Limited Commercial District); multi-unit residence buildings, zoned R4 (General Residence District).
7. Adopted Land Use Plan: The Comprehensive Plan identifies Hilldale as a site for "Community Mixed-Use Development" and transit-oriented development.
8. Environmental Corridor Status: The property is not located within a mapped environmental corridor.
9. Public Utilities & Services: The property is served by a full range of urban services.

STANDARDS FOR REVIEW

This application is subject to the standards for Planned Unit Developments.

PREVIOUS APPROVALS

On February 1, 2005, the Common Council approved rezoning of the 37-acre Hilldale Shopping

Center and Humana Office complex from C2 (General Commercial District) to PUD-GDP-SIP to allow the addition of two parking structures containing 668 parking spaces, four retail buildings opposite the east wall of the mall totaling 71,190 square feet, two commercial pad site buildings, both containing restaurants and 40 condominium units in four townhouse buildings located along N. Midvale Boulevard.

On December 13, 2005, the Common Council approved an amendment to the approved PUD-SIP for Phase I of Hilldale Shopping Center to allow demolition of the US Bank at the southwest corner of University Avenue and N. Midvale Boulevard and construction of a 7,900 square-foot Fleming's Steakhouse restaurant and decorative landscaping feature for the shopping center. The SIP amendment pertained specifically to the design details for one of the two commercial pad sites approved on the Phase I plans.

ANALYSIS AND EVALUATION

The owner and developer, Joseph Freed and Associates, is requesting approval of an amendment to the previously approved specific implementation plan for Phase I of Hilldale Shopping Center to now allow construction of a 13,200 square-foot commercial building to be located at the southeast corner of Price Place and Heather Crest. The commercial building was shown on the plans for the first phase of the shopping center's redevelopment, which was approved in February 2005. A condition of that PUD-GDP-SIP approval required that the subject building and a second pad site building located in the northeastern corner of the 37-acre Hilldale site at the corner of N. Midvale Boulevard and University Avenue come back to the Urban Design Commission and Plan Commission for final approval once specific plans for those two buildings were known. Plans were approved in December 2005 for the other pad site building, which is currently being developed as a restaurant to replace the US Bank that formerly occupied that corner and has recently been razed.

The proposed 13,200 square-foot commercial building will extend along the east side of Price Place, with a Great Dane Pub to occupy the northern 7,000 square feet of the building. The tenant proposes patio/ outdoor eating areas to be located along the north and west walls of the restaurant adjacent to the Heather Crest and Price Place sidewalks, respectively, with the main entrance to the restaurant to be located to face the street intersection. The remaining square footage of the new building will be available for other commercial tenants. The new building will share a surface parking lot with the existing Ace Hardware store located along N. Midvale Boulevard with driveways from both Price Place and Heather Crest. The proposed building will replace a Firestone store that was demolished as part of the approval of the first phase of the Hilldale redevelopment project in February 2005.

The one-story building will be primarily constructed as a brick taxpayer-style structure with an approximate height of twenty feet to top of parapet. The building will feature entrances along Price Place, with a significant amount of vision glass along all four elevations visible from the street. The portions of the eastern, side elevation primarily facing the shared parking area east of the new building are more service-oriented and will have fewer openings, though secondary entrance doors to the retail tenant spaces are shown. A loading area and trash enclosure will be constructed along the east wall of the building, and will be faced with materials to match. The Urban Design Commission recommended final approval of the SIP amendment for the proposed building on March 22, 2006 (see attached report).

The developer has submitted an extensive landscaping plan for the new commercial building and its share of the parking lot it shares with the hardware store, which will include the planting of canopy trees in terraces of Price Place and Heather Crest as well as through the center of the parking lot in a planting island. (The plantings in the Price Place terrace will require the approval of the City Forester, as Price Place is still a City right of way; Heather Crest is a private street west of Midvale.) The remainder of the plantings will consist of a variety of deciduous and evergreen shrubs located around the building perimeter, northern edge of the parking lot and in the center parking lot island.

CONCLUSION

The initial general development plan and Phase I specific implementation plan for Hilldale called for the demolition of the Firestone building and construction of a commercial building at the southeast corner of Price Place and Heather Crest. The proposed building more than adequately satisfies this vision and will serve as an appropriate extension of the retail streetface that has been created north of Heather Crest directly east of the Hilldale mall building. The combination of this new building with the retail building at the northeast corner of this intersection with the proposed Sundance Cinema at the northwest corner should result in a very active and engaging anchor for the southern end of the Hilldale site. This building and the buildings and parking structure north of Heather Crest replace what was solely a large surface parking lot. Overall, the Planning Unit believes that the new building is well designed and represents a quality project that meets the standards for approval for planned unit developments.

RECOMMENDATION

The Planning Unit recommends that the Plan Commission forward Zoning Map Amendment 3279, rezoning 702 N. Midvale Boulevard from PUD-SIP to Amended PUD-SIP to the Common Council with a recommendation of **approval**, subject to input at the public hearing and the following conditions:



Department of Public Works
City Engineering Division

608 266 4751

Larry D. Nelson, P.E.
City Engineer

City-County Building, Room 115
210 Martin Luther King, Jr. Boulevard
Madison, Wisconsin 53703
608 264 9275 FAX
.608 267 8677 TDD

Deputy City Engineer
Robert F. Phillips, P.E.

Principal Engineers
Michael R. Dalley, P.E.
Christina M. Bachmann, P.E.
John S. Fahrney, P.E.
David L. Benzschawel, P.E.
Gregory T. Fries, P.E.

Operations Supervisor
Kathleen M. Cryan

Hydrogeologist
Joseph L. DeMorett, P.G.

GIS Manager
David A. Davis, R.L.S.

DATE: April 3, 2006
TO: Plan Commission
FROM: Larry D. Nelson, P.E., City Engineer
SUBJECT: 702 North Midvale Phase III Rezoning

The City Engineering Division has reviewed the subject development and has the following comments.

MAJOR OR NON-STANDARD REVIEW COMMENTS (Comments which are special to the project and/or may require additional work beyond a standard, more routine project.)

1. This project may require a developer agreement. The developer shall review the extent of the work in the public right-of-way with the City Engineer. See Comment 1.1.
2. Building will need a new address. Contact Lori Zenchenko in City Engineering.
3. Plan shall be revised to clearly distinguish between public right-of-way and private property on Price Place and Heather Crest.
4. In accordance with Madison General Ordinances 37.09(3)(d)6b, applicant shall provide 0.06 acre feet of flood storage for each acre of proposed impervious redevelopment.

GENERAL OR STANDARD REVIEW COMMENTS

In addition, we offer the following General or Standard Review Comments:

Engineering Division Review of Planned Community Developments, Planned Unit Developments and Conditional Use Applications.

Name: 702 North Midvale Phase III Rezoning

General

- 1.1 The construction of this building will require removal and replacement of sidewalk, curb and gutter and possibly other parts of the City's infrastructure. The applicant shall enter into a City / Developer agreement for the improvements required for this development. The applicant shall be required to provide deposits to cover City labor and materials and surety to cover the cost of construction. The applicant shall meet with the City Engineer to schedule the development of the plans and the agreement. The City Engineer will not sign off on this project without the agreement executed by the developer. The developer shall sign the Developer's Acknowledgement prior to the City Engineer signing off on this project.
- 1.2 The site plan shall identify lot and block numbers of recorded Certified Survey Map or Plat.
- 1.3 The site plan shall include all lot/ownership lines, existing building locations, proposed building additions, demolitions, parking stalls, driveways, sidewalks (public and/or private), existing and proposed signage, existing and proposed utility locations and landscaping.

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- 1.4 The site plan shall identify the difference between existing and proposed impervious areas.
- 1.5 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.
- 1.6 The site plan shall include a full and complete legal description of the site or property being subjected to this application.

Right of Way / Easements

- 2.1 The Applicant shall Dedicate a _____ foot wide strip of Right of Way along _____.
- 2.2 The Applicant shall Dedicate a _____ foot wide strip of Right of Way along _____.
- 2.3 The Applicant shall Dedicate a Permanent Limited Easement for grading and sloping _____ feet wide along _____.
- 2.4 The City Engineer has reviewed the need for pedestrian and bicycle connections through the development and finds that no connections are required.
- 2.5 The Applicant shall Dedicate a Permanent Limited Easement for a pedestrian / bicycle easement _____ feet wide from _____ to _____.
- 2.6 The Developer shall provide a private easement for public pedestrian and bicycle use through the property running from _____ to _____.
- 2.7 The developer shall be responsible for the ongoing construction and maintenance of a path within the easement. The maintenance responsibilities shall include, but not be limited to, paving, repaving, repairing, marking and plowing. The developer shall work with the City of Madison Real Estate Staff to administer this easement. Applicable fees shall apply.

Streets and Sidewalks

- 3.1 The Applicant shall execute a waiver of notice and hearing on the assessments for the improvement of [roadway] _____ in accordance with Section 66.0703(7)(b) Wisconsin Statutes and Section 4.09 of the MGO.
- 3.2 **Value of sidewalk installation over \$5000.** The Applicant shall Construct Sidewalk to a plan approved by the City Engineer along _____.
- 3.3 **Value of sidewalk installation under \$5000.** The Applicant shall install public sidewalk along _____. The Applicant shall obtain a Street Excavation Permit for the sidewalk work, which is available from the City Engineering Division. The applicant shall pay all fees associated with the permit including inspection fees. All work must be completed within six months or the succeeding June 1, whichever is later.
- 3.4 The Applicant shall execute a waiver of their right to notice and hearings on the assessments for the installation of sidewalk along [roadway] _____ in accordance with Section 66.0703(7)(b) Wisconsin Statutes and Section 4.09 of the MGO.
- 3.5 The Applicant shall grade the property line along _____ to a grade established by the City Engineer. The grading shall be suitable to allow the installation of sidewalk in the future without the need to grade beyond the property line. The Applicant shall obtain a Street Excavation permit prior to the City Engineer signing off on this development.
- 3.6 The Applicant shall close all abandoned driveways by replacing the curb in front of the driveways and restoring the terrace with grass.
- 3.7 **Value of the restoration work less than \$5,000. When computing the value, do not include a cost for driveways. Do not include the restoration required to facilitate a utility lateral installation.** The Applicant's project requires the minor restoration of the street and sidewalk. The Applicant shall obtain a Street Excavation Permit for the street restoration work, which is available from the City Engineering Division. The applicant shall pay all fees associated with the permit including inspection fees.
- 3.8 The Applicant shall make improvements to _____ in order to facilitate ingress and egress to the development. The improvement shall include a (Describe what the work involves or strike this part of the comment.) _____.
- 3.9 The Applicant shall make improvements to _____. The improvements shall consist of _____.
- 3.10 The approval of this Conditional Use does not include the approval of the changes to roadways, sidewalks or utilities. The applicant shall 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. The curb location, grades, tree locations, tree species, lighting modifications and other items required to facilitate the development or restore the right of way shall be reviewed by the City Engineer, City Traffic Engineer, and City Forester.

- 3.11 The Applicant shall provide the City Engineer with a survey indicating the grade of the existing sidewalk and street. The Applicant shall hire a Professional Engineer to set the grade of the building entrances adjacent to the public right of way. The Applicant shall provide the City Engineer the proposed grade of the building entrances. The City Engineer shall approve the grade of the entrances prior to signing off on this development.
- 3.12 The Applicant shall replace all sidewalk and curb and gutter which abuts the property which is damaged by the construction or any sidewalk and curb and gutter which the City Engineer determines needs to be replaced because it is not at a desirable grade regardless of whether the condition existed prior to beginning construction.
- 3.13 The Applicant shall obtain a privilege in streets agreement for any encroachments inside the public right of way. The approval of this development does not constitute or guarantee approval of the encroachments.
- 3.14 The Applicant shall provide the City Engineer with the proposed soil retention system to accommodate the restoration. The soil retention system must be stamped by a Professional Engineer. The City Engineer may reject or require modifications to the retention system.
- 3.15 The Applicant shall complete work on exposed aggregate sidewalk in accordance with specifications provided by the city. The stone used for the exposed aggregate shall be approved by the City. The Construction Engineer shall be notified prior to beginning construction. Any work that does not match the adjacent work or which the City Construction Engineer finds is unacceptable shall be removed and replaced.
- 3.16 All work in the public right-of-way shall be performed by a City licensed contractor.

Storm Water Management

- 4.1 The site plans shall be revised to show the location of all rain gutter down spout discharges.
- 4.2 Storm sewer to serve this development has been designed and constructed. The site plans shall be revised to identify the location of this storm sewer and to show connection of an internal drainage system to the existing public storm sewer.
- 4.3 The plan set shall be revised to show a proposed private internal drainage system on the site. This information shall include the depths and locations of structures and the type of pipe to be used.
- 4.5 The applicant shall show storm water "overflow" paths that will safely route runoff when the storm sewer is at capacity.
- 4.6 The applicant shall demonstrate compliance with Section 37.07 and 37.08 of the Madison General Ordinances regarding permissible soil loss rates. The erosion control plan shall include Universal Soil Loss Equation (USLE) computations for the construction period. Measures shall be implemented in order to maintain a soil loss rate below 7.5-tons per acre per year.
- 4.7 The City of Madison is an approved agent of the Department of Commerce. This proposal contains a commercial building and as such, the City of Madison is authorized to review infiltration, stormwater management, and erosion control on behalf of the Department of Commerce. No separate submittal to Commerce or the WDNR is required.
- 4.8 This development includes multiple building permits within a single lot. The City Engineer and/or the Director of the Inspection Unit may require individual control plans and measures for each building.
- 4.9 If the lots within this site plan are inter-dependent upon one another for stormwater runoff conveyance, and/or a private drainage system exists for the entire site an agreement shall be provided for the rights and responsibilities of all lot owners. Said agreement shall be reviewed and placed on file by the City Engineer, referenced on the site plan and recorded at the Dane Co Register of Deeds.
- 4.10 Prior to approval, this project shall comply with Chapter 37 of the Madison General Ordinances regarding stormwater management. Specifically, this development is required to:
 - Detain the 2 & 10-year storm events.
 - Detain the 2, 10, & 100-year storm events.
 - Control 40% TSS (20 micron particle).
 - Control 80% TSS (5 micron particle).
 - Provide infiltration in accordance with NR-151.
 - Provide substantial thermal control.
 - Provide oil & grease control from the first 1/2" of runoff from parking areas.

Stormwater management plans shall be submitted and approved by City Engineering prior to sign-off.

- 4.11 The plan set shall be revised to show more information on proposed drainage for the site. This shall be accomplished by using spot elevations and drainage arrows or through the use of proposed contours. It is necessary to show the location of drainage leaving the site to the public right-of-way. It may be necessary to provide information off the site to fully meet this requirement.
- 4.12 A portion of this project comes under the jurisdiction of the US Army Corp of Engineers and WDNR for wetland or flood plain issues. A permit for those matters shall be required prior to construction on any of the lots currently within the jurisdictional flood plain.
- 4.13 The Applicant shall submit, prior to plan sign-off, digital CAD files to the Engineering Program Specialist in the

Engineering Division (Lori Zenchenko). The digital copies shall be to scale and represent final construction.

CAD submittals can be either AutoCAD (dwg) Version 2001 or older, MicroStation (dgn) Version J or older, or Universal (dxf) formats and contain the following data, each on a separate layer name/level number:

- a) Building Footprints
- b) Internal Walkway Areas
- c) Internal Site Parking Areas
- d) Other Miscellaneous Impervious Areas (i.e. gravel, crushed stone, bituminous/asphalt, concrete, etc.)
- e) Right-of-Way lines (public and private)
- f) Lot lines
- g) Lot numbers
- h) Lot/Plat dimensions
- i) Street names

NOTE: Email file transmissions preferred lzenchenko@cityofmadison.com . Include the site address in this transmittal.

- 4.14 NR-151 of the Wisconsin Administrative Code will be effective on October 1, 2004. Future phases of this project shall comply with NR 151 in effect when work commences. Specifically, any phases not covered by a Notice of Intent (NOI) received from the WDNR under NR-216 prior to October 1, 2004 shall be responsible for compliance with all requirements of NR-151 Subchapter III. As most of the requirements of NR-151 are currently implemented in Chapter 37 of the Madison General Ordinances, the most significant additional requirement shall be that of infiltration.

NR-151 requires infiltration in accord with the following criteria. For the type of development, the site shall comply with one of the three (3) options provided below:

Residential developments shall infiltrate 90% of the predevelopment infiltration amount, 25% of the runoff from the 2-year post development storm or dedicate a maximum of 1% of the site area to active infiltration practices.

Commercial development shall infiltrate 60% of the predevelopment infiltration amount, 10% of the runoff from the 2-year post development storm or dedicate a maximum of 2% of the site area to active infiltration practices.

- 4.15 The applicant shall submit, prior to plan sign-off, digital PDF files to the Engineering Division (Jeff Benedict or Tim Troester). The digital copies shall be to scale, and shall have a scale bar on the plan set.

PDF submittals shall contain the following information:

- a) Building footprints.
- b) Internal walkway areas.
- c) Internal site parking areas.
- d) Lot lines and right-of-way lines.
- e) Street names.
- f) Stormwater Management Facilities.
- g) Detail drawings associated with Stormwater Management Facilities (including if applicable planting plans).

- 4.16 The Applicant shall submit prior to plan sign-off, electronic copies of any Stormwater Management Files including:

- a) SLAMM DAT files.
- b) RECARGA files.
- c) TR-55/HYDROCAD/Etc...
- d) Sediment loading calculations

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.

Utilities General

- 5.1 The Applicant shall obtain a Street Excavation permit for the installation of utilities required to serve this project. The Applicant shall pay the permit fee, inspection fee and street degradation fee as applicable and shall comply with all the conditions of the permit.
- 5.2 The applicant shall obtain all necessary sewer connection permits and sewer plugging permits prior to any utility work.
- 5.3 All proposed and existing utilities including gas, electric, phone, steam, chilled water, etc shall be shown on the plan.
- 5.4 The applicant's utility contractor shall obtain a connection permit and excavation permit prior to commencing the storm sewer construction.
- 5.5 The site plans shall be revised to show the location of existing utilities, including depth, type, and size in the adjacent right-of-way.
- 5.6 The developer shall provide information on how the Department of Commerce's requirements regarding treatment of storm water runoff, from parking structures, shall satisfied prior to discharge to the public sewer system. Additionally, information shall be provided on which system (storm or sanitary) the pipe shall be connected to.

Sanitary Sewer

- 6.1 Prior to approval of the conditional use application, the owner shall obtain a permit to plug each existing sanitary sewer lateral that serves a building that is proposed for demolition. For each lateral to be plugged the owner shall deposit \$1,000 with the City Engineer in two separate checks in the following amounts: (1). \$100 non-refundable deposit for the cost of inspection of the plugging by City staff; and (2). \$900 for the cost of City crews to perform the plugging. If the owner elects to complete the plugging of a lateral by private contractor and the plugging is inspected and approved by the City Engineer, the \$900 fee shall be refunded to the owner.
- 6.2 All outstanding Madison Metropolitan Sewerage District (MMSD) and City of Madison sanitary sewer connection charges are due and payable prior to connection to the public sewerage system.
- 6.3 Each unit of a duplex building shall be served by a separate and independent sanitary sewer lateral.
- 6.4 The site plan shall be revised to show all existing public sanitary sewer facilities in the project area as well as the size and alignment of the proposed service.

**CITY OF MADISON
INTERDEPARTMENTAL
CORRESPONDENCE**

Date: April 25, 2006

To: Plan Commission
From: Kathy Voeck, Assistant Zoning Administrator
Subject: 702 N Midvale Blvd., Phase III

Present Zoning District: PUD(GDP(SIP))

Proposed Use: 13,200 sq. ft. building with restaurant, outdoor eating area & retail space
(Restaurant is 7,000 sq. ft. with 230 seats inside and 74 seats outside, retail building is 6,200 sq. ft.)

Proposed Zoning District: Amended PUD(GDP-SIP)

MAJOR OR NON-STANDARD REVIEW COMMENTS (Comments which are special to the project and/or may require additional work beyond a standard, more routine project). **NONE.**

GENERAL OR STANDARD REVIEW COMMENTS

1. Show accessible parking stalls to serve the proposed retail and restaurant uses that meet state required striping and signage as near the accessible entrances as possible.
2. Provide **two** 10' x 35' loading areas with 14' vertical clearance to be shown on the plan. The loading area shall be exclusive of drive aisle and maneuvering space.
3. Provide **eleven** bike parking stalls in a safe and convenient location on an impervious surface to be shown on the final plan. The lockable enclosed lockers or racks or equivalent structures in or upon which the bicycle may be locked by the user shall be securely anchored to the ground or building to prevent the lockers or racks from being removed from the location. NOTE: A bike-parking stall is two feet by six feet with a five-foot access area. Structures that require a user-supplied locking device shall be designed to accommodate U-shaped locking devices.
4. Parking lot plans with greater than twenty (20) stalls, landscape plans must be stamped by a registered landscape architect. Provide a landscape worksheet with the final plans that shows that the landscaping provided meets the point and required tree ordinances. In order to count toward required points, the landscaping shall be within 15' and 20' of the parking lot depending on the type of landscape element. (Note: The required trees do not count toward the landscape point total.) **Planting islands shall consist of at least 75%**

vegetative cover, including trees, shrubs, ground cover, and/or grass. Up to 25% of the island surface may be brick pavers, mulch or other non-vegetative cover. All plant materials in islands shall be protected from vehicles by concrete curbs.

- Lighting is not required. However, if it is provided, it must comply with City of Madison outdoor lighting standards. (See parking lot packet). Lighting will be limited to .10 watts per square foot.

ZONING CRITERIA

Bulk Requirements	Required	Proposed
Lot Area	6,000 sq. ft.	1,611,922 sq. ft.
Lot width	50'	adequate
Usable open space	Phase III, n/a	n/a
Front yard	0'	adequate
Side yards	0'	adequate
Rear yard	10'	adequate
Floor area ratio	3.0	less than 1.0 (Phase III)
Building height	---	1 story

Site Design	Required	Proposed
Number parking stalls	91 restaurant 21 retail 112 total	Existing shared parking
Accessible stalls	per state codes	(1)
Loading	2 (10' x 35') areas	(2)
Number bike parking stalls	11	(3)
Landscaping	Yes	(4)
Lighting	No	(5)

Other Critical Zoning Items	
Urban Design	Yes
Barrier free (ILHR 69)	Yes

With the above conditions, the proposed project **does** comply with all of the above requirements.

* Since this project is being rezoned to the (PUD) district, and there are no predetermined bulk requirements, we are reviewing it based on the criteria for the C-2 district, because of the surrounding land uses.



Traffic Engineering Division

David C. Dryer, City Traffic Engineer

Madison Municipal Building
215 Martin Luther King, Jr. Boulevard
P.O. Box 2986
Madison, Wisconsin 53701-2986
PH 608/266-4761
TTY 608/267-9623
FAX 608/267-1158

April 20, 2006

TO: Plan Commission

FROM: David C. Dryer, P.E., City Traffic Engineer

SUBJECT: **702 North Midvale Blvd. – Rezoning – PUD (SIP) to Amended PUD (GDP-SIP) – Phase III – 13200 Sq. Ft. Building w/ Restaurant, Outdoor Eating & Retail Space.**

The City Traffic Engineering Division has reviewed the subject development and has the following comments.

MAJOR OR NON-STANDARD REVIEW COMMENTS (Comments which are special to the project and/or may require additional work beyond a standard, more routine project.)

1. The applicant should grant a joint driveway easement to the southerly adjacent property owner, or prevent encroachment onto the adjacent property. The applicant shall provide a recorded copy of the easement to Traffic Engineering or show a barrier to prevent encroachment on the adjacent property prior to approval.
2. The applicant shall modify the Class 3 driveway approach onto Price Place, as not to extend in front of the adjacent property owner or the westerly property owner will need to sign the driveway permit. In addition, if the adjacent property owner has an existing driveway approach to Price Pl., the proposed southerly driveway approach to Price Place shall be a joint driveway approach or shall be min. of 10 ft. between the two driveway approaches. The applicant shall modify the proposed approach and revised plans showing the above condition.

GENERAL OR STANDARD REVIEW COMMENTS

In addition, we offer the following General or Standard Review Comments:

3. When the applicant submits final plans for 702 North Midvale Blvd., 313 & 319 Price Place, approval, the applicant shall show the following: items in the terrace as existing (e.g., signs and street light poles, traffic signals), type of surfaces, existing property lines, addresses, one contiguous plan (showing all easements, all pavement markings, building placement, and stalls), adjacent driveway approaches to lots on either side and across the street, signage, percent of slope, truck & auto routes, dimensions of radii,

aisles, driveways, stalls including the two (2) feet overhang, and a scaled detailed drawings at 1" = 20'.

4. The applicant shall provide scaled drawing at 1" = 50' or larger on one contiguous plan sheet showing all the 313 & 319 Price Place, 414 & 702 North Midvale Blvd. facility's access, existing and proposed buildings, layouts of parking lots, loading areas, trees, signs, pavement markings, semi trailer and vehicle movements, ingress/egress easements and approaches as modified or approved.
5. Four (4) foot Outdoor Eating high fence along the sidewalk the length of the service area separating the sidewalk from the tables. All information as tables and seating shall be shown or noted on the plan.
6. The applicant shall show the dimensions for existing and proposed parking stalls' items A, B, C, D, E, and F, and for ninety-degree angle parking with min. nine (9) foot wide stalls and backing up, according to Figures II "Medium and Large Vehicles" parking design standards in Section 10.08(6)(b) 2. (If two (2) feet of overhang are used for a vehicle, it shall be shown on the plan.) The applicant shall modify the 90 degree or parallel parking spaces along the southerly side of the building to M.G.O.
7. All existing driveway approaches on which are to be abandoned or modified shall be noted on the site plan.
8. All signs at the approaches shall be installed behind the property line. The applicant shall show all approved epoxy line lanes, crosswalks, stop bars and signage at the special street design for private street sections for Price Place, Heather Crest and driveway approaches as approved. All directional/regulatory signage and pavement markings on the site shall be shown and noted for the area shown on the Rezoning Site plan. In addition, the applicant shall note "All Pavement Markings and Signage to be maintained by Property Owner."
9. The Developer shall post a deposit and reimburse the City for all costs associated with any modifications to Traffic Signals, Street Lighting, Signing and Pavement Marking, and conduit and handholes, including labor, engineering and materials for both temporary and permanent installations.
10. Public signing and marking related to the development may be required by the City Traffic Engineer for which the developer shall be financially responsible.

Please contact John Leach, City Traffic Engineering at 267-8755 if you have questions regarding the above items:

Contact Person: Andy Stein
Fax: 847-215-5282
Email:

DCD:DJM:dm



CITY OF MADISON FIRE DEPARTMENT

Fire Prevention Division

325 W. Johnson St., Madison, WI 53703-2295
Phone: 608-266-4484 ♦ FAX: 608-267-1153

DATE: 4/19/06
TO: Plan Commission
FROM: Edwin J. Ruckriegel, Fire Marshal
SUBJECT: **702 N. Midvale Blvd.**

The City of Madison Fire Department (MFD) has reviewed the subject development and has the following comments:

MAJOR OR NON-STANDARD REVIEW COMMENTS (Comments which are special to the project and/or may require additional work beyond a standard, more routine project.)

1. Provide fire apparatus access as required by Comm 62.0509 and MGO 34.19, as follows:
 - a. The site plans shall clearly identify the location of all fire lanes.
 - b. Provide a completed MFD "Fire Apparatus Access and Fire Hydrant Worksheet" with the site plan submittal.
2. All portions of the exterior walls of newly constructed public buildings and places of employment and open storage of combustible materials shall be within 500-feet of at least TWO fire hydrants. Distances are measured along the path **traveled by the fire truck as the hose lays off the truck**. See MGO 34.20 for additional information.

GENERAL OR STANDARD REVIEW COMMENTS

In addition, we offer the following General or Standard Review Comments:

3. Per the IFC chapter 10 and MGO34:
 - a. Applicant shall post the capacity of the outside dining area in accordance International Fire Code 2006 edition.
 - b. Proposed deck shall not be located at, adjacent or obstruct the required exits from the building.
 - c. Provide and maintain exits from the deck in accordance with the International Fire Code 2006 edition.
 - d. Submit a seating plan for the proposed Deck space.

Please contact John Lippitt, MFD Fire Protection Engineer, at 608-261-9658 if you have questions regarding the above items.

cc: John Lippitt

From: Jeanne Hoffman
Sent: Thursday, April 27, 2006 2:31 PM
Subject: RE: Whole Foods Memo to Plan Commission

Plan Commission Members - The mayor met with Dennis Harder and others from Joseph Freed and Associates. The mayor is supportive of the Whole Foods projects for the following reasons.

- 1) Joseph Freed will explain tonight that the parking ratios between Whole Foods and Sentry are the same. There is no competitive advantage.
- 2) The mayor is comfortable with the recommendations of the Traffic Engineering department and feels that these conditions will provide the necessary studies and remedies to future traffic impacts from this development. Furthermore, the Whole Foods site is along University Ave a major arterial for the City of Madison - with additional good connectivity via Segoe and Midvale.
- 3) The Whole Foods project meets the Big Box ordinance and sets a good example.
- 4) It is not for Plan Commission members to second guess the market. There may be many groceries in this area, however, there is also dense residential development (with more to come), high family income levels throughout the area, and a major urban roadway with significant traffic volumes. All of this adds up to the area being able to support many groceries within close proximity to one another. Additionally, Whole Foods is already in the area, so we are not adding a store.
- 5) Whole Foods will help insure the success of the rest of Hilldale's retail plan. Other retailers will be more inclined to located in Hilldale if Whole Foods is part of Hilldale - because retailers know that Whole Foods brings is such a draw. The success of this entire redevelopment is important to the City of Madison.
- 6) It should also be noted that a number of other Whole Foods sites in other cities - required TIF or other City subsidy to have underground parking. There is not TIF district here and no blight to create one. There is also no other City subsidy going into this project. Joseph Freed could not finance the underground parking, they could only increase Whole Foods lease, which Whole Foods is not willing to pay for, so underground parking at Whole Foods does not work financially.
- 7) Past phases and future phases will continue to be dense, urban redevelopment. The mayor informed Joseph Freed and Associates that all future phases must be dense multi-story, dense urban development otherwise he would not be in favor of future phases.

Jeanne Hoffman
Asst to the Mayor