

**PLANNING DIVISION REPORT  
DEPARTMENT OF PLANNING AND COMMUNITY  
AND ECONOMIC DEVELOPMENT  
Of December 12, 2007**

**RE: ID #08166: Zoning Map Amendment ID 3328 & 3329 to Rezone 702 N. Midvale Blvd.  
from PUD-GDP-SIP to Amended PUD-GDP-SIP**

1. Requested Actions: Approval of a request to amend the previously approved PUD-GDP-SIP (Planned Unit Development, General Development Plan; Specific Implementation Plan) for Hilldale Shopping Center to allow construction of a 140-room hotel in place of a previously approved 90-unit condominium building.
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; 220 N Smith Street, Suite 300; Palatine, Illinois; Adam Fink, representative.

2. Development Schedule: Development of the second phase of the Hilldale redevelopment is ongoing. Completion of the hotel is scheduled for September 2009.
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 prolongation of Heather Crest on the south, in Aldermanic District 11; Madison Metropolitan School District; Urban Design District 6.
4. Existing Conditions: The 528,664 square foot Hilldale Shopping Center site is comprised of eleven buildings including the 349,450 square foot indoor shopping mall (Macy's, Sentry, etc.) and Ace Hardware. Phase I of a redevelopment project focused primarily east of the main retail mall building and included two parking structures containing 649 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. Other Phase I projects included a 7,900 square-foot restaurant at the northeastern corner of the site,

the six-screen Sundance Cinema at the southern end of the mall and a 13,200 square-foot commercial building located at the southeastern corner of Price Place and Heather Crest.

5. Proposed Phase: This application varies the improvements approved for Phase II of the Hilldale redevelopment in the area previously occupied by the Humana office park and the Hilldale Theater and Peking Palace restaurant, which have been demolished. Phase II was previously approved for development of a 65,000 square-foot grocery store, 25,000 square feet of additional retail space, 13,000 square feet of office space, a 40,000 square-foot gym, 238 condominium units and approximately 1,100 structured parking spaces. The application also includes a future phase consisting of 220 residential units and one hotel. The applicants now propose to relocate the hotel, which will contain 140 rooms, to the site of 90 of the 238 condominium units originally proposed.
6. Land Use and Zoning Surrounding Site:  
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: US Bank, 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 transit-oriented and community mixed-use redevelopment.
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 zoning map amendments and 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 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 Hilldale PUD-SIP to allow demolition of the former US Bank office and the construction of the 7,900 square-foot Fleming's restaurant near the southwest corner of N. Midvale Boulevard and University Avenue.

On May 16, 2006, the Common Council approved an amendment to the Hilldale PUD-SIP to allow construction of a 13,200 square-foot commercial building containing the Great Dane Brew Pub and retail space located at the southeastern corner of Price Place and Heather Crest.

On January 2, 2007, the Common Council approved a major amendment to the Hilldale PUD-GDP-SIP to allow demolition of the former Humana office complex and the construction of a 65,000 square-foot grocery store, 25,000 square feet of additional retail space, 13,000 square feet of office space, a 40,000 square-foot gym, 238 condominium units and approximately 1,100 structured parking spaces. The amended GDP also approved a future phase consisting of 220 residential units and one hotel.

On August 7, 2007, the Common Council approved a Certified Survey Map, preliminary plat and final plat subdividing the Hilldale property into a total of 12 lots.

### **ANALYSIS, EVALUATION & CONCLUSION**

The developer, Joseph Freed & Associates, is requesting approval of a major alteration to the previously approved planned unit development for Hilldale Shopping Center. The proposed amendments to the general development plan and specific implementation plan will focus on the Phase II area in the northwestern corner of the overall 37-acre development on the land generally bounded by University Avenue, N. Segoe Road, Frey Street and Hilldale Way that was previously occupied by the Humana office park and Hilldale Theater.

This portion of the mixed-use redevelopment project was approved in early 2007 as a PUD-GDP-SIP to allow construction of:

- a 65,000 square-foot Whole Foods grocery store at the corner of N. Segoe Road and University Avenue, which was subsequently reduced in size to a 55,000 square foot store by a staff-approved minor alteration (the bulk, mass and design of the store is generally the same with a smaller floor plate and a more generous entrance plaza on the east);
- an eleven-story structure extending along a portion of the University Avenue frontage containing 13,450 square feet of leaseable office space and a ten-story, 144-unit residential tower;
- a nine-story structure to be located at the corner of University Avenue and Hilldale Way that will include 19,000 square feet of ground floor retail space, a 40,000 square-foot space for a future gym and a seven-story, 90-unit residential tower;
- a one-story, 5,500 square-foot commercial space located at the southeastern corner of the Phase II development along the easterly prolongation of Frey Street;
- a four-unit townhouse along the Frey Street frontage, which will abut a 1,095-space parking structure that will primarily serve the Phase II development.

Construction of Phase II commenced in August and will continue through 2010. The most recent general development plan for the project also included a master plan for the remainder of the site that proposed development of a 100-unit residential building located at N. Segoe Road and Heather Crest, a 120-unit residential building located at Sawyer Terrace and N. Segoe Road, and a 125-room hotel to be constructed along the west wall of the mall in the area currently occupied by the mall food court. The master plan also proposed a terraced greenspace to extend between Sawyer Terrace and the drive located adjacent to the west wall of the mall.

The major alteration to the general development plan and specific implementation plan proposed calls for the hotel use conceptually approved on the most recent general development plan for the western wall of the mall building in the vicinity of the food court to be relocated to the University Avenue frontage of the phase. The 140-room hotel will replace the 90-unit condominium tower previously approved at the eastern end of the phase adjacent to the corner of University Avenue and Hilldale Way above 19,000 square feet of retail space on the ground floor and a 40,000 square-foot space gym on the second floor. The previous location of the hotel is now shown as "future mixed-use," which will be further defined as part of a future amendment to the Hilldale planned unit development.

The first floor of the hotel/ gym/ retail building will feature a bar/ restaurant, reception desk, meeting rooms and offices for the hotel as well as the lobby for the second floor gym and approximately 19,000 square feet of leaseable retail space, which will be located at the corner of Hilldale Way and University. A circular drop-off lane for hotel guests is proposed off of Hilldale Way adjacent to the lobby area. The second of the floor of the hotel will largely be open to the

lobby below and will also include various office and housekeeping functions, with the remainder of the second floor devoted to the gym, which will include a lap pool, spa and basketball court.

Above the second floor, the building transitions into a six-story tower with guest rooms on floors 3-8. A hotel fitness room and pool wing and secondary hotel entrance is proposed at the third floor. A rooftop terrace is proposed along the eastern side of the mixed-use building within the stepback between the second and third floors, while the area west of the building is shown as a substantial private open space amenity for the overall development. Parking for the hotel, gym and first floor retail space will be accommodated within the 1,095-space parking structure that will serve the rest of the uses in Phase II.

Architecture of the hotel/ gym/ retail complex will feature a modern, angular structure with a variety of projecting and recessed elements to add visual interest to the building. The exterior of the gym and retail spaces will be comprised of masonry and metal paneling, while the hotel will feature a two-toned stucco exterior accented prominently with metal panels and accents. The hotel lobby will feature a two-story glass curtain wall located above a canopy extending over the hotel entrance. In all, the 8-story building will stand approximately 103 feet in height when measured from the corner of Hilldale Way and University Avenue.

Staff generally supports the proposed relocation of the hotel from the western wall of the mall to the site of the former 90-unit condominium tower. In general, staff feels that the developer has done a good job of integrating the hotel into the existing design of the eastern portion of Phase II. The design of the proposed hotel preserves the scale, mass and general architectural character established for this portion of the development with the January 2007 PUD-GDP-SIP approval. Generally, staff feels that the addition of a hotel at Hilldale enhances both the existing and future mixed-use character of the development and surrounding neighborhoods while further enhancing the vitality of not only this phase of the Hilldale redevelopment but the project overall and this section of the University Avenue corridor. Overall, the Hilldale redevelopment project continues to conform to the community mixed-use and transit-oriented development land uses recommended for the site by the Comprehensive Plan.

The Urban Design Commission reviewed the plans for the proposed hotel/ gym/ retail office complex on November 21, 2007 and recommended final approval (see attached reports).

An Inclusionary Dwelling Unit Plan (IDUP) and Land Use Restriction Agreement (LURA) were approved with the Phase II development plans. Staff recommends a condition of approval that the applicant work with the Community Development Block Grant Office and Planning Division on a revised IDUP and LURA for Phase II that addresses the reduction in dwelling units created by the reduction of units in The Heights building and the replacement of the 90-unit condominium tower with the 140-room hotel.

**RECOMMENDATION**

The Planning Division recommends that the Plan Commission forward Zoning Map Amendment 3328 & 3329, rezoning 702 N. Midvale Boulevard from PUD-GDP-SIP to Amended PUD-GDP-SIP, to the Common Council with a recommendation of **approval**, subject to input at the public hearing and the following conditions:

1. Comments from reviewing agencies.
2. That the conditions from the January 2007 ordinance approval and August 2007 final approval of the Phase II PUD-GDP-SIP including but not limited to the screening of rooftop mechanical equipment and adherence to the 65 decibel limit noted in MGO Section 24.08 for the Whole Foods Store, construction, operation and maintenance of the private open space at the southwestern corner of Frey Street and Sawyer Terrace, hours of construction and the project construction traffic management plan be carried through the approval of this Amended PUD-GDP-SIP except as modified herein.
3. That the applicant receive approval of a revised Inclusionary Dwelling Unit Plan for Phase II and execute a revised Land Use Restriction Agreement (LURA) as required by the Community Development Block Grant Office and Planning Division.

## AGENDA # 3

City of Madison, Wisconsin

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REPORT OF: URBAN DESIGN COMMISSION

**PRESENTED:** November 21, 2007

**TITLE:** 702 North Midvale Boulevard – Hilldale  
Redevelopment SIP #3 – Amended  
PUD(SIP) for the Relocation of a Proposed  
Hotel in Urban Design District No. 6. 11<sup>th</sup>  
Ald. Dist. (04090)

**REFERRED:**

**REREFERRED:**

**REPORTED BACK:**

**AUTHOR:** Alan J. Martin, Secretary

**ADOPTED:**

**POF:**

**DATED:** November 21, 2007

**ID NUMBER:**

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Members present were: Lou Host-Jablonski, Chair; John Harrington, Richard Slayton, Bruce Woods, Richard Wagner, Bonnie Cosgrove, Jay Ferm, Marsha Rummel and Todd Barnett.

### SUMMARY:

At its meeting of November 21, 2007, the Urban Design Commission **GRANTED FINAL APPROVAL** of an Amended PUD(SIP) located at 702 North Midvale Boulevard. Appearing on behalf of the project Adam Fink, Ray White and Steve Uharik of Joseph Freed and Associates; and Mike Sturm of Ken Saiki Design. The presentation team gave an overview of all the modifications to the project in response to the Commission's review of the project at its meeting of November 7, 2007. Following the presentation the Commission noted the following:

- The projecting tower element on the northeast elevation looks flimsy, tacked on, needs more integrity, especially the sunscreen.
- The previous coloration of the building is preferred to that as currently proposed.
- The addition of an upper and lower canopy feature on the stair tower doesn't quite communicate its purpose to get from lower to upper deck strongly enough; add balcony connection on stair tower as an extension of the upper terrace or visible architectural connection from top to bottom of the stair tower. An alternative to pull away the guardrail with glass to expose corner of the upper terrace such as with the Sundance Theatre building was noted as an appropriate method to address this concern. Carry over open rail railing feature to this same area as is proposed on the remainder of the upper terrace façade.
- In regards to the projecting tower element, element's flimsiness filled in the blank band in the projection below the sunscreen with window extensions.

### ACTION:

On a motion by Barnett, seconded by Rummel, the Urban Design Commission **GRANTED FINAL APPROVAL**. The motion was passed on a vote of (8-0-1) with Woods abstaining. The motion for final approval requiring modifications to the burgundy rail wall element of the upper terrace adjacent to the stair tower to increase the view line from the plaza and provide a strong architectural connection between the stair and upper plaza with adjustments to the railing design as noted to be modified to better match the railing treatment on the remainder of the upper plaza deck façade.

After the Commission acts on an application, individual Commissioners rate the overall design on a scale of 1 to 10, including any changes required by the Commission. The ratings are for information only. They are not used to decide whether the project should be approved. The scale is 1 = complete failure; 2 = critically bad; 3 = very poor; 4 = poor; 5 = fair; 6 = good; 7 = very good; 8 = excellent; 9 = superior; and 10 = outstanding. The overall ratings for this project are 6, 7, 7, 7.5, 8, 8, 8 and 8.



URBAN DESIGN COMMISSION PROJECT RATING FOR: 702 North Midvale Boulevard

	Site Plan	Architecture	Landscape Plan	Site Amenities, Lighting, Etc.	Signs	Circulation (Pedestrian, Vehicular)	Urban Context	Overall Rating
Member Ratings	-	7.5	-	-	-	-	-	7.5
	-	-	-	-	-	-	-	8
	-	-	-	-	-	-	-	8
	8	7	-	8	-	6.5	8	8
	7	6	7	7	8	7	7	7
	6	7	-	-	-	6	7	6
	-	-	-	-	-	-	-	8
	-	6	7	-	-	6.5	7	7

General Comments:

- Changes are definite improvements. There needs to be a stronger, more obvious connection between the roof plaza and the street level entry/stair.
- Great project and nice improvements.
- This has come a long way. Looks good other than “trellised tower element.”
- Nice project! Addresses most UDC concerns. Miss the yellow!

## AGENDA # 5

City of Madison, Wisconsin

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REPORT OF: URBAN DESIGN COMMISSION	<b>PRESENTED:</b> November 7, 2007
TITLE: 702 North Midvale Boulevard – Hilldale Redevelopment SIP #3 – Amended PUD(SIP) for the Relocation of a Proposed Hotel in Urban Design District No. 6. 11 <sup>th</sup> Ald. Dist. (04090)	<b>REFERRED:</b> <b>REREFERRED:</b> <b>REPORTED BACK:</b>
AUTHOR: Alan J. Martin, Secretary	<b>ADOPTED:</b> <b>POF:</b>
DATED: November 7, 2007	<b>ID NUMBER:</b>

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Members present were: Lou Host-Jablonski, Chair; Marsha Rummel, Bonnie Cosgrove, Bruce Woods, Richard Slayton, John Harrington and Jay Ferm.

### SUMMARY:

At its meeting of November 7, 2007, the Urban Design Commission **GRANTED INITIAL APPROVAL**. Appearing on behalf of the project were Adam Fink, Ray White and Scott McLamore of Joseph Freed & Associates; Michael Sturm of Ken Saiki Design; and Michael Quigley. The presentation of the revised plans emphasized address of the Commission's previously stated concerns at its meeting of September 19, 2007. The development team emphasized the elements of the project as previously approved by the Commission, in conjunction with the proposed modifications to allow for the hotel development as a replacement for a residential condominium tower overlying previously approved retail/commercial development. A presentation of site and building plan details emphasized landscape changes, green roof details, as well as architectural modifications for the proposed "Hotel Indigo." Details of the stair connection to Hilldale Way, parking ramp, upper level hotel were presented, including the hotel 6-story tower above the roof deck and single story pool wing. Following the presentation the Commission noted the following:

- Provide view into hotel lobby from stair.
- Consider eyescopes or other mechanisms to enhance views for visitors on upper deck.
- The Sentry wall still needs to be resolved as functionally OK. Think about the color of steel tubes in the planter and replace turf terrace area.
- Resolve issues with cars departing drop-off to go to the right.
- Open the design of stair to tie into the adjacent façade treatment.
- The application of indigo color as scattered in various building material applications raises concern with the differential fading rate.
- Use different pavement treatment to provide direction in the vehicular drop-off area.
- Issue with bike parking at drop-off being across the street from the drop-off; poor solution, need to place near the canopy drop-off.
- The stair to the upper plaza needs to communicate where it goes; provide an architectural connection or detail to associate stairway with the upper plaza, minimally provide a visual clue in the physical environment.

- Provide color cubes such as yellow in the upper tower to the lower tower drop-off area. Also look at upper end of stair element as blue indigo to match and tie into lower drop-off area's architecture.

**ACTION:**

On a motion by Rummel, seconded by Cosgrove, the Urban Design Commission **GRANTED INITIAL APPROVAL**. The motion was passed on a vote of (6-0-1) with Woods abstaining. The motion required address of the above stated concerns with final consideration of the project.

After the Commission acts on an application, individual Commissioners rate the overall design on a scale of 1 to 10, including any changes required by the Commission. The ratings are for information only. They are not used to decide whether the project should be approved. The scale is 1 = complete failure; 2 = critically bad; 3 = very poor; 4 = poor; 5 = fair; 6 = good; 7 = very good; 8 = excellent; 9 = superior; and 10 = outstanding. The overall ratings for this project are 5, 7, 7, 8, 8 and 8.

**URBAN DESIGN COMMISSION PROJECT RATING FOR: 702 North Midvale Boulevard**

	Site Plan	Architecture	Landscape Plan	Site Amenities, Lighting, Etc.	Signs	Circulation (Pedestrian, Vehicular)	Urban Context	Overall Rating
<b>Member Ratings</b>	8	7	7	7.5	-	8	8	8
	-	-	-	-	-	-	-	8
	9	8	8	8	-	7	9	8
	7	7	7	6	-	6	7	7
	6	7	7	-	4	6	8	7
	5	6	5	-	-	4	5	5

**General Comments:**

- Kudos! Small issues remain...address public stairway – tell us where we can go. Visual connection between hotel tower and hotel entry using architecture or colors or both.
- Excellent development of the design; very responsive to UDC’s expressed concerns. Hotel-reception wings, however, need a much stronger perceived connection.
- Great job addressing concerns!
- Great improvements and an interesting use of the space. The screening along Sentry wall is a clever solution.
- Interesting design, appreciate the rooftop plantings and attempts to mitigate difficult situations. Ped-vehicle circle is a weakness though.
- Concerned about congestion and vehicular circulation.



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  
1 866 704 2315 Textnet

**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.  
Gregory T. Fries, P.E.

**Facilities & Sustainability**  
Jeanne E. Hoffman, Manager  
James C. Whitney, A.I.A.

**Operations Manager**  
Kathleen M. Cryan

**Hydrogeologist**  
Joseph L. DeMorett, P.G.

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

**Financial Officer**  
Steven B. Danner-Rivers

DATE: November 30, 2007  
TO: Plan Commission  
FROM: Larry D. Nelson, P.E., City Engineer  
SUBJECT: 702 North Midvale Boulevard 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. All work in the public right-of-way shall be constructed under Engineering Project No. 53B2137. Modify plan sheets for work on University Avenue and add the following note: "All work in the public right-of-way shall be constructed in accordance to plans issued by the City Engineer for Project 53B2137."
2. All work within University Avenue right-of-way requires approval from Dane County.
3. Revise utility sheet to include existing public sanitary and storm sewer (newly installed) and proposed pipe size, slope, rim, invert of proposed connections to the City sanitary sewer.
4. A maintenance agreement (with location drawing) shall be recorded for each of the green roofs (extensive and intensive).
5. The approved address for the new hotel is 710 Hilldale Way.

**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 Boulevard 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.



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- 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.
- 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 Coordinate all necessary new interior addresses associated with this proposed development with City Engineering Program Specialist Lori Zenchenko [lzenchenko@cityofmadison.com](mailto:lzenchenko@cityofmadison.com) or (608) 266-5952
- 1.7 The site plan shall include a full and complete legal description of the site or property being subjected to this application.
- 1.8 The Developer is required to pay Impact Fees for the \_\_\_\_\_ Impact Fee District for Lot(s) \_\_\_\_\_ of the \_\_\_\_\_ Plat/CSM. The current rate is \$ \_\_\_\_\_ /1000SF for a total of \$ \_\_\_\_\_. The Developer shall select one of the following two options for payment of these fees:
  - 1) Impact Fees shall be paid in full prior to Engineering sign-off of the plat/csm.
  - 2) The Developer has elected to defer the payments until such time as the building permits are applied for, in which case the owner(s) shall have fourteen (14) days after receiving the invoices to pay the outstanding impact fees. The following shall be required prior to plat sign off;
    - a) The Developer shall supply an Excel spreadsheet with lot numbers, lot areas, and number of dwelling units per lot. The Developer shall supply a CADD file of the proposed FINAL plat, in a format compatible with Microstation J. This information shall be required to calculate the Impact Fees, which will then be recorded at the Register of Deeds against each lot in the subdivision..
    - b) All information shall transmitted to Janet Dailey by e-mail at [Jdailey@cityofmadison.com](mailto:Jdailey@cityofmadison.com), or on a CD to:
 

Janet Dailey  
City of Madison Engineering Division  
210 Martin Luther King Jr. Blvd  
Room 115  
Madison, WI 53703
    - c) A minimum of three (3) weeks shall be required for staff to calculate the Impact Fees and record the documents prior to plat sign-off.

The Developer shall put the following note on the face of the plat:

**ALL THE LOTS WITHIN THIS SUBDIVISION ARE SUBJECT TO IMPACT FEES THAT ARE DUE AND PAYABLE WITHIN FOURTEEN DAYS OF THE ISSUANCE OF BUILDING PERMIT(S).**

**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.
- 2.8 The Public Sanitary Sewer Easement(s) dedicated to the City of Madison ("City") on the face of this Certified Survey Map or Subdivision Plat is/are subject to the following conditions:

- a. The property owner reserves the right to use and occupy the Public Sanitary Sewer Easement Area(s) in a manner consistent with the rights herein conveyed, provided that such use and occupancy shall not interfere with or disturb the installation, operation, maintenance, repair, replacement and/or modification of the public sanitary sewer facilities.
- b. No above-ground improvements shall be located in the Public Sanitary Sewer Easement Area(s) by the City or the property owner, with the exception that grates, sewer access structure (SAS) covers, and other access points to the public sanitary sewer facilities shall be permitted at grade level. (Optional: and with the exception that pavement and/or concrete for driveway purposes shall be permitted.)
- c. Plantings and landscaping within the Public Sanitary Sewer Easement Area(s) shall not obstruct routine maintenance by the City. In the event of repair or reconstruction, plantings and landscaping may be removed by the City without replacement or compensation to the property owner.
- d. The property owner shall not change the grade of the Public Sanitary Sewer Easement Area(s) without the prior written approval of the City's Engineering Division.
- e. The Public Sanitary Sewer Easement(s) may not be amended, modified, terminated, or released without the written consent of all the parties hereto, or their respective successors-in-interest.

2.9 The Public Sidewalk Easement(s) dedicated to the City of Madison ("City") on the face of this Certified Survey Map or Subdivision Plat is/are subject to the following conditions:

- a. The property owner reserves the right to use and occupy the Public Sidewalk Easement Area(s) in a manner consistent with the rights herein conveyed, provided that such use and occupancy shall not interfere with or disturb the installation, operation, maintenance, repair, replacement and/or modification of the public sidewalk improvements.
- b. No above-ground improvements will be allowed in the Public Sidewalk Easement Area(s) by the property owner. (Optional: with the exception that pavement and/or concrete for driveway purposes shall be permitted.)
- c. Plantings and landscaping within the Public Sidewalk Easement Area(s) shall not obstruct routine maintenance by the City. In the event of repair or reconstruction, plantings and landscaping may be removed by the City without replacement or compensation to the property owner.
- d. The property owner shall not change the grade of the Public Sidewalk Easement Area(s) without the prior written approval of the City's Engineering Division.
- e. The Public Sidewalk Easement(s) may not be amended, modified, terminated, or released without the written consent of all the parties hereto, or their respective successors-in-interest.

2.10 The Public Storm Sewer Easement(s) dedicated to the City of Madison ("City") on the face of this Certified Survey Map or Subdivision Plat is/are subject to the following conditions:

- a. The property owner reserves the right to use and occupy the Public Storm Sewer Easement Area(s) in a manner consistent with the rights herein conveyed, provided that such use and occupancy shall not interfere with or disturb the installation, operation, maintenance, repair, replacement and/or modification of the public storm sewer facilities.
- b. No above-ground improvements shall be located in the Public Storm Sewer Easement Area(s) by the City or the property owner, with the exception that grates, sewer access structure (SAS) covers, and other access points to the public storm sewer facilities shall be permitted at grade level. (Optional: and with the exception that pavement and/or concrete for driveway purposes shall be permitted.)
- c. Plantings and landscaping within the Public Storm Sewer Easement Area(s) shall not obstruct routine maintenance by the City. In the event of repair or reconstruction, plantings and landscaping may be removed by the City without replacement or compensation to the property owner.
- d. The property owner shall not change the grade of the Public Storm Sewer Easement Area(s) without the prior written approval of the City's Engineering Division.  
The Public Storm Sewer Easement(s) may not be amended, modified, terminated, or released without the written consent of all the parties hereto, or their respective successors-in-interest.

2.11 The Public Water Main Easement(s) dedicated to the City of Madison ("City") on the face of this Certified Survey Map or Subdivision Plat is/are subject to the following conditions:

- a. The property owner reserves the right to use and occupy the Public Water Main Easement Area(s) in a manner consistent with the rights herein conveyed, provided that such use and occupancy shall not interfere with or disturb the installation, operation, maintenance, repair, replacement and/or modification of the public water main facilities.
- b. No above-ground improvements will be allowed in the Public Water Main Easement Area(s) by the property owner. (Optional: with the exception that pavement and/or concrete for driveway purposes shall be permitted.)
- c. Plantings and landscaping within the Public Water Main Easement Area(s) shall not obstruct routine maintenance by the City. In the event of repair or reconstruction, plantings and landscaping may be removed by the City without replacement or compensation to the property owner.
- d. The property owner shall not change the grade of the Public Water Main Easement Area(s) without the prior written approval of the City's Engineering Division.
- e. The Public Water Main Easement(s) may not be amended, modified, terminated, or released without the written consent of all the parties hereto, or their respective successors-in-interest.

**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. This permit application is available on line at <http://www.cityofmadison.com/engineering/permits.cfm>.
- 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. This permit application is available on line at <http://www.cityofmadison.com/engineering/permits.cfm>.
- 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. This permit application is available on line at <http://www.cityofmadison.com/engineering/permits.cfm>.
- 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.
- 3.17 Installation of "Private" street signage in accordance with 10.34 MGO is required.

#### 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.

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- 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.
- 4.4 The applicant shall show storm water "overflow" paths that will safely route runoff when the storm sewer is at capacity.
- 4.5 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.
- 4.6 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.
- 4.7 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.
- 4.8 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.
- 4.9 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) off of new paved surfaces
  - Control 80% TSS (5 micron particle) off of new paved surfaces
  - Provide infiltration in accordance with Chapter 37 of the Madison General Ordinances
  - Provide substantial thermal control.
  - Provide oil & grease control from the first 1/2" of runoff from parking areas.
  - Complete an erosion control plan and 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 the Madison General Ordinances.

Stormwater management plans shall be submitted and approved by City Engineering prior to signoff.

- 4.10 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.
- 4.11 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.
- 4.12 The Applicant shall submit, prior to plan sign-off, a digital CAD file (single file) to the Engineering Program Specialist in the Engineering Division (Lori Zenchenko). The digital CAD file shall be to scale and represent final construction. The single CAD file submittal can be either AutoCAD (dwg) Version 2001 or older, MicroStation (dgn) Version J or older, or Universal (dxf) format 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](mailto:lzenchenko@cityofmadison.com) . Include the site address in this transmittal.

- 4.13 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.

- 4.14 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).
- 4.15 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.
- 4.16 The area adjacent to this proposed development has a known flooding risk. All entrances shall be 2-feet above the adjacent sidewalk elevation or 1-foot above the 100-year regional flood elevation (whichever is greater). This includes garage entrances.

#### 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. This permit application is available on line at <http://www.cityofmadison.com/engineering/permits.cfm>.
- 5.2 The applicant shall obtain all necessary sewer connection permits and sewer plugging permits prior to any utility work. This permit application is available on line at <http://www.cityofmadison.com/engineering/permits.cfm>.
- 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. This permit application is available on line at <http://www.cityofmadison.com/engineering/permits.cfm>.
- 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. This permit application is available on line at <http://www.cityofmadison.com/engineering/permits.cfm>.
- 6.2 All outstanding Madison Metropolitan Sewerage District (MMSD) and City of Madison sanitary sewer connection charges are due and payable prior Engineering sign-off, unless otherwise collected with a Developer's / Subdivision Contract. Contact Janet Dailey (608-261-9688) to obtain the final MMSD billing a minimum of two (2) working days prior to requesting City Engineering signoff.

- 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, invert elevation, and alignment of the proposed service.



## Traffic Engineering and Parking Divisions

David C. Dryer, P.E., City Traffic Engineer and Parking Manager

Suite 100  
215 Martin Luther King, Jr. Boulevard  
P.O. Box 2986  
Madison, Wisconsin 53701-2986  
PH 608 266 4761  
TTY 866-704-2315  
FAX 608 267 1158

July 26, 2007

Revised December 6, 2007

TO: Plan Commission

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

SUBJECT: **702 North Midvale Blvd. – Rezoning – PUD (SIP) to Amended PUD (SIP) – 140 Room Hotel**

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. None

### PEDESTRIAN AND BICYCLE TRANSPORTATION REVIEW COMMENTS

2. None

### GENERAL OR STANDARD REVIEW COMMENTS

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

- When the applicant submits final plans for approval, the applicant shall show the following: items in the terrace as existing (e.g., signs and street light poles), type of surfaces, existing property lines, addresses, one contiguous plan (showing all easements, all pavement markings, building placement, and stalls), signage, percent of slope, vehicle routes, dimensions of radii, aisles, driveways, stalls including the two (2) feet overhang, and a scaled drawing at 1" = 20'.
- All directional/regulatory signage and pavement markings on the site shall be shown and noted on the plan.
- 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.

6. 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: Adam Fink  
Fax: 847-215-5282  
Email: [afink@jfreed.com](mailto:afink@jfreed.com)

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: November 9, 2007  
TO: Plan Commission  
FROM: Edwin J. Ruckriegel, Fire Marshal  
SUBJECT: **702 N. Midvale Boulevard**

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.)

none

## **GENERAL OR STANDARD REVIEW COMMENTS**

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

1. Provide fire apparatus access as required by Comm 62.0509 and MGO 34.19, as follows:  
**(commercial structures only)**
  - a. The site plans shall clearly identify the location of all fire lanes.
  - b. Provide an aerial apparatus access fire lane that is at least 26-feet wide, with the near edge of the fire lane within 30-feet of the structure, and parallel to one entire side of the structure, if any part of the building is over 30 feet in height.
  - c. Provide a completed MFD "Fire Apparatus Access and Fire Hydrant Worksheet" with the site plan submittal.

Please contact Scott Strassburg, New Construction Inspector at 608-261-9843 if you have questions regarding the above items.

cc: Bill Sullivan