



**Project Addresses:** 702 N Midvale Boulevard & 401 N Segoe Road  
**Application Type:** Planned Development–Specific Implementation Plan  
**Legistar File ID #** [77029](#)  
**Prepared By:** Timothy M. Parks, Planning Division  
Report includes comments from other City agencies, as noted

**Summary**

**Applicant & Property Owner:** Chris Boyce, WS Development/Hilldale Shopping Center, LLC/401 North Segoe, LLC; 33 Boylston Street, Suite 3000; Chestnut Hill, Massachusetts.

**Contact Person:** Brian Munson, Vandewalle & Associates; 120 E Lakeside Street; Madison.

**Requested Actions:** Approval of a Planned Development–Specific Implementation Plan for Hilldale Shopping Center at 702 N Midvale Boulevard and 401 N Segoe Road.

**Proposal Summary:** The applicant is seeking approval of a Specific Implementation Plan for the “Hilldale Phase 3” project to expand Hilldale Shopping Center from its current boundary at Heather Crest south to Vernon Boulevard between N Segoe Road and Price Place. The Specific Implementation Plan includes the final plans for three new buildings, including a one-story, 16,756 square-foot commercial building to be located at the southwestern corner of Price Place and Heather Crest; a three-story, 54,413 square-foot commercial building located on the south side of Heather Crest; and a six-story mixed-use building with 7,638 square feet of commercial space and 100 residential units located on the north side of Vernon Boulevard between Price Place and N Segoe Road. Construction of the proposed buildings in the Specific Implementation Plan will commence later this year, with completion scheduled in 2025.

**Applicable Regulations & Standards:** Section 28.182 of the Zoning Code provides the process for zoning map amendments. The approval process and standards for the Planned Development zoning district is outlined in Section 28.098 of the Zoning Code. A portion of the subject site is also located in Urban Design Dist. 6, which is subject to the requirements in Section 33.24 (13) of the Urban Design Commission ordinance.

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

**Summary Recommendation:** The Planning Division recommends that the Plan Commission find the Specific Implementation Plan is consistent with the approved General Development Plan and forward Zoning Map Amendment ID 28.022–00629, approving a Planned Development–Specific Implementation Plan for Hilldale Shopping Center at 702 N Midvale Boulevard and 401 N Segoe Road, to the Common Council with recommendations of **approval** subject to input at the public hearing, the review by the Urban Design Commission, and the conditions from reviewing agencies beginning on page 6 of this report.

**Background Information**

**Parcel Location:** The Planned Development District for Hilldale Shopping Center consists of approximately 40.35 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 Vernon Boulevard on the south, in Alder District 11 (Tishler); Madison Metropolitan School District; Urban Design District 6.

Of the 40.35 acres zoned PD, 31.82 acres are controlled by the applicant for this Specific Implementation Plan. The overall Hilldale PD district also includes the Springhill Suites development (4601 Frey Street), 151,000 square-foot store Target (750 Hilldale Way), and 96-unit Overlook at Hilldale Apartments (4620 Frey), which are governed by separate Specific Implementation Plans.

**Existing Conditions and Land Use:** The Hilldale Shopping Center Planned Development includes Macy’s; AMC Theater; Ace Hardware; two parking structures containing approximately 670 parking spaces; four retail buildings on the east side of (private) Price Place totaling 71,190 square feet; approximately 60,000 square feet of exterior-facing retail spaces located between Macy’s and Metcalfe’s Market; 40 condominium units in four townhouse buildings located along N. Midvale Boulevard; approximately 45,000 square feet of exterior-facing retail spaces located between Macy’s and Heather Crest; a 7,900 square-foot multi-tenant building at the northeastern corner of the site; and the 13,200 square-foot Great Dane Pub located at the southeastern corner of Price Place and Heather Crest. The latest General Development Plan notes that there is 429,586 leasable square feet in the center. The land south of Heather Crest and the existing edge of the shopping center is developed with the 108,858 square-foot (per City records) former BMO Harris Bank office building and surface parking lots, which are located at 401 N Segoe Road.

**Land Use and Zoning Surrounding “Phase 3” Area:**

- North: Existing Hilldale Shopping Center (AMC, Macy’s Metcalfe’s Market, Apple, etc.), zoned PD;
- South: Hamptons at Hilldale Apartments, zoned TR-U2 (Traditional Residential–Urban 2 District); BMO Harris Bank branch, zoned SE (Suburban Employment District);
- East: Threlfall Office Building and Old National Bank across Price Place, zoned SE; Great Dane Brew Pub-Hilldale, zoned PD; and
- West: Karen Arms Apartments, zoned SR-V2 (Suburban Residential – Varied 2 District).

**Adopted Land Use Plans:**

The 2018 Comprehensive Plan recommends Hilldale Shopping Center and lands north of Vernon Boulevard for Regional Mixed-Use development (RMU), while the lands south of Vernon Boulevard are recommended for Community Mixed-Use (CMU). Lands west of the “Hilldale Phase 3” project across N Segoe Road are recommended for Medium Residential (MR).

The University Hill Farms Neighborhood Plan includes the subject site as part of Block A in the “Vernon Price” sub-area. Block A includes lands located north of Vernon Boulevard between N Segoe Road and Price Place extending north to the existing southern edge of Hilldale. Block A is primarily recommended for the development of 160,000 square feet of office space to be served by 400 parking spaces in three-to six-unit buildings. Additionally, the neighborhood plan recommends that the southern half of Vernon Boulevard be converted to greenspace when the street is reconstructed in the future.

**Zoning Summary:** The site is zoned PD, which will be reviewed in the following sections.

Other Critical Zoning Items	
Yes:	Urban Design (Planned Development, Urban Design Dist. 6), Utility Easements, Barrier Free

No:	Floodplain, Wellhead Protection, Waterfront Development, Landmark, Adjacent to a Park, Transit-Oriented Development (TOD) Overlay (exempt)
<i>Prepared by: Planning and Zoning staff</i>	

**Environmental Corridor Status:** The subject site is not located within a mapped environmental corridor.

**Public Utilities and Services:** The site is served by a full range of urban services. Metro Transit operates daily all-day transit service along Heather Crest and N Midvale Boulevard. Following the initiation of Metro’s new route network in June 2023, Hilldale will be served by the east-west Bus Rapid Transit (BRT) line and local bus routes on University Avenue.

## Previous Approvals

On February 1, 2005, the Common Council approved rezoning of the 37-acre Hilldale Shopping Center and former Humana Office complex from C2 (General Commercial District) to PUD-GDP-SIP [1966 Zoning Code] to allow the addition of two parking structures containing 668 parking spaces, four retail buildings opposite the east wall of the mall core totaling 71,190 square feet and 40 multi-family dwellings in four townhouse condominium buildings located along N Midvale Boulevard. Subsequent SIP approvals in December 2005 and May 2006 would precede the construction of the 7,900 square-foot Fleming’s restaurant and 13,200 square-foot Great Dane Brew Pub.

On March 2, 2010, the Common Council approved a request to rezone 702 N Midvale Boulevard from PUD-SIP to Amended PUD-GDP-SIP to amend the Hilldale Shopping Center Planned Unit Development to remove the site of the Target store from the Hilldale PUD-SIP. On the same date, the Common Council approved a request to rezone 4609 University Avenue from PUD-SIP to Amended PUD-GDP-SIP to allow a 151,000 square-foot Target store to be constructed under its own Specific Implementation Plan. The adjacent Overlook at Hilldale apartment complex was approved as a separate Amended PUD-GDP-SIP in September 2010. A series of subdivision approvals were granted to separate the Target and Overlook sites from the rest of the center.

On October 29, 2013, the Common Council approved a major amendment to the Planned Development zoning for Hilldale Shopping Center to allow the redevelopment of the “north wing” of Hilldale Shopping Center through the conversion of the enclosed retail spaces between Metcalfe’s Market and Macy’s into 60,000 square feet of open air/ exterior-facing retail spaces, including an east-west outdoor walkway linking Price Place to the western parking lot.

On September 16, 2016, the Common Council approved a major amendment to the Planned Development zoning for Hilldale Shopping Center to allow the redevelopment of the “south wing” of Hilldale Shopping Center between Macy’s and AMC Theatre through the conversion of 55,000 square feet of enclosed retail spaces into approximately 45,000 square feet of exterior-facing retail spaces and a landscaped open air courtyard between the storefronts and Price Place.

On April 18, 2017, the Common Council approved a major amendment to the Planned Development zoning for Hilldale Shopping Center to amend the General Development Plan and Specific Implementation Plan to allow construction of an eleven-story mixed-use building containing 26,350 square feet of office space and 182-room hotel at 4601 Frey Street.

On January 18, 2022, the Common Council approved a request to rezone 401 N Segoe Road from SE (Suburban Employment District) to PD (Planned Development District), and approved an amended Planned Development–General Development Plan for an expanded Hilldale Shopping Center to include additional commercial, hotel, and residential uses. On January 10, 2022 meeting, the Plan Commission approved a demolition permit to raze a bank/office building at 401 N Segoe Road to allow the future development.

## **Project Description, Analysis and Conclusion**

The applicant and property owner is requesting approval of a Specific Implementation Plan for the “Hilldale Phase 3” project to expand Hilldale Shopping Center from its current boundary at Heather Crest south to Vernon Boulevard between N Segoe Road and Price Place.

The Specific Implementation Plan includes the final plans for three new buildings, which are identified as Buildings 200, 300, and 500 in the application materials, and which are summarized as follows:

- Building 200 is proposed as a one-story, 16,756 square-foot commercial building to be located at the southwestern corner of Price Place and Heather Crest. Plans for the building call for a variety of tenant spaces ranging in size from 536 square feet to 5,953 square feet, with primary or secondary entrance doors shown on all four sides of the building.
- Building 300 is proposed as an up to three-story, 54,413 square-foot, L-shaped commercial building located on the south side of Heather Crest west of Building 200. The first floor of the building will include approximately 27,343 square feet in ten tenant spaces primarily oriented to a private open space that will be created between the building and Heather Crest. Plans for the central open space suggest that it could be used for a variety of active and passive uses, including community exercise sessions and events for approximately 200 persons.

The second floor of the building is shown as a 19,844 square-foot tenant space. The letter of intent indicates that 337 square feet of space will be provided on the third floor of the building, though no plans for that floor are included with the plans submitted.

- Building 500 is proposed as a six-story mixed-use building located on the north side of Vernon Boulevard between Price Place and N Segoe Road. The building will include 7,638 square feet of commercial space adjacent to the Price-Vernon corner of the first floor and 100 residential units on floor 2-6. The letter of intent indicates that the building will have 100 automobile parking stalls on the western two-thirds of the first floor and below the footprint of the building; 22 of the proposed stalls will be tandem stalls.

In addition to the parking within Building 500, the Specific Implementation Plan shows that 234 stalls of surface automobile parking will be provided between Buildings 200 and 300 and Building 500, between Building 300 and N Segoe Road, and in parallel parking stalls on both sides of Kelab Drive/ Heather Crest. Parking for 107 bikes is indicated on the exterior of the Phase 3 buildings per the letter of intent. The General Development Plan approved in 2022 noted that Heather Crest may be used for special events that may close the street to through traffic.

Approval of a General Development Plan or any major alteration thereto shall establish the basic right of use for the area and shall be recorded against the PD-zoned property. However, the plan shall be conditioned upon approval of a Specific Implementation Plan, and shall not allow any of the uses as proposed until a Specific Implementation Plan is submitted and approved for all or a portion of the General Development Plan. The

Specific Implementation Plan should be consistent with the approved General Development Plan, and approval of a Specific Implementation Plan shall be reviewed as a zoning map amendment.

The Planning Division believes that the proposed Specific Implementation Plan for Hilldale Phase 3 is consistent with the building layout, intensity, and proposed uses shown in the approved General Development Plan. The Plan Commission previously recommended that the General Development Plan for Phase 3 was consistent with the recommendations in the 2018 Comprehensive Plan, which includes the existing Hilldale Shopping Center and lands north of Vernon Boulevard in the Regional Mixed-Use (RMU) land use category, and identifies University Avenue as a “regional corridor” and N Midvale Boulevard as a “community corridor” on the Growth Priority Areas map (pages 15-16); Hilldale and its environs are also identified as an established regional activity center on the same map. The proposed mixed-use Phase 3 development was considered a logical extension of the character and intensity of development at Hilldale south past its long-time southern edge at Heather Crest/Kelab Drive despite not being consistent with the recommendations in the 2016 University Hill Farms Neighborhood Plan, which recommended office development on the southern edge of Hilldale in three- to six-story buildings north of Vernon Boulevard.

Finally, the subject site located within the boundaries of the Transit-Oriented Development (TOD) zoning overlay enacted by the Common Council on January 17, 2023. Development within the TOD overlay would be subject to the bulk and design requirements in Section 28.104 of the Zoning Code. However, the Zoning Administrator and Planning Division have determined that the requirements in the TOD overlay do not apply in this case because the General Development Plan for the Hilldale Phase 3 project was approved prior to the adoption of the TOD requirements, and because staff believes that the proposed Specific Implementation Plan is consistent with that General Development Plan.

#### Urban Design Commission Review

The Planned Development is partially located in Urban Design Dist. 6, which requires that the request be approved by the Urban Design Commission (UDC). In addition, the UDC shall review the Specific Implementation Plan prior to the Plan Commission, and shall make a recommendation to the Plan Commission with specific findings on the design objectives listed in Subsections 28.098(1) and (2) and the other requirements of this Subchapter. The UDC reviewed the Specific Implementation Plan at its April 26, 2023 meeting and recommended **initial** approval subject to the conditions in the final section of this report. A draft report of the UDC meeting is attached to the legislative file for this request.

## **Recommendation**

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

The Planning Division recommends that the Plan Commission forward Zoning Map Amendment ID 28.022–00629, approving a Planned Development–Specific Implementation Plan for Hilldale Shopping Center at 702 N Midvale Boulevard and 401 N Segoe Road, to the Common Council with recommendations of **approval** subject to input at the public hearing, the review by the Urban Design Commission, and the following conditions from reviewing agencies:

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

**Planning Division**

1. Revise the final floorplans to show the proposed square footage of the third floor of Building 300 consistently throughout the plan set.
2. Provide on the floorplans for Building 500 the number of automobile and bicycle stalls within the building.
3. The final project plans shall incorporate an overall data table for the entire three-building Phase 3 project that includes the residential and commercial floor area of each building and number of dwelling units (for Building 500), and automobile and bicycle parking (surface and structured) within the project limits. The final plans shall label the number of parking stalls in each surface or garage area (between Buildings 200 and 300 and Building 500, between Building 300 and N Segoe Road, etc.).

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

The Urban Design Commission granted **initial approval** of the Specific Implementation Plan on April 26, 2023 subject to the following conditions to be addressed at final approval and prior to final sign-off and issuance of building permits:

4. Incorporate columnar evergreens/junipers within the planting strips along the north elevation at architectural column locations.
5. Incorporate more significant plantings, including raised planters, at the building entry on the north elevation.
6. Incorporate more details into the long wall expanses along the street that would help break down the wall, including but not limited to terracing the wall, incorporating a cantilevered seat element into the wall, or incorporating design details to add color, textures, or pattern within the wall.
7. On Building 200, the corrugated metal panel shall be painted to reflect the renderings.
8. [Lighting] fixture L5 shall be revised to be meet code requirements for cut-off and shielding.
9. The applicant shall provide additional detailing of the blue trellis.
10. The applicant shall review the institutional look of the Building 500 and see how they can change or reduce that perception through material selection, openings, etc. Refinement of proportions and architectural elements, rhythm and direction being horizontal versus vertical.

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

11. Replace railing on wall along N Segoe Road as needed to meet current codes. The City Engineering Division strongly suggests removing this wall and re-grading the area.
12. Enter into a City / Developer agreement for the required infrastructure improvements. Agreement to be executed prior to sign off. Allow 4-6 weeks to obtain agreement. Contact the City Engineering Division to schedule the development and approval of the plans and the agreement.

13. Construct sidewalk, terrace, curb and gutter, and pavement along N Segoe Road, Vernon Boulevard, and Price Place to a plan approved by the City Engineer.
14. Construct public sanitary sewer, storm sewer, and drainage improvements as necessary to serve the lots within the development.
15. Madison Metropolitan Sewerage District (MMSD) charges are due and payable prior to City Engineering Division sign-off, unless otherwise collected with a Developer's / Subdivision Contract. Contact Mark Moder ((608) 261-9250) to obtain the final MMSD billing a minimum of two (2) working days prior to requesting City Engineering signoff.
16. Obtain a permanent sewer plug permit for each existing sanitary sewer lateral serving a property that is not to be reused and a temporary sewer plug permit for each sewer lateral that is to be reused by the development.
17. An Erosion Control Permit is required for this project.
18. A Storm Water Management Report and Storm Water Management Permit is required for this project.
19. This site appears to disturb over one (1) acre of land and requires a permit from the Wisconsin Department of Natural Resources (WDNR) for stormwater management and erosion control. The City of Madison has been required by the WDNR to review projects for compliance with NR-216 and NR-151; however, a separate permit submittal is still required to the WDNR for this work. The City of Madison cannot issue our permit until concurrence is obtained from the WDNR via their NOI or WRAPP permit process. Contact Eric Rortvedt at 273-5612 of the WDNR to discuss this requirement. The applicant is notified that the City of Madison is an approved agent of the Wisconsin Department of Safety and Professional Services (DSPS) and no separate submittal to this agency or Capital Area Regional Planning Commission (CARPC) is required for this project to proceed.
20. Revise the site plan to show all existing public sanitary sewer facilities in the project area as well as the size, invert elevation, and alignment of the proposed service.
21. Provide an ownership/maintenance agreement (recorded) for the private sewer main prior to CSM and final plan approval.
22. The applicant shall provide projected wastewater volume calculations as a condition of plan approval. Off-site sewer improvements may be required as a condition for development. The applicant shall submit calculations to Mark Moder [mmoder@cityofmadison.com](mailto:mmoder@cityofmadison.com)
23. Revise the plans to show a proposed private internal drainage system on the site. Include the depths and locations of structures and the type of pipe to be used.
24. This project will disturb 20,000 square feet or more of land area and requires an Erosion Control Plan. Please submit an 11- x 17-inch copy of an erosion control plan (PDF electronic copy preferred) to Megan Eberhardt (west) at [meberhardt@cityofmadison.com](mailto:meberhardt@cityofmadison.com), or Daniel Olivares (east) at [daolivares@cityofmadison.com](mailto:daolivares@cityofmadison.com), for approval.

25. Demonstrate compliance with MGO Sections 37.07 and 37.08 regarding permissible soil loss rates. Include Universal Soil Loss Equation (USLE) computations for the construction period with the erosion control plan. Measures shall be implemented in order to maintain a soil loss rate below 5.0 tons per acre per year.
26. This project will require a concrete management plan and a construction dewatering plan as part of the erosion control plan to be reviewed and approved by the City Engineer's Office. If contaminated soil or groundwater conditions exist on or adjacent to this project additional WDNR, Madison-Dane County Public Health, and/or City Engineering approvals may be required prior to the issuance of the required Erosion Control Permit.
27. This project appears to require fire system testing that can result in significant amounts of water to be discharged to the project grade. The Contractor shall coordinate this testing with the erosion control measures and notify City Engineering (608) 266-4751 prior to completing the test to document that appropriate measures have been taken to prevent erosion as a result of this testing.
28. Complete weekly self-inspection of the erosion control practices and post these inspections to the City of Madison website as required by Chapter 37 of Madison General Ordinances.
29. Prior to approval, this project shall comply with Chapter 37 of the Madison General Ordinances regarding stormwater management. Specifically, this development is required to submit a Storm Water Management Permit application, associated permit fee, Stormwater Management Plan, and Storm Water Management Report to City Engineering. The Storm Water Management Plan and Report shall include compliance with the following:
  - Submit prior to plan sign-off, a stormwater management report stamped by a P.E. registered in the State of Wisconsin.
  - Provide electronic copies of any stormwater management modeling or data files including SLAMM, RECARGA, TR-55, HYDROCAD, Sediment loading calculations, or any other electronic modeling or data files. If calculations are done by hand or are not available electronically, the hand copies or printed output shall be scanned to a PDF file and provided to City Engineering.
  - By design detain the 10-year post-construction design storm such that the peak discharge during this event is reduced 15% compared to the peak discharge from the 10-year design storm in the existing condition of the site. Further, the volumetric discharge leaving the post development site in the 10- year storm event shall be reduced by 5% compared to the volumetric discharge from the site in an existing condition during the 10-year storm event. These required rate and volume reductions shall be completed, using green infrastructure that captures at least the first half-inch of rainfall over the total site impervious area. If additional stormwater controls are necessary beyond the first half-inch of rainfall, either green or non-green infrastructure may be used.
  - Reduce TSS by 80% off of the proposed development when compared with the existing site.
  - Treat the first half-inch of runoff over the proposed parking facility and/or drive up window.
  - Submit a draft Stormwater Management Maintenance Agreement (SWMA) for review and approval that covers inspection and maintenance requirements for any BMP used to meet stormwater management requirements on this project.



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

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

31. The easements shown on the Existing Easements sheet shall include the recording information of the easements and beneficiaries to clarify public from private easements.
32. The proposed development will require the release of several public utility easements. The easements shall need to be released as part of the required land division this Specific Implementation Plan. Coordinate with Jeff Quamme ([jrquamme@cityofmadison.com](mailto:jrquamme@cityofmadison.com)) the release of any City of Madison easement rights. He will create and coordinate the project with the City Office of Real Estate services.
33. The site plan indicates private storm sewer encroaching into the Price Place public right of way. Private utilities within a public right of way requires a Privilege in Streets agreement with an annual fee. If the current configuration remains, make an application with City of Madison Office of Real Estate Services for a privilege in streets agreement. An approval of the development does not constitute or guarantee approval of any encroachments within a public right of way.
34. The proposed new buildings cross underlying platted lot lines. Prepare a Certified Survey Map (CSM) and submit to the Planning Division to dissolve underlying lot lines to comply with fire codes, City Ordinances and City Policies. The CSM shall be approved by the City, recorded with the Dane County Register of Deeds and new tax parcel information available prior to issuance of a building permit or early start permit.
35. Heather Crest Drive as an important bicycle and pedestrian connection between the neighborhoods east and west of N Midvale Boulevard. As such, the Owner shall grant a Public Bike and Pedestrian easement over the corridor to allow the passage of public to allow travel of pedestrians and bicycles through and over the corridor. The Easement can be granted on the pending CSM or by separately recorded instrument.
36. Kelab Drive was vacated [as noted in Document No. 4204088 on June 19, 2006]. The private street is now the extension of Heather Crest. Change all references of Kelab Drive to Heather Crest on all plan sheets.
37. Metro will be ending service The existing along the private road of Heather Crest. The Permanent Limited Easement for Municipal Transit Purposes per Document No. 4129968 for shall be released by separate document prepared by City Office of Real Estate Services. Contact Jeff Quamme of Engineering Mapping ([jrquamme@cityofmadison.com](mailto:jrquamme@cityofmadison.com), 608-266-4097) to coordinate the Real Estate project, and associated information and fees required. If any release is required prior to recording of the pending CSM.
38. There is a substantial concrete retaining wall that may be encroaching into the N Segoe Road right of way. The applicant shall confirm and note on the plans all encroachments. For any encroachment make an application with the Office of Real Estate Services for a privilege in streets agreement. An approval of the development does not constitute or guarantee approval of any encroachments within a public right of way.

39. The existing Reciprocal Easement Agreement per Document No. 4667176 for the Hilldale Development shall be amended adding the additional lands that are part of this development proposal, also any modification to the subject parcels necessary due to the pending Certified Survey Map.
40. Provide for review, comprehensive reciprocal easements and agreements for the shared private sanitary sewer, water main and storm sewer and any other shared amenities proposed between the proposed new parcel and the Hilldale parcel. This easement agreement is necessary to accomplish the land division and site development as proposed prior to final sign off. The document(s) shall be executed and recorded immediately subsequent to the CSM recording and prior to building permit issuance.
41. All sheets of the demolition plans shall include the existing lot lines, parcel boundaries, lot numbers, CSM and plat names, and easements clearly shown and labeled.
42. Clearly show and identify the proposed final boundary of the new lot on all of the site plans.
43. The numbering for the apartments are not valid for addressing purposes. The addresses of the buildings will be determined with the approval of the addressing plans. Submit a site plan and a complete set of building floorplans (for each individual building) in PDF format to Lori Zenchenko (lzenchenko@cityofmadison.com) that includes a floorplan of each floor level on a separate sheet/page for the development of an interior and building addressing plan for the proposed multi-building complex. Each building page should include a key locator and north arrow. Also, include a unit matrix for the apartment buildings. The Addressing Plan for the entire project shall be finalized and approved by Engineering (with consultation and consent from the Fire Marshal if needed) PRIOR to the Verification submittal stage of this LNDUSE with Zoning. The final approved stamped Addressing Plan shall be included in said Site Plan Verification application materials or a revised plan shall provided for additional review and approval by Engineering. Per MGO Section 34.505, a full copy of the approved addressing plan shall be kept at the building site at all times during construction until final inspection by the Madison Fire Department. For any changes pertaining to the location, deletion or addition of a unit, or to the location of a unit entrance, (before, during, or after construction), a revised Addressings Plan shall be resubmitted to Lori Zenchenko to review addresses that may need to be changed and/or reapproved.

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

44. The applicant shall submit a deposit of \$30,000 for the installation of a Rapid Rectangular Flashing Beacon (RRFB) crossing on N Segoe Road at Kelab Drive/ Heather Crest.
45. The applicant shall work with the Traffic Engineering and City Engineering Divisions on determining the final configuration of Kelab Drive/ Heather Crest, specifically, the geometrics of the on-street parking stalls.
46. The developer shall provide a recorded copy of any joint driveway ingress/egress and crossing easements and shall be noted on face of plan.
47. The applicant shall note on the face of the Specific Implementation Plan that all improvements shown in the public right of way are not approved with this plan.
48. City of Madison radio systems are microwave directional line of sight to remote towers citywide. The building elevation will need to be reviewed by Traffic Engineering staff to accommodate the microwave sight and

building. The applicant shall submit grade and elevations plans if the building exceeds four stories prior to sign-off to be reviewed and approved by Austin Scheib, Traffic Engineering Shop, 1120 Sayle Street ((608) 266-4766). The applicant shall return one signed approved building elevation copy to the City of Madison Traffic Engineering office with final plans for sign-off.

49. The applicant shall adhere to all vision triangle requirements as set in MGO Section 27.05 (No visual obstructions between the heights of 30 inches and 10 feet at a distance of 25 feet behind the property line at streets and 10 feet at driveways.). Alterations necessary to achieve compliance may include but are not limited to; substitution to transparent materials, removing sections of the structure and modifying or removing landscaping elements. If applicant believes public safety can be maintained they shall apply for a reduction of MGO Section 27.05(2)(bb)–Vision Clearance Triangles at Intersections Corners. Approval or denial of the reduction shall be the determination of the City Traffic Engineer.
50. Per MGO Section 12.138 (14), this project is not eligible for residential parking permits. It is recommended that this prohibition be noted in the leases for the residential units.
51. The applicant shall submit one contiguous plan showing proposed conditions and one contiguous plan showing existing conditions for approval. The plan drawing shall be scaled to 1" = 20' and include the following, when applicable: existing and proposed property lines; parcel addresses; all easements; pavement markings; signing; building placement; items in the terrace such as signs, street light poles, hydrants; surface types such as asphalt, concrete, grass, sidewalk; driveway approaches, including those adjacent to and across street from the project lot location; parking stall dimensions, including two (2) feet of vehicle overhang; drive aisle dimensions; semitrailer movement and vehicle routes; dimensions of radii; and percent of slope.
52. The developer shall post a security deposit prior to the start of development. In the event that modifications need to be made to any City-owned and/or maintained traffic signals, street lighting, signing, pavement marking and conduit/handholes, the developer shall reimburse the City for all associated costs including engineering, labor and materials for both temporary and permanent installations.
53. The City Traffic Engineer may require public signing and marking related to the development; the developer shall be financially responsible for such signing and marking.
54. All parking facility design shall conform to the standards in MGO Section 10.08(6).

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

55. Provide electric vehicle stalls per Section 28.141(8)(e) Electric Vehicle Charging Station Requirements. A minimum of 10% of the residential parking stalls (10 stalls) must be electric vehicle ready, and a minimum of 2% of the stalls (2 stalls) must be electric vehicle installed. Work with Zoning staff to determine the number of electric vehicle stalls required for office uses and other uses where people are typically expected to park vehicles in excess of six (6) hours. A minimum of 10% of the parking stalls must be electric vehicle ready, and a minimum of 1% of the stalls must be electric vehicle installed. One (1) of the electric vehicle installed stalls must be an accessible stall. Identify the locations of the electric vehicle ready and installed stalls on the plans.
56. Bicycle parking for the commercial tenant spaces shall comply with the requirements of MGO Sections 28.141(4)(g) and 28.141(11) and will be reviewed prior to obtaining zoning approval for each use. Provide a

minimum of one (1) short-term bicycle space per 2,000 square feet of floor area located in a convenient and visible area on a paved or pervious surface. Bicycle parking shall be located at least as close as the closest non-accessible automobile parking and within 100 feet of a principal entrance. Clearly label and provide a count for the individual bike parking locations on the detailed site plan pages.

57. Bicycle parking for the residential dwelling units shall comply with the requirements of MGO Sections 28.141(4)(g) and 28.141(11) and shall be designated as short-term or long-term bicycle parking. A minimum of 102 resident bicycle stalls are required plus a minimum of 10 short-term guest stalls. Up to 25% of bicycle parking may be structured parking, vertical parking or wall mount parking, provided there is a five (5) foot access aisle for wall mount parking. Note: A bicycle stall is a minimum of two (2) feet by six (6) feet with a five (5) foot wide access area. Submit a detail showing the model of bike rack to be installed.
58. Submit the landscape plan and landscape worksheet stamped by the registered landscape architect. Per Section 28.142(3) Landscape Plan and Design Standards, landscape plans for zoning lots greater than 10,000 square feet in size must be prepared by a registered landscape architect.
59. Provide details demonstrating compliance with bird-safe glass requirements Section 28.129. For building façades where the first sixty (60) feet from grade are comprised of greater than or equal to fifty percent (50%) glass, at least eighty-five percent (85%) of the glass must be treated. All glass within fifteen (15) feet of a building corner must be treated when see through or fly through conditions exist. For building façades where the first sixty (60) feet from grade are comprised of less than fifty percent (50%) glass, at least eighty-five percent (85%) of the glass on glass areas fifty (50) square feet or over must be treated. Of all glass areas over fifty (50) square feet, any glass within fifteen (15) feet of a building corner must be treated. All glass railings must be treated. Identify which glass areas are 50 sq. ft. or greater and which glass areas will be treated. Provide a detail of the specific treatment product that will be used.
60. Submit a Phasing plan exhibit for Buildings 200, 300, and 500 with the associated site improvements. Per Section 28.186(4)(b), the property owner or operator is required to bring the property into compliance with all elements of the approved site plans by the date established by the Zoning Administrator as part of the site and building plan approval. Work with Zoning staff to establish a final site compliance date.
61. Signage approvals are not granted by the Plan Commission. Signage must be reviewed for compliance with MGO Chapter 31 Sign Codes and Chapter 33 Urban Design Commission ordinances. Signage permits are issued by the Zoning Section of the Department of Planning and Community and Economic Development.

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

62. Tree canopies may not extend across aerial access lanes. Adjust tree species, tree locations or aerial access locations accordingly.
63. Fire lanes shall be located within 250-ft of the exterior walls of sprinklered buildings measured along walkable paths. All portions of required fire lanes shall be within 500-ft of at least two different fire hydrants measured along the fire lanes.

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

64. Privately owned water mains to be connected to the publicly owned distribution system at more than one point are required to install a check valve at each point of connection to the distribution system to prevent water from flowing back into the distribution system. Each check valve shall be located in a manhole or vault and shall be immediately preceded and followed by a buried or exposed shut-off valve on the main. The water supplier shall have access to the manholes and valves for inspection purposes per NR 811.68(3).

65. A Water Service Application Form and fees must be submitted before connecting to the existing water system. Provide at least two working days' notice between the application submittal and the requested installation or inspection appointment. Application materials are available on the Water Utility's Plumbers & Contractors website (<http://www.cityofmadison.com/water/plumbers-contractors>), otherwise they may be obtained from the Water Utility Main Office at 119 E Olin Avenue. A licensed plumber signature is required on all water service applications. For new or replacement services, the property owner or authorized agent is also required to sign the application. A Water Meter Application Form will subsequently be required to size & obtain a water meter establish a Water Utility customer account and/or establish a Water Utility fire service account. If you have questions regarding water service applications, please contact Madison Water Utility at (608) 266-4646.

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

66. The applicant shall update submitted plan documents to identify the existing Permanent Limited Easement for Municipal Transit Purposes, granted across City of Madison Parcel 0709-201-2101-2 as part of Dane County Document No. 4129968, as recorded on November 8, 2005. The City of Madison has approved transit network redesign plans that will eliminate Metro Transit's scheduled bus operations across this permanent limited easement area effective June 11, 2023. The applicant shall coordinate with City Engineering Mapping, the City's Office of Real Estate Services, and Metro Transit to release this permanent limited easement for municipal transit purposes on or after June 11, 2023, potentially through the associated CSM application for this project.

67. The existing curbside bus stop zones, accessible pedestrian sidewalks, concrete boarding pads and passenger shelter along this easement area, between Midvale Boulevard and Segoe Road, provide critical access to the City's transit operations thru June 10, and any planned or permitted obstruction of these existing facilities in excess of thirty (30) days prior to June 10 may require additional right-of-way improvements and/or other mitigation measures in coordination with Traffic Engineering and Metro Transit staff in order to create alternative facilities that would serve the easement area corridor in a comparable operational and accessible manner.

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

68. Park Impact Fees (comprised of the Park Infrastructure Impact Fee, per MGO Sec. 20.08(2)), and Park-Land Impact Fees, per MGO Sec. 16.23(8)(f) and 20.08(2) will be required for all new residential development associated with this project. This development is within the West Park-Infrastructure Impact Fee district. Please reference ID# 21040.1 when contacting Parks Division staff about this project.

**City Forestry Section** (Contact Bradley Hofmann, (608) 267-4980)

69. On this project, street tree protection zone fencing is required. The fencing shall be erected before the demolition, grading or construction begins. The fence shall include the entire width of terrace and, extend at least 5 feet on both sides of the outside edge of the tree trunk. Do not remove the fencing to allow for deliveries or equipment access through the tree protection zone. Add as a note on the plan set.
70. An existing inventory of street trees located within the right of way shall be included on the landscape, site, demo, and utility plans. The inventory shall include the following: location, size (diameter at 4 1/2 feet), and species of existing street trees. The inventory should also note if a street tree is proposed to be removed and the reason for removal.
71. All proposed street tree removals within the right of way shall be reviewed by City Forestry before the Plan Commission meeting. Street tree removals require approval and a tree removal permit issued by City Forestry. Any street tree removals requested after the development plan is approved by the Plan Commission or the Board of Public Works and City Forestry will require a minimum of a 72-hour review period which shall include the notification of the Alderperson within whose district is affected by the street tree removal(s) prior to a treeremoval permit being issued. Add as a note on the plan set.
72. The contractor shall take precautions during construction to not disfigure, scar, or impair the health of any street tree. The contractor shall operate equipment in a manner as to not damage the branches of the street tree(s). This may require using smaller equipment and loading and unloading materials in a designated space away from trees on the construction site. Any damage or injury to existing street trees (either above or below ground) shall be reported immediately to City Forestry at (608) 266-4816. Penalties and remediation shall be required. Add as a note on the plan set.
73. As defined by the Section 107.13 of *City of Madison Standard Specifications for Public Works Construction*: No excavation is permitted within 5 feet of the trunk of the street tree or when cutting roots over 3 inches in diameter. If excavation is necessary, the Contractor shall contact Madison City Forestry ((608) 266-4816) prior to excavation. City of Madison Forestry personnel shall assess the impact to the tree and to its root system prior to work commencing.
74. Street tree pruning shall be coordinated with Madison Forestry at a minimum of two weeks prior to the start of construction for this project. All pruning shall follow the American National Standards Institute (ANSI) A300–Part 1 Standards for pruning. Add as a note on the plan set.
75. Section 107.13(g) of *City of Madison Standard Specifications for Public Works Construction* addresses soil compaction near street trees and shall be followed by Contractor. The storage of parked vehicles, construction equipment, building materials, refuse, excavated spoils or dumping of poisonous materials on or around trees and roots within five (5) feet of the tree or within the protection zone is prohibited. Add as a note on the plan set.
76. The developer shall post a security deposit prior to the start of the development to be collected by City Engineering as part of the developers agreement. In the event that street trees are damaged during the construction process, City Forestry will draw from this deposit for damages incurred.

77. Additional street trees are needed for this project. Tree planting specifications can be found in section 209 of City of Madison Standard Specifications for Public Works Construction - All street tree planting locations and tree species within the right of way shall be determined by City Forestry. A landscape plan (in PDF format) shall be submitted City Forestry for approval of planting locations and tree species. All available street tree planting locations shall be planted within the project boundaries. Add following note to plan: At least one week prior to street tree planting, Contractor shall contact City Forestry at (608) 266-4816 to schedule inspection and approval of nursery tree stock and review planting specifications with the landscaper.