



Department of Planning & Community & Economic Development
Planning Division

Website: www.cityofmadison.com

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March 7, 2008

Adam Fink
Joseph Freed & Associates
220 N Smith Street, Suite 300
Palatine, Illinois 60067

RE: 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 three-story retail/office building in place of a previously approved eleven-story office/residential building.

Dear Mr. Fink:

At its March 4, 2008 meeting, the Common Council **conditionally approved** your application to amend the previously approved PUD-GDP-SIP for Hilldale Shopping Center. The following conditions of approval shall be satisfied prior to final approval and recording of the amended planned unit development:

Please contact Janet Dailey, City Engineering, at 261-9688 if you have questions regarding the following eleven items:

1. Revise utility sheets to include public sanitary and storm sewer (newly installed) and proposed pipe size, slope, invert of proposed connections to the City sanitary sewer
2. Please submit a PDF of each floor to the Lori Zenchenko (e-mail: lzenchenko@cityofmadison.com); so that a preliminary interior addressing plan can be developed. If there are any changes pertaining to the location of a unit, the deletion or addition of a unit, or to the location of the entrance into any unit, (before, during or after construction) the addresses may need to be changed. The interior address plan is subject to the review and approval of the Fire Marshal.
3. All work in the public right-of-way shall be constructed under Engineering Project No. 53B2137. Modify plan sheets for work on University Avenue to 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".
4. All work within University Avenue (CTH MS) right-of-way requires approval from Dane County.
5. A City licensed contractor shall perform all work in the public right of way.
6. The applicant shall demonstrate compliance with Section 37.07 and 37.08 of the Madison General Ordinances regarding permissible soil loss rates. The erosion control plan shall include Universal Soil Loss Equation (USLE) computations for the construction period. Measures shall be implemented in order to maintain a soil loss rate below 7.5-tons per acre per year.

7. Prior to approval, this project shall comply with Chapter 37 of the Madison General Ordinances regarding stormwater management. Specifically, this development is required to 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.
8. The applicant shall submit, prior to plan sign-off, digital CAD files to the Land Records Coordinator in the Engineering Division (Lori Zenchenko) lzenchenko@cityofmadison.com. The digital copies shall be drawn to scale and represent final construction, including: building footprints, internal walkway areas, internal site parking areas, lot lines/ numbers/ dimensions, street names, and other miscellaneous impervious areas. Email file transmissions preferred. Please include the site address in this transmittal. The single CAD file submittal can be either AutoCAD (dwg) Version 2001 or older, MicroStation (dgn) Version J or older, or Universal (dxf) format.
9. 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>
10. 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 (261-9688) to obtain the final MMSD billing a minimum of two working days prior to requesting City Engineering signoff.
11. 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.

Please contact John Leach, Traffic Engineering, at 267-8755 if you have questions about the following three items:

12. 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-foot overhang, and a scaled drawing at 1" = 20'.
13. 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.
14. 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 my office at 261-9632 if you have questions about the following four items:

15. That the specific implementation plan and materials be revised per Planning Division approval to show a usable entrance into this phase from University Avenue.
16. 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.

17. That the applicant amend all appropriate Inclusionary Zoning documents for the Hilldale development, including the Inclusionary Dwelling Unit Plan and Land Use Restriction Agreement, prior to recording of the amended general development plan and specific implementation plan as required by the Community Development Block Grant Office and Planning Division.
18. That the applicant receive final approval of the specific implementation plan from the Urban Design Commission. Those final plans shall be modified to better address the access to the plaza from University Avenue. [Note: This condition was addressed on February 27, 2008.]

Please contact Matt Tucker, Zoning Administrator, at 266-4551 for information on zoning conformity for this project, including the provision of adequate parking, bike parking and usable open space.

Please contact Scott Strassburg, Madison Fire Department, at 261-9843 if you have questions about this project's need to provide all fire apparatus access required by Comm. 62.0509 and MGO 34.19 as part of the final signoff of the project.

Approval of this project does not include any approval to prune, remove or plant trees in the public right of way. Permission for such activities must be obtained from the City Forester, 266-4816.

After the plans have been changed as per the above conditions, please file **eight (8) sets** of the revised, complete site plans, building elevations, floor plans and any other documentation requested herein with the Zoning Administrator, Room LL-100, Madison Municipal Building, 215 Martin Luther King, Jr. Boulevard. The sets of final revised plans or documents will be circulated by the Zoning staff to the City department staff listed above for their signature of final approval. A copy of the Reuse and Recycling Plan shall also be submitted to Zoning for forwarding to the City's Recycling Coordinator for approval.

Upon receipt of the aforementioned plans, documents and fees, and upon determining that they are complete, the Zoning Administrator shall record them with the Dane County Register of Deeds Office. The recorded originals will be returned to the applicant, with the recording information noted, when the Register of Deeds has completed the recording process.

If this plan is not recorded within one year of the date of approval by the Common Council, the approval shall be null and void. No construction or alteration of the property included in this application shall be permitted until a Specific Implementation Plan (SIP) has been approved and recorded.

Within thirty-six (36) months of Common Council approval of the general development plan, the basic right of use for the areas, when in conformity with the approved specific implementation plan, shall lapse and be null and void unless 1) the project, as approved, is commenced by the issuance of a building permit, or 2) if an application for an extension is filed at least thirty (30) days prior to the expiration of the thirty-six (36) month period and the Plan Commission, after a public hearing pursuant to Sec. 28.12(10)(e), determines that no changes in the surrounding area or neighborhood since approval of the general development plan render the project incompatible with current conditions and grants an extension of up to twenty-four (24) months in which to obtain a building permit. In no case shall an extension allow a building permit to be issued more than sixty (60) months after approval of the general development plan by the Common Council. If a new building permit is required pursuant to sec. 29.06(4), Madison General Ordinances, a new petition and approval process shall be required to obtain general development plan approval and specific implementation plan approval.

If you have any questions regarding recording this plan or obtaining permits, please call Matt Tucker, Zoning Administrator, at 266-4551. If I may be of any further assistance, or if you like to discuss any of these pre-recording conditions of approval with the Development Assistance Team at one of its upcoming meetings, please do not hesitate to contact me at 261-9632.

Sincerely,

Timothy M. Parks
Planner

cc: Matt Tucker, Zoning Administrator
Janet Dailey, City Engineering
Si Widstrand, Parks Division
John Leach, Traffic Engineering
Scott Strassburg, Madison Fire Department
Barb Constans, CDBG Office

For Official Use Only, Re: Final Plan Routing			
<input checked="" type="checkbox"/>	Planning Division (Parks)	<input type="checkbox"/>	Madison Water Utility
<input checked="" type="checkbox"/>	Zoning Administrator	<input type="checkbox"/>	Parks Division (Parks Fees)
<input checked="" type="checkbox"/>	City Engineering	<input checked="" type="checkbox"/>	Urban Design Commission
<input checked="" type="checkbox"/>	Traffic Engineering	<input type="checkbox"/>	Recycling Coordinator (R&R)
<input checked="" type="checkbox"/>	Fire Department	<input type="checkbox"/>	Metro Transit
<input checked="" type="checkbox"/>	CDBG Office (IDUP)	<input type="checkbox"/>	Other: Police Department