



Project Addresses: **702 Gardener Road, Madison Yards at Hill Farms – Lot 3**
4728 Sheboygan Avenue, Madison Yards at Hill Farms – Lot 6

Application Type: Planned Development District–Specific Implementation Plans

Requested Actions: ID [60243](#) – Approval of a Planned Development–Specific Implementation Plan (PD(SIP)) to allow construction of a six-story mixed use building with 10,000 square feet of commercial space and 189 apartments on Lot 3 of Madison Yards at Hill Farms at 702 Gardener Road; and

ID [60242](#) – Approval of a Planned Development–Specific Implementation Plan (PD(SIP)) to allow construction of a 5,000 square foot commercial building, central green open space, and private streets on Lot 6 of Madison Yards at Hill Farms on land generally addressed as 4728 Sheboygan Avenue.

Prepared By: Timothy M. Parks, Planning Division
Report includes comments from other City agencies, as noted

Addendum No. 2

Please consider the following second addendum to correct an oversight in the first addendum dated June 29, 2020 for the above projects. The Traffic Engineering Division originally submitted comments related to the width of sidewalks along the private streets in the Madison Yards at Hill Farms development for the May 11, 2020 staff report, which were corrected in an e-mail from Sean Malloy also dated May 11. The e-mail was provided to the Plan Commission at its May 11 meeting and is attached to the legislative file for both projects. However, the corrected Traffic Engineering comments were inadvertently omitted from the June 29 addendum; they are corrected below.

Staff apologizes for any confusion.

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

For ID 60243, 702 Gardener Road, condition 33 on page 8 shall read as follows:

33. Due to the proposed development’s scale and density and significant negative impacts to the surrounding transportation network, potentially limiting the redevelopment of future site(s) adjacent the same transportation network, stronger consideration for multi-modal transportation must be addressed. Additionally, the community values multi-modal transportation, as demonstrated in the community’s Complete Streets Policy and the Madison in Motion Transportation Plan. Madison is regarded as one of the most walkable communities and enjoys the status as a Platinum Bicycle City. Traffic Engineering requires additional improvements to the surrounding transportation network to help facilitate the movement of all modes of transportation to/from this site including:
- The developer shall install traffic calming devices, such as tabletops, raised crossings and bumpouts at strategic locations across the site, to improve the walkability and the biking environment throughout the site.
 - The developer shall install sidewalks with minimum width of 10 feet on all proposed internal streets, **as shown in Figure 11 in the recorded General Development Plan.**

For ID 60242, 4728 Sheboygan Avenue, conditions 29 and 31 on page 15 shall read as follows:

29. Due to the proposed development’s scale and density and significant negative impacts to the surrounding transportation network, potentially limiting the redevelopment of future site(s) adjacent the same transportation network, stronger consideration for multi-modal transportation must be addressed. Additionally, the community values multi-modal transportation, as demonstrated in the community’s Complete Streets Policy and the Madison in Motion Transportation Plan. Madison is regarded as one of the most walkable communities and enjoys the status as a Platinum Bicycle City. Traffic Engineering requires additional improvements to the surrounding transportation network to help facilitate the movement of all modes of transportation to/from this site including:
- The developer shall install traffic calming devices, such as tabletops, raised crossings and bumpouts at strategic locations across the site, to improve the walkability and the biking environment throughout the site.
 - The developer shall install sidewalks with minimum width of 10 feet on all proposed internal streets, **as shown in Figure 11 in the recorded General Development Plan.**
31. The applicant shall design their private streets to City standards **except in areas designated as “Flexible Street” as shown in Figure 11 in the recorded General Development Plan.**

No other changes to the conditions enumerated in the June 29 addendum are proposed at this time.