



Department of Planning & Community & Economic Development

Planning Division

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TO: Plan Commission

FROM: Timothy M. Parks, Planner

DATE: July 23, 2015

SUBJECT: ID [39319](#) – Request submitted by Hong Kong Metro Realty Company, Inc. to detach 0.24 acres of land from the City of Madison to the Village at Shorewood Hills

On June 29, 2015, a petition was filed in the Office of the City Clerk to detach an approximately 0.24-acre (10,279 square-foot) parcel owned by Hong Kong Metro Realty Company, Inc. and addressed as 4690 University Avenue from the City of Madison to the Village at Shorewood Hills as allowed under Section 66.0227 of Wisconsin Statutes.

The detachment request is being made in conjunction with the anticipated demolition of the cylindrical 13-story Pyare Square office building, which occupies an approximately 2.0-acre parcel located at 4610 University Avenue in the Village and is also owned by the petitioner for this detachment. Following demolition of the building, construction of the second phase of “The Lodge” mixed-use development is proposed. The first phase of the redevelopment includes 100 apartments in 2 four-story buildings and a single-story multi-tenant commercial building facing University. The second phase will consist of 94 apartments in 2 four-story buildings located above underground parking as well as amenities for the complex, including a community room and exercise room. The developer of The Lodge indicates that there will be no retail or commercial space in the second phase due to the irregular shape of the parcel and its limited frontage on University Avenue.

The 2.0-acre primary development parcel in the Village includes a panhandle that extends east parallel to the Wisconsin and Southern Railroad right of way and Blackhawk Bike Path, which abut the property on the north. The 0.24-acre parcel proposed for detachment extends 17 feet in depth north-south parallel to the “Pyare” panhandle. In addition to the public path at grade, the 17-foot deep parcel proposed for detachment is also encumbered by a 36-inch diameter storm sewer interceptor and a Madison Metropolitan Sewerage District sanitary sewer interceptor. The developer indicates that the detachment property will be a combination of parking and drive access to Locust Drive for the development as well as greenspace along the path. (Locust Drive is an east-west Village street that parallels University Avenue.) The greenspace in the detachment area will include bioretention ponds, a playground, and a bicycle “rest-repair-relax” station with benches, bike repair tools, drinking fountain and bike rack adjacent to the Blackhawk Path.

Approval of the detachment must be adopted by the favorable vote of three-fourths of the Common Council. If approved by the City, the Village has 60 days from adoption to adopt an ordinance annexing the detached parcel.

Staff from the Planning Division and City Engineering Division have reviewed the proposed detachment and have no objection to the request proceeding. The detachment request will allow for the proposed redevelopment of the adjacent larger office building property to proceed cohesively in one municipality instead of primarily in the Village of Shorewood Hills and secondarily in the City.