



Department of Planning & Community & Economic Development
Planning Division

Website: www.cityofmadison.com

Madison Municipal Building
215 Martin Luther King, Jr. Boulevard
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Madison, Wisconsin 53701-2985
TDD 608 266-4747
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August 17, 2007

Brian Munson
Vandewalle & Associates
120 East Lakeside Street
Madison, Wisconsin 53715

RE: Approval of a request to rezone 4802 Sheboygan Avenue from C2 (General Commercial District) to Planned Unit Development, General Development Plan, (PUD-GDP) to allow future development of 1.6-million square feet of office space, 140,000 square feet of service/ retail space and 350 residential units in a multi-phase, multi-building redevelopment of the Hill Farms State office property.

Dear Mr. Munson:

At its August 7, 2007 meeting, the Common Council **conditionally approved** your client's application to rezone property located at 4802 Sheboygan Avenue from C2 to PUD-GDP. The following conditions of approval shall be satisfied prior to final approval and recording of the general development plan:

Please contact Janet Dailey, City Engineering, at 261-9688 if you have questions regarding the following eighteen (18) items:

1. The developer shall be required to enter into a Development Agreement for the improvements required to serve this development.
2. Specific review of street widths and street layout shall occur when more detail is provided.
3. Stormwater detention shall be provided in accordance with the requirements for the University/ Midvale Basin in Chapter 37 of the Madison General Ordinances.
4. This development requires extensive public infrastructure improvements including storm and sanitary sewer improvements beyond the limits of the site. Prior to approval, the owner must have agreements for providing this infrastructure as needed.
5. The approval of this general development plan 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.
6. A City licensed contractor shall perform all work in the public right of way.

implementation plan. The infrastructure and transportation improvement plan should identify funding and maintenance mechanisms and developer responsibilities.

38. That a transportation demand management plan and transportation management association be developed for the entire Hill Farms project as part of the first specific implementation plan and final plat.
39. That the applicant submit the zoning text for the general development plan for final approval by the Planning Division and Zoning Administrator prior to recording.
40. Per the condition of approval of the Common Council: The GDP should provide that the height of buildings on the site shall be reviewed on a case-by-case basis in each SIP, but that proposed buildings in zones B and C which are proposed to be 15-20 stories shall be approved only if exceptional building design, the provision of substantial public or private open space, sustainable design characteristics, or other circumstances justify such height.
41. The project was approved with a condition of approval that Planning staff work with Sheboygan Community Gardens, the State of Wisconsin, neighborhoods and other interested parties to develop a process for finding a permanent location for the gardens. When a proposed site is considered for location of the gardens, input and support will be sought from neighboring residents and property owners.

Please contact Barb Constans or Hickory Hurie in the Community Development Block Grant Office at 267-0740 for information on the documents required to be executed by your client and the City prior to final approval and recording of the planned unit development.

After the plans have been changed as per the above conditions, please file **ten (10) 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.

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.

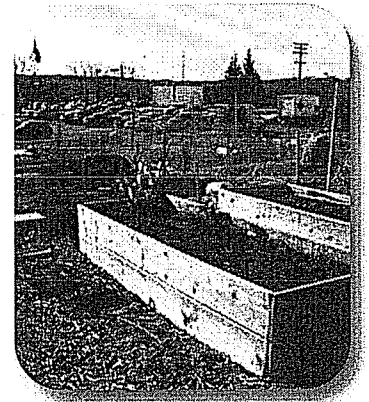
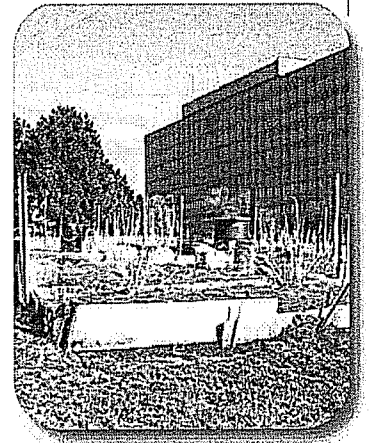
Community Gardens

The relocation of the community gardens from the Hill Farms site, to the proposed Rennebohm park location was selected after careful consideration of the impacts and opportunities of the site development. The conflict between high density employment buildings, enhanced on-site activity, and construction impacts for the next 15–20 years; coupled with the economic implications of keeping the gardens on-site, led the design team to explore options for the creation of the off-site proposal.

The close proximity and the ability to create a garden space out of stormwater management space without impacting the stormwater management or the feasibility of the garden; identified the eastern portion of Rennebohm Park as the preferred location. This site met the Garden's goal of remaining in an accessible location within a half mile of the current site, created an area for the garden without impacting the active use area of the park, and also followed the City of Madison Comprehensive Plan's recommendations to preserve existing community gardens and creating permanent community gardens on city-owned land or in City parks where possible.

The conceptual layout of the garden space offers the opportunity for the development to create a platform gardening area with a trail access, off-street parking, solar access, raised handicapped garden opportunities, dedicated water service, storage, and gathering areas.

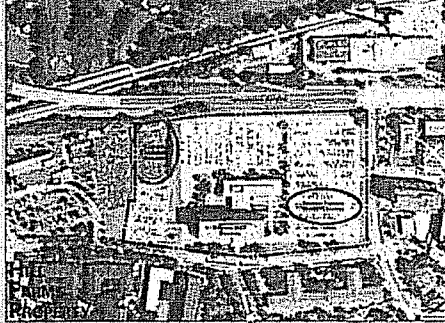
While this concept plan appears to meet the goals of the project, garden, and city; additional discussions with affected groups, development of detailed construction plans and cost sharing agreements will be necessary well in advance of any disruption of the garden. Any Specific Implementation Plan submittal that impacts the community garden's current location will be required to have a finalized location, implementation plan and funding agreements prior to approval of the Specific Implementation Plan. Timing of construction should be coordinated to minimize disruption of the garden operations and to maintain continuity of the garden operations.



GARDEN LOCATION ANALYSIS

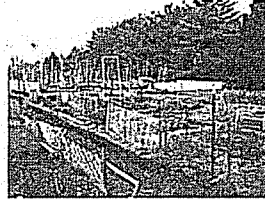
CREATED: 03.26.07
REVISED: 04.05.07

REDEVELOPMENT CONCEPT PLAN

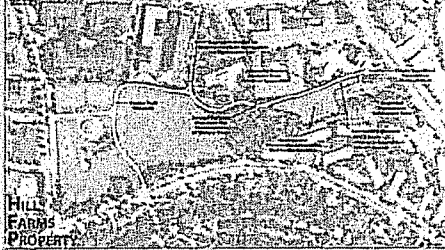


EXISTING LOCATION

- ~0.75 ACRES
- 60 FULL PLOTS
- OWNED BY STATE
- ANNUAL RENEWAL REQUIRED

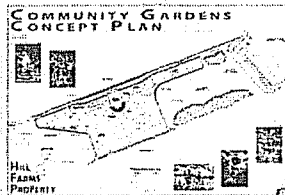


RENNEBOHM PARK ENHANCEMENT CONCEPT

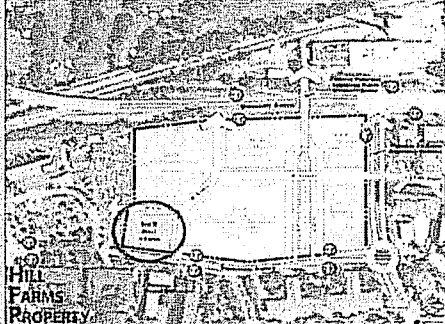


RENNEBOHM PARK LOCATION

- 1.3 ACRES
- STORMWATER/GARDEN
- ~\$1,000,000 COST (BY DEVELOPMENT)
- OWNED BY CITY

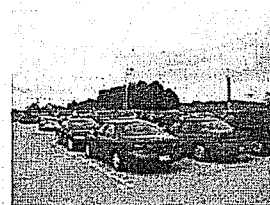
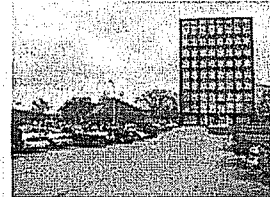


REDEVELOPMENT CONCEPT PLAN



ON-SITE LOCATION

- 1.0 ACRES
- STORMWATER/GARDEN
- ~\$600,000 LAND VALUATION
- ~\$150,000 COST
- ~\$45,000,000 OPPORTUNITY COST
- ~400 JOBS RELOCATED
- DEDICATED TO CITY

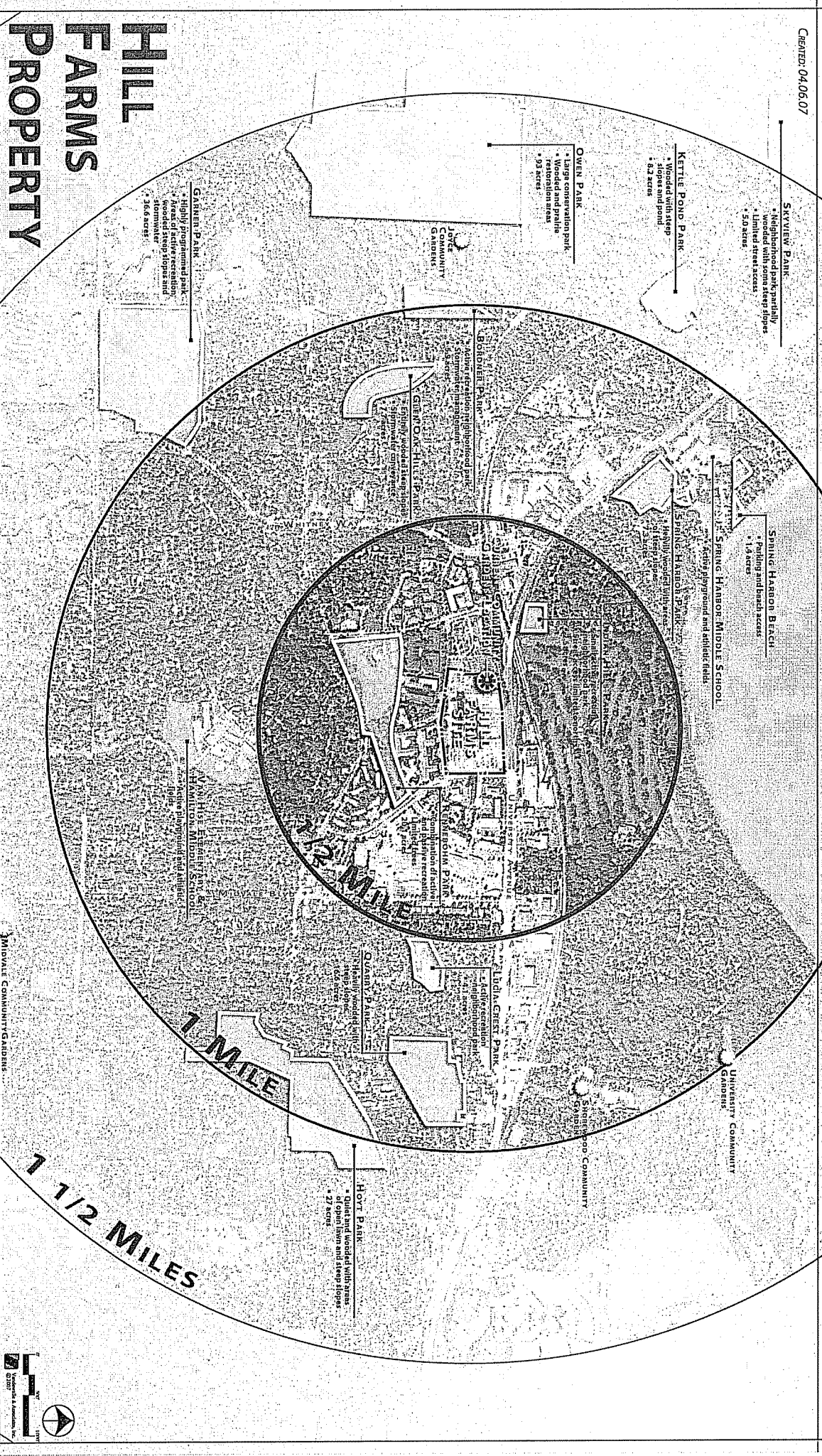


HILL FARMS PROPERTY



ALTERNATIVE COMMUNITY GARDENS LOCATIONS

CREATED: 04.06.07

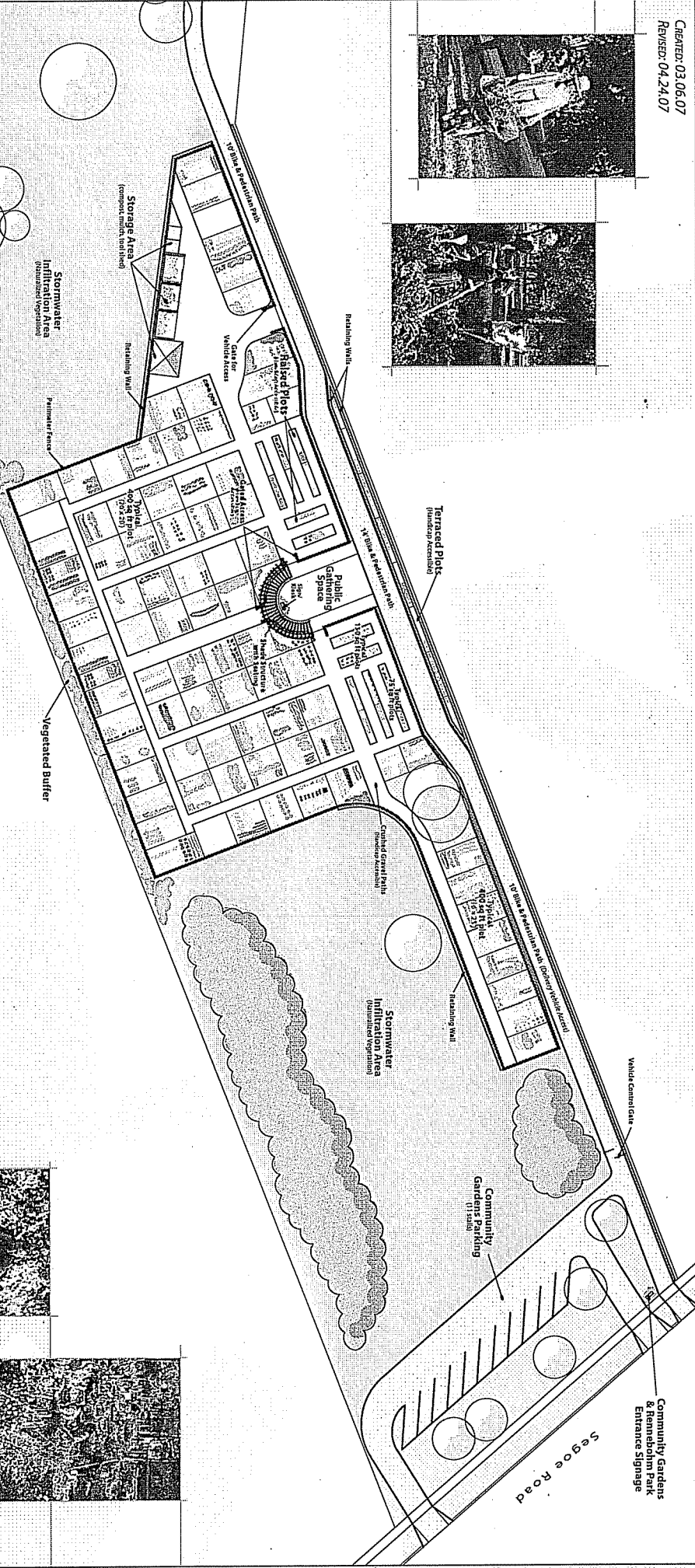
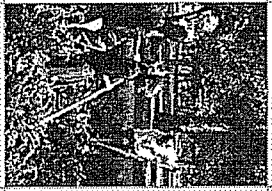
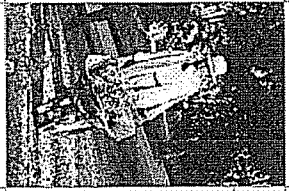


HILL FARMS PROPERTY



COMMUNITY GARDENS CONCEPT PLAN

CREATED: 03.06.07
REVISED: 04.24.07



HILL FARMS PROPERTY

Community Garden Plots

Plot Type	Number
400 sq ft - (40x20)	80
250 sq ft - (40x15)	5
150 sq ft - (6'x25')	6
75+ sq ft - (6'x20')	20
TOTAL	111

