



Department of Planning & Development  
**Planning Unit**

Website: [www.cityofmadison.com](http://www.cityofmadison.com)

Madison Municipal Building  
215 Martin Luther King, Jr. Boulevard  
P.O. Box 2985  
Madison, Wisconsin 53701-2985  
TDD 608 266-4747  
FAX 608 266-8739  
PH 608 266-4635

May 12, 2006

Andy Stein  
Joseph Freed & Associates  
220 N Smith Street, Suite 300  
Palatine, Illinois 60067

RE: Approval of a request to amend a previously approved PUD-SIP (Planned Unit Development, Specific Implementation Plan) at 702 N. Midvale Boulevard to allow construction of a 13,200 square-foot commercial building that will contain a 7,000 square-foot restaurant with outdoor eating area at Hilldale Shopping Center.

Dear Mr. Stein:

At its May 1, 2006 meeting, the Plan Commission **recommended approval** of your application to amend a previously approved PUD-SIP at 702 N. Midvale Boulevard for the Hilldale Shopping Center to the Common Council. Council approval of this amended PUD-SIP is scheduled for May 16, 2006.

The following conditions of approval were presented to the Plan Commission and included in the recommendation to the Common Council. These conditions shall be satisfied prior to final approval and recording of the amended PUD-SIP unless any should be modified by the Common Council during their consideration of this matter. The addition of conditions or modification to any of the below conditions will be summarized in a second letter following final Council action as needed.

**Please contact Janet Gebert, City Engineering, at (608) 266-4751 if you have questions regarding the following eight items:**

1. This project may require a developer agreement. The developer shall review the extent of the work in the public right-of-way with the City Engineer. The construction of this building will require removal and replacement of sidewalk, curb and gutter and possibly other parts of the City's infrastructure. The applicant shall enter into a City/Developer agreement for the improvements required for this development. The applicant shall be required to provide deposits to cover City labor and materials and surety to cover the cost of construction. The applicant shall meet with the City Engineer to schedule the development of the plans and the agreement. The City Engineer will not sign off on this project without the agreement executed by the developer. The developer shall sign the Developer's Acknowledgement prior to the City Engineer signing off on this project.
2. The proposed building will need a new address. Please contact Lori Zenchenko in City Engineering at (608) 266-5952.
3. Plan shall be revised to clearly distinguish between public right-of-way and private property on Price Place and Heather Crest.

4. In accordance with Madison General Ordinances 37.09(3)(d)6b, applicant shall provide 0.06 acre feet of flood storage for each acre of proposed impervious redevelopment.
5. The site plan shall reflect a proper street address of the property as reflected by official City of Madison Assessor's and Engineering Division records.
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. The Applicant shall submit, prior to plan sign-off, digital CAD files to the Land Records Coordinator in the Engineering Division (Lori Zenchenko). The digital copies shall be drawn to scale and represent final construction, including: building footprints, internal walkway areas, internal site parking areas, and other miscellaneous impervious areas.
8. The site plan shall be revised to show all existing public sanitary sewer facilities in the project area as well as the size and alignment of the proposed service.

**Please contact John Leach, Traffic Engineering, at (608) 267-8755 if you have questions about the following ten items:**

9. The applicant should grant a joint driveway easement to the southerly adjacent property owner, or prevent encroachment onto the adjacent property. The applicant shall provide a recorded copy of the easement to Traffic Engineering or show a barrier to prevent encroachment on the adjacent property prior to approval.
10. The applicant shall modify the Class 3 driveway approach onto Price Place, as not to extend in front of the adjacent property owner or the westerly property owner will need to sign the driveway permit. In addition, if the adjacent property owner has an existing driveway approach to Price Pl., the proposed southerly driveway approach to Price Place shall be a joint driveway approach or shall be min. of 10 ft. between the two driveway approaches. The applicant shall modify the proposed approach and revised plans showing the above condition.
11. When the applicant submits final plans for approval of 702 N. Midvale Blvd., 313 & 319 Price Place, the applicant shall show the following items in the terrace as existing signs and street light poles, traffic signals, type of surfaces, existing property lines, addresses, one contiguous plan (showing all easements, all pavement markings, building placement, and stalls), adjacent driveway approaches to lots on either side and across the street, signage, percent of slope, truck & auto routes, dimensions of radii, aisles, driveways, stalls including the two (2) feet overhang, and a scaled detailed drawings at 1" = 20'.
12. The applicant shall provide a scaled drawing at 1" = 50' or larger on one contiguous plan sheet showing all the 313 & 319 Price Place, 414 & 702 N. Midvale Boulevard facility's access, existing and proposed buildings, layouts of parking lots, loading areas, trees, signs, pavement markings, semi trailer and vehicle movements, ingress/egress easements and approaches as modified or approved.
13. A four-foot high fence shall be provided along the sidewalk the length of the service area separating the sidewalk from the tables. All information as tables and seating shall be shown or noted on the plan.
14. The applicant shall show the dimensions for existing and proposed parking stalls' items A, B, C, D, E, and F, and for ninety-degree angle parking with min. nine (9) foot wide stalls and backing up, according to Figures II "Medium and Large Vehicles" parking design standards in Section 10.08(6)(b) 2. (If two (2) feet of overhang

are used for a vehicle, it shall be shown on the plan.) The applicant shall modify the 90-degree or parallel parking spaces along the southerly side of the building to MGO.

15. All existing driveway approaches on which are to be abandoned or modified shall be noted on the site plan.
16. All signs at the approaches shall be installed behind the property line. The applicant shall show all approved epoxy line lanes, crosswalks, stop bars and signage at the special street design for private street sections for Price Place, Heather Crest and driveway approaches as approved. All directional/regulatory signage and pavement markings on the site shall be shown and noted for the area shown on the Rezoning Site plan. In addition, the applicant shall note "All Pavement Markings and Signage to be maintained by Property Owner."
17. 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.
18. 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 John Lippitt, Madison Fire Department, at (608) 261-9658 if you have questions about the following three items:**

19. Provide fire apparatus access as required by Comm 62.0509 and MGO 34.19, as follows:
  - a.) Provide a completed MFD "Fire Apparatus Access and Fire Hydrant Worksheet" with the site plan submittal.
  - b.) The site plans shall clearly identify the location of all fire lanes.
20. Per the IFC Chapter 10 and MGO Section 34:
  - a.) Applicant shall post the capacity of the outside dining area in accordance International Fire Code 2006 edition.
  - b.) Proposed deck shall not be located at, adjacent or obstruct the required exits from the building.
  - c.) Provide and maintain exits from the deck in accordance with the International Fire Code 2006 edition.
  - d.) Submit a seating plan for the proposed Deck space.
21. All portions of the exterior walls of newly constructed public buildings and places of employment and open storage of combustible materials shall be within 500-feet of at least TWO fire hydrants. Distances are measured along the path traveled by the fire truck as the hoselays off the truck. See MGO 34.20 for additional information.

**Please contact Kathy Voeck, the Assistant Zoning Administrator, at (608) 266-4551 if you have questions regarding the following five items:**

22. Show accessible parking stalls to serve the proposed retail and restaurant uses that meet state required striping and signage as near the accessible entrances as possible.
23. Provide two 10' x 35' loading areas with 14' vertical clearance to be shown on the plan. The loading area shall be exclusive of drive aisle and maneuvering space.
24. Provide eleven bike parking stalls in a safe and convenient location on an impervious surface to be shown on the final plan. The lockable enclosed lockers or racks or equivalent structures in or upon which the bicycle may be locked by the user shall be securely anchored to the ground or building to prevent the lockers or racks from being removed from the location. NOTE: A bike-parking stall is two feet by six feet with a five-foot

access area. Structures that require a user-supplied locking device shall be designed to accommodate U-shaped locking devices.

25. Parking lot plans with greater than twenty (20) stalls, landscape plans must be stamped by a registered landscape architect. Provide a landscape worksheet with the final plans that shows that the landscaping provided meets the point and required tree ordinances. In order to count toward required points, the landscaping shall be within 15' and 20' of the parking lot depending on the type of landscape element. (Note: The required trees do not count toward the landscape point total.) Planting islands shall consist of at least 75% vegetative cover, including trees, shrubs, ground cover, and/or grass. Up to 25% of the island surface may be brick pavers, mulch or other non-vegetative cover. All plant materials in islands shall be protected from vehicles by concrete curbs.
26. Lighting is not required. However, if it is provided, it must comply with City of Madison outdoor lighting standards. (See parking lot packet for more information). Lighting will be limited to .10 watts per square foot.

**Please contact my office at (608) 261-9632 if you have questions about the following two items:**

27. That no new utilities, water meters, air conditioning units, telephone or electric equipment storage, or exhaust vents be located in any yard of the building adjacent to a public street or private drive. All such equipment regardless of location shall be adequately screened from view.
28. That the applicant receive the separate approval of the City Forester ((608) 266-4816) for the proposed plantings in the terrace of Price Place. The landscape plans for the Amended PUD-SIP for the proposed building shall be revised to not show those plantings.

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.

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

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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, please do not hesitate to contact me at 261-9632.

Sincerely,

Timothy M. Parks  
Planner

cc: Kathy Voeck, Assistant Zoning Administrator  
Janet Gebert, City Engineering  
John Leach, Traffic Engineering  
John Lippitt, Madison Fire Department

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