



**Project Addresses:** 4702 Sheboygan Avenue, Madison Yards at Hill Farms – Block/Lot 1  
**Application Type:** Planned Development District–Specific Implementation Plan  
**Legistar File ID #** [64604](#)  
**Prepared By:** Timothy M. Parks, Planning Division  
Report includes comments from other City agencies, as noted

**Summary**

**Applicant & Property Owner:** Mark Theder, Summit Smith Development; 241 N Broadway, Suite 400; Milwaukee.

**Contact Person:** Sean Roberts, Summit Smith Development.

**Requested Action:** Approval of a Planned Development–Specific Implementation Plan (PD(SIP)) to construct a seven-story, 165,000 square-foot office/retail building, two-story, 17,000 square-foot retail building, a five-story 78-unit apartment building, and structured parking on Block/Lot 1 at Madison Yards at Hill Farms at 4702 Sheboygan Avenue.

**Proposal Summary:** The applicant is requesting approval of a Specific Implementation Plan (SIP) for Block/Lot 1 of the Madison Yards at Hill Farms planned development to construct a seven-story building with 154,000 square feet of office space and 11,000 square feet of ground floor retail space; a two-story, 17,000 square-foot retail building; a five-story, 78-unit apartment building; and a 604-stall parking structure. Construction of the project is scheduled to commence in summer 2021, with completion anticipated in spring 2023.

**Applicable Regulations & Standards:** Section 28.182 of the Zoning Code provides the process for zoning map amendments. The approval process and standards for the Planned Development zoning district is outlined in Section 28.098 of the Zoning Code. The subject site is located in Urban Design District 6, the rules for which are outlined in Section 33.24(13) of the Urban Design Commission ordinance.

**Review Required By:** Urban Design Commission, Plan Commission and Common Council.

**Summary Recommendation:** The Planning Division recommends that the Plan Commission forward Zoning Map Amendment ID 28.022–00494, approving the Planned Development–Specific Implementation Plan for construction on Block/Lot 1 of the Madison Yards at Hill Farms planned development, subject to input at the public hearing, the recommendations of the Urban Design Commission, and the conditions from reviewing agencies beginning on page 5 of this report.

**Background Information**

**Parcel Location:** The Madison Yards at Hill Farms development comprises approximately 14 acres of land generally bounded by University Avenue on the north, N Segoe Road on the east, Sheboygan Avenue on the south and the Badger Chapter of the American Red Cross property (Sheboygan and Eau Claire avenues) on the west, Aldermanic District 11 (Martin); Urban Design District 6; Madison Metropolitan School District. Specifically, Block/Lot 1 is an approximately 3.2-acre parcel located at the northwestern corner of Sheboygan Avenue and N Segoe Road.

**Existing Conditions and Land Use:** Undeveloped land, zoned PD(GDP).

**Land Uses and Zoning Surrounding Madison Yards at Hill Farms:**

North: Blackhawk Country Club in the Village of Shorewood Hills; State of Wisconsin office facility (Wisconsin Technical College System, State Records Center, etc.), zoned SE (Suburban Employment District);

South: Carolina Apartments, Hilldale Tower apartments, The Park Tower at Hilldale apartments, The Sovereign apartments, The Normandy apartments, all zoned TR-U2 (Traditional Residential–Urban 2 District); Rennebohm Park;

West: Badger Chapter of the American Red Cross, zoned SE;

East: Overlook at Hilldale apartments, Target, The Venture apartments, and Weston Place Condominiums, all zoned PD.

**Adopted Land Use Plans:** The 2018 Comprehensive Plan recommends the subject site for Regional Mixed-Use (RMU) development. RMU is also recommended to the east across N Segoe Road, including over all of Hilldale Shopping Center. The remainder of the Hill Farms property and Red Cross property further to the west are recommended for Employment uses. The multi-family properties to the south are recommended for High Residential.

The subject site is not located within the boundaries of an adopted sub-area plan. At the request of the State of Wisconsin, who owned the entire Hill Farms property at the time, the subject site was not included within the boundaries of the 2016 University Hill Farms Neighborhood Plan.

**Zoning Summary:** The subject site is zoned PD(GDP) and will be rezoned to PD(SIP) with this request.

Other Critical Zoning Items	
Yes:	Urban Design (Urban Des. Dist. 6, PD zoning), Utility Easements, Barrier Free
No:	Floodplain, Wellhead Protection, Waterfront Development, Landmark, Adjacent to Park
<i>Prepared by: Jenny Kirchgatter, Asst. Zoning Administrator</i>	

**Environmental Corridor Status:** The property is not located within a mapped environmental corridor.

**Public Utilities and Services:** The property is served by a full range of urban services, including seven-day Metro Transit on multiple lines operating on Sheboygan Avenue, N Segoe Road, and University Avenue. The site will also be served by the future east-west bus rapid transit (BRT) service planned to begin operation in fall 2024.

**Previous Approvals**

On May 1, 2018, the Common Council approved a request to rezone approximately 14 acres of land located at 4802 Sheboygan Avenue from SE (Suburban Employment District) to PD (Planned Development District) and approved a **General Development Plan** for the future redevelopment of portions of the Hill Farms State Office Building property with up to 500,000 square feet of office space, 250,000 square feet of retail/ restaurant/ service space, 400 hotel rooms, and 600 residential units in a multi-building project. At the same meeting, the Council also approved the **preliminary plat** of *Madison Yards at Hill Farms*, creating five lots for the proposed planned development, one lot for the new 600,000 square-foot Hill Farms State Office Building and detached parking structure, and one lot for common greenspace and private roads to serve the subdivision of the overall 21-acre property.

On September 25, 2018, the Common Council approved a **revised preliminary plat** of *Madison Yards at Hill Farms*, creating five lots for the approved Madison Yards at Hill Farms mixed-use planned development, one lot for the new 600,000 square-foot Hill Farms State Office Building and detached parking structure, and one lot for common greenspace and private streets to serve the subdivision of the overall 21-acre State-owned property; a two-lot **Certified Survey Map (CSM)** to create the lot for the State office building and the lot for the future mixed-use development, and the **final plat** of *Madison Yards at Hill Farms*, creating five lots for the approved Madison Yards at Hill Farms mixed-use planned development and one lot for common greenspace and private streets from Lot 2 of the CSM of property. CSM 15062 was recorded on March 4, 2019; the final plat was recorded on September 23, 2019.

On July 14, 2020, the Common Council approved Specific Implementation Plans for Blocks/Lots 3 and 6 of Madison Yards to allow construction of the common greenspace and private roads on Block/Lot 6 and a six-story mixed-use building on Block/Lot 3.

On February 2, 2021, the Common Council approved an amended General Development Plan for Madison Yards at Hill Farms to allow construction of 56,000 square feet of commercial space and a 15-story, approximately 275-unit apartment building with shared structured parking and loading on Block/Lot 2 and to add up to 200 hotel rooms to the future uses of Block/Lot 4, and approved a Specific Implementation Plan for the Block/Lot 2 mixed-use project.

## Project Description

The applicant is requesting approval of a Specific Implementation Plan (SIP) for Block/ Lot 1 of the Madison Yards planned development to allow construction of a complex of buildings on the approximately 3.2-acre block bounded by Sheboygan Avenue on the south, N Segoe Road on the east, (private) Madison Yards Way on the north, and (private) Gardener Road on the west.

Beginning at the northeastern corner of the block, the applicant proposes a seven-story building (Building A on the submitted plans) that will include 165,000 square feet of floor area, including 154,000 square feet of office space and 11,000 square feet of ground floor retail space facing Madison Yards Way. Entrances to the building will be provided along the northern and southern facades. The building will be clad with a combination of metal panel and glass curtain wall above a two-story tall brick base.

To the south of the seven-story office building, the center of the block will be developed with a six-level, 604-stall aboveground parking structure, which is shown on the plans as Building B. The parking structure will be connected to the fourth floor of Building A by an enclosed skywalk. The southern and western walls of the parking structure will be ringed with an L-shaped, five-story apartment building (Building C) that will include 78 dwelling units facing Sheboygan Avenue and Gardener Road, respectively. Some of the first floor units in Building C will have direct access from the sidewalks on those streets. A resident lobby will be located at the northwestern corner of the building with a pedestrian entrance from Gardener Road, where a resident amenities will also be located. The 78 units will be comprised of 10 studio units, 49 one-bedroom units, and 19 two-bedroom units,

The northwestern corner of the block will be developed with a two-story, 17,000 square-foot “white box” commercial building to be located adjacent to the corner of Madison Yards Way and Gardener Road. Final details of the exterior of the “Building D” will be determined once a tenant or tenants are identified and prior to issuance of building permits for that phase of the block.

In addition to the 604-stall parking structure, 33 surface parking stalls will be located along a service drive that will extend between Buildings A and D and Buildings B and C, with driveways from N Segoe Road and Gardener Road. Entrances to the parking structure and three 10-foot by 35-foot loading bays will also be located along the east-west service drive.

## Analysis and Conclusion

The Planning Division believes that the proposed Specific Implementation Plan can meet the standards for approval and is generally consistent with the approved General Development Plan (GDP) for Madison Yards at Hill Farms.

The GDP allows for between two- and twelve-story buildings to be developed on Block/Lot 1, with up to 300 dwelling units, 250,000 square feet of office space, 100,000 square feet of retail space, and 200 hotel rooms. The proposed two-story retail building, five-story residential building, six-story parking structure, and seven-story office building and 28,000 square feet of retail, 78 dwelling units, and 154,000 square feet of office space conform to the ranges allowed in the approved GDP.

The Madison Yards at Hill Farms development is located in Urban Design Dist. 6, which requires Urban Design Commission (UDC) approval prior to construction. The UDC reviewed the Specific Implementation Plan for Block/Lot 1 at its March 31, 2021 meeting and granted **final** approval.

During the review of the SIP, the UDC paid particular attention to the design of the Building B parking structure, which includes an eastern façade that will be visible from N Segoe Road. As noted in the March 31 staff report for the UDC (attached to the legislative file for this SIP (ID [64604](#))), staff noted the provision in the 2018 GDP that exposed parking structures be avoided and future aboveground structured parking be located in the center of the development blocks to the greatest extent possible to ensure that the buildings are well designed and fully activated when viewed from the street. The GDP states that any structured parking proposed on the perimeter of Blocks/Lots 1-5 should be fully integrated into the architecture of the buildings, especially when viewed from N Segoe Road and University Avenue, and any structured parking located at the perimeter of the project abutting a public street shall be fully enclosed from an architectural perspective and include materials and windows designed in a fashion so as to appear as little like parking as possible. In granting final approval of the Block/Lot 1 SIP, the UDC specifically noted that they felt that the design of Building B was appropriate in light of the wording in the GDP and that the comments made about the parking structure during the UDC's informational review of the project on January 13, 2021 had been addressed in the March 31 plans. The report of the March 31 UDC review of the project is also attached to the SIP legislative file for the Plan Commission's reference.

Finally, approval of the original Madison Yards at Hill Farms GDP in 2018 was conditioned on the need for a robust Traffic Demand Management Plan (TDMP) to reduce single-occupant vehicle trips generated by the development by 30% so as not to overwhelm the transportation network, particularly University Avenue. The applicant has submitted a TDMP with the current request, which the Traffic Engineering Division has reviewed and determined that it meets or exceeds current requirements for approval.

## Recommendation

### Planning Division Recommendation (Contact Timothy M. Parks, 261-9632)

The Planning Division recommends that the Plan Commission forward Zoning Map Amendment ID 28.022–00494, approving the Planned Development–Specific Implementation Plan for construction on Block/Lot 1 of the Madison Yards at Hill Farms planned development, subject to input at the public hearing, the conditions of the Urban Design Commission approval, and the conditions from reviewing agencies:

#### **Recommended Conditions of Approval** Major/Non-Standard Conditions are Shaded

#### Planning Division

1. That the final plans demonstrate how the minimum 40 square feet of usable open space required per residential unit by the Madison Yards at Hill Farms General Development Plan.
2. That the applicant submit floorplans and elevations and any other relevant materials to the Planning Division for approval of the exterior finishes for the 17,000 square-foot commercial building (Building D) prior to issuance of permits for tenant finishes or occupancy.

### Urban Design Commission (Contact Janine Glaeser, 267-8740)

The Urban Design Commission granted **final approval** to the Specific Implementation Plan on March 31, 2021 subject to the applicant working with the Secretary of the Urban Design Commission to address the comments about lighting and plantings raised during the hearing, as noted in the attached UDC report.

### City Engineering Division (Contact Tim Troester, 267-1995)

3. This development is subject to the [June 2020] redevelopment requirements in Madison General Ordinances Chapter 37. The applicant shall provide a stormwater management plan to the City Engineering Division for review and approval.
4. Enter into a City / Developer agreement for the required infrastructure improvements. Agreement to be executed prior to sign off. Allow 4-6 weeks to obtain agreement. Contact City Engineering to schedule the development and approval of the plans and the agreement.
5. Construct sidewalk, terrace, curb and gutter, and pavement to a plan approved by the City Engineer.
6. Make improvements to City sanitary sewer. The improvements shall consist of building City sewer on Madison Yards Way and directing sanitary sewer flow to the west to the intersection of Gardener Road and Madison Yards Way.
7. An Erosion Control Permit is required for this project. See Storm comments for permit specific details and requirements.
8. A Storm Water Management Report and Storm Water Management Permit is required for this project.
9. This site appears to disturb over one (1) acre of land and requires a permit from the Wisconsin Department of Natural Resources (WDNR) for stormwater management and erosion control. The City of Madison has been

required by the WDNR to review projects for compliance with NR-216 and NR-151; however, a separate permit submittal is still required to the WDNR for this work. The City of Madison cannot issue our permit until concurrence is obtained from the WDNR via their NOI or WRAPP permit process. Contact Eric Rortvedt at 273-5612 of the WDNR to discuss this requirement. The applicant is notified that the City of Madison is an approved agent of the Department of Safety and Professional Services (DSPS) and no separate submittal to this agency or CARPC is required for this project to proceed.

10. Confirm that adequate sight distance exists at Madison Yards Way/N Segoe Road and Gardener Road/Sheboygan Avenue intersections per AASHTO design standards for intersection sight distance. If adequate sight distance does not exist, change the location of the street intersection or agree to make improvements to the roadways such that the sight distance is achieved or make the mitigating improvements as required by the City. The improvements indicated may require right of way outside of the development limits.
11. Revise the site plan 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.
12. Revise the plans to show a proposed private internal drainage system on the site. Include the depths and locations of structures and the type of pipe to be used.
13. This project falls in the area subject to increased erosion control enforcement as authorized by the fact that it is in a TMDL ZONE and therefore will be regulated to meet a higher standard.
14. This project will disturb 20,000 square feet or more of land area and requires an Erosion Control Plan. Please submit an 11 x 17-inch copy of an erosion control plan (PDF electronic copy preferred) to Megan Eberhardt (west) at [meberhardt@cityofmadison.com](mailto:meberhardt@cityofmadison.com), or Daniel Olivares (east) at [daolivares@cityofmadison.com](mailto:daolivares@cityofmadison.com), for approval.
15. Demonstrate compliance with MGO Sections 37.07 and 37.08 regarding permissible soil loss rates. Include Universal Soil Loss Equation (USLE) computations for the construction period with the erosion control plan. Measures shall be implemented in order to maintain a soil loss rate below 5.0 tons per acre per year.
16. This project will require a concrete management plan and a construction dewatering plan as part of the erosion control plan to be reviewed and approved by the City Engineer's Office. If contaminated soil or groundwater conditions exist on or adjacent to this project additional WDNR, Madison-Dane County Public Health, and/or City Engineering approvals may be required prior to the issuance of the required Erosion Control Permit.
17. This project appears to require fire system testing that can result in significant amounts of water to be discharged to the project grade. The Contractor shall coordinate this testing with the erosion control measures and notify City Engineering 266-4751 prior to completing the test to document that appropriate measures have been taken to prevent erosion as a result of this testing.
18. 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.
19. Prior to approval, this project shall comply with Chapter 37 of Madison General Ordinances regarding stormwater management. Specifically, this development is required to submit a Storm Water Management

Permit application, associated permit fee, Stormwater Management Plan, and Storm Water Management Report to City Engineering. The Storm Water Management Plan and Report shall include compliance with the following:

Submit prior to plan sign-off, a stormwater management report stamped by a P.E. registered in the State of Wisconsin.

Provide electronic copies of any stormwater management modeling or data files including SLAMM, RECARGA, TR-55, HYDROCAD, Sediment loading calculations, or any other electronic modeling or data files. If calculations are done by hand or are not available electronically, the hand copies or printed output shall be scanned to a PDF file and provided to City Engineering. (POLICY and MGO 37.09(2))

Reduce the peak discharge during a 10-year event by 15% compared to existing conditions.

This development shall reduce peak discharge volume from the site by 5% compared to existing conditions during a 10-year event.

Reduce TSS by 80% off of the proposed development when compared with the existing site.

Treat the first half-inch of runoff over the proposed parking facility and/or drive up window.

Submit a draft Stormwater Management Maintenance Agreement (SWMA) for review and approval that covers inspection and maintenance requirements for any BMP used to meet stormwater management requirements on this project.

20. Submit, prior to plan sign-off but after all revisions have been completed, a digital CAD file (single file) to the City Engineering Division that is to scale and represents final construction with any private storm and sanitary sewer utilities.

21. Submit, prior to plan sign-off but after all revisions have been completed, digital PDF files to the City Engineering Division. Email PDF file transmissions are preferred to: [bstanley@cityofmadison.com](mailto:bstanley@cityofmadison.com) (East) or [ttroester@cityofmadison.com](mailto:ttroester@cityofmadison.com) (West).

**City Engineering Division – Mapping Section** (Contact Jeff Quamme, 266-4097)

22. The existing Public Sanitary Sewer Easement per Document No. 5519925 shall be amended to add the new easement areas required to encompass the remaining proposed public sanitary sewer facilities serving this project. Provide Jeff Quamme the map exhibits and legal descriptions and required fee to amend the easement under Real Estate project 11982.

23. The existing Public Water Main Easement per Document No. 5519924 shall be amended to add the new easement areas required to encompass the remaining proposed public water main facilities serving this project. Provide Jeff Quamme the map exhibits and legal descriptions and required fee to amend the easement under Real Estate project 11983.

24. The applicant shall complete and record the Declaration of Covenants, Reservations, Restrictions and Easements for Madison Yards at Hill Farms providing private reciprocal easements, restrictive covenants and agreements addressing, but not limited to, pedestrian/vehicular access, parking, private utilities, common areas (including the Central Green), storm drainage, storm sewer and storm water management that are necessary to accomplish the development as proposed. The drafts shall be provided prior to recording. They shall be recorded prior or simultaneous with Specific Implementation Plan (SIP) approval.

25. The internal road system is private and located within part of adjacent Lot 6. The applicant shall provide: 1) Public easements for public pedestrian, bicycle and vehicular access. 2) Access rights to the City of Madison for the construction, maintenance, repair and replacement of public sewer and water main facilities within Lot 6. 3) Definition of the Fire Lanes required for the development. 4) Public access rights within the central green area. The current easement on the plat does not encompass the entire areas required and does not address all of the items required. A separate easement document is required to be drafted, reviewed and coordinated by City Engineering and Real Estate staff under existing Real Estate Project No 11984. The required easement document shall be recorded prior to or simultaneously with the SIP approvals. The documents shall set forth specific restrictions, rights and responsibilities of the parties subject to or benefitting from the easement agreement.

26. The letter of intent includes 3 of the 4 proposed buildings on this lot. The submittal plans only included 1 building with floorplans. Submit the additional buildings floorplans.

27. Submit a floorplan in PDF format to Lori Zenchenko (lzenchenko@cityofmadison.com) that includes an overall floor plan for each floor on a separate sheet for the development of a complete interior addressing plan. The Addressing Plan for the entire project shall be finalized and approved by Engineering (with consultation and consent from the Fire Marshal if needed) prior to the application submittal for the final Site Plan Approval with Zoning. The approved Addressing Plan shall be included in the final application. For any changes pertaining to the location, deletion or addition of a unit, or to the location of a unit entrance, (before, during, or after construction), a revised Address Plan shall be resubmitted to Lori Zenchenko to review addresses that may need to be changed and/or reapproved. The final revised Addressing Plan shall be submitted by the applicant to Zoning to be attached to the final filed approved site plans.

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

28. The applicant has submitted a Traffic Demand Management Plan (TDMP) that appears to meet or exceed current requirements. The Traffic Engineering Division believes the plan to be approvable. If the applicant proposes any alterations, they shall work with Traffic Engineering staff during final plan approval.

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 the following transportation improvements through a developer's agreement. These conditions are subject to change upon revision of TIA and approval by Traffic Engineering:

- Relocate curb on Sheboygan Avenue adjacent this site to allow for bike facilities.



- Widen sidewalk along N Segoe Road and Sheboygan Avenue to 8 feet adjacent to the SIP area
- Construct bus pull-out along Sheboygan Avenue as designed by Traffic Engineering.

30. The applicant shall submit one contiguous plan showing proposed conditions and one contiguous plan showing existing conditions for approval. The plan drawing shall be scaled to 1" = 20' and include the following, when applicable: existing and proposed property lines; parcel addresses; all easements; pavement markings; signing; building placement; items in the terrace such as signs, street light poles, hydrants; surface types such as asphalt, concrete, grass, sidewalk; driveway approaches, including those adjacent to and across street from the project lot location; parking stall dimensions, including two (2) feet of vehicle overhang; drive aisle dimensions; semitrailer movement and vehicle routes; dimensions of radii; and percent of slope.
31. The developer shall post a security deposit prior to the start of development. In the event that modifications need to be made to any City-owned and/or maintained traffic signals, street lighting, signing, pavement marking and conduit/handholes, the developer shall reimburse the City for all associated costs including engineering, labor and materials for both temporary and permanent installations.
32. The City Traffic Engineer may require public signing and marking related to the development; the developer shall be financially responsible for such signing and marking.
33. All parking facility design shall conform to the standards in MGO Section 10.08(6).
34. All bicycle parking adjacent pedestrian walkways shall have a two (2)-foot buffer zone to accommodate irregularly parked bicycles and/or bicycle trailers.
35. All pedestrian walkways adjacent parking stalls shall be 7 feet wide to accommodate vehicle overhang, signage and impediments to walkway movements. Any request for variance shall be submitted to and reviewed by City Traffic Engineering staff.
36. Per Section MGO 12.138 (14), this project is not eligible for residential parking permits. It is recommended that this prohibition be noted in the leases for the residential units.
37. The applicant shall adhere to all vision triangle requirements as set in MGO Section 27.05 (No visual obstructions between the heights of 30 inches and 10 feet at a distance of 25 feet behind the property line at streets and 10 feet at driveways.). Alteration necessary to achieve compliance may include but are not limited to; substitution to transparent materials, removing sections of the structure and modifying or removing landscaping elements. If applicant believes public safety can be maintained they shall apply for a reduction of MGO Section 27.05(2)(bb) - Vision Clearance Triangles at Intersections Corners. Approval or denial of the reduction shall be the determination of the City Traffic Engineer.
38. The applicant shall provide a clearly defined five (5)-foot walkway clear of all obstructions to assist citizens with disabilities, especially those who use a wheelchair or are visually impaired. Obstructions include but are not limited to tree grates, planters, benches, parked vehicle overhang, signage and doors that swing outward into walkway.
39. City of Madison radio systems are microwave directional line of sight to remote towers citywide. The building elevation will need to be reviewed by Traffic Engineering staff to accommodate the microwave sight and

building. The applicant shall submit grade and elevations plans if the building exceeds three stories prior to sign-off to be reviewed and approved by Austin Scheib, (266-4768) ([ascheib@cityofmadison.com](mailto:ascheib@cityofmadison.com)), Traffic Engineering Shop, 1120 Sayle Street. The applicant shall return one signed approved building elevation copy to the City of Madison Traffic Engineering office with final plans for sign off.

40. "Stop" signs shall be installed at a height of seven (7) feet from the bottom of the sign at all Class III driveway approaches, including existing driveways, behind the property line and noted on the plan. All directional/regulatory signage and pavement markings on the site shall be shown and noted on the plan.
41. The applicant shall show the dimensions for the proposed Class III driveway including the width of the drive entrance, width of the flares, and width of the curb cut.
42. All existing driveway approaches on which are to be abandoned shall be removed and replaced with curb and gutter and noted on the plan.

**Zoning Administrator** (Contact Jenny Kirchgatter, 266-4429)

43. The final plans, including floor plans and elevations, for the proposed two-story commercial building will require review and approval as an Alteration to the Specific Implementation Plan.

44. Show the setback distance for the N Segoe Road façade of the office/commercial building as measured from the N Segoe Road property line to the building. Show the setback distances for the Sheboygan Avenue façade of the residential building at various points along the length of the building as measured from the Sheboygan Avenue property line to the building.
45. Provide a calculation for useable open space for the 78 dwelling units. A minimum of 40 sq. ft. of useable open space is required per dwelling unit (3,120 sq. ft.). Roof decks and balconies meeting the minimum dimensional requirements may be used to meet up to 100% of the useable open space requirement.
46. Parking facilities for the residential and office uses shall meet the requirements of Section 28.141(8)(e), Electric Vehicle Charging Station Requirements. A minimum of 10% of parking stalls provided for the residential use shall be electric vehicle ready, and a minimum of 2% of stalls shall be electric vehicle installed. A minimum of 10% of parking stalls provided for the office uses shall be electric vehicle ready, and a minimum of 2% of stalls shall be electric vehicle installed. Identify the parking stalls which will be electric vehicle ready and electric vehicle installed.
47. Bicycle parking for the commercial and office tenant spaces shall comply with the requirements of MGO Sections 28.141(4)(g) and 28.141(11) and will be reviewed prior to obtaining zoning approval for each use.
48. Bicycle parking for the residential dwelling units shall comply with City of Madison General Ordinances Sections 28.141(4)(g) Table 28I-3 and 28.141(11) and shall be designated as short-term or long-term bicycle parking. A minimum of 78 resident bicycle stalls are required plus a minimum of 8 short-term guest stalls. Up to twenty-five percent (25%) of bicycle parking may be structured parking, vertical parking or wall mount parking, provided there is a five (5) foot access aisle for wall mount parking. Show the dimensions of the bicycle stalls and the access aisles located within the parking structure. Note: A bicycle stall is a minimum of two (2) feet by six (6) feet with a five (5)-foot wide access area. Submit a detail showing the models of bike racks, including wall mount or structured bike racks, to be installed.

49. Submit the landscape plan and landscape worksheet stamped by the registered landscape architect. Per Section 28.142(3) Landscape Plan and Design Standards, landscape plans for zoning lots greater than 10,000 square feet in size must be prepared by a registered landscape architect.
50. Provide details demonstrating compliance with bird-safe glass requirements Section 28.129.
51. Provide details of the screening for the loading and service yard area located between the office building and future commercial/retail building. Screening shall be provided for all service and trash areas. Provide details of the skywalk connecting the office building and parking structure.
52. Per Section 28.186(4)(b), the property owner or operator is required to bring the property into compliance with all elements of the approved site plans by the date established by the Zoning Administrator as part of the site and building plan approval. Work with Zoning staff to establish a final site compliance date.
53. Signage approvals are not granted by the Plan Commission. Signage must be reviewed for compliance with MGO Chapter 31 Sign Codes and MGO Chapter 33 Urban Design Commission ordinances. Signage permits are issued by the Zoning Section of the Department of Planning and Community and Economic Development.

**Fire Department** (Contact Bill Sullivan, 261-9658)

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| <p>54. The Madison Fire Department has concerns with the limited fire separation of the top level of the parking garage and the adjacent proposed apartment building. In order to prevent fire spread/exposure from the parking deck to the apartment, the required fire rating shall extend to a height equal to the maximum vehicle clearance height established for the parking garage.</p> |
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**Parks Division** (Contact Sarah Lerner, 261-4281)

55. Park Impact Fees (comprised of the Park Infrastructure Impact Fee, per MGO Sec. 20.08(2)), and Park-Land Impact Fees, per MGO Sec. 16.23(8)(f) and 20.08(2) will be required for all new residential development associated with this project. This development is within the West Park-Infrastructure Impact Fee district. Please reference ID# 18101.1 when contacting Parks Division staff about this project.

**Water Utility** (Contact Jeff Belshaw, 261-9835)

56. The developer shall construct the public water distribution system and services required to serve the proposed development per MGO 16.23(9)(d)(3).
57. All public water mains and water service laterals shall be installed by a standard City subdivision contract / City-Developer agreement. Applicant shall contact City Engineering Division to schedule the development of plans and the agreement. See Engineering Division comments for additional information.

**City Forestry Section** (Contact Wayne Buckley, 266-4892)

58. Planting Additional street trees are needed for this project. Tree planting specifications can be found in section 209 of *City of Madison Standard Specifications for Public Works Construction* - All street tree planting locations and tree species within the right of way shall be determined by City Forestry. A landscape plan (in PDF format) shall be submitted to Wayne Buckley, wbuckley@cityofmadison.com, 608-266-4892 for approval of planting locations and tree species. All available street tree planting locations shall be planted within the project

boundaries. Private landscaping should not conflict with city street trees in regards to fire aerial access lanes. Add following note to plan: At least one week prior to street tree planting, the contractor shall contact City Forestry at (608) 266-4816 to schedule inspection and approval of nursery tree stock and review planting specifications with the landscaper.

**Metro Transit** (Contact Tim Sobota, 261-4289)

59. In coordination with any public works improvements, the applicant [or Block C Contractor] shall maintain or replace (temporarily, to the south) an accessible boarding surface for the existing Metro bus stop on the west side of N Segoe Road, south of University Avenue (#2846) until such time the new accessible bus stop zone in the same area is complete.
60. In coordination with any public works improvements, the applicant [or Block C Contractor] shall maintain or replace (temporarily, to the east or west) an accessible boarding surface for the existing Metro bus stop on the north side of Sheboygan Avenue, that will be in conflict with the planned Street C construction (#2100) until such time the new accessible bus stop zone west of Street C, shown in plans, is complete.
61. As adopted under the GDP approvals, the applicant [or Block 1 Contractor] shall install and maintain a concrete boarding and shelter pad surface at the existing Metro bus stop zone on the north side of Sheboygan Avenue, west of Segoe Road (#2184). The applicant shall install and maintain a new passenger waiting shelter with seating amenity in this area, as part of the Block 1 plan. The applicant [or Block 1 Contractor] shall include the location of these transit amenities on the final documents filed with their permit application so that Metro Transit may review the design.