

**PLANNING DIVISION REPORT
DEPARTMENT OF PLANNING AND COMMUNITY
AND ECONOMIC DEVELOPMENT
Of June 11, 2008**

RE: LD. # 10879, Alteration to Planned Unit Development – 702 N. Midvale Boulevard

1. Requested Action: Approval of an alteration to the previously approved specific implementation plan for the second phase of the Hilldale redevelopment project that provides a new configuration for the hotel and retail uses along Hilldale Way.
2. Applicable Regulations: Section 28.07 (6)(g)4.d. provides the Plan Commission with the authority to approve alterations to planned unit developments if the changes are compatible with the plans approved by the Common Council.
3. Report Prepared By: Timothy M. Parks, Planner

GENERAL INFORMATION

1. Property owners: Hilldale Land Company, LLC, Hilldale Building Company, LLC and HD Annex, LLC

Applicant & Owner Representatives: Joseph Freed & Associates; 220 N Smith Street, Suite 300; Palatine, Illinois; Adam Fink, representative.
2. Development Schedule: The applicant wishes to proceed with construction of the second phase of the Hilldale project as soon as all necessary approvals have been granted.
3. Location: The entire Hilldale planned unit development consists of approximately 37 acres generally bounded by N. Segoe Road and Sawyer Terrace on the west, University Avenue on the north, N. Midvale Boulevard on the east and the prolongation of Heather Crest on the south, in Aldermanic District 11; Madison Metropolitan School District; Urban Design District 6.
4. Existing Conditions: The 528,664 square foot Hilldale Shopping Center site is comprised of eleven buildings including the 349,450 square foot indoor shopping mall (Macy's, Sentry, etc.) and Ace Hardware. Phase I of a redevelopment project focused primarily east of the main retail mall building and included two parking structures containing 649 parking spaces, four retail buildings opposite the east wall of the mall totaling 71,190 square feet and 40 condominium units in four townhouse buildings located along N. Midvale Boulevard. Other Phase I projects included a 7,900 square-foot restaurant at the northeastern corner of the site, the six-screen Sundance Cinema at the southern end of the mall and a 13,200 square-foot commercial building located at the southeastern corner of Price Place and Heather Crest.

5. Land Use and Zoning Surrounding Site:

North: Single-family residences, a multi-story condominium building, Border's Books, Walgreen's, McDonald's, Copp's Supermarket and multi-tenant retail, located in the Village of Shorewood Hills; State of Wisconsin office building, zoned C2 (General Commercial District) in the City of Madison;

South: M & I Bank, Anchor Bank and various multi-tenant retail/ office buildings, zoned C2;

West: Hill Farms State Office Building (Dept. of Transportation), zoned C2; Normandy Apartments, zoned R6 (General Residence District); Karen Arms Condominiums and Rennebohm Park, zoned R5 (General Residence District);

East: US Bank, zoned C1 (Limited Commercial District); multi-unit residence buildings, zoned R4 (General Residence District).

STANDARDS FOR REVIEW

Section 28.07 (6)(9)4.d. provides the Plan Commission with the authority to approve alterations to planned unit developments if the changes are compatible with the plans approved by the Common Council.

RELATED PREVIOUS APPROVALS

On January 2, 2007, the Common Council approved a major amendment to the Hilldale PUD-GDP-SIP to allow demolition of the former Humana office complex and the construction of a 55,000 square-foot grocery store, 25,000 square feet of additional retail space, 13,000 square feet of office space, a 40,000 square-foot gym, 238 condominium units and approximately 1,100 structured parking spaces (otherwise known as Phase II). The amended GDP also approved a future phase consisting of 220 residential units and one hotel.

On January 8, 2008, the Common Council approved a major amendment to the Hilldale PUD-GDP-SIP to allow a 140-room hotel to be constructed at the site of a previously approved 90-unit condominium building that was included in the original Phase II plan.

PLAN REVIEW

The applicants, Joseph Freed & Associates, are requesting that the Plan Commission approve an alteration to the specific implementation plan approved on January 8, 2008 for the second phase of the Hilldale Shopping Center.

As noted above, the Hilldale Planned Unit Development was amended in January 2008 to call for a six-story, 140-room hotel to be constructed along University Avenue in place of a 90-unit condominium tower, which was previously approved at the eastern end of the second phase adjacent to the corner of University Avenue and Hilldale Way. The hotel was to be located above 19,000 square feet of ground floor retail space and a 40,000 square-foot second floor gym tenant in an overall eight-story building. The eight-story hotel-retail-gym building would be located north of a one-story, 5,500 square-foot commercial building approved at the corner of Frey Street and Hilldale Way in the original 2007 Phase II PUD-GDP-SIP approval and east of a 1,095-space parking structure at the center of the Phase II development. [Note that Phase I of the Hilldale redevelopment project is considered by Planning Division to primarily include the area east of the main retail mall building along N. Midvale Boulevard, which was primarily approved in 2005 and constructed between 2006-2007.]

The applicants are now requesting approval to alter the approved specific implementation plan to reconfigure the retail and hotel uses at the eastern edge of the Phase II development. The revised plans for the hotel propose a five-story building with 125 rooms to be located along the University Avenue frontage. A one-story 10,500 square-foot retail building is proposed between the new hotel site and Hilldale Way to the east. A second 18,500 square-foot retail building will be built south of the revised hotel/ retail building at the corner of Hilldale Way and Frey Street to replace the 5,500 square-foot commercial space previously approved at that corner. Plans for the rest of Phase II, including the 55,000 square-foot Whole Foods store, are unchanged with the proposed alteration.

Plans for the new hotel concept call for the lobby, reception desk, hotel offices, a restaurant and lounge, fitness center, pool and meeting rooms to occupy the first floor. The hotel entrance will be located along the eastern entrance drive serving the Phase II parking structure, which will be shifted north to align with the parking lot drive that parallels the north wall of the mall building and Sentry grocery store. The relocated parking garage driveway will create a four-point intersection at Hilldale Way to replace offset intersections approved with the previous plan. A hotel guest drop-off area will be located along the north side of the relocated parking structure entrance drive, with an enclosed service court for the hotel to be located between the hotel entrance and a redesigned stairwell and elevator for the parking garage. The hotel's 125 guest rooms will occupy the second through fifth floors.

The hotel and one-story retail building will reflect many of the design elements of the adjacent three-story retail/ office building located west of the hotel along the University Avenue frontage of Phase II. The proposed hotel will stand at approximately the same height as the nearby retail/ office building due to the drop in grade present along University from N. Segoe Road to Hilldale Way. The plans for the hotel show no entrances to the building along University Avenue, though a number of prominent windows will extend along the northern façade. Detailed floorplans for the one-story corner retail building have not been submitted with the alteration so that staff can determine the location of entrances to that space. However, it is expected that entrances could be

located anywhere along the southern, eastern or northern elevations as determined by the lessees of the 10,500 square-foot space. Similarly, floorplans for the one-story, 18,500 square-foot building at the corner of Frey Street and Hilldale Way have not been submitted, though it is anticipated that entrances to that space may face Frey Street, the parking garage drive or Hilldale Way. Staff will work with the developer and future lessees to locate entrances in a manner that encourages a high level of pedestrian activity along Frey Street, Hilldale Way and University Avenue as part of the finishing of tenant spaces within the two retail buildings.

The approved specific implementation plan for Phase II calls for a pedestrian plaza to extend east from the front wall of the proposed Whole Foods store along the southern edge of the three-story retail/ office building along University Avenue, ending in a turnaround. The alterations proposed maintain this plaza space, which will be located at the second floor level of the hotel. A door leading from a hotel to the pedestrian plaza stairway is shown, though the plans do not indicate whether a secondary entrance will be provided for hotel guests. Staff recommends that the applicant work with staff to provide an entrance from the plaza into the hotel for guests. A stairway leading from the plaza to University Avenue that was approved with the final plans for the retail/ office building is unaltered and will be located along the western wall of the hotel.

EVALUATION & CONCLUSION

The Zoning Ordinance allows the Plan Commission to approve alterations to approved specific implementation plans if the alterations are compatible with the concept approved by the Common Council.

In this case, the Planning Division believes that the alterations proposed are generally in keeping with the plans approved for Phase II of the Hilldale redevelopment beginning in January 2007. However, staff feels that the redesign proposed by the applicants will result in a much more engaging project overall. The proposed redesign should result in better traffic flow with less potential for pedestrian conflict due to the creation of the four-point intersection along Hilldale Way adjacent to the hotel and parking garage entrance. The new layout along Hilldale Way also creates a more dynamic urban environment along the eastern edge of Phase II and better bridges the grade change present across the Phase II area than earlier plans. The result should be an edge for Phase II that better relates to the improvements located in Phase I. Staff will work with the developer and lessees to ensure that windows and entrances in the two one-story retail buildings are located in the best manner to create engaging street walls and high levels of pedestrian activity along Frey Street, University Avenue and Hilldale Way and that a usable entrance into the hotel is provided from the second floor level pedestrian plaza.

The Urban Design Commission reviewed the proposed specific implementation plan alterations on May 21, 2008 and granted final approval (see attached reports).

RECOMMENDATION

Staff recommends that the Plan Commission find the proposed alterations to the specific implementation plan for the second phase of the Hilldale Shopping Center redevelopment to be compatible with the concept approved by the Common Council, subject to input at the public hearing and the following conditions:

1. Comments from reviewing agencies.
2. That the developer and/or the lessees of the two Hilldale Way retail buildings submit floorplans and final elevations as part of the finishing of tenant spaces to the Planning Division for approval prior to issuance of building permits. Entrances into these buildings should be located in a manner that encourages a high level of pedestrian activity along Frey Street, Hilldale Way and University Avenue.
3. That the final specific implementation plan be revised per Planning Division approval to provide a usable entrance into the hotel for guests from the second floor level pedestrian plaza.
4. That the conditions from the January 2007, August 2007 and March 2008 approvals of the Phase II PUD-GDP-SIP, including but not limited to the screening of rooftop mechanical equipment and adherence to the 65 decibel limit noted in MGO Section 24.08 for the Whole Foods Store, construction, operation and maintenance of the private open space at the southwestern corner of Frey Street and Sawyer Terrace, hours of construction and the project construction traffic management plan, are not modified by this SIP alteration and continue in force, except as modified herein.

AGENDA # 1

City of Madison, Wisconsin

REPORT OF: URBAN DESIGN COMMISSION	PRESENTED: May 21, 2008
TITLE: 702 North Midvale Boulevard – Amended PUD(GDP-SIP), Hotel/Office/Retail Buildings in UDD No. 6. 11 th Ald. Dist. (04800)	REFERRED: REREFERRED: REPORTED BACK:
AUTHOR: Alan J. Martin, Secretary	ADOPTED: POF:
DATED: May 21, 2008	ID NUMBER:

Members present were: Lou Host-Jablonski, Bonnie Cosgrove, Marsha Rummel, Jay Ferm, John Harrington, Richard Slayton, Richard Wagner, Todd Barnett and Bruce Woods.

SUMMARY:

At its meeting of May 21, 2008, the Urban Design Commission **GRANTED FINAL APPROVAL** of an Amended PUD(GDP-SIP) located at 702 North Midvale Boulevard. Appearing on behalf of the project were Scott McLamore, Adam Fink, Scott Uharik and Paul Raisleger, all representing Joseph Freed & Associates; Ray White, representing Dimension IV-Madison; Mike Sturm, representing Ken Saiki Design; and Ald. Tim Gruber, representing Aldermanic District 11. The modified plans as presented featured the following:

- The upper deck pergola/plaza area has been redesigned, in combination with the entry feature to the hotel to provide for more interaction and access.
- Lighting details for the metal scrim signage element were presented.
- Enhanced plaza details were presented at all levels including the upper plaza view of the hotel, along with enhancement of the parapet treatment.
- The crosswalk at the face of the parking ramp has been moved southerly away from the entrance to reduce conflicts.
- An extended canopy has been provided over the plaza/sidewalk area as requested.
- Colored stone pattern has been provided on the roof of the retail addition abutting the upper stories of the hotel with the roof featuring raised drains to store rain water to delay stormwater run-off. An additional door has been added to the retail storefront on the southerly building at the corner of Mall Drive and Frey Street.
- The request to add a clearstory treatment below the parapet of the retail component adjacent to the hotel was noted as a problem with future tenant build-outs.
- Further review of the scrim sign element and lighting details noted the use of an LED light source for glow, the use of recessed can lighting below the extended canopy and LED cove light at the front of the canopy's fascia.
- Details of a redesigned and enhanced hotel entry at the plaza level were further noted.
- The utilization of EIFS on all the proposed buildings has been minimized with its use limited as the backdrop for sign band for retail tenancies consistent with the Phase I approvals.

Following the presentation the Commission noted the following:

- Question the location and type of roof mechanicals on buildings. The one-story retail addition adjacent to the hotel would have none, according to the applicant, where the southerly retail building would have rooftop mechanicals. It was noted by the Commission that all proposed mechanicals should be screened.
- Want to see stone pattern design on the other retail building's roof.
- Not thrilled about parapet just being a parapet without the introduction of clearstory windows.
- Provide latitude for use of different colored pavement within the various plaza areas.
- Issue with EIFS at base as shown on the view of the hotel's upper courtyard.
- Add glass to the blank stairs at the corner of the courtyard entry (left side).

Following the presentation Ald. Gruber spoke in support of the project noting his appreciation for the amount of glass on buildings, its appearance, as well as the amount of doorways added to buildings.

ACTION:

On a motion by Rummel, seconded by Barnett, the Urban Design Commission **GRANTED FINAL APPROVAL**. The motion was passed on a unanimous vote of (6-0). The motion for final approval required address of the following:

- The parapet for both retail buildings shall be detailed on the backsides the same as proposed with the front side elevations.
- Provide latitude for the differentiation of pavement, color palettes at the various plaza levels.
- Provide an option for a colored stone roof pattern for the southerly retail building with all rooftop mechanicals to be appropriately screened, along with the introduction of windows at the stair corners on the hotel's corner courtyard entry elevation.

After the Commission acts on an application, individual Commissioners rate the overall design on a scale of 1 to 10, including any changes required by the Commission. The ratings are for information only. They are not used to decide whether the project should be approved. The scale is 1 = complete failure; 2 = critically bad; 3 = very poor; 4 = poor; 5 = fair; 6 = good; 7 = very good; 8 = excellent; 9 = superior; and 10 = outstanding. The overall ratings for this project are 6, 6, 7, 7.5, 8 and 8.

URBAN DESIGN COMMISSION PROJECT RATING FOR: 702 North Midvale Boulevard

	Site Plan	Architecture	Landscape Plan	Site Amenities, Lighting, Etc.	Signs	Circulation (Pedestrian, Vehicular)	Urban Context	Overall Rating
Member Ratings	-	-	-	-	-	-	-	8
	7	7	7	7	-	7	8	7
	8	7	8	7	-	7	8	7.5
	8	7	7	6	-	8	8	8
	6	6	6	6	-	6	6	6
	6	5	5	-	-	6	6	6

General Comments:

- Long haul – good job and excited to see it move forward.
- Great project, nice changes.
- Nice job! Outdoor spaces well integrated and an asset.
- Building elevations appear less dramatic than previous submissions. Decorative stone roof is a missed opportunity...is a future deck possible?

AGENDA # 1

City of Madison, Wisconsin

REPORT OF: URBAN DESIGN COMMISSION

PRESENTED: May 7, 2008

TITLE: 702 North Midvale Boulevard - Amended
PUD(GDP-SIP), Hotel/Office/Retail
Buildings in UDD No. 6. 11th Ald. Dist.
(04800)

REFERRED:

REREFERRED:

REPORTED BACK:

AUTHOR: Alan J. Martin, Secretary

ADOPTED:

POF:

DATED: May 7, 2008

ID NUMBER:

Members present were: Lou Host-Jablonski, Todd Barnett, Marsha Rummel, Bruce Woods, John Harrington, Richard Wagner, Jay Ferm and Bonnie Cosgrove.

SUMMARY:

At its meeting of May 7, 2008, the Urban Design Commission **GRANTED INITIAL APPROVAL** of an Amended PUD(GDP-SIP) located at 702 North Midvale Boulevard. Appearing on behalf of the project were Adam Fink, Paul Raisleger, Ray White, and Scott McLamore, all representing Joseph Freed & Associates; and Mike Sturm, representing Ken Saiki Design. The modified plans as presented provided for the following:

- Review of details that create a “false terminus” utilizing enhancements to plaza/terrace areas, landscaping, seating amenities, as well as the extension of a stair tower element to reduce views of the parking structure.
- Modified details of the hotel elevation provide for utilization of a metal scrim tower element at the corner of the hotel adjacent to the drop off area including revised canopy element enhancements in a redo of the corner treatment of the hotel.
- Details of the landscaping and plaza treatment for the upper terrace were provided.
- A slant wall theme has been added to the upper elevation parapet treatment of the retail/commercial components.
- A redo of the upper plaza to relate to the stair on University Avenue and the “Whole Foods” plaza area treatment.
- Previous comments relevant to the retail appearing “tacked on” provide that the building elevations have been modified to tie into the design of the “Whole Foods” architectural theme in addition to the incorporation of sloping parapets.

Following the presentation the Commission noted the following:

- The upper cornice treatment of the hotel at University Avenue; to beefy not as elegant as remainder of the roofline.
- No direct access from hotel to main upper plaza provided.
- Issue with views of roof/backside of raised slanted parapet for the retail building when viewed from upper stories of the hotel.
- Consider doing a design in the roof surface of the retail component abutting the hotel.

- Use something different as a terminus planting on the upper level other than crab trees; need a stronger element in this area, trees with larger canopies.
- Like the whimsical treatment of the hotel's metal scrim signage element. Provide details on the lighting of the metal scrim.
- Consider the incorporation of clearstory elements below the slant parapet and wrap materials around from the sides to the backside.
- Interior cornice treatment, hotel façade; lacks when compared to other elevations.
- The projecting canopy of the southerly retail/commercial building doesn't cover the outdoor seating area as well as that design for the northerly building; canopy should bump out and extend further out.
- Not much provided on the appearance of the southerly retail/commercial building; missing many views to and from including view of parking garage. Need to see what the building looks like from Frey Street.
- Redesign the upper deck pergola/plaza area to provide for more interaction and access from the adjoining hotel and be more exciting.
- Like improvements. Need to see more of the southerly retail building.
- Move the crosswalk at the face of the parking structure further down away from the entrance of the parking structure and make crossings more pronounced.

ACTION:

On a motion by Rummel, seconded by Ferm, the Urban Design Commission **GRANTED INITIAL APPROVAL**. The motion was passed on a unanimous vote of (8-0). The motion provided for the address of the above stated concerns and the following:

- Extend the canopy to better cover the portions of the plaza area for the southerly building.
- Provide more detail on the design as well as views to and from the southerly retail building.
- Provide more detail on all plaza areas especially the second plaza area located between the face of the hotel and newly extended elevator stair.
- Eliminate the use of EIFS on portions of the upper elevations, consider alternatives to the use of EIFS on both the hotel and retail components.
- Add a clearstory treatment below the parapet of the retail component.
- Investigate providing more doors along the main drive for the southerly retail/commercial building.
- Provide more details on all plaza/terrace areas as well as proposed building elevations.

After the Commission acts on an application, individual Commissioners rate the overall design on a scale of 1 to 10, including any changes required by the Commission. The ratings are for information only. They are not used to decide whether the project should be approved. The scale is 1 = complete failure; 2 = critically bad; 3 = very poor; 4 = poor; 5 = fair; 6 = good; 7 = very good; 8 = excellent; 9 = superior; and 10 = outstanding. The overall ratings for this project are 6, 6, 7, 7, 7, 7 and 7.5.

URBAN DESIGN COMMISSION PROJECT RATING FOR: 702 North Midvale Boulevard

	Site Plan	Architecture	Landscape Plan	Site Amenities, Lighting, Etc.	Signs	Circulation (Pedestrian, Vehicular)	Urban Context	Overall Rating
Member Ratings	-	-	-	-	-	-	-	6
	6	7	6	7	-	6	7	7
	6	6	6	-	6	6	6	6
	-	-	-	-	-	-	-	7
	7	7	-	7	-	-	-	-
	7	7	7	-	-	6	8	7
	7	7	7	-	7	7	8	7
	-	-	-	-	-	-	-	7.5

General Comments:

- The changes are excellent. However, we need to see more detail on the retail and more could be done to create a “false terminus” at street level to help pedestrians navigate complex areas.
- Generally, high quality design and site planning. Certain elements, especially the south retail building need more attention before this is approvable.
- Good hotel-drop-off improvements. Architecture is looking elegant and tasty except for over done University/Hilldale Way intersection.
- Nice improvements! Views from hotel rooms to retail roof below are weak. Circular turnaround needs a stronger landscape definition, tends to bleed the space into surroundings.
- Parapet to be past ceiling level at retail component. Smooth finish for EIFS. North elevation parapet at hotel looks disjointed. Cornice on hotel’s west elevation is a little “clunky.”
- Excellent improvements! Address all sides retail building, extend retail canopy, retail roof design, 2nd floor courtyard details. Like hotel corner and outdoor entry space.



Department of Public Works
City Engineering Division

608 266 4751

Larry D. Nelson, P.E.
City Engineer

City-County Building, Room 115
210 Martin Luther King, Jr. Boulevard
Madison, Wisconsin 53703
608 264 9275 FAX
1 866 704 2315 Textnet

Deputy City Engineer
Robert F. Phillips, P.E.

Principal Engineers
Michael R. Dalley, P.E.
Christina M. Bachmann, P.E.
John S. Fahrney, P.E.
Gregory T. Fries, P.E.

Facilities & Sustainability
Jeanne E. Hoffman, Manager
James C. Whitney, A.I.A.

Operations Manager
Kathleen M. Cryan

Hydrogeologist
Joseph L. DeMorett, P.G.

GIS Manager
David A. Davis, R.L.S.

Financial Officer
Steven B. Danner-Rivers

DATE: June 5, 2008
TO: Plan Commission
FROM: Larry D. Nelson, P.E., City Engineer
SUBJECT: 702 North Midvale Conditional Use

The City Engineering Division has reviewed the subject development and has the following comments.

MAJOR OR NON-STANDARD REVIEW COMMENTS (Comments which are special to the project and/or may require additional work beyond a standard, more routine project.)

1. All withstanding Hilldale Plat Phase 2 conditional approval comments, and any necessary revisions to the proposed Hilldale Plat application as a result of this Conditional Use change, together with revisions to related land records requirements, shall be made prior to approval of this Conditional Use.
2. Following the June 4, 2008 meeting between the Hilldale Project Team and City staff, Engineering Mapping will defer comments and await submittal of amended complete final plan set by applicant as agreed.
3. All work within University Avenue right-of-way must be approved by Dane County Highways.
4. Requirements for storm sewer and storm water management shall be consistent with prior reviews and approvals.
5. Note on plans shall read: "All work within the public right-of-way or public utility easements shall comply with the plans and specifications in accordance with Project No. 53B2137, Contract No. 2137".
6. All proposed private sanitary and storm sewer needs to be labeled (RIMS, EI, PIPE SIZES, SLOPES).
7. Note on plans that sanitary sewer shall be privately owned and maintained on University Avenue from the existing manhole at Hilldale Way to the north manhole adjacent to "building "M".

GENERAL OR STANDARD REVIEW COMMENTS

In addition, we offer the following General or Standard Review Comments:

Engineering Division Review of Planned Community Developments, Planned Unit Developments and Conditional Use Applications.

Name: 702 North Midvale Conditional Use

General

- 1.1 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.
- 1.2 The site plan shall identify lot and block numbers of recorded Certified Survey Map or Plat.
- 1.3 The site plan shall include all lot/ownership lines, existing building locations, proposed building additions, demolitions, parking stalls, driveways, sidewalks (public and/or private), existing and proposed signage, existing and proposed utility locations and landscaping.
- 1.4 The site plan shall identify the difference between existing and proposed impervious areas.
- 1.5 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.
- 1.6 Submit a PDF of all floor plans to Lori Zenchenko lzenchenko@cityofmadison.com so that a preliminary interior addressing plan can be developed. If there are any changes pertaining to the location of a unit, the deletion or addition of a unit, or to the location of the entrance into any unit, (before, during, or after construction) the addresses may need to be changed. The interior address plan is subject to the review and approval of the Fire Marshall.
- 1.7 The site plan shall include a full and complete legal description of the site or property being subjected to this application.
- 1.8 The Developer is required to pay Impact Fees for the _____ Impact Fee District for Lot(s) _____ of the _____ Plat/CSM. The current rate is \$ _____ /1000SF for a total of \$ _____. The Developer shall select one of the following two options for payment of these fees:
- 1) Impact Fees shall be paid in full prior to Engineering sign-off of the plat/csm.
 - 2) The Developer has elected to defer the payments until such time as the building permits are applied for, in which case the owner(s) shall have fourteen (14) days after receiving the invoices to pay the outstanding impact fees. The following shall be required prior to plat sign off:
 - a) The Developer shall supply an Excel spreadsheet with lot numbers, lot areas, and number of dwelling units per lot. The Developer shall supply a CADD file of the proposed FINAL plat, in a format compatible with Microstation J. This information shall be required to calculate the Impact Fees, which will then be recorded at the Register of Deeds against each lot in the subdivision..
 - b) All information shall transmitted to Janet Dailey by e-mail at jdailey@cityofmadison.com, or on a CD to:

Janet Dailey
City of Madison Engineering Division
210 Martin Luther King Jr. Blvd
Room 115
Madison, WI 53703
 - c) A minimum of three (3) weeks shall be required for staff to calculate the Impact Fees and record the documents prior to plat sign-off.

The Developer shall put the following note on the face of the plat:

ALL THE LOTS WITHIN THIS SUBDIVISION ARE SUBJECT TO IMPACT FEES THAT ARE DUE AND PAYABLE WITHIN FOURTEEN DAYS OF THE ISSUANCE OF BUILDING PERMIT(S).

Right of Way / Easements

- 2.1 The Applicant shall Dedicate a _____ foot wide strip of Right of Way along _____
- 2.2 The Applicant shall Dedicate a _____ foot wide strip of Right of Way along _____
- 2.3 The Applicant shall Dedicate a Permanent Limited Easement for grading and sloping _____ feet wide along _____
- 2.4 The City Engineer has reviewed the need for pedestrian and bicycle connections through the development and finds that no connections are required.
- 2.5 The Applicant shall Dedicate a Permanent Limited Easement for a pedestrian / bicycle easement _____ feet wide from _____ to _____
- 2.6 The Developer shall provide a private easement for public pedestrian and bicycle use through the property running from _____ to _____
- 2.7 The developer shall be responsible for the ongoing construction and maintenance of a path within the easement. The maintenance responsibilities shall include, but not be limited to, paving, repaving, repairing, marking and plowing. The developer shall work with the City of Madison Real Estate Staff to administer this easement. Applicable fees shall apply.
- 2.8 The Public Sanitary Sewer Easement(s) dedicated to the City of Madison ("City") on the face of this Certified Survey Map or Subdivision Plat is/are subject to the following conditions:
 - a. The property owner reserves the right to use and occupy the Public Sanitary Sewer Easement Area(s) in a manner consistent with the rights herein conveyed, provided that such use and occupancy shall not interfere with or disturb the installation, operation, maintenance, repair, replacement and/or modification of the public sanitary sewer facilities.
 - b. No above-ground improvements shall be located in the Public Sanitary Sewer Easement Area(s) by the City or the property owner, with the exception that grates, sewer access structure (SAS) covers, and other access points to the public sanitary sewer facilities shall be permitted at grade level. (Optional: and with the exception that pavement and/or concrete for driveway purposes shall be permitted.)
 - c. Plantings and landscaping within the Public Sanitary Sewer Easement Area(s) shall not obstruct routine maintenance by the City. In the event of repair or reconstruction, plantings and landscaping may be removed by the City without replacement or compensation to the property owner.
 - d. The property owner shall not change the grade of the Public Sanitary Sewer Easement Area(s) without the prior written approval of the City's Engineering Division.
 - e. The Public Sanitary Sewer Easement(s) may not be amended, modified, terminated, or released without the written consent of all the parties hereto, or their respective successors-in-interest.
- 2.9 The Public Sidewalk Easement(s) dedicated to the City of Madison ("City") on the face of this Certified Survey Map or Subdivision Plat is/are subject to the following conditions:
 - a. The property owner reserves the right to use and occupy the Public Sidewalk Easement Area(s) in a manner consistent with the rights herein conveyed, provided that such use and occupancy shall not interfere with or disturb the installation, operation, maintenance, repair, replacement and/or modification of the public sidewalk improvements.
 - b. No above-ground improvements will be allowed in the Public Sidewalk Easement Area(s) by the property owner. (Optional: with the exception that pavement and/or concrete for driveway purposes shall be permitted.)
 - c. Plantings and landscaping within the Public Sidewalk Easement Area(s) shall not obstruct routine maintenance by the City. In the event of repair or reconstruction, plantings and landscaping may be removed by the City without replacement or compensation to the property owner.
 - d. The property owner shall not change the grade of the Public Sidewalk Easement Area(s) without the prior written approval of the City's Engineering Division.
 - e. The Public Sidewalk Easement(s) may not be amended, modified, terminated, or released without the written consent of all the parties hereto, or their respective successors-in-interest.
- 2.10 The Public Storm Sewer Easement(s) dedicated to the City of Madison ("City") on the face of this Certified Survey Map or Subdivision Plat is/are subject to the following conditions:
 - a. The property owner reserves the right to use and occupy the Public Storm Sewer Easement Area(s) in a manner consistent with the rights herein conveyed, provided that such use and occupancy shall not interfere with or disturb the installation, operation, maintenance, repair, replacement and/or modification of the public storm sewer facilities.
 - b. No above-ground improvements shall be located in the Public Storm Sewer Easement Area(s) by the City or the property owner, with the exception that grates, sewer access structure (SAS) covers, and other access points to the public storm sewer facilities shall be permitted at grade level. (Optional: and with the exception that pavement and/or concrete for driveway purposes shall be permitted.)
 - c. Plantings and landscaping within the Public Storm Sewer Easement Area(s) shall not obstruct routine maintenance by the City. In the event of repair or reconstruction, plantings and landscaping may be removed by the City without replacement or compensation to the property owner.
 - d. The property owner shall not change the grade of the Public Storm Sewer Easement Area(s) without the prior written approval of the City's Engineering Division.
The Public Storm Sewer Easement(s) may not be amended, modified, terminated, or released without the written consent of all the parties hereto, or their respective successors-in-interest.

- 2.11 The Public Water Main Easement(s) dedicated to the City of Madison ("City") on the face of this Certified Survey Map or Subdivision Plat is/are subject to the following conditions:
 - a. The property owner reserves the right to use and occupy the Public Water Main Easement Area(s) in a manner consistent with the rights herein conveyed, provided that such use and occupancy shall not interfere with or disturb the installation, operation, maintenance, repair, replacement and/or modification of the public water main facilities.
 - b. No above-ground improvements will be allowed in the Public Water Main Easement Area(s) by the property owner. (Optional: with the exception that pavement and/or concrete for driveway purposes shall be permitted.)
 - c. Plantings and landscaping within the Public Water Main Easement Area(s) shall not obstruct routine maintenance by the City. In the event of repair or reconstruction, plantings and landscaping may be removed by the City without replacement or compensation to the property owner.
 - d. The property owner shall not change the grade of the Public Water Main Easement Area(s) without the prior written approval of the City's Engineering Division.
 - e. The Public Water Main Easement(s) may not be amended, modified, terminated, or released without the written consent of all the parties hereto, or their respective successors-in-interest.

Streets and Sidewalks

- 3.1 The Applicant shall execute a waiver of notice and hearing on the assessments for the improvement of [roadway] _____ in accordance with Section 66.0703(7)(b) Wisconsin Statutes and Section 4.09 of the MGO.
- 3.2 **Value of sidewalk installation over \$5000.** The Applicant shall Construct Sidewalk to a plan approved by the City Engineer along _____.
- 3.3 **Value of sidewalk installation under \$5000.** The Applicant shall install public sidewalk along _____. The Applicant shall obtain a Street Excavation Permit for the sidewalk work, which is available from the City Engineering Division. The applicant shall pay all fees associated with the permit including inspection fees. All work must be completed within six months or the succeeding June 1, whichever is later. This permit application is available on line at <http://www.cityofmadison.com/engineering/permits.cfm>.
- 3.4 The Applicant shall execute a waiver of their right to notice and hearings on the assessments for the installation of sidewalk along [roadway] _____ in accordance with Section 66.0703(7)(b) Wisconsin Statutes and Section 4.09 of the MGO.
- 3.5 The Applicant shall grade the property line along _____ to a grade established by the City Engineer. The grading shall be suitable to allow the installation of sidewalk in the future without the need to grade beyond the property line. The Applicant shall obtain a Street Excavation permit prior to the City Engineer signing off on this development. This permit application is available on line at <http://www.cityofmadison.com/engineering/permits.cfm>.
- 3.6 The Applicant shall close all abandoned driveways by replacing the curb in front of the driveways and restoring the terrace with grass.
- 3.7 **Value of the restoration work less than \$5,000. When computing the value, do not include a cost for driveways. Do not include the restoration required to facilitate a utility lateral installation.** The Applicant's project requires the minor restoration of the street and sidewalk. The Applicant shall obtain a Street Excavation Permit for the street restoration work, which is available from the City Engineering Division. The applicant shall pay all fees associated with the permit including inspection fees. This permit application is available on line at <http://www.cityofmadison.com/engineering/permits.cfm>.
- 3.8 The Applicant shall make improvements to _____ in order to facilitate ingress and egress to the development. The improvement shall include a (Describe what the work involves or strike this part of the comment.) _____.
- 3.9 The Applicant shall make improvements to _____. The improvements shall consist of _____.
- 3.10 The approval of this Conditional Use 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.
- 3.11 The Applicant shall provide the City Engineer with a survey indicating the grade of the existing sidewalk and street. The Applicant shall hire a Professional Engineer to set the grade of the building entrances adjacent to the public right of way. The Applicant shall provide the City Engineer the proposed grade of the building entrances. The City Engineer shall approve the grade of the entrances prior to signing off on this development.
- 3.12 The Applicant shall replace all sidewalk and curb and gutter which abuts the property which is damaged by the construction or any sidewalk and curb and gutter which the City Engineer determines needs to be replaced because it is not at a desirable grade regardless of whether the condition existed prior to beginning construction.

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- 3.13 The Applicant shall obtain a privilege in streets agreement for any encroachments inside the public right of way. The approval of this development does not constitute or guarantee approval of the encroachments.
- 3.14 The Applicant shall provide the City Engineer with the proposed soil retention system to accommodate the restoration. The soil retention system must be stamped by a Professional Engineer. The City Engineer may reject or require modifications to the retention system.
- 3.15 The Applicant shall complete work on exposed aggregate sidewalk in accordance with specifications provided by the city. The stone used for the exposed aggregate shall be approved by the City. The Construction Engineer shall be notified prior to beginning construction. Any work that does not match the adjacent work or which the City Construction Engineer finds is unacceptable shall be removed and replaced.
- 3.16 All work in the public right-of-way shall be performed by a City licensed contractor.
- 3.17 Installation of "Private" street signage in accordance with 10.34 MGO is required.
- 3.18. All street tree locations and tree species within the right of way shall be reviewed and approved by City Forestry. Please submit a tree planting plan (in PDF format) to Dean Kahl, of the City Parks Department - dkahl@cityofmadison.com or 266-4816.

Storm Water Management

- 4.1 The site plans shall be revised to show the location of all rain gutter down spout discharges.
- 4.2 Storm sewer to serve this development has been designed and constructed. The site plans shall be revised to identify the location of this storm sewer and to show connection of an internal drainage system to the existing public storm sewer.
- 4.3 The plan set shall be revised to show a proposed private internal drainage system on the site. This information shall include the depths and locations of structures and the type of pipe to be used.
- 4.4 The applicant shall show storm water "overflow" paths that will safely route runoff when the storm sewer is at capacity.
- 4.5 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.
- 4.6 The City of Madison is an approved agent of the Department of Commerce. This proposal contains a commercial building and as such, the City of Madison is authorized to review infiltration, stormwater management, and erosion control on behalf of the Department of Commerce. No separate submittal to Commerce or the WDNR is required.
- 4.7 This development includes multiple building permits within a single lot. The City Engineer and/or the Director of the Inspection Unit may require individual control plans and measures for each building.
- 4.8 If the lots within this site plan are inter-dependent upon one another for stormwater runoff conveyance, and/or a private drainage system exists for the entire site an agreement shall be provided for the rights and responsibilities of all lot owners. Said agreement shall be reviewed and placed on file by the City Engineer, referenced on the site plan and recorded at the Dane Co Register of Deeds.
- 4.9 Prior to approval, this project shall comply with Chapter 37 of the Madison General Ordinances regarding stormwater management. Specifically, this development is required to:
 - Detain the 2 & 10-year storm events.
 - Detain the 2, 10, & 100-year storm events.
 - Control 40% TSS (20 micron particle) off of new paved surfaces
 - Control 80% TSS (5 micron particle) off of new paved surfaces
 - Provide infiltration in accordance with Chapter 37 of the Madison General Ordinances
 - Provide substantial thermal control.
 - Provide oil & grease control from the first 1/2" of runoff from parking areas.
 - Complete an erosion control plan and 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.

Stormwater management plans shall be submitted and approved by City Engineering prior to signoff.

- 4.10 The plan set shall be revised to show more information on proposed drainage for the site. This shall be accomplished by using spot elevations and drainage arrows or through the use of proposed contours. It is necessary to show the location of drainage leaving the site to the public right-of-way. It may be necessary to provide information off the site to fully meet this requirement.

- 4.11 A portion of this project comes under the jurisdiction of the US Army Corp of Engineers and WDNR for wetland or flood plain issues. A permit for those matters shall be required prior to construction on any of the lots currently within the jurisdictional flood plain.
- 4.12 The Applicant shall submit, prior to plan sign-off, a digital CAD file (single file) to the Engineering Program Specialist in the Engineering Division (Lori Zenchenko). The digital CAD file shall be to scale and represent final construction. The single CAD file submittal can be either AutoCAD (dwg) Version 2001 or older, MicroStation (dgn) Version J or older, or Universal (dxf) format and contain only the following data, each on a separate layer name/level number:
 - a) Building Footprints
 - b) Internal Walkway Areas
 - c) Internal Site Parking Areas
 - d) Other Miscellaneous Impervious Areas (i.e. gravel, crushed stone, bituminous/asphalt, concrete, etc.)
 - e) Right-of-Way lines (public and private)
 - f) All Underlying Lot lines or parcel lines if unplatted
 - g) Lot numbers or the words "unplatted"
 - h) Lot/Plat dimensions
 - i) Street names

All other levels (contours, elevations, etc) are not to be included with this file submittal.

NOTE: Email file transmissions preferred lzenchenko@cityofmadison.com. Include the site address in the subject line of this transmittal. Any changes or additions to the location of the building, sidewalks, parking/pavement during construction will require a new CAD file.

- 4.13 NR-151 of the Wisconsin Administrative Code will be effective on October 1, 2004. Future phases of this project shall comply with NR 151 in effect when work commences. Specifically, any phases not covered by a Notice of Intent (NOI) received from the WDNR under NR-216 prior to October 1, 2004 shall be responsible for compliance with all requirements of NR-151 Subchapter III. As most of the requirements of NR-151 are currently implemented in Chapter 37 of the Madison General Ordinances, the most significant additional requirement shall be that of infiltration.

NR-151 requires infiltration in accord with the following criteria. For the type of development, the site shall comply with one of the three (3) options provided below:

Residential developments shall infiltrate 90% of the predevelopment infiltration amount, 25% of the runoff from the 2-year post development storm or dedicated a maximum of 1% of the site area to active infiltration practices.

Commercial development shall infiltrate 60% of the predevelopment infiltration amount, 10% of the runoff from the 2-year post development storm or dedicate a maximum of 2% of the site area to active infiltration practices.

- 4.14 The applicant shall submit, prior to plan sign-off, digital PDF files to the Engineering Division (Jeff Benedict or Tim Troester). The digital copies shall be to scale, and shall have a scale bar on the plan set.

PDF submittals shall contain the following information:

- a) Building footprints.
- b) Internal walkway areas.
- c) Internal site parking areas.
- d) Lot lines and right-of-way lines.
- e) Street names.
- f) Stormwater Management Facilities.
- g) Detail drawings associated with Stormwater Management Facilities (including if applicable planting plans).

- 4.15 The Applicant shall submit prior to plan sign-off, electronic copies of any Stormwater Management Files including:

- a) SLAMM DAT files.
- b) RECARGA files.
- c) TR-55/HYDROCAD/Etc...
- d) Sediment loading calculations

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.

- 4.16 The area adjacent to this proposed development has a known flooding risk. All entrances shall be 2-feet above the adjacent sidewalk elevation or 1-foot above the 100-year regional flood elevation (whichever is greater). This includes garage entrances.

Utilities General

- 5.1 The Applicant shall obtain a Street Excavation permit for the installation of utilities required to serve this project. The Applicant shall pay the permit fee, inspection fee and street degradation fee as applicable and shall comply with all the conditions of the permit. This permit application is available on line at <http://www.cityofmadison.com/engineering/permits.cfm>.

- 5.2 The applicant shall obtain all necessary sewer connection permits and sewer plugging permits prior to any utility work. This permit application is available on line at <http://www.cityofmadison.com/engineering/permits.cfm>.
- 5.3 All proposed and existing utilities including gas, electric, phone, steam, chilled water, etc shall be shown on the plan.
- 5.4 The applicant's utility contractor shall obtain a connection permit and excavation permit prior to commencing the storm sewer construction. This permit application is available on line at <http://www.cityofmadison.com/engineering/permits.cfm>.
- 5.5 The site plans shall be revised to show the location of existing utilities, including depth, type, and size in the adjacent right-of-way.
- 5.6 The developer shall provide information on how the Department of Commerce's requirements regarding treatment of storm water runoff, from parking structures, shall be satisfied prior to discharge to the public sewer system. Additionally, information shall be provided on which system (storm or sanitary) the pipe shall be connected to.

Sanitary Sewer

- 6.1 Prior to approval of the conditional use application, the owner shall obtain a permit to plug each existing sanitary sewer lateral that serves a building that is proposed for demolition. For each lateral to be plugged the owner shall deposit \$1,000 with the City Engineer in two separate checks in the following amounts: (1). \$100 non-refundable deposit for the cost of inspection of the plugging by City staff; and (2). \$900 for the cost of City crews to perform the plugging. If the owner elects to complete the plugging of a lateral by private contractor and the plugging is inspected and approved by the City Engineer, the \$900 fee shall be refunded to the owner. This permit application is available on line at <http://www.cityofmadison.com/engineering/permits.cfm>.
- 6.2 All outstanding Madison Metropolitan Sewerage District (MMSD) and City of Madison sanitary sewer connection charges are due and payable prior Engineering sign-off, unless otherwise collected with a Developer's / Subdivision Contract. Contact Janet Dailey (608-261-9688) to obtain the final MMSD billing a minimum of two (2) working days prior to requesting City Engineering signoff.
- 6.3 Each unit of a duplex building shall be served by a separate and independent sanitary sewer lateral.
- 6.4 The site plan shall be revised 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.



Traffic Engineering and Parking Divisions

David C. Dryer, P.E., City Traffic Engineer and Parking Manager

Suite 100
215 Martin Luther King, Jr. Boulevard
P.O. Box 2986
Madison, Wisconsin 53701-2986
PH 608 266 4761
TTY 866-704-2315
FAX 608 267 1158

June 5, 2008

TO: Plan Commission

FROM: David C. Dryer, P.E., City Traffic Engineer and Parking Manager

SUBJECT: **702 North Midvale Blvd. – Conditional Use – PUD (SIP) to Alteration – Hotel / Retail**

The City Traffic Engineering Division has reviewed the subject development and has the following comments.

MAJOR OR NON-STANDARD REVIEW COMMENTS (Comments which are special to the project and/or may require additional work beyond a standard, more routine project.)

1. None

PEDESTRIAN AND BICYCLE TRANSPORTATION REVIEW COMMENTS

2. None

GENERAL OR STANDARD REVIEW COMMENTS

In addition, we offer the following General or Standard Review Comments:

3. When the applicant submits final plans for approval, the applicant shall show the following: items in the terrace as existing (e.g., signs and street light poles), 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, vehicle routes, dimensions of radii, aisles, driveways, stalls including the two (2) feet overhang, and a scaled drawing at 1" = 20'.
4. 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.
5. 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 Leach, City Traffic Engineering at 267-8755 if you have questions regarding the above items: Contact Person: Adam Fink; Fax: 847-215-5282; Email: afink@jfreed.com

**CITY OF MADISON
INTERDEPARTMENTAL
CORRESPONDENCE**

Date: June 16th 2008

To: Plan Commission

From: Patrick Anderson, Assistant Zoning Administrator

Subject: 702 N. Midvale Blvd.; rezoning from PUD-GDP (SIP) to Amended PUD-GDP (SIP)

Present Zoning District: PUD-GDP (SIP)

Proposed Use: To alter design of hotel and redistribute retail space along Hilldale Way.

Requested Zoning District: Amended PUD-GDP (SIP)

GENERAL OR STANDARD REVIEW COMMENTS

1. Show accessible parking stalls to serve the proposed project that will meet state required striping and signage as near the accessible entrances as possible. Meet all applicable State accessible requirements, including but not limited to:
 - a. Provide required accessible stalls striped per State requirements. A minimum of 1 of the stalls shall be a van accessible stalls 8' wide with an 8' striped out area adjacent.
 - b. Show signage at the head of the stalls. Accessible signs shall be a minimum of 60" between the bottom of the sign and the ground.
 - c. Highlight or call out the accessible path from the stalls to the building. The stalls shall be as near the accessible entrance or elevator as possible. Show ramps, curbs, or wheel stops where required.
2. Meet with Zoning and Planning regarding the zoning text, to resolve issues including but not limited to shared bicycle parking facilities, shared loading facilities, and projected employee counts for the proposed uses. Receive approval from zoning and planning of the zoning text prior to submitting final plans.
3. Lighting is not required. However, if it is provided for the commercial/retail portion of the parking, it must comply with City of Madison outdoor lighting standards. (See parking lot packet). Lighting will be limited to .10 watts per square foot.

Zoning Criteria

Bulk Requirements	Required	Proposed
Lot Area	6,000 sq. ft.	as shown
Lot Width	50'	as shown
Front Yard	0'	Adequate
Side Yards	0'	Adequate
Rear Yard	30'	Adequate
Floor Area Ratio	3.0	Adequate
Building Height	--	5 stories

Site Design	Required	Proposed
No. Parking Stalls	222	as shown
Accessible Stalls	7	as shown (1)
Loading	4 (10' x 35') areas	3 (10' x 35') area (2) 4 (10' x 50') areas ⁱ
No. Bike Parking Stalls	Hotel: 1 per 20 employees Park/open area: TBD	Hotel: TBD (2) Office/retail: TBD Park/open area: 80
Landscaping	Yes	(2)
Lighting	Yes	(3)

Other Critical Zoning Items		
Urban Design	Yes	
Barrier Free (COMM 69)	Yes	

- Since this project is being rezoned to the **PUD-GDP(SIP)** district, and there are no predetermined bulk requirements, we are reviewing it based on the criteria for the C-2 district, because of the surrounding land uses.