

# PLANNING DIVISION STAFF REPORT



MARCH 22, 2017 URBAN DESIGN COMMISSION

APRIL 3, 2017 PLAN COMMISSION

**Project Address:** 4601 Frey Street

**Application Type:** Amended Planned Development (PD) District–General Development Plan and Specific Implementation Plan

**Legistar File ID #** [46314](#)

**Prepared By:** Timothy M. Parks, Planning Division  
Report includes comments from other City agencies, as noted.

**Reviewed By:** Heather Stouder and Kevin Firchow, Planning Division

## Summary

**Applicant & Property Owner:** Frey Street Lodging Associates, LLC, c/o Raymond Management Company; 8333 Greenway Boulevard, Suite 200; Middleton.

**Contact:** Josh Wilcox, GBA; 7780 Elmwood Avenue, Suite 204; Middleton.

**Requested Actions:** Approval of a major amendment to the Planned Development zoning for Hilldale Shopping Center to amend the General Development Plan and Specific Implementation Plan to allow construction of a mixed-use building containing 26,350 square feet of office space and 182-room hotel at 4601 Frey Street.

**Proposal Summary:** The applicant proposes to construct an eleven-story mixed-use building that will contain a 182-room hotel located on the ground, first and fifth through eleventh floors, a 25,900 square-foot office space on the fourth floor, and parking on the portions of the ground floor and all of the second and third floors (212 total auto stalls). Construction of the proposed development will commence in fall 2017, with completion anticipated in fall 2018.

**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 district is outlined in Section 28.098 of the Zoning Code.

**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 IDs 28.022–00270 and 28.022–00271, amending the Planned Development zoning for Hilldale Shopping Center and amending the General Development Plan and Specific Implementation Plan for 4601 Frey Street, to the Common Council with a recommendation of **approval** following a recommendation by the Urban Design Commission and subject to input at the public hearing and the conditions from reviewing agencies beginning on page 6 of this report.

## Background Information

**Parcel Location:** The entire Planned Development District for Hilldale Shopping Center 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 (Gruber); Madison Metropolitan School District; Urban Design District 6. The specific site of the amendment is an approximately one-acre parcel located at the southwestern corner of Frey Street and Sawyer Terrace.

**Existing Conditions and Land Use:** The subject site is currently developed with an 88-stall surface parking lot. The overall Hilldale Shopping Center Planned Development includes the six-screen Sundance Cinema at the southern end of the center; Ace Hardware; two parking structures containing approximately 670 parking spaces; four retail buildings on the east side of (private) Price Place totaling 71,190 square feet; approximately 60,000 square feet of exterior-facing retail spaces located between Macy’s and Metcalfe’s Market; 45,000 square feet of renovated retail space under construction between Macy’s and the Sundance Cinema and University Bookstore; 40 condominium units in four townhouse buildings located along N. Midvale Boulevard; the 7,900 square-foot Fleming’s restaurant at the northeastern corner of the site; the 13,200 square-foot Great Dane Pub located at the southeastern corner of Price Place and Heather Crest; the 151,000 square-foot store Target Store along University Avenue, and; the 96-unit Overlook at Hilldale apartments at N. Segoe Road and Frey Street. The Target store and 96-unit apartment buildings are part of the General Development Plan for Hilldale, but are governed by separate Specific Implementation Plans.

**Surrounding Land Uses and Zoning:**

North: Overlook at Hilldale apartments and Target, zoned PD;

South: Segoe Terrace/ West Madison Senior Center, zoned PD; Coventry Condominiums, zoned NMX (Neighborhood Mixed-Use District);

West: Weston Place, The Venture apartments, zoned PD;

East: Hilldale Shopping Center, zoned PD.

**Adopted Land Use Plans:** The Comprehensive Plan recommends the area bounded by N. Segoe Road, University Avenue, N. Midvale Boulevard, and Regent Street, including Hilldale Shopping Center and the subject site, for Community Mixed-Use development with a Transit-Oriented Development node.

The subject site is also generally within the boundaries of the 2015 University Hill Farms Neighborhood Plan. However, the plan makes no land use or transportation recommendations specific to the subject site.

**Zoning Summary:** The property will be zoned Amended PD(GDP-SIP).

Other Critical Zoning Items	
Yes:	Urban Design (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 site is served by a full range of urban services, including seven-day Metro Transit service nearby on N. Segoe Road, Sheyboygan Avenue and University Avenue.

**Previous Approvals and Related Requests**

On February 1, 2005, the Common Council approved the rezoning of the 37-acre Hilldale Shopping Center and former Humana Office complex from C2 (General Commercial District) to PUD-GDP-SIP [1966 Zoning Code] to allow the addition of two parking structures containing 668 parking spaces, 4 retail buildings opposite the east wall of the mall core totaling 71,190 square feet and 40 condominium units in four townhouse buildings located

along N. Midvale Boulevard. Subsequent SIP approvals in December 2005 and May 2006 would precede the construction of the 7,900 square-foot Fleming's restaurant and 13,200 square-foot Great Dane Brew Pub.

On March 2, 2010, the Common Council approved a request to rezone 4610 Frey Street from PUD-SIP to Amended PUD-GDP-SIP to amend the Hilldale Shopping Center Planned Unit Development to remove the site of the Target store from the Hilldale PUD-SIP. On the same date, the Common Council approved a request to rezone 4609 University Avenue from PUD-SIP to Amended PUD-GDP-SIP to allow a 151,000 square-foot Target store to be constructed under its own specific implementation plan. The adjacent Overlook at Hilldale apartment complex was approved as a separate Amended PUD-GDP-SIP in September 2010. A series of subdivision approvals were granted to separate the Target and Overlook sites from the rest of the center.

Previous to the 2010 PD approvals to enshrine the parking lot use of the site, which dates back to the University Foundation's ownership of the shopping center, the subject site was identified in September 2006 for potential development as a seven-story, 90-unit condominium building (ID [04090](#)) with under-building parking exposed along Sawyer Terrace. While there was general support for more intensively developing the site from Planning staff and members of the Urban Design Commission (including support for the proposed height), to whom it was presented on an informational basis, the previous owner/developer of Hilldale dropped the proposal and instead proposed that the subject site be used as private open space for residents of the dwelling units proposed as part of its "Phase II" redevelopment of the former Humana office complex and Hilldale Cinema sites north of Frey where the Target store and Overlook apartments were ultimately approved and constructed.

## Project Description

The applicant is requesting approval of a major alteration to the Planned Development zoning for Hilldale Shopping Center to construct a mixed-use building containing 26,350 square feet of office space and 182-room hotel on an approximately one-acre site located at the southwestern corner of Frey Street and Sawyer Terrace at the western entry into Hilldale Shopping Center. The subject site is currently an 88-stall surface parking lot historically associated with the main shopping center to the east. As noted above, the site, shopping center and associated outbuildings, and Target and Overlook apartments are all governed by the same 37-acre General Development Plan first approved in 2005, although as noted, some of the component projects are governed by different Specific Implementation Plans.

The subject site is characterized by 20-25 feet of grade change from west to east across the site, and existing mature vegetation along the western and southern property lines. The grades present along the Frey Street frontage continue west of the site up to the intersection of N. Segoe Road and Frey Street, with a total of 40 feet of grade change from N. Segoe to Sawyer Terrace (about 6.2% slope) before moderating somewhat as Frey Street enters the Hilldale complex. The grade of Sawyer Terrace also slopes towards the site and Frey Street, but with a more gradual grade from south to north. Both Frey and Sawyer are classified as local streets, with the latter operating as a northbound one-way street ending at Frey Street opposite a full-access driveway into the Target parking lot.

The layout of the proposed eleven-story mixed-use building calls for the hotel to occupy space on the ground, first and fifth through eleventh floors. Two driveway entrances are proposed into the building, with a guest drop-off, hotel lobby, and bar/breakfast room proposed on the ground floor adjacent to the eastern of the two driveways located down slope closest to Sawyer Terrace. A number of utility and service functions for the hotel are proposed at the southeastern corner of the ground floor, with a small receiving area and trash room to be accessed from Sawyer Terrace. The remainder of the ground floor will be used as parking and internal

circulation. An elevated terrace is proposed at the northeastern corner of the ground floor, which is intended as an outdoor seating area off the lobby of the hotel. The terrace will be elevated 6-7 feet above the Frey-Sawyer intersection, with stairs proposed to lead down to the sidewalks at that corner. The relationship between the hotel common spaces, outdoor terrace and public street frontages is illustrated on renderings R1 and R4 of the plan set.

The first full floor above grade will feature hotel amenities along the northern and eastern walls of the building, including a pool and fitness room and various meeting rooms (Sheet A2.01). The northeastern corner of the first floor will be open to the ground floor common spaces below. The southern and western portions of the first floor will include the western driveway entrance, parking, utility rooms, and an elevator lobby leading up to the fourth floor office space. The second and third floors will be structured parking, with a total of 212 auto stalls proposed on the ground through third floors, which will be connected internally through ramps located along the south wall of the building. The proposed office space will occupy most of the fourth floor of the building (Sheet A2.04), which will also include a mechanical room along most of the western wall. A covered terrace is proposed at the northeastern corner of the fourth floor office space, while an open terrace is proposed at the southeastern corner. The fourth story will be stepped in at varying distances above the third floor along the northern, western and southern walls.

The profile of the eleven-story building will narrow considerably at the fifth floor, where the 182 hotel rooms comprising the remaining floor area will begin. As noted in the table on Sheet T-1 and depicted on the floorplans on Sheets A2.05 through A2.11, the upper seven floors will each contain 26 rooms of varying size arranged along a central east-west corridor. Two screened mechanical enclosures are proposed on the uppermost roof of the building (Sheet A2.12).

The building will be clad in two-toned brick, metal panels, and EIFS, with fiber cement panel fills proposed to enclose portions of the parking levels on the west and south. A combination of vision glass and spandrel glass is proposed along the northern and eastern facades in an effort to integrate the parking areas above grade into those facades.

## **Analysis and Conclusion**

As of the drafting of this report, the applicant was still working to provide the Traffic Engineering Division with traffic data related to the proposed development. Traffic Engineering staff determined that the Traffic Impact Analysis (TIA) originally submitted with the application materials did not contain all of the data needed to assess the potential traffic impacts of the proposed development, and that additional study was required before they could provide full comments on the project. Traffic Engineering staff will provide their comments on the project and any proposed conditions of approval in a separate memo prior to the Plan Commission hearing.

Notwithstanding any issues raised in the separate Traffic Engineering Division memo as it relates to Planned Development District standard (2)(d), the Planning Division believes that the Plan Commission can find the Planned Development standards met for this project and recommend approval of the Amended General Development Plan and Specific Implementation Plan to the Common Council. The lodging and office uses in the proposed eleven-story mixed-use building will broaden the mix of uses present in and around the Hilldale complex in a manner that staff believes will further enhance the vitality of the area, which already features a wide variety of shopping, dining, entertainment and residential uses.

Approval of the project should not adversely affect the economic health of the City or the area of the City where the development is proposed, and approval of the project should not adversely affect the City's ability to provide services. While staff is aware of some concerns expressed by residents of Weston Place Condominiums about impacts the project may have on their views, staff feels that the applicant has made meaningful overtures to lessen those impacts as the design of the project has evolved. This includes narrowing the profile of the upper seven floors of the building, as well as stepping the tower away from the common lot line shared with Weston Place. The applicant indicates that there will be over 40 feet between the two buildings at their closest points, which will increase to 56 feet at the fourth floor of the proposed building, and 90 feet between buildings from the fifth floor up (see Section 2 on Sheet A7.01).

Approval of the proposed eleven-story hotel and office building will also facilitate the development goals of the Comprehensive Plan, which recommends the area bounded by N. Segoe Road, University Avenue, N. Midvale Boulevard, and Regent Street, including Hilldale Shopping Center and the subject site, for Community Mixed-Use (CMU) development and Transit-Oriented Development.

Community Mixed-Use districts are recommended for a relatively high-density mix of residential, retail, office, institutional and civic uses in a compact urban setting. Such areas are intended to include a wide range of non-residential activities, and are recommended to be located adjacent to Medium- and High-Density Residential areas and along existing or planned high-capacity public transit routes, with a transit stop located at, or very close to, all activity center focal points within the CMU district. Detailed neighborhood or special area plans may provide specific recommendations on allowed types of non-residential uses. Buildings in CMU districts should be well-designed and placed close to the sidewalk and street, with parking located primarily behind the buildings or underground, with on-street parking where sufficient right of way is available. Generally, buildings in CMU districts should be at least two stories in height. Specific standards for height, gross square footage of commercial buildings or establishments, and floor area are recommended to be established in neighborhood or special area plans and should be compatible with the scale and intensity of the district as a whole and the context of the surrounding neighborhood.

In this case, the neighborhood or special area plan that governs the subject site is the University Hill Farms Neighborhood Plan, which was adopted in 2015 to provide a series of recommendations for redevelopment, preservation and public investment for the area bounded by University Avenue, Midvale Boulevard, Mineral Point Road, S. Rosa Road, Regent Street and N. Whitney Way. While the Hill Farms plan includes a series of detailed recommendations to guide redevelopment in certain areas of the planning area, it includes no land use, bulk, or transportation recommendations specific to the site, including no recommendations that would suggest that the proposed eleven-story building should not be approved.

Finally, staff believes that the architectural style and form of the proposed eleven-story building is compatible with surrounding land uses and creates an environment of sustained aesthetic desirability compatible with the existing or intended character of the area. In general, the scale of the proposed building is consistent with the character of its surroundings and the context that has emerged in the area generally west of Hilldale over the last 15 years. However, the appearance of the building will need to be very well executed given the prominence it will have both up close and at a distance. The proposed building will be very visible above Hilldale Shopping Center, particularly from the east and north, and the detailing of those facades should be particularly well-executed.

On the eastern façade, staff recommends that the metal-clad center section of the tower be revisited to address a lack of articulation at the second and third floors and the termination above the ground and first floors. Given how visible this façade will be for the foreseeable future from across Hilldale, the final details of this façade

should be carefully considered to ensure its enduring quality. Along the northern façade, staff recommends that the ground and first floor entries meet Frey Street to the greatest extent possible by emphasizing the two pedestrian entrances similar to the their adjacent vehicular entrances by extending the proposed canopies over them and ensuring that the private walks from the building are as flush with and perpendicular to Frey Street sidewalk as possible. In particular, the elevated, western-most pedestrian entrance should be reconfigured, if possible. The raised terrace at the corner of Frey and Sawyer should also meet the public sidewalk as graciously as possible to lessen the dominance of those walls at that corner. The final details of the terrace (plans, elevations, and renderings) should also be synced as part of final UDC approval.

Finally, it appears that the existing tree line along southern property line will be impacted by construction of the building. To the extent possible, the existing vegetation on this lot line, which is shared with the adjacent apartments, should be preserved throughout to effectively screen the lower floors of the southern façade, with any trees to remain on the properties shown on the landscaping plan. Where vegetation will be removed to accommodate the building, staff recommends that any replacement planting be more varied by type, species and planting height than the juniper and arborvitae proposed, and that additional plantings be considered on the adjacent property if agreed upon by the owners of the two properties.

All of the above design recommendations have been presented to the Urban Design Commission, which will need to grant final approval to the project prior to final sign-off and recording of the Amended PD and issuance of building permits. [The UDC gave initial approval to the project with conditions at its March 22, 2017 meeting.]

## Recommendation

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

The Planning Division recommends that the Plan Commission forward Zoning Map Amendment IDs 28.022–00270 and 28.022–00271, amending the Planned Development zoning for Hilldale Shopping Center and amending the General Development Plan and Specific Implementation Plan for 4601 Frey Street, to the Common Council with a recommendation of **approval** following a recommendation by the Urban Design Commission and subject to input at the public hearing, the following Planning Division condition(s) and the conditions from reviewing agencies:

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

1. That the applicant receive final approval of the project from the Urban Design Commission prior to final staff approval of the Amended PD zoning and issuance of building permits.
2. The floorplans for the fourth floor shall be clarified to specify the square-footage of office space separate from the floor area for mechanical space.
3. The applicant shall work with the Planning Division to revise the permitted use, signage, and statement of purpose sections of the zoning text prior to final staff approval of the Amended PD and issuance of building permits.

**The following conditions have been submitted by reviewing agencies:**

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

4. The City has clay sewer mains located in the terrace and below the sidewalk on Frey Street and Sawyer Terrace. The applicant will be responsible for repairs for any damage done to the sanitary sewer mains throughout construction or with the earth retention system for the proposed building (soil nailing).
5. All outstanding Madison Metropolitan Sewerage District (MMSD) charges are due and payable prior to City Engineering Division sign-off, unless otherwise collected with a Developer's/ Subdivision Contract. Contact Mark Moder (261-9250) to obtain the final MMSD billing a minimum of two (2) working days prior to requesting City Engineering signoff.
6. This project falls in the area subject to increased erosion control enforcement as authorized by the fact that it is in a TMDL ZONE. The project will be expected to meet a higher standard of erosion control than the minimum standards set by the Wisconsin Department Natural Resources (WDNR) in order to comply with TMDL limits.
7. The applicant shall submit, prior to plan sign-off, a digital CAD file (single file) to the City Engineering Division (Storm/Sanitary Section). The digital CAD file shall be to scale and represent final construction. The CAD file shall be in a designated coordinate system (preferably Dane County WISCRS, US Ft). The single CAD file submittal can be either AutoCAD (dwg) Version 2013 or older, MicroStation (dgn) V8i Select Series 3 or older, or Universal (dxf) format and shall contain the only the following data, each on a separate layer name/level number. The digital copies shall be drawn to scale and represent final construction including: building footprints; internal walkway areas; internal site parking areas; other miscellaneous impervious areas (i.e. gravel, crushed stone, bituminous/asphalt, concrete, etc.); right-of-way lines (public and private); plat name and lot lines (metes & bounds parcel lines if unplatted); platted lot numbers (noted "unplatted lands" if not platted); lot/plat property dimensions; street names; private on-site sanitary sewer utilities (including all connections to public sanitary); private on-site storm sewer utilities (including all connections to public storm). All other levels (contours, elevations, etc) are not to be included with this file submittal. E-mail CAD file transmissions are preferred to: bstanley@cityofmadison.com (East) or ttroester@cityofmadison.com (West). Include the site address in the subject line of this transmittal. Any changes or additions to the location of the building, sidewalks, parking/pavement, private on-site sanitary sewer utilities, or private on-site storm sewer utilities during construction will require a new CAD file.
8. Provide additional detail how the enclosed depression(s) created by the parking entrance(s) to the below building parking area(s) is/are served for drainage purposes. The building must be protected from receiving runoff up through the 24-hour, 100-year design storm. If the enclosed depression(s) is/are to be served by a gravity system, provide calculations stamped by a Wisconsin P.E. that show inlet and pipe capacities meet this requirement. If the enclosed depression(s) is/are to be served by a pump system, provide pump sizing calculations stamped by a Wisconsin P.E. or licensed plumber that show this requirement has been met.
9. This site appears to disturb over one (1) acre of land and requires a permit from the 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.

10. The applicant shall demonstrate compliance with Section 37.07 and 37.08 of 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 5.0-tons per acre per year.
11. Prior to approval, this project shall comply with Chapter 37 of Madison General Ordinances regarding stormwater management. Specifically, this development is required to reduce TSS by 80% off of the proposed development when compared with the existing site.
12. 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 Madison General Ordinances.
13. The applicant's utility contractor shall obtain a connection permit and excavation permit prior to commencing the storm sewer construction.
14. 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.
15. The food service area of the development shall provided means for separate metering of the water useage for sewer billing purposes.
16. The construction of this project will require that the applicant shall enter into a City/ Developer agreement for the required infrastructure improvements. The applicant shall contact City Engineering 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. Note: Obtaining a developers agreement generally takes approximately 4-6 weeks, minimum.
17. The approval of this planned development 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.
18. 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.
19. The applicant shall replace all sidewalk and curb and gutter that abuts the property that 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.
20. All work in the public right of way shall be performed by a City-licensed contractor.



21. All damage to the pavement on Frey Street and Sawyer Terrace adjacent to this development shall be restored in accordance with the City's Pavement Patching Criteria.

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

22. The owner shall grant a Storm Sewer and Water Main Easement for existing facilities that cross or are very near the northeast corner of this site. A City of Madison Real Estate project will be required to create the document, obtain required approval(s) and record with the Register of Deeds. Coordinate the needed area with and provide legal descriptions and map exhibits to Jeff Quamme at jrquamme@cityofmadison.com or at 1600 Emil Street, Madison, WI 53703.

23. Submit a PDF of all floor plans to [lzenchenko@cityofmadison.com](mailto: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 Marshal. Note: Suite number(s) for the office floor will be determined when tenant build out plans are submitted.

**Traffic Engineering Division** (Contact Eric Halvorson, 266-6527)

→ See attached memo from the City Traffic Engineer.

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

24. Work with Zoning and Planning staff to finalize the zoning text.
25. Bicycle parking for the mixed-use hotel and commercial project shall comply with the requirements of Sections 28.141(4)(g) and 28.141(11). Provide a minimum of 30 bicycle parking stalls located in a convenient and visible area on a paved or impervious surface. Bicycle parking shall be located at least as close as the closest non-accessible automobile parking and within 100 feet of a principal entrance. Bicycle parking requirements will be reevaluated at the time of build-out of the tenant spaces. Note: A bicycle stall is a minimum of two (2) feet by six (6) feet with a five (5)-foot wide access area. Provide a detail of the proposed bike rack.
26. 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.
27. Exterior lighting must comply with MGO Section 10.085 outdoor lighting standards. If exterior site lighting is provided, submit an exterior lighting plan and fixture cut sheets with the final plan submittal.
28. 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.
29. Signage approvals are not granted by the Plan Commission. Signage must be reviewed for compliance with Chapter 31 Sign Codes of the Madison General 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)

30. Based on the floorplans provided, Madison Fire Department does not support this project based on the lack of Stair B exiting directly to the exterior, the proposed location of the fire command center, and the lack of a fire service elevator serving all floors.
31. The Madison Fire Department is also concerned about the limited street width available for aerial access to serve the building. Additional safety measures may be warranted to achieve an acceptable level of risk.

**Water Utility** (Contact Adam Wiederhoeft, 266-9121)

32. The 8-inch water service laterals on the Utility Plan are proposed to connect to existing 6-inch water main on Sawyer Terrace. Existing water mains on Frey Street and Sawyer Terrace are 6-inch diameter. Verify that water service/fire protection requirements can be supplied from existing 6-inch diameter water mains or provide alternative water supply/fire protection service plan.

33. A Water Service Application Form and fees must be submitted before connecting to the existing water system. Provide at least two working days notice between the application submittal and the requested installation or inspection appointment. Application materials are available on the Water Utility's Plumbers & Contractors website (<http://www.cityofmadison.com/water/plumberscontractors>), otherwise they may be obtained from the Water Utility Main Office at 119 E Olin Avenue. A licensed plumber signature is required on all water service applications. For new or replacement services, the property owner or authorized agent is also required to sign the application. A Water Meter Application Form will subsequently be required to size and obtain a water meter establish a Water Utility customer account and/or establish a Water Utility fire service account. If you have questions regarding water service applications, please contact Madison Water Utility at 266-4646.

**Parks Division** (Contact Janet Schmidt, 261-9688)

34. Additional street trees are needed for this project. All street tree planting locations and trees species within the right of way shall be determined by City Forestry. Please submit a site plan (in PDF format) to Brian Meiller – [bmeiller@cityofmadison.com](mailto:bmeiller@cityofmadison.com) or 266-4816. Tree planting specifications can be found in Section 209 of *City of Madison Standard Specifications for Public Works Construction*.

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

This agency reviewed this request and has recommended no conditions or approval.