



**Project Addresses:** 702 Gardener Road, Madison Yards at Hill Farms – Lot 3  
4728 Sheboygan Avenue, Madison Yards at Hill Farms – Lot 6

**Application Type:** Planned Development District–Specific Implementation Plans

**Legistar File ID #** [60243](#) and [60242](#), respectively

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

**Summary**

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

**Requested Actions:**

- ID 60243 – Approval of a Planned Development–Specific Implementation Plan (PD(SIP)) to allow construction of a six-story mixed use building with 10,000 square feet of commercial space and 189 apartments on Lot 3 of Madison Yards at Hill Farms at 702 Gardener Road; and
- ID 60242 – Approval of a Planned Development–Specific Implementation Plan (PD(SIP)) to allow construction of a 5,000 square foot commercial building, central green open space, and private streets on Lot 6 of Madison Yards at Hill Farms on land generally addressed as 4728 Sheboygan Avenue.

**Proposal Summary:** The applicant is requesting approval of two Specific Implementation Plans (SIP) for the Madison Yards at Hill Farms planned development. At the center of the overall 14-acre development, on Lot 6 of the Madison Yards at Hill Farms subdivision, the applicant requests approval to build the remainder of the private street network that will serve the larger development, including the sections of Gardener Road and Madison Yards Way not previously constructed to provide access to the adjacent State of Wisconsin Hill Farms State Office Building. The SIP for Lot 6 also includes underground stormwater management for the development, with an at-grade central private greenspace. On the western edge of the greenspace, the applicant proposes a one-story, 5,000 square-foot commercial building that will be oriented towards the open space and which is envisioned as a future restaurant. Fifty-seven (57) surface/on-street automobile parking spaces will be implemented with this SIP.

To the north of the central greenspace, the applicant is requesting SIP approval to construct a six-story mixed use building on Lot 3 that will include 10,000 square feet of first floor commercial space along Madison Yards Way and facing the greenspace, with 189 apartments to generally be located above. Structured parking for 200 autos is proposed in the Lot 3 building.

Construction of both projects is scheduled to commence in summer 2020, with completion of Lot 6 improvements anticipated in late 2021 and completion of the Lot 3 mixed-use building anticipated in spring 2022.

The applicant is requesting approval of two Specific Implementation Plans (SIP) for the Madison Yards at Hill Farms planned development, which for clarity, will be reviewed in one project description and analysis. Separate recommendations sections and proposed conditions of approval are provided at the end of the joint staff report.

**Applicable Regulations & Standards:** Section 28.182 of the Zoning Code provides the process for zoning map amendments. The approval process and standards for the Planned Development zoning district is outlined in

Section 28.098 of the Zoning Code. The subject site is located in Urban Design District 6, the rules for which are outlined in Section 33.24(13) of the Urban Design Commission ordinance.

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

**Summary Recommendation:** The Planning Division recommends that the Plan Commission forward Zoning Map Amendment ID 28.022–00439 and 28.022–00440, approving Planned Development–Specific Implementation Plans for construction on Lots 3 and 6 of the Madison Yards at Hill Farms planned development subject to input at the public hearing, the recommendations of the Urban Design Commission, and the conditions from reviewing agencies beginning on:

- **page 6** of this report for **Lot 3, 702 Gardener Road**, and;
- **page 13** for **Lot 6, 4728 Sheboygan Avenue**.

## Background Information

**Parcel Location:** The Madison Yards at Hill Farms development comprises approximately 14 acres of land generally bounded by University Avenue on the north, N Segoe Road on the east, Sheboygan Avenue on the south and the Badger Chapter of the American Red Cross property (Sheboygan & Eau Claire avenues) on the west, Aldermanic District 11 (Martin); Urban Design District 6; Madison Metropolitan School District. Lot 3 is a 1.2-acre parcel located at the southwestern corner of University Avenue and (private) Gardener Road. Lot 6 is a 3.7-acre multi-legged parcel centered in the middle of the planned development, which includes sections that connect to the abutting public streets.

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

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

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

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

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

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

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

At the request of the State, the subject site was not included within the boundaries of the 2016 [University Hill Farms Neighborhood Plan](#). However, the plan includes some land use and transportation recommendations surrounding the site, which may be relevant to the proposed General Development Plan, which will be analyzed in the body of the report.

**Zoning Summary:** The subject sites are zoned PD(GDP) and will be rezoned to PD(SIP) with these requests.

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

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

**Public Utilities and Services:** The property is served by a full range of urban services, including seven-day Metro Transit on multiple lines operating on Sheboygan Avenue, N Segoe Road, and University Avenue.

## Previous Approvals

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

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

## Project Description

The applicant is requesting approval of two Specific Implementation Plans (SIP) to begin implementation of the 14-acre Madison Yards at Hill Farms planned development.

### Lot 6 – Private Street Network and Central Open Space

At the center of the development on Lot 6, the applicant requests approval to build the remainder of the private street network that will serve the larger development, including the unbuilt sections of Gardener Road and Madison Yards Way not previously constructed to provide access to the adjacent State of Wisconsin Hill Farms State Office Building. Presently, Gardener Road extends one block into the site from a partial signalized intersection at University Avenue, which was installed concurrent with the State office building. Madison Yards

Way currently extends west from Gardener Road along the south and west sides of the State building, where it intersects Old Middleton Road as it merges into eastbound University Avenue. The Lot 6 SIP proposes to extend Gardener south to Sheboygan Avenue and Madison Yards Way east to the N Segoe Road-Frey Street intersection. In addition, the SIP proposes the construction of “Street C” between Madison Yards Way and Sheboygan Avenue and “Street D,” which will extend between Street C and Gardener Road. The Madison Yards Way intersection with N Segoe will be right-in/right-out, and no modifications to the existing signalized partial intersection with Frey Street is proposed with the planned development. Fifty-seven (57) on-street automobile parking spaces are proposed along the various private streets on Lot 6 to provide convenience parking for users of the planned first floor commercial uses throughout the Madison Yards development.

The SIP for Lot 6 also includes the central greenspace that will serve the overall mixed-use development. The space will be bounded by the internal private street network. On the western edge of the greenspace, the applicant proposes a one-story, 5,000 square-foot “white box” commercial building that will be oriented towards the east and the open space. Final details of the exterior of the 5,000 square-foot building will be determined once a tenant is identified. An underground stormwater storage tank for the development will also be located below the open space. Street D and the section of Gardener Road located between Madison Yards Way and Street D are designed to allow one or both streets to be closed for special events as an extension of the central greenspace, as outlined in the letter of intent.

#### Lot 3 Mixed-Use Building

To the north of the central greenspace, the applicant is requesting SIP approval to construct a six-story mixed use building on Lot 3, which is bounded by University Avenue on the north, Gardener Road on the east, Madison Yards Way on the south, and the Hill Farms State Office Building on the west. The mixed-use building will include 10,000 square feet of commercial space and 189 dwelling units.

Plans for the mixed-use building call for the structure to be built into the story-tall embankment located adjacent to University Avenue. The six-story building, as measured from Madison Yards Way, will stand a full seven stories above University Avenue. The first floor of the building at the University Avenue grade will include a leasing office and residential lobby at the northeastern corner of the building adjacent to the University-Gardener intersection. Most of the rest of the first level will be developed with structured parking, which will be accessed from a driveway along Gardener Road. Above the first floor and at the proposed grade of Madison Yards Way, the SIP calls for 10,000 square feet of commercial space along the southern façade facing the central greenspace located on Lot 6 and described in the preceding section. Floorplans for the building show up to five commercial tenant spaces along the southern façade. The central portion of the second level will include the remainder of the structured parking to serve the building, as well as a large bike storage room. A second entrance to the parking structure is proposed along the western façade, which will be accessed from a private drive shared with the State office building to the west. Five dwelling units are also proposed along the northern wall overlooking University Avenue.

Beginning at the third floor (one story above Madison Yards Way), the building will be organized around a central courtyard, which will include a large patio space on the roof of the parking structure below. A common room and tenant fitness facility are located at the northeastern corner of the courtyard, with the remainder of the third and all of the fourth through seventh floors to be developed with the remaining 184 apartments proposed. A breakdown of the type of dwelling units is not included on the project plans or in the letter of intent. In all, structured parking for 200 automobiles is proposed in the Lot 3 building. The mixed-use building will primarily be clad with a combination of metal and composite panels above a finished concrete and brick base, with metal accent materials.

## Analysis and Conclusion

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

The SIP for Lot 6 is consistent with the concept for the central greenspace and street network included in the GDP, including the proposal for a small commercial building opening onto the greenspace, and the use of a portion of the private streets as an extension of the central open space. Final staff approval of the exterior of the proposed building following approval of the SIP will allow the applicant to custom-finish that structure once a tenant is identified and will follow a similar building program successfully used nearby at Hilldale Shopping Center, where the final construction of storefronts on both sides of Price Place has been approved after majority construction of the various one-story buildings but prior to tenant occupancy.

The GDP allows for between a two- and fourteen-story building with up to 250 dwelling units and 15,000 square feet of commercial space to be developed on Lot 3. The proposed six-story building with 189 dwelling units and 10,000 square feet of commercial space conforms to the ranges allowed in the approved GDP. However, prior to final approval, the applicant shall confirm that the proposed building provides the required 10-foot setback above the third floor required in the GDP zoning text and meets the setback from University Avenue and minimum 40 square feet of usable open space required per dwelling unit by the GDP.

The Madison Yards at Hill Farms development is located in Urban Design Dist. 6, which requires Urban Design Commission (UDC) approval prior to construction. The UDC reviewed the two Specific Implementation Plans at its April 29, 2020 meeting and granted final approval of both.

Finally, approval of the Madison Yards at Hill Farms GDP was conditioned on the need for a robust Traffic Demand Management Plan (TDMP) to reduce single-occupant vehicle trips generated by the development by 30% so as not to overwhelm the transportation network, particularly University Avenue. The applicant has submitted a TDMP with the SIPs for Lots 3 and 6, which is attached to the legislative file for both projects. The Traffic Engineering Division has reviewed the plan and recommends that the applicant continue to work with Traffic Engineering staff to finalize the TDMP following Plan Commission and Common Council approval of the SIPs, which staff indicates is intended to be “a continuing conversation between this development and the City with the mutually beneficial goal of reaching a reduction in single-occupant vehicle trips.” According to Traffic Engineering staff, a critical component to understanding “which TDMP measure(s) are not only successful but economically sustainable is the collection of data on those measures.” As such, the applicant shall perform an engineering study and mode share survey, on an annual basis, for a minimum of five years (after which the frequency may be reduced by Traffic Engineering to a frequency of no less than every four years), with approval of the methodology to be approved by the City Traffic Engineer. The applicant shall receive final approval of the TDMP by the City Traffic Engineer and Director of the Planning Division prior to approval of final plans and issuance of building permits.

## Recommendation – 702 Gardener Road

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

The Planning Division recommends that the Plan Commission forward Zoning Map Amendment ID 28.022–00439, approving a Planned Development–Specific Implementation Plan for construction of a mixed-use building on Lot

3 of the Madison Yards at Hill Farms planned development, subject to input at the public hearing, the conditions of the Urban Design Commission approval, and the conditions from reviewing agencies:

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

**Planning Division**

1. The applicant shall receive final approval of the Transportation Demand Management Plan by the City Traffic Engineer and Director of the Planning Division prior to approval of final plans and issuance of building permits.
2. Prior to final approval and issuance of building permits, the final Specific Implementation Plan for Lot 3 shall be revised to include a breakdown of the 189 dwelling units by type and a final count of the automobile and bicycle parking proposed to serve the building.
3. That the final plans demonstrate how the minimum 40 square feet of usable open space required per residential unit by the Madison Yards at Hill Farms General Development Plan.

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

The Urban Design Commission granted **final approval** to the Specific Implementation Plan on April 29, 2020 with no conditions.

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

4. As a result of the previous sewer lateral connection in the intersection of Gardener Road and Madison Yards Way, the applicant shall plug the sewer lateral previously installed out of the northwest corner of the structure. Because of the lack of space between the sewer lateral and sewer main connections on the northwest side of the structure (12 inches of structure required), this manhole structure is no longer structurally sound and will need to be removed and replaced.
5. There is significantly more sanitary sewer capacity on Madison Yards Way than on Gardener Road. The applicant shall plan to install a sanitary sewer lateral connecting to the sewer main on Madison Yards Way.
6. This development has a private internal drainage system and multiple underground garage, the developer shall model the 100-year event across the site and show how the event shall be discharged to the right of way and at what depth the water shall rise to within the development. This depth shall be used to set a minimum entrance elevation for structures (including entrances to underground parking).
7. Record deed restrictions on lots for lowest entrance elevations as required, resulting from the flood analysis completed by the developer.
8. Prior to approval, this project shall comply with Chapter 37 of Madison General Ordinances regarding stormwater management. Specifically, this development is required to submit a Storm Water Management Permit application, associated permit fee, Stormwater Management Plan, and Storm Water Management Report to City Engineering. The Storm Water Management Plan and Report shall include compliance with the following:  
  
Report: Submit prior to plan sign-off, a stormwater management report stamped by a P.E. registered in the State of Wisconsin.

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

Rate Control: This development shall reduce the peak discharge by 15% compared to existing condition during the 10-year event.

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

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

Oil/Grease Control: Treat the first half-inch of runoff over the proposed parking facility and/or drive up window. Submit a draft Stormwater Management Maintenance Agreement (SWMA) for review and approval that covers inspection and maintenance requirements for any BMP used to meet stormwater management requirements on this project.

9. Obtain a permanent sewer plug permit for each existing sanitary sewer lateral serving a property that is not to be reused and a temporary sewer plug permit for each sewer lateral that is to be reused by the development.
10. An Erosion Control Permit is required for this project. See Storm comments for permit specific details and requirements.
11. A Storm Water Management Report and Storm Water Management Permit is required for this project.
12. A Storm Water Maintenance Agreement (SWMA) is required for this project.
13. This site appears to disturb over one (1) acre of land and requires a permit from the Wisconsin Department of Natural Resources (WDNR) for stormwater management and erosion control. The City of Madison has been required by the WDNR to review projects for compliance with NR-216 and NR-151; however, a separate permit submittal is still required to the WDNR for this work. The City of Madison cannot issue our permit until concurrence is obtained from the WDNR via their NOI or WRAPP permit process. Contact Eric Rortvedt at 273-5612 of the WDNR to discuss this requirement. The applicant is notified that the City of Madison is an approved agent of the Department of Safety and Professional Services (DSPS) and no separate submittal to this agency or CARPC is required for this project to proceed.
14. Revise the site plan to show all existing public sanitary sewer facilities in the project area as well as the size, invert elevation, and alignment of the proposed service.
15. Revise the plans to show a proposed private internal drainage system on the site. Include the depths and locations of structures and the type of pipe to be used.
16. The proposed development proposes to construct underground parking. The proposed entrance to the underground parking is adjacent to a street low point. The applicant shall provide at a minimum of one (1) foot of rise from the adjacent back of walk in the driveway before breaking grade to the down ramp to the underground parking to protect the underground parking from inundation.

17. This project will disturb 4,000 sf or more of land area and require an Erosion Control Permit. Submit the Erosion Control Permit Application (with USLE calculations and associated fee) to Megan Eberhardt (west) at meberhardt@cityofmadison.com, or Daniel Olivares (east) at daolivares@cityofmadison.com, for approval.
18. This project will disturb 20,000 square feet or more of land area and requires an Erosion Control Plan. Please submit an 11 x 17-inch copy of an erosion control plan (PDF electronic copy preferred) to Megan Eberhardt (west) at meberhardt@cityofmadison.com, or Daniel Olivares (east) at daolivares@cityofmadison.com, for approval.
19. Demonstrate compliance with MGO Sections 37.07 and 37.08 regarding permissible soil loss rates. Include Universal Soil Loss Equation (USLE) computations for the construction period with the erosion control plan. Measures shall be implemented in order to maintain a soil loss rate below 5.0 tons per acre per year.
20. This project will require a concrete management plan and a construction dewatering plan as part of the erosion control plan to be reviewed and approved by the City Engineer's Office. If contaminated soil or groundwater conditions exist on or adjacent to this project additional WDNR, Madison-Dane County Public Health, and/or City Engineering approvals may be required prior to the issuance of the required Erosion Control Permit.
21. This project appears to require fire system testing that can result in significant amounts of water to be discharged to the project grade. The Contractor shall coordinate this testing with the erosion control measures and notify City Engineering 266-4751 prior to completing the test to document that appropriate measures have been taken to prevent erosion as a result of this testing.
22. 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.
23. Submit, prior to plan sign-off but after all revisions have been completed, a digital CAD file (single file) to the City Engineering Division that is to scale and represents final construction with any private storm and sanitary sewer utilities.
24. Submit, prior to plan sign-off but after all revisions have been completed, digital PDF files to the City Engineering Division. Email PDF file transmissions are preferred to: bstanley@cityofmadison.com (East) or ttroester@cityofmadison.com (West).



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

25. The applicant shall complete and record the Declaration of Covenants, Reservations, Restrictions and Easements for Madison Yards at Hill Farms providing private reciprocal easements, restrictive covenants and agreements addressing, but not limited to, pedestrian/vehicular access, parking, private utilities, common areas (including the Central Green), storm drainage, storm sewer and storm water management that are necessary to accomplish the development as proposed. The drafts shall be provided prior to recording. They shall be recorded prior or simultaneous with Specific Implementation Plan (SIP) approval. Note that the most recent draft references a condominium that splits the lot into different areas. Therefore, there may be the need to declare the condominium prior to recording this required covenant.

26. The three ornamental trees shown within the right of way of University Avenue at the northeasterly corner of this site shall be removed from the public right of way.

27. The critical easement area per Document No. 5476562 provides for the vehicular ingress and egress to the west over State Owned lands and provides for the installation of the electrical equipment to be installed as shown. The applicant shall be aware an easement/agreement may require an additional agreement with the utility providers and the state for the actual installation of the facilities.

28. The address of commercial tenant # 1 is 4738 Madison Yards Way. The address of commercial tenant # 2 is 4732 Madison Yards Way. The address of commercial tenant # 3 is 4726 Madison Yards Way. The address of commercial tenant # 4 is 4720 Madison Yards Way. The address of commercial tenant # 5 is 4714 Madison Yards Way. 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.

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

30. Correct the street name spelling for Segoe Rd to N Segoe Road on all appropriate sheets.

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

31. Due to the proposed development's scale and density and significant negative impacts to the surrounding transportation network, potentially limiting the redevelopment of future site(s) adjacent the same transportation network, stronger consideration for multi-modal transportation must be addressed. Additionally, the community values multi-modal transportation, as demonstrated in the community's Complete Streets Policy and the Madison in Motion Transportation Plan. Madison is regarded as one of the most walkable communities and enjoys the status as a Platinum Bicycle City. Traffic Engineering requires additional improvements to the surrounding transportation network to help facilitate the movement of all modes of transportation to/from this site including:

- The developer shall install traffic calming devices, such as tabletops, raised crossings and bumpouts at strategic locations across the site, to improve the walkability and the biking environment throughout the site.
  - The developer shall install sidewalks with minimum width of 10 feet on all proposed internal streets.
32. The applicant shall continue to work with the Traffic Engineering Division on finalizing their Traffic Demand Management Plan (TDMP), which is intended to be a continuing conversation between this development and the City with the mutually beneficial goal of reaching a reduction in single occupant vehicle trips. A critical component to understanding which TDMP measure(s) are not only successful but economically sustainable is the collection of data on those measures. As such, the applicant shall perform an engineering study and mode share survey, on an annual basis, for a minimum of five years (after which the frequency may be reduced by Traffic Engineering to a frequency of no less than every four years); approval of methodology to be approved by the City Traffic Engineer. The TDMP shall be approved prior to signoff of the SIP.
33. Note: The applicant shall be responsible for the extension of the Westbound Left Turn Lane at University-Segoe with the SIP approval for Block 2 of Madison Yards.
34. Note: The applicant shall be responsible for making improvements to Sheboygan Avenue with the SIP approval for Block 1 of Madison Yards.
35. The applicant shall submit one contiguous plan showing proposed conditions and one contiguous plan showing existing conditions for approval. The plan drawing shall be scaled to 1" = 20' and include the following, when applicable: existing and proposed property lines; parcel addresses; all easements; pavement markings; signing; building placement; items in the terrace such as signs, street light poles, hydrants; surface types such as asphalt, concrete, grass, sidewalk; driveway approaches, including those adjacent to and across street from the project lot location; parking stall dimensions, including two (2) feet of vehicle overhang; drive aisle dimensions; semitrailer movement and vehicle routes; dimensions of radii; and percent of slope.
36. The developer shall post a security deposit prior to the start of development. In the event that modifications need to be made to any City-owned and/or maintained traffic signals, street lighting, signing, pavement marking and conduit/handholes, the developer shall reimburse the City for all associated costs including engineering, labor and materials for both temporary and permanent installations.
37. The City Traffic Engineer may require public signing and marking related to the development; the developer shall be financially responsible for such signing and marking.
38. All parking facility design shall conform to the standards in MGO Section 10.08(6).
39. Per Section MGO 12.138 (14), this project is not eligible for residential parking permits. It is recommended that this prohibition be noted in the leases for the residential units.
40. City of Madison radio systems are microwave directional line of sight to remote towers citywide. The building elevation will need to be reviewed by Traffic Engineering staff to accommodate the microwave sight and building. The applicant shall submit grade and elevations plans if the building exceeds three stories prior to sign-off to be reviewed and approved by Austin Scheib, (266-4768) ([ascheib@cityofmadison.com](mailto:ascheib@cityofmadison.com)), Traffic Engineering Shop, 1120 Sayle Street. The applicant shall return one signed approved building elevation copy to the City of Madison Traffic Engineering office with final plans for sign off.

41. The applicant shall adhere to all vision triangle requirements as set in MGO Section 27.05 (No visual obstructions between the heights of 30 inches and 10 feet at a distance of 25 feet behind the property line at streets and 10 feet at driveways.). Alteration necessary to achieve compliance may include but are not limited to; substitution to transparent materials, removing sections of the structure and modifying or removing landscaping elements. If applicant believes public safety can be maintained they shall apply for a reduction of MGO Section 27.05(2)(bb) - Vision Clearance Triangles at Intersections Corners. Approval or denial of the reduction shall be the determination of the City Traffic Engineer.
42. All bicycle parking adjacent pedestrian walkways shall have a two (2)-foot buffer zone to accommodate irregularly parked bicycles and/or bicycle trailers.
43. The applicant shall provide a clearly defined five (5)-foot walkway clear of all obstructions to assist citizens with disabilities, especially those who use a wheelchair or are visually impaired. Obstructions include but are not limited to tree grates, planters, benches, parked vehicle overhang, signage and doors that swing outward into walkway.
44. "Stop" signs shall be installed at a height of seven (7) feet from the bottom of the sign at all Class III driveway approaches, including existing driveways, behind the property line and noted on the plan. All directional/regulatory signage and pavement markings on the site shall be shown and noted on the plan.
45. Dimensions of the driveways shall be noted on the plan including the width of driveway and width of driveway flares or curb cut.
46. Traffic Engineering recommends driveway slope under 10%; if the slope is to exceed 10%, the applicant shall demonstrate inclement weather mitigation techniques to provide safe ingress/egress to be approved by the City Traffic Engineer.
47. All parking ramps as they approach a private street shall not have a slope to exceed 5% for 20 feet; this is to ensure drivers have adequate vision of the right of way. If applicant believes public safety can be maintained they shall apply for a waiver, approval or denial of the waiver shall be the determination of the City Traffic Engineer.
48. Include a parking plan demonstrating how specific stalls, to be used by the commercial site, will be reserved. Include any signage to be used to achieve this goal in the submitted plans.
49. The applicant shall submit for review a Commercial Delivery Plan. This plan will include times, vehicle size, use of loading zones and all related turning movements.
50. Note: This site presents difficult constructability issues; access to neighboring sites must be maintained at all times, protected walkways will be constructed and maintained as soon as possible and little to no access to the public right of way on University Avenue will be granted for construction purposes. Provide a detailed construction plan to the Traffic Engineering Division for review by the Traffic Control Specialist (Mike Duhr) prior to final signoff.

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

51. Show the University Avenue setback distances and the width of the façade on the plans. At least 20% of the University Avenue building façade must be setback a minimum of 15 feet.
52. On the third floor plan, show the University Avenue stepback distance. On University Avenue, a minimum of 75% of the building façade, above two (2) stories, will be stepped back a minimum of ten (10) feet from the property line.
53. Provide a calculation for useable open space in the final plans. The General Development Plan for Madison Yards at Hill Farms Section N, Usable Open Space requires a minimum of 40 square feet of useable open space per residential unit. Roof decks, porches, and balconies may be used to meet up to 100% of the minimum useable open space requirement, provided that minimum dimensional requirements are satisfied.
54. Provide an automobile parking, accessible parking, and bicycle parking summary for the proposed Block 3 mixed-use building. Provide a dwelling unit summary with the numbers and types of dwelling units per floor.
55. Bicycle parking for the residential units shall comply with the requirements of Sections 28.141(4)(g) and 28.141 (11). A minimum of 189 resident bicycle stalls are required plus a minimum of 19 short-term guest stalls. Up to twenty-five percent (25%) of bicycle parking may be structured parking, vertical parking or wall mount parking, provided there is a five (5) foot access aisle for wall mount parking. Show the numbers of bike stalls and dimensions of the bike stalls and access aisles within the bicycle storage rooms. Note: A bicycle stall is a minimum of two (2) feet by six (6) feet with a five (5)-foot wide access area. Submit a detail showing the models of bike racks, including wall mount or structured bike racks, to be installed.
56. 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.
57. 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.
58. Signage approvals are not granted by the Plan Commission. Signage must be reviewed for compliance with MGO Chapter 31 Sign Codes and MGO Chapter 33 Urban Design Commission ordinances. Signage permits are issued by the Zoning Section of the Department of Planning and Community and Economic Development.

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

59. Stair 1 does not discharge to the exterior or a lobby with clear vision of the exterior as required by the IBC. Discharging the exit back into the parking garage is not compliant.

**Parks Division** (Contact Sarah Lerner, 261-4281)

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

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

61. The developer shall construct the public water distribution system and services required to serve the proposed development per MGO 16.23(9)(d)(3).
62. All public water mains and water service laterals shall be installed by a standard City subdivision contract / City-Developer agreement. Applicant shall contact City Engineering Division to schedule the development of plans and the agreement. See Engineering Division comments for additional information.
63. 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/plumbers-contractors>), 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. If you have questions regarding water service applications, please contact Madison Water Utility at 266-4646.

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

This agency reviewed the request and has recommended no conditions of approval.

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

This agency reviewed the request and has recommended no conditions of approval.

## **Recommendation – 4728 Sheboygan Avenue**

The Planning Division recommends that the Plan Commission forward Zoning Map Amendment ID 28.022–00440, approving a Planned Development–Specific Implementation Plan to allow construction of the remaining private streets, central open space, and 5,000 square-foot commercial building on Lot 6 of the Madison Yards at Hill Farms planned development, subject to input at the public hearing, the conditions of the Urban Design Commission approval, and the conditions from reviewing agencies:

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

**Planning Division**

1. That the applicant submit floorplans and elevations and any other relevant materials to the Planning Division for approval of the exterior finishes for the 5,000 square-foot commercial building on Lot 6 prior to issuance of permits for tenant finishes or occupancy.

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

The Urban Design Commission granted **final approval** to the Specific Implementation Plan on April 29, 2020 subject to the following conditions to be satisfied prior to final approval and issuance of building permits:

2. Revisit the railing design of the central green. It deserves higher design and materiality.

3. Incorporate more winter species in the landscape plan for additional spots of color.

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

4. This project has an internal private drainage system and multiple underground parking access points. The Developer shall show that the underground parking remains unflooded during the 100-year event.
5. Record a deed restriction on certain lots as needed as a result of the 100-year flood analysis. The flood analysis shall determine grades that each lot need to be restricted to.
6. Prior to approval, this project shall comply with Chapter 37 of the Madison General Ordinances regarding stormwater management. Specifically, this development is required to submit a Storm Water Management Permit application, associated permit fee, Stormwater Management Plan, and Storm Water Management Report to City Engineering. The Storm Water Management Plan and Report shall include compliance with the following:

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

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

Rate Control: This development shall reduce the peak discharge by 15% compared to existing condition during the 10-year event.

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

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

Oil/Grease Control: Treat the first half-inch of runoff over the proposed parking facility and/or drive up window. Submit a draft Stormwater Management Maintenance Agreement (SWMA) for review and approval that covers inspection and maintenance requirements for any BMP used to meet stormwater management requirements on this project.

7. Enter into a City / Developer agreement for required infrastructure improvements. The agreement shall be executed prior to sign off. Allow 4-6 weeks to obtain agreement. Contact the City Engineering Division to schedule the development and approval of the plans and the agreement.
8. An Erosion Control Permit is required for this project.
9. This site appears to disturb over one (1) acre of land and requires a permit from the Wisconsin Department of Natural Resources (WDNR) for stormwater management and erosion control. The City of Madison has been required by the WDNR to review projects for compliance with NR-216 and NR-151; however, a separate permit submittal is still required to the WDNR for this work. The City of Madison cannot issue our permit until concurrence is obtained from the WDNR via their NOI or WRAPP permit process. Contact Eric Rortvedt at 273-5612 of the WDNR to discuss this requirement. The applicant is notified that the City of Madison is an

approved agent of the Department of Safety and Professional Services (DSPS) and no separate submittal to this agency or CARPC is required for this project to proceed.

10. 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.
11. Revise the plans to show a proposed private internal drainage system on the site. Include the depths and locations of structures and the type of pipe to be used.
12. The proposed development proposes to construct underground parking. The proposed entrance to the underground parking is adjacent to a street low point. The applicant shall provide at a minimum of one (1) foot of rise from the adjacent back of walk in the driveway before breaking grade to the down ramp to the underground parking to protect the underground parking from inundation.
13. This project will disturb 20,000 square feet or more of land area and requires an Erosion Control Plan. Please submit an 11 x 17-inch copy of an erosion control plan (PDF electronic copy preferred) to Megan Eberhardt (west) at [meberhardt@cityofmadison.com](mailto:meberhardt@cityofmadison.com), or Daniel Olivares (east) at [daolivares@cityofmadison.com](mailto:daolivares@cityofmadison.com), for approval.
14. Demonstrate compliance with MGO Sections 37.07 and 37.08 regarding permissible soil loss rates. Include Universal Soil Loss Equation (USLE) computations for the construction period with the erosion control plan. Measures shall be implemented in order to maintain a soil loss rate below 5.0 tons per acre per year.
15. This project will require a concrete management plan and a construction dewatering plan as part of the erosion control plan to be reviewed and approved by the City Engineer's Office. If contaminated soil or groundwater conditions exist on or adjacent to this project additional WDNR, Madison-Dane County Public Health, and/or City Engineering approvals may be required prior to the issuance of the required Erosion Control Permit.
16. This project appears to require fire system testing that can result in significant amounts of water to be discharged to the project grade. The Contractor shall coordinate this testing with the erosion control measures and notify City Engineering 266-4751 prior to completing the test to document that appropriate measures have been taken to prevent erosion as a result of this testing.
17. 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.
18. Submit, prior to plan sign-off but after all revisions have been completed, a digital CAD file (single file) to the City Engineering Division that is to scale and represents final construction with any private storm and sanitary sewer utilities.
19. Submit, prior to plan sign-off but after all revisions have been completed, digital PDF files to the City Engineering Division. Email PDF file transmissions are preferred to: [bstanley@cityofmadison.com](mailto:bstanley@cityofmadison.com) (East) or [ttroester@cityofmadison.com](mailto:ttroester@cityofmadison.com) (West).

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

20. The internal road system is private and located within part of Lot 6. The applicant shall provide: 1) Public easements for public pedestrian, bicycle and vehicular access. 2) Access rights to the City of Madison for the construction, maintenance, repair and replacement of public sewer and water main facilities within Lot 6. 3) Definition of the Fire Lanes required for the development. 4) Public access rights within the central green area. The current easement on the plat does not encompass the entire areas required and does not address all of the items required. A separate easement document is required to be drafted, reviewed and coordinated by City Engineering and Real Estate staff under existing Real Estate Project No 11984. The required easement document shall be recorded prior to or simultaneously with the SIP approvals. The documents shall set forth specific restrictions, rights and responsibilities of the parties subject to or benefitting from the easement agreement.
21. The existing Public Sanitary Sewer Easement per Document No. 5519925 shall be amended to add the new easement areas required to encompass the remaining proposed public sanitary sewer facilities serving this project. Provide Jeff Quamme the map exhibits and legal descriptions and required fee to amend the easement under Real Estate project 11982.
22. The existing Public Water Main Easement per Document No. 5519924 shall be amended to add the new easement areas required to encompass the remaining proposed public water main facilities serving this project. Provide Jeff Quamme the map exhibits and legal descriptions and required fee to amend the easement under Real Estate project 11983.
23. The Site Plan indicates a 30-inch private storm sewer running laterally within and encroaching into the University Avenue right of way along the north side of Lot 2. The applicant shall make an application with City of Madison Real Estate for a privilege in streets agreement. Approval of the development does not constitute or guarantee approval of any encroachments within a public right of way. The encroachment agreement shall require Applicant/Owner to be a member of Diggers Hotline throughout the term of this agreement and shall adequately mark the location of underground features upon a Digger's Hotline notification.
24. The applicant shall complete and record the Declaration of Covenants, Reservations, Restrictions and Easements for Madison Yards at Hill Farms providing private reciprocal easements, restrictive covenants and agreements addressing, but not limited to, pedestrian/vehicular access, parking, private utilities, common areas (including the Central Green), storm drainage, storm sewer and storm water management that are necessary to accomplish the development as proposed. The drafts shall be provided prior to recording. They shall be recorded prior or simultaneous with Specific Implementation Plan (SIP) approval. Note that the most recent draft references a condominium that splits the lot into different areas. Therefore, there may be the need to declare the condominium prior to recording this required covenant.
25. Submit private street name suggestions to Lori Zenchenko for the review and approval of street C and street D. Lzenchenko@cityofmadison.com. 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.
26. Correct the street name spelling for Segoe Rd to N Segoe Rd on all appropriate sheets.



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

27. Due to the proposed development's scale and density and significant negative impacts to the surrounding transportation network, potentially limiting the redevelopment of future site(s) adjacent the same transportation network, stronger consideration for multi-modal transportation must be addressed. Additionally, the community values multi-modal transportation, as demonstrated in the community's Complete Streets Policy and the Madison in Motion Transportation Plan. Madison is regarded as one of the most walkable communities and enjoys the status as a Platinum Bicycle City. Traffic Engineering requires additional improvements to the surrounding transportation network to help facilitate the movement of all modes of transportation to/from this site including:
- The developer shall install traffic calming devices, such as tabletops, raised crossings and bumpouts at strategic locations across the site, to improve the walkability and the biking environment throughout the site.
  - The developer shall install sidewalks with minimum width of 10 feet on all proposed internal streets.
28. The applicant shall continue to work with the Traffic Engineering Division on finalizing their Traffic Demand Management Plan (TDMP), which is intended to be a continuing conversation between this development and the City with the mutually beneficial goal of reaching a reduction in single occupant vehicle trips. A critical component to understanding which TDMP measure(s) are not only successful but economically sustainable is the collection of data on those measures. As such, the applicant shall perform an engineering study and mode share survey, on an annual basis, for a minimum of five years (after which the frequency may be reduced by Traffic Engineering to a frequency of no less than every four years); approval of methodology to be approved by the City Traffic Engineer. The TDMP shall be approved prior to signoff of the SIP.
29. The applicant shall design their private streets to City standards.
30. Note: The applicant shall be responsible for making improvements to Sheboygan Avenue with the SIP approval for Block 1 of Madison Yards.
31. Note: The applicant shall be responsible for the extension of the Westbound Left Turn Lane at University-Segoe with the SIP approval for Block 2 of Madison Yards.
32. The applicant shall submit one contiguous plan showing proposed conditions and one contiguous plan showing existing conditions for approval. The plan drawing shall be scaled to 1" = 20' and include the following, when applicable: existing and proposed property lines; parcel addresses; all easements; pavement markings; signing; building placement; items in the terrace such as signs, street light poles, hydrants; surface types such as asphalt, concrete, grass, sidewalk; driveway approaches, including those adjacent to and across street from the project lot location; parking stall dimensions, including two (2) feet of vehicle overhang; drive aisle dimensions; semitrailer movement and vehicle routes; dimensions of radii; and percent of slope.
33. The developer shall post a security deposit prior to the start of development. In the event that modifications need to be made to any City-owned and/or maintained traffic signals, street lighting, signing, pavement marking and conduit/handholes, the developer shall reimburse the City for all associated costs including engineering, labor and materials for both temporary and permanent installations.
34. The City Traffic Engineer may require public signing and marking related to the development; the developer shall be financially responsible for such signing and marking.

35. All parking facility design shall conform to the standards in MGO Section 10.08(6).
36. All pedestrian walkways adjacent parking stalls shall be seven (7) feet wide to accommodate vehicle overhang, signage and impediments to walkway movements. Any request for variance shall be submitted to and reviewed by City Traffic Engineering.
37. All bicycle parking adjacent pedestrian walkways shall have a two (2)-foot buffer zone to accommodate irregularly parked bicycles and/or bicycle trailers.
38. The applicant shall adhere to all vision triangle requirements as set in MGO Section 27.05 (No visual obstructions between the heights of 30 inches and 10 feet at a distance of 25 feet behind the property line at streets and 10 feet at driveways.). Alteration necessary to achieve compliance may include but are not limited to; substitution to transparent materials, removing sections of the structure and modifying or removing landscaping elements. If applicant believes public safety can be maintained they shall apply for a reduction of MGO Section 27.05(2)(bb) - Vision Clearance Triangles at Intersections Corners. Approval or denial of the reduction shall be the determination of the City Traffic Engineer.

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

39. The final plans for the proposed restaurant building and outdoor eating area will require review and approval as an Alteration to the Specific Implementation Plan once the restaurant tenant is secured.

40. Per the General Development Plan for Madison Yards at Hill Farms, Section H. Street Design: Guidelines iii., on-street ADA-accessible parking stalls should be distributed throughout the development. On the plans, show the locations of the on-street accessible parking stalls.
41. The bicycle parking requirements for the restaurant building will be reviewed prior to obtaining zoning approval for the use. Bicycle parking for the food and beverage establishment shall comply with the requirements of MGO Sections 28.141(4)(g) and 28.141(11). The bicycle parking requirement is a minimum of 5% of capacity of persons.
42. 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.
43. 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.
44. 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 and Chapter 33 Urban Design Commission ordinances. Signage permits are issued by the Zoning Section of the Department of Planning and Community and Economic Development.

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

This agency reviewed the request and has recommended no conditions of approval.

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

45. The developer shall construct the public water distribution system and services required to serve the proposed development per MGO 16.23(9)(d)(3).
46. All public water mains and water service laterals shall be installed by a standard City subdivision contract / City-Developer agreement. Applicant shall contact City Engineering Division to schedule the development of plans and the agreement. See Engineering Division comments for additional information.
47. 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/plumbers-contractors>), 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. If you have questions regarding water service applications, please contact Madison Water Utility at 266-4646.

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

48. In coordination with any public works improvements, the applicant [or Street C Contractor] shall maintain or replace (temporarily, to the east or west) an accessible boarding surface for the existing Metro bus stop on the north side of Sheboygan Avenue, that will be in conflict with the planned Street C construction (#2100) until such time the new accessible bus stop zone west of Street C, shown in plans, is complete.
49. In coordination with any public works improvements, the applicant [or Street C Contractor] shall maintain or replace (temporarily, to the south) an accessible boarding surface for the existing Metro bus stop on the west side of N Segoe Road, south of University Avenue (#2846) until such time the new accessible bus stop zone in the same area is complete.
50. As identified on the plans submitted for review, the applicant [or Street C Contractor] shall install and maintain a concrete boarding and shelter pad surface at the planned Metro bus stop zone that as shown on the north side of Sheboygan Avenue, west of Street C (#2101). The applicant shall install and maintain a new passenger waiting shelter with seating amenity in this area, as shown, as part of the Block C plan.
51. As adopted under the GDP approvals, the applicant [or Street C Contractor] shall install and maintain a concrete boarding and shelter pad surface at the existing Metro bus stop zone shown on the west side of N Segoe Road, south of University Avenue (#2846). The applicant shall install and maintain a new passenger waiting shelter with seating amenity in this area, as part of the Block C plan.
52. The applicant or contractor shall include the location of these transit amenities on the final documents filed with their permit application so that Metro Transit may review the design.

**Parks Division** (Contact Sarah Lerner, 261-4281)

53. Park Impact Fees (comprised of the Park Infrastructure Impact Fee, per MGO Sec. 20.08(2)), and Park-Land Impact Fees, per MGO Sec. 16.23(8)(f) and 20.08(2) will be required for all new residential development

associated with this project. This development is within the West Park-Infrastructure Impact Fee district. Please reference ID# 18101.1 when contacting Parks Division staff about this project.

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

54. An existing inventory of street trees located within the right of way shall be included on the landscape, site, demo, and utility plans. The inventory shall include the following: location, size (diameter at 4.5 feet), and species of existing street trees. The inventory should also note if a street tree is proposed to be removed and the reason for removal.
55. All proposed street tree removals within the right of way shall be reviewed by City Forestry before the Plan Commission meeting. Street tree removals require approval and a tree removal permit issued by City Forestry. Any tree removals that are required for construction after the development plan is approved will require at least a 72-hour waiting period before a tree removal permit can be issued by Forestry, to notify the Alder of the change in the tree plan.
56. As defined by the Section 107.13 of *City of Madison Standard Specifications for Public Works Construction*: No excavation is permitted within 5 feet of the trunk of the street tree or when cutting roots over 3 inches in diameter. If excavation is necessary, the Contractor shall contact Madison City Forestry (266-4816) prior to excavation. City of Madison Forestry personnel shall assess the impact to the tree and to its root system prior to work commencing. Tree protection specifications can be found on the following website: <https://www.cityofmadison.com/business/pw/specs.cfm>. Add as a note on the plan set.
57. The contractor shall take precautions during construction to not disfigure, scar, or impair the health of any street tree. The contractor shall operate equipment in a manner as to not damage the branches of the street tree(s). This may require using smaller equipment and loading and unloading materials in a designated space away from trees on the construction site. Any damage or injury to existing street trees (either above or below ground) shall be reported immediately to City Forestry at 266-4816. Penalties and remediation shall be required. Add as a note on the plan set.
58. Additional street trees are needed for this project. Tree planting specifications can be found in Section 209 of the *City of Madison Standard Specifications for Public Works Construction*. All street tree planting locations and tree species within the right of way shall be determined by City Forestry. A landscape plan (in PDF format) shall be submitted to Wayne Buckley - [wbuckley@cityofmadison.com](mailto:wbuckley@cityofmadison.com), 266-4892 for approval of planting locations and tree species. All available street tree planting locations be planted within the project boundaries. Add following note to plan: "At least one week prior to street tree planting, the contractor shall contact City Forestry at 266-4816 to schedule inspection and approval of nursery tree stock and review planting specifications with the landscaper."