



Report to the Plan Commission

September 20, 2010

Legistar I.D. #19903
750 Hilldale Way
Final Plat

Report Prepared By:
Timothy M. Parks, Planner
Planning Division

Requested Actions: Approval of the Hilldale Hurrah final plat, creating 1 commercial lot and 1 residential lot at 750 Hilldale Way.

Applicable Regulations & Standards: The subdivision process is outlined in Section 16.23 (5)(b) of the Subdivision Regulations.

Summary Recommendation: The Planning Division recommends that the Plan Commission forward the final plat of Hilldale Hurrah to the Common Council with a recommendation of **approval** subject to input at the public hearing and the conditions from reviewing agencies beginning on page 3 of this report.

Background Information

Applicant & Property Owner: Jaci Bell, Target Corporation; 1000 Nicolet Mall; Minneapolis, Minnesota.

Surveyor: Frank Thousand, Arnold & O'Sheridan, Inc.; 1111 Deming Way, Suite 200; Madison.

Proposal: The subject site will be subdivided into a lot for the Target store currently under construction (proposed Lot 1) and a lot for a recently approved 96-unit apartment development (proposed Lot 2).

Parcel Location: Approximately 6.7 acres bounded by N. Segoe Road on the west, Frey Street on the south, (private) Hilldale Way on the east and University Avenue on the north; Aldermanic District 11 (Schmidt); Urban Design District 6; Madison Metropolitan School District.

Existing Conditions: The eastern three-quarters of the site are currently being developed with a 151,000 square-foot Target store, while the site of the future apartments is currently undeveloped. The entire final plat site is zoned PUD-SIP.

Surrounding Land Use and Zoning:

North: Single-family residences and the Pyare Square Building in the Village of Shorewood Hills; State of Wisconsin office building, zoned C2 (General Commercial District) in the City of Madison;

South: Weston Place Condominiums, Hilldale surface parking and Segoe Terrace Apartments & West Side Senior Center, all zoned PUD-SIP;

West: Hill Farms State Office Building (Department of Transportation), zoned C2;

East: Hilldale Shopping Center (Metcalf's Sentry, Fleming's Prime Steakhouse and parking), zoned PUD-SIP.

Adopted Land Use Plan: The Comprehensive Plan identifies Hilldale as a community mixed-use and transit-oriented redevelopment site.

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

Public Utilities and Services: This property is served by a full range of urban services.

Zoning Summary: The final plat lands are zoned PUD-SIP, which will be reviewed in the following sections.

Other Critical Zoning Items	
Yes:	Urban Design (UDD 6), Utility Easements, Barrier Free
No:	Floodplain, Wellhead Protection, Landmarks, Waterfront Development
Prepared by: Pat Anderson, Asst. Zoning Administrator	

Previous Related Approvals

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

On January 8, 2008, the Common Council approved a major amendment to the Hilldale PUD-GDP-SIP to allow a 140-room hotel to be constructed at the site of a previously approved 90-unit condominium building that was included in the original Phase II plan. Another amendment was approved by the Council on March 4, 2008 to allow a three-story retail/office building to be constructed in place of a previously approved 11-story office/residential building. On June 16, 2008, the Plan Commission approved an alteration to the March 2008-approved SIP to allow a new configuration for the hotel and retail uses proposed along Hilldale Way.

On March 2, 2010, the Common Council approved major amendments to the Hilldale PUD-GDP-SIP to allow construction 151,000 square-foot Target store.

On September 7, 2010, the Common Council approved major amendments to the Hilldale PUD-GDP and Target (Hilldale) PUD-SIP to allow a 96-unit apartment development to be constructed adjacent to the future Target store.

Project Review, Analysis & Conclusion

Target Corporation is requesting approval of a final plat to subdivide an approximately 6.7-acre parcel bounded by N. Segoe Road on the west, Frey Street on the south, Hilldale Way on the east and University Avenue on the north into two lots. Lot 1 of plat will be an approximately 5.4-acre parcel for the 151,000 square-foot, two-level Target store currently under construction on the eastern portion of the subject property. Lot 2 will be an approximately 1.3-acre parcel that will be sold to and developed by

Stone House Development, Inc. as a two-building, 96-unit apartment development. The land use entitlements for the 96-unit apartment development were approved by the Common Council on September 7, 2010 and construction of that project is scheduled to commence this fall, with completion scheduled one year later. The Target store is scheduled to be completed in the summer of 2011.

Loading for the 96-unit apartment project is proposed to be provided by a 10- by 35-foot zone to be located off of proposed Lot 2 on the westerly edge of proposed Lot 1 and what will be the loading and service area for the Target store, which will be accessed from University Avenue. Staff is proposing a condition of approval on this plat that requires Target to provide a cross-access easement or other similar agreement for the apartment loading zone prior to the final signoff and recording of the amended planned unit development for the apartments and this final plat. A similar condition was included on the Amended PUD-SIP for the apartment project.

The property owner was required to subdivide the subject site by final plat instead of an administratively approved Certified Survey Map due to a provision in the City's Subdivision Regulations that limit the division of a lot or parcel of land for the purpose of transfer of ownership or building development, where the subdivision creates 5 or more parcels or building sites (of 40 acres or less) by successive divisions within a 5-year period. The original 37-acre Hilldale Shopping Center property was subdivided by a three-lot CSM in November 2005, which created 2 lots for the 4 townhouse buildings developed along N. Midvale Boulevard, with the remainder of the shopping center as the third lot (CSM 11595). A second CSM was recorded on June 25, 2010 to create the 6.7-acre subject site from the larger shopping center lot created in 2005 (CSM 12930), which expended the 4 lots that can be created by CSM from the original Hilldale Shopping Center property in a five-year period. Proposed Lot 2 of the Hilldale Hurrah plat represents the creation of a fifth lot within the five-year period, hence the need for the proposed final plat.

In conclusion, Planning Division staff believes that the standards of approval for a final plat can be met with the proposed two-lot subdivision.

Staff Recommendations, Conditions of Approval & General Ordinance Requirements

Major/Non-Standard Conditions are shaded

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

The Planning Division recommends that the Plan Commission forward the final plat of Hilldale Hurrah to the Common Council with recommendations of **approval** subject to input at the public hearing and the following conditions:

1. That a cross-access easement or other similar agreement be provided by Target Corporation for the loading zone proposed on the Target property to serve the adjacent apartment complex prior to the final signoff and recording of the amended planned unit development for said apartments. The easement or agreement may be dedicated as part of this final plat or by separate document. In either case, the easement or agreement shall be approved by Planning and Traffic Engineering staff. If created by separate document, the easement or agreement should be recorded prior to the final approval and recording of this final plat, with the recording information for this document shown on the final version of the plat.

The following conditions of approval have been submitted by reviewing agencies:

City Engineering Division (Contact Janet Dailey, 261-9688)

2. A minimum of two working days prior to requesting City Engineering Division signoff on the plat, the applicant shall contact Janet Dailey to obtain the final stormwater utility charges that are due and payable prior to sub-division of the properties. The stormwater utility charges (as all utility charges) are due for the previous months of service. All charges shall be cleared prior to the land division (and subsequent obsolesces of the existing parcel).

Traffic Engineering Division (Contact John Leach, 267-8755)

3. The applicant shall execute and return the attached declaration of conditions and covenants for streetlights and traffic signals prior to sign off. The applicant will need to provide a deposit for their reasonable and proportionate share of traffic signal costs.
4. Public signing and marking related to the development may be required by the City Traffic Engineer for which the developer shall be financially responsible.

Zoning Administrator (Contact Pat Anderson, 266-5978)

This agency did not submit comments for this request.

Parks Division (Contact Kay Rutledge, 266-4714)

This agency did not submit comments for this request.

Metro Transit (Contact Tim Sobota, 261-4289)

This agency did not submit comments for this request.

Fire Department (Contact Scott Strassburg, 261-9843)

Note: The Madison Fire Department does not object to this proposal provided the project complies with all applicable fire codes and ordinances.

Water Utility (Contact Dennis Cawley, 261-9243)

5. All operating private wells shall be identified and permitted by the Water Utility in accordance with MGO 13.21. All unused private wells shall be abandoned in accordance with MGO 13.21.