



Department of Planning & Community & Economic Development
Planning Division

Website: www.cityofmadison.com

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March 3, 2010

Adam Fink
Joseph Freed & Associates
33 S. State Street, Suite 400
Chicago, Illinois 60603-2802

RE: Approval of a request to rezone 702 N. Midvale Boulevard from Planned Unit Development-Specific Implementation Plan (PUD-SIP) to Amended Planned Unit Development-General Development Plan-Specific Implementation Plan (PUD-GDP-SIP) to amend the Hilldale Shopping Center PUD to remove the proposed Target store from the Hilldale PUD-SIP and also to allow the improvement of the surface parking lot located at the southwestern corner of Sawyer Terrace and Frey Street.

Dear Mr. Fink;

At its March 2, 2010 meeting, the Common Council **conditionally approved** your application to amend the previously approved PUD-GDP-SIP for Hilldale Shopping Center. The following conditions of approval shall be satisfied prior to final approval and recording of the planned unit development and the issuance of permits for construction:

Please contact Janet Dailey, City Engineering Division, at (608) 261-9688 if you have questions regarding the following two items:

1. The developer shall coordinate with City staff to modify the existing Developer's Agreement for Contract No. 2137 to reflect the changes to the specific implementation plan.
2. The construction of this development will require removal and replacement of sidewalk, curb and gutter and possibly other parts of the City's infrastructure. The applicant shall enter into a City/ Developer agreement for the improvements required for this development. The applicant shall be required to provide deposits to cover City labor and materials and surety to cover the cost of construction. The applicant shall meet with the City Engineer to schedule the development of the plans and the agreement. The City Engineer will not sign off on this project without the agreement executed by the developer. The developer shall sign the Developer's Acknowledgement prior to the City Engineer signing off on this project. (MGO 16.23(9)c)

Please contact Bryan Walker, Traffic Engineering Division, at (608) 267-8754 if you have questions about the following twelve items:

3. The conditions of the PUD-GDP-SIP for the Target Store at 4609 University Avenue will apply and need to be assigned as determined by the Traffic Engineer. [A copy of those conditions will be provided to you via e-mail.]
4. This PUD-GDP-SIP does not include the final approval of the changes to roadways, sidewalks or utilities. The applicant shall need to obtain separate approval by the Board of Public Works and Common Council for the restoration and/or reconstruction of the public right of way including any changes required by the City or requested by the developer. The University Avenue and N. Segoe Road improvements shall be reviewed and approved by the City Traffic Engineer and City Engineer. The applicant shall note on the site plan, "All work proposed in the right-of-way is not being approved as part of the PUD-GDP-SIP. All work in the right of way is approved separate by the Board of Public Works, City of Madison."

5. The developer shall post a deposit and reimburse the City for all costs associated with any modifications to traffic signals, street lighting, signing and pavement marking, and conduit and handholes, including labor, engineering and materials for both temporary and permanent installations.
6. When the applicant submits final plans for approval, the applicant shall show the following: items in the terrace as existing (e.g., signs and street light poles), type of surfaces, existing property lines, addresses, one contiguous plan (showing all easements, all pavement markings, building placement, and stalls), adjacent driveway approaches to lots on either side and across the street, signage, percent of slope, vehicle routes, dimensions of radii, aisles, driveways, stalls including the 2-foot overhang, and a scaled drawing at 1" = 20'.
7. The applicant shall provide a scaled drawing at 1" = 20' or larger on one contiguous plan sheet showing all the facility's access, existing and proposed buildings, layouts of parking lots, loading areas, trees, signs, semitrailer and vehicle movements, ingress/egress easements and approaches. Contact the Traffic Engineering Division if you have questions.
8. The applicant shall submit for all the PUD-GDP-SIP a signage and pavement marking plan to be approved by the Traffic Engineering Division. All directional/regulatory signage and stop bars, line lanes, crosswalks, bike lane lines, pavement markings, etc. on the site shall be shown and noted on the plan as approved by the City Traffic Engineer.
9. The applicant shall submit for each street type approaches a detail 1" = 20' detail drawing of all the "Street Type Entrance" with plan sheets showing epoxy lane lines, cross walks, stop bars and pavement markings details to be approved by the City Traffic Engineer. In addition, a note shall be shown on the plan, "ALL PAVEMENT MARKING SHALL BE INSTALLED IN EPOXY AND MAINTIAN BY THE PROPERTY OWNER."
10. Because of the number of parking stalls proposed is over 1,000, the applicant is advised of the Wisconsin Administrative Code NR 406 requirements as they pertain to parking lot size and air quality. The applicant should contact John Meier, Air Quality Analyst at the Wisconsin Department of Natural Resources (WDNR) at (608) 267-0869. A letter from the WDNR should be provided to the Traffic Engineering Division demonstrating that the Indirect Source Permit was issued or exempted.
11. City of Madison radio systems are microwave directional line of sight to remote towers Citywide. The building elevation will need to be review by Traffic Engineer to accommodate the microwave sight and building. The applicant shall submit grade and elevations plans if the building exceeds four stories prior to sign-off to be reviewed and approved by Keith Lippert, Traffic Engineering Shop, 1120 Sayle Street ((608) 266-4767). The applicant shall return one signed approved building elevation copy to the City of Madison Traffic Engineering office with final plans for sign off.
12. The applicant shall show the dimensions for all proposed and existing surface and ramp or underground parking stalls items A, B, C, D, E, and F, and for ninety-degree angle parking with 9-foot wide stalls and backing up, according to Figures II "Medium and Large Vehicles" parking design standards in MGO Section 10.08(6)(b) 2. (If 2 feet of overhang are used for a vehicle, it shall be shown on the plan.) Stair cases, elevators shafts, aisles, ramps, columns, offices or work areas are to be excluded from these rectangular areas, when designing underground parking areas. The applicant shall modify the existing back area parking spaces around Hilldale Mall along Sawyer Terrace or westerly property line that the westerly existing parking area to be in accordance to code-required 9-foot wide parking spaces.
13. All signs at the approaches shall be installed behind the property line. All directional/regulatory signage (example Stop, Pedestrian Crossing, etc. etc shall be shown) and pavement markings on the site shall be shown and noted on the plan as approved by the City Traffic Engineer. The applicant shall install and show "Stop" signs installed at a height of 7 feet at all driveway approaches behind the property line and noted on the plan.
14. Public signing and marking related to the development may be required by the City Traffic Engineer for which the developer shall be financially responsible.

Please contact Pat Anderson, Assistant Zoning Administrator, at (608) 266-5978 if you have any questions regarding the following four items:

15. Off-street parking requirement shall comply with MGO Sections 28.04 (12) and 28.11: Parking lot plans with greater than twenty (20) stalls, landscape plans must be stamped by a registered landscape architect. Provide a landscape worksheet with the final plans that shows that the landscaping provided meets the point and required tree ordinances. In order to count toward required points, the landscaping shall be within 15' and 20' of the parking lot depending on the type of landscape element. (Note: The required trees do not count toward the landscape point total.) Planting islands shall consist of at least 75% vegetative cover, including trees, shrubs, ground cover, and/or grass. Up to 25% of the island surface may be brick pavers, mulch or other non-vegetative cover. All plant materials in islands shall be protected from vehicles by concrete curbs.
16. Lighting is required and shall be in accordance with MGO Section 10.085: Provide a plan showing at least .5 foot candle on any surface on any lot and an average of .75 footcandles. The maximum light trespass shall be 0.5 footcandle at 10 feet from the adjacent lot line. (See City of Madison Lighting Ordinance).
17. Parking requirements for persons with disabilities must comply with MGO Section 28.11 (3)6.(m) which includes all applicable State accessible requirements, including but not limited to:
 - a.) Provide minimum of 4 accessible stalls striped per State requirements. A minimum of one of the stalls shall be a van accessible stall 8' wide with an 8' striped out area adjacent.
 - b.) Show signage at the head of the stalls. Accessible signs shall be a minimum of 60" between the bottom of the sign and the ground.
18. Signage approvals are not granted by the Plan Commission. Signage must be approved by the Urban Design Commission and Zoning staff for compliance with MGO Section 31, Sign Code, and MGO Section 33, the Urban Design ordinance. Sign permits must be issued by the Zoning Section of the Department of Planning and Community & Economic Development prior to sign installations.

Please contact Dennis Cawley, at (608) 261-9243 if you have questions about the following item:

19. Each parcel will require a separate water service lateral connection to a public water main. The Water Utility will need to sign off the final plans, but not need a copy of the approved plans.

Please contact my office at (608) 261-9632 if you have questions about the following two items:

20. Pursuant to existing restrictions in the existing Hilldale PUD, no exterior construction work shall take place on Sundays. Construction work may begin as early as 6:00 a.m. other days with alder notification, for quiet activities such as pouring concrete.
21. That the zoning text be revised per Planning Division approval prior to final signoff and recording of the amended PUD-GDP-SIP as follows:
 - a.) the statements of purpose shall be revised to remove references to Inclusionary Zoning Units;
 - b.) each zoning text shall include the address of the property it governs and the name of the respective applicant or project (i.e. "Target property", "Hilldale Shopping Center", etc.);
 - c.) the permitted use sections shall be revised to state "Multi-family residential uses as shown on approved specific implementation plans";
 - d.) both applicants shall work with the Planning Division and Zoning Administrator prior to final approval to develop an enumerated list of permitted commercial and office uses and provide appropriate family definitions for their zoning texts. [Staff believes that it would be best going forward to approve PUD zoning texts with such use lists so as to avoid references to the Zoning Code, which is currently being rewritten and will likely have different, more contemporary use lists and definitions.];
 - e.) include language ensuring shared access and parking throughout the entire Hilldale Shopping Center development, including the proposed Target store.

Approval of plans for this project does not include any approval to prune, remove or plant trees in the public right-of-way. Permission for such activities must be obtained from the City Forester, (608) 266-4816.

After the plans have been changed as per the above conditions, please file **nine (9) sets** of the revised, complete site plans, building elevations, floor plans and any other documentation requested herein with the Zoning Administrator, Room LL-100, Madison Municipal Building, 215 Martin Luther King, Jr. Boulevard. The sets of final revised plans or documents will be circulated by the Zoning staff to the City department staff listed above for their signature of final approval.

Upon receipt of the aforementioned plans, documents and fees, and upon determining that they are complete, the Zoning Administrator shall record them with the Dane County Register of Deeds Office. The recorded originals will be returned to the applicant, with the recording information noted, when the Register of Deeds has completed the recording process.

If this plan is not recorded within one year of the date of approval by the Common Council, the approval shall be null and void. No construction or alteration of the property included in this application shall be permitted until a Specific Implementation Plan (SIP) has been approved and recorded.

Within thirty-six (36) months of Common Council approval of the general development plan, the basic right of use for the areas, when in conformity with the approved specific implementation plan, shall lapse and be null and void unless 1) the project, as approved, is commenced by the issuance of a building permit, or 2) if an application for an extension is filed at least thirty (30) days prior to the expiration of the thirty-six (36) month period and the Plan Commission, after a public hearing pursuant to Sec. 28.12 (10)(e), determines that no changes in the surrounding area or neighborhood since approval of the general development plan render the project incompatible with current conditions and grants an extension of up to twenty-four (24) months in which to obtain a building permit. In no case shall an extension allow a building permit to be issued more than sixty (60) months after approval of the general development plan by the Common Council. If a new building permit is required pursuant to sec. 29.06(4), Madison General Ordinances, a new petition and approval process shall be required to obtain general development plan approval and specific implementation plan approval.

If you have any questions regarding recording this plan or obtaining permits, please call Matt Tucker, Zoning Administrator, at (608) 266-4551. If I may be of any further assistance, please do not hesitate to contact me at (608) 261-9632.

Sincerely,

Timothy M. Parks
Planner

cc: Janet Dailey, City Engineering Division
Bryan Walker, Traffic Engineering Division
Dennis Cawley, Madison Water Utility
Tim Sobota, Madison Metro Transit
Scott Strassburg, Madison Fire Department
Pat Anderson, Asst. Zoning Administrator

For Official Use Only, Re: Final Plan Routing			
<input checked="" type="checkbox"/>	Planning Div. (T. Parks)	<input checked="" type="checkbox"/>	Engineering Mapping Sec.
<input checked="" type="checkbox"/>	Zoning Administrator	<input type="checkbox"/>	Parks Division
<input checked="" type="checkbox"/>	City Engineering	<input checked="" type="checkbox"/>	Urban Design Commission
<input checked="" type="checkbox"/>	Traffic Engineering	<input type="checkbox"/>	Recycling Coord. (R&R)
<input checked="" type="checkbox"/>	Fire Department	<input type="checkbox"/>	Other: Metro Transit