



## City of Madison Site Plan Verification

**PROJECT: LNDSPR-2016-00211**

**Address:** 702 N Midvale BLVD

**Current Revision #: 0**

**Submitted by:** Eppstein Uhen Architects

**Contact:** Cliff Goodhart  
(608) 442-6684  
cliffg@eua.com

**Project Type:** Permitted Use Site Plan Review

**Description:** Major amendment to the Planned Development to allow the redevelopment of the section of Hilldale Shopping Center between Macy's and Sundance Cinemas through the conversion of enclosed retail spaces into exterior-facing retail spaces.

**Status:** Closed

**Revision History:** [0](#)

Review	Status	Reviewer	Reviewed
Engineering Mapping	Approved	<a href="#">Lori Zenchenko</a>	Nov 29 2016
Engineering Review Main Office	Approved	<a href="#">Timothy Troester</a>	Dec 8 2016
Fire Review	Approved	<a href="#">William Sullivan</a>	Dec 2 2016
Lighting Review	Approved	<a href="#">Frederick Rehbein</a>	Oct 19 2016
Planning Review	Approved	<a href="#">Timothy Parks</a>	Dec 2 2016
Traffic Engineering Review	Approved	<a href="#">Eric Poffenberger</a>	Nov 22 2016
Urban Design Commission Review	Approved	<a href="#">Alan Martin</a>	Dec 5 2016
Zoning Review	Approved	<a href="#">Jenny Kirchgatter</a>	Nov 23 2016

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This project is subject to City of Madison erosion control permitting requirements. Submit completed permit application, permit fee, erosion control plan, USLE calculations, etc. to Megan Eberhardt for review and issuance of the required City of Madison Erosion Control Permit. Permit application forms can be found online at <http://www.cityofmadison.com/engineering/Permits.cfm>. Questions regarding erosion control permitting requirements can be sent to Megan at [meberhardt@cityofmadison.com](mailto:meberhardt@cityofmadison.com).

**Supplement Accepted****Comment Date:** 10/24/2016

This project is subject to City of Madison stormwater management permitting requirements. Submit completed permit application, permit fee, stormwater management plan stamped by a Wisconsin P.E., modeling calculations, etc. to Megan Eberhardt for review and issuance of the required City of Madison Stormwater Management Permit. Permit application forms can be found online at <http://www.cityofmadison.com/engineering/Permits.cfm>. Questions regarding stormwater management requirements or stormwater permitting requirements can be sent to Megan at [meberhardt@cityofmadison.com](mailto:meberhardt@cityofmadison.com).

**Supplement Accepted****Comment Date:** 10/24/2016

Although the project is subject to stormwater management permitting (to update existing records and for review purposes) the project does not require additional stormwater management measures to be installed. The plans in for review included an underground wet detention system that after review with City Engineering staff is not required. Revise the necessary plan sheets to remove the underground detention and update other affected improvements. Any revised sheets will need to be submitted to Zoning for inclusion in the final approval plan sets. Submit PDFs of the revised sheets for City Engineering review and records.

**Supplement Accepted****Comment Date:** 10/24/2016

Submit electronic data files for the stormwater management modeling and calculations. Files can be emailed to Megan Eberhardt at [Meberhardt@cityofmadison.com](mailto:Meberhardt@cityofmadison.com) or submitted on CD to City Engineering.

**Supplement Accepted****Comment Date:** 10/24/2016

Submit PDFs of the final plans for Engineering records. Files can be emailed to Tim Troester at [ttroester@cityofmadison.com](mailto:ttroester@cityofmadison.com) or submitted on CD to City Engineering.

**Supplement Accepted****Comment Date:** 10/24/2016

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The Applicant shall submit, prior to plan sign-off, a digital CAD file (single file) to the Engineering Division with any private storm and sanitary sewer utilities. The digital CAD file shall be to scale and represent final construction. The CAD file shall be in a designated coordinate system (preferably Dane County WISCRS, US Ft). The single CAD file submittal can be either AutoCAD (dwg) Version 2013 or older, MicroStation (dgn) V8i Select Series 3 or older, or Universal (dxf) format and shall contain the only the following data, each on a separate layer name/level number:

- a) Building Footprints
- b) Internal Walkway Areas
- c) Internal Site Parking Areas
- d) Other Miscellaneous Impervious Areas (i.e. gravel, crushed stone, bituminous/asphalt, concrete, etc.)
- e) Right-of-Way lines (public and private)
- f) Plat name and lot lines (metes & bounds parcel lines if unplatted)
- g) Platted lot numbers (noted "unplatted lands" if not platted)
- h) Lot/Plat property dimensions
- i) Street names
- j) Private on-site sanitary sewer utilities (including all connections to public sanitary)
- k) Private on-site storm sewer utilities (including all connections to public storm)

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

NOTE: Email CAD file transmissions are preferred to: [tstroester@cityofmadison.com](mailto:tstroester@cityofmadison.com) . The party responsible for the CAD file email transmission shall include the project site address in the email subject line. Any changes or additions to the location of the building, private utilities, sidewalks, parking/pavement during construction will require a new CAD file transmittal to City by applicant.

## ENGINEERING MAPPING

**Supplement Accepted****Comment Date:**

CAD received 11/28/2016.

The Applicant shall submit, prior to plan sign-off, a digital CAD file (single file) to the Engineering Program Specialist in the Engineering Mapping Division (Lori Zenchenko). The digital CAD file shall be to scale and represent final construction. The CAD file shall be in a designated coordinate system (preferably Dane County WISCRS, US Ft). The single CAD file submittal can be either AutoCAD (dwg) Version 2013 or older, MicroStation (dgn) V8i Select Series 3 or older, or Universal (dxf) format and shall contain the only the following data, each on a separate layer name/level number:

- a) Building Footprints
- b) Internal Walkway Areas
- c) Internal Site Parking Areas
- d) Other Miscellaneous Impervious Areas (i.e. gravel, crushed stone, bituminous/asphalt, concrete, etc.)
- e) Right-of-Way lines (public and private)
- f) Lot lines or parcel lines if unplatted
- g) Lot numbers or the words unplatted
- h) Lot/Plat dimensions
- i) Street names

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

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

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Provide details on the raised cross walk. MFD has concerns regarding delays in response, extra wear and tear on vehicles, and the impact to patients riding in an ambulance. Also confirm that this portion of the fire access lane is not part of any required aerial access fire lanes.  
Cliff Goodhart confirmed this is not an aerial fire lane.

**LIGHTING****Note****Comment Date:** 10/19/2016

Exterior, ground lighting is approved. Any lights shining on the building are not approved. Please use automatic daylight or time of day controls.

**PLANNING****Note****Comment Date:** 12/02/2016

The final plans appear to be consistent with the plans approved by the Plan Commission and Common Council.

**Note****Comment Date:** 12/02/2016

The applicant shall submit building elevations and any other relevant materials to the Planning Division for approval of the exterior finishes of individual tenant spaces. Such plans shall include contextual information showing the relationship between the exterior finishes proposed and the remainder of the retail corridor.

**Note****Comment Date:** 12/02/2016

This Amended PD-GDP-SIP shall be subject to the existing 2010 zoning text for Hilldale Shopping Center.

**Note****Comment Date:** 12/02/2016

No utilities, water meters, air conditioning units, telephone or electric equipment storage, or exhaust vents shall be located in any yard of the building adjacent to a public street or private drive. All such equipment regardless of location shall be adequately screened from public view.

**TRAFFIC ENGINEERING****Supplement Accepted****Comment Date:** 10/28/2016

The applicant shall provide a clearly defined 5-foot walkway clear of all obstructions to assist citizens with disabilities, especially those who use a wheel chair 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 the walkway.

**Supplement Accepted****Comment Date:** 10/28/2016

All pedestrian walkways adjacent parking stalls shall be 7 feet wide to accommodate vehicle overhang, signage and impediments to walkway movements. Any request for variance shall be submitted to and reviewed by the Traffic Engineering Division.

**Supplement Accepted****Comment Date:** 10/28/2016

Provide an electronic copy of the site plan, .pdf preferred, e-mail plan to Eric Poffenberger -  
epoffenberger@cityofmadison.com

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The applicant shall show dimensions for the proposed and existing parking stalls items S = 9 ft, L = 18 ft, E = 24 ft, F = 20 ft, and degree of angle parking width and backing up, according to Figures II "Medium and Large Vehicles" parking design standards in Section 10.08(6)(b) 2. Signs and planting areas are to be excluded from the rectangular stall areas including the two (2) feet of vehicle overhang. The two (2) feet of vehicle overhang shall be shown on the plan and dimensioned.

**URBAN DESIGN COMMISSION****Supplement Accepted****Comment Date:** 11/15/2016

Per as of this date 11-15-16 by phone w/ Goodhart .

**Supplement Accepted****Comment Date:** 11/15/2016

The elevations with the note " store infill by tenant ' shoud still detail the facades presented in the UDC packet with the same note as a qualifier that they will be customized with the usual WS /UDC staff approvals . Full material / color callouts shall be provided for the other storefronts . Changes to the central plaza area requires further considerations and details which may need to go back to UDC . Additional comments may be forthcoming after the above are discussed .

**ZONING****Supplement Accepted****Comment Date:** 10/28/2016

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 ten thousand (10,000) square feet in size must be prepared by a registered landscape architect.

**Supplement Accepted****Comment Date:** 11/23/2016

Note: The final site compliance date is November 1, 2017.

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.

**Note****Comment Date:** 10/22/2016

Build-out of individual tenant spaces will require approval by Zoning and Urban Design staff prior to issuance of building permits. Include detailed storefront elevations with building materials and colors identified for building permit plan review.

**Note****Comment Date:** 10/22/2016

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 District ordinances. Signage permits are issued by the Zoning Section of the Department of Planning and Community and Economic Development.