



City of Madison

Proposed Rezoning

Location
702 North Midvale Boulevard

Applicant
Hilldale Land Company/Adam Fink –
Joseph Freed & Associates

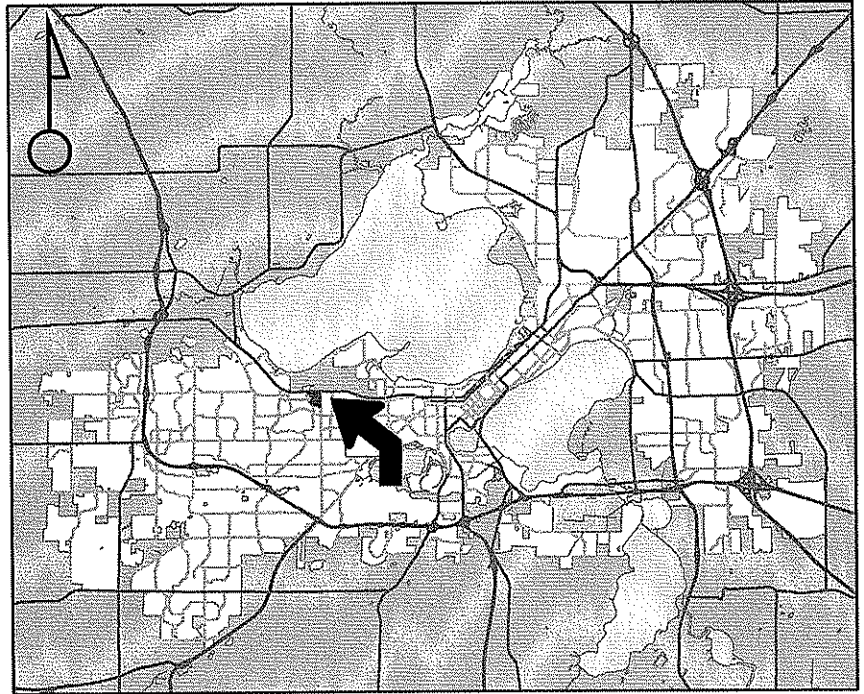
From: PUD(SIP) To: Amdended
PUD(GDP-SIP)

Existing Use
Mixed-Use, Retail and Residential Center

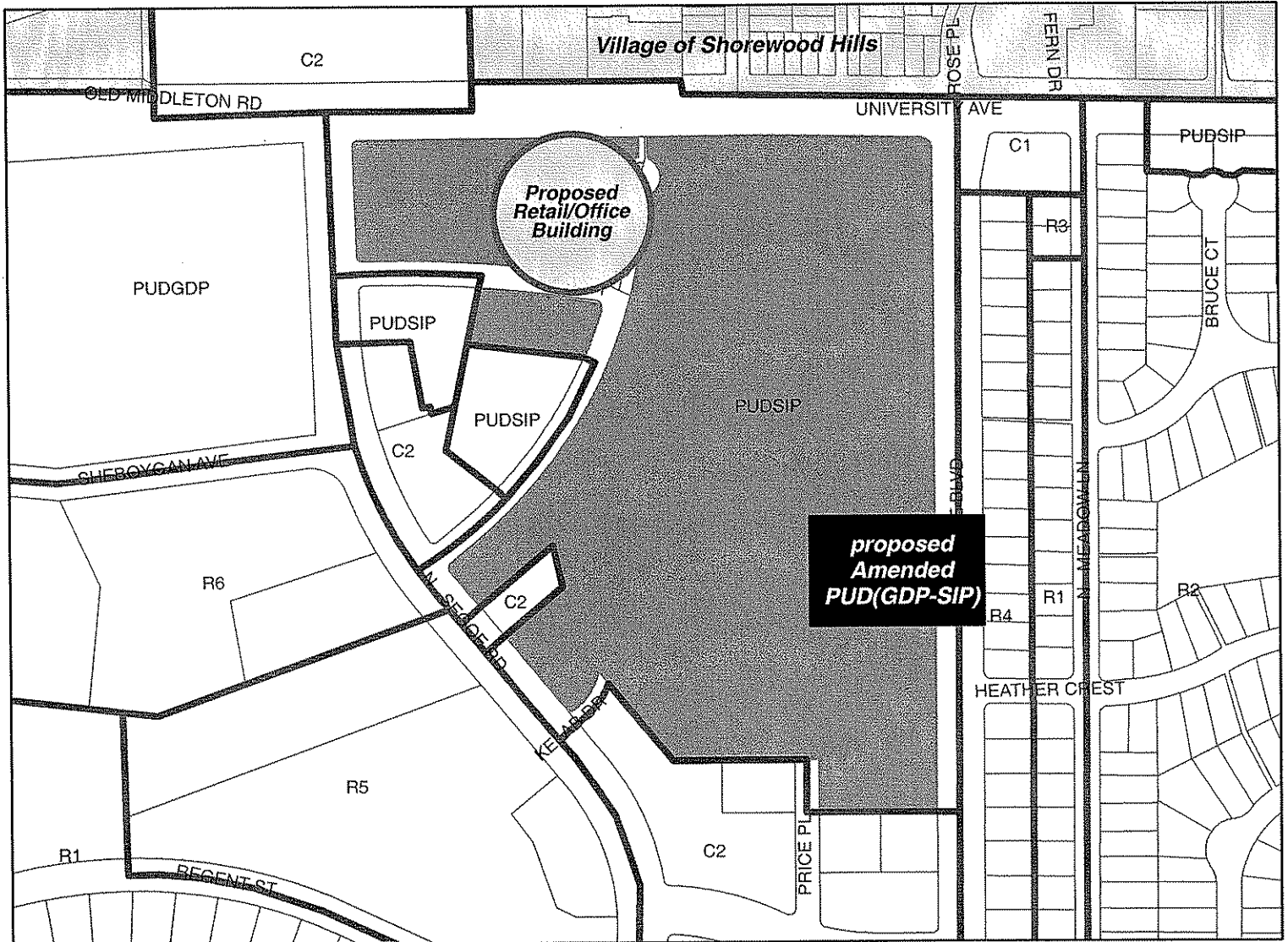
Proposed Use
Replace 11-Story Residential/Office
Building, with 5-Story Retail/Office Building

Public Hearing Date
Plan Commission
25 February 2008

Common Council
04 March 2008

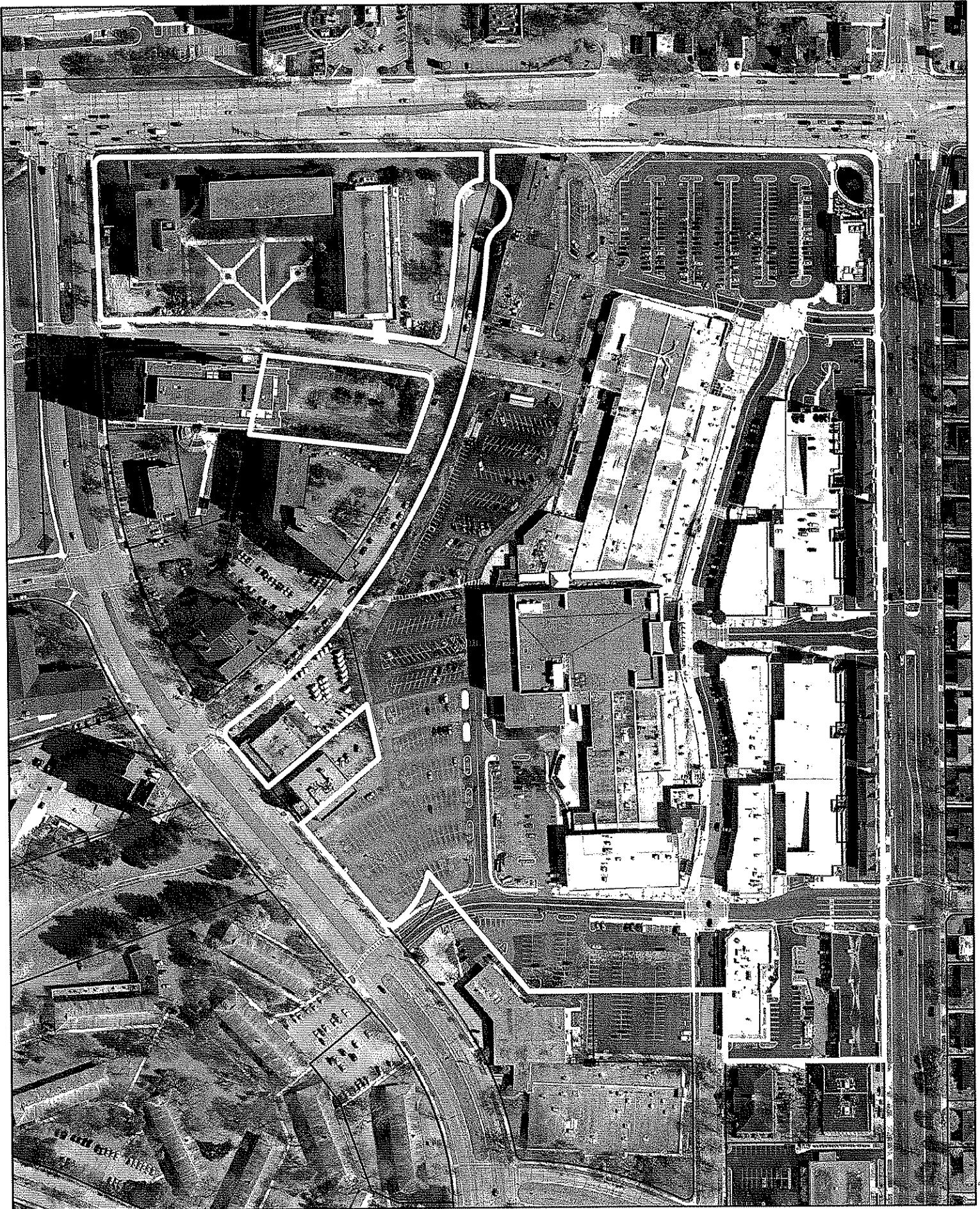


For Questions Contact: Tim Parks at: 261-9632 or tparks@cityofmadison.com or City Planning at 266-4635



Scale : 1" = 400'

City of Madison, Planning Division : RPJ : Date : 12 February 2008



LAND USE APPLICATION Madison Plan Commission

215 Martin Luther King Jr. Blvd; Room LL-100
PO Box 2985; Madison, Wisconsin 53701-2985
Phone: 608.266.4635 | Facsimile: 608.267.8739

- The following information is required for all applications for Plan Commission review.
- Please read all pages of the application completely and fill in all required fields.
- This application form may also be completed online at www.cityofmadison.com/planning/plan.html
- All zoning application packages should be filed directly with the Zoning Administrator's desk.
- All applications will be reviewed against the applicable standards found in the City Ordinances to determine if the project can be approved.

FOR OFFICE USE ONLY:

Amt. Paid _____ Receipt No. _____
Date Received 12/19/07
Received By RT
Parcel No. 0709-201-2101-2
Aldermanic District 11, Tim Gruber
GQ UDC
Zoning District PUDSIP
For Complete Submittal
Application Letter of Intent
IDUP N/A Legal Descript.
Plan Sets Zoning Text
Alder Notification Waiver _____
Nbrhd. Assn Not. Waiver _____
Date Sign Issued 12/19/07

1. Project Address: 702 N. Midvale Blvd Project Area in Acres: 37
Project Title (if any): Hilldale

2. This is an application for: (check at least one)

<input checked="" type="checkbox"/> Zoning Map Amendment (check only ONE box below for rezoning and fill in the blanks accordingly)	
<input checked="" type="checkbox"/> Rezoning from <u>PUD:GDP/SIP</u> to <u>Amended PUD:GDP/SIP</u>	<input type="checkbox"/> Rezoning from _____ to PUD/PCD-SIP
<input type="checkbox"/> Rezoning from _____ to PUD/PCD-GDP	<input type="checkbox"/> Rezoning from PUD/PCD-GDP to PUD/PCD-SIP
<input type="checkbox"/> Conditional Use	<input type="checkbox"/> Demolition Permit
<input type="checkbox"/> Other Requests (Specify): _____	

3. Applicant, Agent & Property Owner Information:

Applicant's Name: Dennis Harder Company: Joseph Freed & Associates
Street Address: 220 N. Smith Street City/State: Palatine, IL Zip: 60067
Telephone: (815) 215-5345 Fax: () Email: dfink@jfreed.com
Project Contact Person: Adam Fink Company: Joseph Freed & Associates
Street Address: 220 N. Smith Street City/State: Palatine, IL Zip: 60067
Telephone: (815) 215-5345 Fax: () Email: afink@jfreed.com
Property Owner (if not applicant): _____
Street Address: _____ City/State: _____ Zip: _____

4. Project Information:

Provide a general description of the project and all proposed uses of the site: Modification of the Heights building to a mixed use commercial building with one floor of service retail and four floors of office space
Development Schedule: Commencement: March 2008 Completion: June 2009

CONTINUE →

5. Required Submittals:

- Site Plans** submitted as follows below and depicts all lot lines; existing, altered, demolished or proposed buildings; parking areas and driveways; sidewalks; location of any new signs; existing and proposed utility locations; building elevations and floor plans; landscaping, and a development schedule describing pertinent project details:
 - **Seven (7) copies** of a full-sized plan set drawn to a scale of one inch equals 20 feet (collated and folded)
 - **Seven (7) copies** of the plan set reduced to fit onto 11 inch by 17 inch paper (collated, stapled and folded)
 - **One (1) copy** of the plan set reduced to fit onto 8 1/2 inch by 11 inch paper
- Letter of Intent: Twelve (12) copies** describing this application in detail but not limited to, including: existing conditions and uses of the property; development schedule for the project; names of persons involved (contractor, architect, landscaper, business manager, etc.); types of businesses; number of employees; hours of operation; square footage or acreage of the site; number of dwelling units; sale or rental price range for dwelling units; gross square footage of building(s); number of parking stalls, etc.
- Legal Description of Property:** Lot(s) of record or metes and bounds description prepared by a land surveyor
- Filing Fee:** \$ _____ See the fee schedule on the application cover page. Make checks payable to City Treasurer.

IN ADDITION, THE FOLLOWING ITEMS MAY ALSO BE REQUIRED WITH YOUR APPLICATION, SEE BELOW:

- For any applications proposing demolition of existing (principal) buildings, photos of the structure(s) to be demolished shall be submitted with your application. Be advised that a *Reuse and Recycling Plan* approved by the City's Recycling Coordinator is required to be approved by the City prior to issuance of wrecking permits.
- A project proposing **ten (10) or more dwelling units** may be required to comply with the City's Inclusionary Zoning requirements outlined in Section 28.04 (25) of the Zoning Ordinance. A separate **INCLUSIONARY DWELLING UNIT PLAN** application detailing the project's conformance with these ordinance requirements shall be submitted concurrently with this application form. Note that some IDUP materials will coincide with the above submittal materials.
- A *Zoning Text* must accompany **all** Planned Community or Planned Unit Development (PCD/PUD) submittals.

FOR ALL APPLICATIONS: All applicants are required to submit copies of all items submitted in hard copy with their application (including this application form, the letter of intent, complete plan sets and elevations, etc.) as **INDIVIDUAL** Adobe Acrobat PDF files compiled either on a non-returnable CD to be included with their application materials, or in an e-mail sent to pcapplications@cityofmadison.com. The e-mail shall include the name of the project and applicant. Applicants who are unable to provide the materials electronically should contact the Planning Unit at (608) 266-4635 for assistance.

6. Applicant Declarations:

Conformance with adopted City plans: Applications shall be in accordance with all adopted City of Madison plans:

→ The site is located within the limits of Hilldale PUD Plan, which recommends: Mixed Use for this property.

Pre-application Notification: Section 28.12 of the Zoning Ordinance requires that the applicant notify the district alder and any nearby neighborhood or business associations by mail no later than **30** days prior to filing this request:

→ List below the Alderperson, Neighborhood Association(s), Business Association(s) AND dates you sent the notices:

Tim Conber, Michael Lawton

If the alder has granted a waiver to this requirement, please attach any such correspondence to this form.

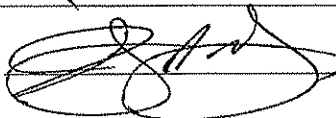
Pre-application Meeting with staff: Prior to preparation of this application, the applicant is required to discuss the proposed development and review process with Zoning Counter and Planning Unit staff; note staff persons and date.

Planner Tim Parks Date Dec 10th 2007 Zoning Staff _____ Date _____

The signer attests that this form has been completed accurately and all required materials have been submitted:

Printed Name Adam Fink Date 12-19-07

Signature Adam Fink Relation to Property Owner Employee

Authorizing Signature of Property Owner  EVPE Company Date 12/19/07

JOSEPH FREED AND ASSOCIATES LLC

February 21, 2008

Mr. Bradley J. Murphy
Department of Planning & Development
City of Madison
215 Martin Luther King, Jr. Blvd.
Madison, WI. 53703

RE: Planning Commission Meeting in Connection with the Proposed Modifications to the Heights Building.

Dear Mr. Murphy:

The following is being submitted for the Heights Planning Commission Meeting being held in connection with the Hilldale Specific Implementation Plan ("SIP") and the Hilldale General Development Plan ("GDP"). The Heights building is located on University Avenue in an area commonly known as Phase II of the Hilldale Redevelopment.

Previously, the SIP for Phase II and the Hilldale GDP were approved by the Common Council on January 2nd, 2007. That approval included the following buildings: Whole Foods, the Heights Condominium building, a parking structure, additional commercial space as well as a ninety unit condominium building. The Heights was originally approved as an eleven story 112 unit condominium building; the first three floors of the original Heights building contained over 45,000 square feet of office space.

In response to market conditions, we are proposing to modify the Heights building by expanding the office floor area while removing the condominium component of the building. These modifications result in a shorter building: this proposal calls for reducing the building height from eleven stories to three stories.

In addition, the proposed modifications to the Heights building along with the repositioning of the hotel result in a reduction to the forecasted traffic generated from the property compared to the projections related to the original SIP. In fact, the revised Traffic Impact Analysis indicates that forecasted weekday daily vehicle trips will decrease by approximately 10% under this proposal.

This package includes the following material:

1. Revised Traffic Impact Analysis;
2. Project Description;
3. Development Table;
4. Updated Zoning Text for GDP and SIP; and
5. Land Use Application.

Project Description – Specific Implementation Plan

The Developer, Joseph Freed and Associates LLC, as agent for the owner is proposing to amend the GDP and SIP to provide for the following land use:

1. Approximately 55,000 square foot, three story mixed-use building;
2. Service retail space on the first floor;
3. Office space on floors two through three, inclusive;
4. Revised entry drive from University Ave;
5. Adjustments to structured parking stalls (no overall gain);
6. Enhanced pedestrian connectivity from University Ave. to the Plaza; and
7. Additional outdoor seating, bike parking, and enhanced landscaping at the building's entrance.

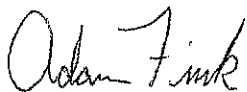
Discussion and Input:

The Developer has worked with the Alderman, City Staff, Community Organizations and the UDC. In advance of the Planning Commission meeting the developer held meetings with, among others:

- Alder Gruber;
- Staff from Planning, Traffic Engineering, Fire and Safety;
- Hill Farms Neighborhood Associations; and
- Received unanimous initial approval from the UDC.

As always – please feel free to contact us if you have any questions or comments.

Sincerely,



Adam Fink
Development Manager
Joseph Freed and Associates LLC

HILLDALE CENTER 702 N. MIDVALE BLVD.
PUD: GDP-SIP ZONING TEXT

Legal Description: The lands subjected to this Planned Unit Development - Specific Implementation Plan are and shall include those described in Exhibit A, attached hereto.

- A. Statement of Purpose:** This zoning district is established to allow for the rehabilitation and construction of;
- Commercial structures including office and hotel/leisure use;
 - Residential structures of which 15% will be Inclusionary Zoning units;
 - Parking and circulation facilities;
 - Utility infrastructure;
 - Site improvements.
- B. Permitted Uses:**
- Commercial uses as permitted in the C2 District and as shown on the approved plans.
 - Multi-family residential uses as permitted in the R4 District and as shown on the approved plans.
 - Accessory uses related to the permitted uses as denoted above, including outdoor eating areas for restaurants as shown on approved specific implementation plans.
 - Public and quasi-public uses, including, for example but not limited to, post office facilities and governmental facilities.
- C. Lot Area:** The extent of the entire PUD site area that is included in this Phase II SIP and as shown on approved plans.
- D. Floor Area Ratio/ Building Heights:** Building heights and floor area ratio shall be as shown on approved plans.
- E. Yard Requirements:** Yard areas and usable open space where applicable will be provided as shown on approved plans.
- F. Landscaping:** Site landscaping will be provided as shown on the approved plans.
- G. Accessory Off-Street Parking & Loading:** Accessory Off-Street Parking & Loading will be provided as shown on the approved plans.
- H. Lighting:** Site lighting will be provided as shown on the approved plans.
- I. Signage:** Signage will be provided per Chapter 31 of the Madison General Ordinance, as compared to the C2 district, and as approved by Urban Design Commission and Zoning staff.

J. **Family Definition:** The family definition of this PUD-SIP shall coincide with the definition given in Chapter 28.03 (2) of the Madison General Ordinance for the R1 zoning district.

K. **Alterations and Revisions:** Alterations and Revisions: No alteration or revision of this planned unit development shall be permitted unless approved by the City Plan Commission, however, the Zoning Administrator may issue permits for minor alterations or additions which are approved by the Director of Planning and Community & Economic Development and the alderperson of the district and are compatible with the concept approved by the City Plan Commission.

L. The maximum floor-to-area ratio and dwelling unit densities that could potentially be allowed by the standards included in the General Development Plan may or may not be ultimately achieved upon full build-out of the site. The additional dwelling units proposed and additional square footage of development proposed beyond the Phase II, SIP shall require review and approval of a Specific Implementation Plan for each phase of additional development. Each phase shall be reviewed against the standards included in the Planned Unit Development section of the Zoning Ordinance to determine if the additional development can be accommodated on the site in a manner which does not have a substantial negative impact on the uses, values and enjoyment of other properties within the neighborhood for uses already permitted.

M. No exterior construction work to take place on Sundays. Construction may begin as early as 6:00 AM with alder notification, for quiet activities such as pouring concrete.

ATTACHMENT A:
HILDALE CENTER LEGAL DESCRIPTIONS

-- Hilldale Shopping Center Parcel --

Outlots A and B, Block 34, University Hill Farms -- Commercial Reserve Addition, in the City of Madison, Dane County, Wisconsin, EXCEPT THEREFROM the following:

1. Lots 10, 11 and the south 93 feet of lot 14, Kelab Replat
2. Land awarded to the State of Wisconsin in Amended Award of Damages recorded November 19, 1973 in the office of the Register of Deeds for Dane County, Wisconsin in Volume 483 of Records, page 183 as Document Number 1383236.

-- Humana Parcels --

PARCEL "A"

Lots 1 and 2, Block 32, University Hill Farms -- Commercial Reserve Addition, recorded in volume 21 of Plats, pages 6 and 7, as Document No. 953198, Dane County Registry, located in the NE 1/4 of the NW 1/4 of Section 20, T7N, R9E, City of Madison, Dane County, Wisconsin. and:

PARCEL "B"

Lot 1, Certified Survey Map No. 2716, recorded in Volume 10 of Certified Survey Maps, Pages 385, 386 and 387, as Document No. 1555494, Dane County Registry, located in the NE 1/4 of the NW 1/4 of Section 20, T7N, R9E, City of Madison, Dane County, Wisconsin.



910 West Wingra Drive
Madison, WI 53715
Phone: 608-251-4843
Fax: 608-251-8655

Office Locations

Madison, WI
Joliet, IL
Louisville, KY
Lexington, KY
Mobile, AL
Columbus, IN
Columbus, OH
Indianapolis, IN
Milwaukee, WI
Cincinnati, OH

www.strand.com

December 13, 2007

Steve Uhlarik
Joseph Freed and Associates, LLC
Gateway Center
220 North Smith Street, Suite 300
Palatine, IL 60067

Re: Trip Generation for Hilldale Phases 2 and 3

Dear Steve,

At your request, we revisited the trip generation for Phase 2 and 3 of the Hilldale Mall redevelopment based on the currently proposed land uses for Phase 2. This is the third revision to the trip generation we have completed; the first was documented in a similar letter dated September 18, 2007, and the second in a letter dated November 13, 2007. Since completion of the Humana Redevelopment Traffic Impact Analysis (TIA) in September 2006, there have been changes to the types and amounts of land use proposed for construction as part of Phase 2. The currently proposed land uses are generally expected to generate fewer future trips than those used in the TIA; therefore, we do not recommend revising that study's improvement recommendations.

Compared to the land uses in the TIA, the currently proposed Phase 2 land uses include the following reductions:

- Whole Foods has been reduced by 10,000 square feet (SF).
- The total retail has been reduced by 12,000 SF.
- The total number of condominiums has been reduced by 330 units.

Compared to the land uses in the TIA, the currently proposed Phase 2 land uses include the following increases:

- The health club has increased by 8,000 SF.
- 100,000 SF of office space has been added.
- One 5,000 SF high-quality sit-down restaurant has been added.
- Four small office/dental buildings have been added totaling 8,000 SF.
- The 125-room hotel included in Phase 3 of the original plan has been moved to Phase 2 and 15 rooms have been added.

The net change in PM peak-hour forecasted trips is a reduction of 52 vehicle trips including 82 fewer vehicles entering the site and 30 additional vehicles leaving the site.




Steve Uhlarik
Joseph Freed and Associates, LLC
Page 2
December 13, 2007

There is also a reduction of 1,017 forecasted weekday daily trips. Detailed trip generation results are enclosed.

Please let me know if you would like any additional analysis. I look forward to discussing these results with you.

Sincerely,

STRAND ASSOCIATES, INC.



Jeffrey S. Held, P.E., PTOE

Enclosure

Hilldale Original PHASE 2 & 3 PM Peak-Hour Trip Generation (used in TIA)

Land Use	Size	Unit	Rate	PM Trips	PM Entering	Total Entering	Exiting	Total Exiting
PHASE 2								
Whole Foods - Supermarket	65,000	1000 GFA	10.45	679	51%	346	49%	333
Retail - Specialty	19,000	1000 GFA	2.71	51	44%	22	56%	29
Retail - Specialty	15,000	1000 GFA	2.71	41	44%	18	56%	23
Health Club	40,000	1000 GFA	4.05	162	51%	83	49%	79
Mid rise Condos	90	Units	0.55	50	62%	31	38%	19
Condo tower	90	Units	0.55	50	62%	31	38%	19
High Rise Condos	150	Units	0.55	83	62%	51	38%	32
				1,116		582		534
PHASE 3								
Mid rise Condos	220	Units	0.55	121	62%	75	38%	46
Hotel	125	Rooms	0.7	88	49%	43	51%	45
				209		118		91
Credited Trips from PHASE 1								
Chinese Restaurant	28,500	1000 GFA	5	(143)	61%	(87)	39%	(56)
Theater	750	Seats	0.07	(53)	39%	(21)	61%	(32)
Total				(196)		(108)		(88)
Trips for Original Phase 2 & 3				1,129		592		537
Trip Reduction for Alt. Forms of Transportation				-15%	(169)	(89)		(81)
Net New Trips for Original Phase 2 & 3				960		503		456

Hilldale Current PHASE 2 & 3 PM Peak-Hour Trip Generation

12/13/2007

Land Use	Size	Unit	Rate	PM Trips	PM Entering	Total Entering	Exiting	Total Exiting
PHASE 2								
Whole Foods - Supermarket	55,000	1000 GFA	10.45	575	51%	293	49%	282
Retail - Specialty	11,000	1000 GFA	2.71	30	44%	13	56%	17
Retail - Specialty	11,000	1000 GFA	2.71	30	44%	13	56%	17
Office	100,000	1000 GFA	1.49	149	17%	25	83%	124
Hotel	140	Rooms	0.7	98	49%	48	51%	50
High-Quality Sit-Down Restaurant	5,000	1000 GFA	7.49	37	82%	30	18%	7
Medical-Dental Office Building	8	1000 GFA	3.72	30	27%	8	73%	22
Health Club	48,000	1000 GFA	4.05	194	51%	99	49%	95
Condos	0	Units	0.55	0	62%	0	38%	0
				1,143		529		614
PHASE 3								
Mid rise Condos	220	Units	0.55	121	62%	75	38%	46
				121		75		46
Credited Trips from PHASE 1								
Chinese Restaurant	28,500	1000 GFA	5	(143)	61%	(87)	39%	(56)
Theater	750	Seats	0.07	(53)	39%	(21)	61%	(32)
Total				(196)		(108)		(88)
Trips for Current Phase 2 & 3				1,068		496		572
Trip Reduction for Alt. Forms of Transportation				-15%	(160)	(74)		(86)
Net New Trips for Current Phase 2 & 3				908		422		486
Difference in PM Trips due to Adjusted Land Uses				(52)		(82)		30

Hilldale Original PHASE 2 & 3 Daily Trip Generation (used in TIA)

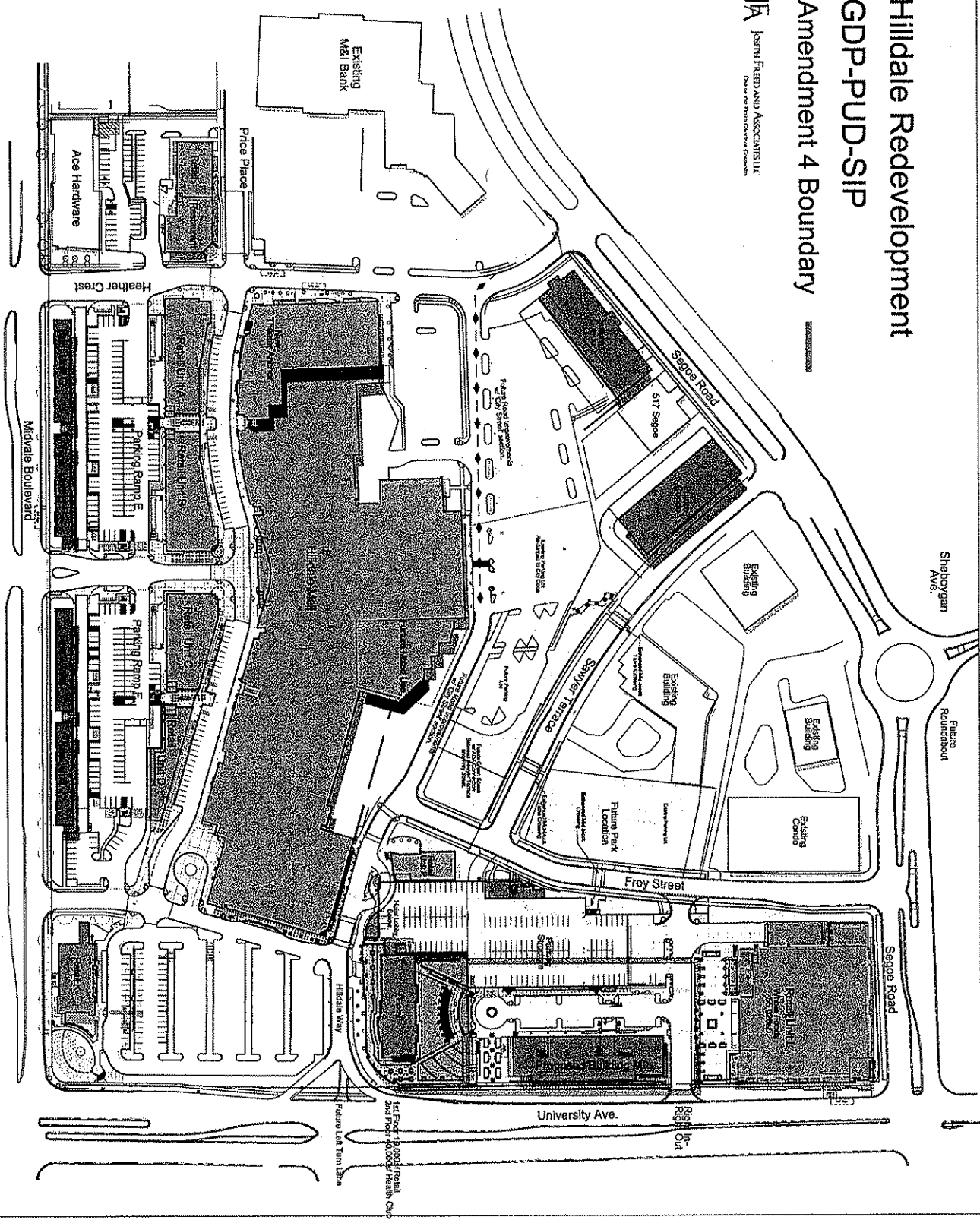
Land Use	Size	Unit	Daily Rate	Daily Trips
PHASE 2				
Whole Foods - Supermarket	65,000	1000 GFA	102.24	6,646
Retail - Specialty	19,000	1000 GFA	44.32	842
Retail - Specialty	15,000	1000 GFA	44.32	665
Health Club	40,000	1000 GFA	26.3	1,052
Mid rise Condos	90	Units	5.5	495
Condo tower	90	Units	5.5	495
High Rise Condos	150	Units	5.5	825
				11,020
PHASE 3				
Mid rise Condos	220	Units	5.5	1,210
Hotel	125	Rooms	8.17	1,021
				2,231
Credited Trips from PHASE 1				
Chinese Restaurant	28,500	1000 GFA	65.3	(1,861)
Theater	750	Seats	0.7	(525)
Total				(2,386)
Trips for Original Phase 2 & 3				10,865
Trip Reduction for Alt. Forms of Transportation				-15% (1,630)
Net New Trips for Original Phase 2 & 3				9,235

Hilldale Current PHASE 2 & 3 Daily Trip Generation

Land Use	Size	Unit	Daily Rate	Daily Trips
PHASE 2				
Whole Foods - Supermarket	55,000	1000 GFA	102.24	5,623
Retail - Specialty	11,000	1000 GFA	44.32	488
Retail - Specialty	11,000	1000 GFA	44.32	488
Office	100,000	1000 GFA	11.01	1,101
Hotel	140	Rooms	8.17	1,144
High-Quality Sit-Down Restaurant	5,000	1000 GFA	89.95	450
Medical-Dental Office Building	8	1000 GFA	36.13	289
Health Club	48,000	1000 GFA	26.3	1,262
Condos	0	Units	5.5	0
				10,845
PHASE 3				
Mid rise Condos	220	Units	5.5	1,210
				1,210
Credited Trips from PHASE 1				
Chinese Restaurant	28,500	1000 GFA	65.3	(1,861)
Theater	750	Seats	0.7	(525)
Total				(2,386)
Trips for Current Phase 2 & 3				9,669
Trip Reduction for Alt. Forms of Transportation				-15% (1,450)
Net New Trips for Current Phase 2 & 3				8,219
Difference in Daily Trips due to Adjusted Land Uses				(1,017)

Hilldale Redevelopment GDP-PUD-SIP Amendment 4 Boundary

JFA | KARNI FRIED AND ASSOCIATES
PLANNERS AND ARCHITECTS

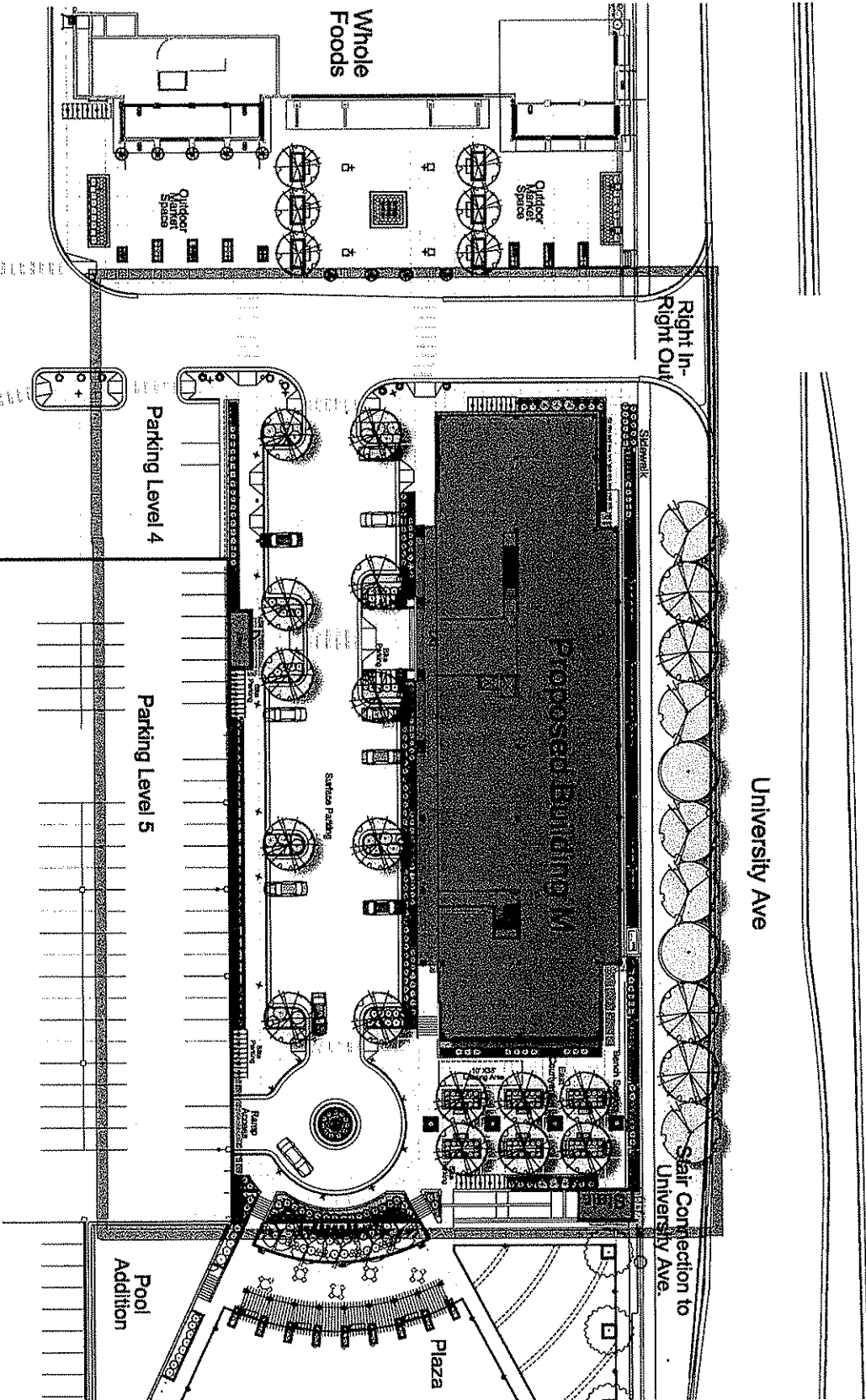


HILLDALE SHOPPING CENTER
702 N. MIDVALE BOULEVARD
MADISON, WI

HILLDALE LAND COMPANY LLC



Project Name	Hilldale Shopping Center
Project Number	15
Scale	AS
Sheet Number	S/C 100

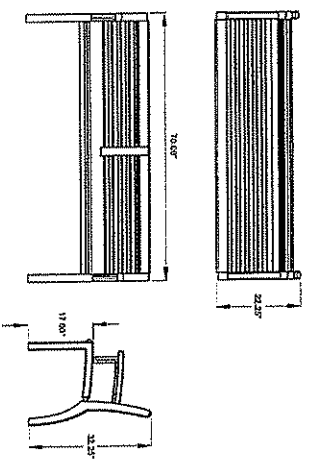
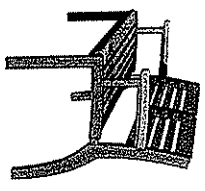


Site Plan

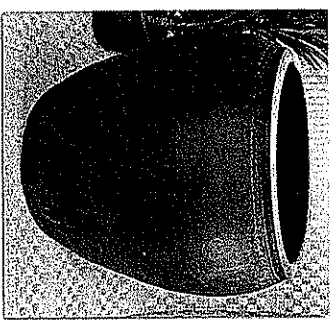
Proposed Hilldale Development - Madison, WI



MLB700A
MATERIALS: Bench seats are made from solid cast aluminum. The table employs 1.31" x 1.5" and 1.31" x 4.00" 90 ALU.
DIMENSIONS: H: 32.25"
 D: 22.25"
 D: 22.25"
 S: 17.00"
 1200A (60x3)
WEIGHT: 1200A (60x3)
FINISH: The Magic Powder Plus System provides a durable finish on all metal surfaces.
INSTALLATION: The bench is delivered pre-assembled. Holes Ø 0.57" are provided in each foot for securing to 2x4s.

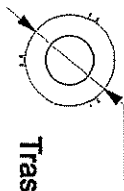


Bench Seating

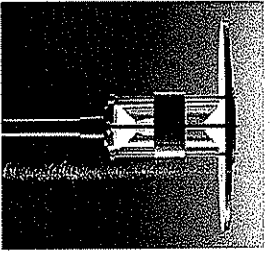
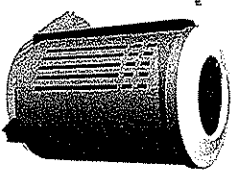


Large Clay Planters

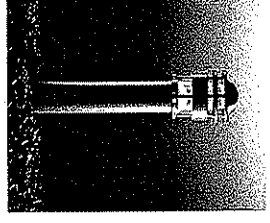
MLWR700
MATERIALS: The table, contained in a cast aluminum housing, is made from 9000 aluminum. The table is made from 9000 aluminum. The table is made from 9000 aluminum.
DIMENSIONS: Height: 28.00"
 Width: 22.00"
 Depth: 22.00"
WEIGHT: 28.00"
FINISH: The Magic Powder Plus System provides a durable finish on all metal surfaces.
INSTALLATION: The table is delivered pre-assembled. Holes Ø 0.57" are provided in each foot for securing to 2x4s.



Trash Receptacles



Light Pole Fixtures

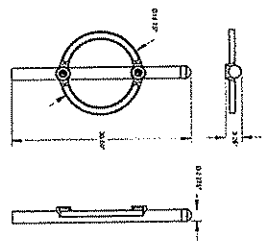


Bollard Lights

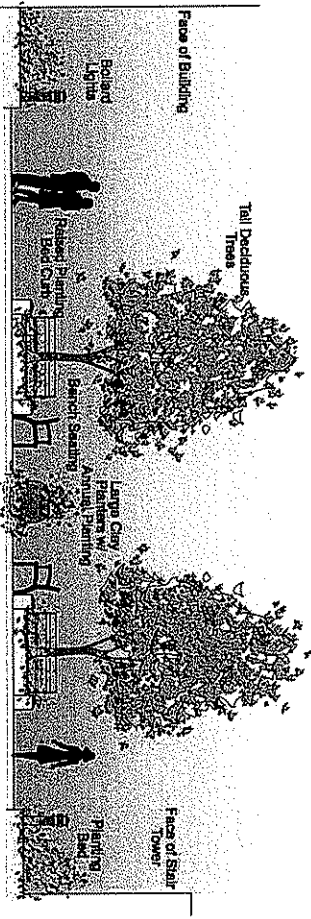
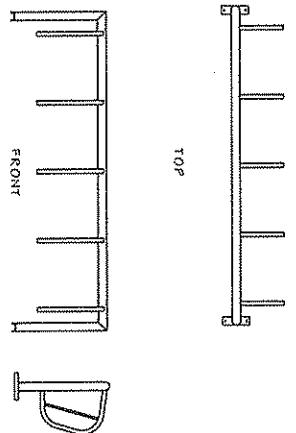
MBR200
MATERIALS: The table is made from 9000 aluminum. The table is made from 9000 aluminum. The table is made from 9000 aluminum.
DIMENSIONS: Height: 15.12"
 Width: 15.12"
 Depth: 15.12"
WEIGHT: 15.12"
FINISH: The Magic Powder Plus System provides a durable finish on all metal surfaces.
INSTALLATION: The table is delivered pre-assembled. Holes Ø 0.57" are provided in each foot for securing to 2x4s.



Table Installation Mount Down



Bike Racks



East Courtyard Section Facing North

Hilldale Redevelopment
Planting Plan (West)

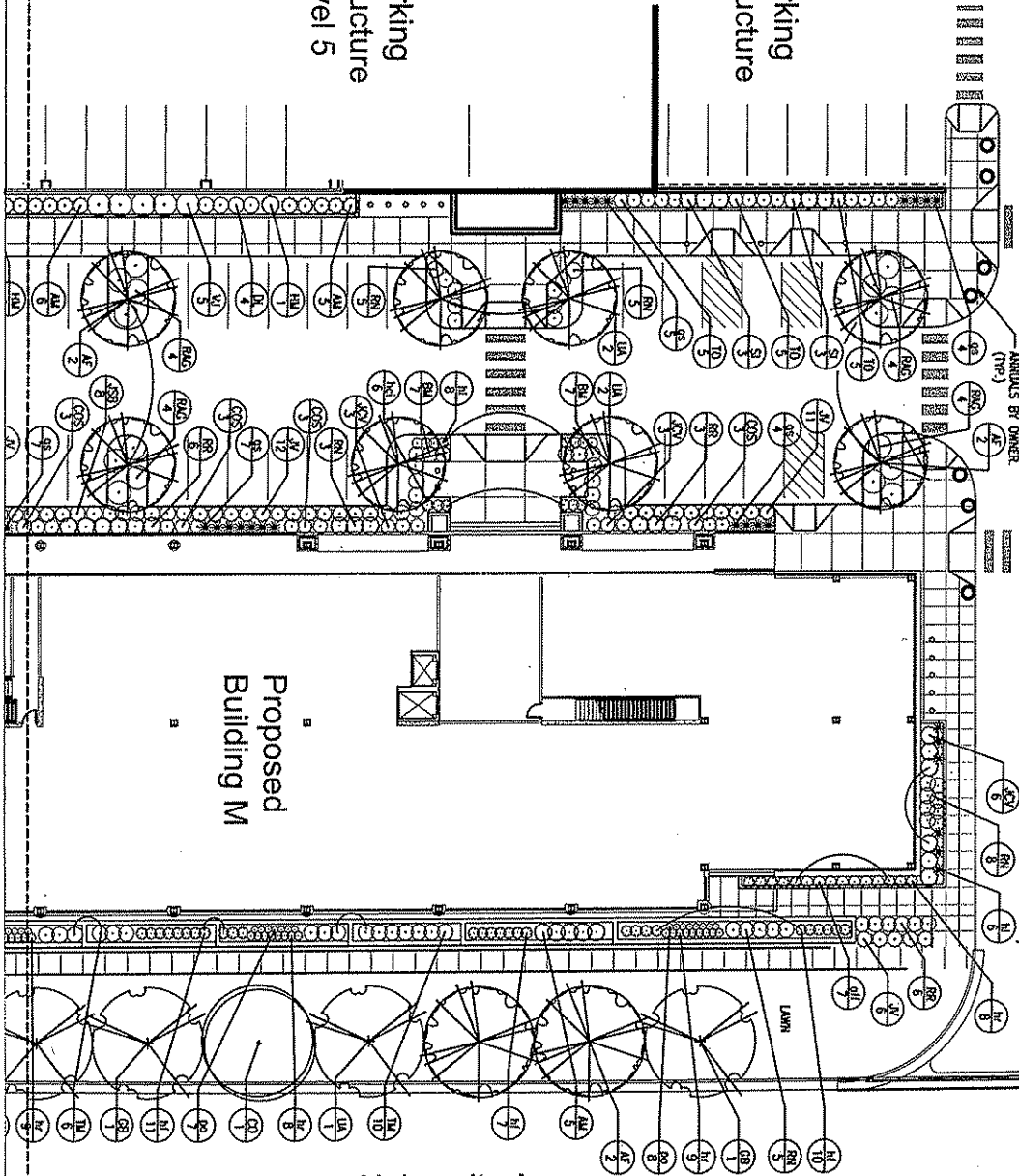
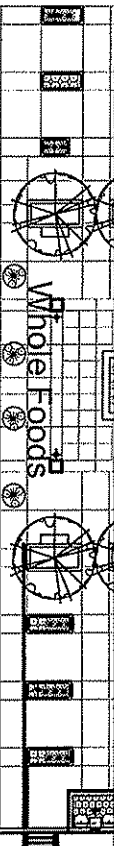


Parking
Structure
Level 5

Parking
Structure

Proposed
Building M

University Ave.



ARRIUS BY OWNER

LAWN

HILLDALE SHOPPING CENTER

702 N. MIDVALE BOULEVARD
MADISON, WI

HILLDALE LAND COMPANY LLC



PLANTING PLAN-WEST
SHEET 1

Project No.	101
Client	HILLDALE LAND COMPANY LLC
Scale	AS SHOWN
Date	10/15/10
Sheet No.	101
Project Name	HILLDALE SHOPPING CENTER
Location	702 N. MIDVALE BOULEVARD, MADISON, WI
Designer	KEN SAKAI
Checker	[Signature]
Project Manager	[Signature]
Client Representative	[Signature]

L101

Hilldale Redevelopment
Planting Plan (East)

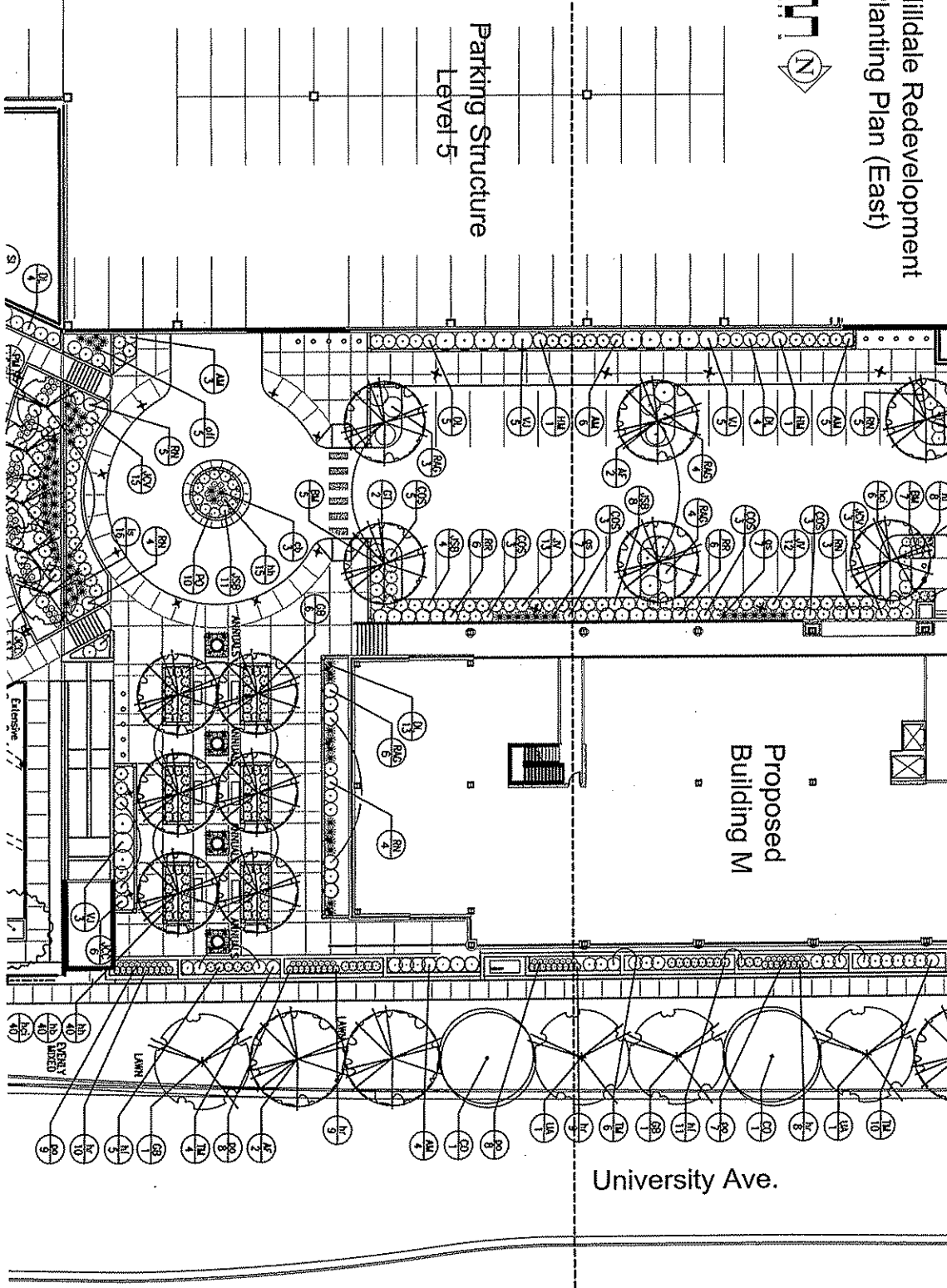


Parking Structure
Level 5

Hotel Plaza

Proposed
Building M

University Ave.



HILLDALE SHOPPING CENTER

702 N. MIDVALE BOULEVARD
MADISON, WI

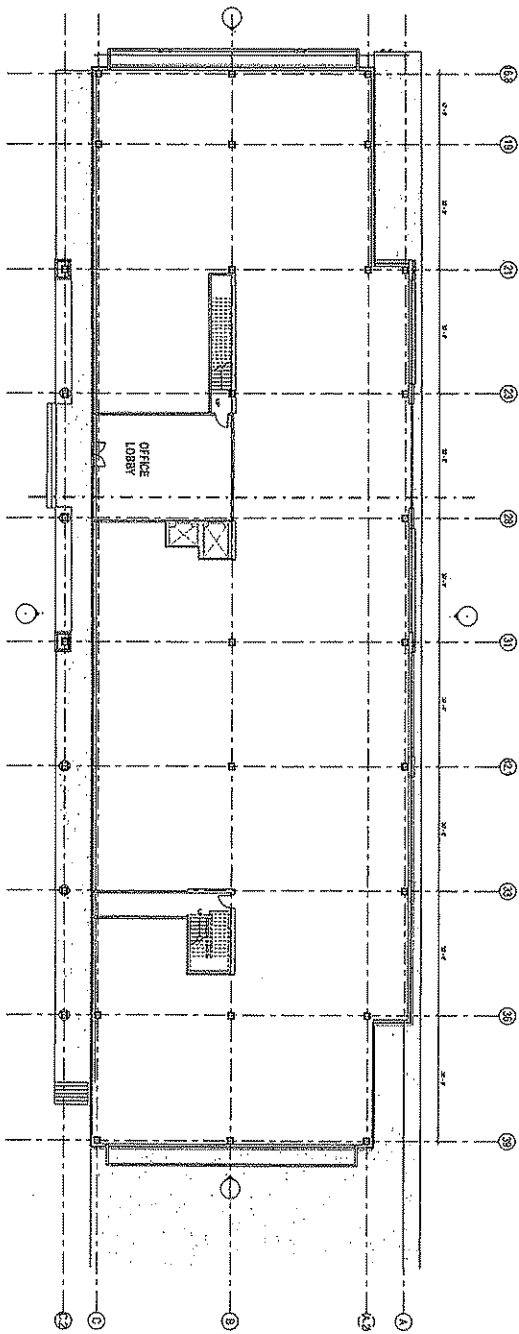
HILLDALE LAND COMPANY LLC



DATE: 10/15/10
PROJECT: HILLDALE SHOPPING CENTER
SHEET: 2

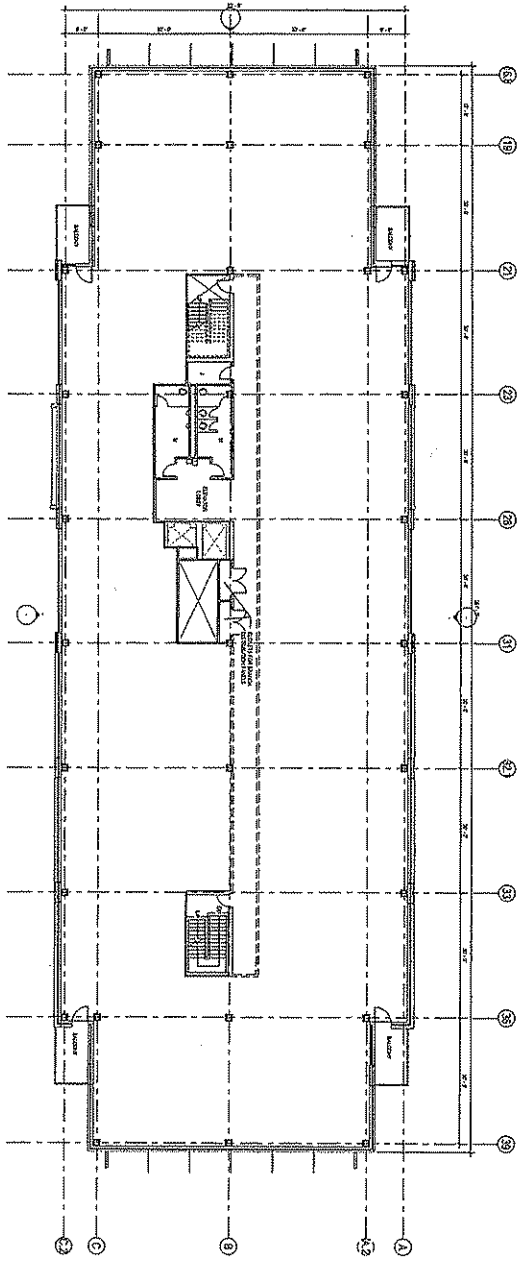
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Scale	AS SHOWN
Drawn By	MS
Checked By	MS
Project Name	HILLDALE SHOPPING CENTER
Location	702 N. MIDVALE BOULEVARD, MADISON, WI
Client	HILLDALE LAND COMPANY LLC
Contract Number	L102

L102



1 FIRST FLOOR PLAN

SCALE: 1/8" = 1'-0"



2 SECOND TO FIFTH FLOOR PLAN

SCALE: 1/8" = 1'-0"

HILLDALE SHOPPING CENTER

702 N. MIDVALE BOULEVARD
MADISON, WI

HILLDALE LAND COMPANY LLC

FLOOR PLANS

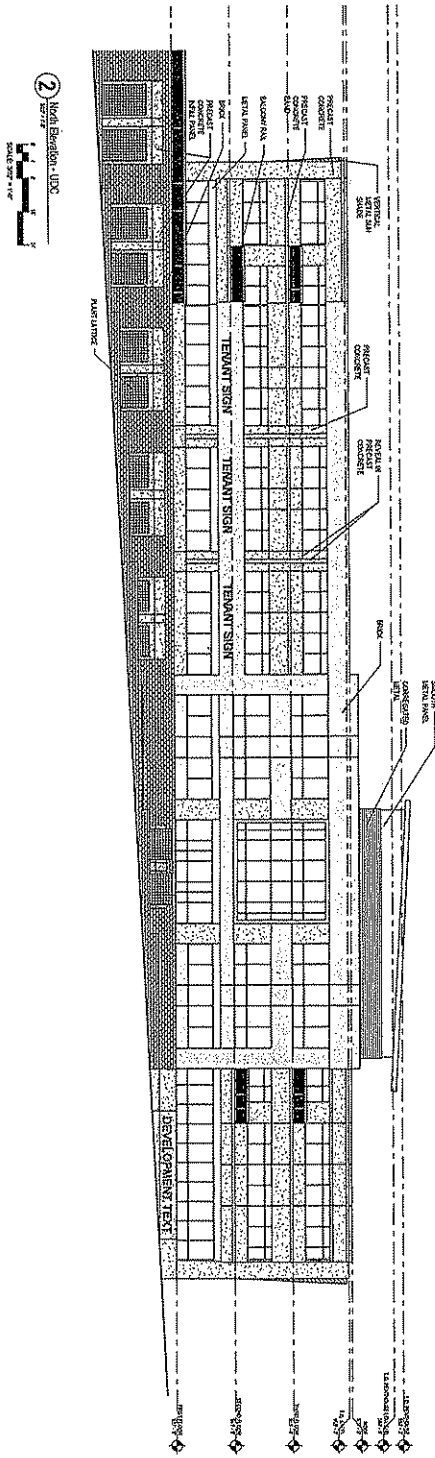
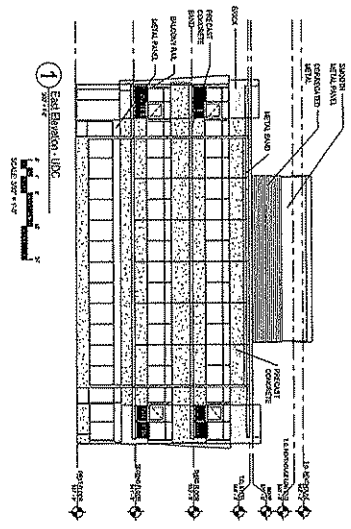
NO.	DATE	DESCRIPTION

PROJECT NO.	
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eura
experience urban architecture

1000 N. MICHIGAN AVENUE
SUITE 1000
ANN ARBOR, MI 48106
TEL: 734.769.1000
WWW.EURADENVER.COM



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 HILLDALE LAND COMPANY LLC

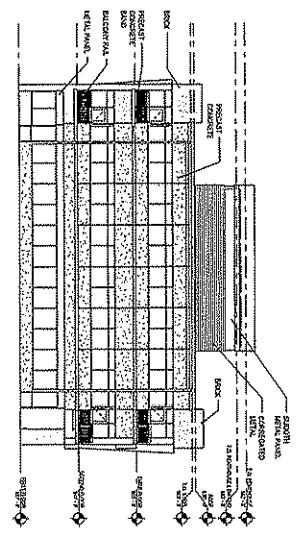
euca
 postlethwaite shanley architects
 317 KITE STREET
 MADISON, WI 53703
 608.261.1111
 www.euca.com

NORTH & EAST
 ELEVATIONS

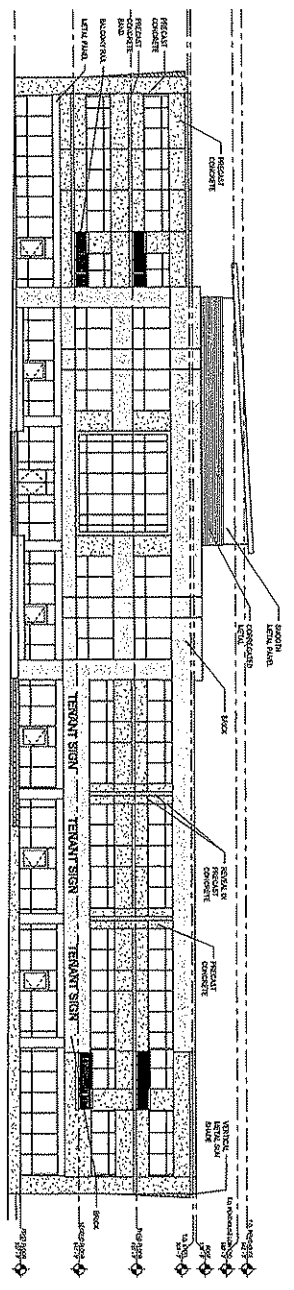
NO.	DATE	DESCRIPTION

A 200

2019



② West Division - LOD
Scale: 3/8" = 1'-0"



① South Division - LOD
Scale: 3/8" = 1'-0"

HILLDALE SHOPPING CENTER
702 N. MIDVALE BOULEVARD
MADISON, WI
HILLDALE LAND COMPANY LLC

SOUTH & WEST ELEVATIONS

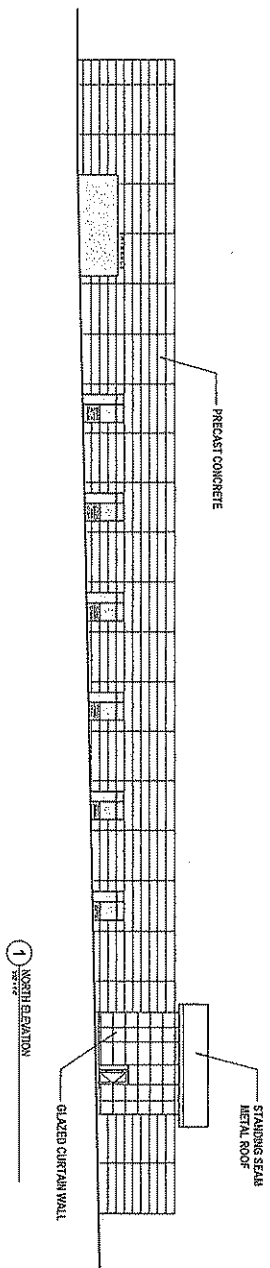
NO.	REVISION	DATE	BY	CHK

DATE PLOTTED: 5/22/2017
TIME PLOTTED: 10:54 AM
SCALE: 3/8" = 1'-0"
PLT: A 201

LEVEL 5
SECTION

LEVEL 4
SECTION

LEVEL 3
SECTION



HILLDALE SHOPPING CENTER

702 N. MIDVALE BOULEVARD
MADISON, WI

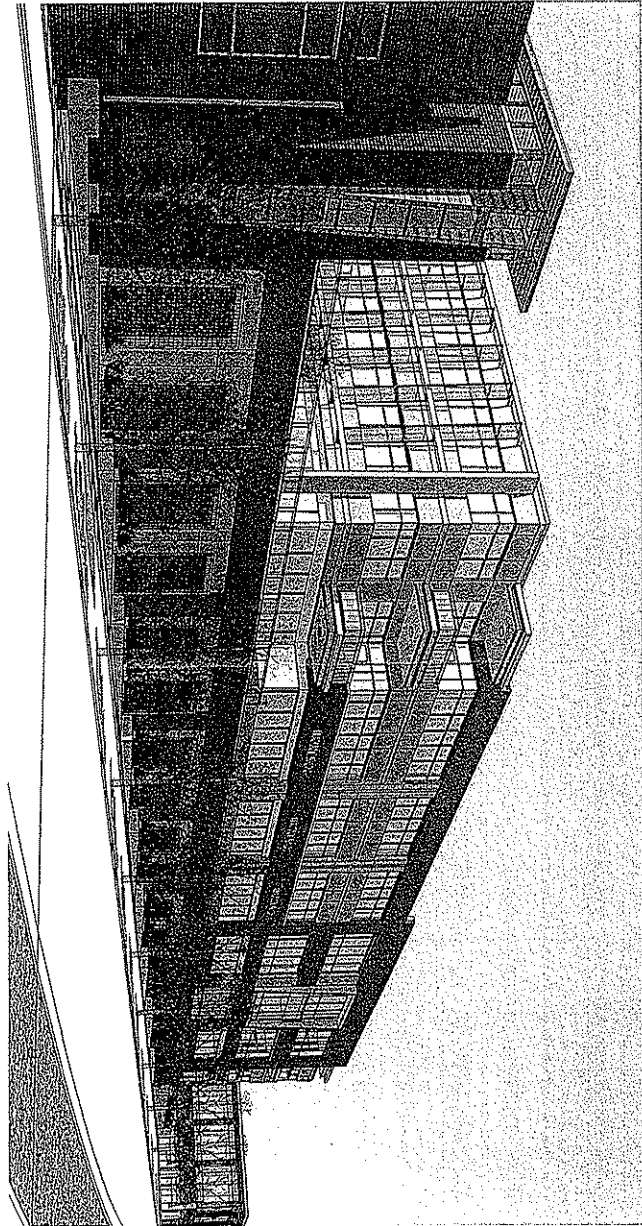
HILLDALE LAND COMPANY LLC

PARKING RAMP

engineering architects

DATE OF ISSUE	NOV 11 2011
DATE OF REVISION	
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HILLDALE SHOPPING CENTER

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MADISON, WI

HILLDALE LAND COMPANY LLC

perspektiva urban - architekt
 312 EAST CENTER STREET
 MADISON, WI 53703
 608.261.2222
 WWW.PERSPEKTIVA-URBAN.COM

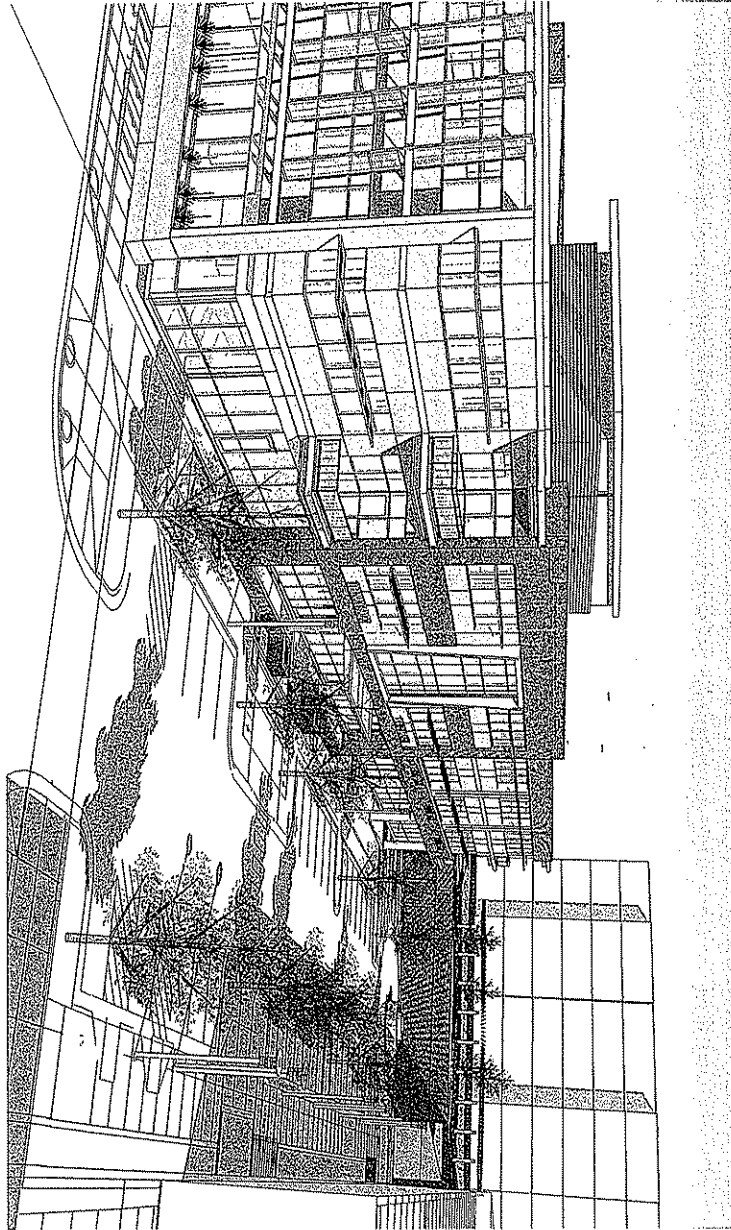


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FROM UNIVERSITY
AVE.

DATE	DESCRIPTION	BY	CHECKED

PROJECT NO.	
DATE	
SCALE	

A 203



HILLDALE SHOPPING CENTER

702 N. MIDVALE BOULEVARD
MADISON, WI

HILLDALE LAND COMPANY LLC



Joseph Urban Architects
111 East Superior Street
Chicago, IL 60601
312.467.1000
www.jurban.com

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DATE	DESCRIPTION	BY	CHKD

PROJECT NO.	
DATE	

A 204

