



City of Madison

Final Plat

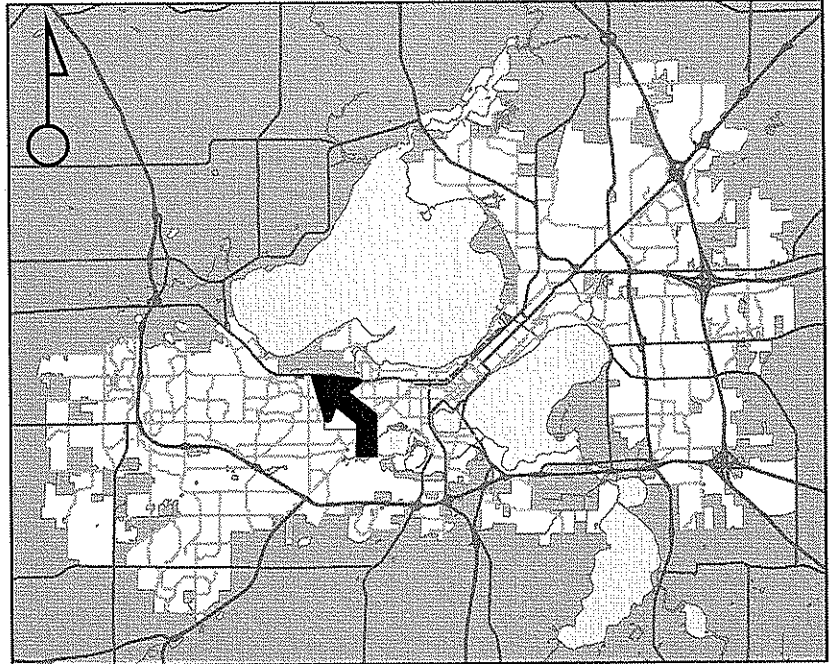
Plat Name
Hilldale Hurrah

Location
750 Hilldale Way

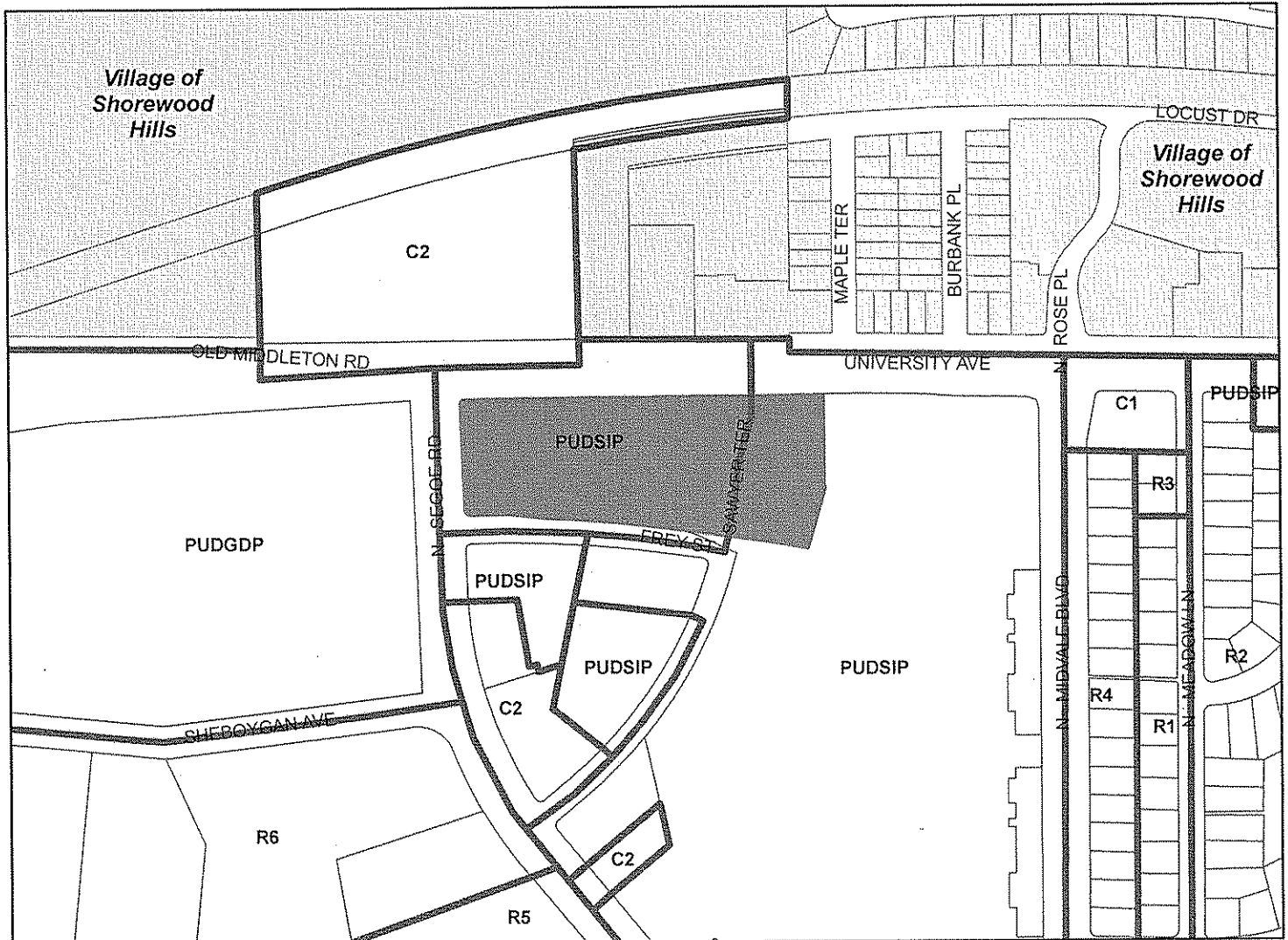
Applicant
Jaci Bell - Target Corporation/
Frank Thousand-Arnold & O'Sheridan, Inc.

Proposed Use
1 Commercial Lot and
1 Residential Lot

Public Hearing Dates
Plan Commission
20 September 2010
Common Council
05 October 2010

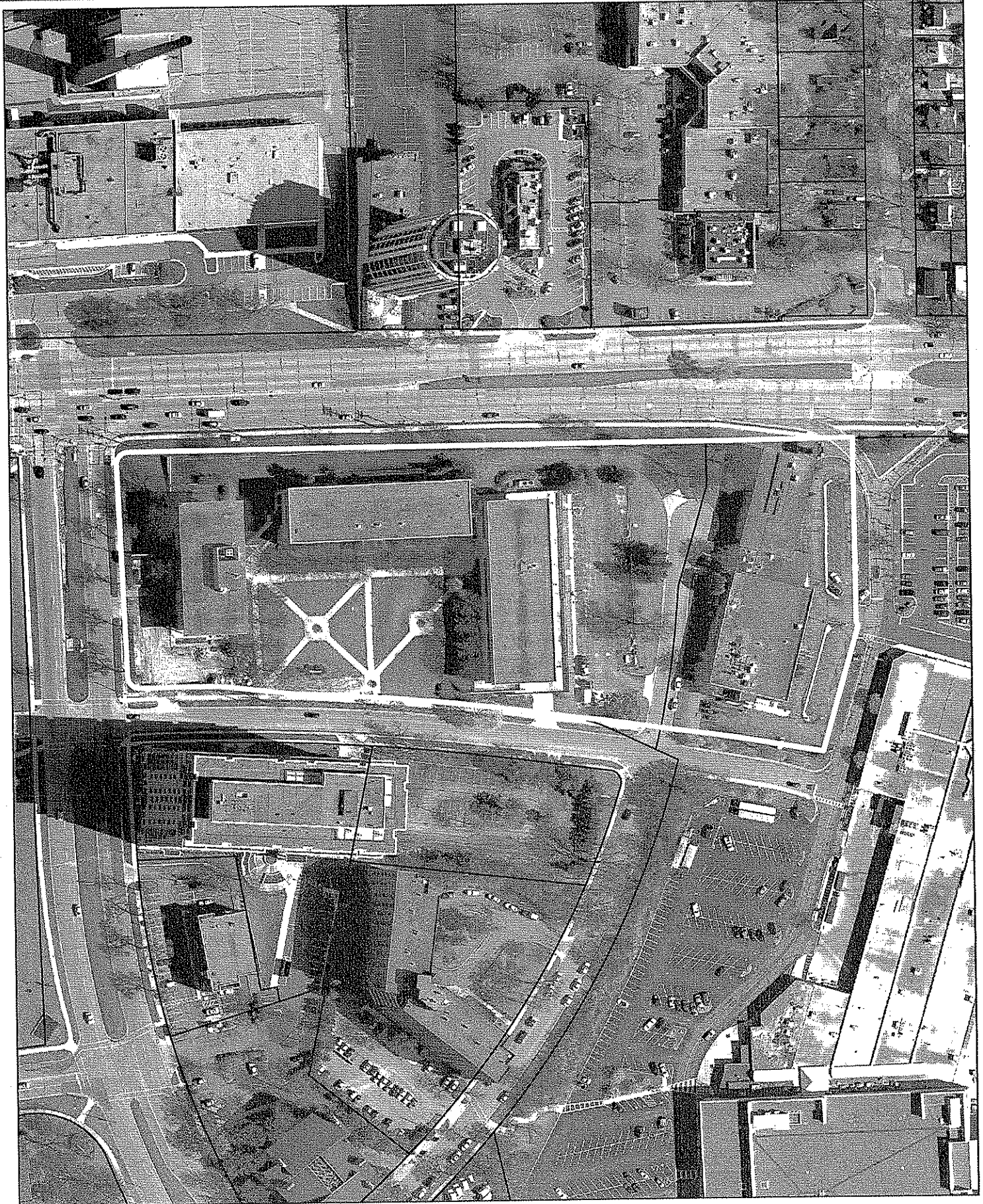


For Questions Contact: Tim Parks at: 261-9632 or tparks@cityofmadison.com or City Planning at 266-4635



Scale : 1" = 400'

City of Madison, Planning Division : RPJ : Date : 07 September 2010





**SUBDIVISION 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

**** Please read both 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

NOTICE REGARDING LOBBYING ORDINANCE: If you are seeking approval of a development that has over 40,000 square feet of non-residential space, or a residential development of over 10 dwelling units, or if you are seeking assistance from the City with a value of \$10,000 (including grants, loans, TIF or similar assistance), then you likely are subject to Madison's lobbying ordinance (Sec. 2.40, MGO). You are required to register and report your lobbying. Please consult the City Clerk's Office for more information. Failure to comply with the lobbying ordinance may result in fines.

1a. Application Type.

- Preliminary Subdivision Plat Final Subdivision Plat Land Division/ Certified Survey Map (CSM)

If a Plat, Proposed Subdivision Name: Hilldale Hurrah

1b. Review Fees. Make checks payable to "City Treasurer."

- For **Preliminary** and **Final Plats**, an application fee of \$200, plus \$35 per lot or outlot contained on the plat drawing.
- For **Certified Survey Maps**, an application fee of \$200 plus \$150 per lot and outlot contained on the certified survey.

2. Applicant Information.

Name of Property Owner: Target Corporation Representative, if any: Jaci Bell
Street Address: 1000 Nicollet Mall - TPN 12J City/State: Minneapolis, MN Zip: 55403
Telephone: (612) 761-4134 Fax: () Email: jaci.bell@target.com

Firm Preparing Survey: Arnold and O'Sheridan Inc. Contact: Frank Thousand
Street Address: 1111 Deming Way, Suite 200 City/State: Madison, WI Zip: 53717
Telephone: (608) 821.8530 Fax: () Email: FThousand@arnoldandosheridan.com

Check only ONE – ALL Correspondence on this application should be sent to: Property Owner Survey Firm

3a. Project Information.

Parcel Address: 750 Hilldale Way in the City or Town of: Madison, WI
Tax Parcel Number(s): 251/0709-202-0101-2 School District: _____
Existing Zoning District(s): PUD Development Schedule: Immediate
Proposed Zoning District(s) (if any): _____ **Please provide a Legal Description on your CSM or plat.**

3b. For Surveys Located Outside the Madison City Limits in the City's Extraterritorial Jurisdiction:

Date of Approval by Dane County: _____ Date of Approval by Town: _____

In order for an extraterritorial request to be processed, a copy of the approval letters from both the town and Dane County must be submitted.

4. Survey Contents and Description. Complete table as it pertains to the survey; do not complete gray areas.

Land Use	Lots	Outlots	Acres	Land Use	Lots	Outlot	Acres
Residential	1	—	1.3	Outlots Dedicated to the Public (Parks, Stormwater, etc.)			
Retail/Office	1	—	5.37				
Industrial	—	—		Outlots Maintained by a Private Group or Association			
Other (state use)	—	—					
PROJECT TOTAL	<u>2</u>	<u>0</u>	<u>6.67</u>				OVER →

5. Required Submittals. Your application is required to include the following (check all that apply):

Surveys (prepared by a Registered Land Surveyor):

- For Preliminary Plats, **eighteen (18) copies** of the drawing drawn to scale are required. The drawing is required to provide all information as it pertains to the proposed subdivision as set forth in Section 16.23 (7)(a) of the Madison General Ordinances. The drawings shall include, but are not limited to, a description of existing site conditions and natural features, delineation of all public and private utilities that serve the site (denote field located versus record drawings), the general layout of the proposed subdivision, the dimensions of lots and outlots, widths of existing and proposed rights of way, topographic information, and any other information necessary for the review of the proposed subdivision.
- For Final Plats, **sixteen (16) copies** of the drawing are required to be submitted. The final plat shall be drawn to the specifications of Section 236.20 of the Wisconsin Statutes.
- For Certified Survey Maps (CSM), **sixteen (16) copies** of the drawing are required. The drawings shall include all of the information set forth in Sections 16.23 (7)(a) & (d) of the Madison General Ordinances, including existing site conditions, the nature of the proposed division and any other necessary data. Utility data (field located or from utility maps) may be provided on a separate map submitted with application.
- All surveys submitted with this application are required to be collated, stapled and folded so as to fit within an 8 1/2" X 14" folder. An **8-1/2 X 11-inch reduction of each sheet** shall also be submitted.

Letter of Intent: Twelve (12) copies of a letter describing the proposed subdivision in detail including, but not limited to: the number and type/ use of lots proposed with this subdivision; existing conditions and uses of the property; development and phasing schedule for the project, and; the names of persons involved (contractor, architect, landscaper, business manager, etc.). ***The letter of intent for a subdivision can be the same document as the letter of intent required for a concurrent Land Use Application for the same property. **The requirement to include a letter of intent is not required for applications for lot combinations or split duplexes.**

Report of Title and Supporting Documents: All plats and certified surveys submitted for approval shall include a Report of Title satisfactory to the Office of Real Estate Services as required in Section 16.23 of the Madison General Ordinances. A minimum of **two (2) copies** of a City of Madison standard 60-year Report of Title shall be obtained from a title insurance company. **Title insurance or a title commitment policy is NOT acceptable** (i.e. a Preliminary Title Report or a Record Information Certificate). The applicant shall submit a copy of all documents listed in the Report of Title for each copy of the report submitted. The survey firm and property owner should refer to the Report of Title when preparing the plat or CSM.

For any plat or CSM creating common areas to be maintained by private association: Two copies of proposed development restrictions and covenants shall be submitted for City approval prior to recording of the survey instrument.

For Surveys Outside the Madison City Limits: A copy of the approval letters from both the town where the property is located and Dane County must be submitted with your request. The City of Madison may not consider a survey within its extraterritorial jurisdiction without prior approval **town and Dane County**.

For Surveys Conveying Land to the Public: A Phase I Environmental Site Assessment Report may be required if any interest in these lands are to be conveyed to the public. Please contact the City's Office of Real Estate Services at 266-4222 for a determination as soon as possible.

Completed application and required fee (from Section 1b): Make all checks payable to "City Treasurer."

Electronic Application Submittal: All applicants are required to submit a copy of the completed application form, legal description and preliminary and/or final plats or certified survey map as individual Adobe Acrobat PDF files compiled either on a non-returnable CD-ROM to be included with their application materials, or in an e-mail sent to pcapplications@cityofmadison.com. The transmittal shall include the name of the project and applicant. Applicants unable to provide the materials electronically should contact the Planning Division at 266-4635 for assistance.

The signer attests that the application has been completed accurately and all required materials have been submitted:

Applicant's Printed Name Jaci Bell **Signature** 
Date 8/3/10 **Interest In Property On This Date** Applicant

For Office Use Only	Date Rec'd: _____	PC Date: _____	Alder District: _____	Amount Paid: \$ _____
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TARGET

Real Estate Department
1000 Nicollet Mall, TPN-12
Minneapolis, MN 55403

Memorandum

To: Madison Planning Commission

From: Target Corporation: Jaci Bell

Copy: Ken Saiki Design: Mike Sturm

Date: August 3, 2010

Subject: Letter of Intent for Final Plat approval

The Property:

This proposal is for a Unique Single Level Target retail store adjoining the Hilldale Mall on the NW corner of University Avenue and Hilldale Way. The proposed site is 6.75 acres of which 5.45 acres will be developed for the Target store and approximately 1.3 acres will be available for a future development partner. This current potential future development partner is hoping to develop a multi-unit residential development.

Proposal Description:

The Target store development is underway and hoping to open in the Spring of 2011. Our team consists of professional Designers, Architects, and Engineers from Target as well as external partners. Westwood Professional Services is the Civil and Traffic Engineer, Ken Saiki Design is the Landscape Architect and Ryan Construction would be the General Contractor.

The Future Development partner anticipates getting construction underway in the Fall of 2010.

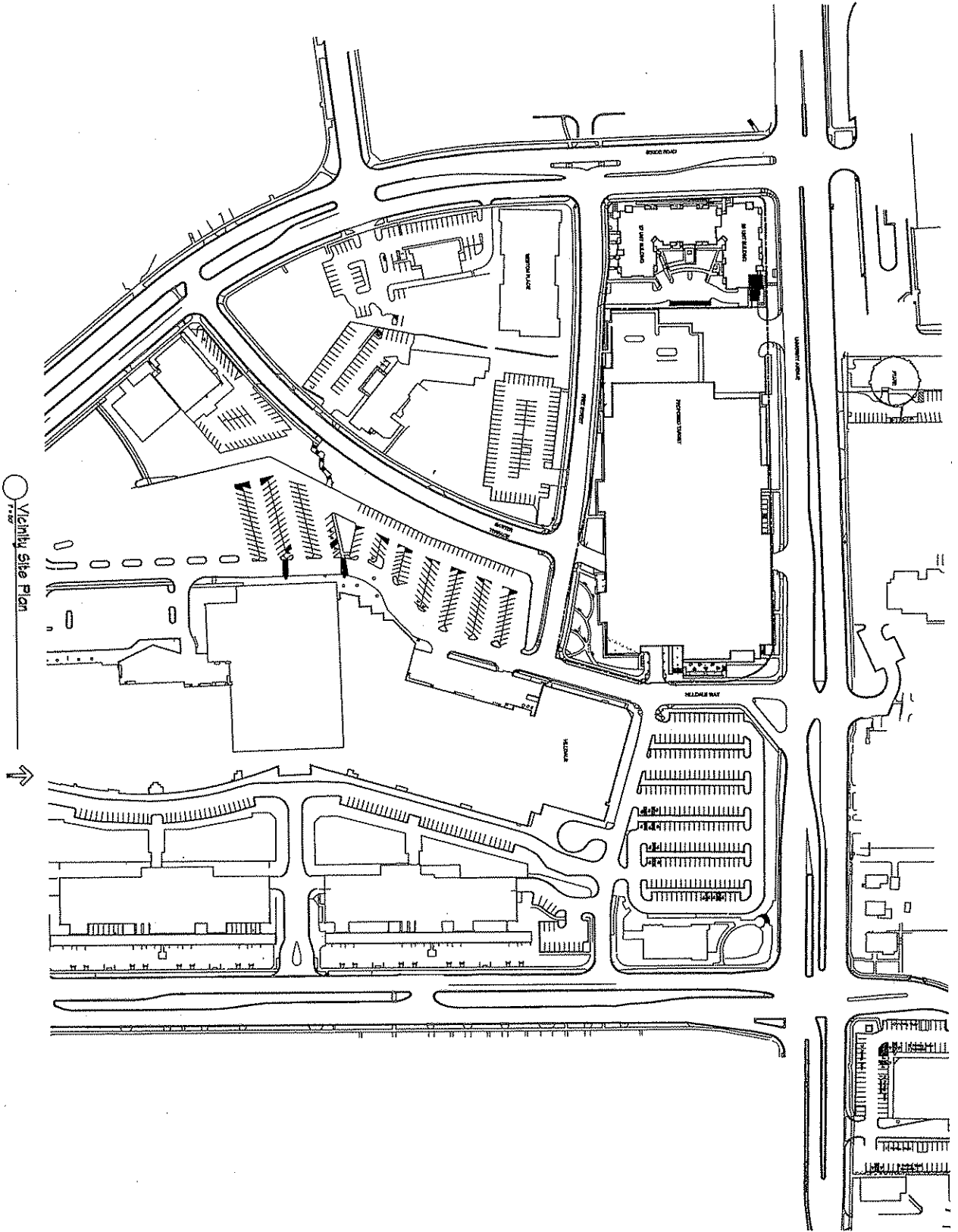
Discussion and Input:

Target and the potential Future parcel owner has worked with the Alder, City Staff and Community Organizations in advance of the Plan Commission Meeting, including:

- Alder Schmidt
- City Staff
- The Hill Farms Neighborhood Association

Sincerely,

Jaci Bell
Senior Development Manager
Target Corporation



○ Vicinity Site Plan

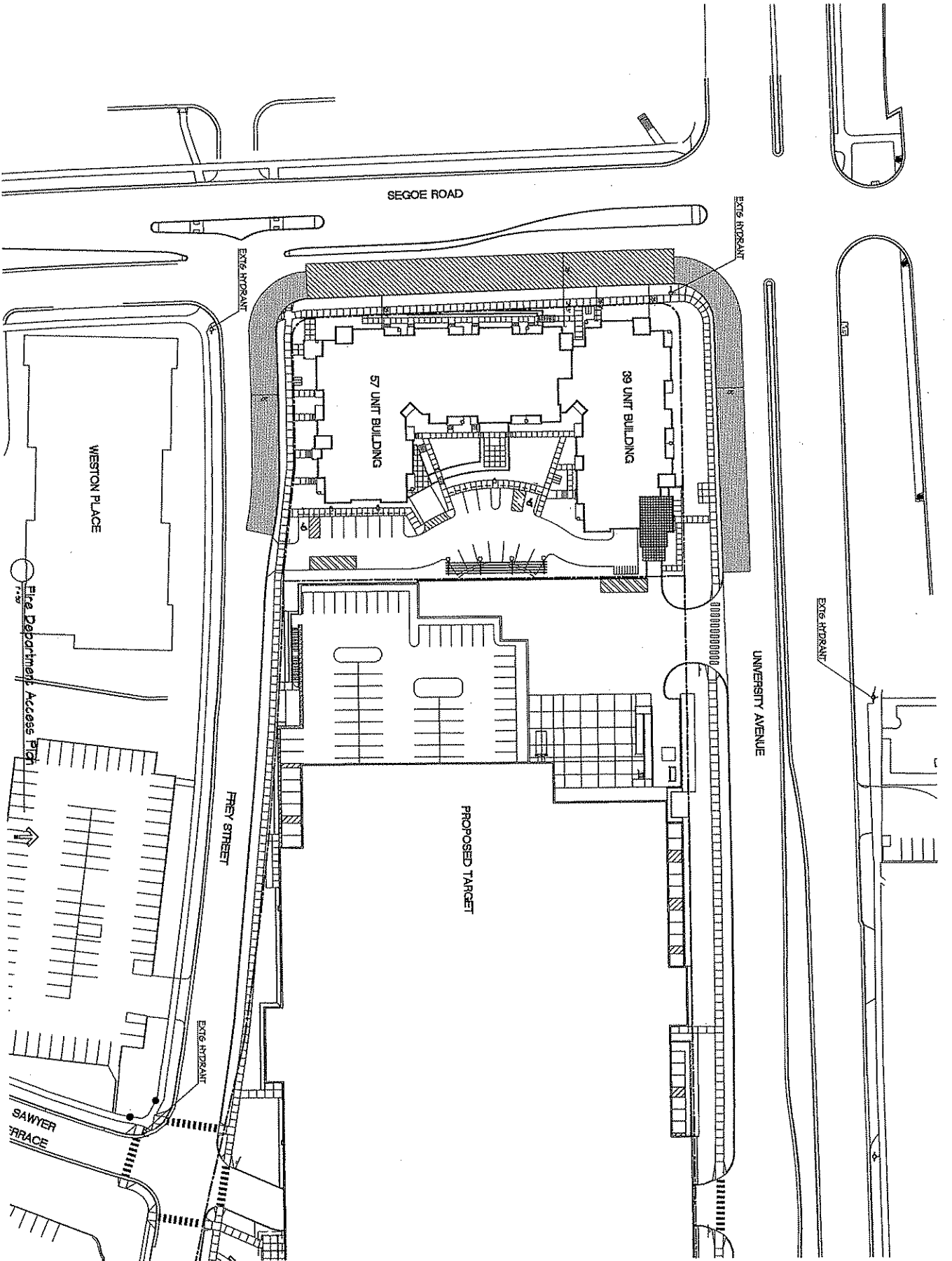
KNOTHE & BRUCE ARCHITECTS
 2401 University Avenue, Suite 201
 Middleton, Wisconsin 53182
 (608) 431-1100 Fax (608) 431-0734

Project Title
Hilldale Place

700 Block N. Sagoe Road
 Vicinity Site Plan

1007 C-12

Printed on: 4/11/2000



KNOTHE & BRUCE ARCHITECTS
 7901 University Avenue, Suite 201
 Middleton, Wisconsin 53522
 608-838-3360 Fax 608-838-4914

SCALE:
 1" = 20' (SEE ARCHITECTURAL DRAWING FOR MORE INFORMATION)
 1/4" = 10' (SEE ARCHITECTURAL DRAWING FOR MORE INFORMATION)

GENERAL NOTES:
 ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
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REVISIONS:
 1. Approved by Board - 1/11/11
 2. Approved by Board - 1/11/11
 3. Approved by Board - 1/11/11

Project Title:
 Hilldale Place
 700 Block N. Segoe Road
 Fire Department
 Access Plan
 1007 C-14