APPLICATION FOR
URBAN DESIGN COMMISSION
REVIEW AND APPROVAL

AGENDA ITEM # _____
Project # _____

DATE SUBMITTED: 10·31·07
UDC MEETING DATE: 11·07·07

Action Requested
___ Informational Presentation
X Initial Approval and/or Recommendation
X Final Approval and/or Recommendation

PROJECT ADDRESS: 702 N. MIDVALE BLVD. MADISON, WI
ALDERMANIC DISTRICT: 11 HILLDALE REDEVELOPMENT

OWNER/DEVELOPER (Partners and/or Principals) ARCHITECT/DESIGNER/OR AGENT:
JOSEPH FILD & ASSOCIATES
220 N SMITH STREET SUITE 300
PALATINE, IL 60067

CONTACT PERSON: ADAM PINK
Address: 220 N. SMITH ST. SUITE 300
PALATINE, IL 60067
Phone: 847-215-5345
Fax: _____
E-mail address: APINK@JFILD.COM

TYPE OF PROJECT:
(See Section A for:)
X Planned Unit Development (PUD)
___ General Development Plan (GDP)
X Specific Implementation Plan (SIP)
___ Planned Community Development (PCD)
___ General Development Plan (GDP)
___ Specific Implementation Plan (SIP)
___ Planned Residential Development (PRD)
___ New Construction or Exterior Remodeling in an Urban Design District * (A public hearing is required as well as a fee)
___ School, Public Building or Space (Fee may be required)
___ New Construction or Addition to or Remodeling of a Retail, Hotel or Motel Building Exceeding 40,000 Sq. Ft.
___ Planned Commercial Site

(See Section B for:)
___ New Construction or Exterior Remodeling in C4 District (Fee required)

(See Section C for:)
___ R.P.S.M. Parking Variance (Fee required)

(See Section D for:)
___ Comprehensive Design Review* (Fee required)
___ Street Graphics Variance* (Fee required)
___ Other _____

*Public Hearing Required (Submission Deadline 3 Weeks in Advance of Meeting Date)

Where fees are required (as noted above) they apply with the first submittal for either initial or final approval of a project.

MLB700A

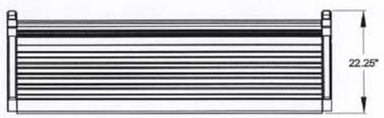
MATERIALS: Bench ends are made from solid cast aluminium. The seat employs 1.38" x 1.5" and 1.38" x 4.00" Ipe slats.

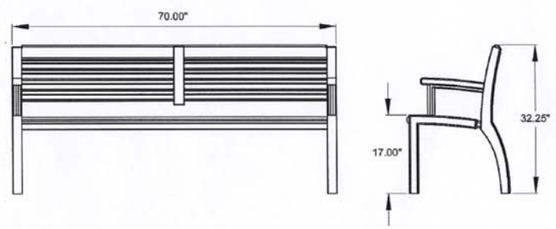
DIMENSIONS: Height: 32.25"
Length: 70.00"
Depth: 22.25"
Seat: 17.00"

WEIGHT: 130lbs (60kg.)

FINISH: The Maglin Powder Paint System provides a durable finish on all metal surfaces.

INSTALLATION: The bench is delivered pre-assembled. Holes (0.5") are provided in each foot for securing to base.





Bench Seating

MLWR700

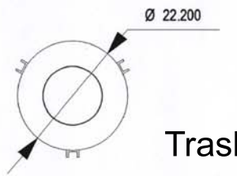
MATERIALS: The trash container frame is constructed using heavy duty steel and aluminum. A 32 gallon commercial grade plastic liner and metal lid are provided.

DIMENSIONS: Height: 38.00"
Diameter: 29.00"

WEIGHT : 190lbs (86kg.)

FINISH: All steel components are protected with E-Coat rust proofing. The Maglin Powder Paint System provides a durable finish on all metal surfaces.

INSTALLATION: The trash container is delivered pre-assembled. Holes (0.5") are provided in each foot for securing to base.



Trash Receptacles

Light Fixtures

MBR200

MATERIALS: The bike rack is constructed using galvanized H.S.S. steel tube and an aluminum casting. Custom raised letter is available.

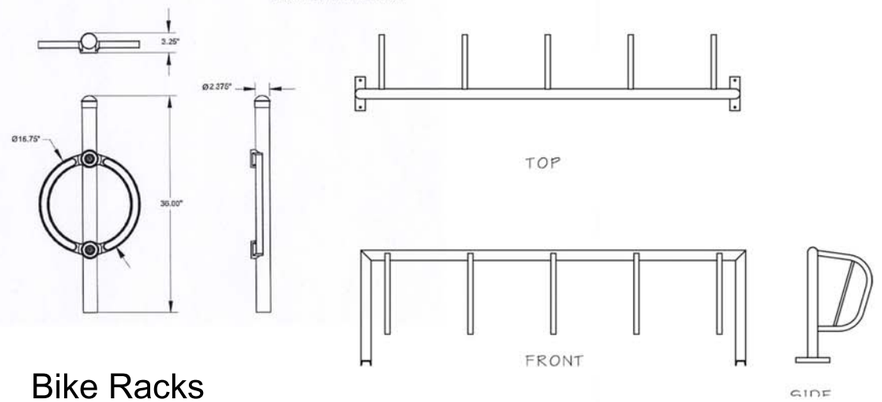
DIMENSIONS: Height: 36.00"
Diameter: 16.75"

WEIGHT: 16lbs (7kg.)

FINISH: The bike rack uses a galvanized poet with a natural finish on the aluminum ring casting. The Maglin Powder Paint finish is available as an option.

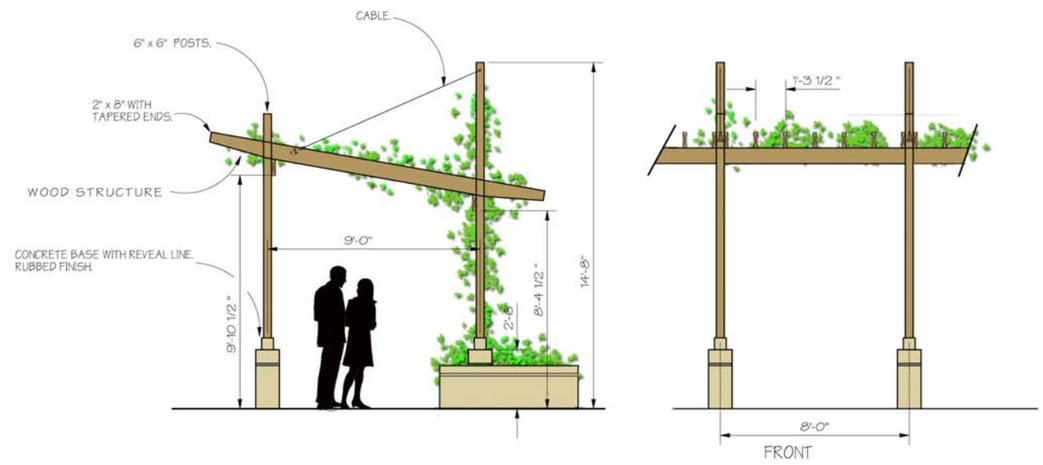
INSTALLATION: The bike rack is delivered pre-assembled. It is available with either a surface mount or direct burial installation option.

*Fixed installation model shown.



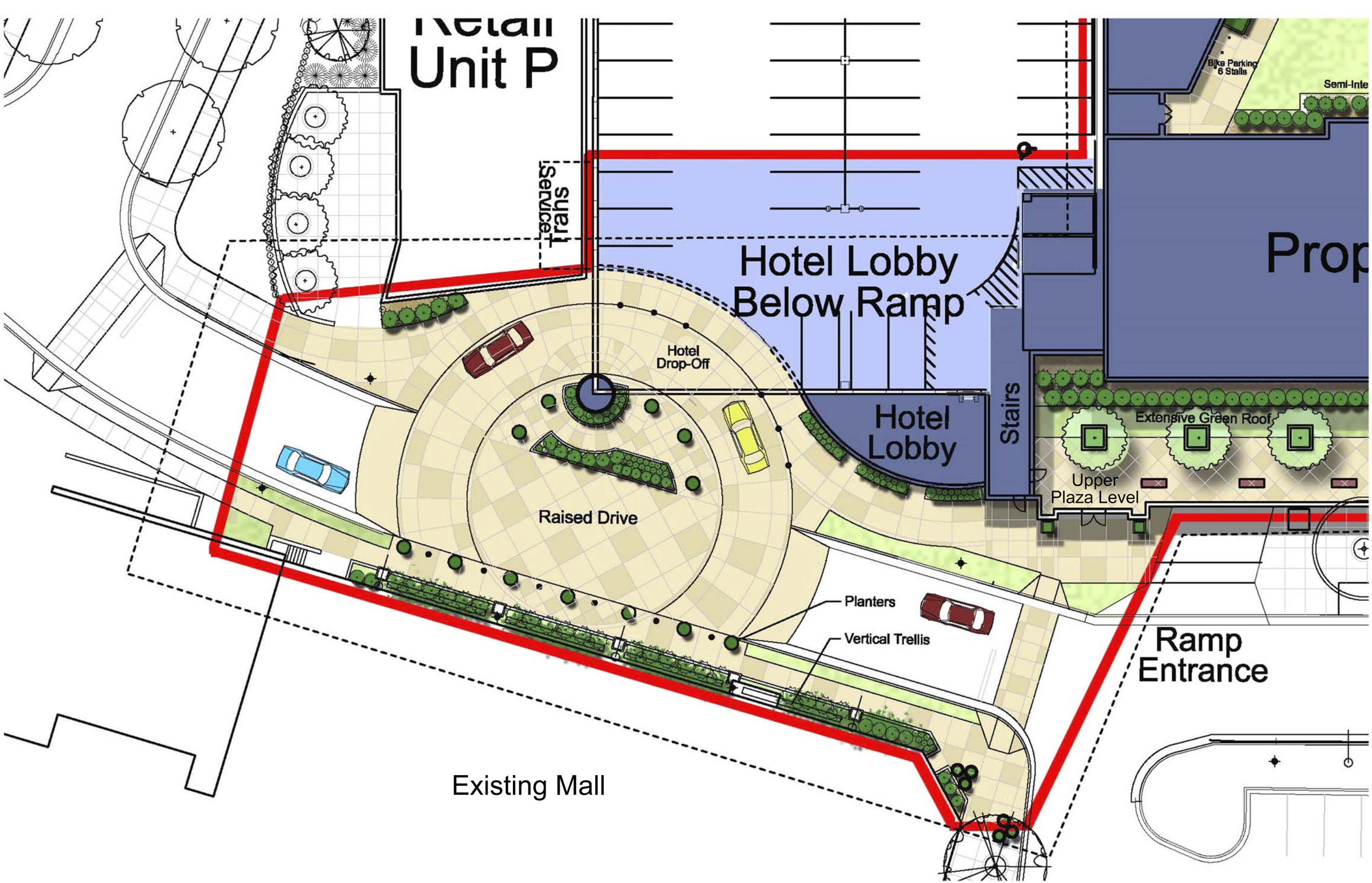
Bike Racks

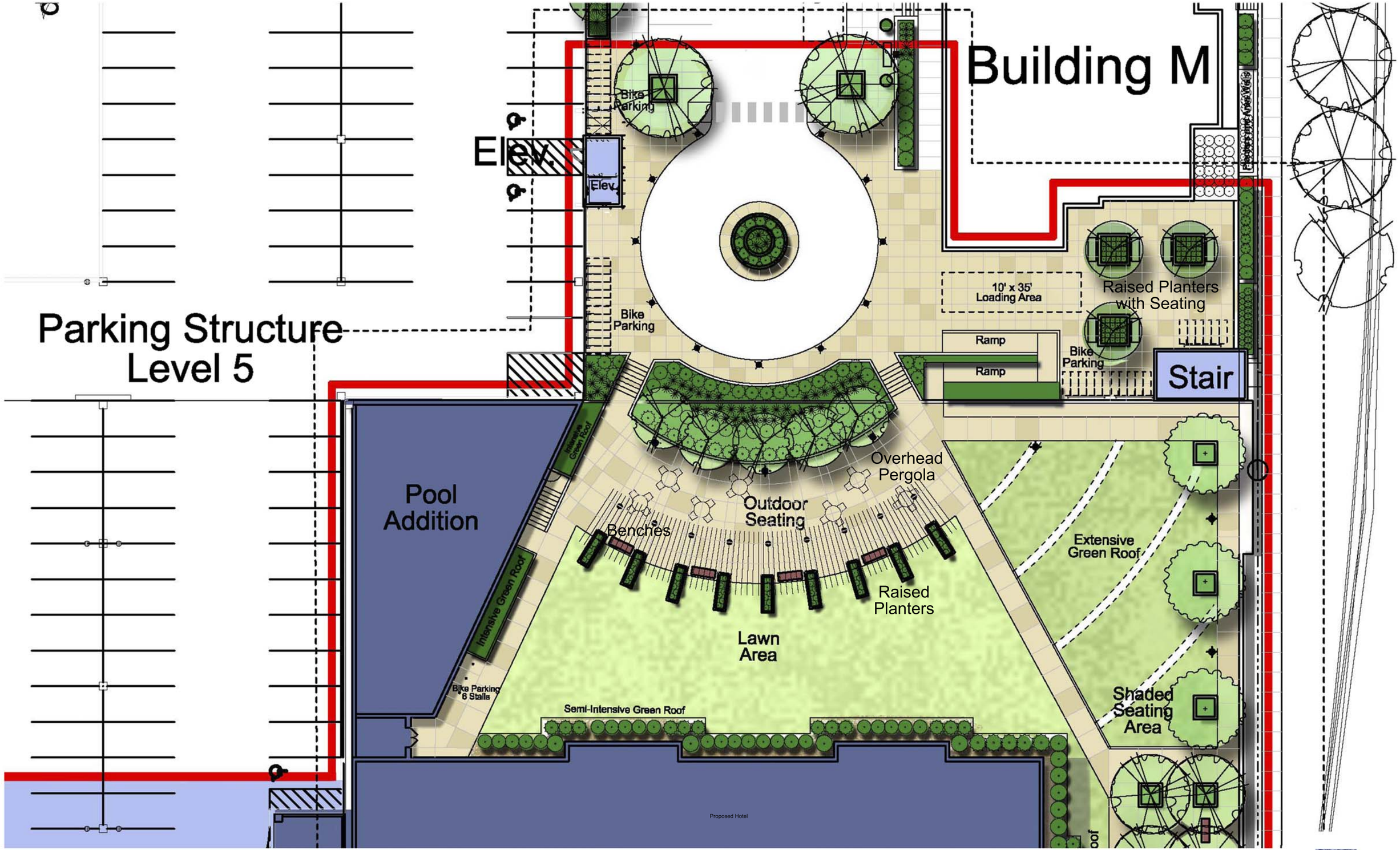
Planters, 3’ dia. round



Plaza Pergola

Site Amenities
Proposed Hilldale Development - Madison, WI


Retail
Unit P
Service
Trans
Hotel Lobby
Below Ramp
Hotel
Drop-Off
Hotel
Lobby
Stairs
Bike Parking
6 Stalls
Semi-Inte
Prop
Extensive Green Roof
Upper
Plaza Level
Raised Drive
Planters
Vertical Trellis
Ramp
Entrance
Existing Mall



Plaza Level

Proposed Hilldale Development - Madison, WI

JFA Joseph Freed and Associates LLC
One of the Freed Group of Companies

Proposed SIP Amendment 3

Ken Saiki Design Inc
Landscape Architects

Hilldale Redevelopment

GDP-PUD-SIP

SIP Amendment Boundary

JFA Joseph Freed and Associates LLC
One of the Freed Group of Companies

Sheboygan Ave.
Future Roundabout
Segoe Road
Existing Building
Existing Condo
Retail Unit L
Whole Foods
55,026sf
Existing Building
Existing Building
Existing Parking Lot
Enhanced Mid-block Table Crossing
Future Park Location
Enhanced Mid-block Crossing
Enhanced Mid-block Table Crossing
Frey Street
Right In-
Right Out
Segoe Road
517 Segoe
Future Condo
Future Condo
Sawyer Terrace
Res. Unit M
University Ave.
Parking Structure
Existing Parking Lot Re-Striped to City Code
Future Parking Lot
Future Road Improvements w/ 'City Street' section.
Future Green Space w/ ADA Connection Between Sawyer Terrace and Frey Street.
Future Road Improvements w/ 'City Street' section.
Retail Unit P
Hotel Lobby Below
Proposed Hotel
1st Floor 19,000sf Retail
2nd Floor 40,000sf Health Club
Furture Mixed Use
Existing M&I Bank
Hilldale Mall
Hilldale Way
Future Left Turn Lane
New Theater Anchor
Price Place
Retail
Restaurant
Retail Unit A
Retail Unit B
Retail Unit C
Retail
Unit D
Heather Crest
Parking Ramp E
Parking Ramp F
Ace Hardware
Res. Unit G
Res. Unit H
Res. Unit I
Res. Unit J
Retail K
Midvale Boulevard

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HILLDALE SHOPPING CENTER
702 N. MIDVALE BOULEVARD
MADISON, WI

HILLDALE LAND COMPANY LLC

Sheet Title:
Master Plan
GDP Amendment

Revisions:

No.	Date:	Description:	By:

Project Number:
Drawn By: MS
Date Issued:
Reviewed By: KS

Sheet Number:
S/C 100

Match Line

Hilldale Redevelopment Planting Plan (East)

Scale 1"=20'

0 5 10 20

N

Plant List						
code	scientific name	common name	quantity	size/root	comments
	Canopy Trees				
AF	*Acer x freemanii 'Marmo'*	Marmo maple	17	2-1/2" cal. B&B	
CO	*Celtis occidentalis*	common hackberry	9	2-1/2" cal. B&B	
GB	*Ginkgo biloba 'Autumn Gold'*	ginkgo	21	2-1/2" cal. B&B	
GT	*Gleditsia triacanthos 'Imperial'*	Imperial Honeylocust	7	2-1/2" cal. B&B	
UA	*Ulmus x 'Accolade'*	Accolade hybrid elm	13	2-1/2" cal. B&B	
	Small Trees				
AG	*Amelanchier x grandiflora 'Autumn Brilliance'*	Autumn Brilliance serviceberry	13	8' ht. B&B	multistem
AC	*Acer campestre*	Hedge maple		2" cal. B&B	
AT	*Acer Tartaricum*	Tatarian maple		2" cal. B&B	
CC	*Carpinus caroliniana*	American hornbeam, musclewood	22	2-1/2" cal. B&B	single stem
MA	*Malus 'Adirondack'*	Adirondack crabapple	16	6' ht. B&B	multistem
MJ	*Malus 'Red Jewel'*	Red Jewel crabapple	2	2" cal. B&B	single stem
MR	*Magnolia stellata 'Royal Star'*	Royal Star magnolia	2	6' ht. B&B	multistem
MS	*Malus 'Sugar Tyme'*	Sugar Tyme crabapple	3	6' ht. B&B	multistem
PM	*Prunus maacki*	Amur chokecherry		9' ht. B&B	
SR	*Syringa reticulata 'Ivory Silk'*	Japanese tree lilac	16	8' ht. B&B	multistem
	Deciduous Shrubs				
AM	*Aronia melanocarpa 'Iroquois Beauty'*	Iroquois Beauty chokeberry	46	18" ht., #3 Cont.	space 3' o.c.
CM	*Cornus mas 'Golden Glory'*	cornelian cherry dogwood	12	36" ht. B&B	space 8' o.c.
RN	*Rosa 'Nearly Wild'*	Nearly Wild shrub rose	45	18" ht., #3 Cont.	space 3' o.c.
RR	*Rosa rugosa 'Alboplena'*	Alboplena rugosa rose		#3 Cont.	
SI	*Stephanandra incisa 'Crispa'*	cutleaf stephanandra	56	18" ht., #3 Cont.	space 3.5' o.c.
	Evergreen Trees and Shrubs				
COS	*Chamaecyparis pisifera ' Sungold'*	Sungold false cypress		#5 Cont.	
JC	*Juniperus chinensis 'Kallay's Compact'*	Kallay's Compact juniper	32	18" spd., #3 Cont.	space 5' o.c.
JS	*Juniperus scopulorum 'Skyrocket'*	Skyrocket Juniper	12	6' ht. B&B	space 4' o.c.
JSB	*Juniperus sabina 'Buffalo'*	Buffalo Juniper	22	18" spd., #3 Cont.	space 4' o.c.
JV	*Juniperus chinensis var. sargentii 'Viridis'*	green sargent juniper	10	18" spd., #3 Cont.	space 5' o.c.
MD	*Microbiota decussata*	Siberian cypress	40	18" spd., #3 Cont.	space 5' o.c.
PO	*Picea omorika*	Serbian spruce	18	8' ht. B&B	space per plan
TM	*Taxus x media 'Tauntoni'*	Taunton yew	29	18" spd., #3 Cont.	space 3' o.c.
TO	*Thuja occidentalis 'Little Gem'*	Little Gem arborvitae		18" spd., #3 Cont.	space 3' o.c.
	Perennials/Groundcover Representative Species				
at	*Allium tanguticum 'Summer Beauty'*	Summer Beauty ornamental onion	72	1 qt. pot	space 18" o.c.
af	*Athyrium filix-femina*	Lady Fern	77	1 qt. pot	space 15" o.c.
an	*Anemone sylvestris*	snowdrop anemone	48	1 qt. pot	space 15" o.c.
cb	*Calamagrostis brachytricha*	Korean feather reed grass	50	1 qt. pot	space 2' o.c.
dc	*Deschampsia caespitosa 'GoldschleierI'*	hairgrass	132	1 qt. pot	space 18" o.c.
epm	*Echinacea purpurea 'Kim's Mophead'*	Mophead Coneflower	15	1 qt. pot	as shown
epk	*Echinacea purpurea 'Kim's Kneehigh'*	Kneehigh Coneflower	9	1 qt. Pot	as shown
gs	*Geranium sanguineum*	bloody cranesbill	55	1 qt. pot	space 18" o.c.; mix 3 cultivars in equal
	Geranium sanguineum 'Alba'	white flowered cranesbill	55	1 qt. pot	numbers
	Geranium sanguineum var. striatum	striped cranesbill	53	1 qt. pot	
hb	*Hemerocallis x 'Barbara Mitchell'*	Barbara Mitchell daylily	7	1 qt. pot	space 24" o.c.
hh	*Hemerocallis x 'Happy Returns'*	Happy Returns daylily	115	1 qt. pot	space 18" o.c.
hl	*Hemerocallis x 'Little Grapette'*	Little Grapette daylily	209	1 qt. pot	space 15" o.c.
hbt	*Hemerocallis x 'Bitsy'*	Bitsy Daylily	36	1 qt. pot	as shown
hci	*Hemorocallis x. 'Crimson Icon'*	Crimson Icon Daylily	96	1 qt. pot	as shown
hf	*Hosta 'Francis Williams'*	Francis Williams Hosta	122	1 gal.	space 24" o.c.
hr	*Hosta 'Royal Standard'*	Royal Standard Hosta	33	1 gal.	space 18" o.c.
mp	*Miscanthus purpurascens*	flame grass	40		space 24" o.c.
pq	*Parthenocissus quiquefolia*	Virginia creeper	12	1 qt. pot	space per plan
pa	*Pennisetum alopecuroides 'Hameln'*	dwarf fountain grass	114	1 qt. pot	space 15" o.c.
po	*Polygonatum odoratum 'Variegatum'*	variegated Solomon's seal	34	1 qt. pot	space 15" o.c.
ss	*Salvia x superba 'Blue Hill'*	Blue Hill sage	28	1 qt. pot	space 18" o.c.
chh	*Clematis x. Hagley Hybrid*	Hagley Clematis		1 qt. Pot	
cjj	*Clematis x. Jackmanii*	Jackmanii Clematis		1 qt. Pot	

Extensive Green Roof Species List

Sporobolus heterolepsis	Prairie Dropseed	#2 cg.
Sedum spurium 'Dragons Blood'	Dragons Blood Sedum	plug from 72 cel cont.
Sedum spurium 'Embers'	Embers Sedum	plug from 72 cel cont.
Sedum spurium 'John Creech'	John Creech Sedum	plug from 72 cel cont.
Sedum spurium 'Elizabeth'	Elizabeth Sedum	plug from 72 cel cont.

Match Line

Res. Unit M

University Ave.

Planter Enlargement (4 Typ.)

Pool Wing

Extensive Green Roof

Lawn w/ Irrigation

Retail Unit P

Proposed Hotel

Elev.

Hotel Lobby

Stair

Planter Enlargement (6 Typ.)

Planter Enlargement (12 Typ.)

SIP Amendment 3 Boundary

Sentry

Existing Parking

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HILLDALE SHOPPING CENTER
702 N. MIDVALE BOULEVARD
MADISON, WI

HILLDALE LAND COMPANY LLC

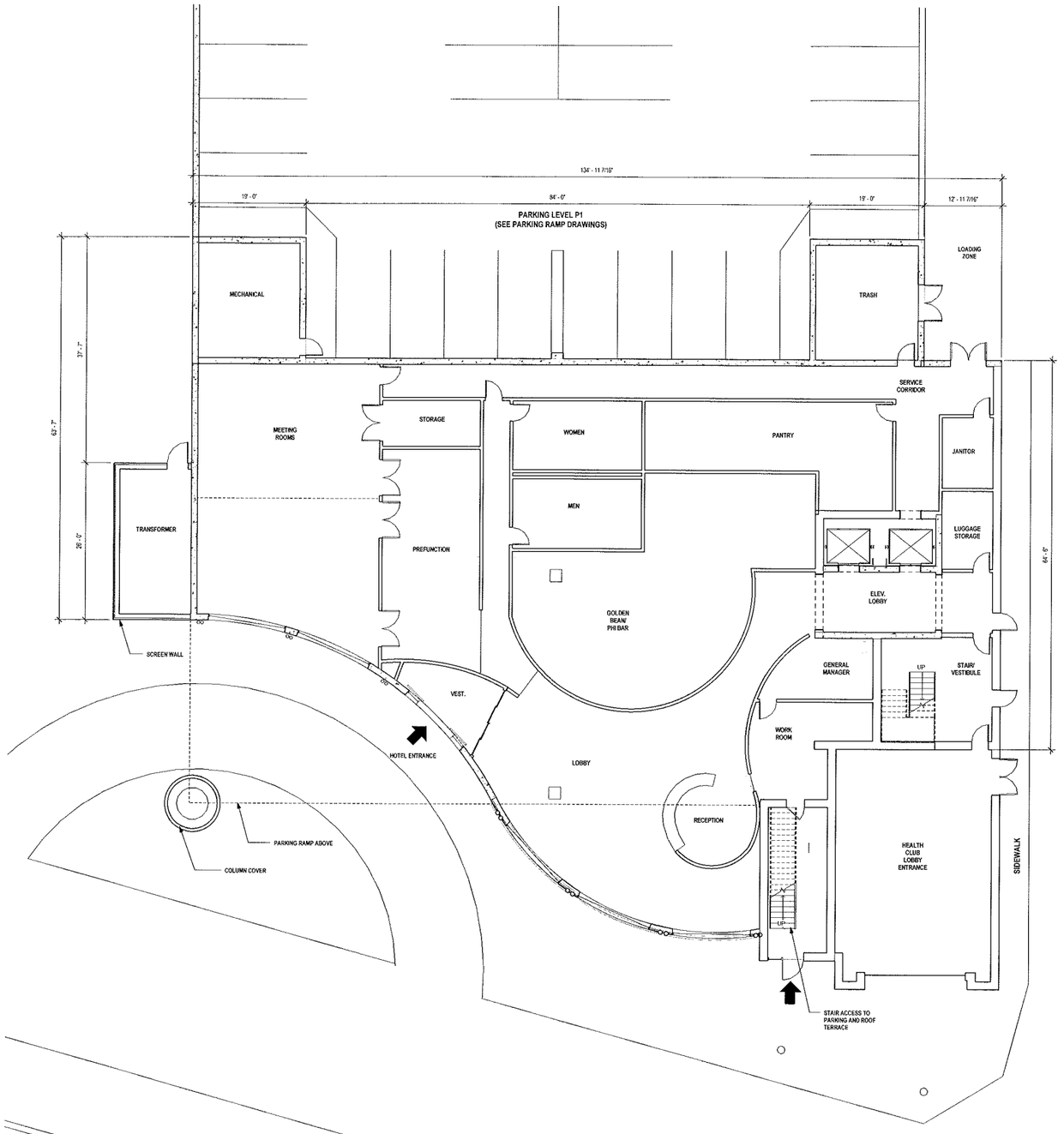
Sheet Title:
PLANTING PLAN
EAST

Revisions:

No.	Date:	Description:	By:

Project Number:	Drawn By:
	MS
Date Issued:	Reviewed By:
10-17-07	KS

Sheet Number:
S/L 101



1 HOTEL GROUND FLOOR PLAN
1/8" = 1'-0"

NORTH

HOTEL PROJECT DATA:

GUEST ROOM COUNT:

SINGLE KINGS:	73
DOUBLE QUEENS:	54
JUNIOR KING SUITES:	11
KING SUITES:	2
ROOM TOTAL:	140

HOTEL GROUND FLOOR PLAN GSF:	10,141 GSF
HOTEL SECOND FLOOR PLAN GSF:	4,318 GSF
HOTEL TERRACE LEVEL - FOURTH FLOOR PLAN GSF:	15,572 GSF
HOTEL FIFTH LEVEL FLOOR PLAN GSF (PER LEVEL):	11,923 GSF
HOTEL SIXTH LEVEL FLOOR PLAN GSF (PER LEVEL):	11,923 GSF
HOTEL SEVENTH LEVEL FLOOR PLAN GSF (PER LEVEL):	11,923 GSF
HOTEL EIGHTH LEVEL FLOOR PLAN GSF (PER LEVEL):	11,923 GSF
HOTEL NINTH LEVEL FLOOR PLAN GSF (PER LEVEL):	11,923 GSF
TOTAL HOTEL AREA SQUARE FOOTAGE:	89,646 GSF

0' 2' 4' 8'
Scale: 1/8" = 1'-0"
(30 x 42 Sheet)

DIMENSION IV
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HILLDALE SHOPPING CENTER

702 N.MIDVALE BOULEVARD
MADISON, WI

HILLDALE LAND COMPANY LLC

Sheet Title:
HOTEL GROUND FLOOR PLAN

Revisions:

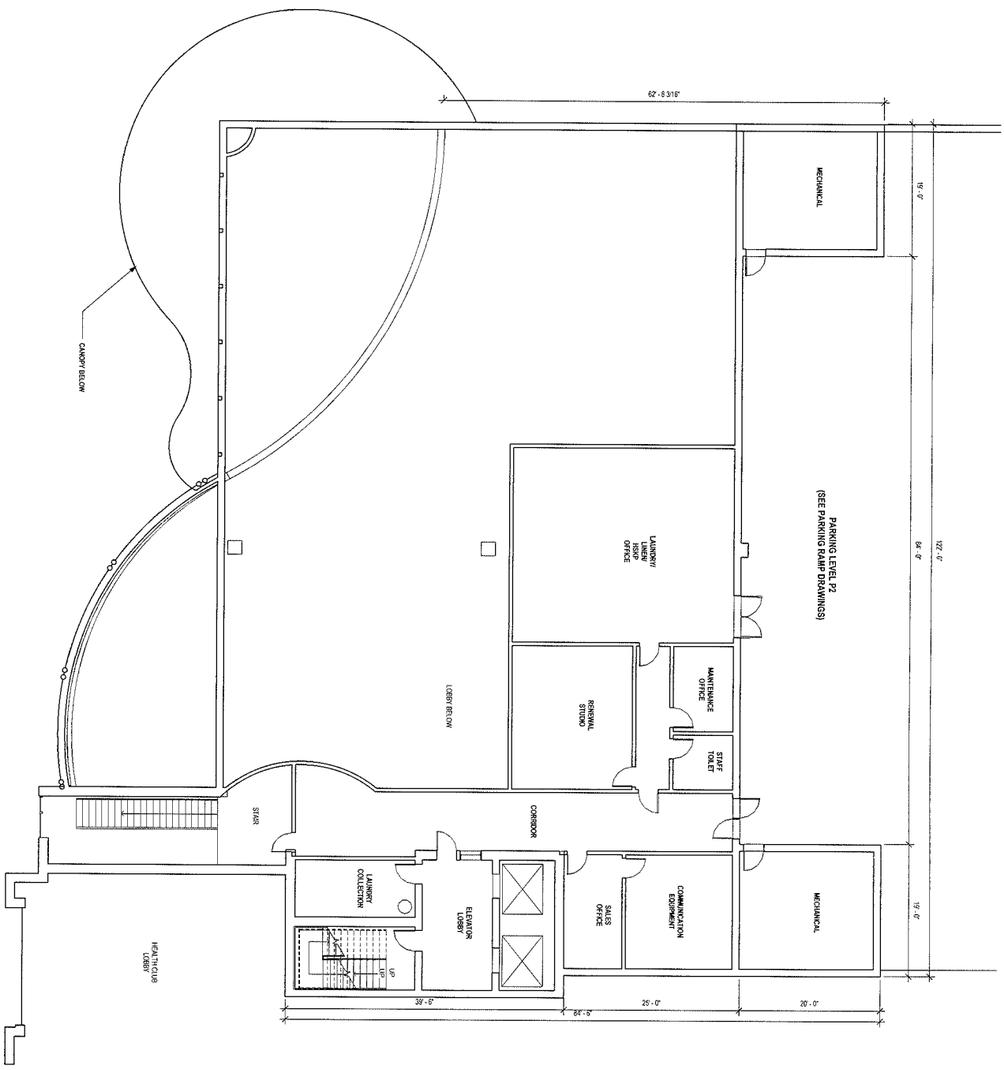
No.	Date:	Description:
	10/31/07	UDC submittal

Project Number: 07043

Date Issued: 10-31-07

Sheet Number: **A 101**

1 HOTEL SECOND FLOOR PLAN
1/8" = 1'-0"



NORTH

0' 2' 4' 8'
Scale: 1/8" = 1'-0"
(30 x 42 Sheet)

Sheet Number: A 102

Date Issued: 10.31.07

Project Number: 07043

Revisions:	
No.	Description:
1	UDC submittal 12/03/07

Sheet Title: HOTEL SECOND FLOOR PLAN

HILLDALE SHOPPING CENTER

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1 Hotel Terrace Level Fourth Floor
1/8" = 1'-0"

0' 2' 4' 8'
Scale: 1/8" = 1'-0"
(30 x 42 Sheet)

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HILLDALE LAND COMPANY LLC

Sheet Title:
HOTEL TERRACE LEVEL - FOURTH FLOOR PLAN

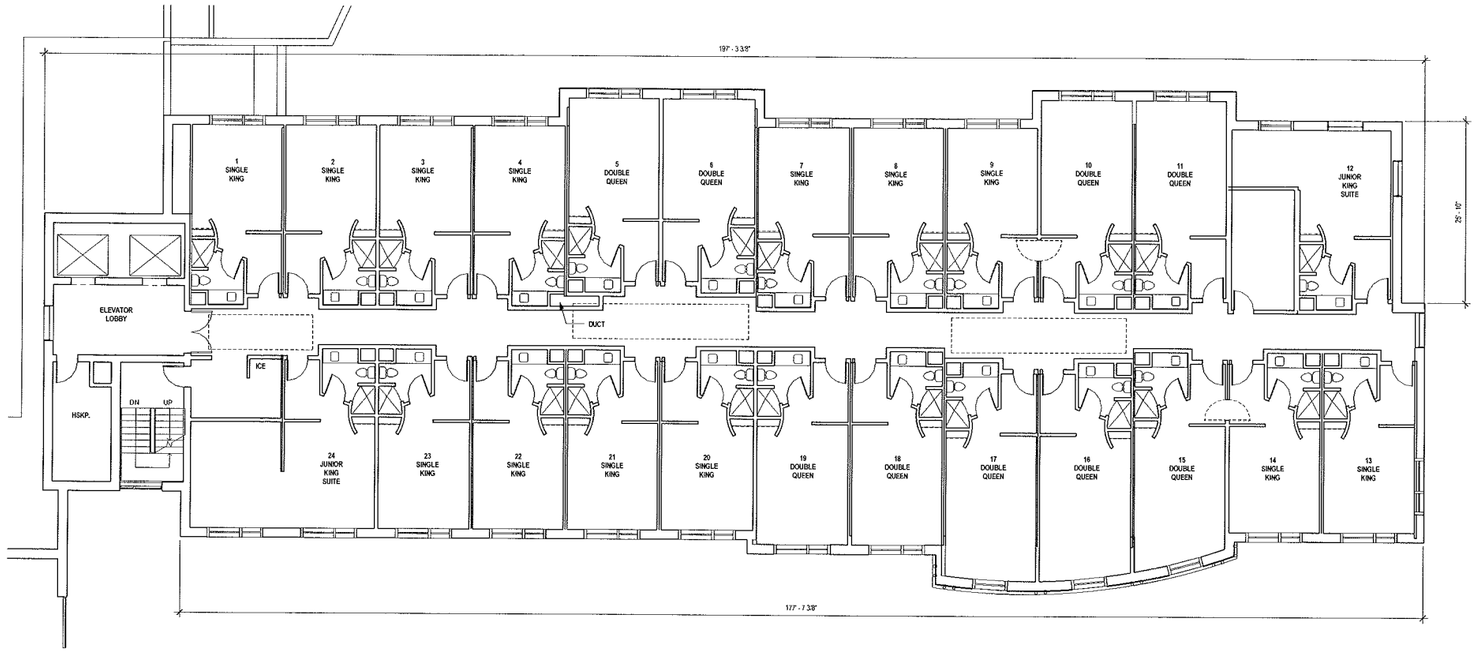
Revisions:

No.	Date:	Description:
	10/31/07	UDC submittal

Project Number: 07043

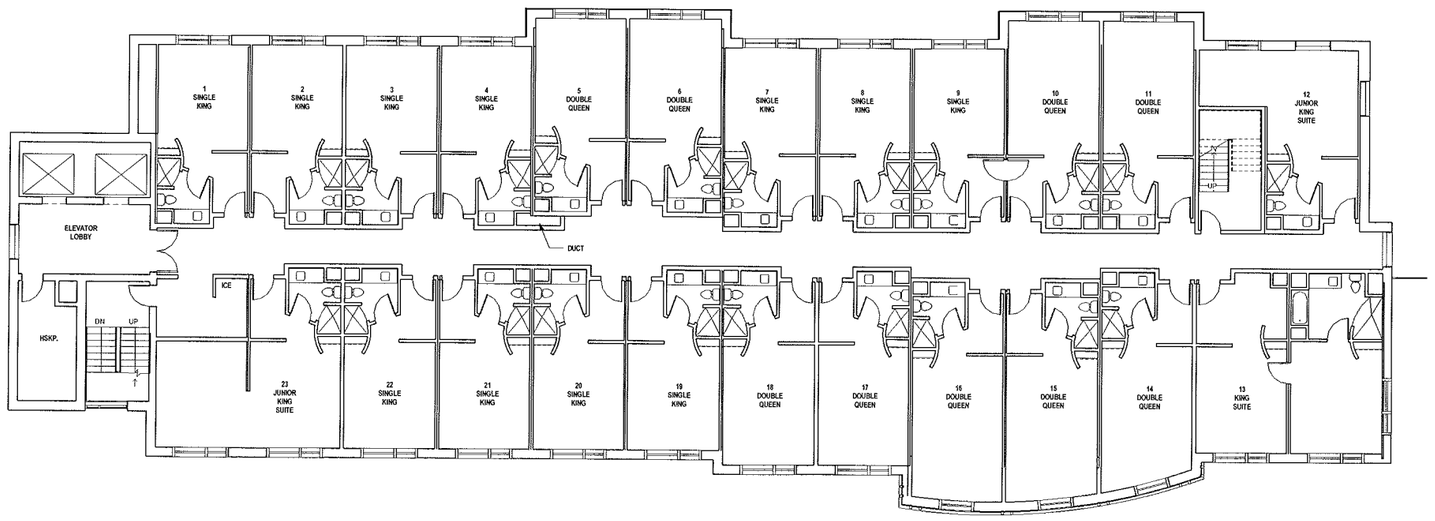
Date Issued: 10-31-07

Sheet Number: A 103



1 Fifth, Sixth & Seventh Floor Plans
1/8" = 1'-0"

NORTH



2 Eighth & Ninth Floor Plans
1/8" = 1'-0"

NORTH

0' 2' 4' 8'

Scale: 1/8" = 1'-0"
(30 x 42 Sheet)

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HILLDALE SHOPPING CENTER

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

Sheet Title:
TYPICAL HOTEL FLOOR PLANS

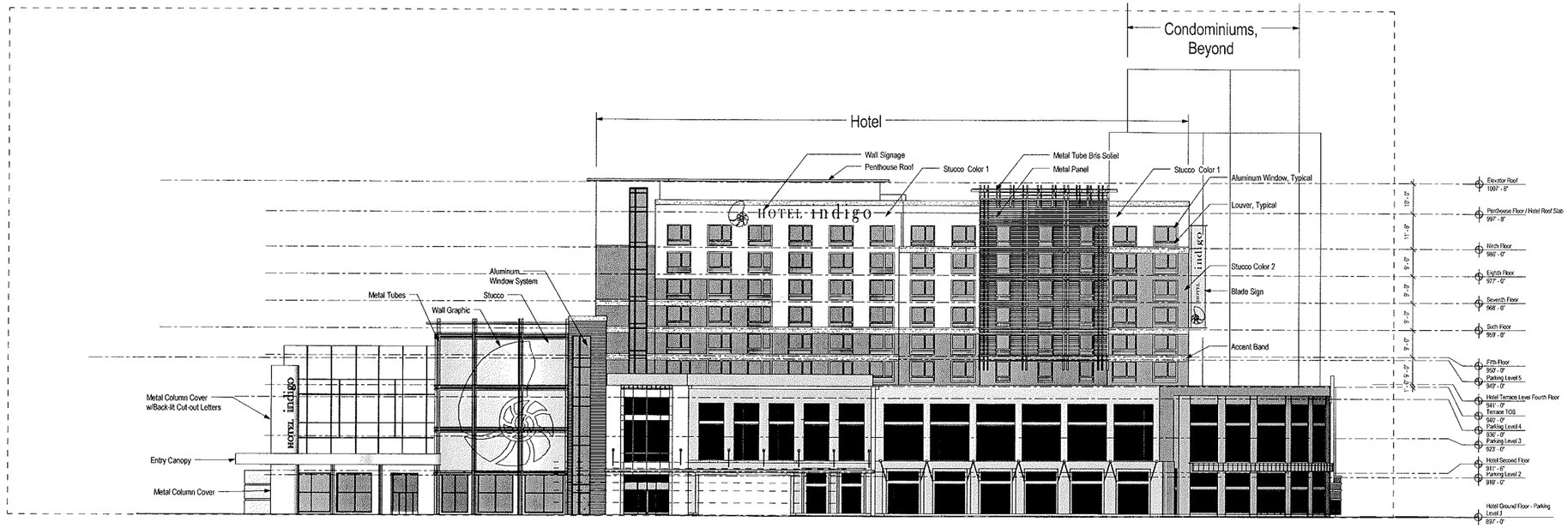
Revisions:

No.	Date:	Description:
	10/31/07	UDC submittal

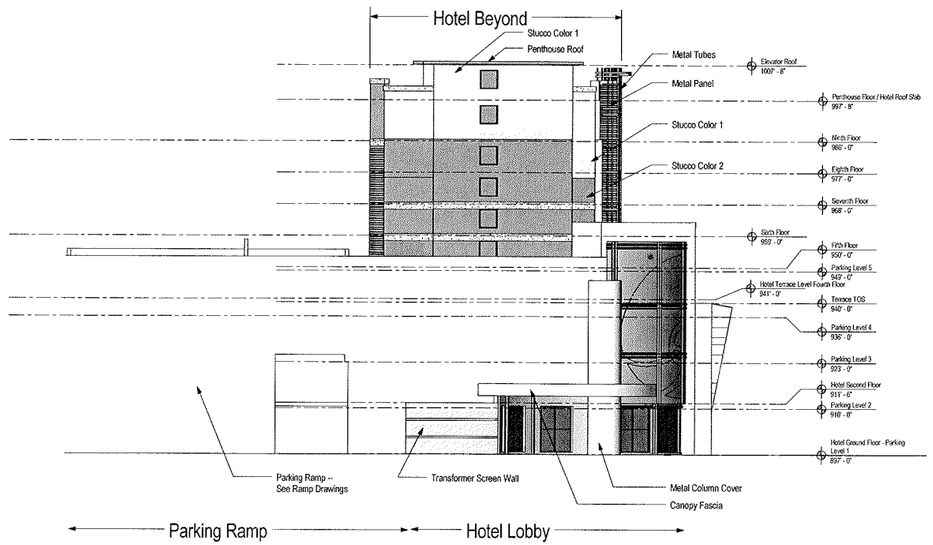
Project Number: 07043

Date Issued: 10-31-07

Sheet Number:
A 104



① HOTEL EAST ELEVATION
1/16" = 1'-0"



② HOTEL SOUTH ELEVATION
1/16" = 1'-0"

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HILLDALE SHOPPING CENTER

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

Sheet Title:
HOTEL EXTERIOR ELEVATIONS

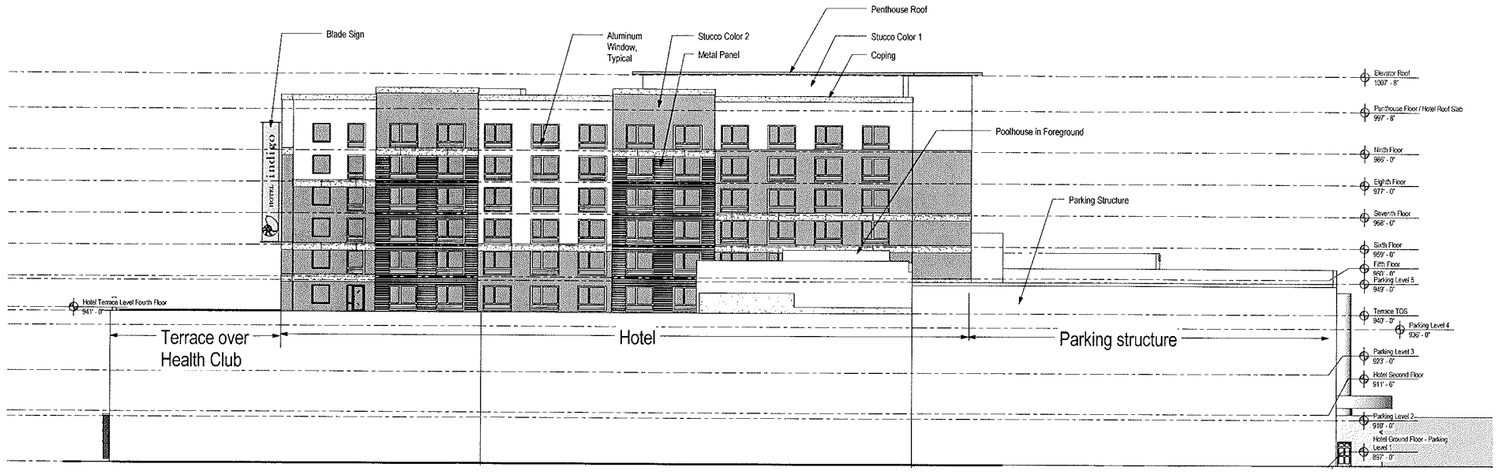
Revisions:

No.	Date:	Description:
	10/31/07	UDC submittal

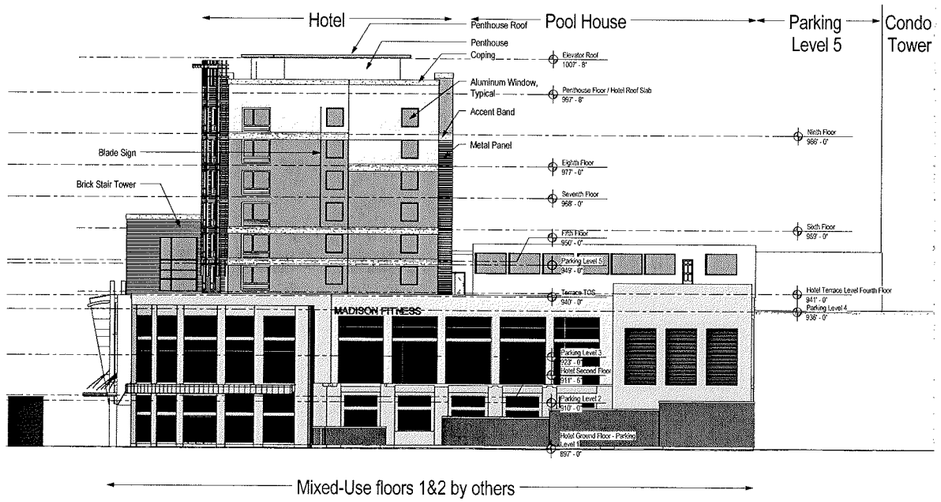
Project Number: 07043

Date Issued: 10-31-07

Sheet Number:
A 201



② HOTEL WEST ELEVATION
1/16" = 1'-0"



① HOTEL NORTH ELEVATION
1/16" = 1'-0"

0' 2' 4' 8'
Scale: 1/16" = 1'-0"
(24 x 42 Sheet)

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HILLDALE SHOPPING CENTER

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Sheet Title:
HOTEL EXTERIOR ELEVATIONS

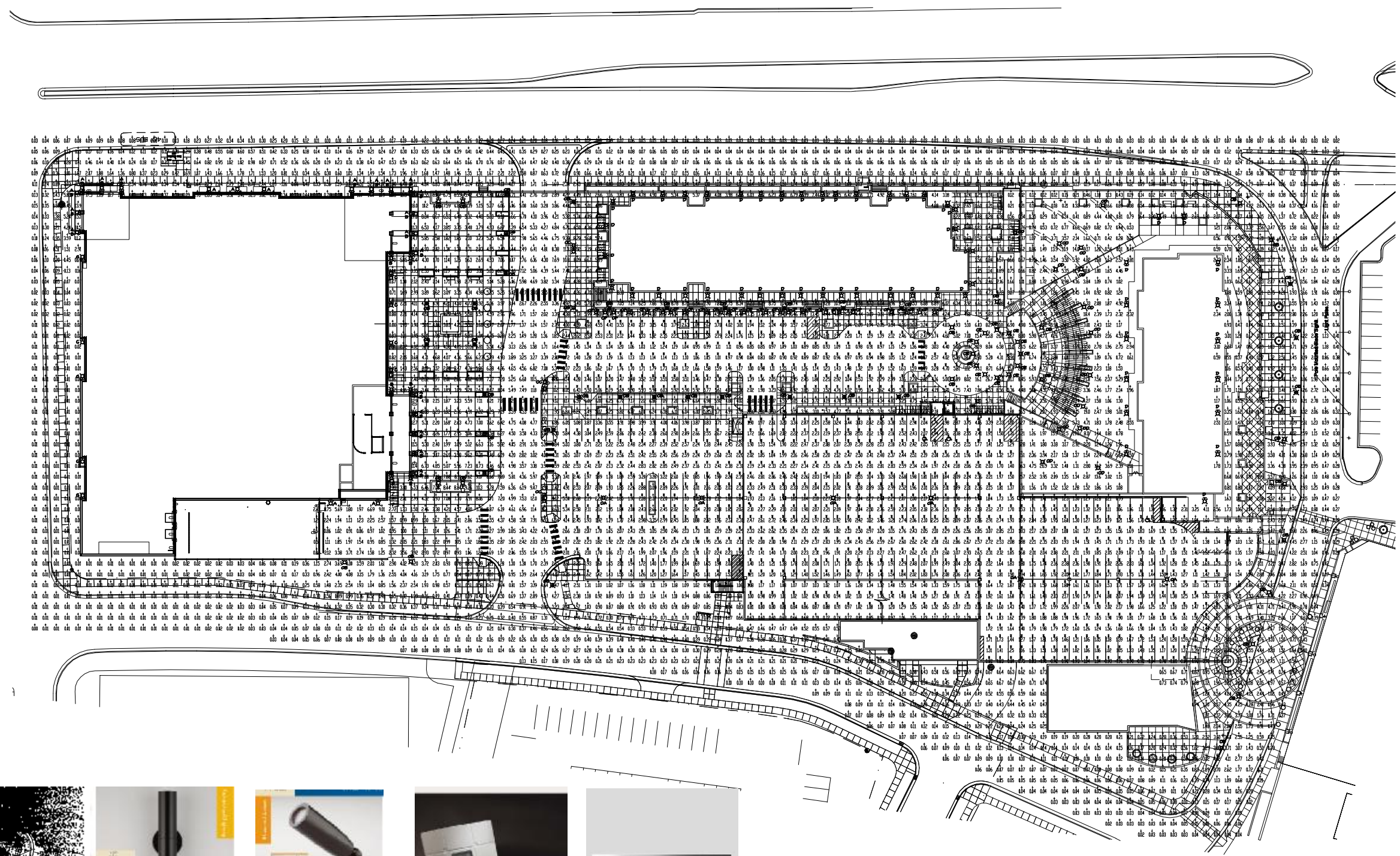
Revisions:

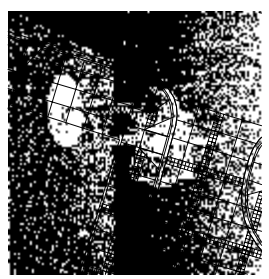
No.	Date:	Description:
	10/31/07	UDC submittal

Project Number: 07043

Date Issued: 10-31-07

Sheet Number:
A 202



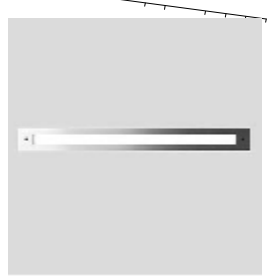


1 EL100 FIXTURE TYPE A
SCALE: NONE

2 EL100 FIXTURE TYPE B
SCALE: NONE

3 EL100 FIXTURE TYPE C
SCALE: NONE

4 EL100 FIXTURE TYPE D
SCALE: NONE



5 EL100 FIXTURE TYPE OF
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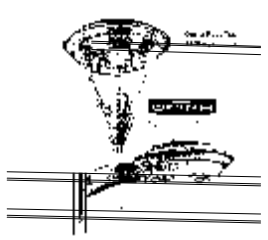
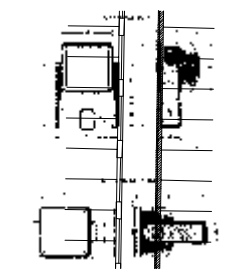
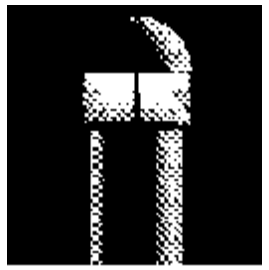


6 EL100 FIXTURE TYPE OA
SCALE: NONE

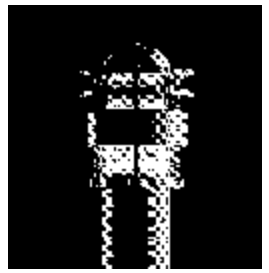
7 EL100 FIXTURE TYPE OB&OC
SCALE: NONE



8 EL100 FIXTURE TYPE OC
SCALE: NONE



9 EL100 FIXTURE TYPE OD
SCALE: NONE



10 EL100 FIXTURE TYPE OE
SCALE: NONE

1 EL100 SITE PHOTOMETRICS
SCALE: 0' 10' 20' 30'

FIXTURE SCHEDULE:

TYPE	SYMBOL	DESCRIPTION	LAMP	LUMENS	LLF
A		LOUIS POULSEN ORBITER MAXI WALL	(1) 70W MH	6600	0.75
B		MINONA ** AD-48/48	(2) 50W PAR20	-	0.75
C		MINONA ** GE50	(1) 20W MR11	-	0.75
D		AAL ESCONCE ES2-2	(1) 70W MH	6600	0.75
OA		MIDELITE OPP-4806-PTTR-30' POLE	(1) 450W PS MH	50000	0.75
OB		LOUIS POULSEN SATT-MAX+15MH/RSA-4.5"+14' POLE	(1) 175W MH	13500	0.75
OC		LOUIS POULSEN / MIDELITE * (2) TYPE OB @ 14' / (2) EFXM-250-B - 30' POLE	(2) 175W MH / (2) 250W MH	13500 / 20500	0.75
OD		LOUIS POULSEN WATERFRONT BOLLARD	(1) 70W MH	6600	0.75
OE		LOUIS POULSEN ORBITER BOLLARD	(1) 70W MH	6600	0.75
OF		BEGA 8302	LED	-	-

* (2) MIDELITE FLOODLIGHTS MOUNTED ON TOP OF 30' POLE AND (2) POULSEN POST-TOP FIXTURES MOUNTED ON CUSTOM ARMS AT 14' AFG.

** FIXTURE TYPE B & C ARE NOT INCLUDED IN PHOTOMETRIC CALCULATIONS

CALCULATION SUMMARY:

	AVE	MAX	MIN	MAX/MIN	AVE/MIN	WATTS/SQ. FT.
PARKING LOT	<= 2.09 fc	6.48 fc	0.75 fc	8.58	2.78	.06

NOTES:
BUILDING PERIMETER LIGHTING EQUALS 4.2 WATTS PER LINEAR FOOT.

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HILLDALE SHOPPING CENTER

702 N. MIDVALE BOULEVARD
MADISON, WI

HILLDALE BUILDING COMPANY LLC

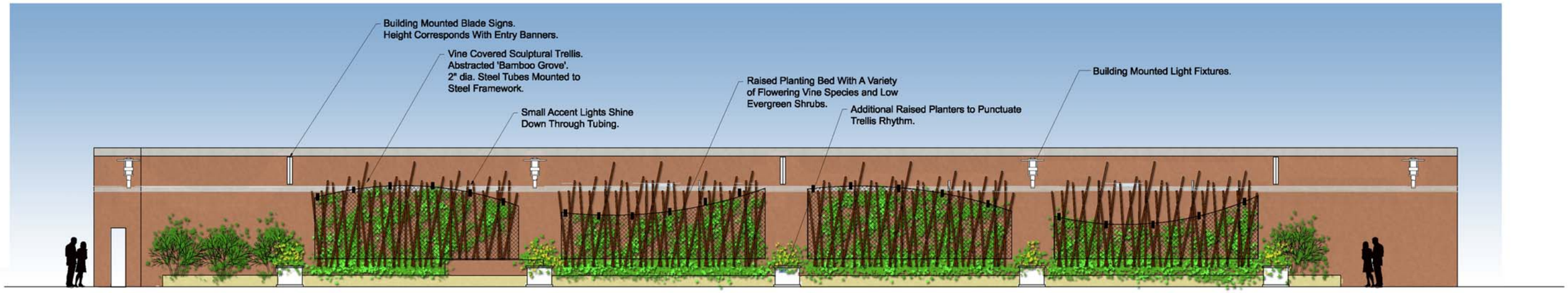
Sheet Title:
SITE PHOTOMETRICS

Revisions:

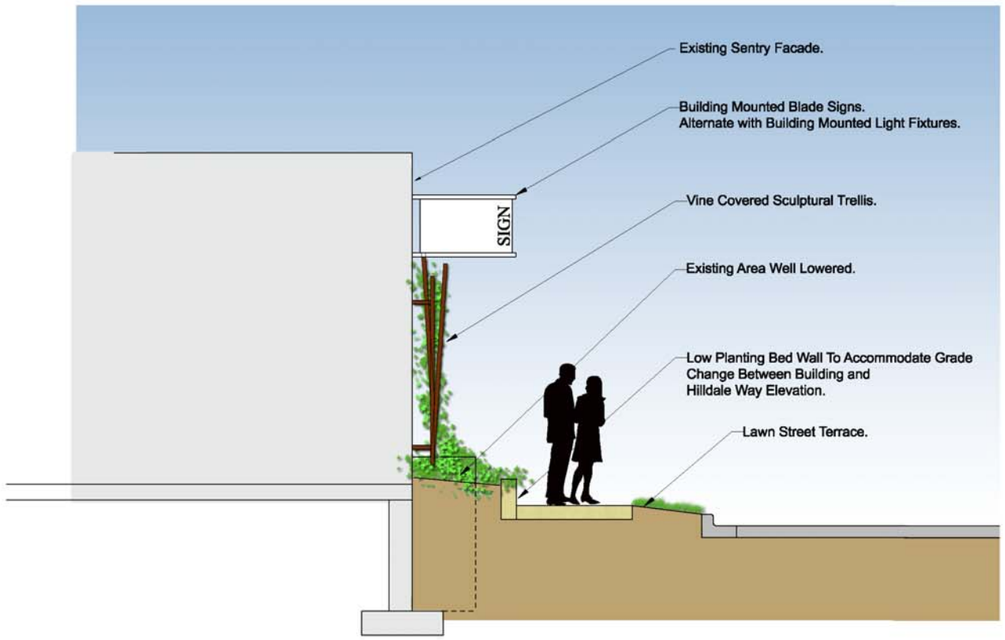
No.	Date:	Description:	By:

Project Number:	Drawn By:
060297	DTM
Date Issued:	Reviewed By:
10/31/07	AES

Sheet Number:
EL100



Trellis Elevation



Trellis Section

Jackmanii Clematis

Hagley Hybrid Clematis

Climbing Vines

Existing Mall West Wall Elevation
Proposed Hilldale Development - Madison, WI