

**APPLICATION FOR
URBAN DESIGN COMMISSION
REVIEW AND APPROVAL**

AGENDA ITEM # _____
Project # _____

DATE SUBMITTED: <u>11/26/07</u>	Action Requested
UDC MEETING DATE: <u>12/19/07</u>	<input type="checkbox"/> Informational Presentation
	<input checked="" type="checkbox"/> Initial Approval and/or Recommendation
	<input checked="" type="checkbox"/> Final Approval and/or Recommendation

PROJECT ADDRESS: 3801 East Washington Avenue

ALDERMANIC DISTRICT: #17 Mr. Joe Clausius

OWNER/DEVELOPER (Partners and/or Principals) <u>Hy-Vee, Inc.</u>	ARCHITECT/DESIGNER/OR AGENT: <u>Henry Gempeler, Foley & Lardner, LLP</u>
<u>5820 Westown Parkway</u>	<u>150 East Gilman Street</u>
<u>West Des Moines, IA 50266</u>	<u>Madison, WI 53703-1481</u>

CONTACT PERSON: Pete Hosch
Address: 5820 Westown Parkway
West Des Moines, IA 50266
Phone: 515-327-2147
Fax: 515-267-2967
E-mail address: phosch@hy-vee.com

TYPE OF PROJECT:
(See Section A for:)

- Planned Unit Development (PUD)
 - General Development Plan (GDP)
 - 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.



November 26, 2007

Urban Design Commission
Attn: Mr. Al Martin
Department of planning & Development
215 Martin Luther King Jr. Blvd., Suite LL 100
Madison, WI 53701-2985

Re: Urban Design Commission Initial / Final Approval and /or Recommendation
3801 E. Washington Kmart Redevelopment Project

Dear Urban Design Commission:

Hy-Vee, Inc. ("Hy-Vee") is submitting this letter of intent along with our Urban Design Commission Review and Approval Application for 'New Construction or Exterior Remodeling in an Urban Design District' and 'New Construction or Addition to or Remodeling of a Retail, Hotel, or Motel Building Exceeding 40,000 Sq. Ft.' Our goal is to obtain the necessary approvals for redevelopment of the former Kmart site located at 3801 East Washington Avenue.

We have presented our plans to the City's Development Assistance Team and have had subsequent meetings with representatives from Planning, Traffic, Urban Design, and Zoning to address many of the initial comments regarding the plan. Additionally, we met with District 17 Alder, Mr. Joe Clausius and he has voiced his support of our project. Alder Clausius asked that we present our plans to the Mayfair Park (required per City Ordinance) and Hawthorn Neighborhood Associations. We have since presented at the Mayfair Park quarterly meeting on October 16th and received their unanimous vote of approval for the project. We presented at the Hawthorn monthly meeting on November 19th and also received what appeared to be a unanimous vote of approval for the project.

We have revised our plans based upon comments received at the November 7th Urban Design Commission informational presentation and are seeking initial and final approval at your December 19th meeting. As required prior to any formal action by Urban Design Commission, we have submitted an application for Plan Commission consideration. That application along with the necessary fees and supporting documentation was sent via overnight mail along with this submittal. Planning Commission submittal prior to November 28th will allow us to be a part of the January 14th meeting.

Project Name: Former Kmart Redevelopment

Address: 3801 East Washington Avenue, Madison, WI 53704

Alder Person: Mr. Joe Clausius – District 17

Development Team:

Property Purchaser: Hy-Vee, Inc., Real Estate Dept. Architect:
Contact: Pete Hosch
5820 Westown Parkway
West Des Moines, IA 50266
515-327-2147
phosch@hy-vee.com

SVPA Architects Inc.
Contact: Dan Willrich, AIA
1466 28th Street, Suite 200
West Des Moines, IA 50266
515-327-5990

Hy-Vee, Inc. – Employee-Owned
5820 Westown Parkway, West Des Moines, Iowa 50266
Phone: (515) 267-2800

Site Planning: Hy-Vee, Inc., Engineering Dept. Contractor: Hy-Vee Weitz Construction
Contact: Bree H. Cooper, P.E. 1947 Hull Avenue
515-267-2947 Des Moines, IA 50313
bcooper@hy-vee.com 515-645-2300

Landscape Architect: To Be Determined

Existing Conditions:

The former Kmart facility is a 104,000 square foot building, 84,000 square feet of which is vacant and essentially has been since Kmart closed in April of 2003. Big Lots currently occupies the remaining 20,000 square feet, but has chose to leave the space in January of 2008.

The building is in sound structural condition. The exterior of the building features few windows and is constructed mostly masonry block walls that have been painted. A large EFIS signage area, a painted canopy, and steel appendages are the primary view to the public.

The parking lot is expansive and uninterrupted. It was once striped for over 780 stalls and is almost completely void of landscaping.

Hy-Vee also has the 0.5981-acre adjoining parcel located at 3809 East Washington Avenue, which is shown in green on the development plan, under contract for purchase. Credit Union Express currently has a long-term land lease on this property. The two parcels shown in yellow are not a part of the Hy-Vee purchase.

Project Overview:

Hy-Vee would redevelop the existing 104,000 square foot building and approximately 8.85 acres of the 11.15-acre parcel. The plans would utilize the existing building structure while incorporating significant architectural interest. A large portion of the front façade will be removed to allow for dramatic building projection and multiple expanses of glass. The reconstruction of the façade gives us the structural flexibility to change the building profile height numerous times. Color and texture are varied by incorporating brick, glass, and EFIS.

The Mendota Street façade will be refaced with brick and EFIS to match the color and texture of the front façade. Brick pilasters are added as vertical elements to break up the span. A tenant space is proposed near the south (rear) of the building with the customer access fronting Mendota Street. The enclosed cross section shows the relationship of Mendota Street to the existing building.

The brick, glass and EFIS present on the front elevation will wrap around to the east elevation and will incorporate a brick separation wall for the patio feature on the corner of the building. The remainder of the east and all of the south elevations will be painted to match the color scheme of the upgraded building materials

The redevelopment would incorporate a serpentine drive aisle through the parking lot to connect Mendota Street to the East Washington Avenue entrance. The parking lot design elements will comply with City code relative to layout, lighting, and landscaping requirements. Underground infiltration systems will be incorporated into the site near each of the pedestrian parkways described below.

The plan includes two landscaped pedestrian parkways. The first directly connects the East Washington Avenue sidewalk to a large patio feature outside of the store's casual dining area. It also incorporates a plaza feature at the northeast end of the pedestrian parkway. The second pedestrian parkway will guide customers to a point on the sidewalk in front of the facility that allows them to choose a route to the secondary food store entrance or a route to the Hy-Vee Wine & Spirits and tenant space entrances. Pedestrian will access the facility from Mendota Street via a pedestrian pathway starting at the main Mendota Street entrance and connecting to the front of the building.

Site landscaping will utilize a variety of plant species, many of which are native to the area and therefore remain appealing through seasonal change. The development plan identifies many of the proposed trees and shrubs. The landscape buffering that exists between the building and Mendota Street will be enhanced to aid in the visual screening from the adjacent residential properties.

Operation and Site Detail:

- Hy-Vee Food Store and Hy-Vee Wine & Spirits: 360 parking stalls (4.0 / 1000 SF)
- Leased space: 40 parking stalls (3.3 / 1000 SF)
- The facility has two service dock doors and a vendor delivery door on the east elevation. The south elevation has a screened scissors lift to service both the tenant space and Hy-Vee.
- The Hy-Vee Food Store will be a 24-hour facility. The Hy-Vee Wine & Spirits store will have operational hours in accordance with state and local laws. It would not be likely for the leased space to operate outside the hours of 8:00am and 10:00pm.
- Two trash compactors are located along the south elevation approximately 270' and 420' from Mendota Street.
- Professional snow removal will be arranged for the entire site by the Store Director and maintained in accordance with City standards.

Building Uses and Area:

The redevelopment would consist of an 85,556-square-foot Hy-Vee food store, a 5,114 square-foot attached Hy-Vee Wine & Spirits facility, and an additional 12,077 square feet of lease space. The lease space would likely be made up of one larger tenant with its entrance fronting East Washington and a smaller tenant with its entrance fronting Mendota Street. The 1,253-square-foot reduction in building footprint is the result of modifications to the existing structure to improve delivery service and to enhance the architecture of the building.

1. Total gross square footage: 102,747 sq. ft.
2. Hy-Vee Food Store: 85,556 sq. ft. (some detail as follows)
 - a. Pharmacy: 830 sq. ft.
 - b. Bank: 520 sq. ft.
 - c. Floral: 380 sq. ft.
 - d. Starbucks: 604 sq. ft.
 - e. Casual Dining: 2,676 sq. ft.
 - f. Club Room: 1,211 sq. ft.
 - g. Offices: 1,437 sq. ft.
 - h. Back Room: 9,053 sq. ft.
 - i. Digital Photo
 - j. Bakery
 - k. Health Market
 - l. Grocery / Dairy / Produce / General Merchandise
 - m. Food Service
 - n. Service Meats
3. Hy-Vee Wine & Spirits: 5,114 sq. ft.
4. Tenant Space: 12,077 sq. ft.

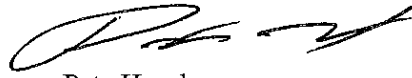
Employment Estimate: Hy-Vee would expect to employ between 350 and 400 people and the leased space would account for additional employment beyond that.

Construction Schedule: Pending conditional use and building permit approval we anticipate a Fall 2008 construction start with a Fall 2009 grand opening.

Hy-Vee truly appreciates your review of our project and please don't hesitate to call should any questions arise.

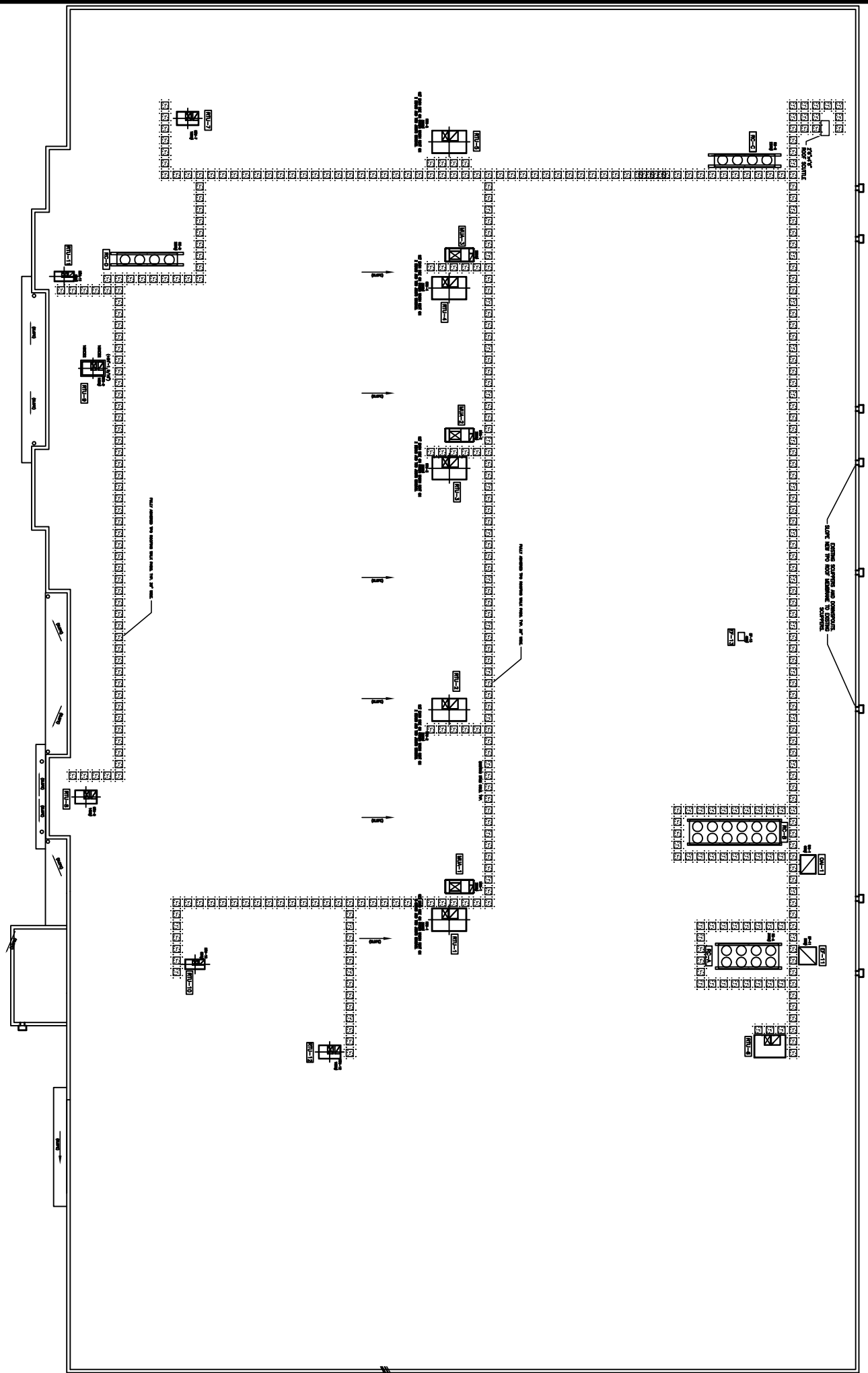
Sincerely,

HY-VEE, INC.

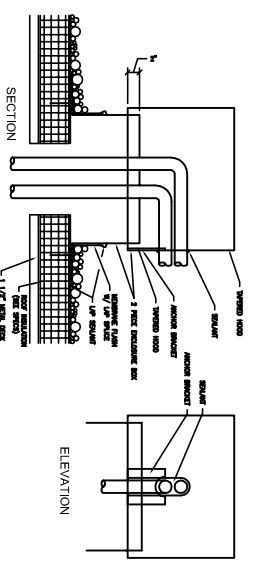
A handwritten signature in black ink, appearing to read "Pete Hosch". The signature is fluid and cursive, with a large initial "P" and a long, sweeping underline.

Pete Hosch
Assistant Vice President, Site Analysis

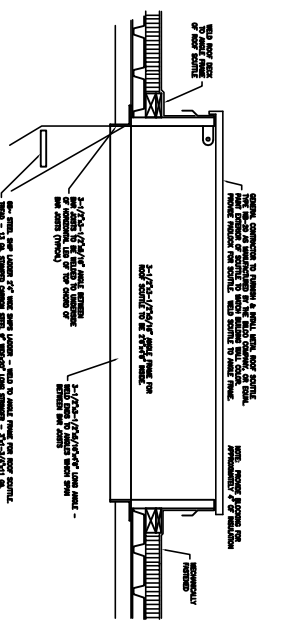
Enclosures:



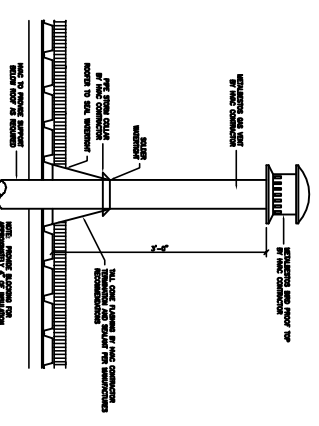
ROOF PLAN
SCALE: 1/16" = 1'-0"



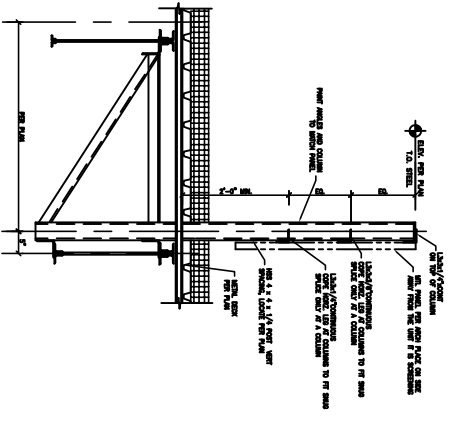
**MULTIPLE PENETRATIONS
CLOSURE BOX DETAILS**
SCALE: 1" = 1'-0"



ROOF SCUTTLE DETAIL
SCALE: 1" = 1'-0"



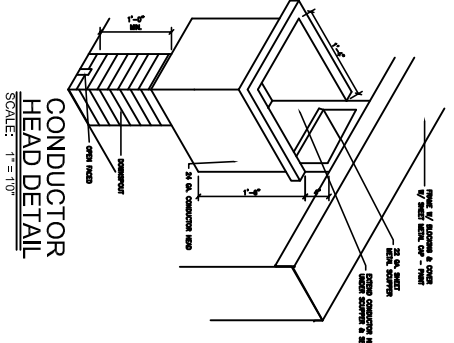
GAS VENT DETAIL
SCALE: 1" = 1'-0"



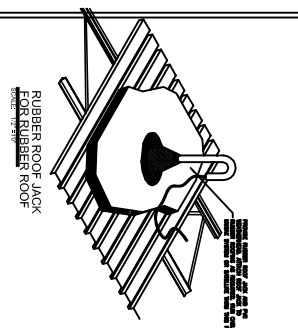
**ROOF SCREEN
PARALLEL TO JST.**
SCALE: 3/4" = 1'-0"



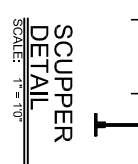
**DOWNSPOUT
DETAIL**
SCALE: 1-1/2" = 1'-0"



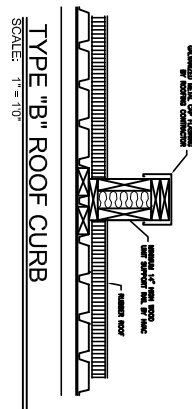
**SCUPPER
HEAD DETAIL**
SCALE: 1" = 1'-0"



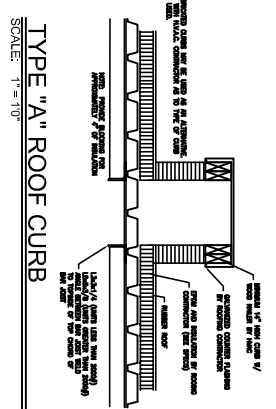
**RUBBER ROOF JACK
FOR RUBBER ROOF**



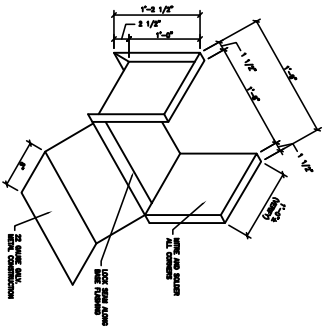
**SCUPPER
DETAIL**
SCALE: 1" = 1'-0"



TYPE "B" ROOF CURB
SCALE: 1" = 1'-0"



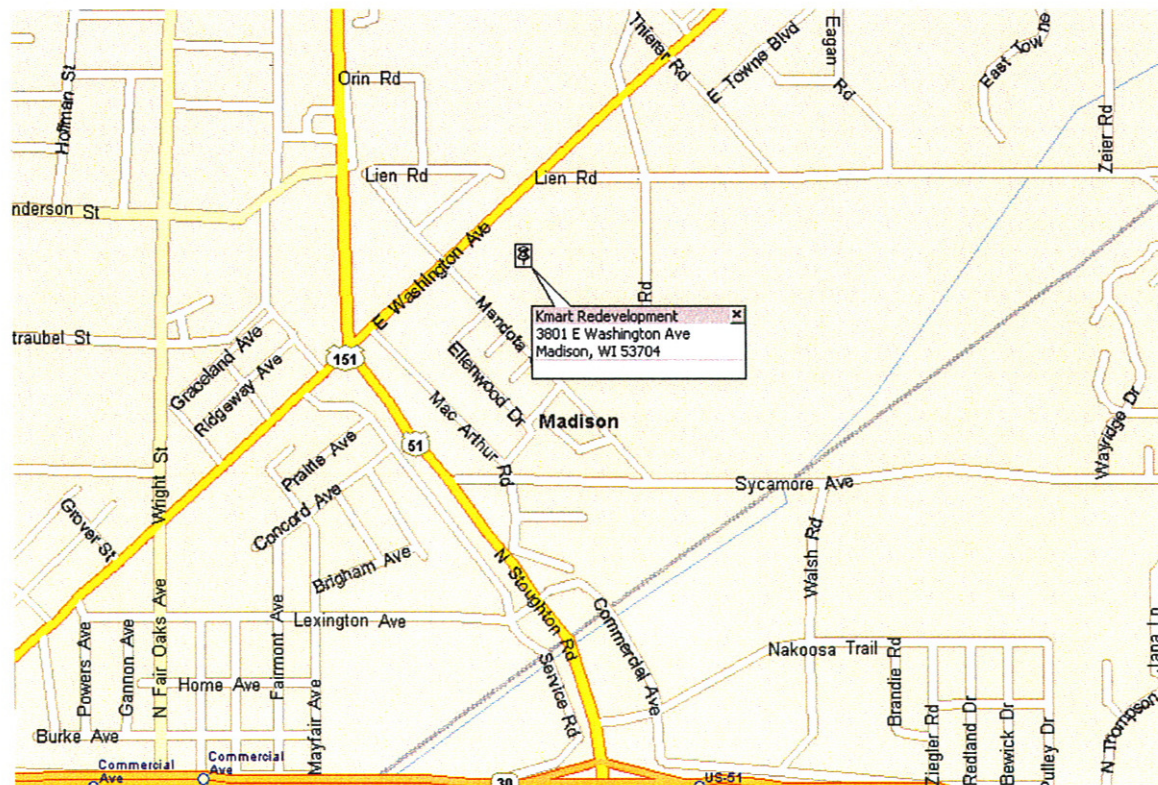
TYPE "A" ROOF CURB
SCALE: 1" = 1'-0"



**SCUPPER INSERT
ISOMETRIC VIEW**
SCALE: 1" = 1'-0"

<p>ROOF PLAN</p>	<p>TRUE NORTH</p>	<p>LOCATION: MADISON, WISCONSIN</p> <p>HY-VEE, INC. 5820 WESTOWN PARKWAY WEST DES MOINES, IOWA 50266 TELEPHONE: (515) 267-2800 FAX: (515) 267-2935</p> <p>HyVee EMPLOYEE OWNED</p>			<p>REVISION</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%;"></td> <td style="width: 50%;"></td> </tr> </table>		
<p>A8.0</p>	<p>DATE: 9/20/07 BY: JLN SET SHEET: MAD-01.AMD07</p>						

Site Location Maps



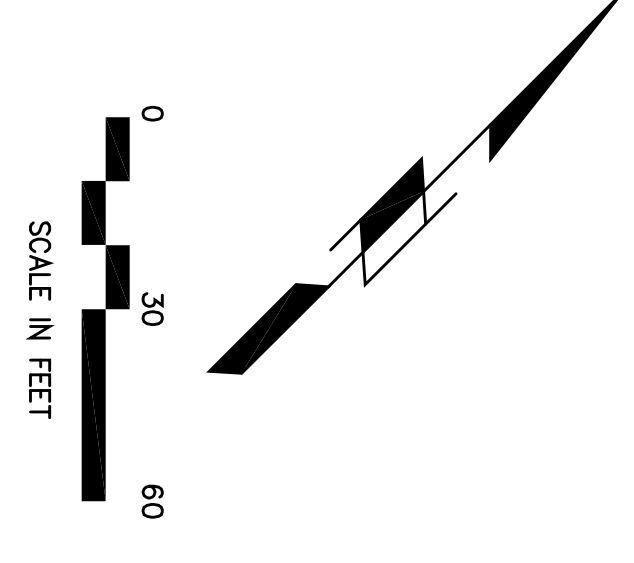
Symbol	Qty	Label	Arrangement	Lumens	ULF	Description
□	7	P1	SINGLE	100000	0.684	1-875W PBM (KM PT/AC/27N5/875PMH/VOLTAGE/DB-P SSS30 POLE
□	7	P2	SINGLE	100000	0.684	1-875W PBM (KM 1A/AC/27N5/875PMH/VOLTAGE/DB-P SSS30 POLE
□	4	P3	BACK-BACK	100000	0.684	2-875W PBM (KM 2B/AC/27N5/875PMH/VOLTAGE/DB-P/H/S SSS30 POLE
□	9	W1	SINGLE	12600	0.641	1-150W WH (KM WD1/4/150WH/VOLTAGE/DB-P)
□	5	W2	SINGLE	40000	0.684	1-400W PBM (KM WD1B/4/400WH/VOLTAGE/DB-P)
□	2	F1.1	SINGLE	100000	0.684	1-875W PBM (KM AF1.3/4/875WH/VOLTAGE/DB-P/SRS3/DB-P MOUNT TO FRONT STORE POLES)

Label	Code/Type	Units	Avg	Max	Min	Avg/Min	Max/Min
Vehicle Use Area Floor	FC	282	6.9	0.7	4.03	9.36	
General Parking & Pedestrian Pk	FC	328	7.0	0.6	5.47	11.67	

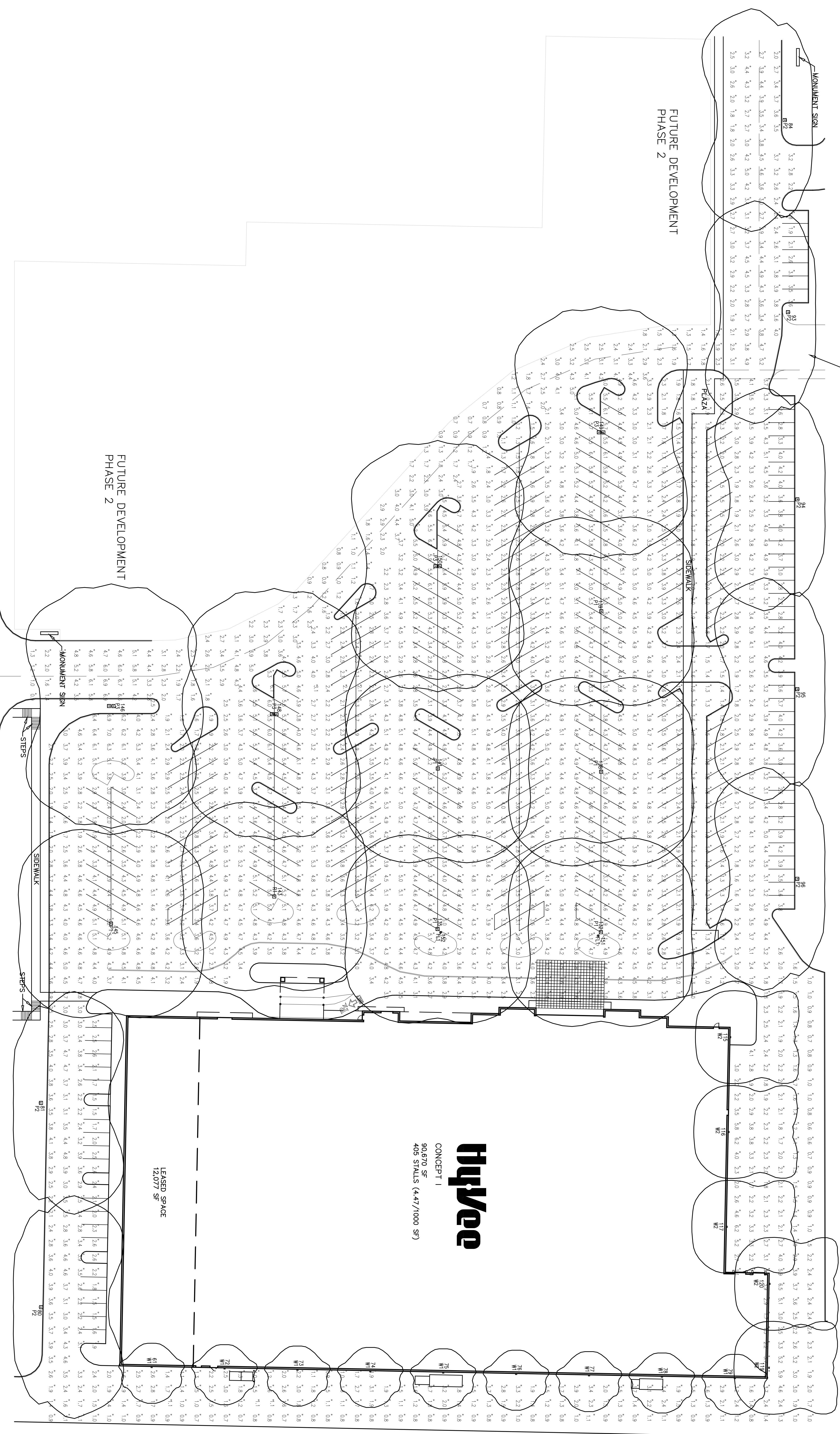
Luminaire	Location Summary	X	Y	Z	Orient	Titl
151	F1.1	2181329.	407761.3	28	332.416	0
152	F1.1	2181326.	407851.7	28	33.956	0
80	P2	2181664.	407377.0	30.6	90	0
81	P2	2181444.	407377.0	30.6	90	0
84	P2	2180902.	407890.1	30.6	270	0
93	P2	2180902.	407890.1	30.6	270	0
94	P2	2181031.	407898.8	30.6	270	0
95	P2	2181161.	407898.7	30.6	270	0
96	P2	2181291.	407898.6	30.6	270	0
132	P1	2181327.	40762.5	33	0	0
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139	P1	2181107.	40762.8	33	0	0
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145	P1	2181321.	407206.6	33	0	0
146	P3	2181172.	407206.7	30.6	270	0
148	P3	2180896.	407206.7	33	90	0
149	P3	2181078.	407583.5	33	90	0
150	P3	2181178.	407583.5	33	90	0
116	W2	2181424.	407850.0	18	80	0
117	W2	2181529.	407846.8	18	80	0
118	W2	2181399.	407851.1	18	80	0
119	W2	2181626.	407877.5	18	80	0
120	W2	2181568.	407878.0	18	80	0
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72	W1	2181627.	407854.4	14	0	0
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74	W1	2181628.	407804.4	14	0	0
75	W1	2181629.	407854.4	14	0	0
76	W1	2181630.	407804.4	14	0	0
77	W1	2181631.	407804.4	14	0	0
78	W1	2181632.	407804.4	14	0	0
79	W1	2181633.	407854.4	14	0	0

LEGEND

- PROPOSED BOUNDARY
- PROPOSED LIGHT FIXTURE AND MOUNT
- PROPOSED SANITARY SHIELD MANHOLE
- PROPOSED STORM SEWER MANHOLE
- PROPOSED STORM SEWER MANHOLE
- PROPOSED STORM SEWER MANHOLE
- PROPOSED TRAFFIC SIGN
- PROPOSED FIRE HYDRANT
- PROPOSED WATER VALVE
- PROPOSED FRIEST FRIEST HYDRANT
- PROPOSED CURB ELEVATION
- TOP OF CURB ELEVATION
- TOP OF WALL ELEVATION
- TOP OF WALL ELEVATION
- PROPOSED TREE
- PROPOSED SIDEWALK
- PROPOSED HEAVY DUTY PCC PAVING
- PROPOSED LIGHT DUTY PCC PAVING



FUTURE DEVELOPMENT PHASE 2



LOCATION:
MADISON, WISCONSIN

HY-VEE, INC.
 5820 WESTOWN PARKWAY
 WEST DES MOINES, IOWA 50266
 TELEPHONE: (515) 267-2800
 FAX: (515) 267-2935

HyVee
 EMPLOYEE OWNED

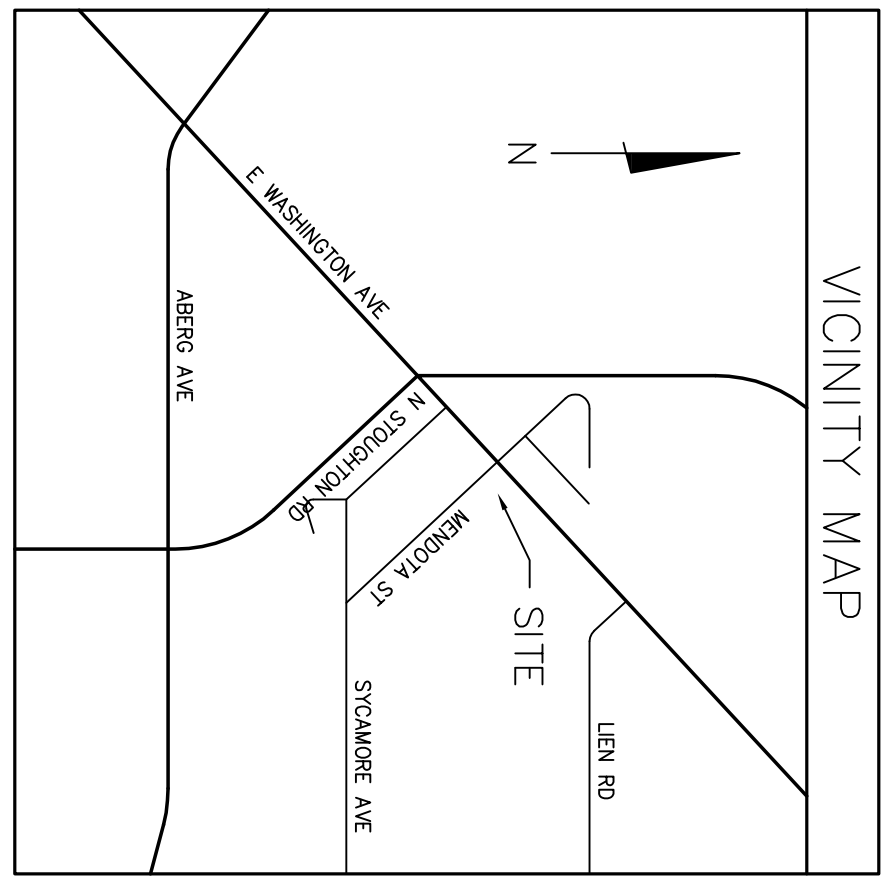
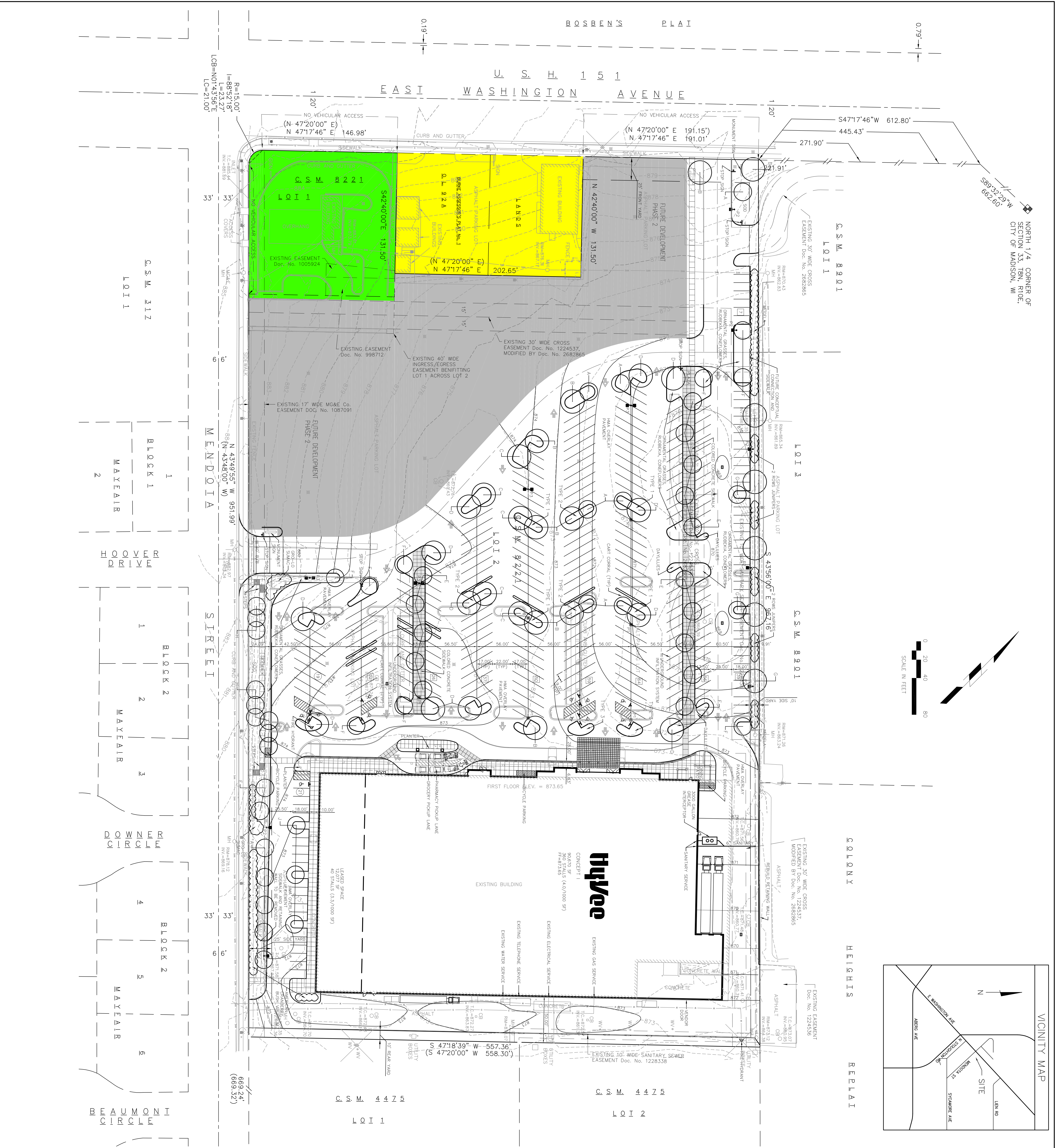
TRUE NORTH
 PLAN NORTH

PHOTOMETRIC PLAN

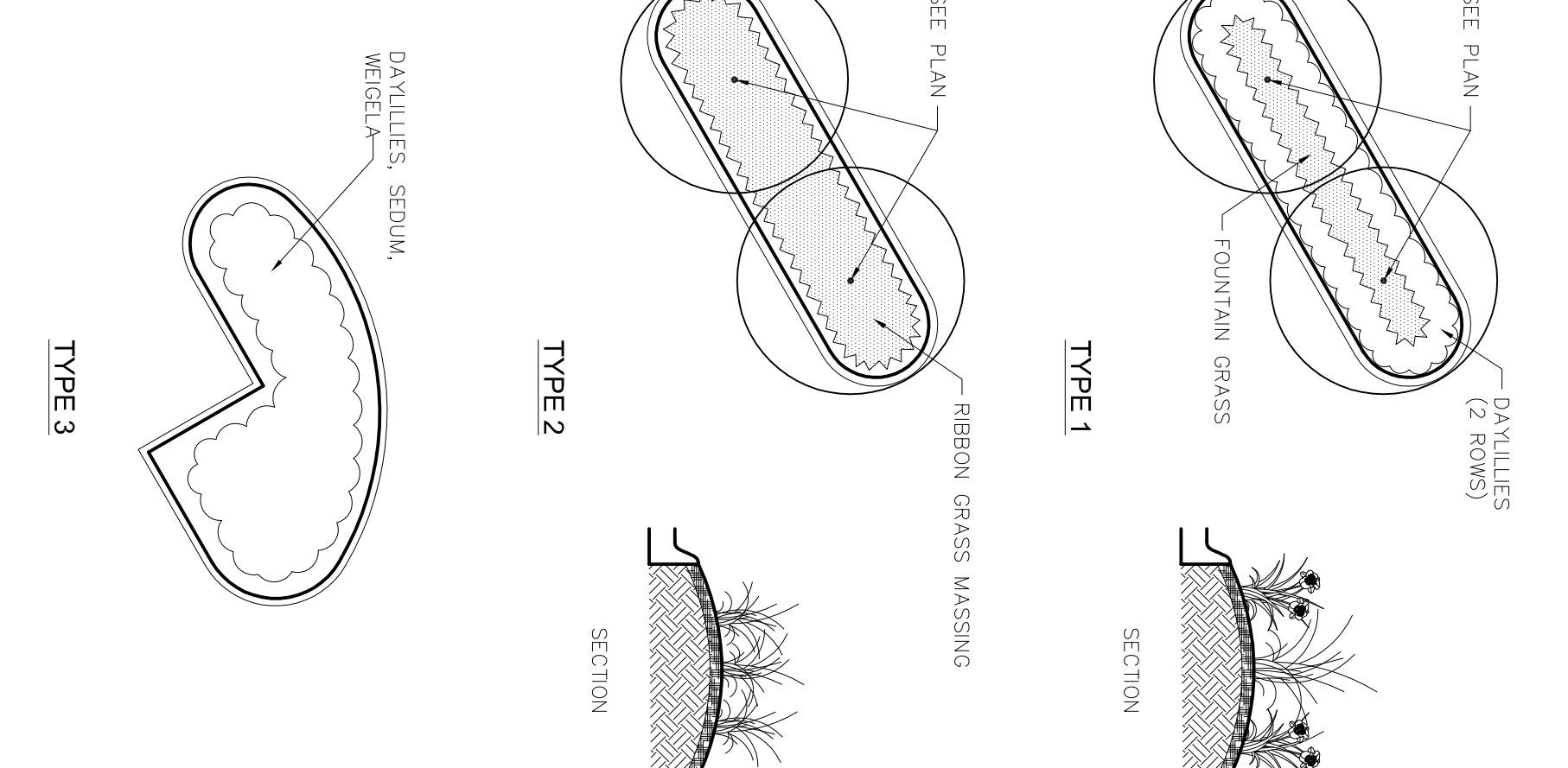
DATE	DESCRIPTION
2007	ISS
1-20	1-20

D2.0

NORTH 1/4 CORNER OF SECTION 33, 18N, 10E, CITY OF MADISON, WI



ID	LANDSCAPE KEY DESCRIPTION	SIZE/CONDITION
A	LANDSCAPE TREE (L&C) - 10" DBH	1-1/2" CALIBER, 80%
B	ENGLISH OAK - 10" DBH	1-1/2" CALIBER, 80%
C	SNYDER DOGWOOD - 10" DBH	1-1/2" CALIBER, 80%
D	HICKORY - 10" DBH	1-1/2" CALIBER, 80%
E	RED BUD - 10" DBH	1-1/2" CALIBER, 80%
F	WINDSOR CORNELLIA - 10" DBH	1-1/2" CALIBER, 80%
G	SPRING DAEK - 10" DBH	1-1/2" CALIBER, 80%
H	EASTERN REDBUD - 10" DBH	1-1/2" CALIBER, 80%
J	BURY WARE - 10" DBH	1-1/2" CALIBER, 80%



OWNER
3820 EAST WASHINGTON AVE LLC
MADISON, WI 53705
(608) 201-8133

APPLICANT
HY-VEE, INC.
3820 WESTOWN PARKWAY
MADISON, WI 53705
(608) 267-2800

CIVIL ENGINEER
BREBE COOPER
3820 WESTOWN PARKWAY
MADISON, WI 53705
(608) 267-2800

ZONING AND LAND USE
EXISTING ZONING: C3 & URBAN DESIGN DISTRICT 3
PROPOSED LAND USE: WHOLESALE RETAIL

PARKING REQUIREMENTS
PARKING STALLS REQUIRED: 343
TOTAL STALLS: 343

SITE SUMMARY
SITE AREA (HY-VEE): 365,530 SF (8.86 AC ±)
SITE AREA (EXISTING BUILDING): 262,826 SF (6.02 AC ±)
TOTAL SITE AREA: 628,356 SF (14.34 AC ±)

PRELIMINARY
NOT FOR CONSTRUCTION

REVISION	DATE

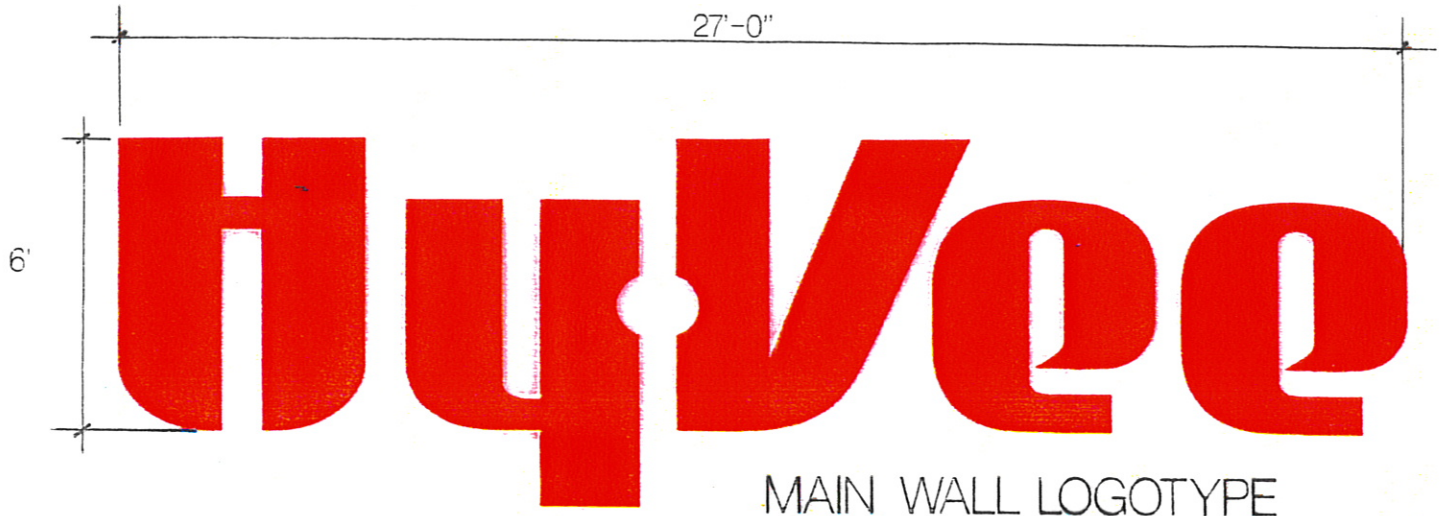
LOCATION:
MADISON, WISCONSIN
EAST WASHINGTON

HY-VEE, INC.
5820 WESTOWN PARKWAY
WEST DES MOINES, IOWA 50266
TELEPHONE: (515) 267-2800
FAX: (515) 267-2935

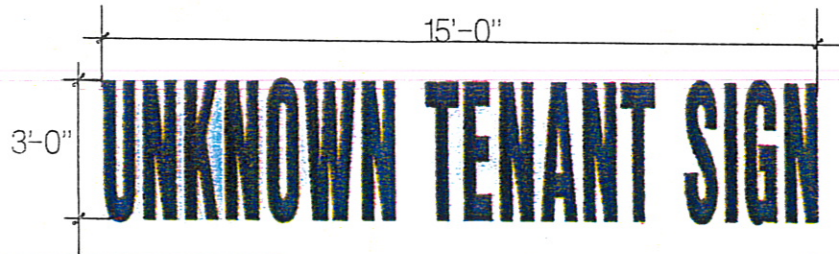
TRUE NORTH PLAN NORTH

DEVELOPMENT PLAN

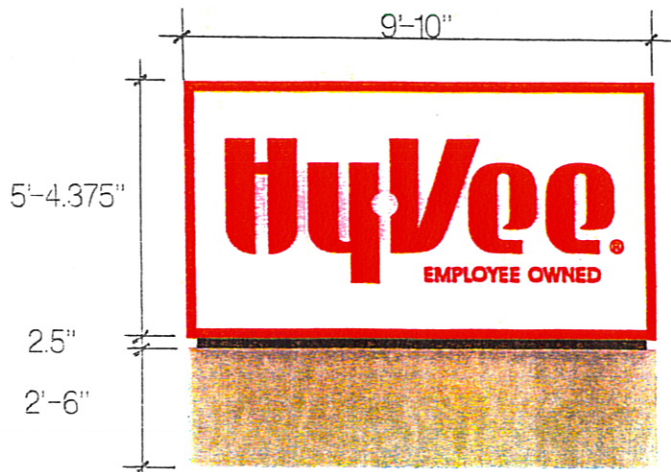
DATE: 11-20-2007
SCALE: 1"=40'
SHEET: D1.0



MAIN WALL LOGOTYPE



ALL ABOVE PLEX FACELIGHTED CHANNEL LETTERS



INTERIOR ILLUMINATED MONUMENT SIGN
ON FABRICATED TEXTURED BASE
(2) REQUIRED

HY-VEE (PERMIT SHEETS)
MADISON, WIS
G-27374
11/1/2007 (SHEET 1 OF 2) *H.G.*

22'-10"

18"

PHARMACY DRIVE-UP

21'-4"

18"

GROCERY DRIVE-UP

6'-1"

18"

FOOD

12'-1"

18"

PHARMACY

12'

2'

UNKNOWN BANK

(UNKNOWN NAME, UNKNOWN COLORS)

ALL ABOVE PLEX FACELIGHTED CHANNEL LETTERS

HY-VEE (PERMIT SHEETS)

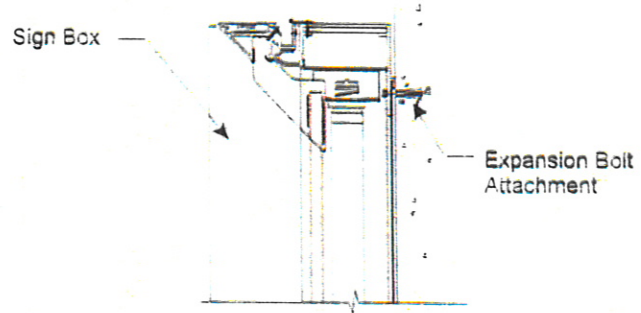
MADISON, WIS

G-27374

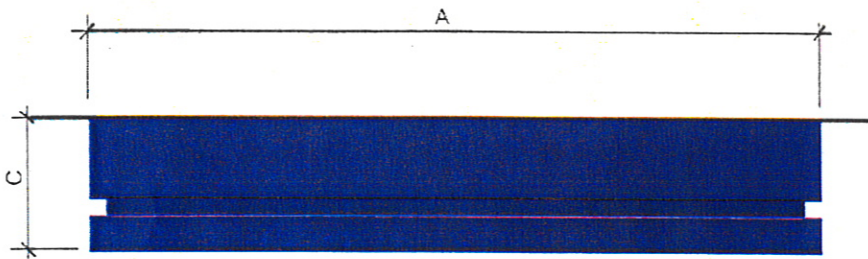
11/1/2007 (SHEET 2 OF 2) *de*

↓

Illuminated Horizontal Wall Signs		
PSIN #	CPU-C2A	CPU-C3A
PSIN #	6128	6129
A	6'-3 3/8"	4'-3 3/8"
B	3'-5 3/8"	2'-4 1/8"
C	9 1/4"	9 1/4"
VOLTS	120	120
AMPS	2.8	1.6



Section / Mounting Detail



CPU Illuminated Horizontal Wall Signs

PSIN# CPU-C2A, CPU-C3A

Usage: Preferred format for primary wall identification shall be used on all CPU facility exteriors unless restricted by city or landlord.

Note: CPU signage must be obtained through the USPS Direct Vendor purchasing agreement.