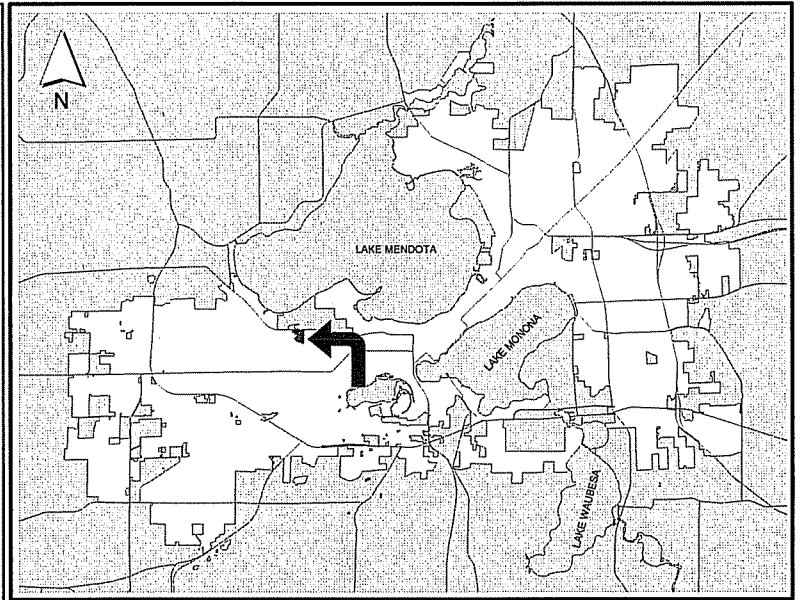


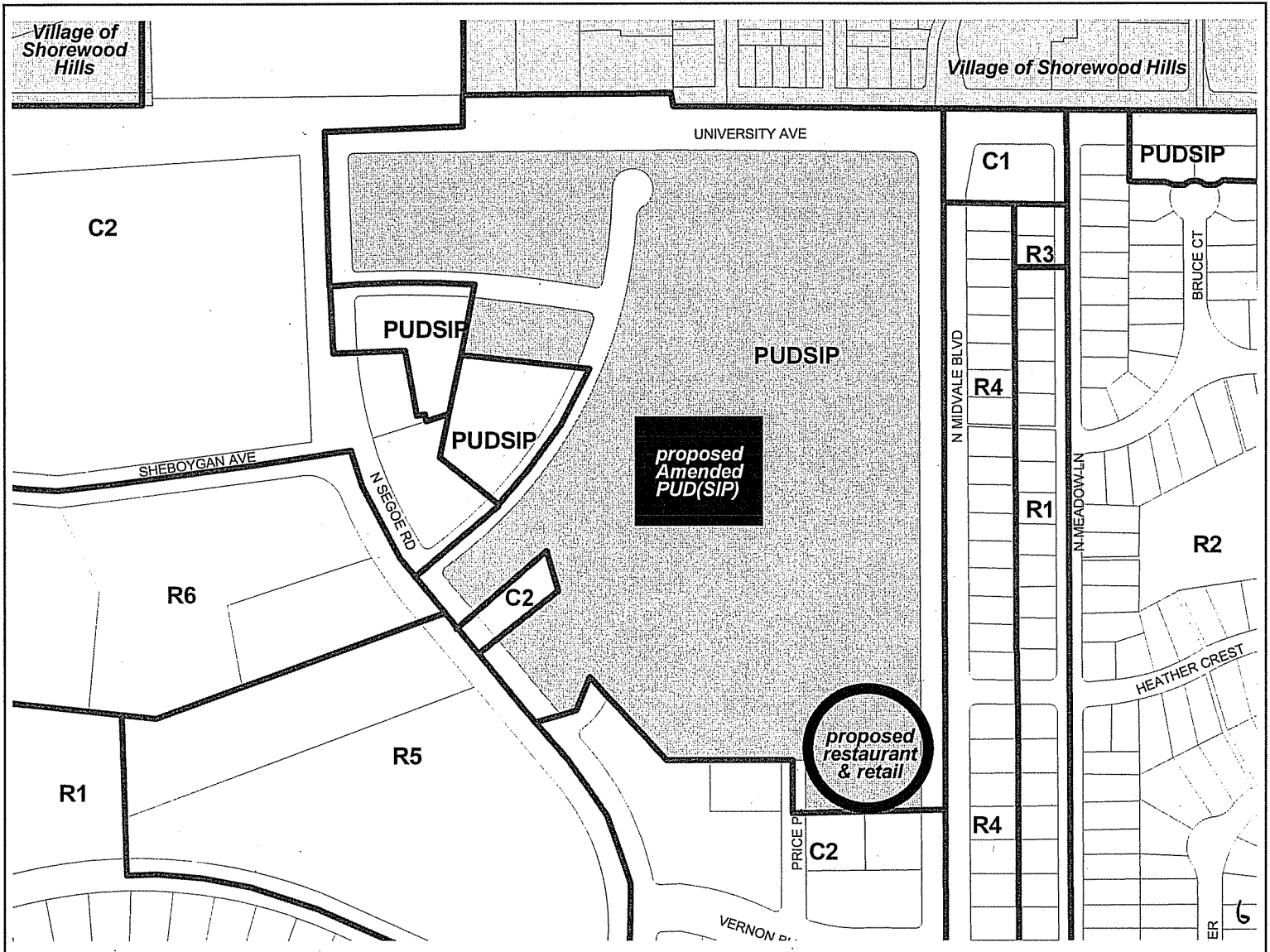
CITY OF MADISON

Proposed Rezoning

Location: 702 North Midvale Boulevard
Applicant: Hilldale Land Company/
Dennis Harder - Joseph Freed & Associates
From PUD(SIP) District(s)
To Amended PUD(GDP-SIP) District(s)
Existing Use: Shopping Center
Proposed Use: 13,200 sf Building w/Restaurant,
Outdoor Eating Area & Retail Space
File No. _____
Public Hearing Dates:
Plan Commission 01 May 2006
Common Council 16 May 2006



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

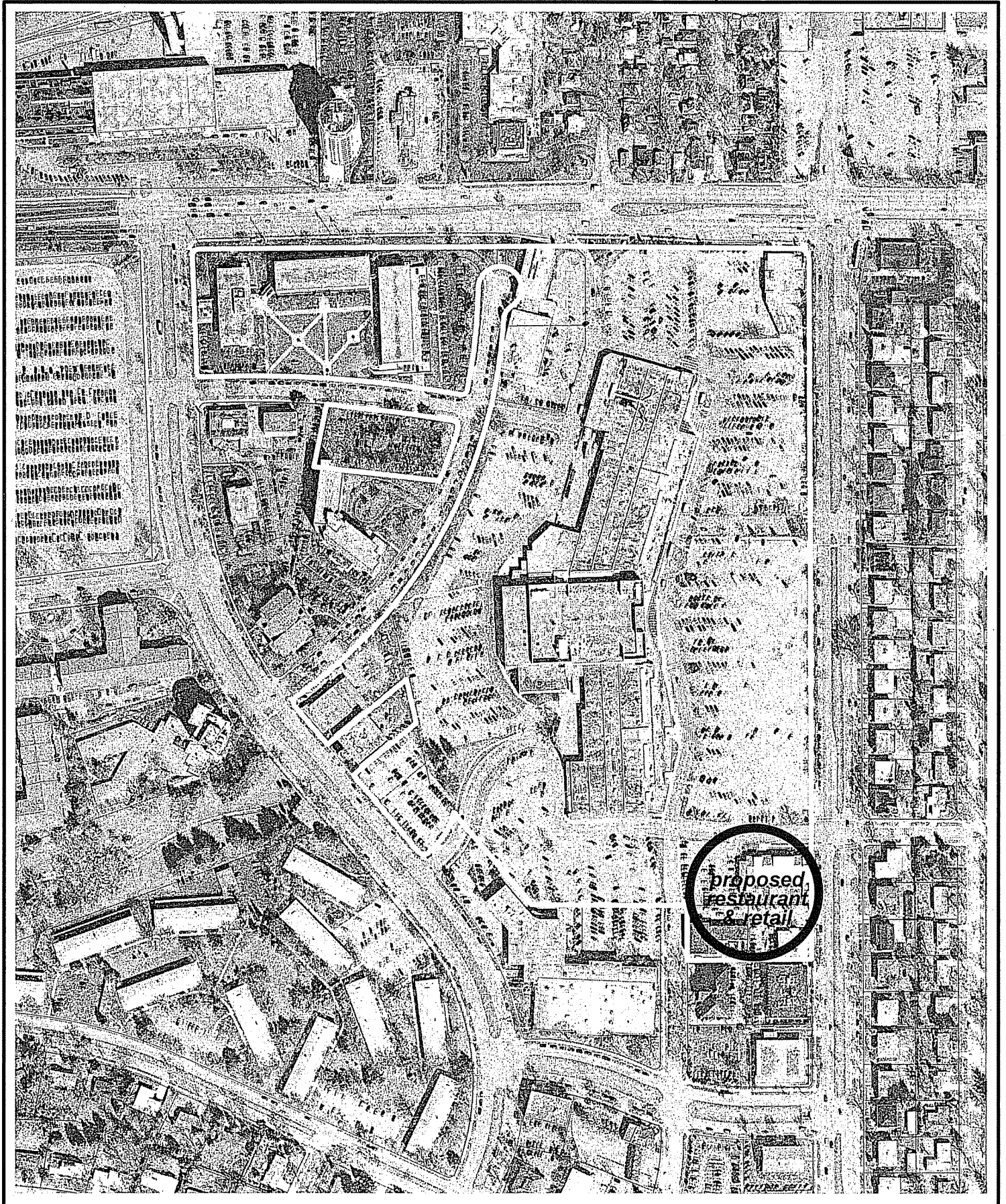


702 North Midvale Boulevard

100 0 100 Feet



Date of Aerial Photography - April 2000



HILLDALE, MADISON TO: DAH
SALLY

PART A

Occupant Notification Fee: \$50
Rezoning and Conditional Use application fees see attached.

The following information is **REQUIRED** for ALL applications for Plan Commission review:

| | |
|---|------------------------|
| FOR OFFICE USE ONLY: | |
| Amt. Paid <u>1250</u> | Receipt # <u>68897</u> |
| Date Received <u>2-8-06</u> | |
| Parcel No. <u>0709-201-210-2</u> | |
| Aldermanic District <u>11 - Tim Embler</u> | |
| GQ <u>Ex. C.U.</u> | |
| Zoning District | |
| For complete submittal: | |
| Application | |
| Legal Description <input checked="" type="checkbox"/> | |
| Letter of Intent <input checked="" type="checkbox"/> | |
| Plans <input checked="" type="checkbox"/> | |
| Zoning Text <input checked="" type="checkbox"/> | |
| Received By <u>MWT</u> | |
| Alder Notif. <input checked="" type="checkbox"/> | Waiver |
| Nbr. Assn. Notif. <u>N/A</u> | Waiver |
| Issued Sign <input checked="" type="checkbox"/> | |

1. Address of Site: 702 N. Midvale Blvd.
Name of Project: Hilldale Center
Acreage of Site: 1,611,922 s.f. - 37.00 ac.

2. This is an application for (check at least one):
 Rezoning from _____ to _____
 Conditional Use
 Demolition Permit (Please provide age, City assessment, and the condition of the building(s) to be demolished. Provide photos.)
 Other (Describe) SIP Amendment #3 to Hilldale PUD-GDP-SIP

3. You must include or attach a legal description—Lot and block number of recorded certified survey map or plat, or metes and bounds by surveyor, engineer, title company, etc., (Note: A "Plat of Survey" or "Site Plan" is NOT a legal description). Any extra costs to the City, because of legal description problems, are to be paid by the applicant. (Any application, without a proper, complete and appropriate legal description, will NOT be processed). See attached instruction sheet regarding submittal of legal descriptions on computer diskette.
See Attachment "A": Legal Descriptions

4. General description of the project or intended use(s) of this property.
For restaurant and retail building at southeast corner of Heathercrest and Price Place.

5. Are there existing buildings on this site? Yes
What is the present zoning of this site? PUD-GDP-SIP
What are the present uses of this site? General retail and related, entertainment (theater), office, off-street parking


6. Do you intend to use the existing building(s)? No. Firestone building has been demolished for some time.

7. What exterior changes are proposed to the existing building(s)? N/A
8. What interior changes are proposed to the existing building(s)? N/A
9. Are you proposing to add or build new dwelling units? N/A
 How many units? N/A
 Owner occupied _____ selling price, from \$ _____ to \$ _____
 Rental _____ rent levels, from \$ _____ to \$ _____
10. For rental housing will you be accepting Section 8 housing vouchers? N/A
11. When do you wish to occupy this site or building? 2006
12. Does this proposal involve any development in the public right-of-way? _____
 No Yes _____ Explain: _____
13. Please print (or type) name and mailing address of the **property owner**. (Please include all owners involved in partnerships) See Attachment "B": Ownership
- Phone: 847-215-5500 Fax: 847-215-5282
- Please print (or type) name and mailing address of **contact person** for this project [the person that can answer any questions regarding this application or project plans and will appear at the public hearing(s)]. Andy Stein,
- Phone: 847-215-5393 Fax: 847-215-5282
14. **Property owner's** authorized signature: _____
 [If offer to purchase or contract owner, please indicate below (check one). Architect's, real estate agent's, contractor's or tenant's signature is NOT adequate].
 Owner Offer to Purchase Other (Explain Owner's Agent)
15. It is extremely important that you inform the **ALDERPERSON** and **NEIGHBORHOOD ASSOCIATION** of this district about your proposal as soon as possible. As required by Section 28.12(10)(c) and (d), I have notified Alderperson Tim Gruber and Mike Lawton of the Hillfarms Neighborhood Association in writing by mail no less than thirty (30) days prior to this submittal.
 Yes No _____
 Date that the alderperson was notified: February 7, 2006
 Date that the Neighborhood Association was notified: February 7, 2006

9. That when applying the above standards to any new construction of a building or an addition to an existing building the City Plan Commission:
- Shall bear in mind the statement of purpose for the zoning district such that the proposed building or addition at its location does not defeat the purposes and objective of the zoning district, and
 - May require the applicant to submit plans to the Urban Design Commission for comments and recommendations, and
 - May consider the use of the proposed building as it relates to the City's Land Use Plan. When a conditional use application is denied, the Plan Commission shall furnish the applicant in writing those standards that are not met and enumerate reasons the Commission has used in determining that each standard was not met.
[Sec. 28.12(10)(g)8., Cr. by Ord. 5869, 6-1-77]

The undersigned applicant or authorized agent of the applicant hereby certifies that he or she has read all of the information contained in this application and that the same is true and correct.

The undersigned further understands and agrees that any review, recommendation, approval, or permit, based upon any statement, drawings, plans, evidence or information furnished by the applicant or any agent of the applicant to the Plan Commission or Common Council with respect to the project which is the subject of this application and which at the time made is misleading, inaccurate, untrue or incorrect in any material respect, shall be declared null and void by the Commission, issuing written notice thereof to the applicant or designated agent without further public hearing.

| | | |
|---|-----------------------|---------------|
|  | Owner's Agent | March 7, 2006 |
| Applicant Signature | Relationship to Owner | Date |

Please print (or type) name and mailing address of above applicant: Andy Stein, Development Manager and Dennis Harder, Vice President, Joseph Freed and Associates LLC, 220 N. Smith Street, Suite 300, Palatine, IL 60067
 Phone 847-215-5393 Fax 847-215-5282

The following material is **REQUIRED** for all applications:

- Twelve (12) copies of a Letter of Intent describing this application in detail, including: Construction schedules, names of people involved (contractor, architect, landscaper, business manager, etc.), types of businesses, hours of operation, square footage or acreage of the site, number of dwelling units, number of employees, gross square footage of building, number of parking stalls, etc.
- Seven (7) copies of "Full Size" scaled site plans and seven (7) copies of reduced site plans on 11 inch by 17-inch paper. Scaled site plans to be drawn at a scale of one-inch equals 20 feet. All plan sets must include: A site plan showing all lot lines, building locations, building additions, demolitions, or changes, parking areas, driveways, sidewalks, location of any new signs, existing and proposed utility locations, and landscaping. Also include building elevations and floor plans. Plans must be drawn to scale and include all dimensions.

JOSEPH FREED AND ASSOCIATES LLC

Tuesday, March 7, 2006

Mr. Bradley J. Murphy
Department of Planning and Development
City of Madison
215 Martin Luther King, Jr. Drive

**Re: Letter of Intent-Hilldale PUD-GDP-SIP Amendment #3
702 N. Midvale Boulevard**

Dear Mr. Murphy:

Enclosed please find the following material related to the subject application.

Locator Map

PUD-GDP-SIP Application:

- Application Form for Plan Commission approval of the Amendment #3 to the Hilldale Center PUD-SIP with attachments regarding Legal Descriptions and Ownership.
- Zoning Text.

The Developer is proposing to amend the existing Hilldale Center PUD-GDP-SIP with this application as follows:

- A restaurant and retail building to be built in the place of the former Firestone at the Southeast Corner of Heathercrest and Price Place.
- The restaurant will have outdoor seating on both Heathercrest and Price frontage with tasteful landscaping and streetscape surrounding the perimeter.
- Ken Saiki Design, Strand Engineers, and Strang Architects have participated in the design of the structures and the site. We have not decided on a general contractor for the project to date.
- The restaurant building will be approximately 7,000 square feet with an outdoor seating area of 1,491 square feet. The restaurant's capacity will have 230 seats within the restaurant and 74 seats in the outdoor seating area. The retail building approximately 6,200 square feet, it is adjacent to the restaurant building.
- Typical hours of operation for the restaurant will be Monday-Thursday 10 am- 2 am, and Friday and Saturdays from 10 am- 2:30 am. The restaurant will have approximately 25 employees per shift.

JOSEPH FREED AND ASSOCIATES LLC

- The restaurant and retail will have trash and recyclable pick up 3 times per week. The trash will be placed in a trash corral behind the premises. Snow removal will be handled as part of the common area maintenance at Hilldale Shopping Center.
- This proposal does not affect or change the access, circulation, or parking facilities within the approved Hilldale SIP #1.
- The end users for the retail building have not been determined to date. The storefront for this building will be handled similarly to retail buildings A,B,C, and D that was approved in the original Hilldale PUD-GDP-SIP.

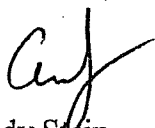
Filing Fee:

A GDP/SIP Filing Fee in the amount of \$1,200 accompanies this submission.

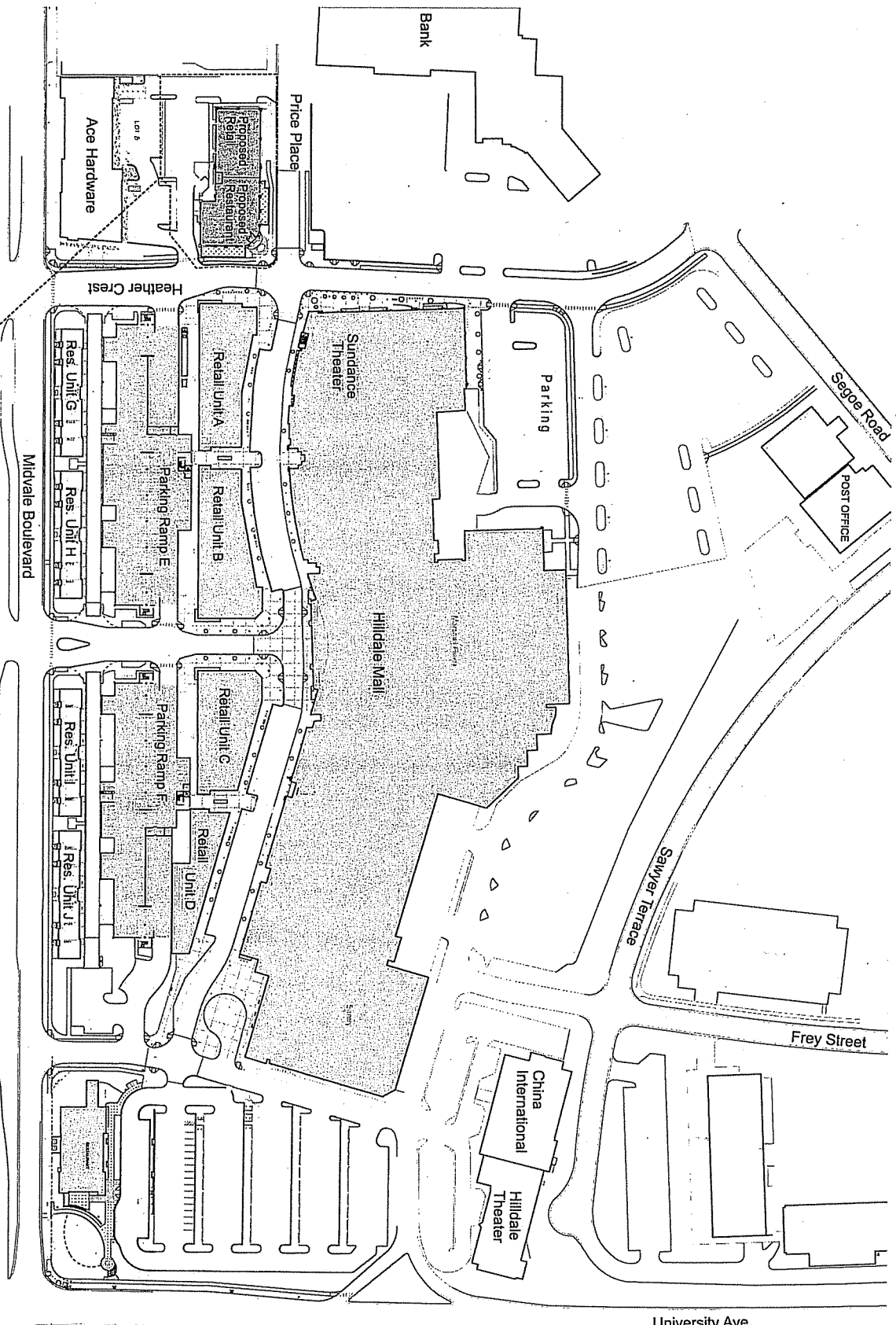
Joseph Freed and Associates LLC is submitting these materials on behalf of the owners the Hilldale Center property. It is our intention that this application will go before the City of Madison Plan Commission on April 17, 2006 and the City Council on May 2, 2006. If there are any questions regarding this application, please feel free to contact me.

Very truly yours,

Joseph Freed and Associates LLC



Andy Stein
Vice President of Development



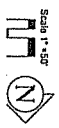
SIP#1 Amendment 3 Location

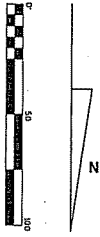
HILLDALE SHOPPING CENTER

702 N. MIDVALE BOULEVARD
MADISON, WI

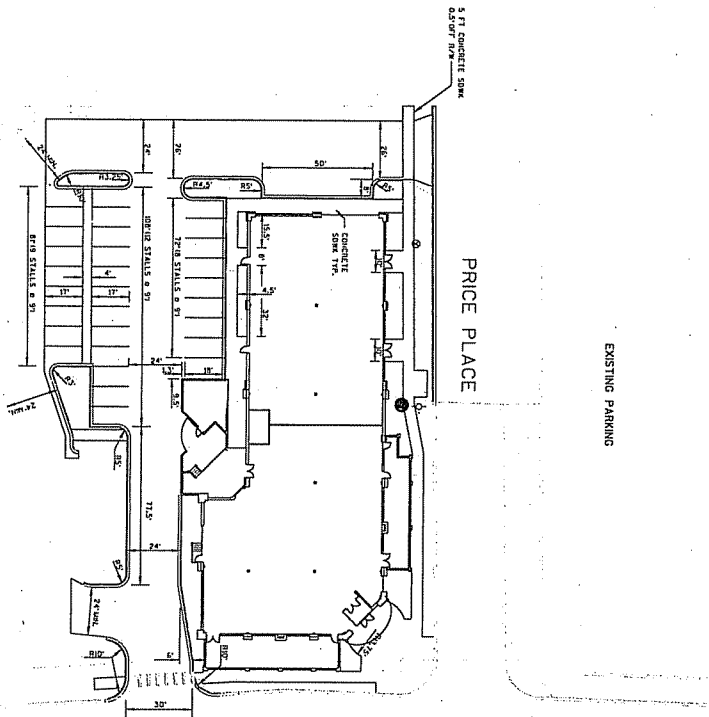
HILLDALE BUILDING COMPANY LLC

SIP Amendment
Location Map





MIDVALE BLVD



EXISTING ACE HARDWARE

EXISTING PARKING

HEATHER CREST

SUNDANCE THEATER

EXISTING RETAIL

EXISTING PARKING RAMP

EXISTING RESIDENTIAL

HILLDALE SHOPPING CENTER

702 N. MIDVALE BOULEVARD
MADISON, WI

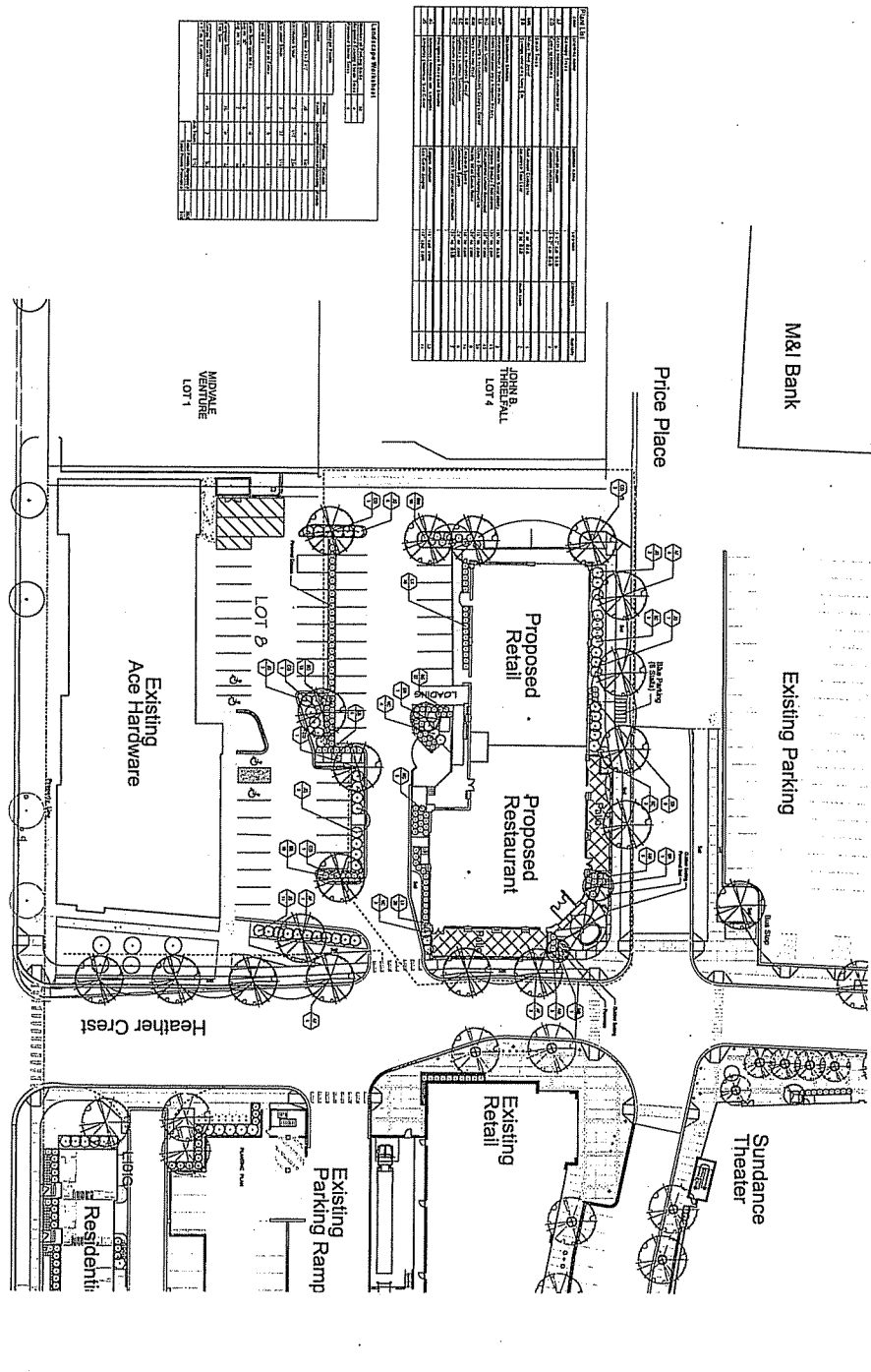
HILLDALE BUILDING COMPANY LLC

STRAND ASSOCIATES, INC.
ENGINEERS
110 West Wisconsin
Madison, WI 53715
608 251 8888 FAX
www.strand.com

Project Name: **SITE LAYOUT PLAN**

| Rev | Description | Date |
|-----|------------------------|--------|
| 1 | Issue for Review | 3/8/06 |
| 2 | Issue for Construction | |

Drawn By: **L 1006**



| PROPOSED BUILDINGS | |
|--------------------|------------------------|
| NO. | DESCRIPTION |
| 1 | PROPOSED RETAIL |
| 2 | PROPOSED RESTAURANT |
| 3 | EXISTING ACE HARDWARE |
| 4 | EXISTING RETAIL |
| 5 | SUNDANCE THEATER |
| 6 | EXISTING PARKING RAMP |
| 7 | EXISTING RESIDENTIAL |
| 8 | EXISTING M&I BANK |
| 9 | EXISTING PRICE PLACE |
| 10 | EXISTING HEATHER CREST |
| 11 | EXISTING LOT B |
| 12 | EXISTING LOT 1 |
| 13 | EXISTING LOT 4 |
| 14 | EXISTING LOT 5 |
| 15 | EXISTING LOT 6 |
| 16 | EXISTING LOT 7 |
| 17 | EXISTING LOT 8 |
| 18 | EXISTING LOT 9 |
| 19 | EXISTING LOT 10 |
| 20 | EXISTING LOT 11 |
| 21 | EXISTING LOT 12 |
| 22 | EXISTING LOT 13 |
| 23 | EXISTING LOT 14 |
| 24 | EXISTING LOT 15 |
| 25 | EXISTING LOT 16 |
| 26 | EXISTING LOT 17 |
| 27 | EXISTING LOT 18 |
| 28 | EXISTING LOT 19 |
| 29 | EXISTING LOT 20 |
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| 91 | EXISTING LOT 82 |
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| 93 | EXISTING LOT 84 |
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| 95 | EXISTING LOT 86 |
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| 97 | EXISTING LOT 88 |
| 98 | EXISTING LOT 89 |
| 99 | EXISTING LOT 90 |
| 100 | EXISTING LOT 91 |
| 101 | EXISTING LOT 92 |
| 102 | EXISTING LOT 93 |
| 103 | EXISTING LOT 94 |
| 104 | EXISTING LOT 95 |
| 105 | EXISTING LOT 96 |
| 106 | EXISTING LOT 97 |
| 107 | EXISTING LOT 98 |
| 108 | EXISTING LOT 99 |
| 109 | EXISTING LOT 100 |

| | |
|--------------|--------------------------|
| Project Name | HILLDALE SHOPPING CENTER |
| Site No. | 101G |
| Scale | 1" = 20' |
| Date | 10/1/20 |
| Drawn By | ... |
| Checked By | ... |
| Approved By | ... |

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

REDAK
 ARCHITECTS
 201 E. UNIVERSITY AVENUE
 MADISON, WI 53706
 TEL: 608.263.1111
 FAX: 608.263.1112

REDAK
 ARCHITECTS
 201 E. UNIVERSITY AVENUE
 MADISON, WI 53706
 TEL: 608.263.1111
 FAX: 608.263.1112

REDAK
 ARCHITECTS
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 MADISON, WI 53706
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 TEL: 608.263.1111
 FAX: 608.263.1112

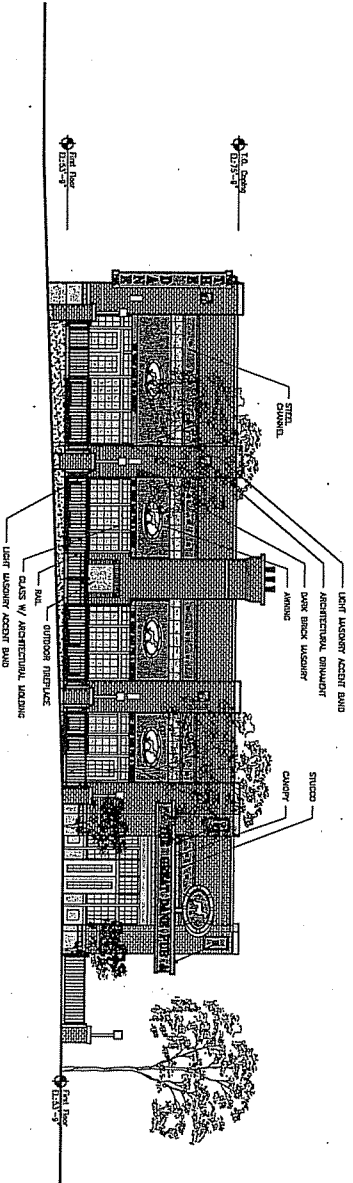
REDAK
 ARCHITECTS
 201 E. UNIVERSITY AVENUE
 MADISON, WI 53706
 TEL: 608.263.1111
 FAX: 608.263.1112



STRANG

ARCHITECTURE
ENGINEERING
INTERIOR DESIGN

STRANG INC.
2000 W. WISCONSIN AVENUE
MADISON, WI 53705-4355
7608 228 2020
7608 228 2024



AT HANOVERSHEST
NORTH ELEVATION
SCALE: 1/16"=1'-0"

| | |
|---------------|--|
| DRAWING SET | UNC |
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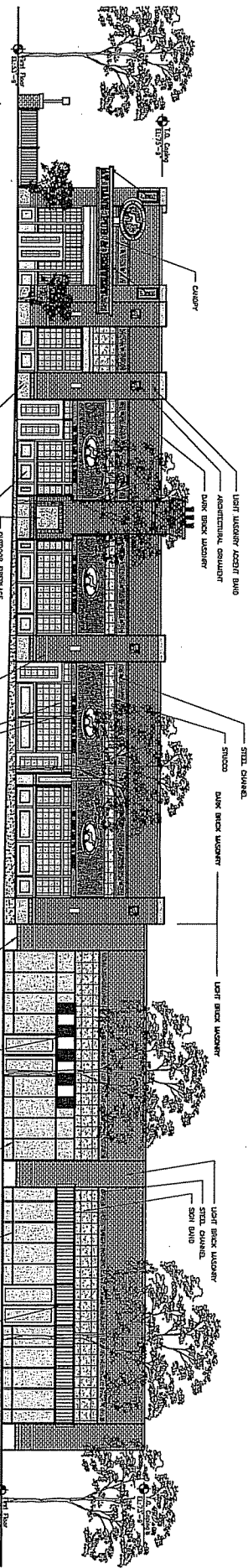
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SHEET TITLE
EXTERIOR
ELEVATION



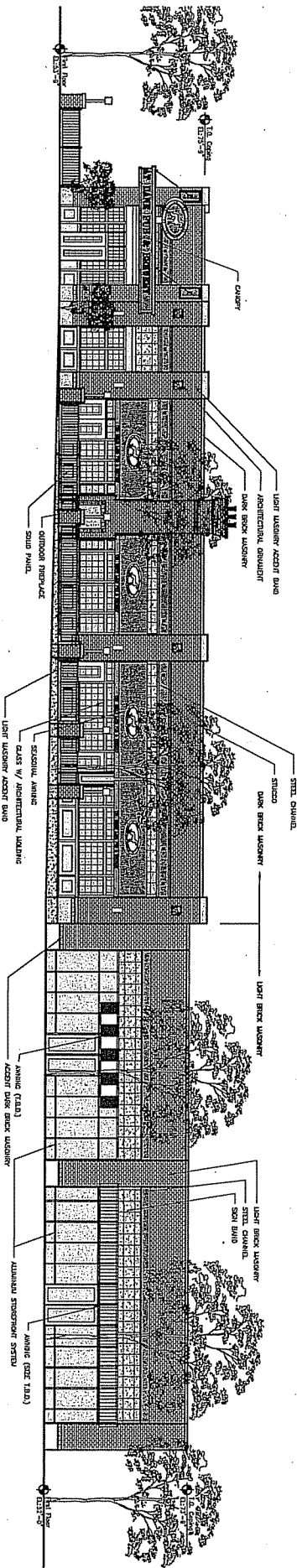
STRANG

ARCHITECTURE
INTERIOR DESIGN

STRANG BLDG.
1000 1ST FLOOR
MADISON, WI 53703-4338
TEL 608 264 8222
FAX 608 264 8224



(NORTH SIDE)
HILLDALE RENTAL BUILDING
WEST ELEVATION
SCALE: 1/16" = 1'-0"



(NORTH SIDE)
HILLDALE RENTAL BUILDING
WEST ELEVATION
SCALE: 1/16" = 1'-0"

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PROJECT NO. 2005017
DATE 3/14/2005
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CHECKED

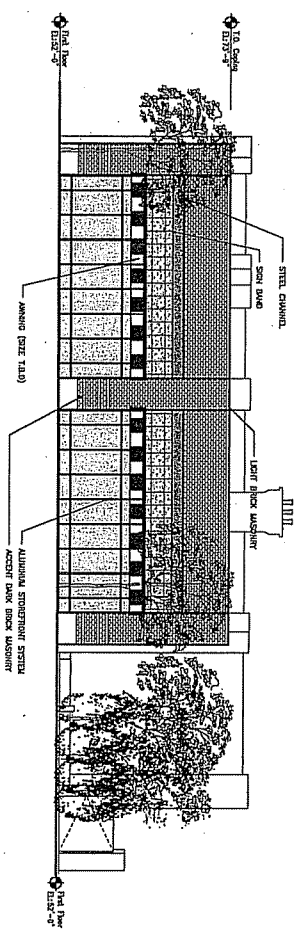
HILLDALE RENTAL BUILDING - SOUTH

MADISON, WI
SHEET TITLE
EXTERIOR ELEVATION
SHEET NO. 401



STRANG

ARCHITECTURAL
ENGINEERING
INTERIOR DESIGN
STRANG, INC.
2415 HUNTER L. ROYCE ROAD
MADISON, WI 53718-4218
TEL: 608 274 8200
FAX: 608 274 8201



SOUTH ELEVATION
SCALE: 1/16" = 1'-0"

| | |
|---------------|---------------------------------------|
| DRAWING SET | UNC |
| COPYRIGHT | 3/14/2008 |
| STRANG, INC. | |
| FILE NAME | |
| REVISIONS | |
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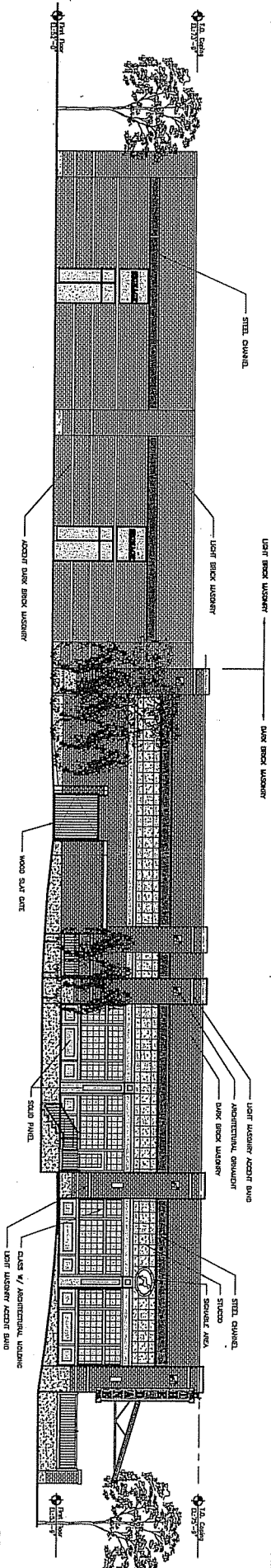
MADISON, WI
SHEET TITLE
EXTERIOR
ELEVATION



STRANG

ARCHITECTURE
ENGINEERING
INTERIOR DESIGN

STRANG, INC.
6411 WASHINGTON ROAD
MADISON, WI 53711-1735
TEL: 608 278 8228
FAX: 608 278 8225



EAST ELEVATION
SCALE: 1/16" = 1'-0"

| | |
|---------------|--|
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| DRAWN | |
| CHECKED | |
| DATE | 3/14/2008 |
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MADISON, WI
SHEET TITLE
**EXTERIOR
ELEVATION**

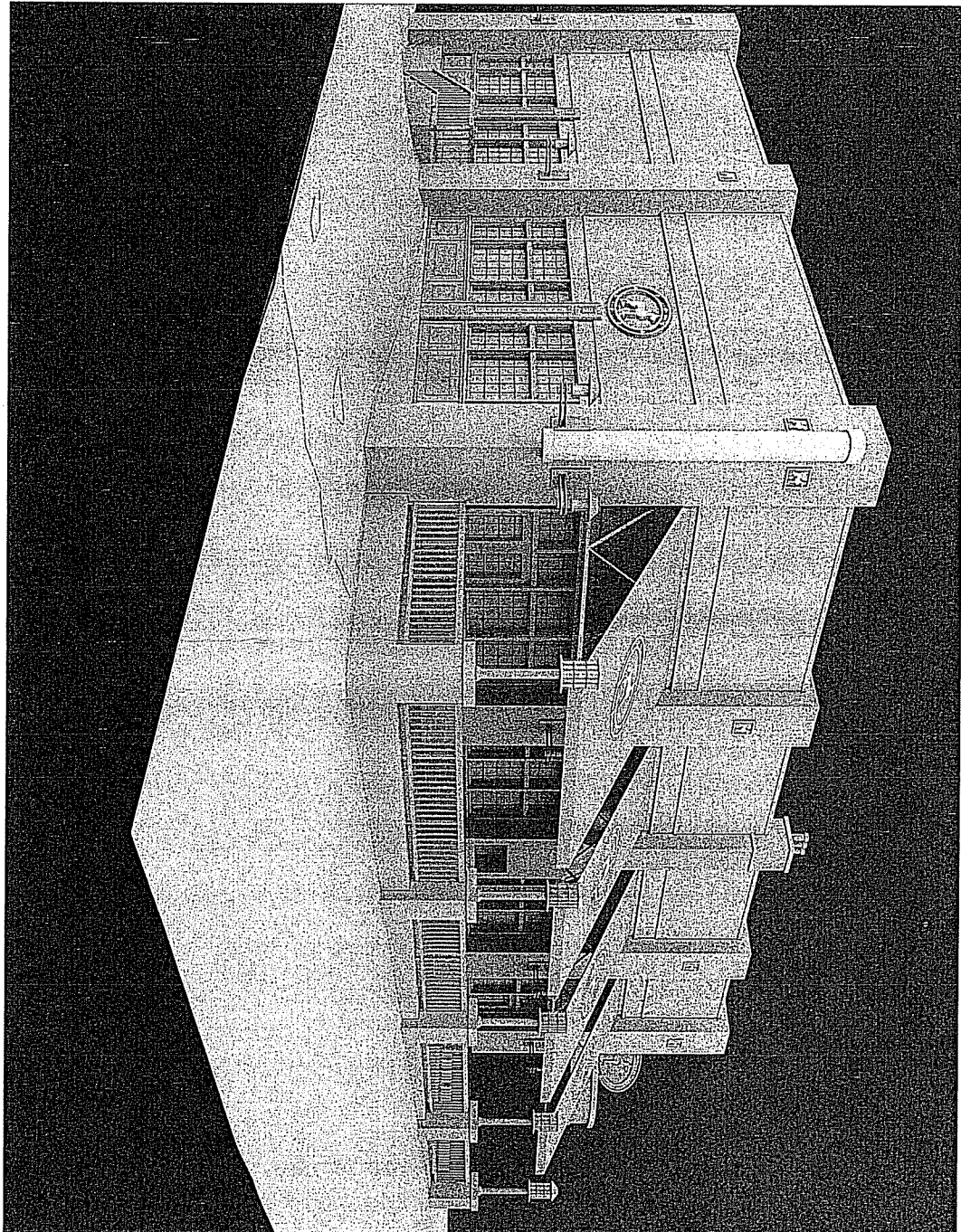
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403



STRANG

ARCHITECTURE
ENGINEERING
INTERIOR DESIGN

STRANG, INC.
843 UNIVERSITY BOULEVARD
MADISON, WI 53706-1735
TEL: 608 278 8282
FAX: 608 278 8281



DRAWING SET _____ UDC
CONTRACT _____ 3/8/2008
STRANG, INC.
FILE NAME _____
REVISIONS _____

DRAWN _____
CHECKED _____
DATE _____ 3/8/2008
PROJECT NO. _____ 2008011
PROJECT TITLE _____

HILLDALE
RETAIL BUILDING -
SOUTH

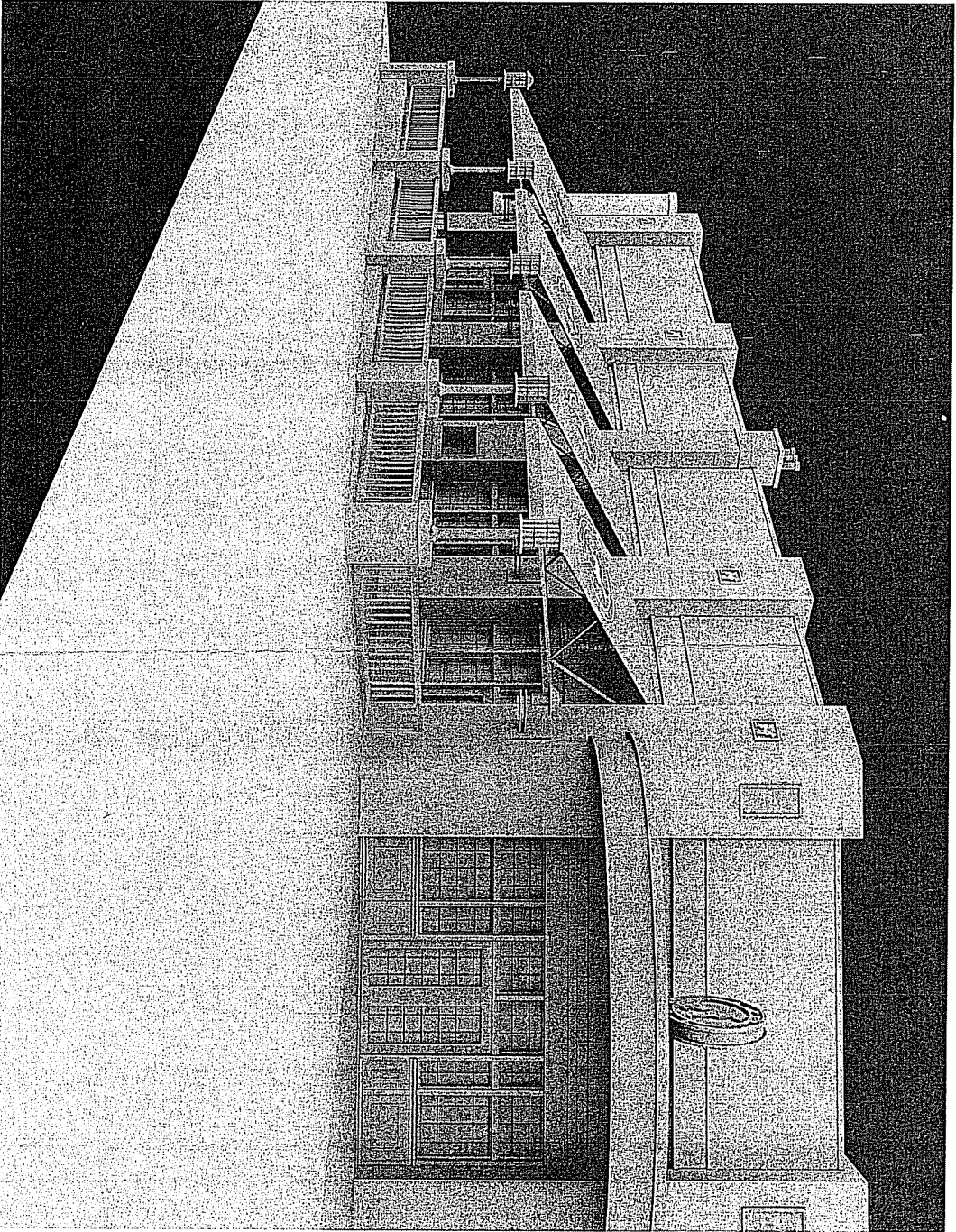
MADISON, WI

SHEET TITLE

PERSPECTIVE
VIEW

SHEET NO.

404



STRANG

ADMINISTRATIVE
ENGINEERING
INTERIOR DESIGN

STRANG INC.
1001 NORTH ROAD
MADISON, WI 53703-0318
TEL: 608 278 8220
FAX: 608 278 8224

DRAWING SET UDC
 COMPANY STRANG
 FILE NAME
 REVISIONS

DRAWN
 CHECKED
 DATE 3/27/06
 PROJECT NO. 2005011
 PROJECT TITLE

HILDALE
 RETAIL BUILDING -
 SOUTH

MADISON, WI

SHEET TITLE
 PERSPECTIVE
 VIEW

SHEET NO.
 405