



Location

709 North Segoe Road

Applicant

Rich Arnesen – Stone House Development/
Randy Bruce – Knothe and Bruce Architects

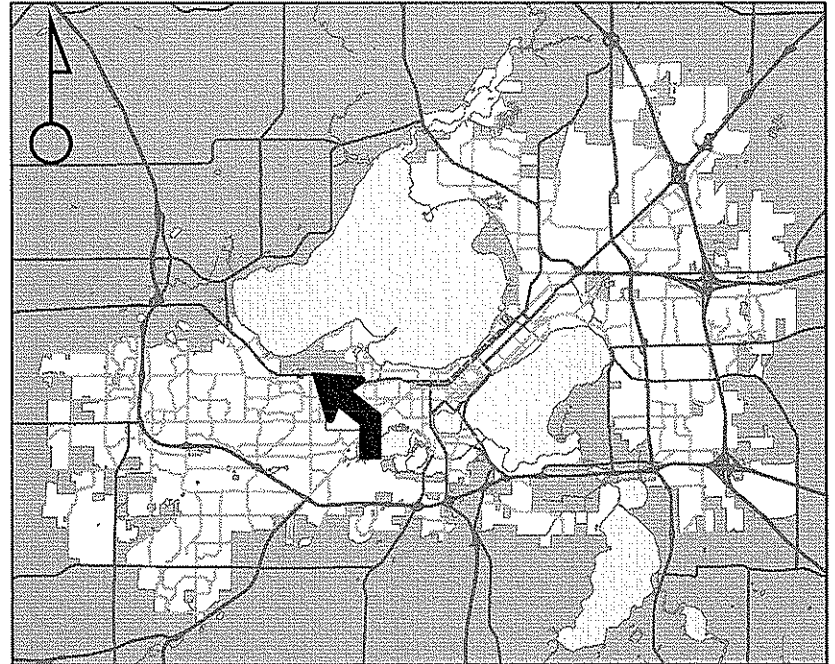
From: PUD-GDP-SIP To: Amended
PUD-GDP-SIP

Existing Use
Vacant Lot

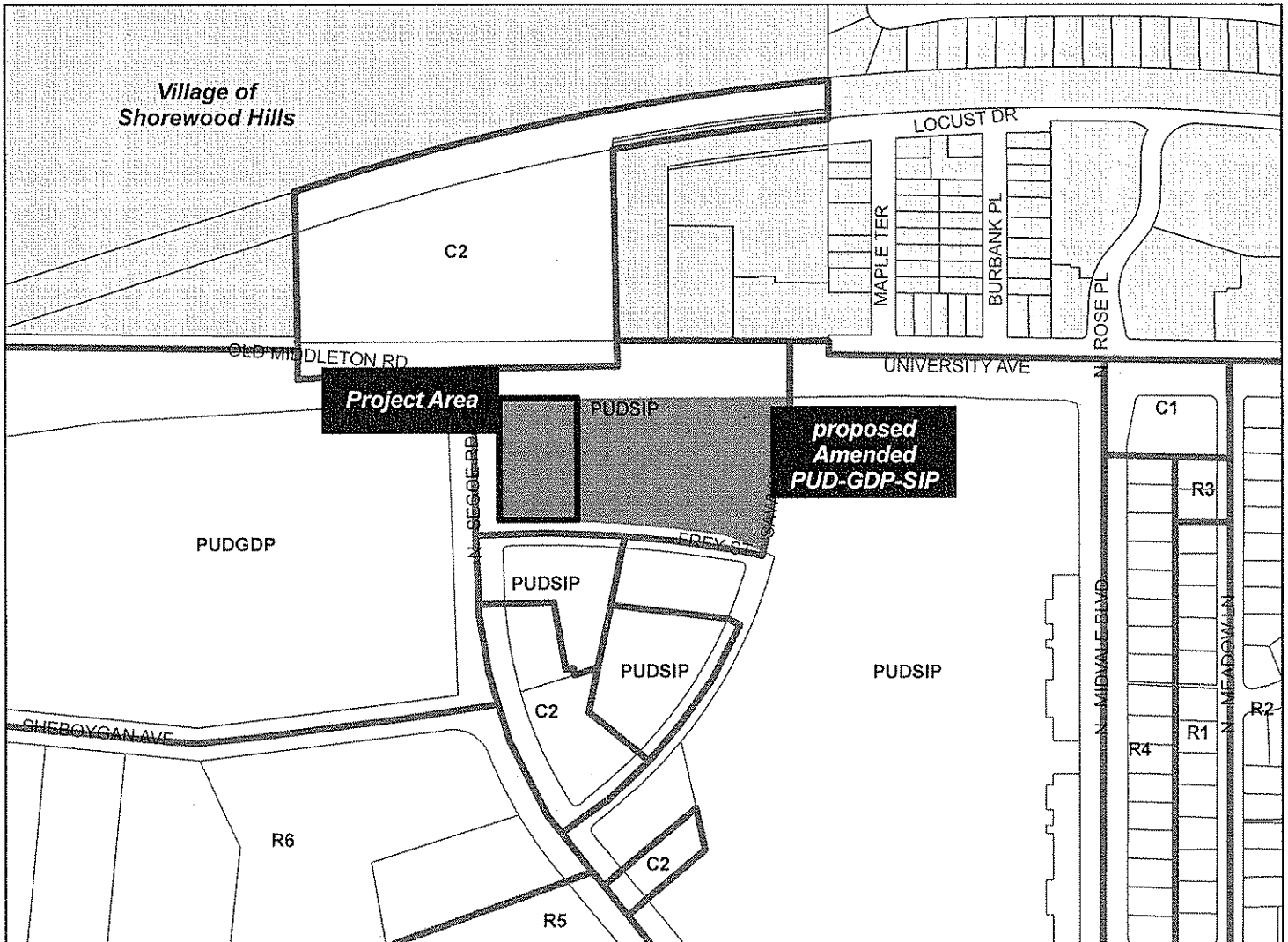
Proposed Use
Construct 96-Unit Apartment Building
Project Adjacent to New Target at
Hilldale Shopping Center

Public Hearing Date
Plan Commission
23 August 2010

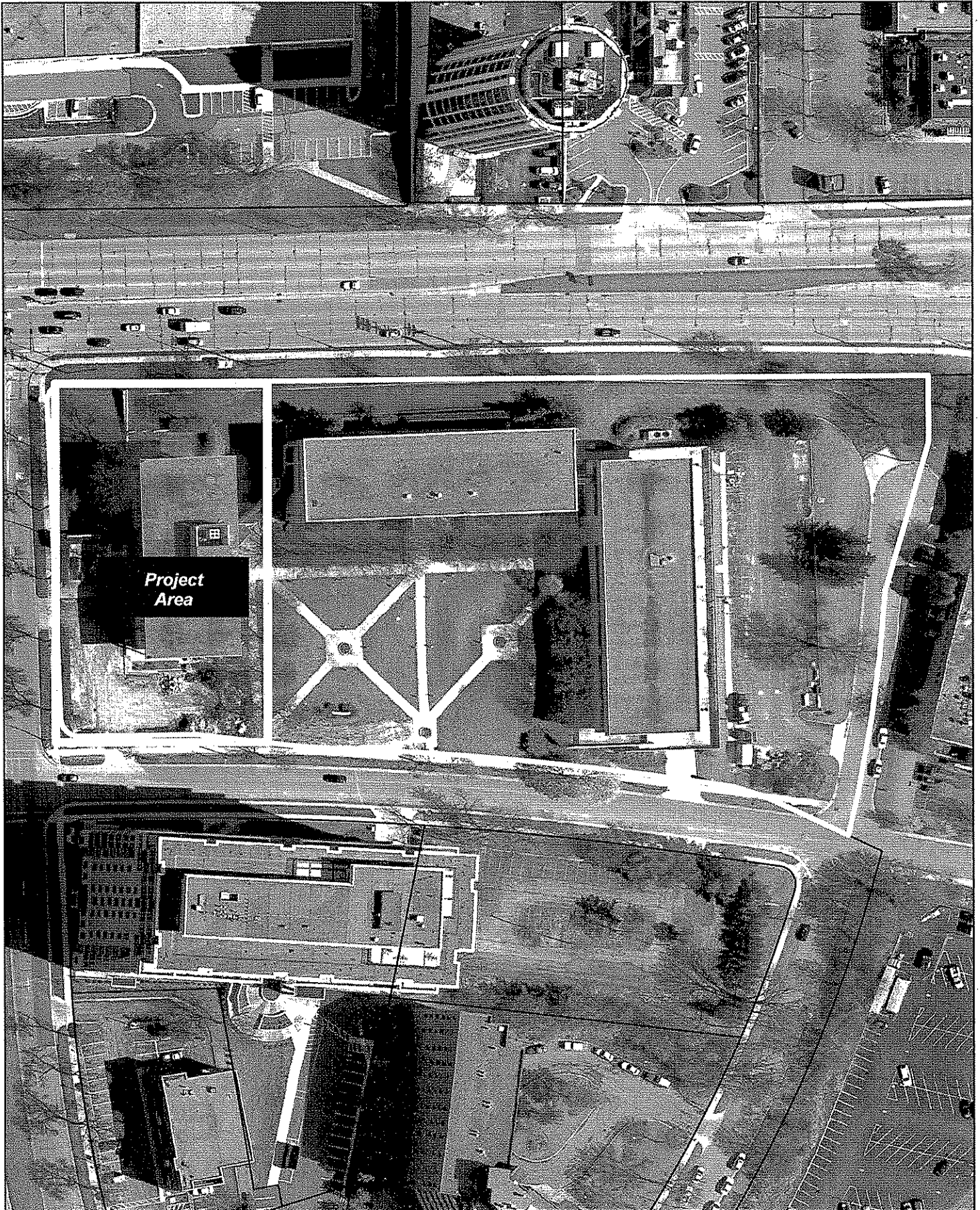
Common Council
07 September 2010



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



Scale : 1" = 400'





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 except subdivisions or land divisions, which should be filed with the Subdivision Application.
- Before filling your application, please review the information regarding the **LOBBYING ORDINANCE** on the first page.
- 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 Land Use Applications should be filed directly with the Zoning Administrator.

FOR OFFICE USE ONLY:	
Amt. Paid _____	Receipt No. _____
Date Received _____	
Received By _____	
Parcel No. _____	
Aldermanic District _____	
GQ _____	
Zoning District _____	
For Complete Submittal	
Application _____	Letter of Intent _____
IDUP _____	Legal Descript. _____
Plan Sets _____	Zoning Text _____
Alder Notification _____	Waiver _____
Ngrbrhd. Assn Not. _____	Waiver _____
Date Sign Issued _____	

1. Project Address: 700 Block of N. Segoe Road Project Area in Acres: 1.3 Acres
Project Title (if any): Hilldale Place

2. This is an application for:

Zoning Map Amendment (check the appropriate box(es) in only one of the columns below)		
<input type="checkbox"/> Rezoning to a <u>Non-PUD or PCD</u> Zoning Dist.: Existing Zoning: _____ to _____ Proposed Zoning (ex: R1, R2T, C3): _____		Rezoning to or Amendment of a PUD or PCD District: <input type="checkbox"/> Ex. Zoning: _____ to PUD/PCD-GDP <input type="checkbox"/> Ex. Zoning: _____ to PUD/PCD-SIP <input checked="" type="checkbox"/> Amended Gen. Dev. <input checked="" type="checkbox"/> Amended Spec. Imp. Plan
<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: Rich Arnesen Company: StoneHouse Development, Inc
Street Address: 321 E. Main St. City/State: Madison, WI Zip: 53703
Telephone: (608) 251-6000 Fax: (608) 251-6077 Email: rarnesen@stonehousedevelopment.com

Project Contact Person: Randy Bruce Company: Knothe + Bruce Architects, LLC
Street Address: 7601 University Ave, Ste 201 City/State: Middleton, WI Zip: 53562
Telephone: (608) 836-3690 Fax: (608) 836-6934 Email: rbruce@knothebruce.com

Property Owner (if not applicant): TARGET CORPORATION
Street Address: 1000 Nicolet Mall City/State: Mpls., MN Zip: 55403
TPN-12J

4. Project Information:

Provide a brief description of the project and all proposed uses of the site: two apartment buildings containing 96 units with underground parking
Development Schedule: Commencement Fall, 2010 Completion Fall, 2011

5. Required Submittals:

- 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:
 - **7 copies** of a full-sized plan set drawn to a scale of one inch equals 20 feet (collated and folded)
 - **7 copies** of the plan set reduced to fit onto 11 inch by 17 inch paper (collated, stapled and folded)
 - **1 copy** of the plan set reduced to fit onto 8 1/2 inch by 11 inch paper
- Letter of Intent (12 copies):** describing this application in detail including, but not limited to: 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. For any application for rezoning, the description must be submitted as an electronic word document via CD or e-mail. For applications proposing rezoning to more than one district, a separate description of each district shall be submitted.
- Filing Fee:** \$1,450. See the fee schedule on the application cover page. Make checks payable to: *City Treasurer.*
- Electronic Submittal:** 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 Adobe Acrobat PDF files 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 unable to provide the materials electronically should contact the Planning Division at (608) 266-4635 for assistance.

In Addition, The Following Items May Also Be Required With Your Application:

- For any applications proposing demolition or removal of existing buildings, the following items are required:
 - Prior to the filing of an application, the applicant or his/her agent is required to notify a list of interested persons registered with the City **30 or 60 days prior to filing** their application using the online notification tool found at: <https://www.cityofmadison.com/developmentCenter/demolitionNotification/>
 - A photo array (6-12 photos) of the interior and exterior of the building(s) to be demolished or removed. A written assessment of the condition of the building(s) to be demolished or removed is highly recommended.
 - Note: A Reuse and Recycling Plan approved by the City's Recycling Coordinator is required prior to issuance of wrecking permits and the start of construction.
- Zoning Text (12 copies):** must accompany Planned Community or Planned Unit Development (PCD/PUD) submittals.

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 City of Madison Comprehensive Plan, which recommends:
commercial for this property.

Pre-application Notification: Section 28.12 of the Zoning Code requires that the applicant notify the district alder and any nearby neighborhood & business associations in writing 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:
Chris Schmidt - District #11, Joe Keyes - Hill Farms, Univ. Neighborhood Assoc / 4-19-10
 NOTE: 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 and Planning Division staff; note staff persons and date.
 Planning Staff: PAF Meeting Date: 5/27/10 Zoning Staff: PAF meeting Date: 5/27/10

Check here if this project will be receiving a public subsidy. If so, indicate type in your Letter of Intent.

The signer attests that this form is accurately completed and all required materials are submitted:

Printed Name J. Randy Bruce Date 6-23-10

Signature J. Randy Bruce Relation to Property Owner Architect

Authorizing Signature of Property Owner [Signature] Date 6-21-10
6-30-10

June 23, 2010

Mr. Brad Murphy
Director of Planning
Department of Planning & Development
City of Madison
215 Martin Luther King Jr. Blvd
PO Box 2985
Madison, Wisconsin 53701

Re: Letter of Intent
Amended PUD-GDP-SIP
700 Block N. Segoe Road
Madison, WI

Dear Mr. Murphy:

The following is submitted together with the plans, application and zoning text for staff, Plan Commission and Common Council consideration of approval.

Organizational structure:

Owner: Stone House Development, Inc.
321 East Main Street
Madison, WI 53703
608-251-6000
608-251-6077 fax
Contact: Rich Arnesen
rarnesen@stonehousedevlopment.com

Architect: Knothe & Bruce Architects, LLC
7601 University Avenue, Ste 201
Middleton, WI 53562
608-836-3690
608-836-6934 fax
Contact: Randy Bruce
rbruce@knothebruce.com

Engineer: Vierbicher Associates, Inc
999 Fourier Drive , Suite 201
Madison, Wisconsin 53717
(608) 826-0532
Contact: Dave Glusick
dglu@vierbicher.com

Landscape Design: Ken Saiki Design
303 S. Paterson St.
Suite 1
Madison, WI 53703
(608) 251-3600
Contact: Mike Sturm
msturm@ksd-la.com

Introduction:

The proposed site is located on the east side of North Segoe Road on the remaining parcel of land adjacent to the recently approved Target. Other surrounding uses include Weston Place Condominiums to the south along Frey Road: the Pyare Square building and McDonalds to the north along University Avenue and the State office buildings to the west and North. The development team has been meeting with the alderperson and the neighbors while putting together this development proposal.

The apartments will be developed using WHEDA's Section 42 tax credit housing program. WHEDA recently announced that this project was successful in obtaining the tax-credit allocation. While the apartments will be affordably priced, they will also provide a high-quality living environment and the amenities that are consistent with the neighborhood.

The current Target lot, which will be created by a soon to be recorded CSM, will be further subdivided to create the subject parcel. That subdivision will be approved concurrently with this proposed PUD-SIP.

Project Description:

The project consists of two linked 4-story apartment buildings with 96 units. The buildings step down the sloped site and are four stories in height with a flat roof. The high-quality exterior materials will be a combination of masonry, fiber-cement board siding and metal panels. The exterior materials were chosen to be compatible with the adjacent Weston Place and Target buildings while maintaining a modern residential aesthetic. The street-side elevations of the buildings are well detailed and landscaped, and are punctuated with individual entries to the dwelling units. Many of the first floor units are townhomes with entry porches along Frey Street and N. Segoe Road.

The buildings are placed close to the site perimeter to enhance the public streetscapes. Pedestrian access is planned throughout the site connecting the buildings and users to the perimeter streets and surrounding retail and office uses. Vehicular access is accommodated from Frey Street with access to both the parking areas. Parking is largely accommodated below the buildings with a two level underground parking garage. Convenient bicycle parking is provided in the courtyard area, entrances and basement parking. The trash collection will be accommodated from the University Avenue entry through a cross-access easement with Target.

The exterior open space of the development, while somewhat limited, is well designed and provides attractive areas for the residents and guests. A ground level plaza opens onto the landscaped lawns and provides an area for informal social gatherings. A generous Commons Room is provided on the upper floor which opens onto a roof terrace for additional usable open space. The Commons and roof deck will afford the opportunity to have a multitude of planned functions for the residents as well as extensive views to the north and east. In addition to the common open spaces, the overwhelming majority of the apartments will have a porch or balcony for private open space.

The new construction will be environmentally conscious and meet the standards of Wisconsin Green Built Homes.

Site Development Data:

Dwelling Unit Mix:

One-Bedroom	44
Two-Bedroom	42
<u>Three-Bedroom Townhomes</u>	<u>10</u>
Total Dwelling Units	96

Densities:

Lot Area	58,909 or 1.35 Acres
Lot Area / D.U.	613.6 SF/unit
Density	71 units/acre

Building Height:

Four Stories

Vehicle Parking:

Underground	120 stalls
<u>Surface</u>	<u>20 stalls</u>
Total	140 stalls or 1.45 stalls/unit

Bicycle Parking:

Underground	57 stalls
<u>Surface- standard 2'x6'</u>	<u>17 stalls</u>
Total	74 stalls (50 + .5(46)=73 required)

Project Schedule:

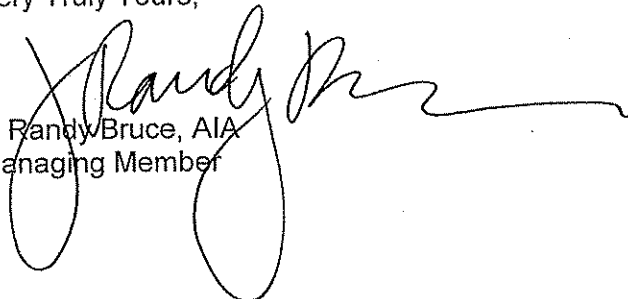
It is anticipated that the new construction phase will start in the fall of 2010 and be completed in summer 2011.

Social & Economic Impacts:

This development will have a positive social and economic impact. The development will substantially increase the City tax base with minimal, if any, increased costs to the City. The development will enhance the Hilldale area and provide new workforce housing while promoting pedestrian, bicycle and mass-transit circulation.

Thank you for your time in reviewing our proposal.

Very Truly Yours,



J. Randy Bruce, AIA
Managing Member

Zoning Text

Amended PUD-GDP -SIP

Hilldale Place

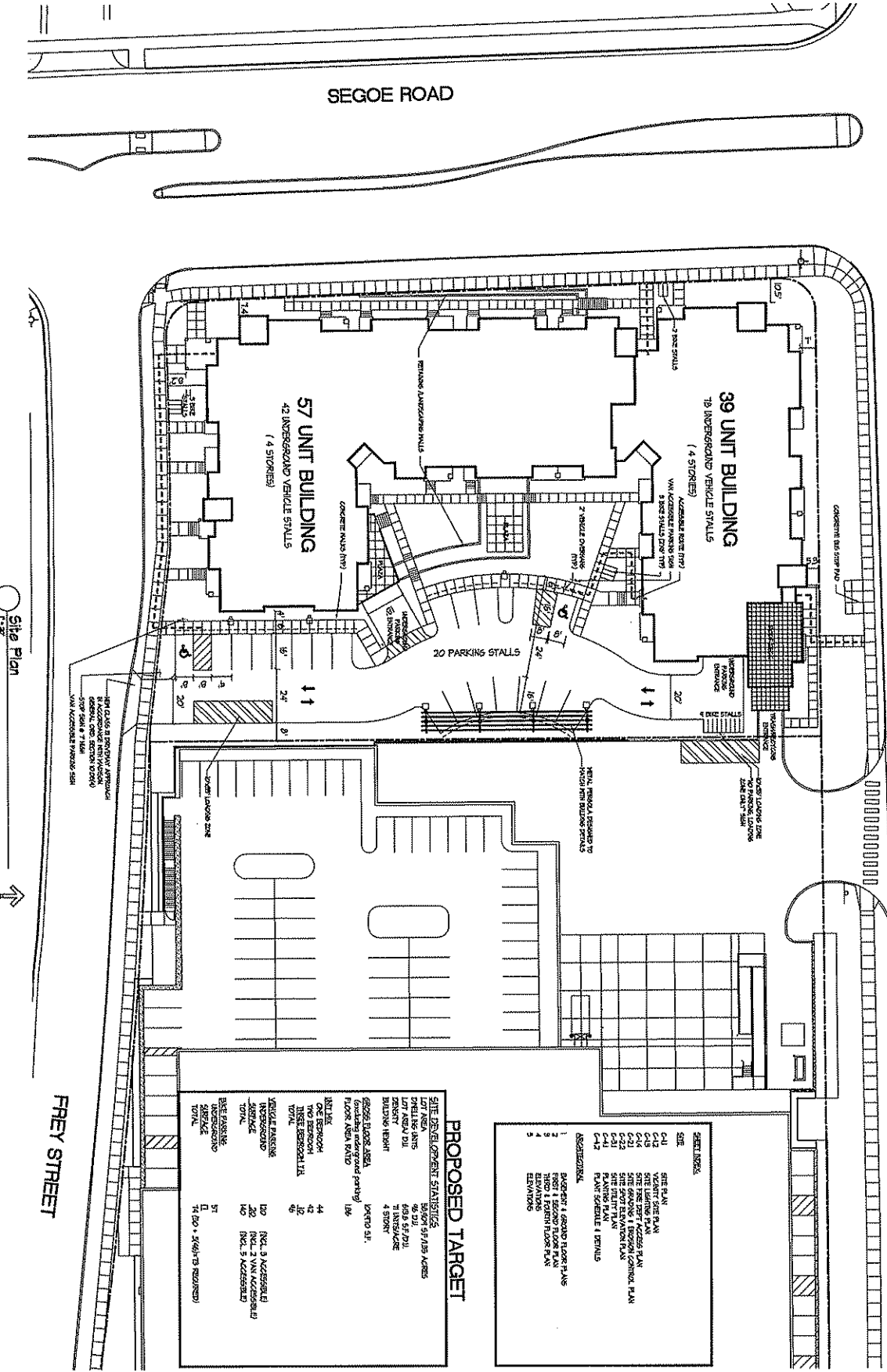
700 Block N. Segoe Road

June 23, 20109

Legal Description: The lands subject to this Amended PUD-GDP- SIP shall include the lands described in Exhibit A.

- A. **Statement of Purpose:** This zoning district is established to allow for the construction of 96 dwelling units.
- B. **Permitted Uses:** Following are permitted uses:
 - 1. Multifamily residential uses as allowed in the R-5 zoning district.
 - 2. Accessory uses including but not limited to:
 - a. Accessory uses directly associated with those permitted uses including parking for residents and guests, and outdoor seating areas as shown on approved specific implementation plans.
 - b. Temporary buildings for storage of building materials and equipment for construction purposes when on the same lot as a principle use for a period not to exceed the duration of such construction.
- C. **Lot Area:** As shown on the approved plans.
- D. **Height Regulations:** As shown on the approved plans.
- E. **Yard Regulations:** As shown on the approved plans.
- F. **Landscaping:** Site Landscaping will be provided as shown on the approved plans.
- G. **Usable Open Space Requirements:** Usable open space will be provided as shown on the approved plans.
- H. **Parking & Loading:** Off-street parking and loading shall be provided as shown on the approved plans.
- I. **Family Definition:** The family definition shall coincide with the definition given in M.G.O. 28.03 for the R-5 zoning district.
- J. **Signage:** Signage for the residential buildings will be allowed as per the R-5 zoning district or as provided in the approved SIP plans or as a minor alteration to the approved PUD-SIP.
- K. **Alterations and Revisions:** No alteration or revision of this Planned Unit Development shall be permitted unless approved by the City Planning Commission, however, the Zoning Administrator may issue permits for minor alterations or additions which are approved by the Architectural Review Committee, Director Of Planning and Development and the alderperson of the district and are compatible with the concept approved by the City Planning Commission.

UNIVERSITY AVENUE

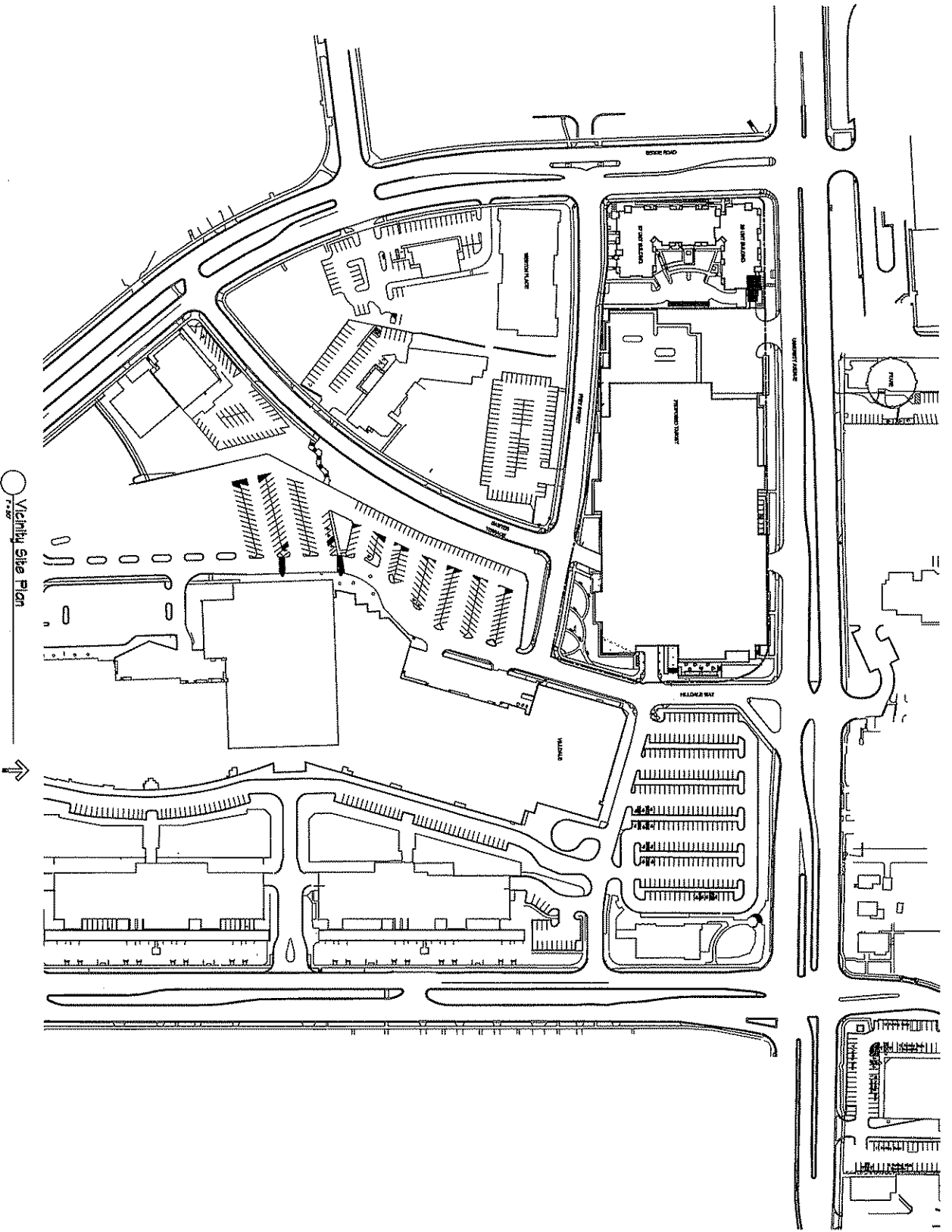


PROPOSED TARGET

SITE DEVELOPMENT STATISTICS	
LOT AREA	54,607 SF / 125 ACRES
PAVING	96,031 SF
LAND AREA DEDICATED TO DRIVE	57,500 SF
BUILDING HEIGHT	4 STORIES
57-UNIT BUILDING AREA	36,210 SF
FLOOR AREA RATIO	1.6
NET LULU	5,167 SF
TWO BEDROOM	44
TWO BEDROOM	42
THREE BEDROOM HA	12
TRIPLE	46
VEHICLE PARKING	
INVESTMENT	120
ASPHALT	22
TOTAL	140
VEHICLE PARKING	
UNDESIGNATED	57
STREETS	11
TOTAL	120 + 546,031 (REQUIRED)

- PROPOSER'S REQUESTED TARGETS:**
1. PROPOSED TARGET 1
 2. PROPOSED TARGET 2
 3. PROPOSED TARGET 3
 4. PROPOSED TARGET 4
 5. PROPOSED TARGET 5
- PROPOSER'S REQUESTED TARGETS:**
1. PROPOSED TARGET 1
 2. PROPOSED TARGET 2
 3. PROPOSED TARGET 3
 4. PROPOSED TARGET 4
 5. PROPOSED TARGET 5

TOO Block N. Segoe Road
 Site Plan
 Project No. 1007
 Date: 12/11/11



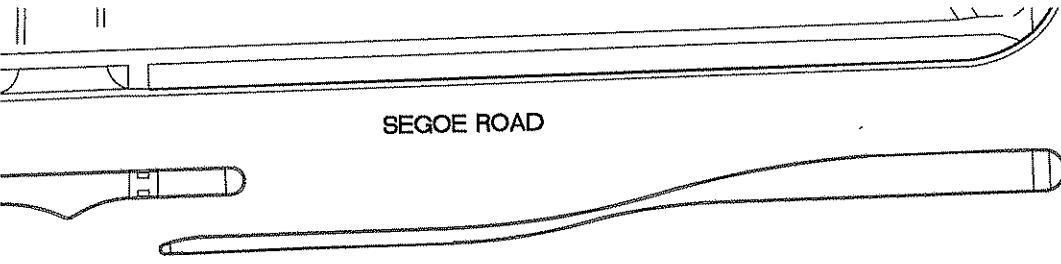
KNOTHE & BRUCE ARCHITECTS
 7601 University Avenue Suite 201
 Middleton, Wisconsin 53522
 608-833-1100 Fax 608-833-0394

Project No.
Hillside Place

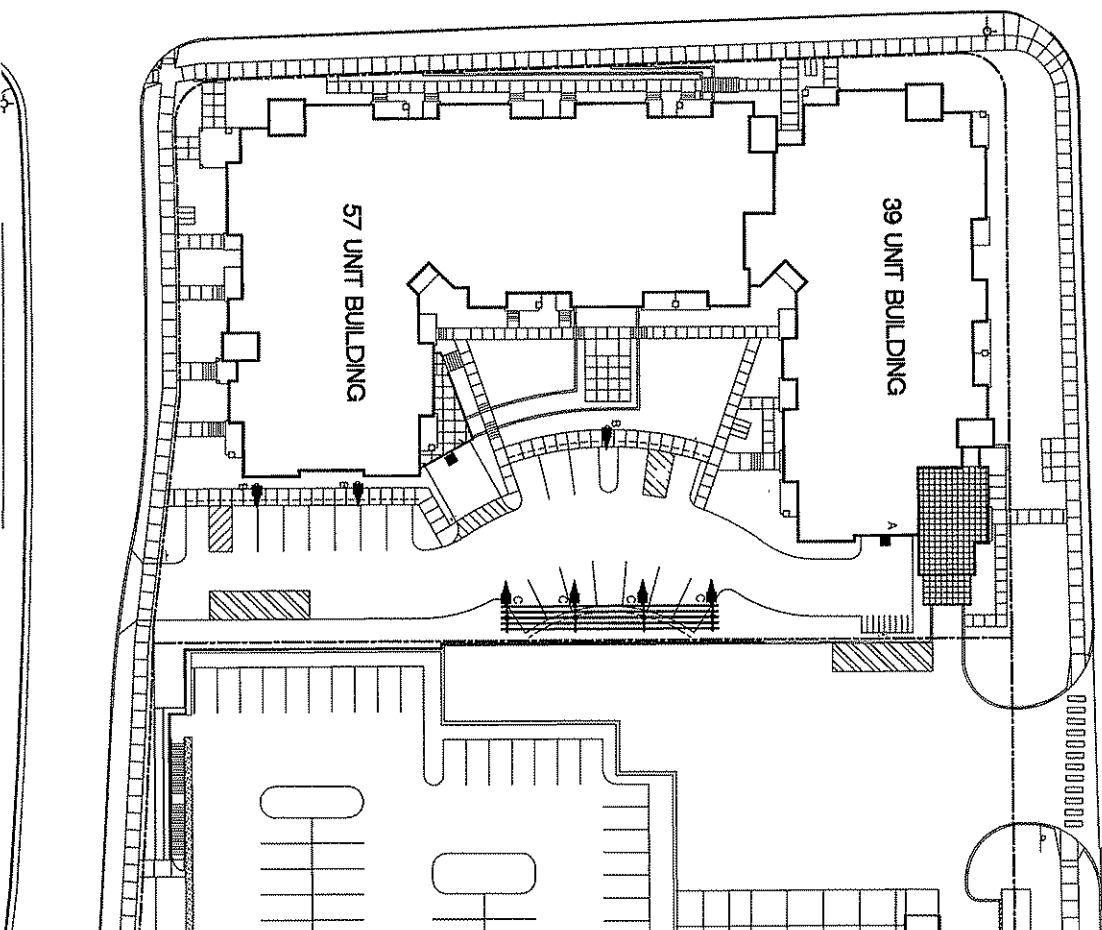
700 Block N. Sedge Road
 Middleton, WI
Vicinity Site Plan

Project No. 1007
 Drawing No. C-12

Project
 PROPOSAL NUMBER - JAN 28, 2003



SEGOE ROAD



UNIVERSITY

○ Site Lighting Plan →

Symbol	Level	Description	Type
□ A	1	RECYCLED ALUMINUM SQUARE SUNLIGHT FIX	1500
□ B	1	FOOT CANDLE LIGHTS WITH RECYCLED ALUMINUM HOUSING	1500
□ C	1	RECYCLED ALUMINUM SQUARE SUNLIGHT FIX	1500

KNOTHE & BRUCE ARCHITECTS
 7601 University Avenue Suite 201
 Hillside, Wisconsin 53122
 608-236-3150 Fax 608-236-3151

Project:
 Hillside
 7601 University Avenue Suite 201
 Hillside, Wisconsin 53122

Project Site:
 Hillside Place

7601 Block N, Segoe Road
 Hillside
 Site Lighting Plan

Project No.: 1007
 Drawing No.: C-13

KNOTHE & BRUCE ARCHITECTS
7601 University Avenue Ste 202
Madison, Wisconsin 53722
608-836-1870 Fax 608-836-1874

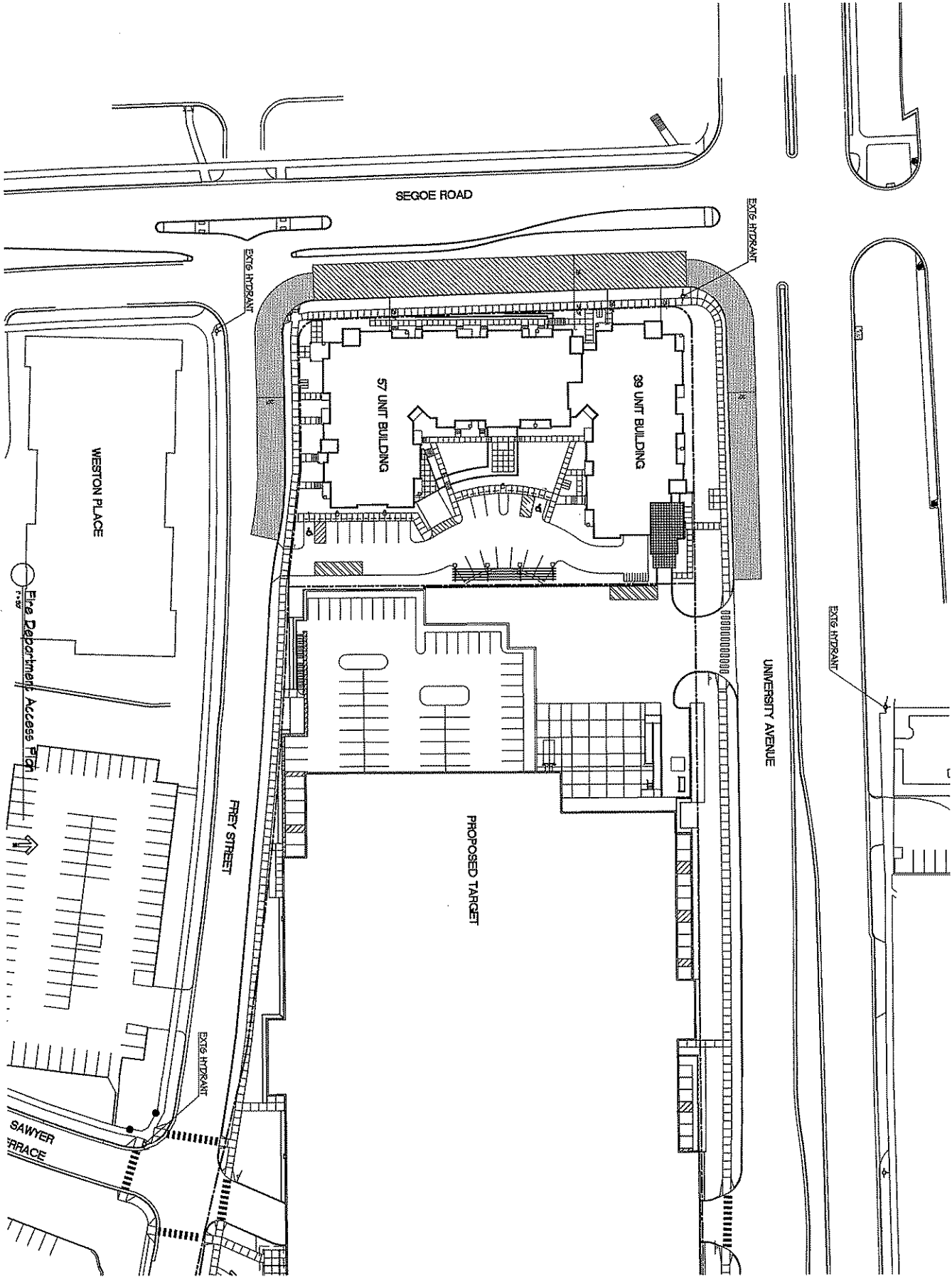
EXISTING CONDITIONS:
AS SHOWN ON THE PLANS AND NOT TO SCALE. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED. ALL DIMENSIONS SHALL BE IN FEET AND INCHES. ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE NOTED.

PROPOSED TARGET:
AS SHOWN ON THE PLANS AND NOT TO SCALE. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED. ALL DIMENSIONS SHALL BE IN FEET AND INCHES. ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE NOTED.

700 Block N. Sagwa Road
Sagwa, WI
Fire Department Access Plan
Project No. 1007
Drawing No. C-14

700 Block N. Sagwa Road
Sagwa, WI
Fire Department Access Plan
Project No. 1007
Drawing No. C-14

700 Block N. Sagwa Road
Sagwa, WI
Fire Department Access Plan
Project No. 1007
Drawing No. C-14



EROSION CONTROL MEASURES

1. EROSION CONTROL SHALL BE IN ACCORDANCE WITH THE CITY EROSION CONTROL, CONSERVATION AND QUALITY ACT AND THE EROSION ABATEMENT CODE.
2. EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED THROUGHOUT CONSTRUCTION AND MAINTAINED THROUGHOUT THE LIFE OF THE PROJECT.
3. EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED THROUGHOUT CONSTRUCTION AND MAINTAINED THROUGHOUT THE LIFE OF THE PROJECT.
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19. EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED THROUGHOUT CONSTRUCTION AND MAINTAINED THROUGHOUT THE LIFE OF THE PROJECT.
20. EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED THROUGHOUT CONSTRUCTION AND MAINTAINED THROUGHOUT THE LIFE OF THE PROJECT.

CONSTRUCTION SEQUENCE:

1. INSTALL SILT FENCE AND TRAPPING PAD
2. INSTALL SILT PROTECTION ON EXISTING ALIENS ADJACENT TO PROPERTY
3. STORM TRENCH
4. ROUGH GRADE FOR DRIVEWAYS/PAVING PADS
5. CONSTRUCT UNDERGROUND UTILITIES
6. INSTALL INLET PROTECTION ON NEW INLETS
7. CONSTRUCT ROADS (STONE BASE, CURB AND GUTTER)
8. CONSTRUCT STORMWATER BASIN AND SEDIMENT TRAPS
9. FINISH TRAPPING PAD AND SILT FENCE AFTER DISTURBED AREAS ARE RESTORED

SEEDING RATES:

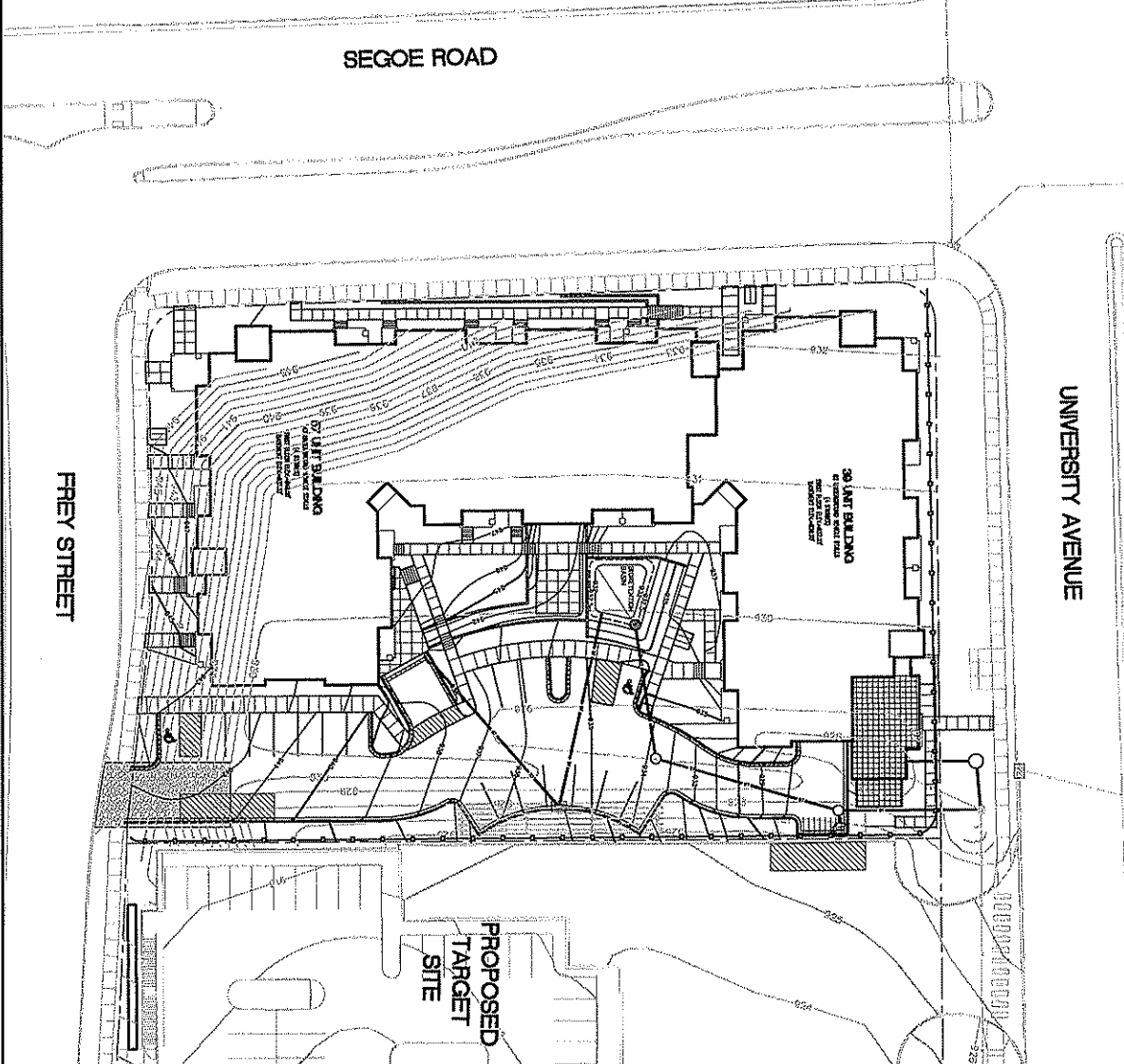
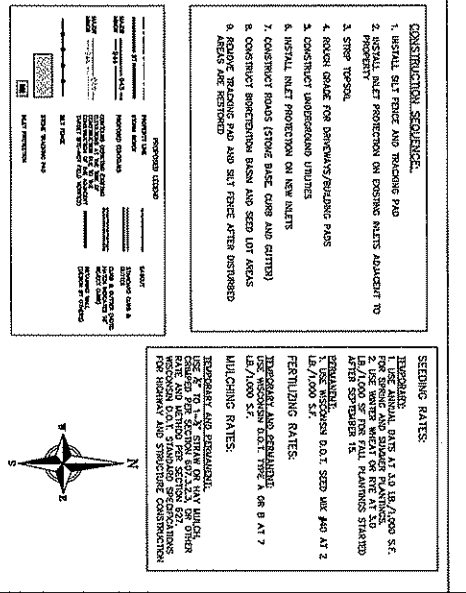
TOPSOIL: 1.0 LB PER 1,000 SQ FT
 FINE SAND AND GRAVEL: 1.0 LB PER 1,000 SQ FT
 FERTILIZER: 1.0 LB PER 1,000 SQ FT
 AFTER SEPTEMBER 15

FERTILIZING RATES:

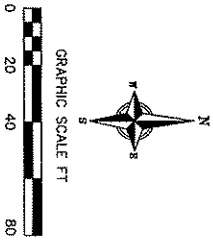
TOPSOIL: 1.0 LB PER 1,000 SQ FT
 FINE SAND AND GRAVEL: 1.0 LB PER 1,000 SQ FT
 FERTILIZER: 1.0 LB PER 1,000 SQ FT
 AFTER SEPTEMBER 15

MULCHING RATES:

TOPSOIL: 1.0 LB PER 1,000 SQ FT
 FINE SAND AND GRAVEL: 1.0 LB PER 1,000 SQ FT
 FERTILIZER: 1.0 LB PER 1,000 SQ FT
 AFTER SEPTEMBER 15

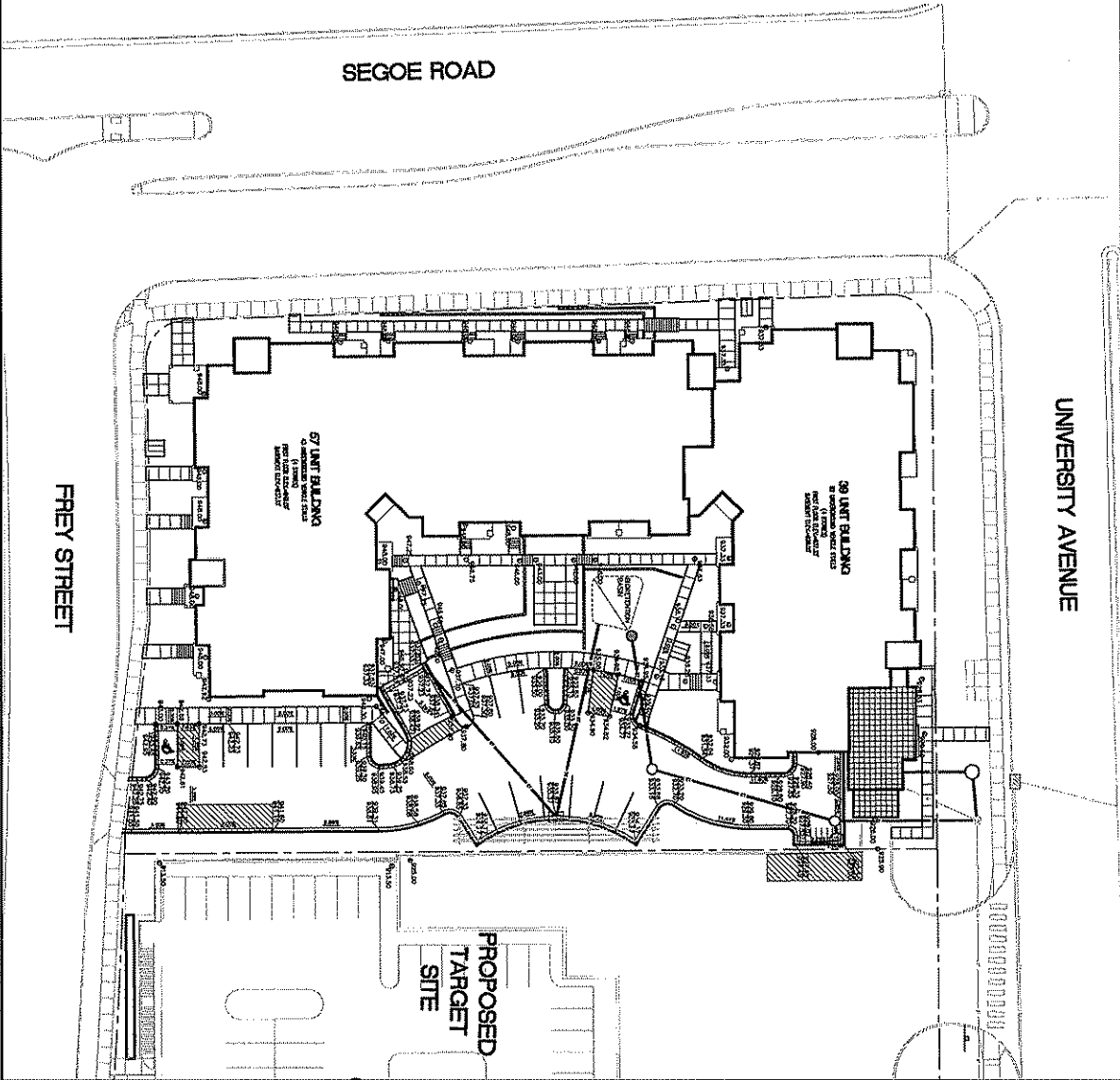


REVISIONS NO. DATE REMARKS 1 06 3 02-1		REVISIONS NO. DATE REMARKS		GRADING AND EROSION CONTROL PLAN 700 BLOCK OF SEGOE ROAD HILLDALE PLACE MADISON, WI	vierbicher planners engineers advisors 1000 W. MICHIGAN STREET, SUITE 200 MADISON, WI 53703 PHONE: 608.261.1234 FAX: 608.261.1235
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PROPOSED LEGEND	
	PROPOSED BUILDING FOOTPRINT
	EXISTING BUILDING FOOTPRINT
	PROPOSED PAVEMENT
	EXISTING PAVEMENT
	PROPOSED SITE ELEVATION
	EXISTING SITE ELEVATION
	PROPOSED ROAD RIGHT-OF-WAY
	EXISTING ROAD RIGHT-OF-WAY
	PROPOSED UTILITY
	EXISTING UTILITY
	PROPOSED STORM SEWER
	EXISTING STORM SEWER
	PROPOSED SANITARY SEWER
	EXISTING SANITARY SEWER

NOTES:
1) FIELD SURVEY AND SPOT ELEVATIONS ARE PROVIDED BY THE CITY OF MADISON. EXISTING ELEVATIONS TO BE USED TO ENSURE PROPER DRAINAGE.

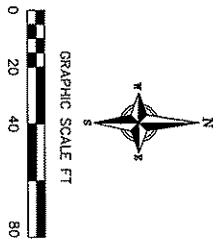


REVISIONS		REVISIONS			
NO.	DATE	REMARKS	NO.	DATE	REMARKS

SITE SPOT ELEVATION PLAN
700 BLOCK OF SEGUE ROAD
HILLDALE PLACE
MADISON, WI

vierbicher
planners | engineers | advisors

STEELEBURG • MADISON • FOWARD DU CAIN
1771 Eagle Drive, Suite 201, Fowlerton, IN 46737
Phone: (708) 241-0323 Fax: (708) 241-0320

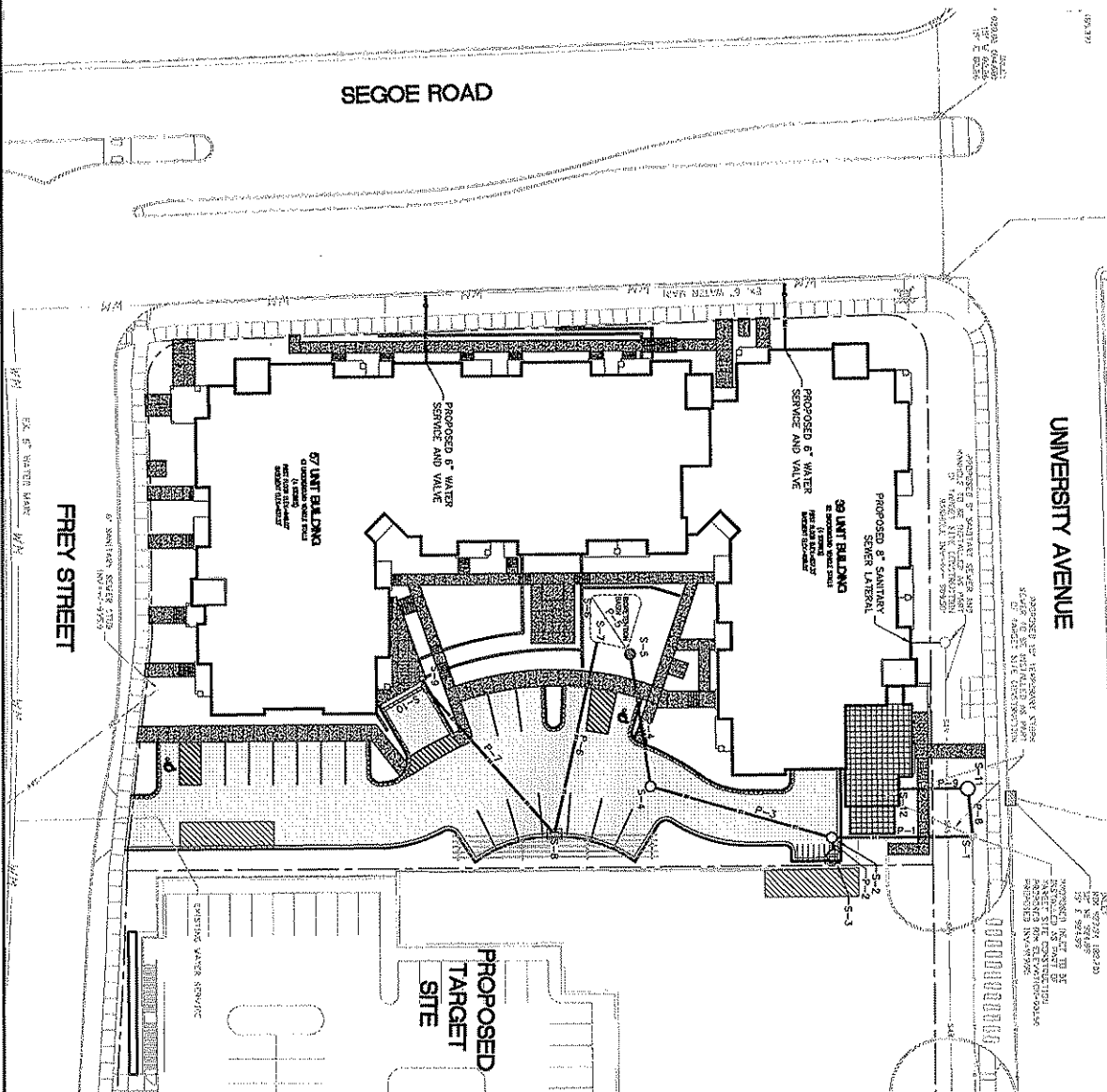


CALL DICER'S HOTLINE
1-800-242-9311
TOLL FREE
700 (98) Madison Avenue
Madison, WI 53703
MC STATE OF WISCONSIN (100)
REGISTERED SURVEYOR OF LAND AND
PLANNING SURVEYOR OF WISCONSIN



PROPOSED UTILITIES		EXISTING UTILITIES	
PROPOSED 6" WATER SERVICE AND VALVE	PROPOSED 8" SANITARY SEWER LATERAL	EXISTING 6" WATER SERVICE AND VALVE	EXISTING 8" SANITARY SEWER LATERAL
PROPOSED 6" WATER SERVICE AND VALVE	PROPOSED 8" SANITARY SEWER LATERAL	EXISTING 6" WATER SERVICE AND VALVE	EXISTING 8" SANITARY SEWER LATERAL
PROPOSED 6" WATER SERVICE AND VALVE	PROPOSED 8" SANITARY SEWER LATERAL	EXISTING 6" WATER SERVICE AND VALVE	EXISTING 8" SANITARY SEWER LATERAL
PROPOSED 6" WATER SERVICE AND VALVE	PROPOSED 8" SANITARY SEWER LATERAL	EXISTING 6" WATER SERVICE AND VALVE	EXISTING 8" SANITARY SEWER LATERAL

- NOTES**
- ALL STORM SEWER IS PRIVATE AND SHALL BE SUS N-12 (OR EQUIVALENT) MATERIAL.
 - CONTRACTOR TO VERIFY ALL CONSTRUCTION MATERIALS SHALL MEET ALL REQUIREMENTS OF ALL APPLICABLE CODES AND SHALL BE FIELD VERIFIED PRIOR TO INSTALLATION.
 - EXISTING UTILITIES SHOWN ARE APPROXIMATE AND SHALL BE FIELD VERIFIED PRIOR TO INSTALLATION.

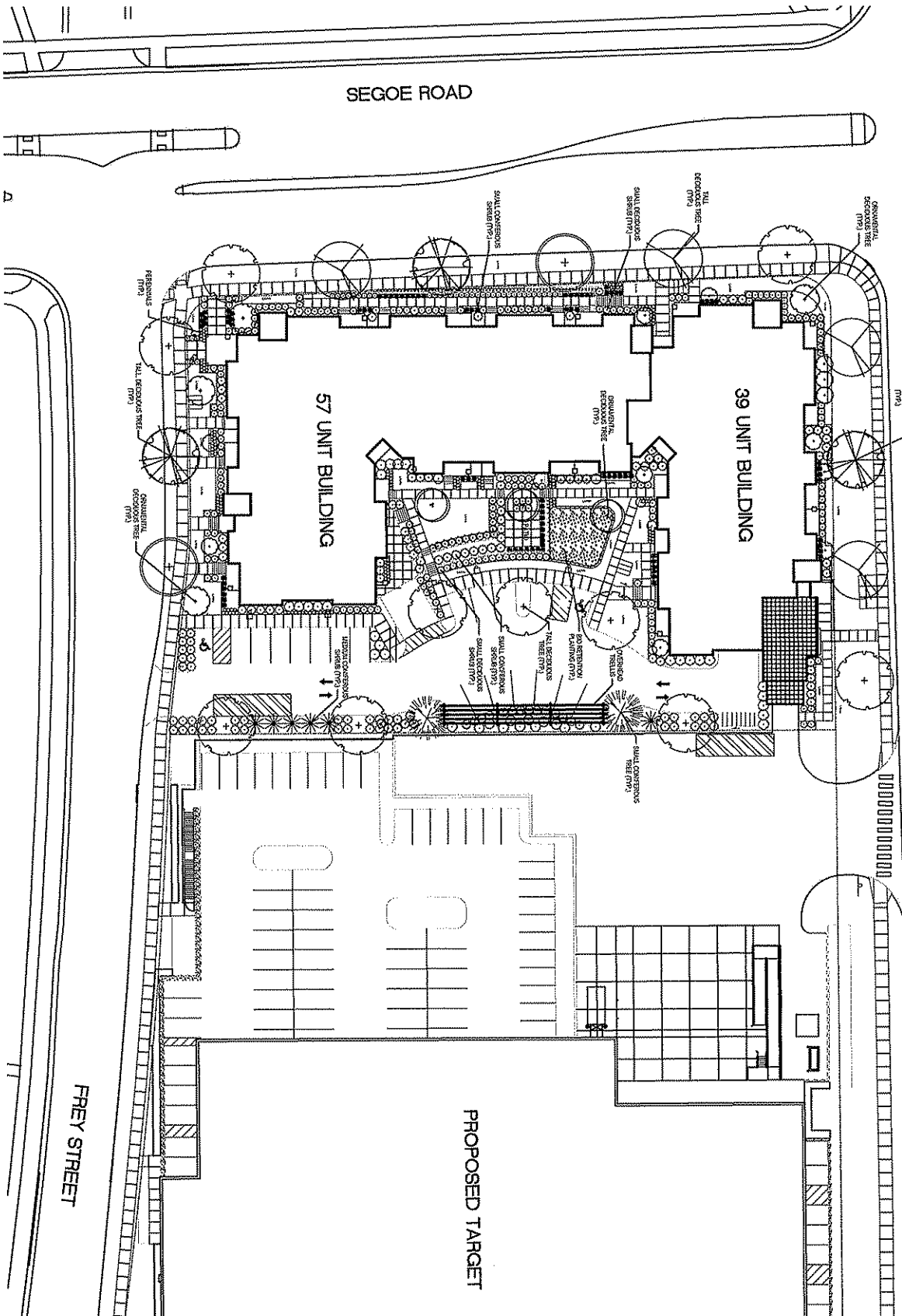


REVISIONS		REVISIONS	
NO.	DATE	NO.	DATE

SITE UTILITY PLAN
700 BLOCK OF SEGROE ROAD
HILLDALE PLACE
MADISON, WI

vierbicher
planners | engineers | advisors

REC'DURING - HADSON - PRABHU CHENI
PROJECT NO. 33107281
PHONE: 608.263.8222 FAX: 608.263.8220



PLANTING PLAN

Project Title
 Hillside Place
 700 Block
 N. Segoe Road

Planting Plan

DATE: 06/29/2010

C-41

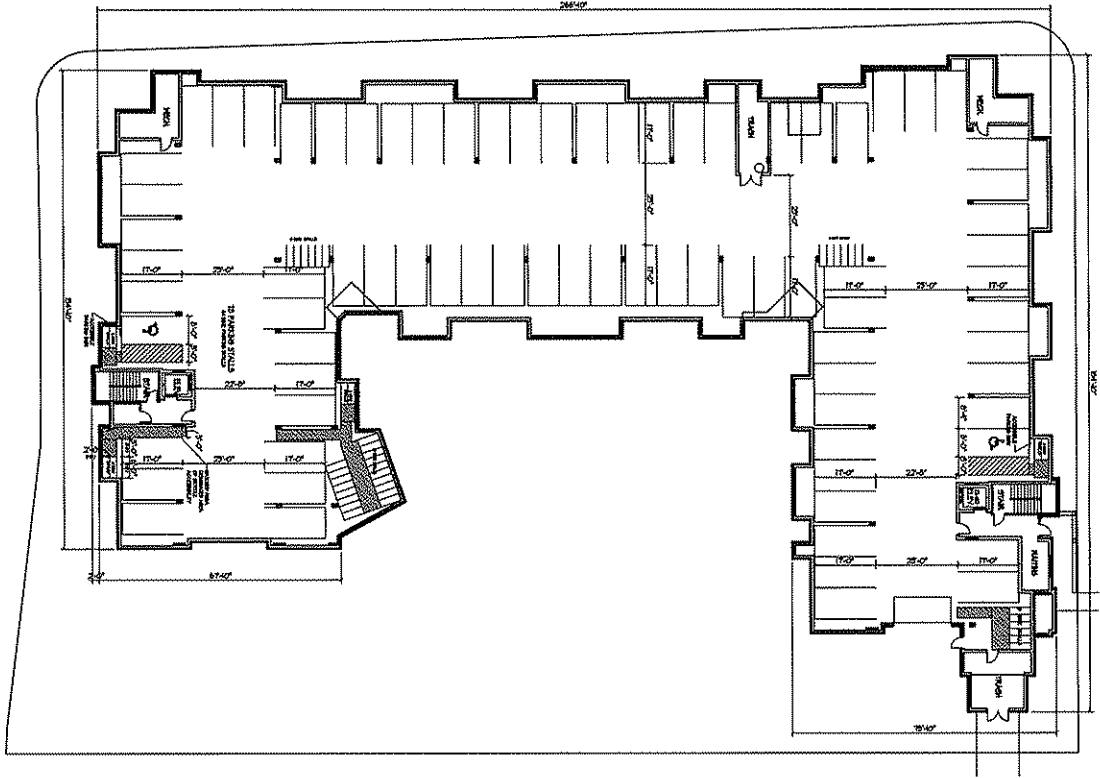
Revised
 RPD-JRF - 06/29/2010

CONTACT
 KEN SAKI
 DESIGN INC
 LANDSCAPE
 ARCHITECTS
 363 S. JAMESON
 N. LONDON, OH 44040
 Phone: 440.341.3390
 Fax: 440.341.3390
 Website: www.kensaki.com

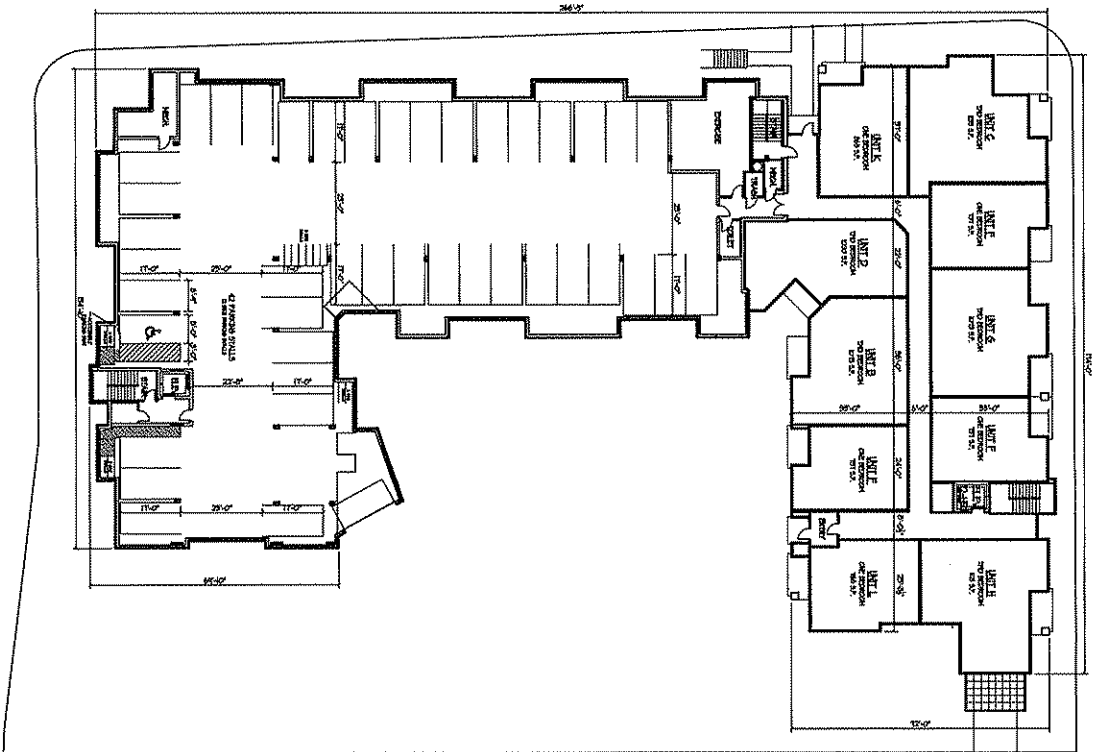
UNIVERSITY AVENUE

PROPOSED TARGET

KNOTHE & BRUCE ARCHITECTS
 7601 University Avenue, Suite 201
 Columbus, OH 43229
 Phone: 614.291.9300
 Fax: 614.291.9302



○ **BASEMENT PLAN**
1/16 - 1/10



○ **GROUND FLOOR PLAN**
1/16 - 1/10
1/10 - 1/10 (SECURITY PASSWAY)

KNOTHE & BRUCE ARCHITECTS

7401 University Avenue Suite 201
Madison, Wisconsin 53752
608-836-3000 Fax 608-836-3194

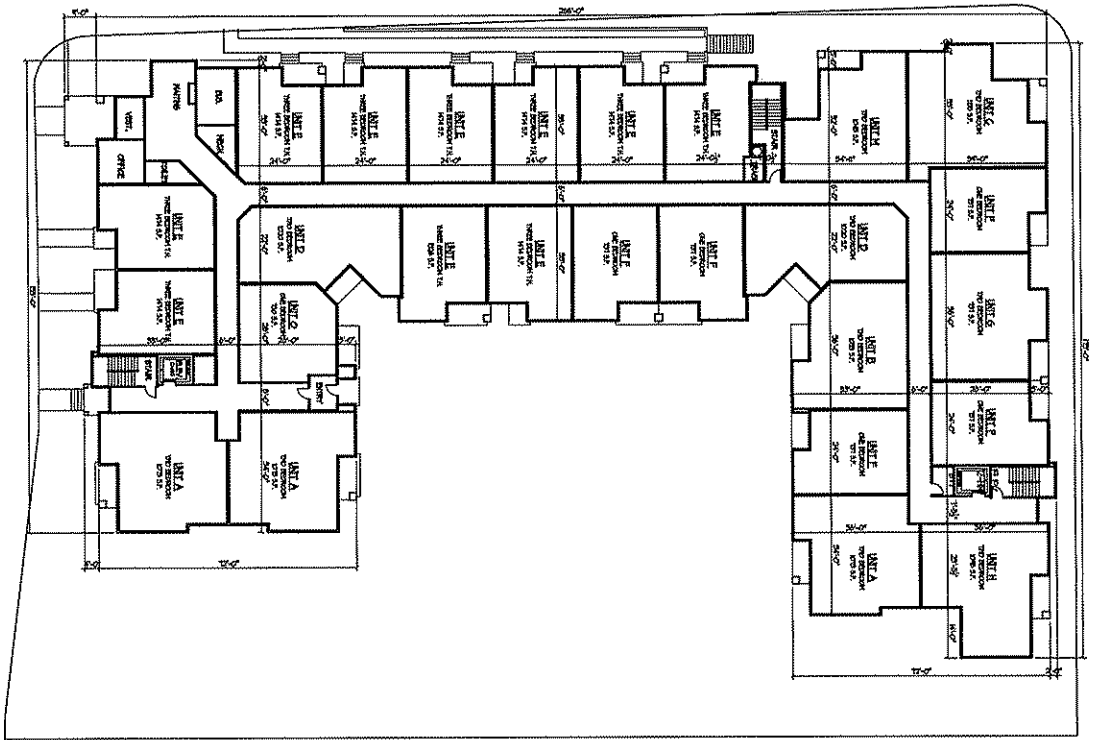
Notes

1. See attached drawings for details.

Revised - April 25, 2010
Approved for Details - May 24, 2010
For City Approval - May 24, 2010

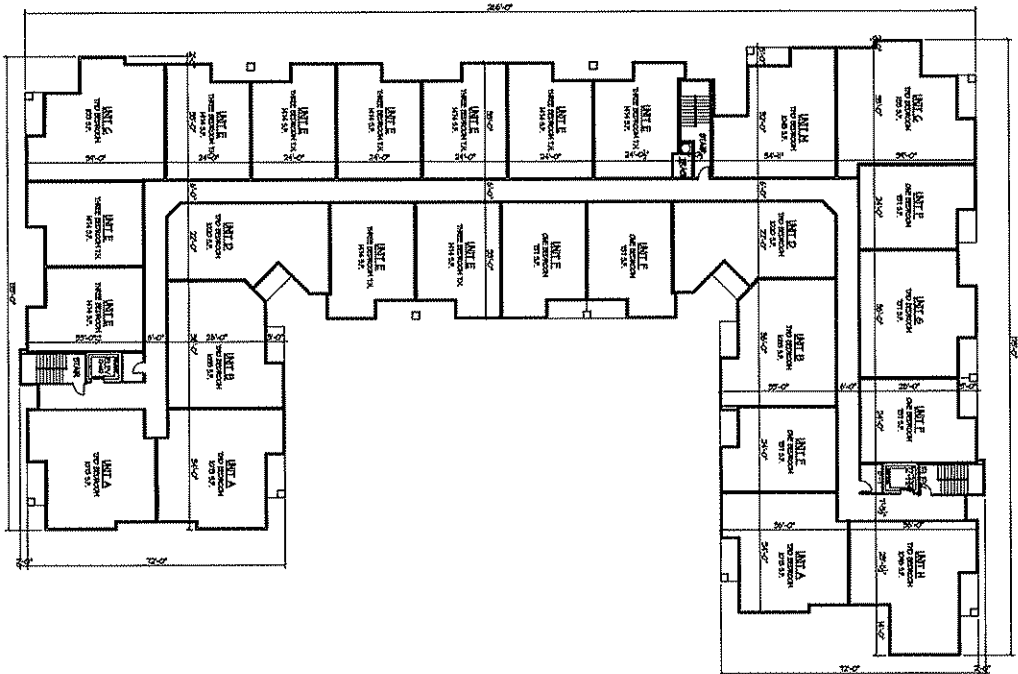
Project No.
Hilldale Place

700 Block N. Segoe Road
Street 106
Basement & Ground Floor Plans
Project No. 1007
Drawing No. 1



FIRST FLOOR PLAN
1/8" = 1'-0"

21620 SF.



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

21620 SF.

KNOTHE & BRUCE ARCHITECTS

7601 University Avenue Suite 200
Madison, Wisconsin 53706
608-263-5818 Fax 608-263-9131

Project: _____
Date: _____

Architect:
Issued: April 22, 2008
Revised: _____
Plot Com. Number: 149.26.200

Project Site:
Hillside Place

700 Block N Segoe Road
Drawing for
First & Second Floor Plans
Project No. _____
Design No. _____
1007
2

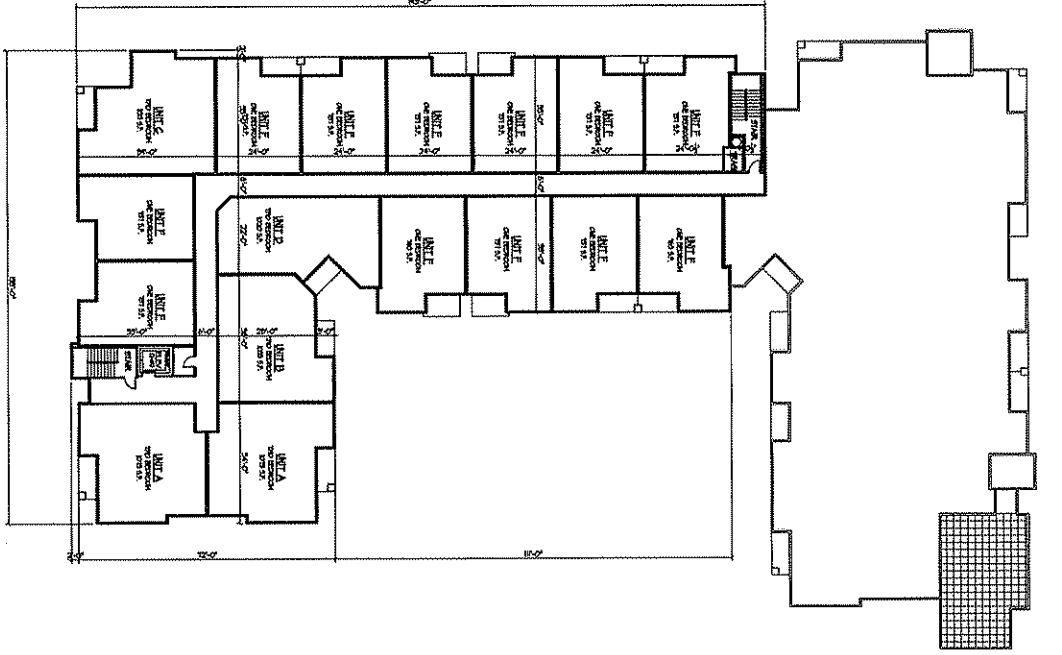
KNOTHE & BRUCE ARCHITECTS
 7621 University Avenue, Suite 201
 Redmond, Washington 98052
 425-835-2510 Fax 425-835-9191

Contract:
 Title:
 Date:

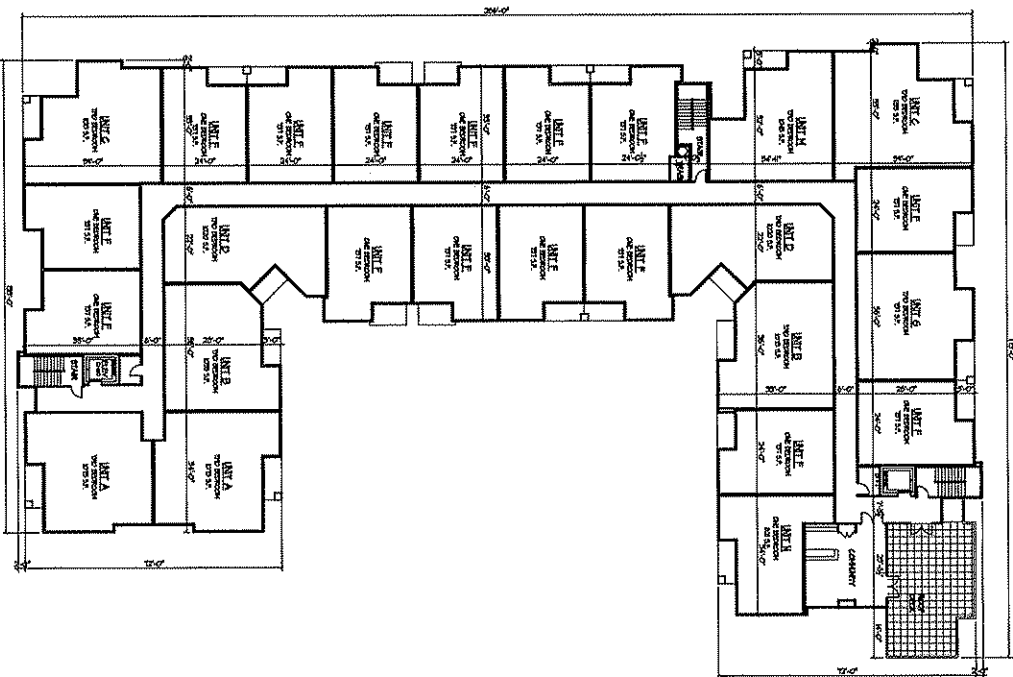
1000 Block N. Sedge Road
 Drawing Title:
Third & Fourth Floor
 Plans
 Project No. 1007
 Drawing No. 3

Revised:
 Issued - April 23, 2010
 Approved - April 23, 2010
 Per City of Redmond - April 23, 2010
 Per City of Bend - April 23, 2010

Project Site:
Hilldale Place



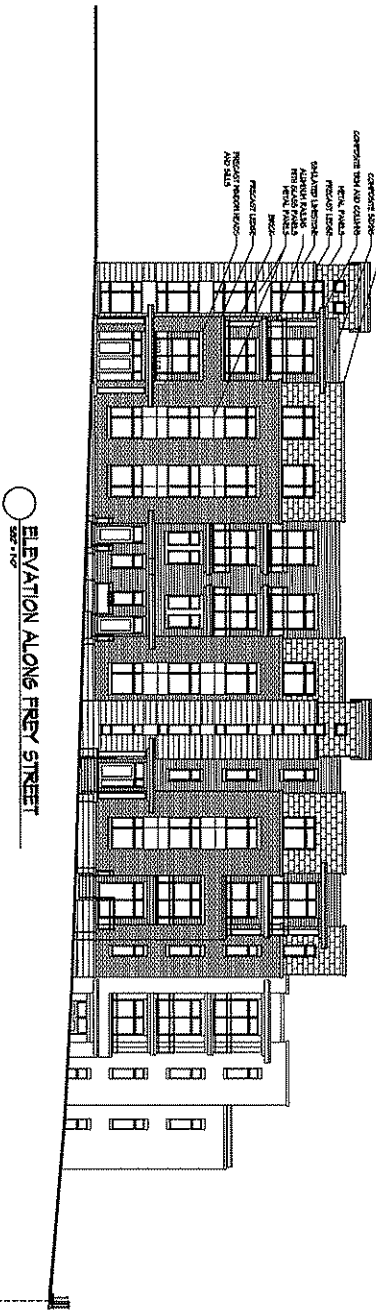
FOURTH FLOOR PLAN
 1/8" = 1'-0"
 16,400 SF.



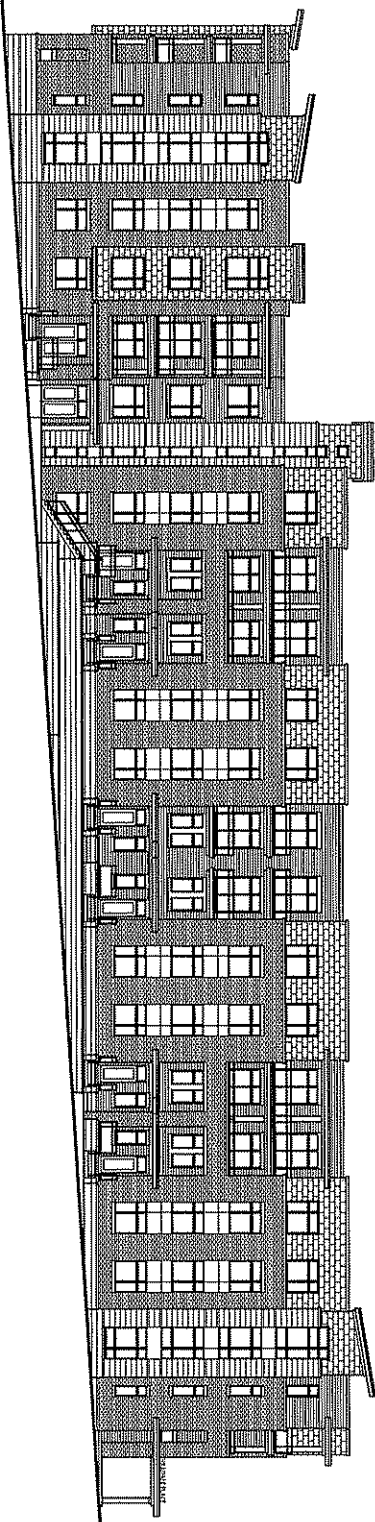
THIRD FLOOR PLAN
 1/8" = 1'-0"
 26,560 SF.

KNOTHE & BRUCE ARCHITECTS
 7601 University Avenue, Suite 200
 Middleton, Wisconsin 53562
 608-814-1180 Fax 608-494-9141
 Website: www.knotheandbruce.com

- IDEAL WINDOW
- VENT. COPING
- CORNER COPING
- CORNER TYPED COPING
- PERFORATED COPING
- SHALLOW LANTERN
- ALUMINUM SLATE
- BRICK PANEL
- BRICK
- PERFORATED COPING
- PERFORATED COPING
- NO STAIR



ELEVATION ALONG FRED STREET



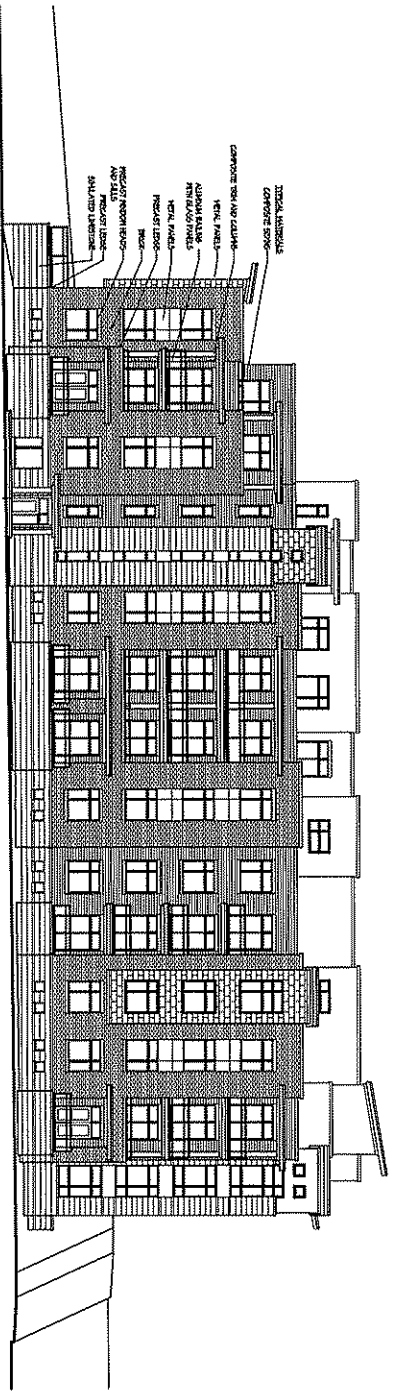
ELEVATION ALONG SEGOE ROAD

Notes:
 Issued - April 23, 2010
 Approved by Council 1/29/2010
 For use on drawings - 2/19/2010

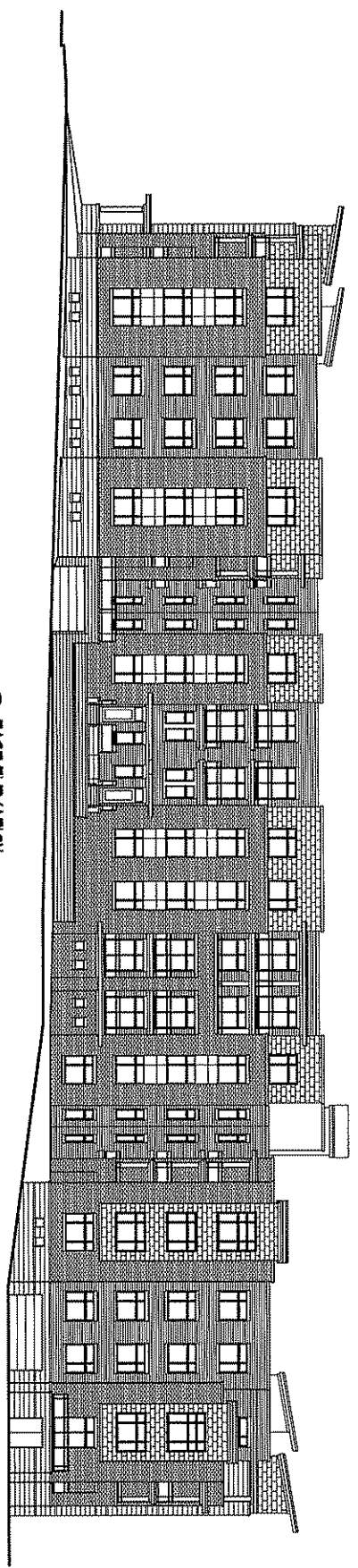
Project No. Hilldale Place

700 Block N. Segoe Road
 Elevations

Project No.	1007	Drawn By	4
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ELEVATION ALONG UNIVERSITY AVENUE



EAST ELEVATION