

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

AGENDA ITEM # _____
Project # _____

DATE SUBMITTED: <u>9.17.08</u>	Action Requested
UDC MEETING DATE: <u>9.24.08</u>	<input type="checkbox"/> Informational Presentation
	<input type="checkbox"/> Initial Approval and/or Recommendation
	<input checked="" type="checkbox"/> Final Approval and/or Recommendation

PROJECT ADDRESS: 515 S. MIDVALE BLVD

ALDERMANIC DISTRICT: 11

OWNER/DEVELOPER (Partners and/or Principals) MIDVALE JOINT VENTURE LLP
120 EAST LAKE SIDE ST
MADISON, WI 53711

ARCHITECT/DESIGNER/OR AGENT: BRUCE SIMONSON - ARCHITECT
1410 COWART ST
CHATTANOOGA, TN 37408

CONTACT PERSON: JOE KRUPP
Address: 2020 EASTWOOD DRIVE
MADISON, WI 53704
Phone: (608) 249-2020
Fax: (608) 249-2053
E-mail address: JKRUPP@KRUPPCONSTRUCTION.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.

MEMORANDUM

DATE: September 17, 2008

TO: Al Martin
City of Madison
Urban Design Commission

FROM: Bruce Simonson
Artech Design Group

RE: Sequoya Commons – Phase II
Urban Design Commission Submittal
Final Approval Meeting Date – September 24, 2008

New drawings will be delivered to the Urban Design Commission on the morning of September 17, 2008. We are seeking final approval for Phase II at Sequoya Commons. Phase II is currently programmed to include 10,000 square feet of retail and 100 apartment units. We have received Plan Commission and City Council approval.

In this submission seeking final approval we have modified the drawings as noted below.

1. Based upon Plan Commission approval we now have entrances into the parking garage from both Midvale Boulevard and Caromar Drive.
2. The exterior courtyard space at the entrance into the building has been modified based upon value engineering requirements. The courtyard will have smaller plant material and more hard surface; in this case concrete pavers on pedestals.
3. A rain garden, bio-retention area is included on the north side of the building.

Fourteen sets of the 11 x 17 drawings are included with this re-submission. Also included is the Application for Urban Design Commission Review and Approval. Electronic files of the submitted drawings will be emailed to the Urban Design address.

If I can provide any additional information please feel free to contact me.
Respectfully,

Bruce Simonson
(423) 643-0610 office
(770) 841-9977 cell
bruces@artechdgn.com

**SEQUOIA COMMONS
515-555 S. MIDVALE
PUD/SIP ZONING TEXT
September 16, 2008**

Legal description: The lands subject to this Planned Unit Development District shall include the entire parcel described as follows:

Part of the SW ¼ of the NE ¼ of Section 29, T07N, R09E, City of Madison, Dane County Wisconsin, more fully described as follows:

Commencing at the East ¼ corner of said Section 29; thence North 89 degrees 12 minutes 42 seconds West along the south line of the said NE ¼, 1657.22 feet to the southerly extension of the westerly right-of-way line of Caromar Drive; thence North 00 degrees 05 minutes 01 second East, 39.60 feet to the intersection of the northerly right-of-way line of Tokay Boulevard as monumented and the said westerly right-of-way line of Caromar Drive; thence North 89 degrees 10 minutes 25 seconds West along the said northerly right-of-way line of Tokay Boulevard, 263.87 feet to its intersection with the easterly right-of-way line of Midvale Boulevard; thence North 00 degrees 01 minute 02 seconds West along the said easterly right-of-way line of Midvale Boulevard, 592.96 feet; thence South 89 degrees 53 minutes 19 seconds East, 264.89 feet to the aforementioned westerly right-of-way line of Caromar Drive; thence South 00 degrees 05 minutes 01 second West along the said westerly right-of-way line of Caromar Drive, 596.25 feet to the point of beginning.

NOTE: The above-described lands have been divided into a two lot CSM which has been approved and recorded.

I. Statement of Purpose

This Planned Unit Development is established to allow the flexibility to create a coordinated plan for a two-phase mixed-use development providing commercial and residential uses supported by underground parking in both phases. Phase 1 shall consist of 45 dwelling units, and Phase 2 shall consist of 100 dwelling units.

II. Permitted Uses

Uses that shall be permitted in the district are those uses permitted and those uses listed as conditional uses in the C 1 district.

b. Accessory Uses:

- 1. Home occupations and professional offices in a home as Defined in Sec.28.03**
- 2. Off Street parking as defined in text below**

III. Lot Area and Width

- a. As specified in attached PUD plans.

IV. Height, Yard, Usable Open Space, and Landscaping Requirements

- a. As specified in attached PUD plans.

V. Family Definition

- a. For the purposes of this Planned Unit Development, the family will be as defined in Chapter 28.03(2) of Madison General Ordinances per the R-2 district for the new condominium buildings at 555 South Midvale Blvd.

VI. Lighting

- a. Site lighting will be as shown on approved plans.

VII. Signage

- a. Signage will be allowed per Chapter 31 of the Madison General Ordinances, as compared to the R-3 district, or signage will be provided as approved on the recorded plans.

VIII. Off-Street Parking

- a. Ninety-eight (98) surface parking stalls shall be provided in addition to approximately eighty-five (80) underground stalls in Phase 1 and one hundred thirty-nine (136) underground stalls in Phase 2. The total of ninety-eight (98) surface stalls will be provided at the completion of Phase 2. Due to site logistics and staging requirements, approximately 70% of surface parking will be provided at the completion of Phase 1 and after the demolition of the existing center, prior to constructing Phase 2.
- b. Bicycle parking for occupants and guests shall be provided in the structured parking garages as well as at locations indicated as approved on the recorded plans.

IX. Alterations and Revisions

- a. No alteration or revision of this Planned Unit Development shall be permitted unless approved by the City Plan Commission; however, the Zoning Administrator may issue permits for minor alterations or additions that are approved by the Director of Planning and Development and the alderperson of the district and are compatible with the concept approved by the City Plan Commission.**



North Elevation



Caromar Elevation

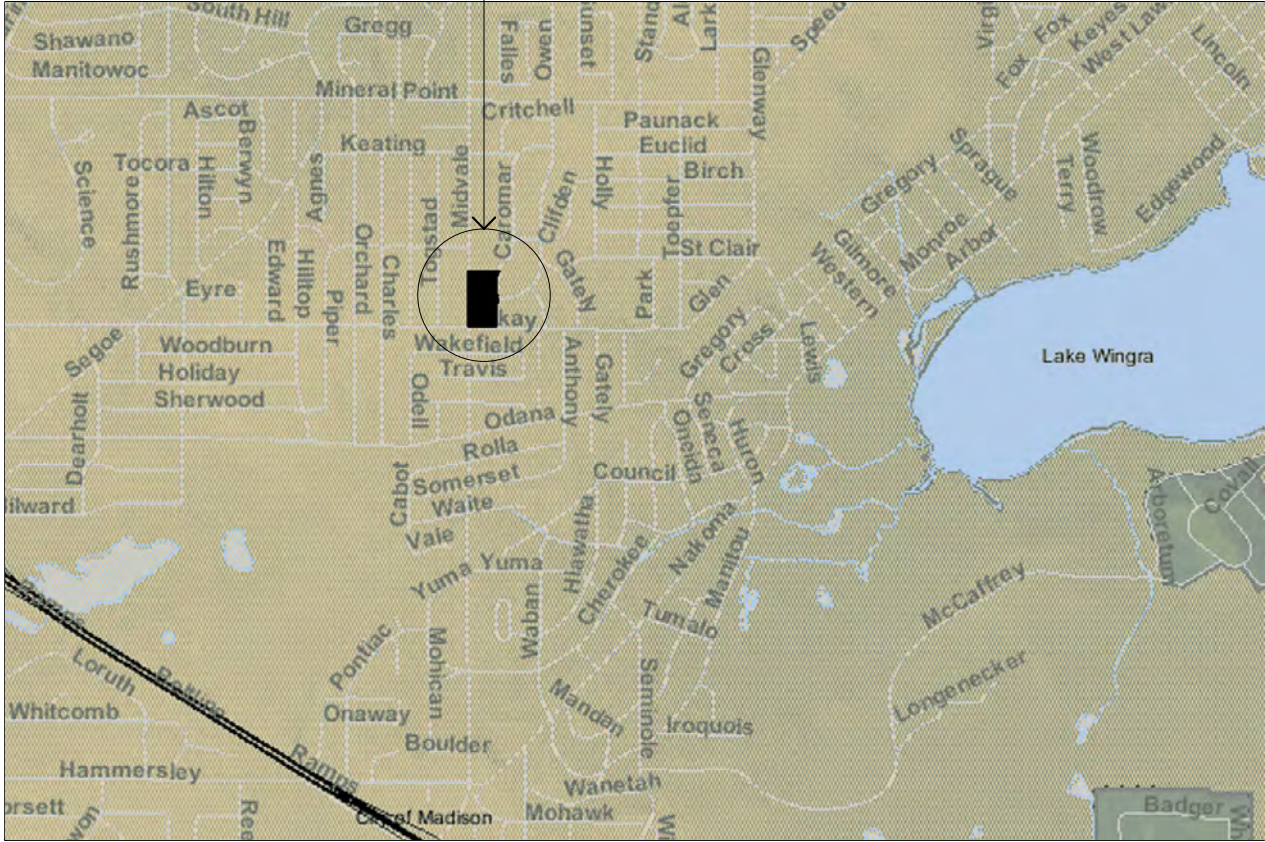


Sequoia Commons - Phase II

A Mixed-Use Project at 515 South Midvale Boulevard
Madison, Wisconsin

September 17, 2008

Site



North
Location Map

Owner ▫ Developer

MIDVALE PLAZA JOINT VENTURE L.L.P.
120 East Lakeside Street
Madison, Wisconsin 53711

Architect ▫ Planner

ARTECH DESIGN GROUP
1410 Cowart Street
Chattanooga, Tennessee 37408
Telephone (423) 265-4313

Landscape Architects

JSD PROFESSIONAL SERVICES, INC.
161 Horizon Drive, Suite 101
Verona, Wisconsin 53593
Telephone (608) 848-2255

Civil Engineers

BURSE SURVEYING & ENGINEERING, INC.
1400 East Washington Avenue, Suite 158
Madison, Wisconsin 53703
Telephone (608) 250-9263

Building Data Phase II

Proposed New Construction: 178,486 s.f.

- Parking - 49,356 square feet
- Retail - 10,650 square feet
- Residential - 118,480 square feet

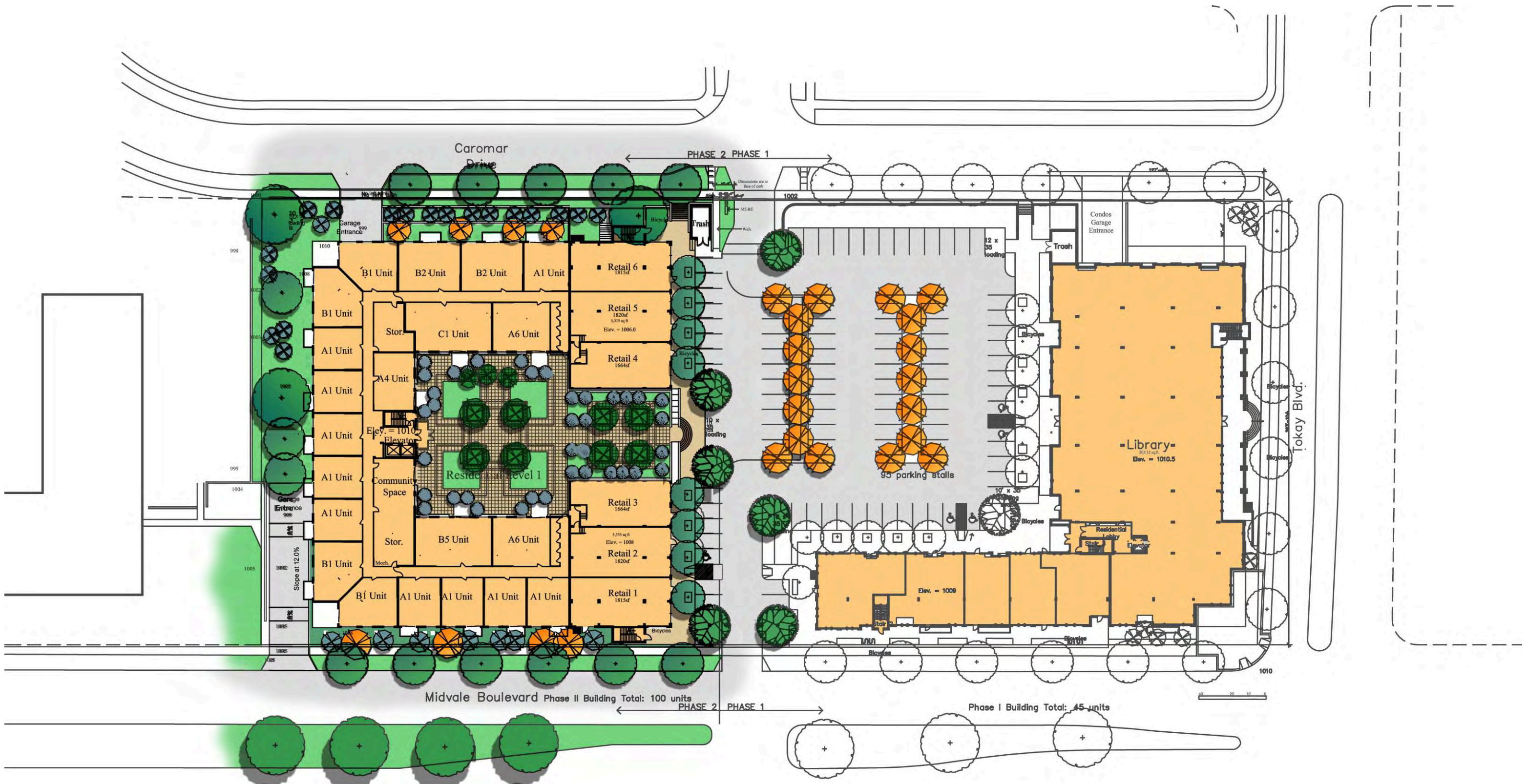
Total Apartment Units: 100
Total No. of Bedrooms: 141

- One Bedroom Units: 59
- Two Bedroom Units: 41

Underground Parking Stalls: 136

Index of Drawings

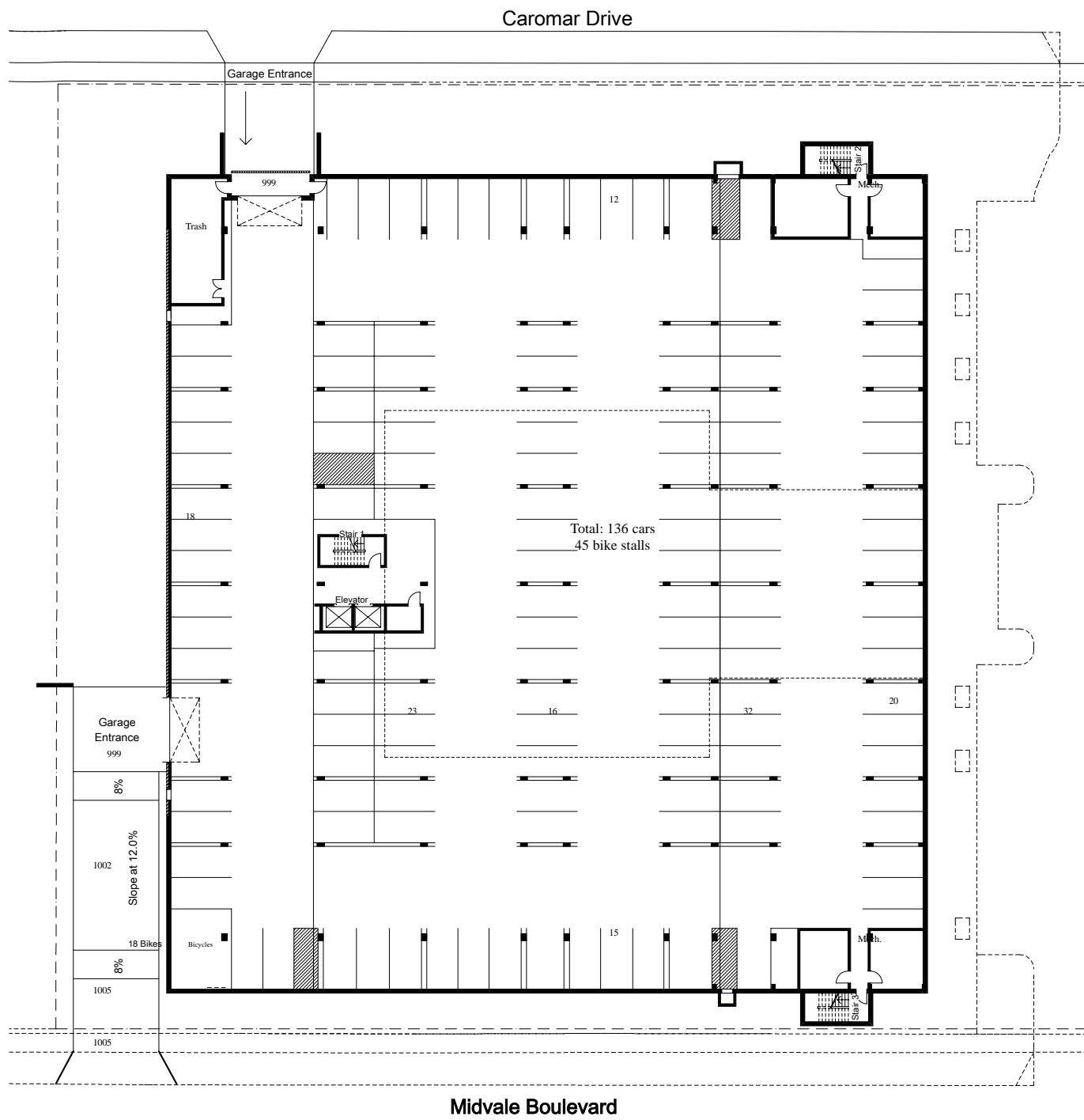
Sheet No.	Sheet Title	Sheet No.	Sheet Title
-	Cover Sheet	A5	Exterior Elevations
A1	Architectural Site Plan	A6	Exterior Elevations
C1	Grading Plan - Phase II	A7	Exterior Rendering
C3	Existing Conditions	A8	Building Sections
L1.0	Landscape Plan - Phase II	A9	Existing Photos
L1.1	Landscape Planting Specifications	A10	Existing Photos
L3	Lighting Plan	RS1	Building Signage
A2	Ground Level and Parking Level Plans		
A3	Second, Third and Fourth Level Plans		
A4	Roof Plan		



Architectural Site Plan

Sequoia Commons Phase II

Madison, Wisconsin



Midvale Boulevard

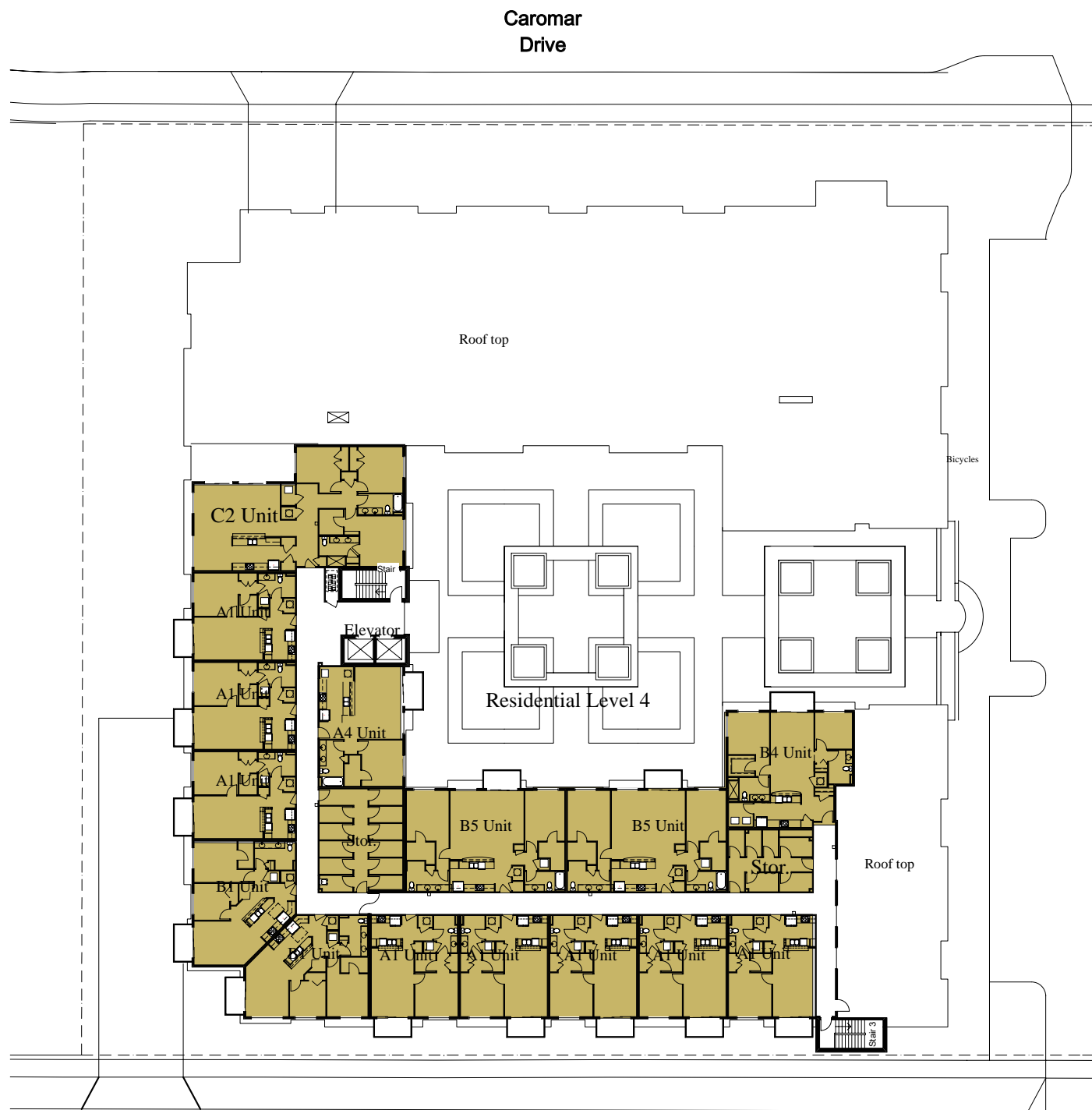
Parking Level Plan



Midvale Boulevard

Phase II Building Total: 100 units

Ground Level Plan



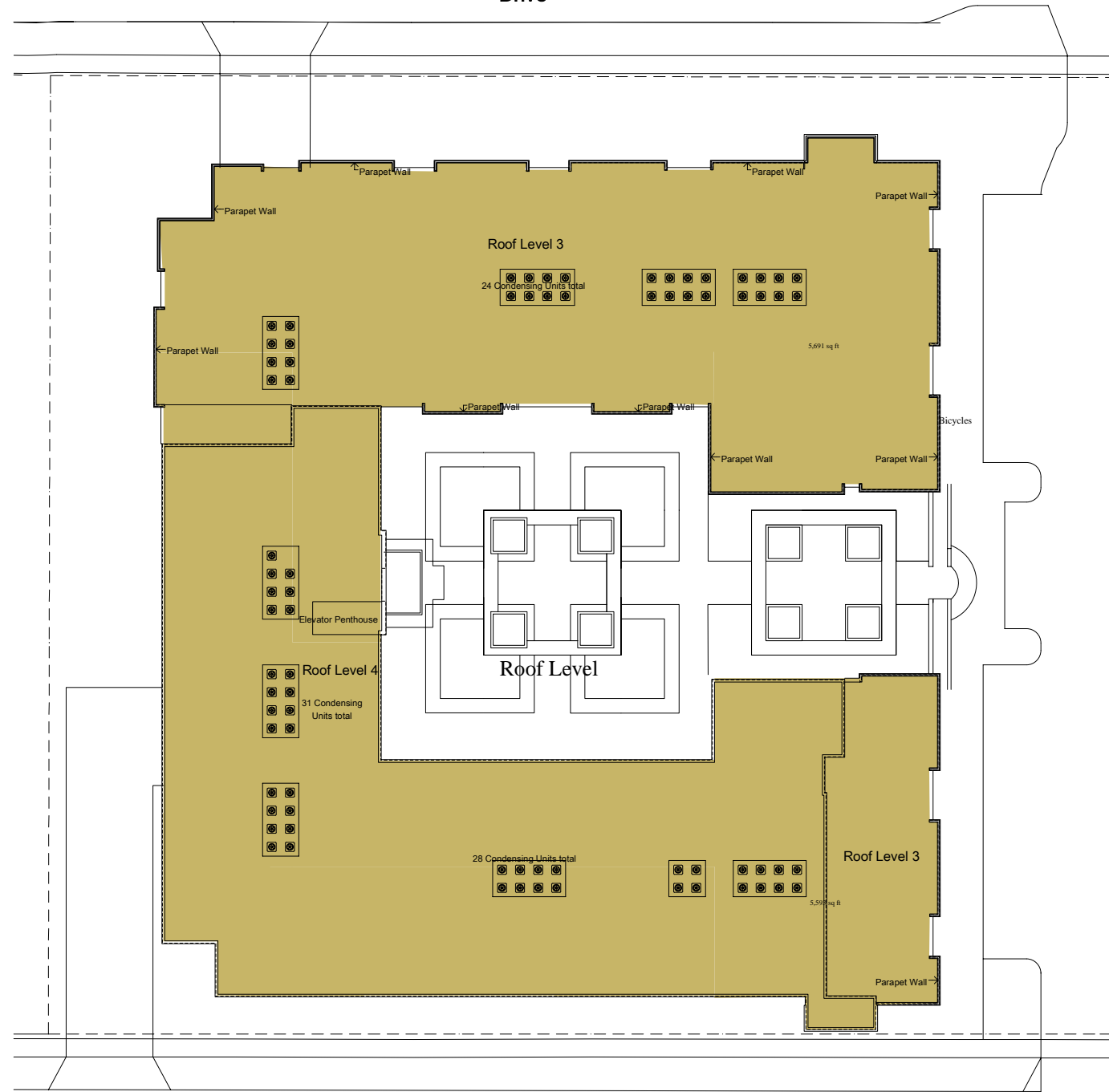
Midvale Boulevard
Fourth Level Plan



Midvale Boulevard
Second and Third Level Plans

Building Plans

Caromar Drive



Midvale Boulevard

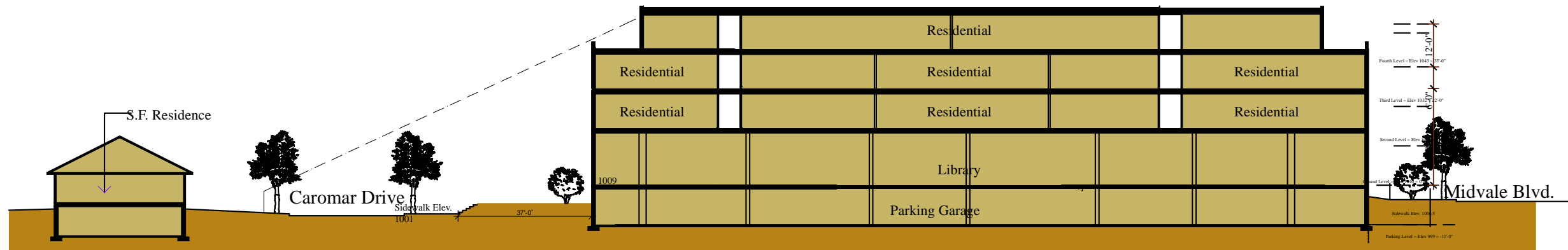


Main Residential Entry Elevation

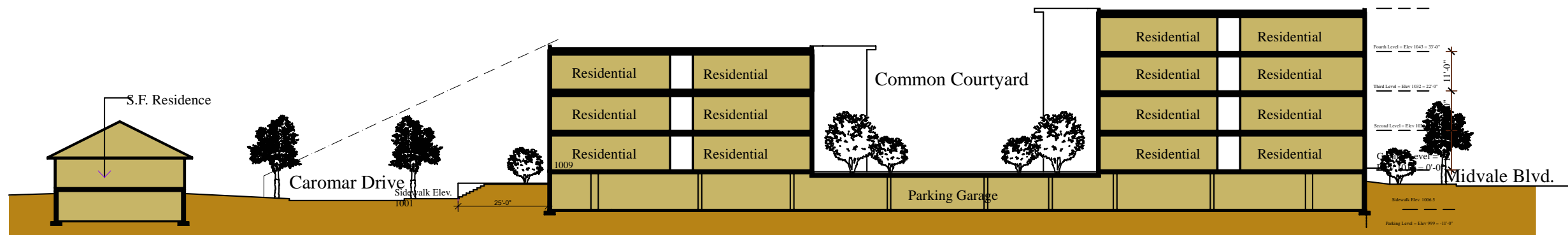


Midvale Elevation

Exterior Elevations



Phase I Building Section



Phase II Building Section

East - West Building Sections



Caromar- View South at Owen Drive



View North at Existing Apartments



Caromar - View North
From Owen Drive

Caromar - View North
From Phase II





Caromar- View South at New Entry



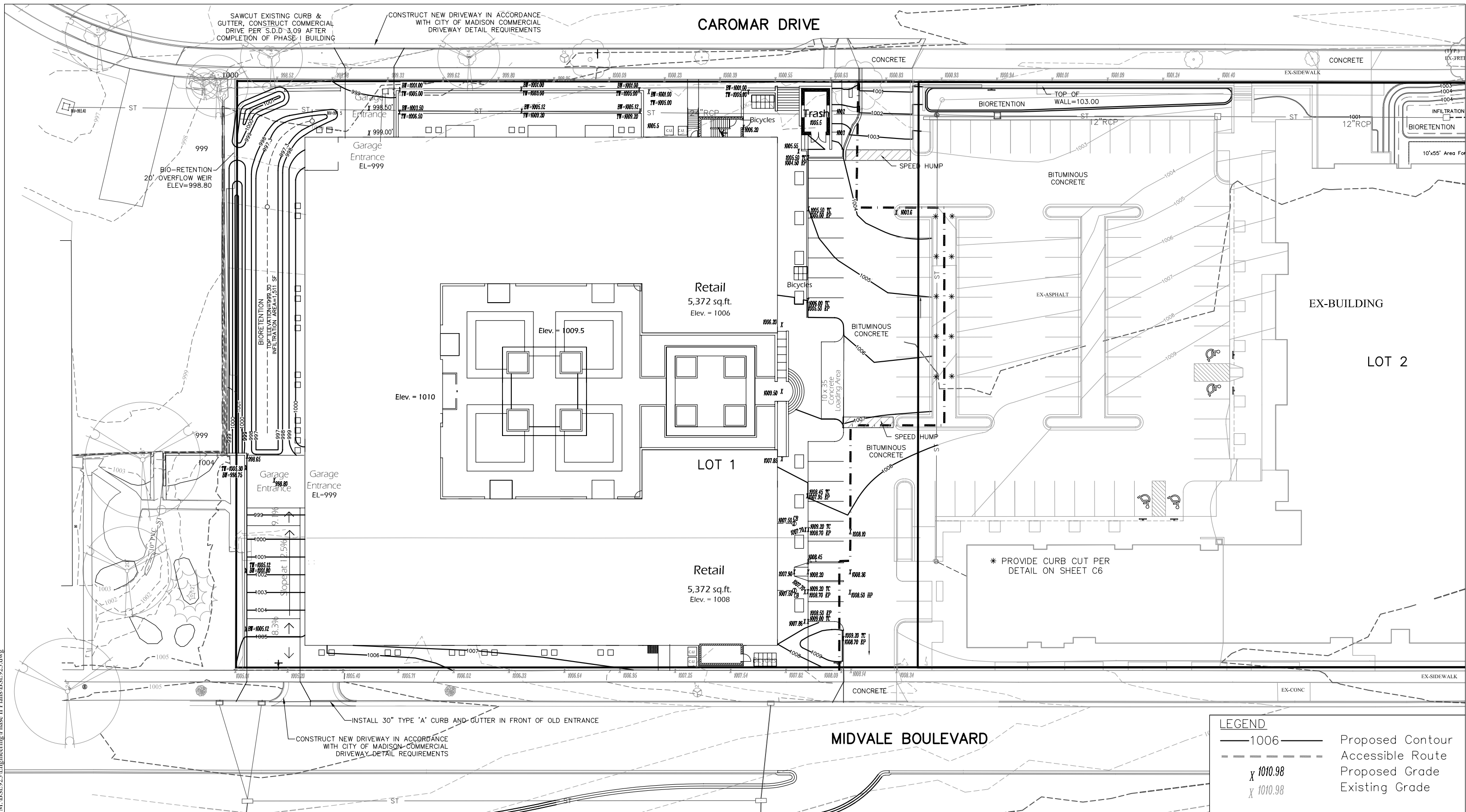
Caromar - View South From North Edge of Phase II



Caromar - View North

Caromar - View North From Tokay





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Midvale Plaza Joint Venture

Grading Plan

Artech Design Group
Planning Architecture

September 17, 2008

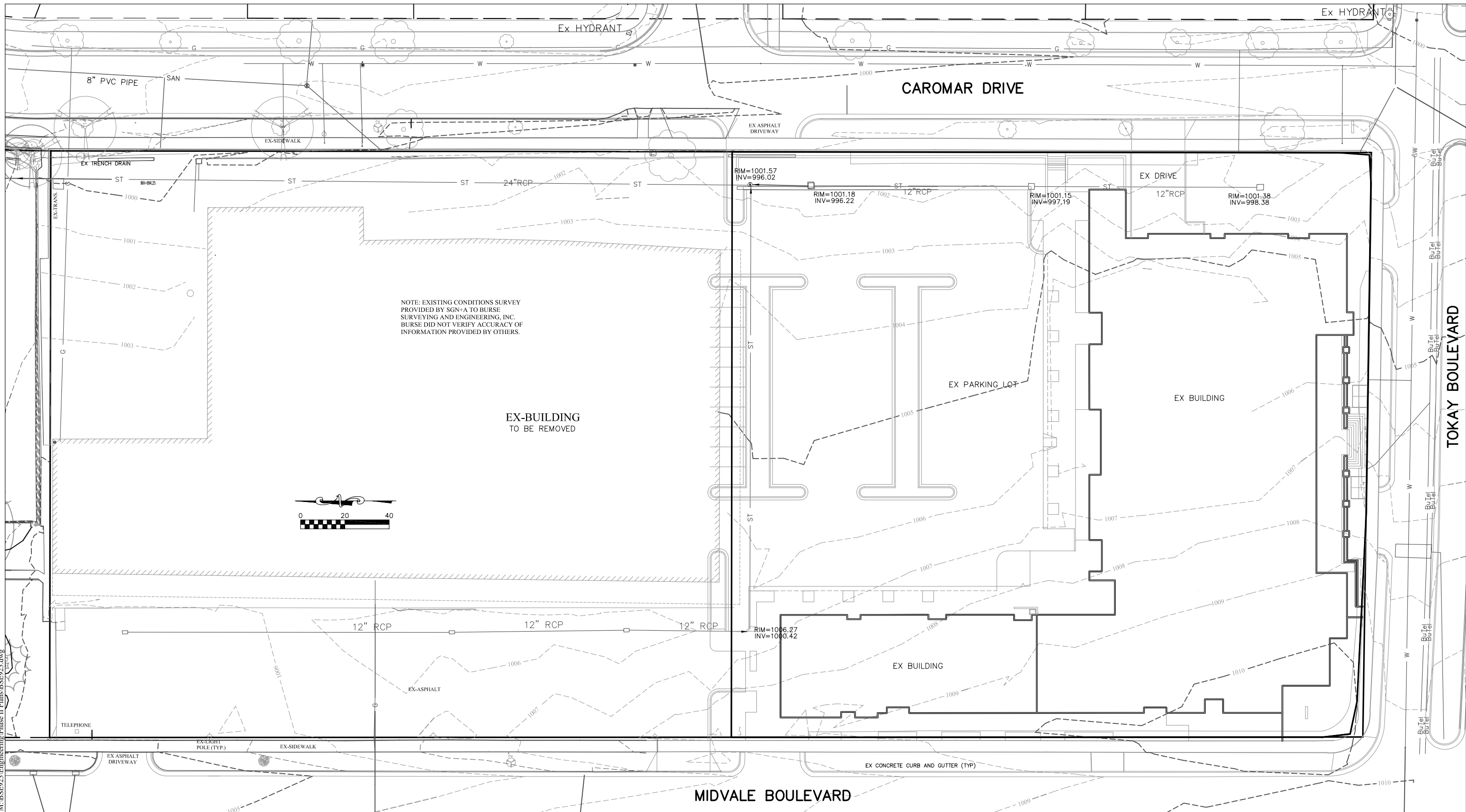


Sequoia Commons Phase II

Madison, Wisconsin

Burse Surveying & Engineering, Inc.
1400 E. Washington Ave., Suite 150
Madison, WI 53703
608.250.9263
www.bursesurveyengr.com

C1



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Midvale Plaza Joint Venture

Existing Conditions

Artech Design Group
Planning Architecture

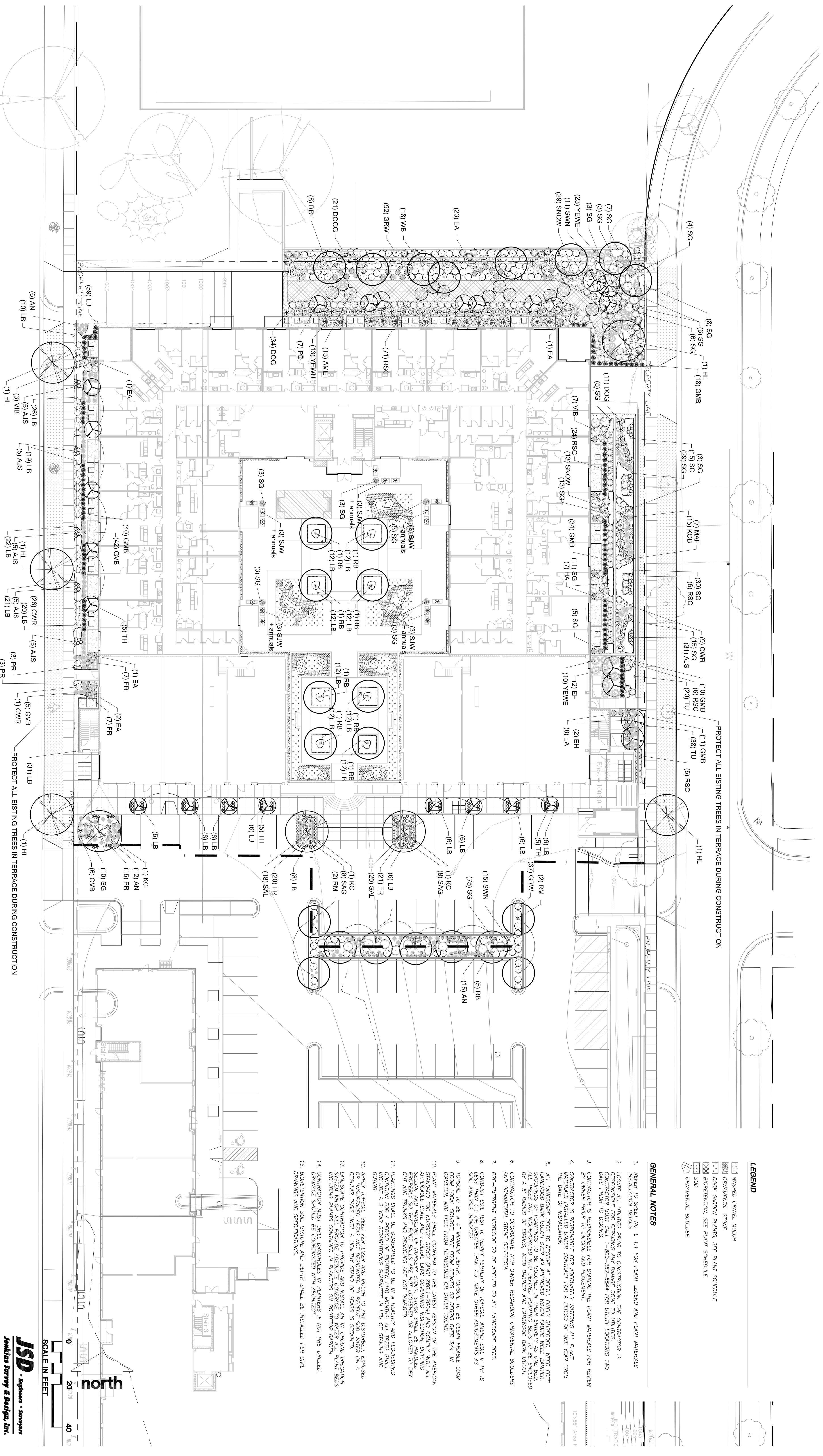
September 17, 2008

Sequoia Commons Phase II

Madison, Wisconsin

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C3



LEGEND

- WASHED GRAVEL MULCH
- ORNAMENTAL STONE
- ROCK GARDEN PLANTS. SEE PLANT SCHEDULE
- BIORETENTION. SEE PLANT SCHEDULE
- SOD
- ORNAMENTAL BOULDER

GENERAL NOTES

1. REFER TO SHEET NO. L-1.1 FOR PLANT LEGEND AND PLANT MATERIALS INSTALLATION DETAILS.
2. LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL UTILITIES. THE CONTRACTOR MUST CALL 1-800-382-5844 FOR UTILITY LOCATIONS TWO DAYS PRIOR TO DIGGING.
3. CONTRACTOR IS RESPONSIBLE FOR STAKING THE PLANT MATERIALS FOR REVIEW BY OWNER PRIOR TO DIGGING AND PLACEMENT.
4. CONTRACTOR IS RESPONSIBLE FOR ASSURELY WRITING ALL PLANT MATERIALS INSTALLED UNDER CONTRACT FOR A PERIOD OF ONE YEAR FROM THE DATE OF INSTALLATION.
5. ALL LANDSCAPE BEDS TO RECEIVE 4" DEPTH FINELY SIFTED, WEED FREE HARDWOOD BARK MULCH OVER AN APPROVED WOVEN FABRIC WEED BARRIER. ALL TREES NOT INCORPORATED INTO DEFINED PLANTING BEDS TO BE ENCLOSED BY A 5' RADIUS OF EDGING, WEED BARRIER AND HARDWOOD BARK MULCH.
6. CONTRACTOR TO COORDINATE WITH OWNER REGARDING ORNAMENTAL BOULDERS AND ORNAMENTAL STONE SELECTION.
7. PRE-EMERGENT HERBICIDE TO BE APPLIED TO ALL LANDSCAPE BEDS.
8. CONDUCT SOIL TEST TO VERIFY FERTILITY OF TOPSOIL AMONG SOIL. IF PH IS SOIL ANALYSIS INDICATES.
9. TOPSOIL TO BE A 4" MINIMUM DEPTH. TOPSOIL TO BE CLEAN FRAGILE LOAM DRAINAGE AND FREE FROM HERBICIDES OR OTHER TOXINS.
10. PLANT MATERIALS SHALL CONFORM TO THE LATEST VERSION OF THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z602.1) AND ALL APPLICABLE STATE AND FEDERAL LAWS GOVERNING INSPECTION, SHIPPING AND HANDLING OF NURSERY STOCK. STOCK SHALL BE HANDLED TO PREVENT DAMAGE TO PLANTS AND BRANCHES ARE NOT DAMAGED.
11. PLANTINGS SHALL BE GUARANTEED TO BE IN A HEALTHY AND FLOURISHING CONDITION AT THE TIME OF STAKING AND INCLUDE A 2 YEAR SHTOUGHTING GUARANTEE IN LED OF STAKING AND OUYING.
12. APPLY TOPSOIL, SEED FERTILIZER AND MULCH TO ANY DISTURBED, EXPOSED OR UNSURFACED AREAS NOT DESIGNATED TO RECEIVE SOIL WATER ON A REGULAR BASIS UNTIL A HEALTHY STAND OF GRASS IS OBTAINED.
13. LANDSCAPE CONTRACTOR TO PROVIDE AND INSTALL AN IN-GROUND IRRIGATION SYSTEM WHICH WILL PROVIDE ADEQUATE COVERAGE TO WATER ALL PLANT BEDS INCLUDING PLANTS CONTAINED IN PLANTERS ON ROOFTOP GARDENS.
14. CONTRACTOR MUST DRILL DRAINHOLES IN PLANTERS. IF NOT PRE-DRILLED DRAINAGE SHOULD BE COORDINATED WITH ARCHITECT.
15. BIORETENTION SOIL MIXTURE AND DEPTH SHALL BE INSTALLED PER CIVIL DRAWINGS AND SPECIFICATIONS.

north

SCALE IN FEET
0 20 40

JSD - Engineers - Surveyors
Jenkins Survey & Design, Inc.

Artech Design Group
Planning Architecture

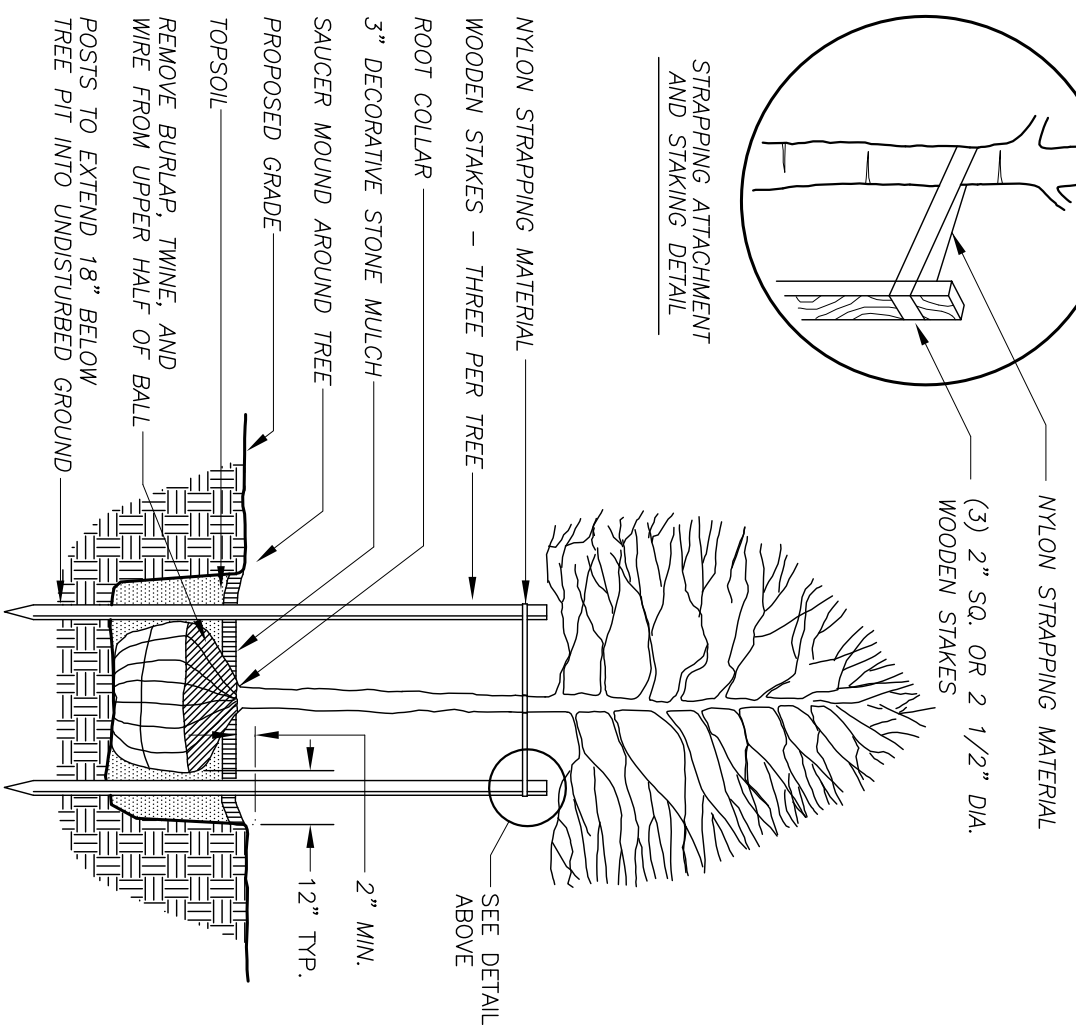
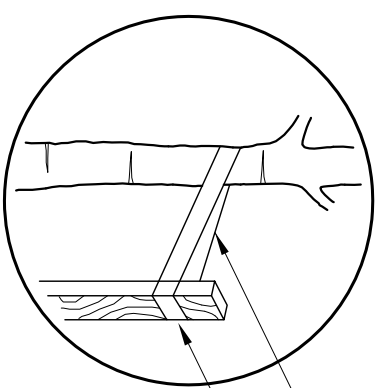
Midvale Plaza Joint Venture

September 17, 2008

Sequoia Commons Phase II

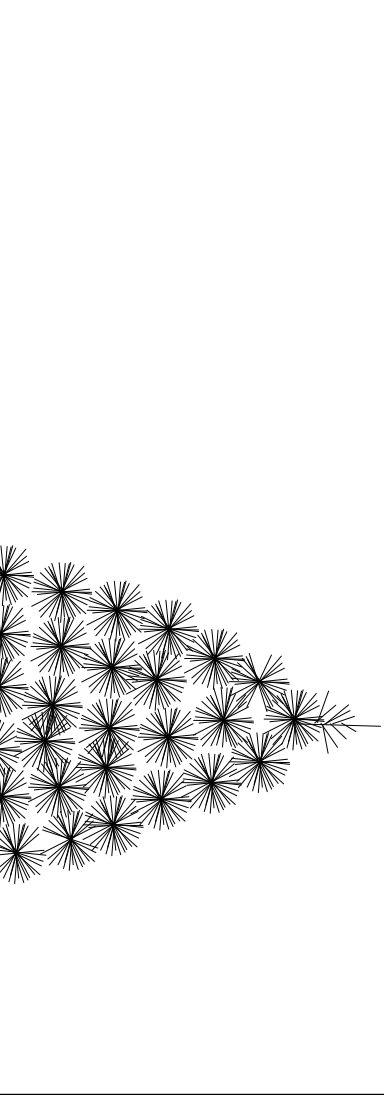
Madison, Wisconsin

JSD - Engineers - Surveyors
Jenkins Survey & Design, Inc. Landscape Plan



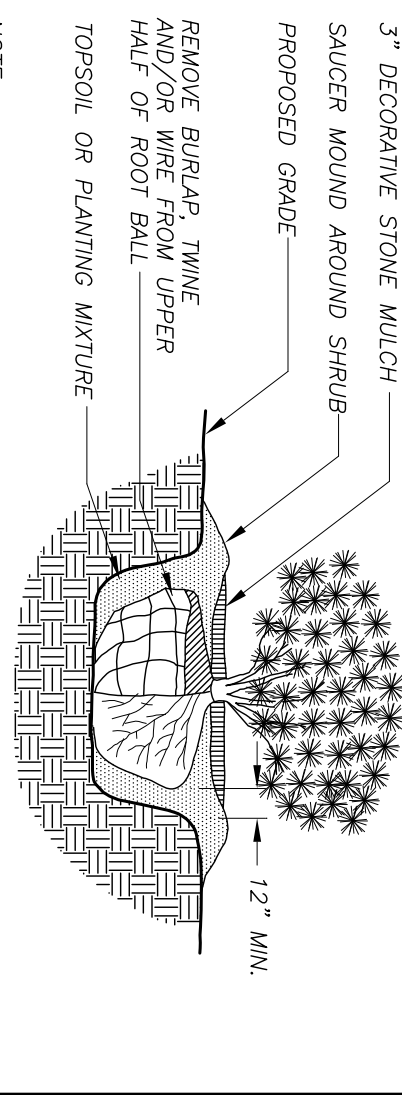
NOTE:
ROOT COLLAR TO BE AT GRADE.
DIG HOLE NO DEEPER THAN BASE OF ROOT BALL TO COLLAR.

1 DECIDUOUS TREE PLANTING DETAIL
N.T.S.



NOTE:
ROOT COLLAR TO BE AT GRADE.
DIG HOLE NO DEEPER THAN ROOT BALL TO COLLAR.

2 EVERGREEN TREE PLANTING DETAIL
N.T.S.

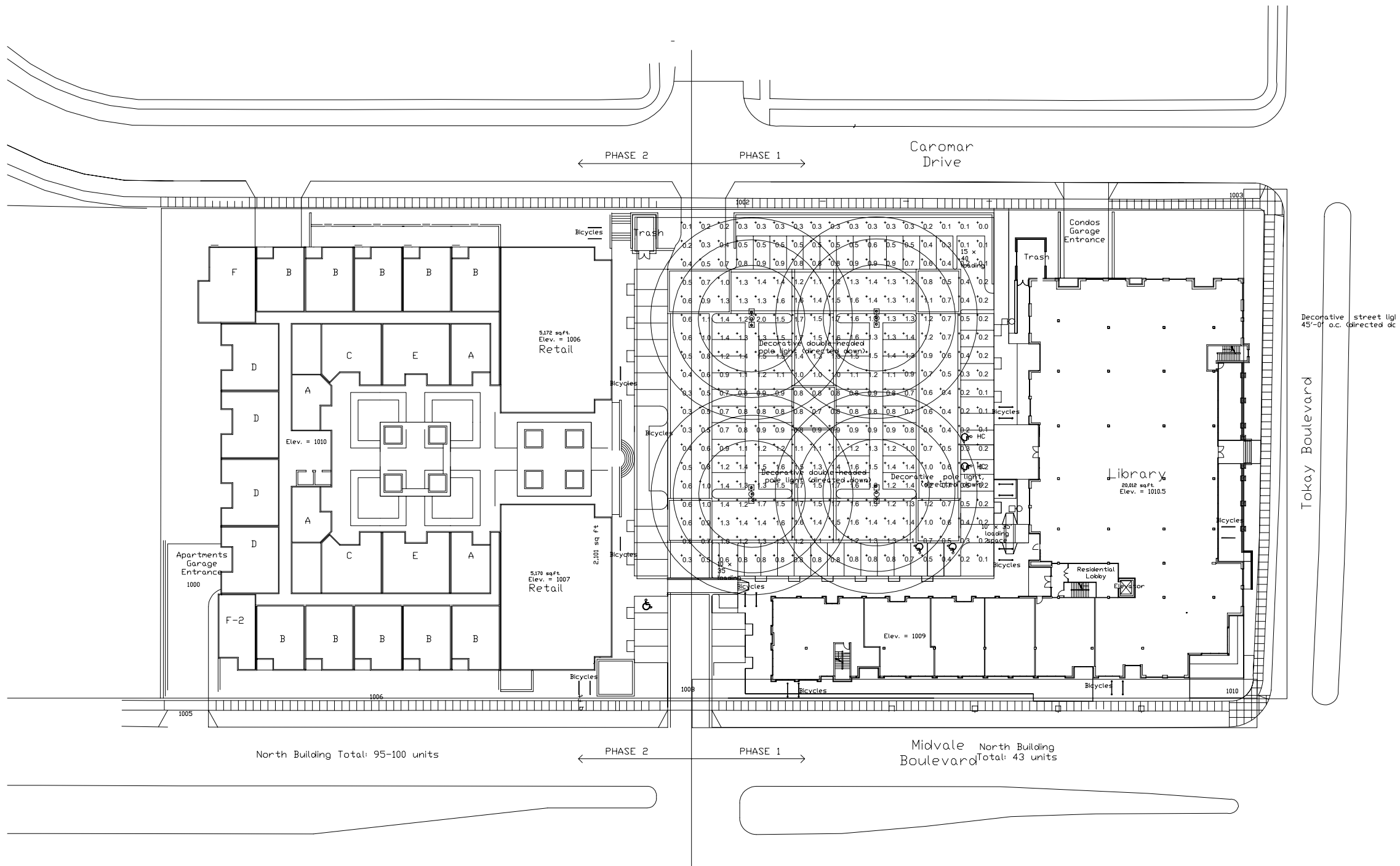


NOTE:
ROOT COLLAR TO BE AT GRADE.
DIG HOLE NO DEEPER THAN ROOT BALL TO COLLAR.

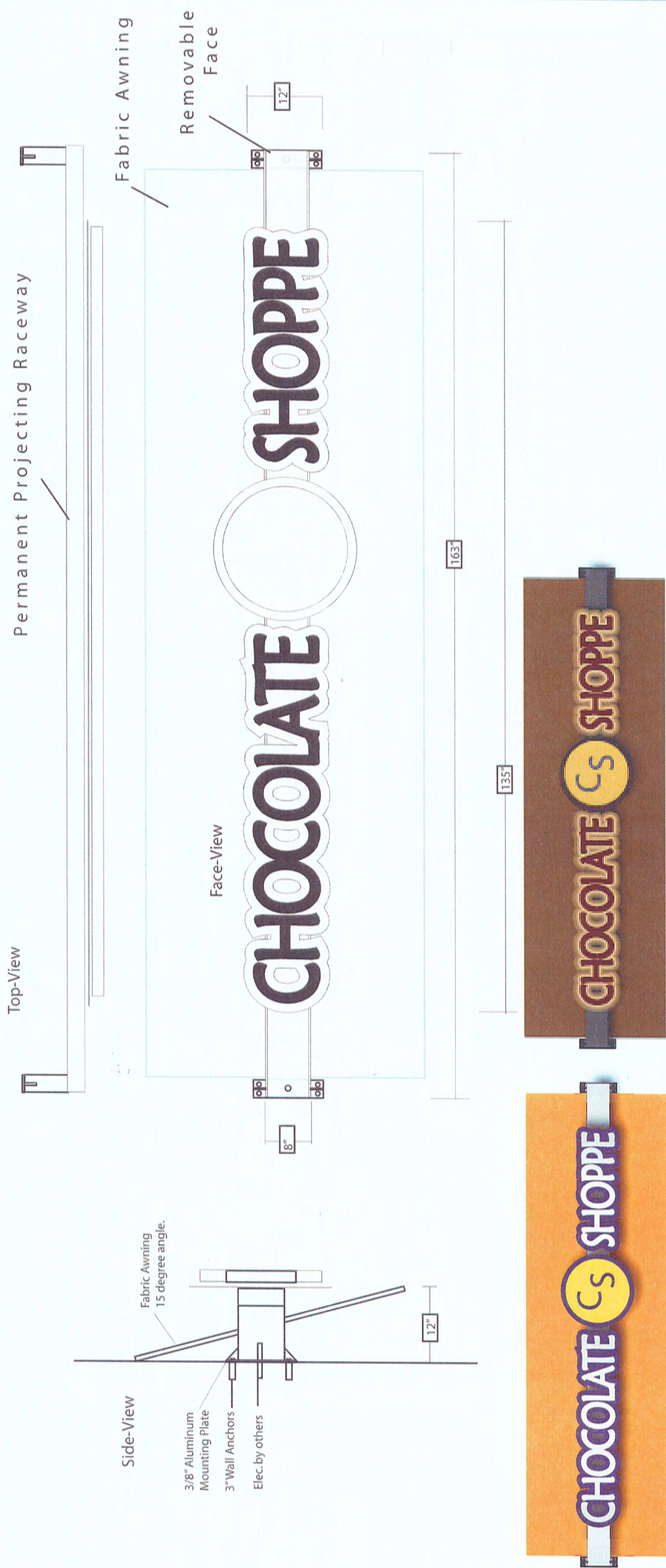
4 EVERGREEN SHRUB PLANTING DETAIL
N.T.S.

- GENERAL NOTES**
1. ROOT COLLAR MUST BE VISIBLE AT GRADE.
 2. PRUNE BACK ADVENTICIOUS OR GIRDLING ROOTS.
 3. CUT AWAY BURLAP ROSES AND WIRE BASKET FROM AROUND UPPER HALF OF ROOT BALL SO THAT OUTWARD GROWTH IS NOT HINDERED.
 4. INSTALL 4-4.5 FOOT RING OF WEDG PINE SHIPPED HARBORWOOD BARK MULCH AROUND INDIVIDUAL TREES AT A DEPTH OF 3-4 INCHES.
 5. IF TREES ARE INDICATED TO BE STAKED NYLON STRAPPING IS TO BE REMOVED AFTER ONE COMPLETE GROWING SEASON.

TREES	Quantity	Plan Name	Common Name	Botanical Name	Size	Root	NOTES
	4	EH	American Hornbeam	<i>Carpinus caroliniana</i>	1 1/2' Gal.	B&B	
	5	HL	Skyline Hooplocust	<i>Gleditsia triacanthos 'Skyline'</i>	2' Gal.	B&B	
	3	KC	Kentucky Cokerobree	<i>Gonolobus toosa</i>	2' Gal.	B&B	
	7	PD	Pagoda Dogwood	<i>Cornus alternifolia</i>	6'	B&B	
	21	RB	River Birch	<i>Betula nigra</i>	2' Gal.	B&B	
	4	RM	Red Sunset Maple	<i>Acer rubrum</i>	2' Gal.	B&B	
	13	TH	Thornless Hawthorne	<i>Crataegus crus-galli var. inermis</i>	1 1/2' Gal.	B&B	Prune upright
SHRUBS	Quantity	Plan Name	Common Name	Botanical Name	Size	Root	NOTES
	13	AKC	American Juniper	<i>Juniperus horizontalis</i>	5 Gal.	CONV	
	33	AN	Andromeda	<i>Anemone patens</i>	3 Gal.	CONV	
	36	CMR	Cape May Rose	<i>Rosa rugosa</i>	3 Gal.	CONV	
	45	DOG	Dogwood	<i>Cornus sericea 'Isanti'</i>	3 Gal.	CONV	
	21	DOGG	Gray Dogwood	<i>Cornus racemosa</i>	5 Gal.	CONV	
	36	EA	Emerald Arborvitae	<i>Thuja occidentalis 'Smiracp'</i>	9 Ht.	B&B	
	113	G&B	Green Mountain Boxwood	<i>Buxus Green Mountain'</i>	3 Gal.	CONV	
	129	GRV	Gray Low Spirea	<i>Spiraea japonica 'Low Spirea'</i>	3 Gal.	CONV	
	52	H&B	Hot and Bothered	<i>Rhus typhina 'Hot and Bothered'</i>	3 Gal.	CONV	
	52	H&B	Hot and Bothered	<i>Rhus typhina 'Hot and Bothered'</i>	3 Gal.	CONV	
	15	KCB	Korean Boxwood	<i>Buxus microphylla</i>	3 Gal.	B&B	
	7	LAG	Little Leaf Ligularia	<i>Fatsia japonica 'Little Leaf'</i>	5 Gal.	CONV	
	113	RSC	Ruby Spice Clethra	<i>Clethra alnifolia 'Ruby Spice'</i>	3 Gal.	CONV	
	15	SJW	St. John's Wort	<i>Hypericum perforatum</i>	3 Gal.	CONV	
	42	SNW	Snowberry	<i>Physocarpus opulifolius 'Summer Wine'</i>	3 Gal.	CONV	
	26	SMN	Summer Wine Nandina	<i>Yucca filamentosa 'Summer Wine'</i>	24 Ht.	B&B	
	10	VIB	Viburnum	<i>Viburnum x davidi</i>	3 Gal.	CONV	Prune Jim
	18	WB	Winterberry	<i>Ilex verticillata 'Jim Dandy' & 'Red Spike'</i>	3 Gal.	CONV	
	33	YEW	Emerald Spreader Yew	<i>Taxus canadensis 'Emerald Spreader'</i>	18" Ht.	B&B	
	13	YEWU	Upright Yew	<i>Taxus cuspidata 'Capitata'</i>	4' Ht.	B&B	Prune and find
PERENNIALS	Quantity	Plan Name	Common Name	Botanical Name	Size	Root	NOTES
	56	AJS	Autumn Joy Sedum	<i>Sedum 'Autumn Joy'</i>	1 Gal.	CONV	
	16	SXG	Swamp Milkweed	<i>Asclepias tuberosa (dwarf variety)</i>	2 Gal.	CONV	
	38	SXL	Shrimp Plant	<i>Salvia nemerosa 'Mayrath'</i>	3 Gal.	CONV	
GRASSES	Quantity	Plan Name	Common Name	Botanical Name	Size	Root	NOTES
	95	RR	Red Fescue	<i>Calamagrostis canadensis 'Red Fescue'</i>	1 gal	CONV	
	369	LB	Little Bluestem	<i>Schizachyrium scoparium</i>	1 gal.	CONV	
	22	PR	Prairie Dropseed	<i>Sporobolus heterolepis</i>	1 gal.	CONV	
	234	SG	Shirley's Switch Grass	<i>Panicum virgatum 'Shirley's'</i>	1 gal.	CONV	
	58	TU	Tufted Hairgrass	<i>Deschampsia cespitosa</i>	1 gal.	CONV	
BIOTENTION PLANTS	Quantity	Plan Name	Common Name	Botanical Name	Size	Root	NOTES
	160	BS	Bergenia	<i>Bergenia ciliata</i>	4"	FLUG	
	100	BS	Bergenia	<i>Bergenia ciliata</i>	4"	FLUG	
	30	EL	Blue False Indigo	<i>Baptisia australis</i>	4"	FLUG	
	100	EL	Blue False Indigo	<i>Baptisia australis</i>	4"	FLUG	
	100	BB	Bobbleberry Sage	<i>Carex muskingumensis</i>	4"	FLUG	
	100	CB	Canada Bluejoint	<i>Carex muskingumensis</i>	4"	FLUG	
	60	CF	Cinnamon Fern	<i>Osmunda cinnamomea</i>	4"	FLUG	
	64	CR	Crowfoot	<i>Veronicastrum virginiana</i>	4"	FLUG	
	100	FR	Fox Sedge	<i>Carex vulpocarpa</i>	4"	FLUG	
	100	FR	Fox Sedge	<i>Carex vulpocarpa</i>	4"	FLUG	
	64	HR	Hamamelis	<i>Koeleria paniculata</i>	4"	FLUG	
	60	LB	Little Bluestem	<i>Schizachyrium scoparium</i>	4"	FLUG	
	64	LF	Little Fescue	<i>Calamagrostis canadensis</i>	4"	FLUG	
	100	PS	Palm Sedge	<i>Carex muskingumensis</i>	4"	FLUG	
	100	PS	Palm Sedge	<i>Carex muskingumensis</i>	4"	FLUG	
	20	SS	Shocking Star	<i>Dodecatheon meadia</i>	4"	FLUG	
	20	SS	Shocking Star	<i>Dodecatheon meadia</i>	4"	FLUG	
	64	SP	Spotted Plantain	<i>Plantain digitata</i>	4"	FLUG	
	64	SP	Spotted Plantain	<i>Plantain digitata</i>	4"	FLUG	
	64	SM	Smooth Milkweed	<i>Asclepias incarnata</i>	4"	FLUG	
	64	SM	Smooth Milkweed	<i>Asclepias incarnata</i>	4"	FLUG	
	100	SW	Sweet Black Eyed Susan	<i>Rudbeckia subtomentosa</i>	4"	FLUG	
	100	SW	Switch grass	<i>Panicum virgatum</i>	4"	FLUG	
ROCK GARDEN PLANTS	Quantity	Plan Name	Common Name	Botanical Name	Size	Root	NOTES
			Blue Spruce Stonecrop	<i>Sedum repens</i>	1 GAL.	CONV.	
			Creeper Phlox	<i>Phlox subulata</i>	1 GAL.	CONV.	
			Four Star Phlox	<i>Phlox subulata</i>	1 GAL.	CONV.	
			Star Phlox	<i>Phlox subulata</i>	1 GAL.	CONV.	
			Nightingale	<i>Alumina artemisia</i>	1 GAL.	CONV.	
			Prairie Dropseed	<i>Sporobolus heterolepis</i>	1 GAL.	CONV.	
			Russian Stonecrop	<i>Sedum kamtschaticum var. elaeagnifolium</i>	1 GAL.	CONV.	
			Two Row Stonecrop	<i>Sedum spuriatum</i>	1 GAL.	CONV.	



RETAIL SIGN-10/05/07: EXAMPLE OF RETAIL SIGN (StyleRS-1)



Refer to "West Elevation Retail Signage Detail" in PUD Text Document Refer to "West Elevation Retail Signage Detail" in PUD Text Document Refer to "West Elevation Retail Signage Detail" in PUD Text Document

MEMORANDUM

DATE: September 17, 2008

TO: Al Martin
City of Madison
Urban Design Commission

FROM: Bruce Simonson
Artech Design Group

RE: Sequoya Commons – Phase II
Urban Design Commission Submittal
Final Approval Meeting Date – September 24, 2008

New drawings will be delivered to the Urban Design Commission on the morning of September 17, 2008. We are seeking final approval for Phase II at Sequoya Commons. Phase II is currently programmed to include 10,000 square feet of retail and 100 apartment units. We have received Plan Commission and City Council approval.

In this submission seeking final approval we have modified the drawings as noted below.

1. Based upon Plan Commission approval we now have entrances into the parking garage from both Midvale Boulevard and Caromar Drive.
2. The exterior courtyard space at the entrance into the building has been modified based upon value engineering requirements. The courtyard will have smaller plant material and more hard surface; in this case concrete pavers on pedestals.
3. A rain garden, bio-retention area is included on the north side of the building.

Fourteen sets of the 11 x 17 drawings are included with this re-submission. Also included is the Application for Urban Design Commission Review and Approval. Electronic files of the submitted drawings will be emailed to the Urban Design address.

If I can provide any additional information please feel free to contact me.
Respectfully,

Bruce Simonson
(423) 643-0610 office
(770) 841-9977 cell
bruces@artechdgn.com

September 16, 2008

To City of Madison Plan Commission
Re: Sequoya Commons/Phase 2
Developer: Midvale Plaza Joint Venture

Letter of Intent

Dear Plan Commission Members:

Midvale Plaza Joint Venture LLP submits the following information as the developer of a two phase redevelopment of the Midvale Plaza Center, a 40,000 square foot neighborhood shopping center located at the intersection of S. Midvale and Tokay Blvd. The 3.61 acre site has been platted as a two lot CSM. Phase 1, currently under construction, occupies Lot 2 after receiving PUD/SIP zoning approvals in 2007. Cross easements have been provided to allow both lots to function as a single mixed-use site.

Phase 1 of the redevelopment is scheduled to be completed by 7/1/08 and will include a 20,000 square foot Sequoya Branch Library condominium purchased by the City of Madison, approximately 7000 square feet of grade level retail/commercial lease space, and 45 residential condominium units on levels two through four of the project.

Construction of Phase 2 will involve the removal of the current Midvale Plaza shopping center with demolition to occur after the Sequoya Library relocates into their new facility in Phase 1, scheduled for October 1, 2008. The applicant is seeking SIP approval for Phase 2 of a previously approved PUD/GDP. The GDP approval of the entire site, along with the SIP approval of Phase 1, has addressed all major neighborhood concerns related to density, traffic, site access, storm water management, and architectural related issues such as building materials massing. A neighborhood meeting was held in late February of 2008 as well as meeting individually with immediate neighbors on Caromar as well as the Midvale Heights apartment owner.

The redeveloped site will provide primary vehicle access off S. Midvale Blvd. between Phase 1 and 2 of Sequoya Commons. A new turn lane and median cut has been approved and is under construction to facilitate direct access for south bound Midvale traffic to the site. This primary S. Midvale access point aligns the main drive aisle of the site with another access drive on Caromar as well as S. Owen Dr, directly east of the project. Two additional curb cuts will be installed on Caromar Drive and will be limited to private residential access to underground parking for both phases of the project.

A storm water management plan will be implemented utilizing a bio-filtration system that will retain approximately 63% of the annual rainfall on paved parking areas through infiltration on the site. An additional 12% of the annual rainfall on this area will be treated prior to discharging into the city storm system. Additionally, when possible, roof

water will be directed to separate bio-filtration areas on the site. Currently, 100% of storm water leaves the site and flows into the Lake Wingra watershed.

Phase 2 of the redevelopment involves the construction of a three and four story mixed use building with approximately 10,650 square feet of grade level commercial retail space. The total amount of square footage of commercial/retail use will be dictated more specifically by the type of end users attracted to the site. The applicant wishes to retain the flexibility to reduce grade level residential area in exchange for increased commercial grade level use in the event of potential single tenant user requiring a larger footprint than the 5000 square foot bays currently proposed in this submittal. The applicant requests a maximum of an additional 3000 square feet of potential commercial use as part of this SIP approval.

Residential levels of the building incorporate architectural design techniques that utilize a rhythm of bay projections, residential materials and colors, along with decks to minimize the massing and scale of the building. The Midvale frontage is four stories of residential units and wraps the north elevation to a midpoint of the building where it drops to three stories. This three story height continues along Caromar Drive as well as over the commercial space on the south elevation of the building. The building is a U-shaped design, creating a courtyard into which all interior residential units face. This courtyard opens to the south towards the commercial parking court that provides 98 surface parking stalls for both phases of commercial uses on the site. The commercial portion of Phase 2 will architecturally relate to the commercial design elements of Phase 1, creating an integrated design connection of the two phases of the project.

The project will include 100 residential apartments. Unit sizes will range from 700 to 1300 square feet, with a 60% mix of one bedroom units and 40% two bedroom and two bedroom plus den units. All units will be served by dual elevators and will be handicap accessible. Underground parking will be provided for 136 vehicles in Phase 2 of the project, resulting in approximately 1.4 stalls per unit parking ratio. It is anticipated that underground parking stalls will be unassigned and shared with commercial tenant employees during weekday/daytime hours. The building gross square footage including underground parking is 178,486 square feet. The project is served by a bus stop at the corner of Midvale and Tokay and is within a quarter of a mile of the Capital City bike trail system, facilitating the use of alternative transportation modes. Consideration may also be given to providing a shared community car for residents of both phases of the development.

The developer submitted an IDUP for both phases of the project. IZ units in Phase 1 have been released after no units were purchased by IZ qualified buyers within the marketing period timeframe. As of the date of the recording of the GDP and Phase 1 SIP, the Court of Appeals has ruled that the IZ ordinance, as it pertains to rental housing, is illegal and unenforceable. The applicant request that the LURA be amended to waive and release all rental units designated as IZ units in the agreement since the project did not

receive any special zoning consideration, i.e.; density bonuses or monetary benefits to offset any developer cost of providing IZ units.

The schedule for the project anticipates a fall of 2008 construction start with completion of Phase 2 by March 1 of 2010. Upon completion of Phase 1 and relocation of the current library branch into the expanded space, demolition associated with Phase 2 will commence on October 1, 2008. The project development team includes the following individuals and firms:

Developer/Members: Midvale Plaza Joint Venture LLP
Jack Kelly
Jerome Kelly
Scott Kelly
Joseph D. Krupp
Christopher Armstrong
120 East Lakeside Street
Madison, WI 53711
Phone: 608-284-0120 Fax: 608-294-9344

Architects: Artech Design Group
1410 Cowart St.
Chattanooga, TN 37408
Phone: 423-265-4313 Fax: 423-265-5413

Landscape Architects: JSD Professional Service
161 Horizon Drive, Suite 101
Verona, WI 53593
Phone: 608-848-2255

Civil: Burse Surveying & Engineering
1400 East Washington Avenue #158
Madison, WI 53703
Phone: 608-250-9263 Fax: 608-250-9266

Contractor: Krupp General Contractors LLC
2020 Eastwood Drive.
Madison, WI. 53704
Phone: 608-249-2020 Fax: 608-249-2053

Contact Person: Joseph D. Krupp
2020 Eastwood Drive
Madison, WI 53704
Phone: 608-249-2020 Fax: 608-249-2053

Letter of Intent
September 16, 2008
Page 4

Signed:

Date:

Joseph D. Krupp

**SEQUOIA COMMONS
515-555 S. MIDVALE
PUD/SIP ZONING TEXT
September 16, 2008**

Legal description: The lands subject to this Planned Unit Development District shall include the entire parcel described as follows:

Part of the SW ¼ of the NE ¼ of Section 29, T07N, R09E, City of Madison, Dane County Wisconsin, more fully described as follows:

Commencing at the East ¼ corner of said Section 29; thence North 89 degrees 12 minutes 42 seconds West along the south line of the said NE ¼, 1657.22 feet to the southerly extension of the westerly right-of-way line of Caromar Drive; thence North 00 degrees 05 minutes 01 second East, 39.60 feet to the intersection of the northerly right-of-way line of Tokay Boulevard as monumented and the said westerly right-of-way line of Caromar Drive; thence North 89 degrees 10 minutes 25 seconds West along the said northerly right-of-way line of Tokay Boulevard, 263.87 feet to its intersection with the easterly right-of-way line of Midvale Boulevard; thence North 00 degrees 01 minute 02 seconds West along the said easterly right-of-way line of Midvale Boulevard, 592.96 feet; thence South 89 degrees 53 minutes 19 seconds East, 264.89 feet to the aforementioned westerly right-of-way line of Caromar Drive; thence South 00 degrees 05 minutes 01 second West along the said westerly right-of-way line of Caromar Drive, 596.25 feet to the point of beginning.

NOTE: The above-described lands have been divided into a two lot CSM which has been approved and recorded.

I. Statement of Purpose

This Planned Unit Development is established to allow the flexibility to create a coordinated plan for a two-phase mixed-use development providing commercial and residential uses supported by underground parking in both phases. Phase 1 shall consist of 45 dwelling units, and Phase 2 shall consist of 100 dwelling units.

II. Permitted Uses

Uses that shall be permitted in the district are those uses permitted and those uses listed as conditional uses in the C 1 district.

b. Accessory Uses:

- 1. Home occupations and professional offices in a home as Defined in Sec.28.03**
- 2. Off Street parking as defined in text below**

III. Lot Area and Width

- a. As specified in attached PUD plans.

IV. Height, Yard, Usable Open Space, and Landscaping Requirements

- a. As specified in attached PUD plans.

V. Family Definition

- a. For the purposes of this Planned Unit Development, the family will be as defined in Chapter 28.03(2) of Madison General Ordinances per the R-2 district for the new condominium buildings at 555 South Midvale Blvd.

VI. Lighting

- a. Site lighting will be as shown on approved plans.

VII. Signage

- a. Signage will be allowed per Chapter 31 of the Madison General Ordinances, as compared to the R-3 district, or signage will be provided as approved on the recorded plans.

VIII. Off-Street Parking

- a. Ninety-eight (98) surface parking stalls shall be provided in addition to approximately eighty-five (80) underground stalls in Phase 1 and one hundred thirty-nine (136) underground stalls in Phase 2. The total of ninety-eight (98) surface stalls will be provided at the completion of Phase 2. Due to site logistics and staging requirements, approximately 70% of surface parking will be provided at the completion of Phase 1 and after the demolition of the existing center, prior to constructing Phase 2.
- b. Bicycle parking for occupants and guests shall be provided in the structured parking garages as well as at locations indicated as approved on the recorded plans.

IX. Alterations and Revisions

- a. No alteration or revision of this Planned Unit Development shall be permitted unless approved by the City Plan Commission; however, the Zoning Administrator may issue permits for minor alterations or additions that are approved by the Director of Planning and Development and the alderperson of the district and are compatible with the concept approved by the City Plan Commission.**