APPLICATION FOR URBAN DESIGN COMMISSION REVIEW AND APPROVAL

AGENDA	ITEM#	
Project#		

DATE SUBMITTED: 9.17.08 UDC MEETING DATE: 9.24.08	Action Requested Informational Presentation Initial Approval and/or Recommendation Final Approval and/or Recommendation
PROJECT ADDRESS: 5/5 9. MIDVA, ALDERMANIC DISTRICT: // OWNER/DEVELOPER (Partners and/or Principals) MIDVALE JOINT VENTINE LLP /// /// /// // // // // // // // // /	ARCHITECT/DESIGNER/OR AGENT: BYCE SIMONSON - APCHITECT [410 COWART ST CHATTANOOGA, TN 37408 DRIVE
Phone: (608) 249-2053	TRICTION COM
(See Section A for:) X Planned Unit Development (PUD) General Development Plan (GDP) X Specific Implementation Plan (SIP) Planned Community Development (PCD) General Development Plan (GDP) Specific Implementation Plan (SIP) Planned Residential Development (PRD) New Construction or Exterior Remodeling in an well as a fee) School, Public Building or Space (Fee may be re-	Urban Design District * (A public hearing is required as equired) g of a Retail, Hotel or Motel Building Exceeding 40,000
(See Section B for:) New Construction or Exterior Remodeling in Ca	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	CAR ALL STATES
*Public Hearing Required (Submission Deadline 3 Wee	ks 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.

- Based upon Plan Commission approval we now have entrances into the parking garage from both Midvale Boulevard and Caromar Drive.
- 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

SEQUOA 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



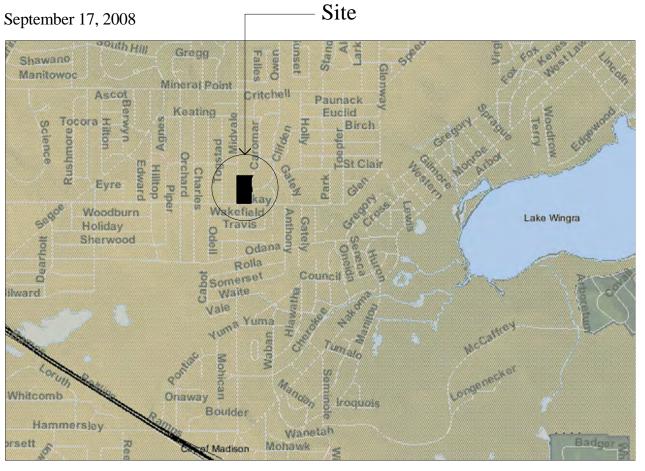
Caromar Elevation

Exterior Elevations Artech Design Group Planning Architecture Midvale Plaza Joint Venture



Sequoya Commons - Phase II

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



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 Horiizon 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

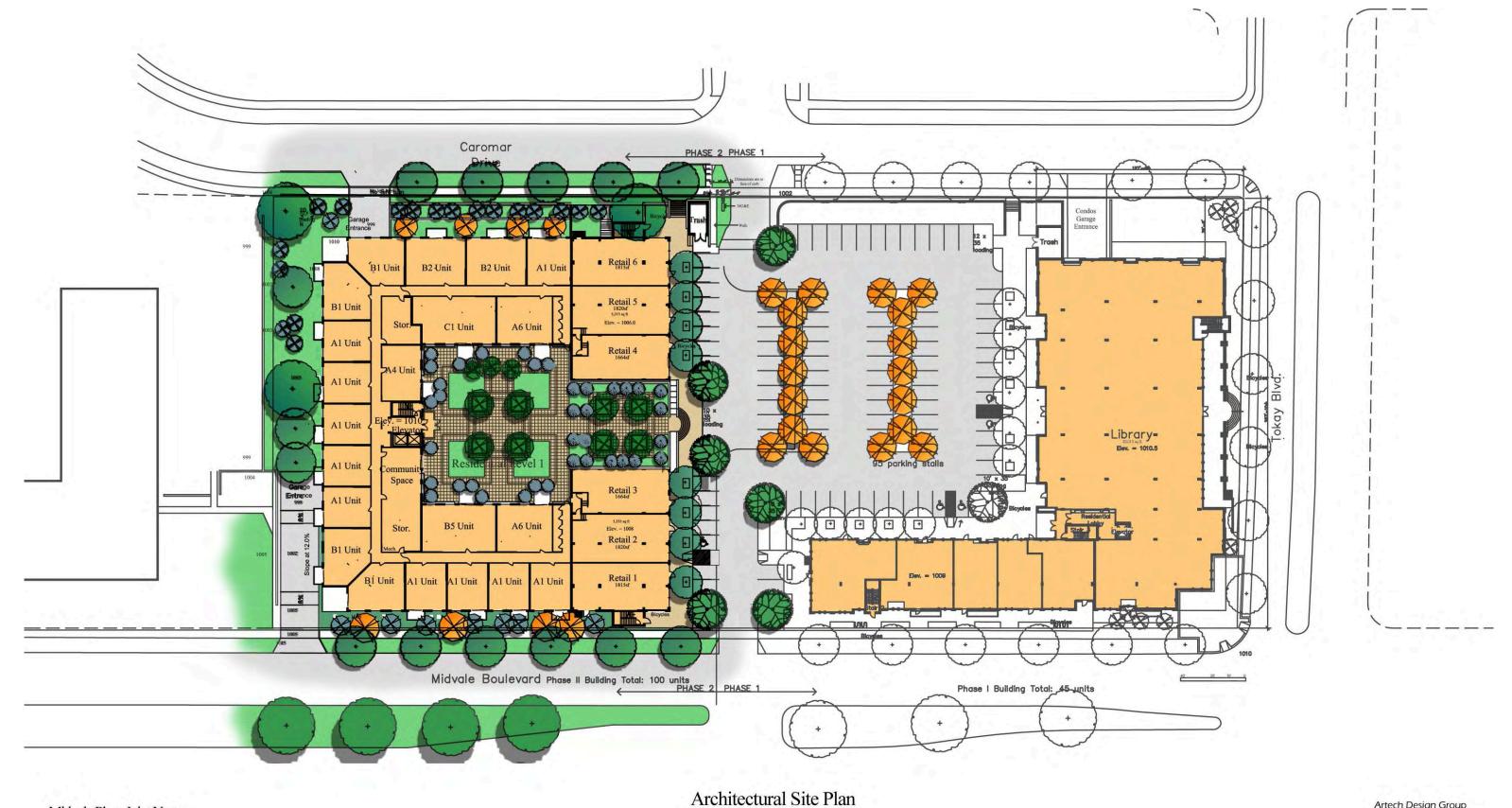
Index of Drawings

Sheet No. Sheet Title

- Cover Sheet
- Architectural Site Plan
- Grading Plan Phase II **Existing Conditions**
- L1.0 Landscape Plan Phase II L1.1 Landscape Planting Specifications
- Lighting Plan
- Ground Level and Parking Level Plans Second, Third and Fourth Level Plans

Sheet No. Sheet Title

- Exterior Elevations
- Exterior Elevations Exterior Rendering
- Building Sections
- Existing Photos
- All Existing Photos
- RS1 Building Signage



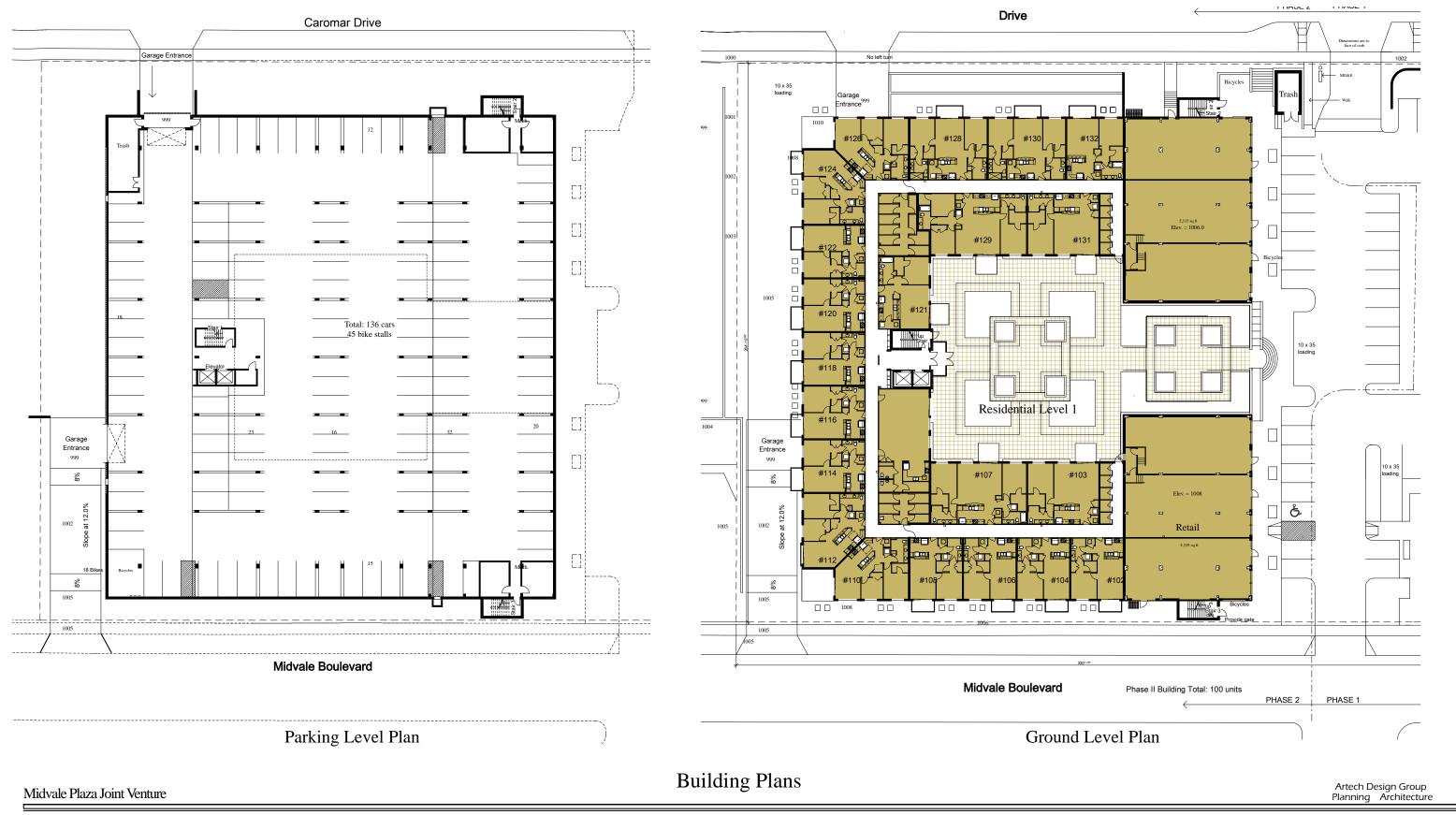
Midvale Plaza Joint Venture

Artech Design Group Planning Architecture

A1

Sequoya Commons Phase II

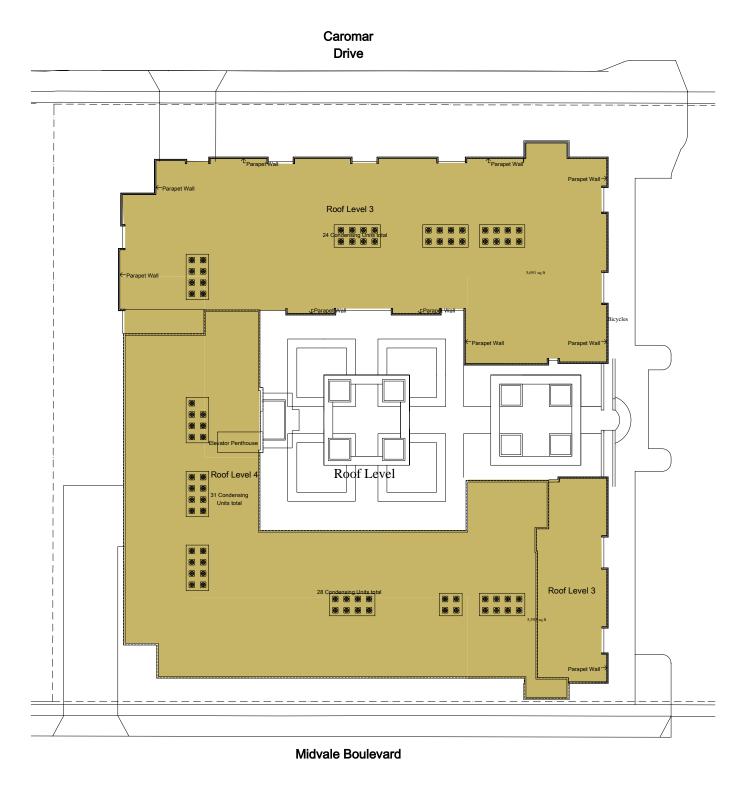
Madison, Wisconsin





Midvale Plaza Joint Venture

Artech Design Group
Planning Architecture



Artech Design Group Planning Architecture

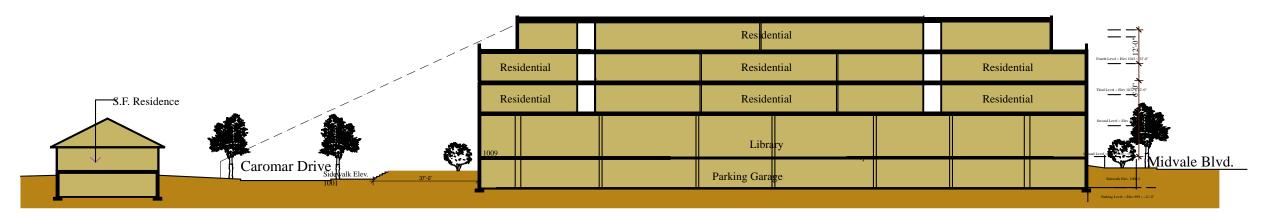


Main Residential Entry Elevation

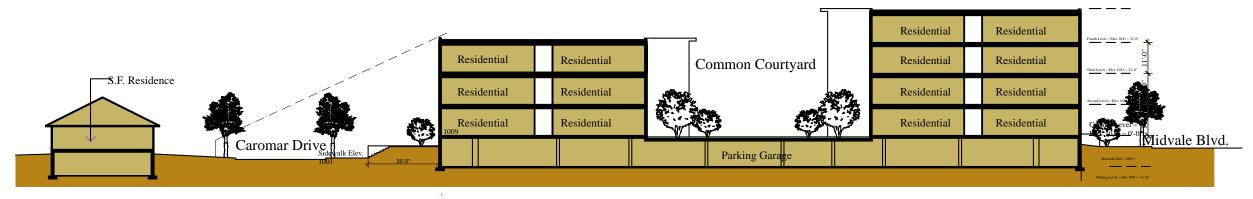


Midvale Elevation

Midvale Plaza Joint Venture + Artech Design Group Planning Architecture



Phase I Building Section



Phase II Building Section

East - West Building Sections

Artech Design Group Planning Architecture



Caromar- View South at Owen Drive



View North at Existing Apartments



Caromar - View North From Owen Drive

Caromar - View North From Phase II



Existing Neighborhood



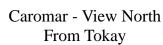
Caromar- View South at New Entry



Caromar - View South From North Edge of Phase II



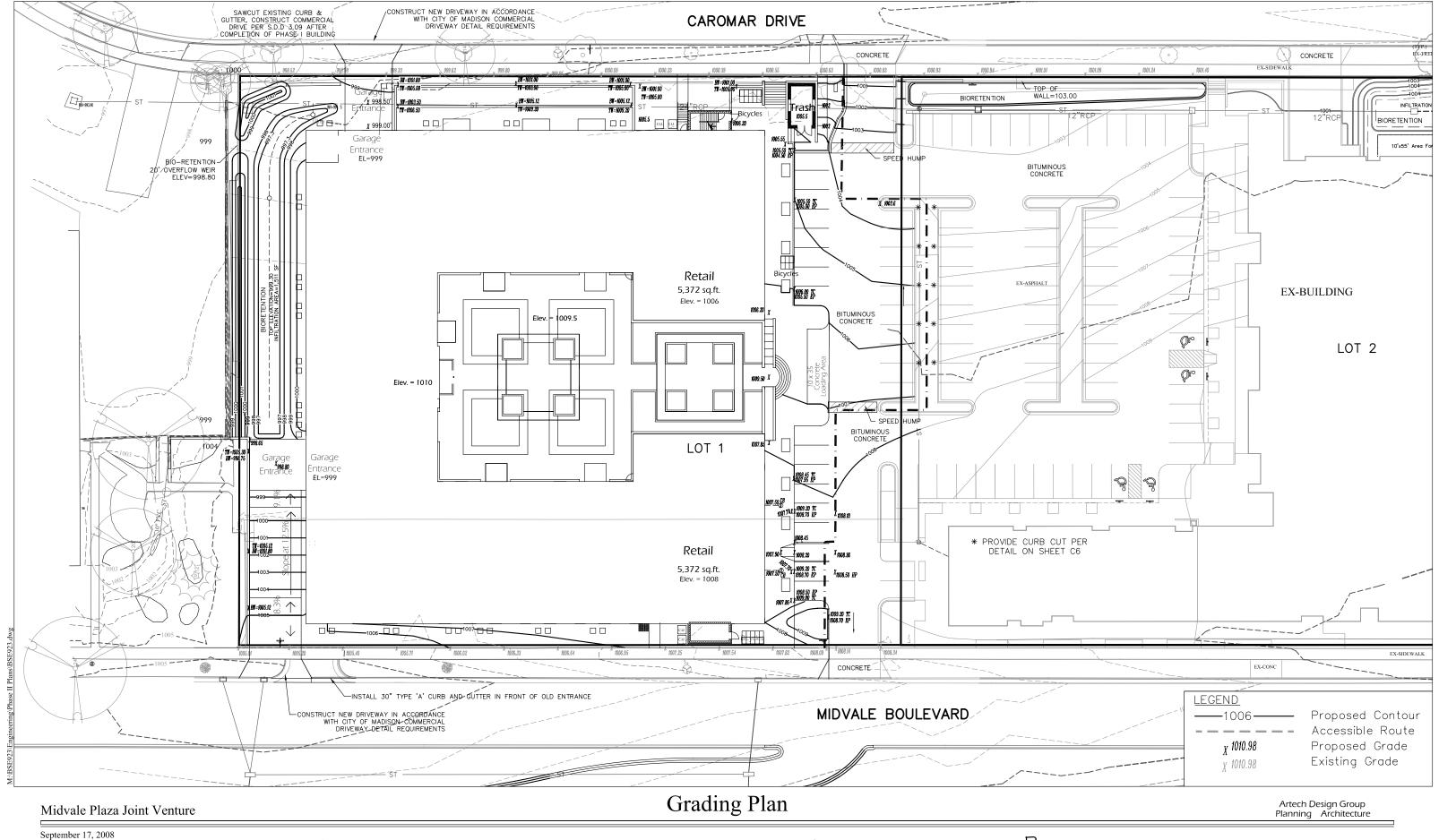
Caromar - View North



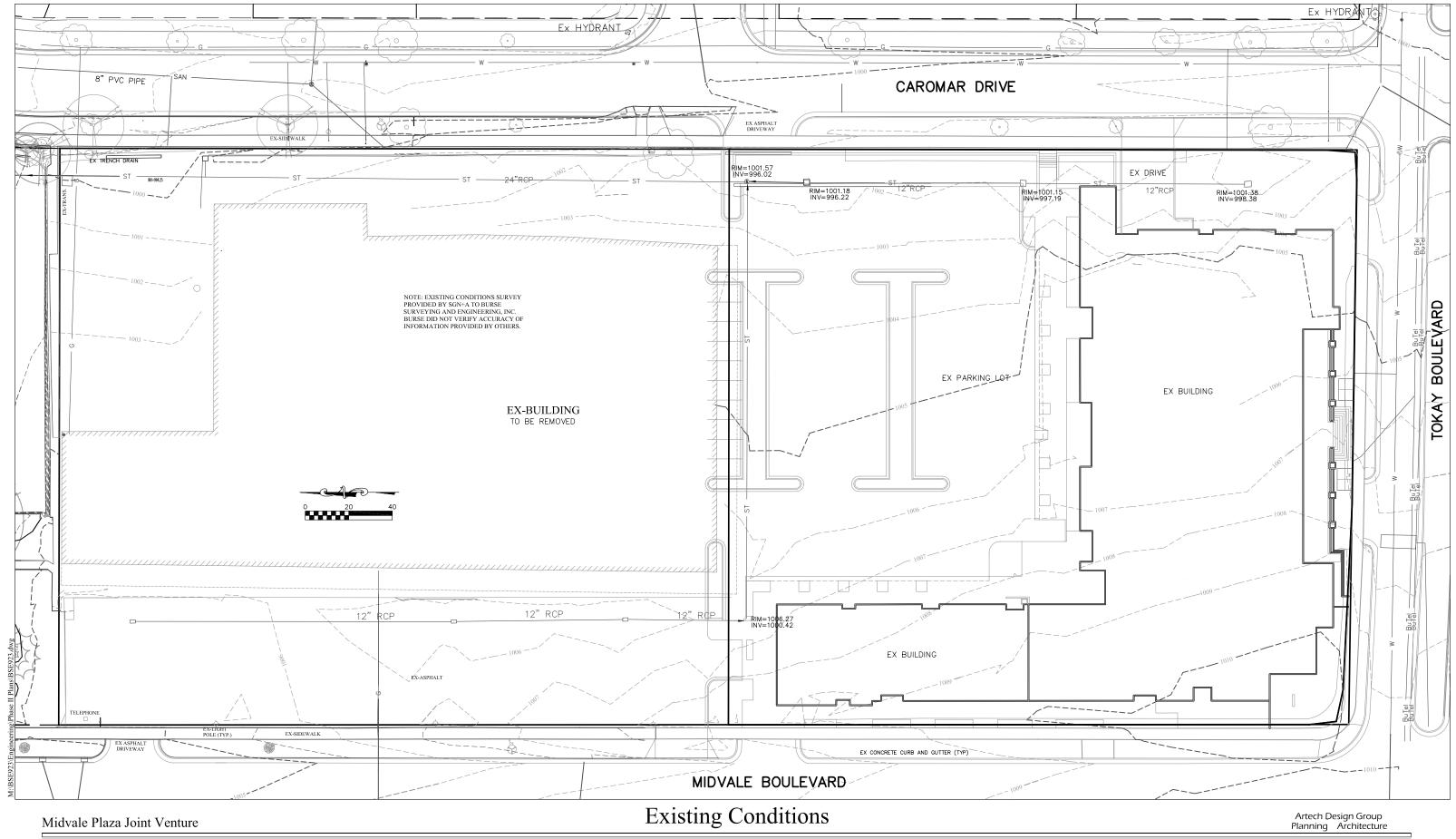


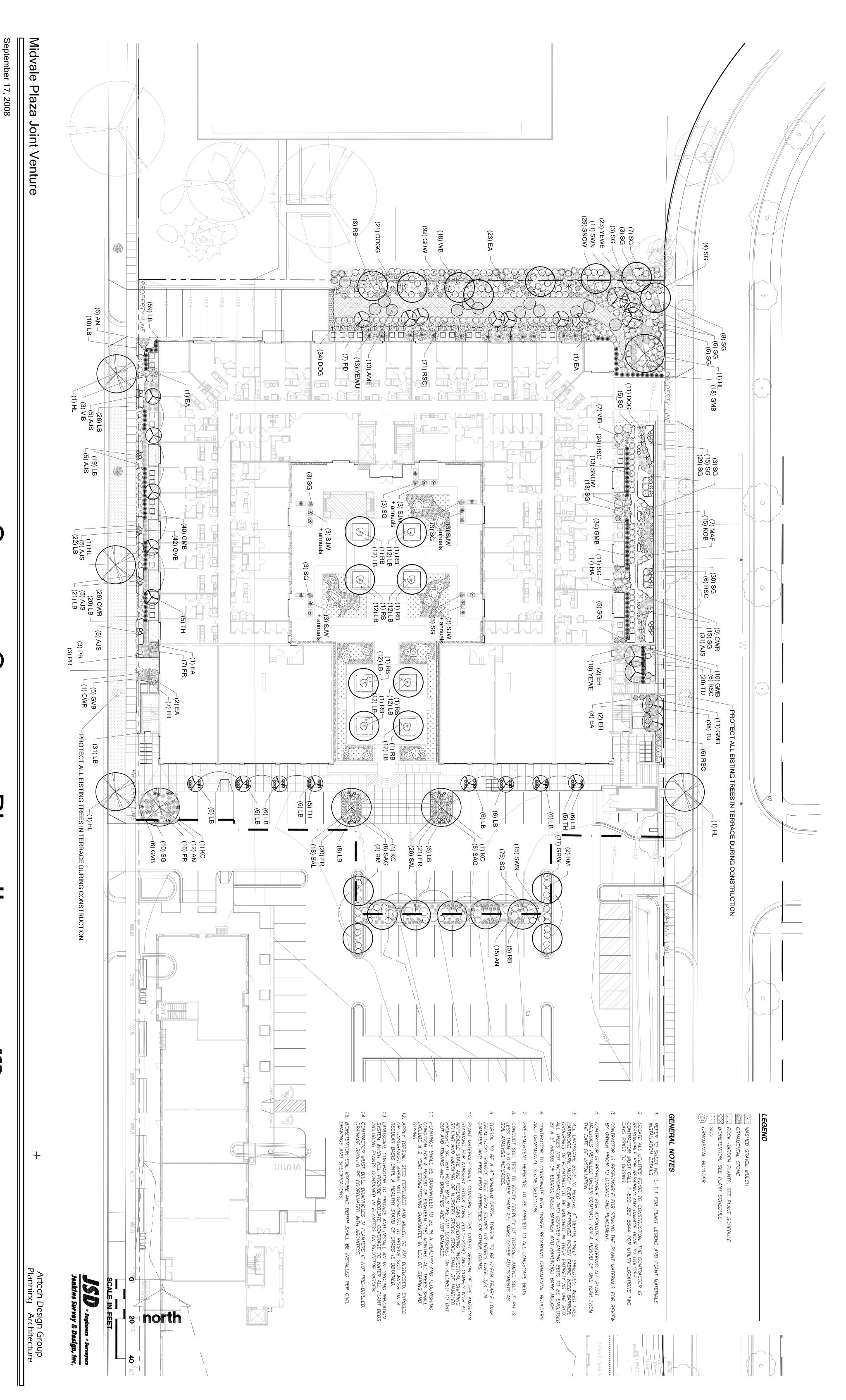
Existing Neighborhood

Artech Design Group Planning Architecture



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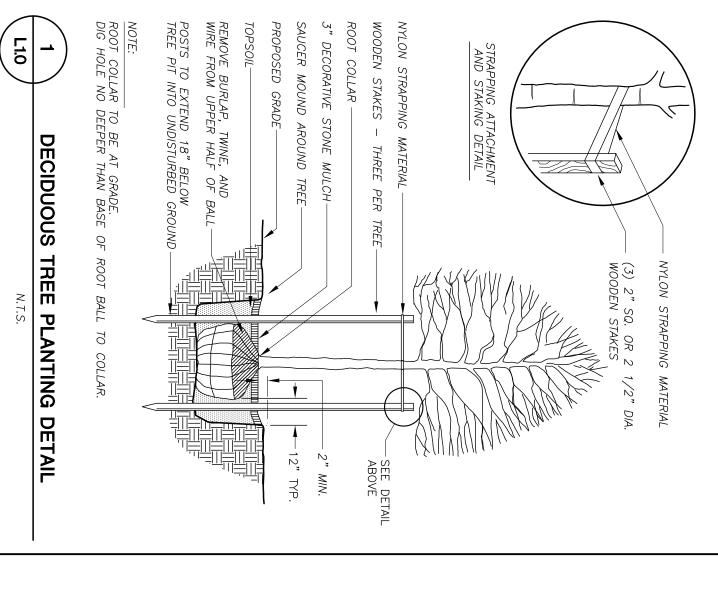


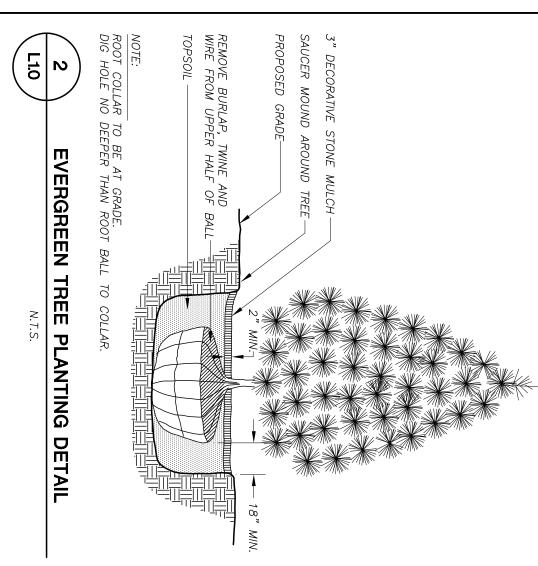
Sequoya Commons Phase II

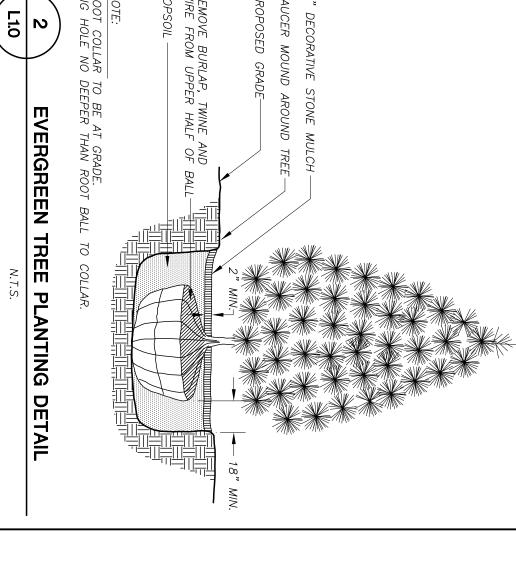
Madison, Wisconsin

Jonkins Survey & Design, Inc. Landscape Plan

September 17, 2008







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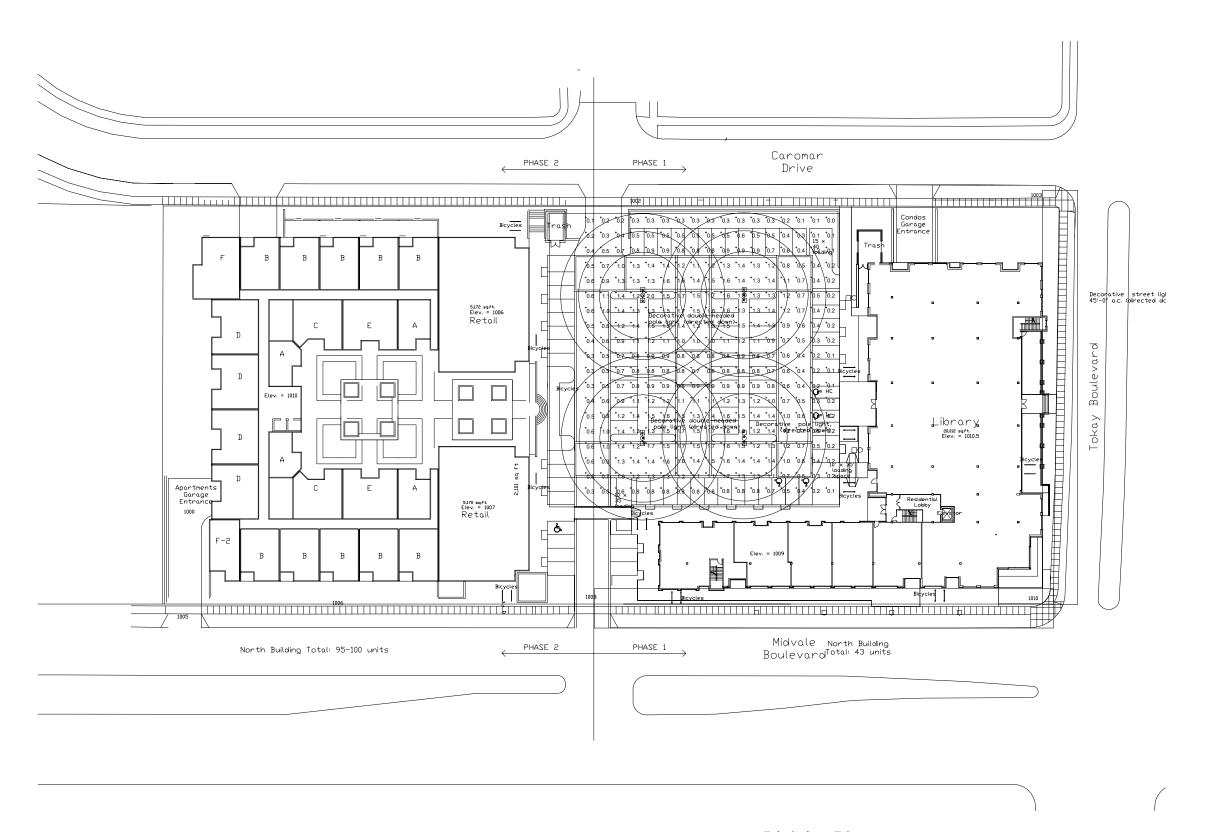
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by Plan Name Common Name Editable Mane Sirie Root Mod EH Intercont Hombeam 112°Col. BSB 112°Col. BSB HU Stulino Hombeam Carpinus gardiotiona 2°Col. BSB PO Paycina Hombeam Carpinus gardiotiona 2°Col. BSB PO Paycina Storophome Carpinus gardiotiona 2°Col. BSB PO Paycina Storophome Carpinus gardiotiona 2°Col. BSB PO Paycina Name Carpinus gardiotiona 2°Col. BSB PAIN Radiotina Lunger Carpinus gardiotiona 2°Col. BSB AME Analization Longina Jungers and norganical Analizationa 3°Gal. COVIT LONG Carpinus gardiotida Service Service BSB Pune AME Analizational Dragnood Carpinus gardiota 3°Gal. COVIT LONG Lance Tomorolina Carpinus gardiota 3°Gal. COVIT LONG Carpinus gardiota 2°G		PLUG	4"	Rudbeckia hirta	Black-eyed Susan		30
		PLUG	4	Andropogon gerarai	Big Bidestem		700
by Plan Name Common Name Betainical Name 11/2 Coul. RRof NO EH Anderson Robins Elevation Robins 27 Coul. 888 PRO AND 27 Coul. 888 PRO AND 27 Coul. 888 PRO AND 27 Coul. 888 PRO PRO Pagodo Deginocia Country assimibilis 27 Coul. 888 PRO PAGODO Deginocia Country assimibilis 27 Coul. 888 PRO PAGODO Deginocia Country assimibilis 27 Coul. 888 Pune PRO PAGODO Deginocial Country assimibilis 27 Coul. 888 Pune PRO PRO<		PLUG	4"	Wonarda Ilstulosa	Bergamor		400
by Plan Name Common Name Betained Name 1/12 Col. 888 HL Styline Norwyclocast Caprinas capolitions 1/12 Col. 888 HL Styline Norwyclocast Caprinas capolitions 27 Col. 888 HL Styline Norwyclocast Caprinas capolitions 27 Col. 888 HL Styline Norwyclocast Caprinas simolitions 27 Col. 888 HD Papada Name Caprinas simolitions 27 Col. 888 RM RAM Caprinas simolitions 27 Col. 888 RM Plan Name Camenthical Mane 27 Col. 888 Pann Name Caprinas simol		7000	3176	Dotalical Name	+	riali Ivallie	wadiniy
Plan Name Common Name Betanical Name Size Root NO		Boot	Siza	Rotanical Namo	-	┑.	Quantity
Plan Name Common Name Edeanical Name Size Root NO							Bioretention
Plan Name Common Name Co							
Plan Name Common Name Size Root Root Reph Re		CONT.	1 gal.	Deschampsia caespitosa	Tufted Hairgrass		58
(by) Plan Name Common Name Size Root NO BEH American Hombeam Carpinos acidinaria 1,127-Cal B88 HL Sizyima Homeyoust 2,7-cal B88 B88 HL Sizyima Homeyoust 2,7-cal B88 B88 HL Sizyima Homeyoust 2,7-cal B88 B88 HA Ramilandy Cycofeedree Christa Balanifolia 2,7-cal B88 B88 FAN Ramilandy Cycofeedree Common Mame 2,7-cal B88 Common Mame BAB RAW And Common Mame Badalia nigra 2,7-cal B88 CoVIT AN Annalanchae almindila Sorvicebeary 2,7-cal B88 CoVIT AW Annalanchae almindila Aberratika Mame 2,7-cal B88 Paun AW Annalanchae almindila Aberratika Mame 2,7-cal B88 Paun AW Dorgen Almane Badanica Mame 2,7-cal B88 Paun COWIT		CONT	1 gal.	Panicum virgatum 'Shenandoah'	Shenandoah Switch Grass		234
by Plan Name Common Name Botanical Name 1 Size Rout MO HL American Honbeam Capitics and Succession Sixycole* 2 Cal B86 H HL Skine Honeylocust Gediss anacaminos Skycole* 2 Cal B86 H HA Ramican Honbeam Gediss anacaminos Skycole* 2 Cal B86 H HA Ravine Honeylocust Gediss anacaminos Skycole* 2 Cal B88 H PD Aparicada Dogonod Commonatural Skyram 2 Cal B88 H RM Red Sunsat Majole Aparicad Remine 2 Cal B88 H RM Red Sunsat Majole Aparicad Remine 2 Cal B88 H RM Red Sunsat Majole Aparicad Remine 2 Cal B88 B AM Andra Mantal Aparicad Remine Aparicad Remine 3 Gal COVIT LCA AM Anacamathory Aparican Remine Aparicad Remine 3 Gal COVIT LA CAG Geral Majo		CONT.	1 gal.		Prairie Dropseed		22
(fy) Plan Name Common Name Botanical Name Size Rout MO H.L Skilne Honsteam Carpical Skilne Honsteam 112°Cal 888 488 H.L Skilne Honsteam 2°Cal 888 888 H.L Skilne Honsteam 2°Cal 888 888 PD Pagoda Dosynoda 2°Cal 888 888 PD Pagoda Dosynoda 2°Cal 888 888 RM Ros Sunsat Maple 2°Cal 888 2°Cal 888 RM Androna Vanjee 2°Cal 888 2°Cal 888 RM Androna Vanjee 2°Cal 884 2°Cal 888 2°Cal AN Androna Vanjee 2°Cal 888 8 <t< td=""><td></td><td>CONT.</td><td>1 gal.</td><td>Schiz achyrium scoparium</td><td>Little Bluestem</td><td></td><td>366</td></t<>		CONT.	1 gal.	Schiz achyrium scoparium	Little Bluestem		366
		CONT.	1 gal.	acutiflorus 'Karl Foel		FR	55
		Root	Size	Botanical Name		Plan Name	Quantity
					-		Grasses
Plan Name Common Name Botanical Name Size Root MO EH American Hombeam Garpinus carolinaria 2°Cal. B&B HL Skyline Honsylvocal 2°Cal. B&B KC Kentucky Coffeetree Gymnocladus dioces 2°Cal. B&B KC Kentucky Coffeetree Gymnocladus dioces 2°Cal. B&B PD Pagolad Dogwood Cornus salkenifolia 2°Cal. B&B RB River Birch Acer rubrim 2°Cal. B&B PAR Rand Pagorod Acer rubrim 2°Cal. B&B AME Anderra Junipe Botanical Name 5'II B&B Pune Pan Name Common Name Botanical Name 5'Sal. CoNT. CONT. AME Anderbra Junipe							
Plan Name Common Name Botanical Name 112°Cal Red MO EH Amarican Hombeam Garpinus carolinianna 2°Cal B&B 112°Cal B&B HL Styline Horselycicust Garpinus carolinianna 2°Cal B&B ABB HL Styline Horselycicust Garpinus carolinianna 2°Cal B&B ABB HL Styline Horselycicust Garpinus carolinianna 2°Cal B&B ABB HD Rend Since Medice Gymnocladus floors 2°Cal B&B ABB RB Reval Since Medice Garpinus allemibita 2°Cal B&B B RB Reval Since Medice Garpinus allemibita 2°Cal B&B B RB Reval Since Medice Garpinus allemibita 2°Cal B&B B RB Reval Since Clear Medice Autoria since Medice <t< td=""><td></td><td>CONT.</td><td>3 Gal.</td><td>Salvia numerosa 'Maynacht'</td><td>Maynight Salvia</td><td>Ü</td><td>38</td></t<>		CONT.	3 Gal.	Salvia numerosa 'Maynacht'	Maynight Salvia	Ü	38
Plan Name Common Name Botanical Name Size Root NO EH Amaircan Hornbeam Gerphius caroliniama 2°Cal. B&B HL Skyline Horiey(cocust) Gerphius caroliniama 2°Cal. B&B KC Kontucky Coffeetree Gymnocladus floca 2°Cal. B&B RB River Blich Accordingus cruss gallis var. inermis 112°Cal. B&B RB River Blich Accordingus cruss gallis var. inermis 112°Cal. B&B Plan American Infolia Botanical Name Size Root RB		CONT.	2 Gal.	arf	Dwarf Russian Sage		16
Plan Name Common Name Botanical Name 1/12" Cal. Res EH American Hombaam (1/12" Cal. 88.8 1/12" Cal. 88.8 HL Skigine Honaylocust Glediksa intacationiana 2" Cal. 88.8 18.8 HL Skigine Honaylocust Glediksa intacations "Skycole" 2" Cal. 88.8 18.8 HL Skigine Honaylocust Glediksa intacations "Skycole" 2" Cal. 88.8 18.8 PL Real Skigine Honaylocust Glediksa intacations "Skycole" 2" Cal. 88.8 18.8 PD Pagoda Dogwood Acer rubrum 2" Cal. 88.8 11.2" Cal. 88.8 RAM Read Sunset Maple Acer rubrum 2" Cal. 88.8 8 Plan Name Common Name Acer rubrum 2" Cal. 88.8 8 Plan Name Common Name Badala nigra 2" Cal. 88.8 Prune Plan Name Common Name Badala nigra 2" Cal. 88.8 Prune Plan Name Comus rab		CON1.	1 Gal.	Sedum 'Autumn Joy'	Autumn Joy Sedum		56
Plan Name Common Name Botanical Name \$12°C-QL Roof NO EH American Hombeam (2arphius cardinilaria 1 12°C-QL B8B HL Skijine Honeylooust Gediska irlasantinos "Skycole" 2°C-QL B8B HL Skijine Honeylooust Gediska irlasantinos "Skycole" 2°C-QL B8B KC Kentucky Coffeetree Gymnocladus dioca 2°C-QL B8B RB River Birch Gerical Name 2°C-QL B8B RB River Birch Acer rubrum 5'Gal COVIT. CDMG Cambree Wonder Rose Beal antical Name 5'He Roof AM Andorna Junipes Baus Shawad 3'Gal COVIT. DOG Isanti Dogwood Carefee Mepilae' 3'Gal COVIT. GRW G		KOOL	SIZE	Dotanica Name	Common Name		Quantity
Plan Name Common Name Botanical Name 112°Cal. Bab. EH American Hombeam 112°Cal. Bab. HL Skyline Honeylocust Geotiksia triasanthrois 'Skycole' 2°Cal. Bab. KC Rentucky Coffeetree Gymncoladus dioce 2°Cal. Bab. RB River Birch Gymncoladus dioce 2°Cal. Bab. RB River Birch Gymncoladus dioce 2°Cal. Bab. RB River Birch Acerrubrum 2°Cal. Bab. RM Red Sunset Maple Acerrubrum 2°Cal. Bab. RM Red Sunset Maple Acerrubrum 2°Cal. Bab. RM Red Sunset Maple Acerrubrum 2°Cal. Bab. Plan Mame Common Name Batanthra antikila Sarviceborry 5Gal. CoVII. AM Andersa Uniper Birch Acerrubrum 5Gal. CoVII. AM Androra Uniper Bab. Prune Band Coloria Uniper 5Gal. CoVII. <td></td> <td></td> <td>2</td> <td></td> <td>2</td> <td></td> <td>refellidis</td>			2		2		refellidis
lity Plan Name Common Name Size Root NO EH American Hombeam Gearinus cardinina 2°Cal. 88B H EH American Hombeam Gearinus cardinina 2°Cal. 88B B HL Skyline Horispicust Gearinus alternifolia 2°Cal. 88B B FR RESKline Horispicust 2°Cal. 88B B RB RR Red Sunset Mayle 2°Cal. 88B B PD Pagoda Dogwood Batteriolia 2°Cal. 88B B RB RB Red Sunset Mayle Acer rubrum 2°Cal. 88B B HAME Andera Junijee Batteriolia Acer rubrum 2°Cal. 88B P AME Andorra Junijee Batteriolia Batteriolia Acer rubrum 5'Gal. CoNT. CMR Cambanchire Rose Batteriolia Batteriolia 5'Gal. CoNT. CMR Andera Junijee Batteriolia Rose Novilee		Į,		invac suchiania cabinata			Poronniale
lity Plan Name Common Name Botanical Name Size Root NO EH American Hombeam Gaptinus cardinina 1.12°Gal. B&B H.12°Gal. Conv. B&B H.12°Gal. Conv. GCONT. GCONT. GCONT. GCONT. GCONT. GCONT. GCONT. GCONT.		B&B	4' Ht	Taxus cusnidata 'Canitata'	Upright Yew		13
lity Plan Name Common Name Botanical Name Size Root NO EH American Hornbeam Cappinus cardinians 1,12°Cal. B8B H. L Skyline Horaylocust 6]editisa intacanthos 'Skycole' 2°Cal. B8B H. CONT. H. B8B H. CONT.<		B&B	18" Ht.		Emerald Spreader Yew		33
lity Plan Name Common Name Botanical Name 1 12°Cal. Babb EH American Hornibeam Gledits'a triacanthos 'Skycole' 2°Cal. Babb HL Skyline Horneylocust Gledits'a triacanthos 'Skycole' 2°Cal. Babb KC Keritucky Coffeetree Gledits'a triacanthos 'Skycole' 2°Cal. Babb PD Pagodab Dogwood Grmus alternifolia 6° Babb RB RB RR Resolance in American Mane 2°Cal. Babb RB RW Red Sunset Maple Cornus alternifolia 2°Cal. Babb RB RW Red Sunset Maple Cornus alternifolia 2°Cal. Babb RB RW American Mane Bestula nigra 2°Cal. Babb RB RB Rever Blow Cornus alternifolia 2°Cal. Babb RB RM Andorra Juniper Cornus alternifolia 5'Gal. CONT. LIVE COMR Cornitan Sunder Botanos 3'Gal. CONT.	an	CONT.	3 Gal.	dy' & 'Red	Winterberry		18
tity Plan Name Common Name Botanical Name Size Root NO EH American Hornbeam Gleditsi Iriscanthos 'Skycole' 2°Cal. B&B HU B&B HU B&B HU B&B B B HU B&B HU B HU B&B HU B HU B HU B B B HU B B HU B B HU B	Intermix						
tity Plan Name Common Name Botanical Name Size Root NO EH American Hombeam Garpinus cantiniana 112"Cal 88B H HL Skyline Honeylocust Garpinus cantinus Skycole* 2"Cal 88B H KC Kentucky Coffeetree Gymnocladus dioca 2"Cal 88B H PD Pagoda Dogwood Cornus alternitolia 2"Cal 88B H PD Pagoda Dogwood Cornus alternitolia 2"Cal 88B H RM Red Sunset Maple Cornus alternitolia 2"Cal 88B H RM Red Sunset Maple Cornus alternitolia 2"Cal 88B H RM Red Sunset Maple Cornus alternitolia 2"Cal 88B Prune Itty Plan Mame Common Name Botanical Name 5!Ze Root LWAN Andorra Juniper Botanical Name 5!Ze Root CONT LWAN Corna Sericea Worder Rose Contil Santical Santica		B&B	24" Ht.		Judd Viburnum	117	10
tity Plan Name Common Name Botanical Name Size Root NO EH American Hombeam Carptinus certainliania 11/2"Cal. 88.8 H. HL Skyline Honeylocust Gleditsis triacanthios 'Skycole' 2"Cal. 88.8 H. KC Kentucky Coffeetree Gymnocladus dioca 6' 88.8 H. RB River Birch Betula nigira 2"Cal. 88.8 H. RB River Birch Betula nigira 2"Cal. 88.8 H. RB River Birch Betula nigira 2"Cal. 88.8 H. RB RR Red Sunset Maple Acer rubrum 2"Cal. 88.8 R. RB RR Rad Sunset Maple Acer rubrum 2"Cal. 88.8 R. TH Thomless Hawthome Carlateegus crus-gallis var. inermis 11/2"Cal. 88.8 Prune TH Amelanchise a Inificia Acer rubrum 2"Cal. 88.8 Prune EV CAME		CONT.	5 Gal.	'Summer	Summer Wine Ninebark		26
tity Plan Name Common Name Size Root NO EH American Hombeam Carpinus caroliniana 11/2"Cal. 88.8 H. HL Skyline Honeylocust Gleditisi triacanthos 'Skycole' 2° Cal. 88.8 H. KC Kentucky Coffeetree Gymnocladius dioca 2° Cal. 88.8 H. PD Pagoda Dogwood Gymnocladius dioca 6' 88.8 H. RB River Birch Betulanigira 2° Cal. 88.8 H. RB River Birch Accornus alternifolia 2° Cal. 88.8 H. RB River Birch Accornus alternifolia 2° Cal. 88.8 H. RB Red Sunset Maple Accornus alternifolia 2° Cal. 88.8 H. RB River Birch Accornus alternifolia 2° Cal. 88.8 H. AM Amelanchichia Individual Accornus alternifolia 2° Cal. 88.8 Prune Sigual Cowrit Accornus alternifolia <td< td=""><td></td><td>CON1.</td><td>3 Gal.</td><td></td><td>Snowberry</td><td></td><td>42</td></td<>		CON1.	3 Gal.		Snowberry		42
tity Plan Name Common Name Botanical Name Size Root NO EH American Hombeam Carpinus caroliniana 1 12°Cal. B&B 1 12°Cal. B&B HL Skyline Honeylocust Gleditsia tiracanthros Skycole* 2°Cal. B&B H B		CON.	3 Gal.	пурепсит каттапит	St. John's Wort		10
tity Plan Name Common Name Botanical Name Size Root NO EH American Hombeam Carpinus caroliniana 11/2"Cal. B&B 11/2"Cal. B&B H HL Skyline Homeylocust Gelditisa iriacanthosi Skycole* 2"Cal. B&B H KC Kentucky Coffeetree Gymnocladus dioca 2"Cal. B&B H PD Pagoda Dogwood Cornus alternifolia 2"Cal. B&B H RM Rod Sunset Maple Cornus alternifolia 2"Cal. B&B H RM Red Sunset Maple Cornus alternifolia 2"Cal. B&B H RM Red Sunset Maple Cornus alternifolia 2"Cal. B&B Prune Ity Plan Name Common Name Racerubria Acerrubrum 2"Cal. B&B Prune Ity Plan Name Common Name Batarical Name Size Root Root Size Root Ity Plan Name Common Name Botaric		CONT.	o Cal.	Cienta anniona Nuoy Opice	Naby opice cleana		110
tity Plan Name Common Name Botanical Name Size Root NO EH American Hombeam Carpinus caroliniana 1 1/2"Cal. B&B KB		CONT	3 Cal	Clother alnifolia 'Dubu Spice'	Puby Spice Clothra		143
tity Plan Name Common Name Botanical Name Size Root NO EH American Hornbeam Garpinus caroliniana 1 1/2" Cal. B&B 1 1/2" Cal. B&B 1 1/2" Cal. B&B ABB 1 1/2" Cal. B&B ABB 1 1/2" Cal. B&B ABB ABB AC" Cal. B&B ABB ABB AC" Cal. B&B BBB ABB AC" Cal. B&B BBB ABB ABBB ABBB ABB ABB		CONT	5 Gal	\$	Mt Airy Fotherailla	MAF	7
tity Plan Name Common Name Botanical Name Size Root NO EH American Hombeam Carpinus caroliniana 112"Cal. B&B 112"Cal. B&B B&B HL Skyline Honeylocust Gledišlas Irlacanthos 'Skycole' 2"Cal. B&B B&B H B&B B&B ABB H B&B ABB H B&B B&B H B&B B&B B ABB H B&B B ABB H B&B B&B B ABB H B&B B ABB B ABB B ABB B ABB B ABB B ABB ABB B ABB B ABB B ABB B ABB B		CONT.	3 Gal.	Buxus microphylla	Korean Boxwood		15
tity Plan Name Common Name Botanical Name Size Root NO EH American Hornbeam Carpinus caroliniana 11/2"Cal. B&B 11/2"Cal. B&B 11/2"Cal. B&B HL Skyline Horneylocust Gleditsia triacanthos 'Skycole' 2"Cal. B&B H B&B ABB H B&B H ABB H B&B H B&B H B&B H B&B H B&B H B&B H B B H B B H B B B H B B H B B H B B B B H B<		B&B	3' Ht.	Thuja occidentalis 'Holmstrup'	Holmstrup Arborvitae		7
tity Plan Name Common Name Botanical Name Size Root NO EH American Hombeam Carpinus caroliniana 1 1/2" Cal. B&B 1 1/2" Cal. B&B HL HL Skyline Honeylocust Gleditisia triacanthos 'Skycole' 2" Cal. B&B H PD Pagoda Dogwood Gymnocladus dioca 2" Cal. B&B H PD Pagoda Dogwood Cornus alternifolia 2" Cal. B&B H RB River Birch Betula nigra 2" Cal. B&B H RB River Birch Acer rubrum 2" Cal. B&B H RB River Birch Acer rubrum 2" Cal. B&B H RB River Birch Acer rubrum 2" Cal. B&B H HIt Thorniess Hawthome Crataegus crus-gallis var. inermis 1 1/2" Cal. B&B Prune BB Alle Amelanchier alnifolia Serviceberry 5 Gal. CONT. CONT. BB		CONT	2 Gal.	Buxus Green Velvet	Green Velvet Boxwood		53
tity Plan Name Common Name Botanical Name Size Root NO EH American Hombeam Carpinus caroliniana 1 1/2" Cal. B&B		CONT.	3 Gal.	Rhus typhina 'Grow Low'	Grow Low Sum ac	,	129
ify Plan Name Common Name Botanical Name Size Root NO EH American Hombeam Carpinus caroliniana 1 1/2" Cal. B&B 1 1/2" Cal. B&B HL HL Skyline Honeylocust Gleditisia triacanthos 'Skycole' 2" Cal. B&B H KC Kentucky Coffeetree Gymnocladus dioca 6' B&B 4' PD Pagoda Dogwood Cornus alternifolia 6' B&B 6' RB River Birch Cornus alternifolia 2" Cal. B&B 8 RM Red Sunset Maple Acer rubrum 2" Cal. B&B 8 TH Thornless Hawthorne Crataegus crus-gallis var. inermis 1 1/2" Cal. B&B Prune Iiiy Plan Name Common Name Botanical Name 2" Cal. B&B Prune Size Root Botanical Name 5 Gal. Cont. Cont. AN Andorra Juniper Serviceberry 5 Gal. Cont. Cornus sericea 'Is		CONT.	3 Gal.	Buxus Green Mountain'	Green Mountain Boxwood		113
tity Plan Name Common Name Botanical Name NO EH American Hornbeam Carpinus caroliniana 1 1/2"Cal. B&B HL Skyline Honeylocust Gleditsia triacanthos 'Skycole' 2"Cal. B&B KC Kentucky Coffeetree Gymnocladus dioca 6' B&B PD Pagoda Dogwood Cornus alternifolia 2"Cal. B&B RB River Birch Betula nigra 2"Cal. B&B RM Red Sunset Maple Acer rubrum 2"Cal. B&B TH Thornless Hawthorne Crataegus crus-gallis var. inermis 1 1/2"Cal. B&B Ity Plan Name Common Name Botanical Name 1 1/2"Cal. B&B Prune AME Amelanchier alnifolia Serviceberry 5Gal. CONT. 5Gal. CONT. AN Andorra Juniper Botanical Name 5Gal. CONT. Cornus sericea I'santi' 3 Gal. CONT. Cornus racemosa 5Gal. CONT. Cornus racemosa		B&B	5'Ht.	Thuja occidentalis 'Smaragd'	Emerald Arborvitae		36
tity Plan Name Common Name Botanical Name Size Root NO EH American Hornbeam Carpinus caroliniana 1 1/2" Cal. B&B 1 1/2" Cal. B&B HL HL Skyline Honeylocust Gleditisa triacanthos 'Skycole' 2" Cal. B&B Email B&B Email B&B Email B&B Email Email B&B Email Email B&B Email Email </td <td></td> <td>CON.</td> <td>o Gal.</td> <td>Cornus racemosa</td> <td>Gray Dogwood</td> <td>DOGG</td> <td>17</td>		CON.	o Gal.	Cornus racemosa	Gray Dogwood	DOGG	17
ity Plan Name Common Name Botanical Name Size Root NO EH American Hornbeam Carplinus carolliniana 11/2"Cal. B&B 11/2"Cal. B&B HL Skyline Honeylocust Gleditsia triaccanthos 'Skycole' 2"Cal. B&B PCal. B&B KC Kentucky Coffeetree Gymnocladus dioca 2"Cal. B&B PCal. B&B PD Pagoda Dogwood Cornus alternifolia 6' B&B B RB River Birch Betula nigra 2"Cal. B&B B RM Red Sunset Maple Acer rubrum 2"Cal. B&B B TH Thornless Hawthorne Crataegus crus-gallis var. inermis 11/2"Cal. B&B Prune Itity Plan Name Common Name Botanical Name 3 Gal. CONT. AN Andorra Juniper Juniperus horizontalis plumosa 3 Gal. CONT. CONT. Grant Gerbee Wonder Rose Rosa 'Meipitac' 3 Gal. CONT.		CONT.	S Gal.	Corrids sericed Isaini	rsanti Dogwood		2 42
iity Plan Name Common Name Botanical Name Size Root NO EH American Hornbeam Carpinus caroliniana 1 1/2" Cal. B&B HL Skyline Honeylocust Gleditsia triacanthos 'Skycole' 2" Cal. B&B KC Kentucky Coffeetree Gymnocladus dioca 2" Cal. B&B PD Pagoda Dogwood Cornus alternifolia 6' B&B RB River Birch Betula nigra 2" Cal. B&B RM Red Sunset Maple Acer rubrum 2" Cal. B&B TH Thornless Hawthorne Crataegus crus-gallis var. inermis 1 1/2" Cal. B&B Iity Plan Name Common Name Botanical Name 5 Gal. CONT. ANI Andorra Juniper Juniperus horizontalis plumosa 3 Gal. CONT. CONT Analeration of the properties o		CONT	3001	Commission (Contil	Conti Dogued		45
lity Plan Name Common Name Botanical Name NO EH American Hornbeam Carpinus caroliniana 1 1/2" Cal. B&B HL Skyline Honeylocust Gleditsia triacanthos 'Skycole' 2" Cal. B&B KC Kentucky Coffeetree Gymnocladus dioca 2" Cal. B&B PD Pagoda Dogwood Cornus alternifolia 6' B&B RB River Birch Betula nigra 2" Cal. B&B RM Red Sunset Maple Acer rubrum 2" Cal. B&B TH Thornless Hawthorne Crataegus crus-gallis var. inermis 1 1/2" Cal. B&B B&B Prune AME Amelanchier alnifolia Serviceberry 5 Gal. CONT. AN Andorra Juniper Juniperus horizontalis plumosa 3 Gal. CONT.		CONT	3 Gal	Pose 'Meiniter'	Carafrae Monder Pose		36
ity Plan Name Common Name Botanical Name NO EH American Hornbeam Carpinus caroliniana 1 1/2" Cal. B&B HL Skyline Honeylocust Gleditsia triacanthos 'Skycole' 2" Cal. B&B KC Kentucky Coffeetree Gymnocladus dioca 2" Cal. B&B PD Pagoda Dogwood Cornus alternifolia 6' B&B RB River Birch Betula nigra 2" Cal. B&B RM Red Sunset Maple Acer rubrum 2" Cal. B&B TH Thornless Hawthorne Crataegus crus-gallis var. inermis 1 1/2" Cal. B&B B&B Prune B&B Prune BAME Amelanchier alnifolia Botanical Name 5 Gal. CONT.		CONT	3 Gal	Juniperus horizontalis plumosa		AN	33
tity Plan Name Common Name Botanical Name NO EH American Hornbeam Carpinus caroliniana 1 1/2" Cal. B&B HL Skyline Honeylocust Gleditsia triacanthos 'Skycole' 2" Cal. B&B FD Pagoda Dogwood Cornus alternifolia 5" Cal. B&B FRB River Birch Betula nigra 2" Cal. B&B FRM Red Sunset Maple Acer rubrum 2" Cal. B&B TH Thornless Hawthorne Crataegus crus-gallis var. inermis 1 1/2" Cal. B&B B&B Prune		CONT.	5 Gal.	Serviceberry		AME	13
tity Plan Name Common Name Botanical Name NO EH American Hornbeam Carpinus caroliniana 1 1/2" Cal. 8&B HL Skyline Honeylocust Gleditsia triacanthos 'Skycole' 2" Cal. 8&B KC Kentucky Coffeetree Gymnocladus dioca 2" Cal. 8&B PD Pagoda Dogwood Cornus alternifolia 6' 8&B RB River Birch Betula nigra 2" Cal. 8&B RM Red Sunset Maple Acer rubrum 2" Cal. 8&B TH Thornless Hawthorne Crataegus crus-gallis var. inermis 1 1/2" Cal. 8&B		Root	Size	Botanical Name		Plan Name	Quantity
tity Plan Name Common Name Botanical Name NO EH American Hornbeam Carpinus caroliniana 1 1/2" Cal. 8&B HL Skyline Honeylocust Gleditsia triacanthos 'Skycole' 2" Cal. 8&B KC Kentucky Coffeetree Gymnocladus dioca 2" Cal. 8&B PD Pagoda Dogwood Cornus alternifolia 6' 8&B RB River Birch Betula nigra 2" Cal. 8&B RM Red Sunset Maple Acer rubrum 2" Cal. 8&B TH Thornless Hawthorne Crataegus crus-gallis var. inermis 1 1/2" Cal. 8&B					+		Shrubs
Plan NameCommon NameBotanical NameNOEHAmerican HornbeamCarpinus caroliniana11/2"Cal.8&BHLSkyline HoneylocustGleditsia triacanthos 'Skycole'2"Cal.8&BKCKentucky CoffeetreeGymnocladus dioca2"Cal.8&BPDPagoda DogwoodCornus alternifolia6'8&BRBRiver BirchBetula nigra2"Cal.8&BRMRed Sunset MapleAcer rubrum2"Cal.8&B	Prune up	B&B	1 1/2" Cal.	crus-gallis var. inerm	Inomiess Hawmorne	H	75
Plan Name Common Name Botanical Name Root EH American Hornbeam Carpinus caroliniana 1 1/2" Cal. B&B HL Skyline Honeylocust Gleditsia triacanthos 'Skycole' 2" Cal. B&B KC Kentucky Coffeetree Gymnocladus dioca 2" Cal. B&B PD Pagoda Dogwood Cornus alternifolia 6' B&B RB River Birch Betula nigra 2" Cal. B&B Ball Cornus alternifolia 2" Cal. B&B		000	2 Cal.		The Suise Maple	Z AM	4
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Artech Design Group Planning Architecture



Midvale Plaza Joint Venture

Lighting Plan

Artech Design Group
Planning Architecture

Refer to "West Elevation Retail Signage Detail" in PUD Text Document Removable Fabric Awning 12" Permanent Projecting Raceway 163" CHOCOLATIE (CS) SHOPPE Night Rendering 135" Face-View SPECS Top-View 0 CHOCOLATE (S) SHOPPE Fabric Awning 15 degree angle. FINISHING Side-View 3/8" Aluminum Mounting Plate 3"Wall Anchors Elec. by others

5/07: EXAMPLE OF RETAIL SIGN (StyleRS-1)

RETAIL SIGN-10/0

and may not be reproduced without written consent, excludes pre-existing customer logos.

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

D Text Document

Refer to "West Elevation Retail Signage Detail" in PU





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.

- Based upon Plan Commission approval we now have entrances into the parking garage from both Midvale Boulevard and Caromar Drive.
- 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 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

Letter of Intent September 16, 2008 Page 2

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

Letter of Intent September 16, 2008

Page 3

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 September16, 2008 Page 4		
Signed:	<u>Date:</u>	
Joseph D. Krupp		

SEQUOA 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.