

URBAN DESIGN COMMISSION APPLICATION

UDC

City of Madison
Planning Division
Madison Municipal Building, Suite 017
215 Martin Luther King, Jr. Blvd.
P.O. Box 2985
Madison, WI 53701-2985
(608) 266-4635



FOR OFFICE USE ONLY:

Date Received 1/17/23 12:16 p.m. Initial Submittal
Paid _____ Revised Submittal

Complete all sections of this application, including the desired meeting date and the action requested. If your project requires both UDC and Land Use application submittals, a completed [Land Use Application](#) and accompanying submittal materials are also required to be submitted.

If you need an interpreter, translator, materials in alternate formats or other accommodations to access these forms, please call the Planning Division at (608) 266-4635.

Si necesita interprete, traductor, materiales en diferentes formatos, u otro tipo de ayuda para acceder a estos formularios, por favor llame al (608) 266-4635.

Yog tias koj xav tau ib tug neeg txhais lus, tus neeg txhais ntawv, los sis xav tau cov ntaub ntawv ua lwm hom ntawv los sis lwm cov kev pab kom paub txog cov lus qhia no, thov hu rau Koog Npaj (Planning Division) (608) 266-4635.

1. Project Information

Address (list all addresses on the project site): 702 North Midvale, and 401 N Segoe Road

Title: Hilldale Shopping Center Phase Three

2. Application Type (check all that apply) and Requested Date

UDC meeting date requested February 1, 2023

- New development Alteration to an existing or previously-approved development
 Informational Initial Approval Final Approval

3. Project Type

- Project in an Urban Design District
 Project in the Downtown Core District (DC), Urban Mixed-Use District (UMX), or Mixed-Use Center District (MXC)
 Project in the Suburban Employment Center District (SEC), Campus Institutional District (CI), or Employment Campus District (EC)
 Planned Development (PD)
 General Development Plan (GDP)
 Specific Implementation Plan (SIP)
 Planned Multi-Use Site or Residential Building Complex

Signage

- Comprehensive Design Review (CDR)
 Modifications of Height, Area, and Setback
 Sign Exceptions as noted in [Sec. 31.043\(3\)](#), MGO

Other

- Please specify _____

4. Applicant, Agent, and Property Owner Information

Applicant name 401 North Segoe & Hilldale Shopping Center
Street address 33 Boylston Street, Suite 3000
Telephone 617.405.5898

Company 401 North Segoe & Hilldale Shopping Center LLC.
City/State/Zip Chestnut Hill, MA 02467
Email chris.boyce@wsdevelopment.com

Project contact person Brian Munson
Street address 120 East Lakeside Street
Telephone 608.609.4410

Company Vandewalle & Associates
City/State/Zip Madison, WI 53715
Email bmunson@vandewalle.com

Property owner (if not applicant) _____
Street address _____ **City/State/Zip** _____
Telephone _____ **Email** _____

Introduction

The City of Madison's Urban Design Commission (UDC) has been created to:

- Encourage and promote high quality in the design of new buildings, developments, remodeling, and additions so as to maintain and improve the established standards of property values within the City.
- Foster civic pride in the beauty and nobler assets of the City, and in all other ways possible assure a functionally efficient and visually attractive City in the future.

Types of Approvals

There are three types of requests considered by the UDC:

- Informational Presentation. A request for an Informational Presentation to the UDC may be requested prior to seeking any approvals to obtain early feedback and direction before undertaking detailed design efforts. Applicants should provide details on the context of the site, design concept, site and building plans, and other relevant information to help the UDC understand the proposal and provide feedback. (Does not apply to CDR's or Signage Modification requests)
- Initial Approval. Applicants may, at their discretion, request Initial Approval of a proposal by presenting preliminary design information. As part of their review, the Commission will provide feedback on the design information that should be addressed at Final Approval stage.
- Final Approval. Applicants may request Final Approval of a proposal by presenting all final project details. Recommendations or concerns expressed by the UDC in the Initial Approval must be addressed at this time.

Presentations to the Commission

The Urban Design Commission meets virtually via Zoom, typically on the second and fourth Wednesdays of each month at 4:30 p.m. Applicant presentations are strongly encouraged, although not required. Prior to the meeting, each individual speaker is required to complete an online registration form to speak at the meeting. A link to complete the online registration will be provided by staff prior to the meeting. Please note that individual presentations will be limited to a **maximum of three (3) minutes**. The pooling of time may be utilized to provide one speaker more time to present, however the additional time will be based on the number of registrants from the applicant team, i.e. two (2) applicant registrants = six (6) minutes for one (1) speaker.

Primarily, the UDC is interested in the appearance and design quality of projects. Emphasis should be given to the site plan, landscape plan, lighting plan, building elevations, exterior building materials, color scheme, and graphics. Please note that presentation slides, in a PDF file format, are required to be submitted **the Friday before** the UDC meeting.

URBAN DESIGN DEVELOPMENT PLANS CHECKLIST

The items listed below are minimum application requirements for the type of approval indicated. Please note that the UDC and/or staff may require additional information in order to have a complete understanding of the project.

1. Informational Presentation

- Locator Map
- Letter of Intent (If the project is within an Urban Design District, a summary of how the development proposal addresses the district criteria is required)
- Contextual site information, including photographs and layout of adjacent buildings/structures
- Site Plan
- Two-dimensional (2D) images of proposed buildings or structures.

Providing additional information beyond these minimums may generate a greater level of feedback from the Commission.

Requirements for All Plan Sheets

1. Title block
2. Sheet number
3. North arrow
4. Scale, both written and graphic
5. Date
6. Fully dimensioned plans, scaled at 1"= 40' or larger

*** All plans must be legible, including the full-sized landscape and lighting plans (if required)*

2. Initial Approval

- Locator Map
- Letter of Intent (If the project is within a Urban Design District, a summary of how the development proposal addresses the district criteria is required)
- Contextual site information, including photographs and layout of adjacent buildings/structures
- Site Plan showing location of existing and proposed buildings, walks, drives, bike lanes, bike parking, and existing trees over 18" diameter
- Landscape Plan and Plant List (*must be legible*)
- Building Elevations in **both** black & white and color for all building sides, including material and color callouts
- PD text and Letter of Intent (if applicable)

Providing additional information beyond these minimums may generate a greater level of feedback from the Commission.

3. Final Approval

All the requirements of the Initial Approval (see above), **plus**:

- Grading Plan
- Lighting Plan, including fixture cut sheets and photometrics plan (must be legible)
- Utility/HVAC equipment location and screening details (with a rooftop plan if roof-mounted)
- Site Plan showing site amenities, fencing, trash, bike parking, etc. (if applicable)
- PD text and Letter of Intent (if applicable)
- Samples of the exterior building materials
- Proposed sign areas and types (if applicable)

4. Signage Approval (*Comprehensive Design Review (CDR), Sign Modifications, and Sign Exceptions (per [Sec. 31.043\(3\)](#))*)

- Locator Map
- Letter of Intent (a summary of how the proposed signage is consistent with the CDR or Signage Modifications criteria is required)
- Contextual site information, including photographs of existing signage both on site and within proximity to the project site
- Site Plan showing the location of existing signage and proposed signage, dimensioned signage setbacks, sidewalks, driveways, and right-of-ways
- Proposed signage graphics (fully dimensioned, scaled drawings, including materials and colors, and night view)
- Perspective renderings (emphasis on pedestrian/automobile scale viewsheds)
- Illustration of the proposed signage that meets [Ch. 31, MGO](#) compared to what is being requested
- Graphic of the proposed signage as it relates to what the [Ch. 31, MGO](#) would permit

5. Required Submittal Materials

- Application Form**
 - A completed application form is required for each UDC appearance. For projects also requiring Plan Commission approval, applicants must also have submitted an accepted application for Plan Commission consideration prior to obtaining any formal action (Initial or Final Approval) from the UDC.
- Letter of Intent**
 - If the project is within an Urban Design District, a summary of how the development proposal addresses the district criteria is required.
 - For signage applications, a summary of how the proposed signage is consistent with the applicable Comprehensive Design Review (CDR) or Signage Modification review criteria is required.
- Development Plans** (Refer to checklist on Page 4 for plan details)
- Filing Fee** (Refer to Section 7 (below) for a list of application fees by request type)
- Electronic Submittal**
 - Complete electronic submittals must be received prior to the application deadline before an application will be scheduled for a UDC meeting. Late materials will not be accepted. All plans must be legible and scalable when reduced. Individual PDF files of each item submitted should be submitted via email to UDCapplications@cityofmadison.com. The email must include the project address, project name, and applicant name.
 - Email Size Limits. Note that an individual email cannot exceed 20MB and it is the responsibility of the applicant to present files in a manner that can be accepted. Applicants who are unable to provide the materials electronically should contact the Planning Division at (608) 266-4635 for assistance.
- Notification to the District Alder**
 - Please provide an email to the District Alder notifying them that you are filing this UDC application. Please send this as early in the process as possible and provide a copy of that email with the submitted application.

6. Applicant Declarations

1. Prior to submitting this application, the applicant is required to discuss the proposed project with Urban Design Commission staff. This application was discussed with DAT on October 13, 2022.
2. The applicant attests that all required materials are included in this submittal and understands that if any required information is not provided by the application deadline, the application will not be placed on an Urban Design Commission agenda for consideration.

Name of applicant 401 North Segoe & Hilldale Shopping Center Relationship to property Owner
 Authorizing signature of property owner By [Signature] Date 1.17.2023
DocuSigned by: Hilldale Shopping Center LLC
 Name: 8755330CAD8A43B Asset Management, Inc.
 Its: Senior Vice President, Asset Strategy & Development

7. Application Filing Fees

Fee payments are due by the submittal date. Payments received after the submittal deadline may result in the submittal being scheduled for the next application review cycle. Fees may be paid in-person, via US Mail, or City drop box. If mailed, please mail to: *City of Madison Building Inspection, P.O. Box 2984, Madison, WI 53701-2984*. The City’s drop box is located outside the Municipal Building at 215 Martin Luther King, Jr. Blvd. on the E Doty Street side of the building. Please make checks payable to *City Treasurer*, and include a completed application form or cover letter indicating the project location and applicant information with all checks mailed or submitted via the City’s drop box.

Please consult the schedule below for the appropriate fee for your request:

- Urban Design Districts: \$350 (per [§33.24\(6\) MGO](#)).
- Minor Alteration in the Downtown Core District (DC) or Urban Mixed-Use District (UMX) : \$150 (per [§33.24\(6\)\(b\) MGO](#))
- Comprehensive Design Review: \$500 (per [§31.041\(3\)\(d\)\(1\)\(a\) MGO](#))
- Minor Alteration to a Comprehensive Sign Plan: \$100 (per [§31.041\(3\)\(d\)\(1\)\(c\) MGO](#))
- All other sign requests to the Urban Design Commission, including, but not limited to: appeals from the decisions of the Zoning Administrator, requests for Sign Modifications (of height, area, and setback), and additional sign code approvals: \$300 (per [§31.041\(3\)\(d\)\(2\) MGO](#))

A filing fee is not required for the following project applications if part of the combined application process involving both Urban Design Commission and Plan Commission:

- Project in the Downtown Core District (DC), Urban Mixed-Use District (UMX), or Mixed-Use Center District (MXC)
- Project in the Suburban Employment Center District (SEC), Campus Institutional District (CI), or Employment Campus District (EC)
- Planned Development (PD): General Development Plan (GDP) and/or Specific Implementation Plan (SIP)
- Planned Multi-Use Site or Residential Building Complex



VANDEWALLE & ASSOCIATES INC.

January 24, 2023

Jessica Vaughn
Department of Planning & Development
City of Madison
215 Martin Luther King, Jr. Blvd.
Madison, WI 53710-2985

RE: 702 North Midvale Boulevard, 401 North Segoe Road
Hilldale Shopping Center Phase 3
UDC Informational Submittal

Dear Jessica,

WS Development is please to present this informational SIP submittal for the 200, 300, and 500 buildings within Phase Three of the Hilldale Shopping Center. The redevelopment of the former BMO building and a portion of the current shopping center offers the opportunity to expand upon the mixed-use shopping center through the incorporation of new residential, office, & retail uses; set around a new signature public open space.

Building 200:

1 story retail building
16,540 square feet of retail

Building 300:

1-3 story mixed use building
52,500 square feet of first floor retail and upper story retail/office

Building 500:

6 story mixed use building
100 units
102 parking stalls
8,200 square feet retail

Note: Building 100 will be part of a future minor amendment to the existing building and building 400 will be a future submittal.

120 East Lakeside Street • Madison, Wisconsin 53715 • 608.255.3988 • 608.255.0814 Fax
247 Freshwater Way, Suite 530 • Milwaukee, Wisconsin 53204 • 414.988.8631
www.vandewalle.com

Shaping places, shaping change

We look forward to working with the UDC on the review and implementation of this project.

Sincerely,

A handwritten signature in black ink, appearing to read 'Brian Munson', with a long horizontal flourish extending to the right.

Brian Munson
Principal

Applicant:

401 North Segoe & Hilldale Shopping Center, LLC.
33 Boylston Street
Chestnut Hill, MA 0267
Phone: 617.405.5898
Contact: Chris Boyce
Chris.Boyce@wsdevelopment.com

Design Team:

EUA
209 West Johnson Street
Suite 202
Madison, WI 53703
Phone: 608.442.5350

Hacin & Associates
500 Harrison Avenue, Studio 4F
Boston, MA 02118

REALM Collaborative
100 E. Broad Street, Suite 1710
Columbus, OH 43215
Phone: 216.647.5888

Snyder & Associates
5010 Voges Road
Madison, WI 53718

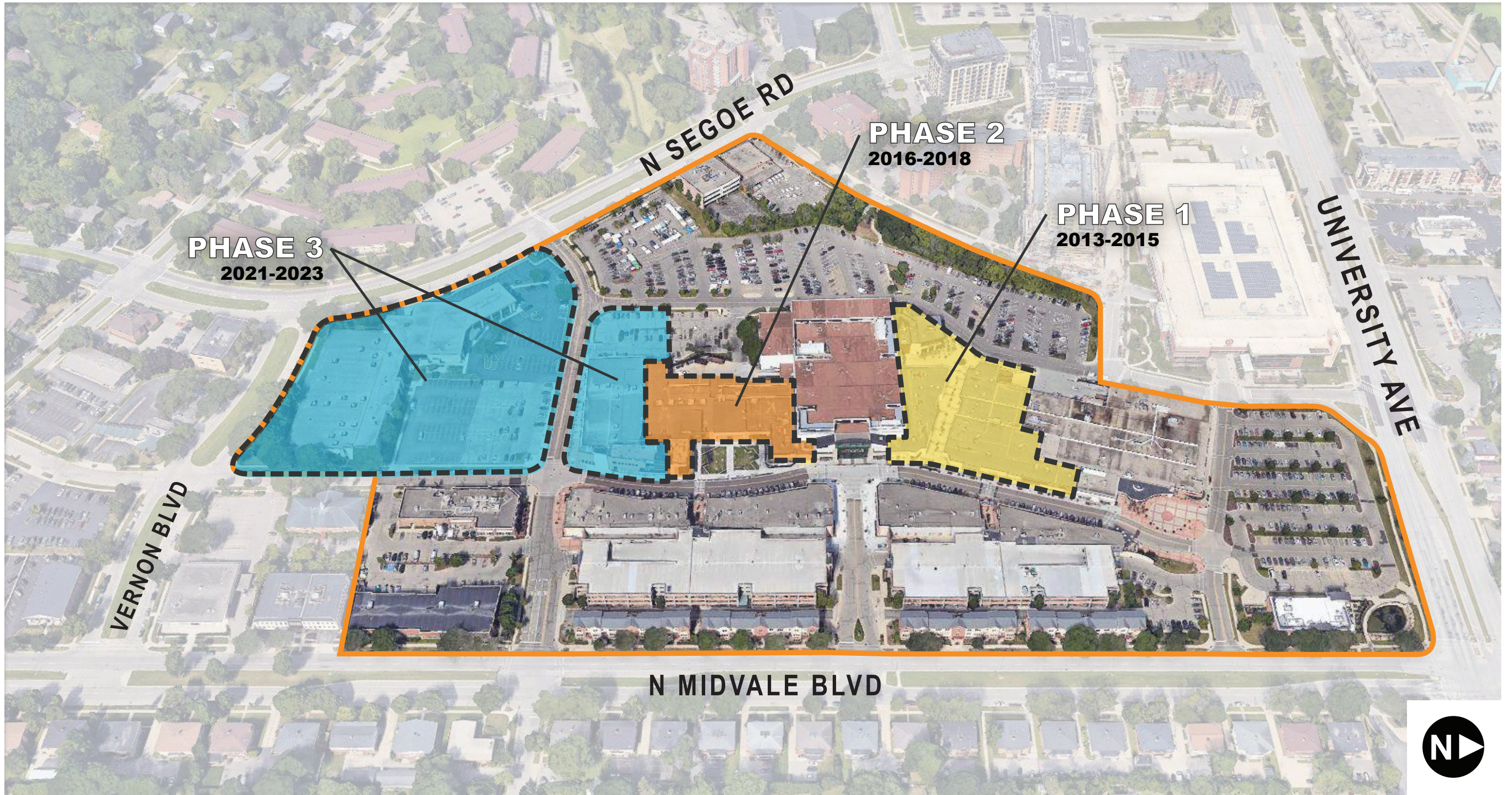
Vandewalle & Associates
120 East Lakeside Street
Madison, WI 53715

UDD 6 Design Standards

The redevelopment of the suburban style office and large surface parking lot into a mixed use project will advance the goals of creating a vibrant addition to the overall Hilldale Shopping Center and facilitate better integration with the adjoining neighborhood. The proposed SIP detail



LOCATOR MAP



HILLDALE PHASING HISTORY



Hilldale Phase 3 Development

UDC SUBMISSION | 01.17.2023

REALM
COLLABORATIVE

Site Experience Design &
Landscape Architecture

WS

Owner &
Developer

OVERALL SITE SPACES

PLACES

The public realm design considers a thoughtful definition of sub-spaces that are intuitively connected to the larger central gathering plaza, creating a well scaled and experiential pedestrian experience.

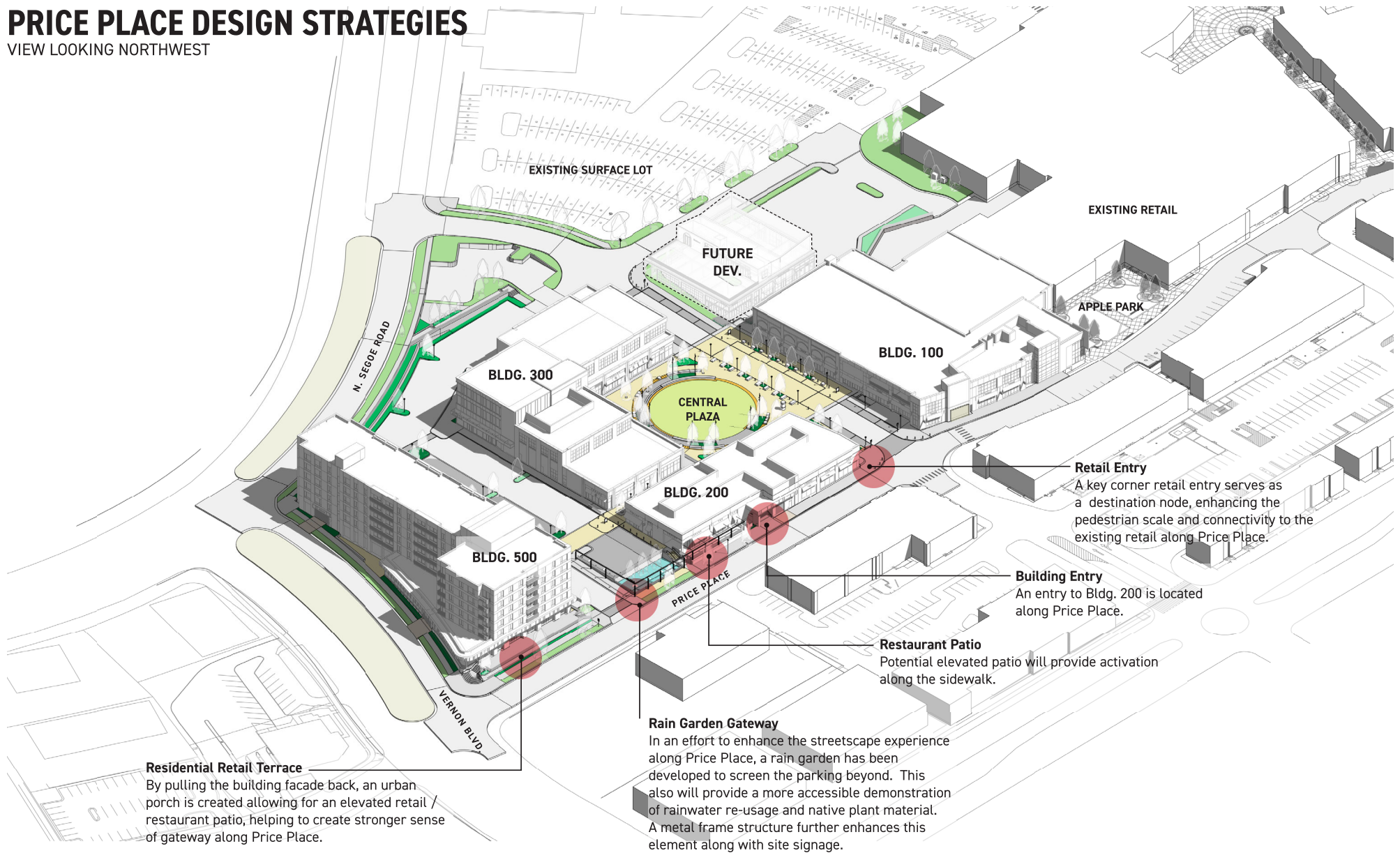
LEGEND

1. CENTRAL LAWN
2. KELAB DRIVE
3. RETAIL ALLEYS
4. PERMEABLE PAVEMENT PARKING / PLAZA
5. RAIN GARDEN GATEWAY
6. PERMEABLE PAVEMENT PARKING
7. RESIDENTIAL BLDG. ENTRIES
8. RESIDENTIAL RETAIL TERRACE
9. VERNON / SEGOE WALKWAY
10. SEGOE WALKWAY CONNECTION



PRICE PLACE DESIGN STRATEGIES

VIEW LOOKING NORTHWEST



Residential Retail Terrace

By pulling the building facade back, an urban porch is created allowing for an elevated retail / restaurant patio, helping to create stronger sense of gateway along Price Place.

Rain Garden Gateway

In an effort to enhance the streetscape experience along Price Place, a rain garden has been developed to screen the parking beyond. This also will provide a more accessible demonstration of rainwater re-usage and native plant material. A metal frame structure further enhances this element along with site signage.

Restaurant Patio

Potential elevated patio will provide activation along the sidewalk.

Building Entry

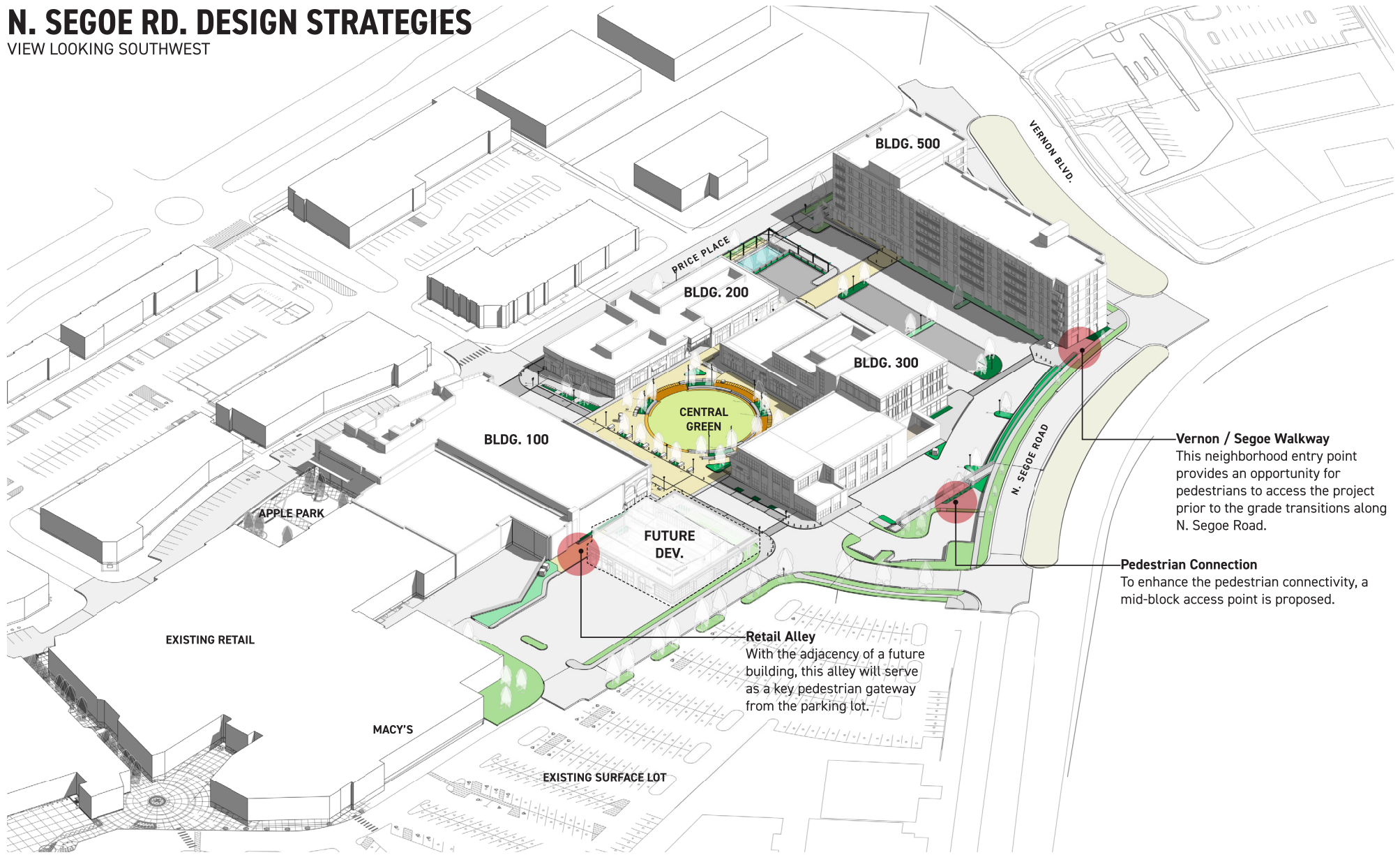
An entry to Bldg. 200 is located along Price Place.

Retail Entry

A key corner retail entry serves as a destination node, enhancing the pedestrian scale and connectivity to the existing retail along Price Place.

N. SEGOE RD. DESIGN STRATEGIES

VIEW LOOKING SOUTHWEST



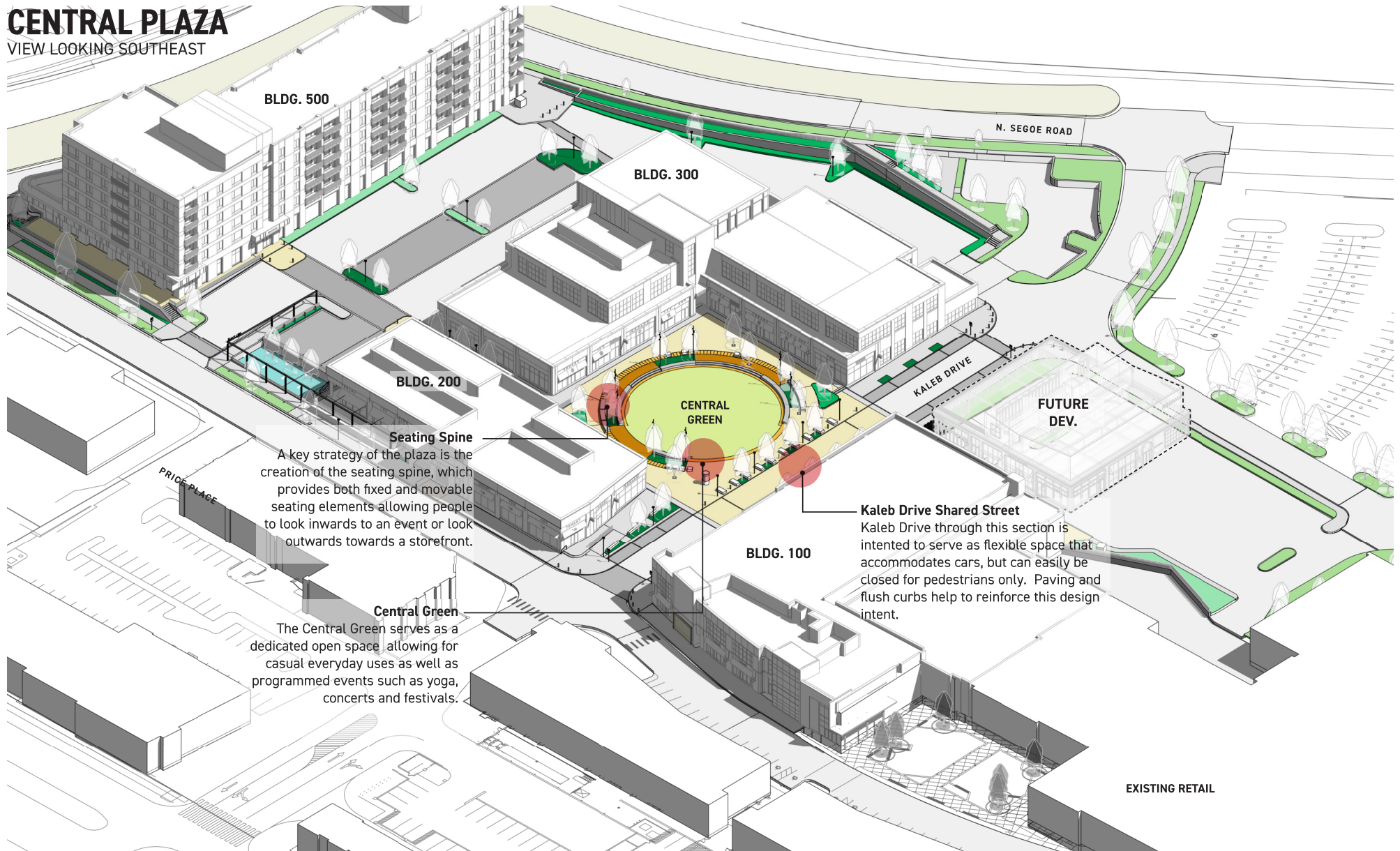
Vernon / Segoe Walkway
This neighborhood entry point provides an opportunity for pedestrians to access the project prior to the grade transitions along N. Segoe Road.

Pedestrian Connection
To enhance the pedestrian connectivity, a mid-block access point is proposed.

Retail Alley
With the adjacency of a future building, this alley will serve as a key pedestrian gateway from the parking lot.

CENTRAL PLAZA

VIEW LOOKING SOUTHEAST



Seating Spine

A key strategy of the plaza is the creation of the seating spine, which provides both fixed and movable seating elements allowing people to look inwards to an event or look outwards towards a storefront.

Central Green

The Central Green serves as a dedicated open space allowing for casual everyday uses as well as programmed events such as yoga, concerts and festivals.

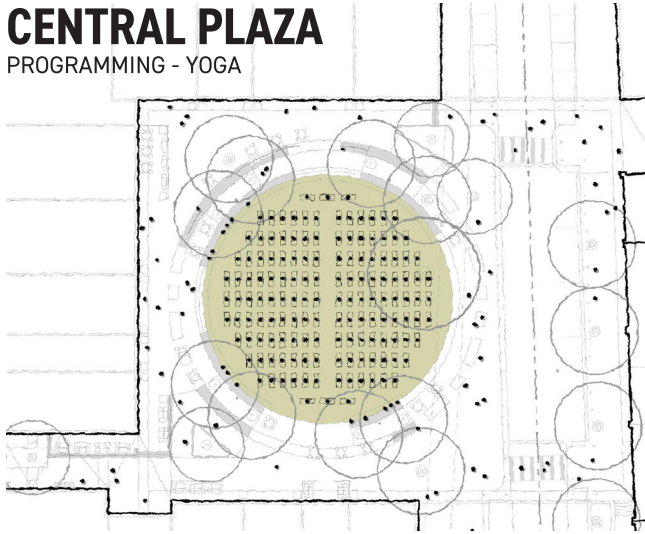
Kaleb Drive Shared Street

Kaleb Drive through this section is intended to serve as flexible space that accommodates cars, but can easily be closed for pedestrians only. Paving and flush curbs help to reinforce this design intent.



CENTRAL PLAZA

PROGRAMMING - YOGA



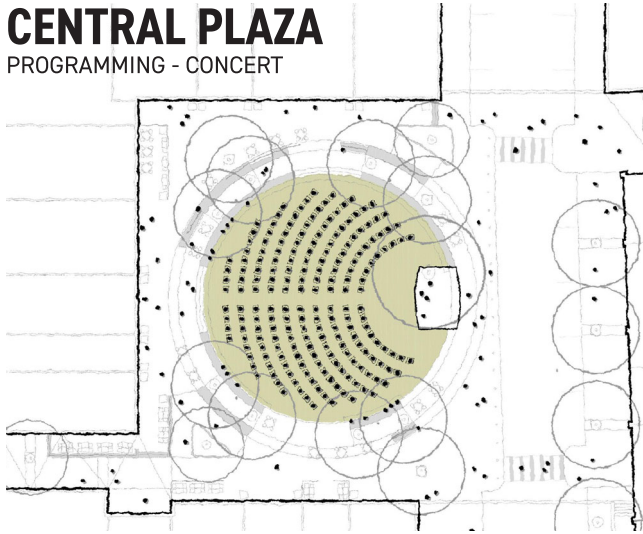
1. YOGA

APPROXIMATELY 150 MATS



CENTRAL PLAZA

PROGRAMMING - CONCERT



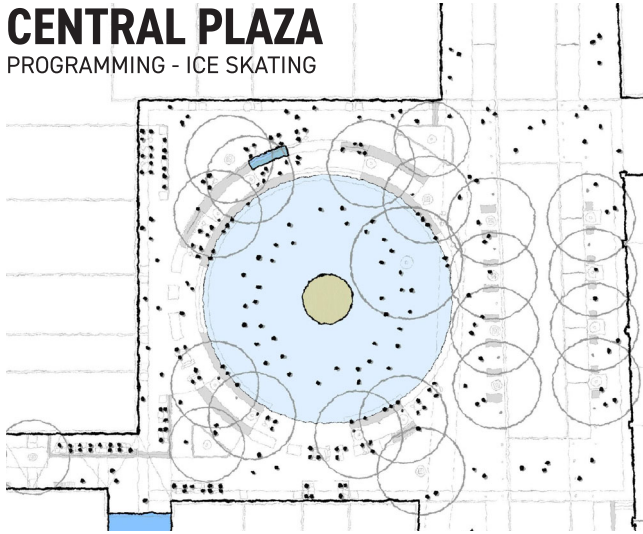
1. CONCERT + MOVIE

APPROXIMATELY 200 SEATS OR 1,800 PEOPLE AT 4SF/PERSON



CENTRAL PLAZA

PROGRAMMING - ICE SKATING



1. ICE RINK - CIRCLE
RINK SIZE IS 7,200 SF





KELAB DRIVE
THE STREET



CENTRAL PLAZA
WEST WALKWAY + SEATING



CENTRAL PLAZA
STEPS + SEATING

CENTRAL PLAZA

RETAIL + FLEXIBLE SEATING





CENTRAL PLAZA
SOUTH 'BLOCK' TYPE SEATING



CENTRAL PLAZA
PRECAST WALLS + SEATING

RESIDENTIAL CORNER

RETAIL ENTRY AT PRICE PLACE + VERNON





RESIDENTIAL CORNER
RETAIL ENTRY AT PRICE PLACE



BIORETENTION CORNER
RETAIL ENTRY AT PRICE PLACE







RETAIL CORNER
PRICE PLACE + KELAB DRIVE

SITE PARKING

VISITOR & RESIDENT PLAN









LEGEND

-  LOT PARKING: +/- 225
-  STREET PARKING: 19
-  GARAGE PARKING: +/- 100
-  BIKE PARKING: 95



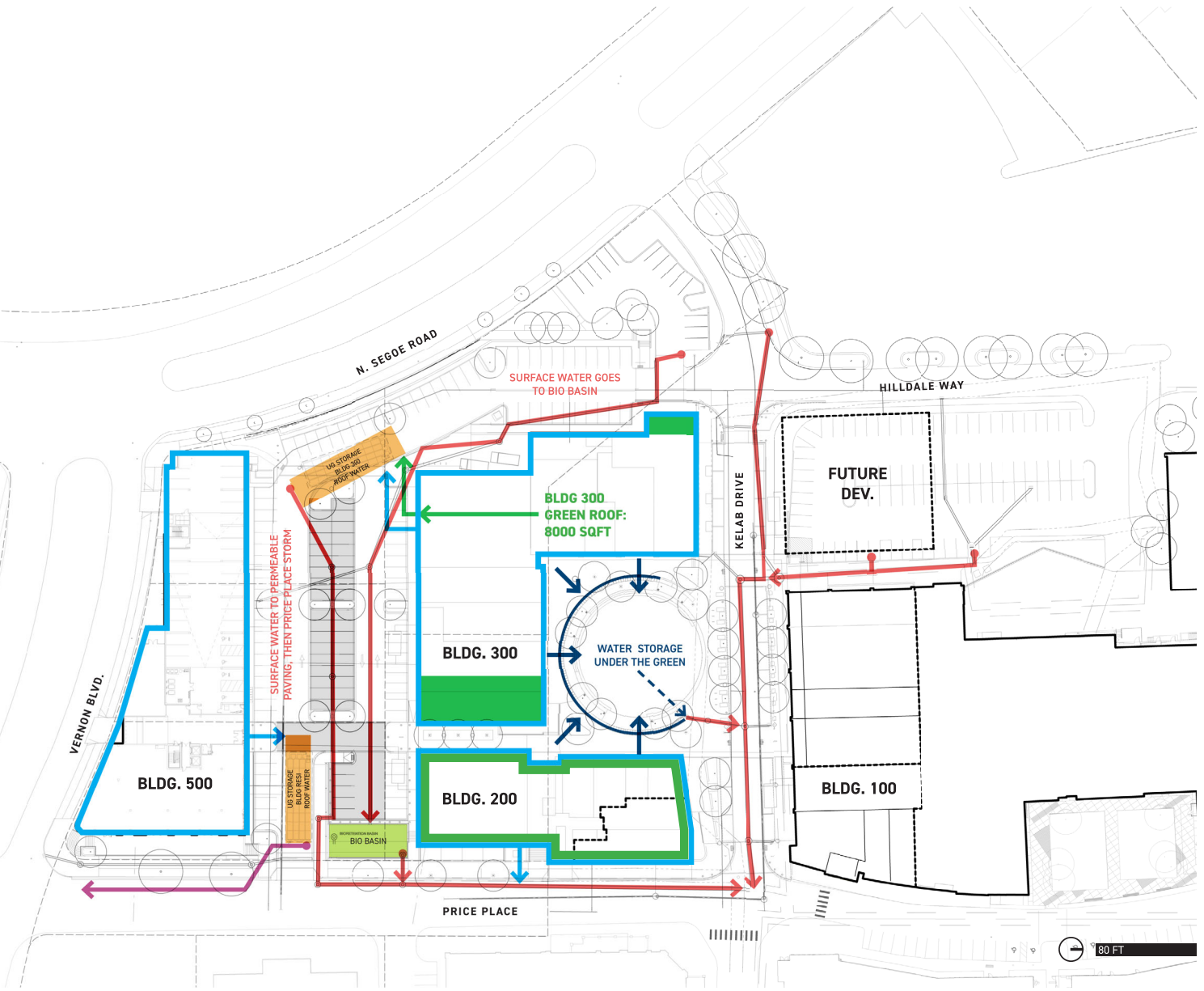
SITE STORMWATER STRATEGY PLAN

LEGEND

-  UNDERGROUND STORMWATER STORAGE
-  PERMEABLE PAVERS
-  BIO-BASIN
-  GREEN ROOF WATER
-  ROOF WATER
-  STORM SEWER, VERNON
-  STORM SEWER, PRICE PLACE
-  PLAZA WATER + TRENCH DRAIN

GENERAL NOTES

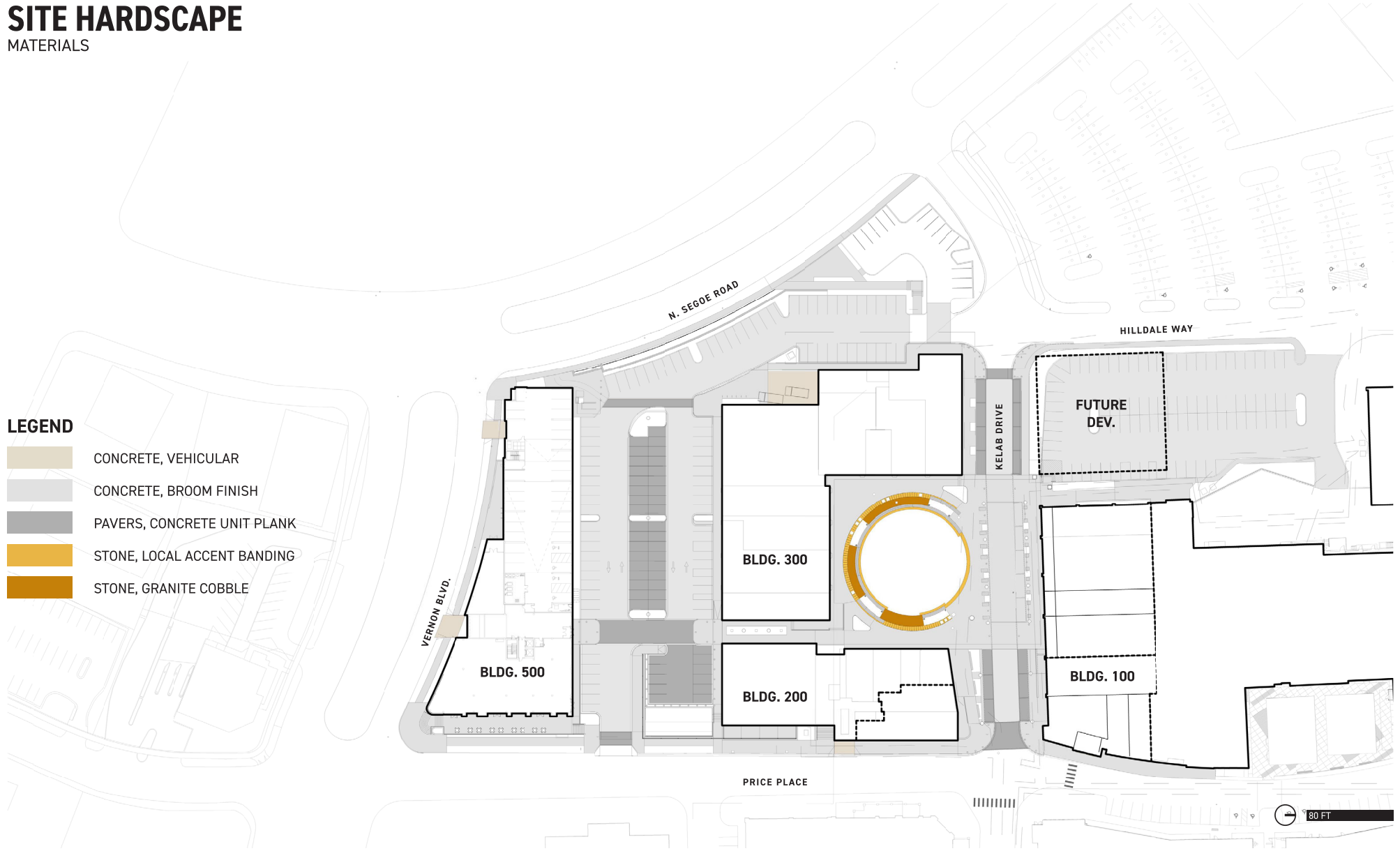
1. THIS IS A GRAPHICAL REPRESENTATION, PLEASE SEE THE CIVIL SITE PLANS FOR DEFINED DRAINAGE AREAS AND STORM SEWER ROUTING.



SITE HARDSCAPE MATERIALS

LEGEND

- CONCRETE, VEHICULAR
- CONCRETE, BROOM FINISH
- PAVERS, CONCRETE UNIT PLANK
- STONE, LOCAL ACCENT BANDING
- STONE, GRANITE COBBLE



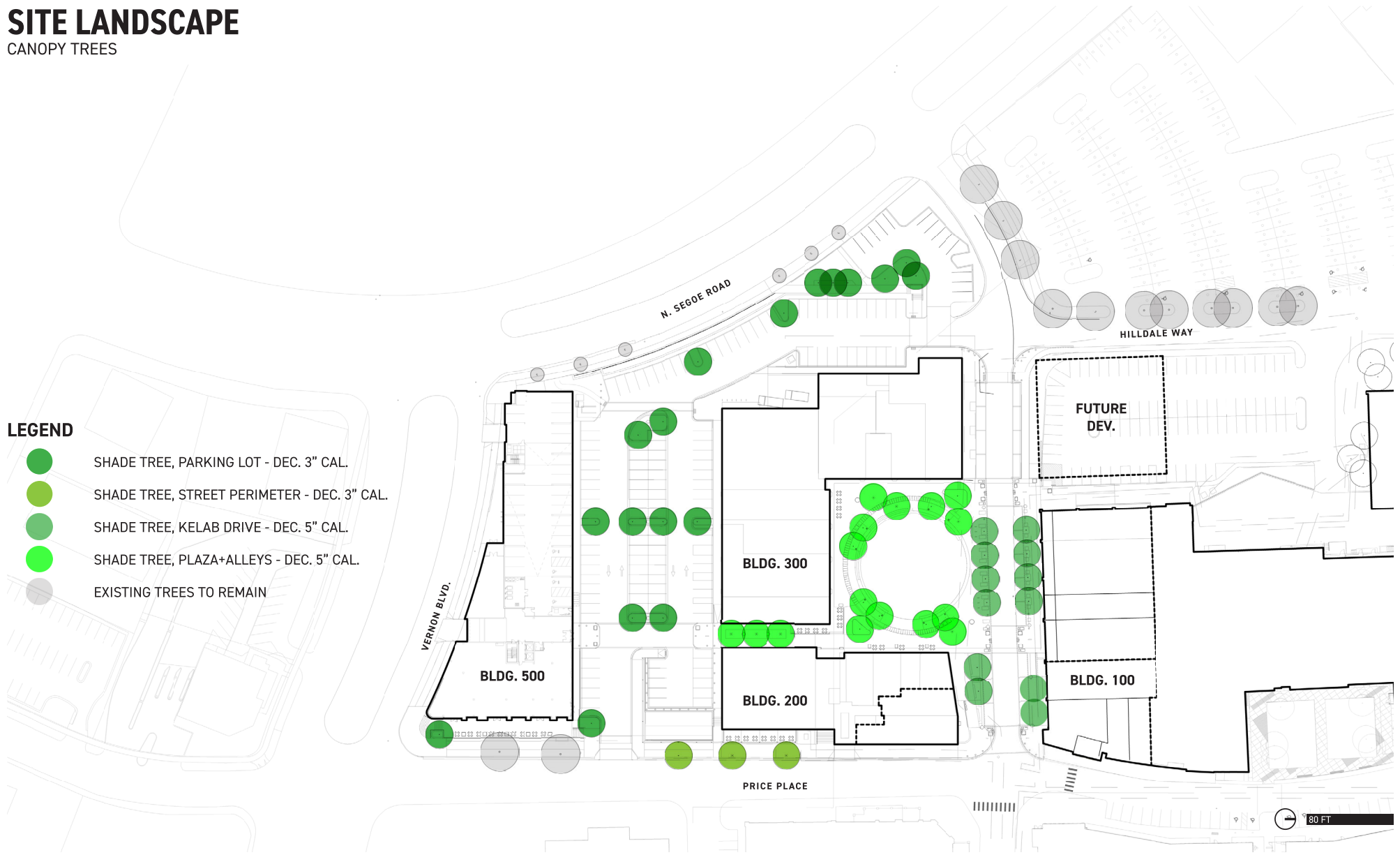
80 FT

SITE LANDSCAPE

CANOPY TREES

LEGEND

- SHADE TREE, PARKING LOT - DEC. 3" CAL.
- SHADE TREE, STREET PERIMETER - DEC. 3" CAL.
- SHADE TREE, KELAB DRIVE - DEC. 5" CAL.
- SHADE TREE, PLAZA+ALLEYS - DEC. 5" CAL.
- EXISTING TREES TO REMAIN

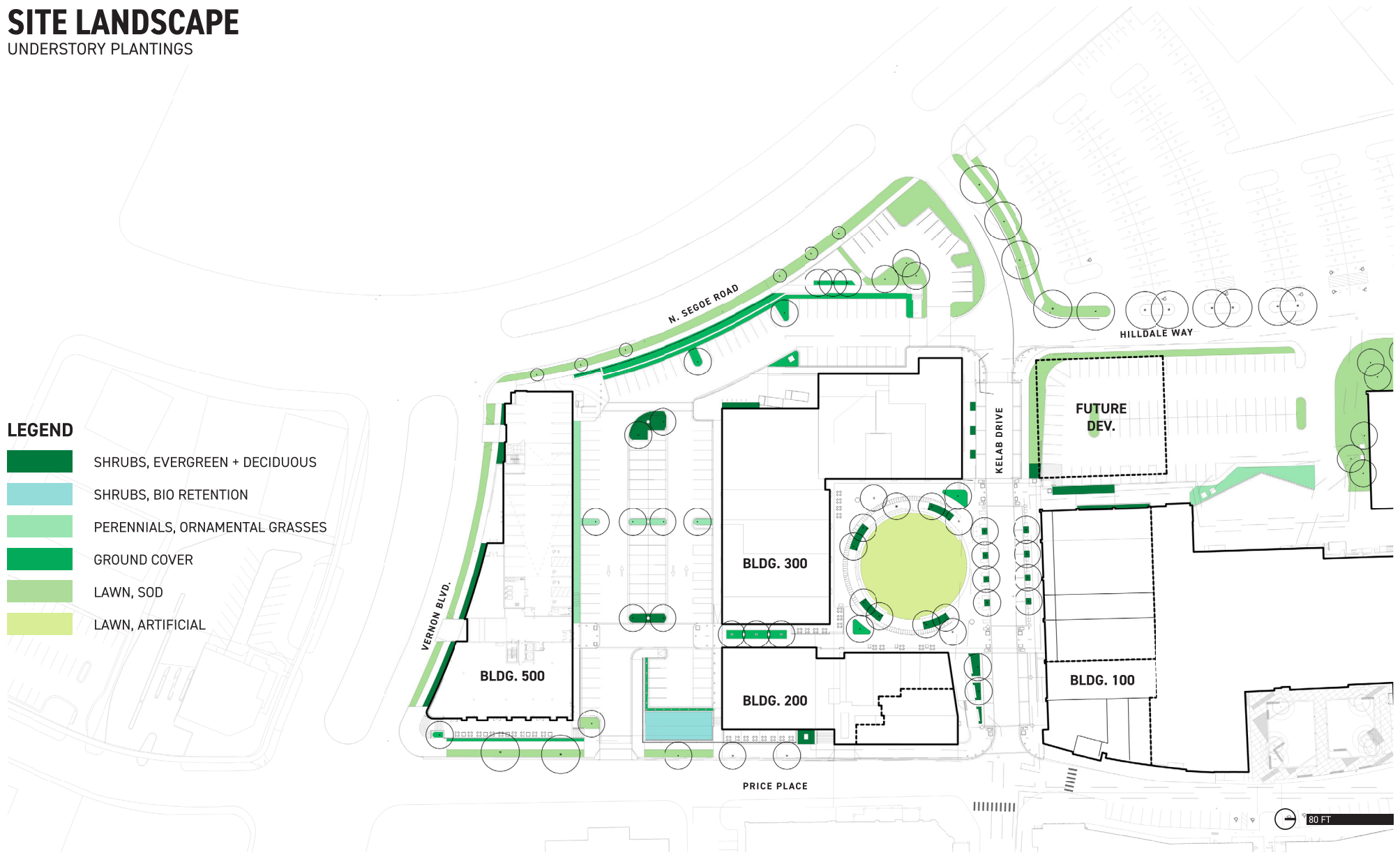


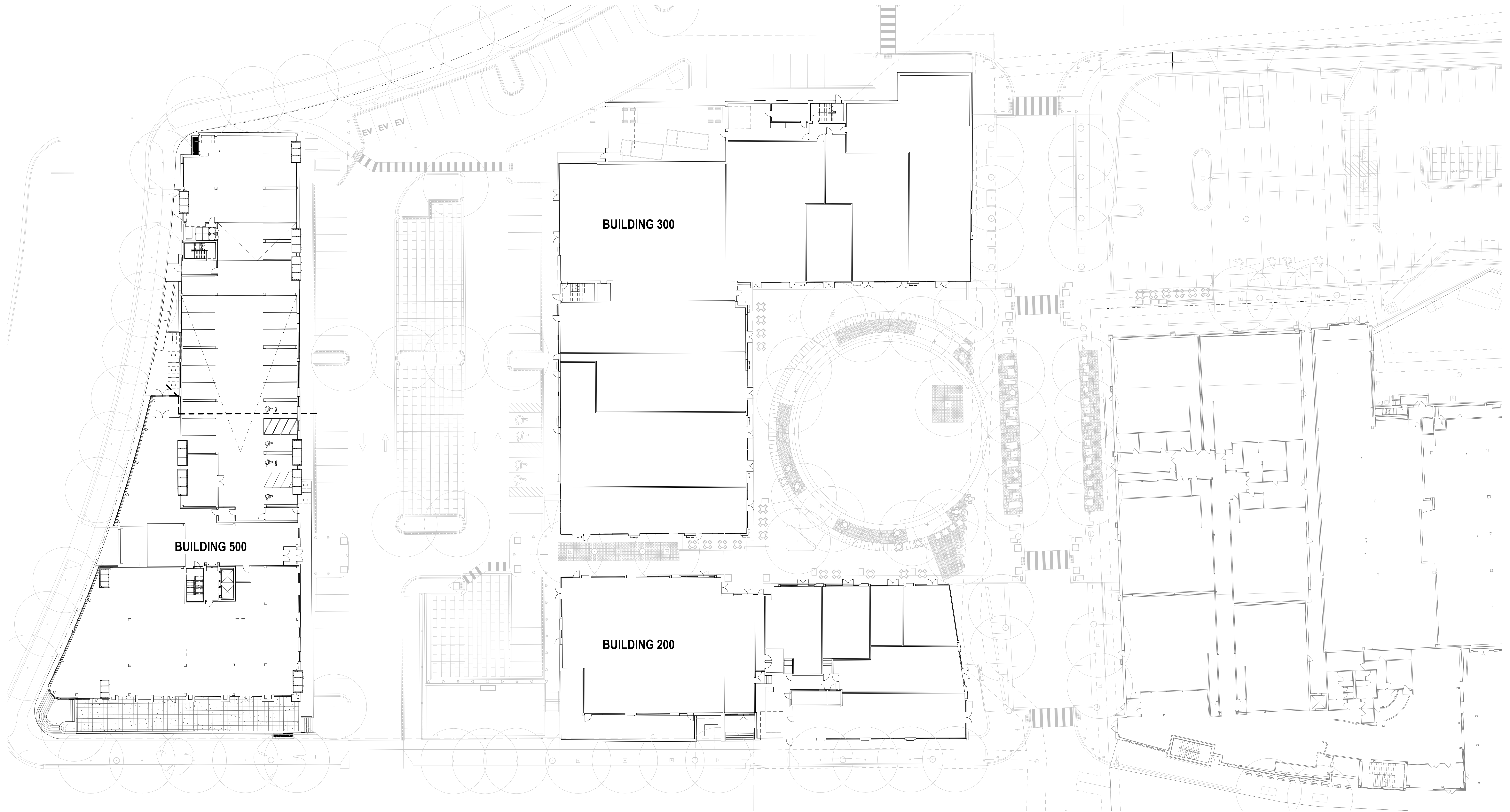
SITE LANDSCAPE

UNDERSTORY PLANTINGS

LEGEND

- SHRUBS, EVERGREEN + DECIDUOUS
- SHRUBS, BIO RETENTION
- PERENNIALS, ORNAMENTAL GRASSES
- GROUND COVER
- LAWN, SOD
- LAWN, ARTIFICIAL





SITE PLAN - GROUND FLOOR



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- ### SHEET NOTES - FLOOR PLAN
- BEFORE BEGINNING WORK, VERIFY THE EXISTENCE AND LOCATION OF PLUMBING, MECHANICAL, AND ELECTRICAL SYSTEMS AND OTHER CONSTRUCTION AFFECTING THE WORK. IF DISCREPANCIES ARE DISCOVERED, NOTIFY ARCHITECT PROMPTLY.
 - ALL DIMENSION STRINGS ARE TO FINISH FACE OF WALL, UNLESS NOTED OTHERWISE.
 - REFER TO STRUCTURAL DRAWINGS FOR ELEMENTS, INCLUDING BUT NOT LIMITED TO POST TENSION CABLES OR OTHER REINFORCEMENT EMBEDDED IN FLOOR SLABS, PRIOR TO CORING OR CUTTING PENETRATIONS.
 - REFER TO SHEET A010-2 FOR REFERENCED PARTITION TYPES AND DETAILS. WALLS NOT TAGGED ON THESE PLANS SHALL BE PARTITION TYPE S6A-S11.
 - ALL WALLS DIRECTLY BEHIND OR ADJACENT TO PLUMBING FIXTURES SHALL RECEIVE MOISTURE- AND MOLD-RESISTANT GYPSUM BOARD, UNLESS NOTED OTHERWISE.
 - LOCATE ALL DOOR JAMBS 4" FROM ADJACENT PERPENDICULAR WALL, UNLESS NOTED OTHERWISE.
 - PREPARE FLOOR LEVEL AND SMOOTH FOR NEW HARD SURFACE FINISHES. PATCH PENETRATIONS AND ABNORMALITIES IN CONCRETE FLOOR.
 - PROVIDE BLOCKING AND FRAMING AS INDICATED AND AS REQUIRED TO SUPPORT FACING MATERIALS, FIXTURES, SPECIALTY ITEMS, MILLWORK AND TRIM.

KEYNOTES PER SHEET

PROJECT INFORMATION

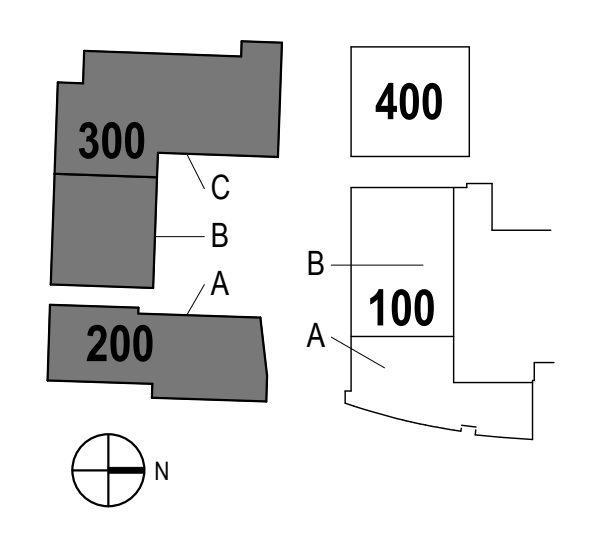
**Hilldale - Phase 3 -
Buildings 200 and 300**

702 N. Midvale Blvd.
Madison, WI 53705

ISSUANCE AND REVISIONS

DATE	DESCRIPTION
09/27/2022	SCHEMATIC DESIGN
10/18/2022	SCHEMATIC DESIGN REVISIONS

KEY PLAN



SHEET INFORMATION

**PROGRESS DOCUMENTS
NOT FOR CONSTRUCTION**

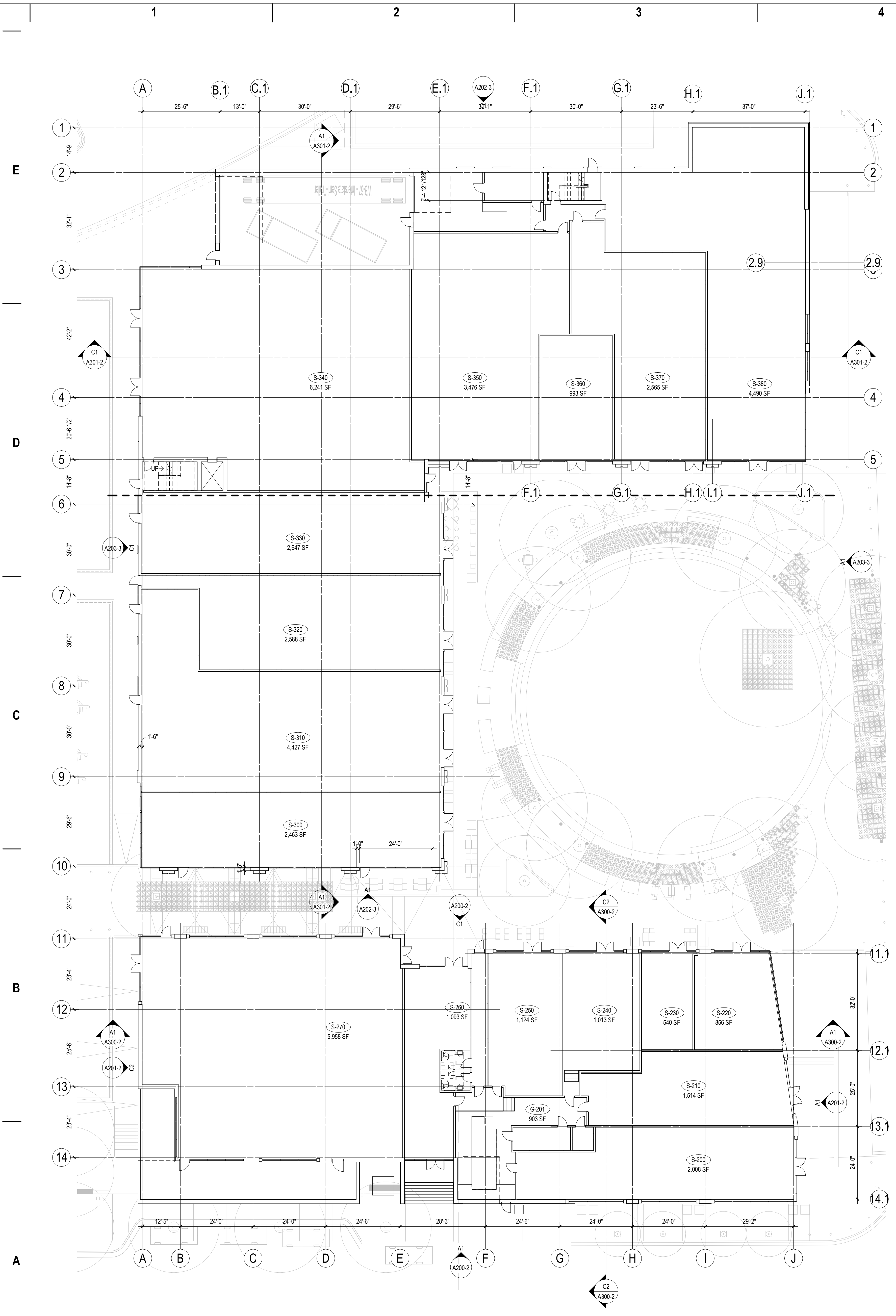
These documents reflect progress and intent and may be subject to change, including additional detail. These are not final construction documents and shall not be used for final bidding or construction-related purposes.

PROJECT MANAGER JP
PROJECT NUMBER 719494-01

1ST FLR PLAN -
OVERALL

A101-2

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A1 1ST FLR PLAN - OVERALL
1/16" = 1'-0"



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SHEET NOTES - FLOOR PLAN

- BEFORE BEGINNING WORK, VERIFY THE EXISTENCE AND LOCATION OF PLUMBING, MECHANICAL, AND ELECTRICAL SYSTEMS AND OTHER CONSTRUCTION AFFECTING THE WORK. IF DISCREPANCIES ARE DISCOVERED, NOTIFY ARCHITECT PROMPTLY.
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- PREPARE FLOOR LEVEL AND SMOOTH FOR NEW HARD SURFACE FINISHES. PATCH PENETRATIONS AND ABNORMALITIES IN CONCRETE FLOOR.
- PROVIDE BLOCKING AND FRAMING AS INDICATED AND AS REQUIRED TO SUPPORT FACING MATERIALS, FIXTURES, SPECIALTY ITEMS, MILLWORK AND TRIM.

PROJECT INFORMATION

Hilldale - Phase 3 -
Buildings 200 and 300

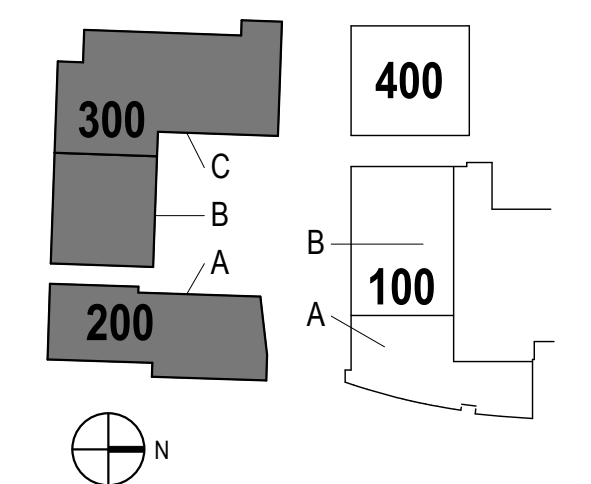
KEYNOTES PER SHEET

D 702 N. Midvale Blvd.
Madison, WI 53705

ISSUANCE AND REVISIONS

DATE	DESCRIPTION
08/27/2022	SCHEMATIC DESIGN
10/18/2022	SCHEMATIC DESIGN REVISIONS

KEY PLAN



SHEET INFORMATION

**PROGRESS DOCUMENTS
NOT FOR CONSTRUCTION**

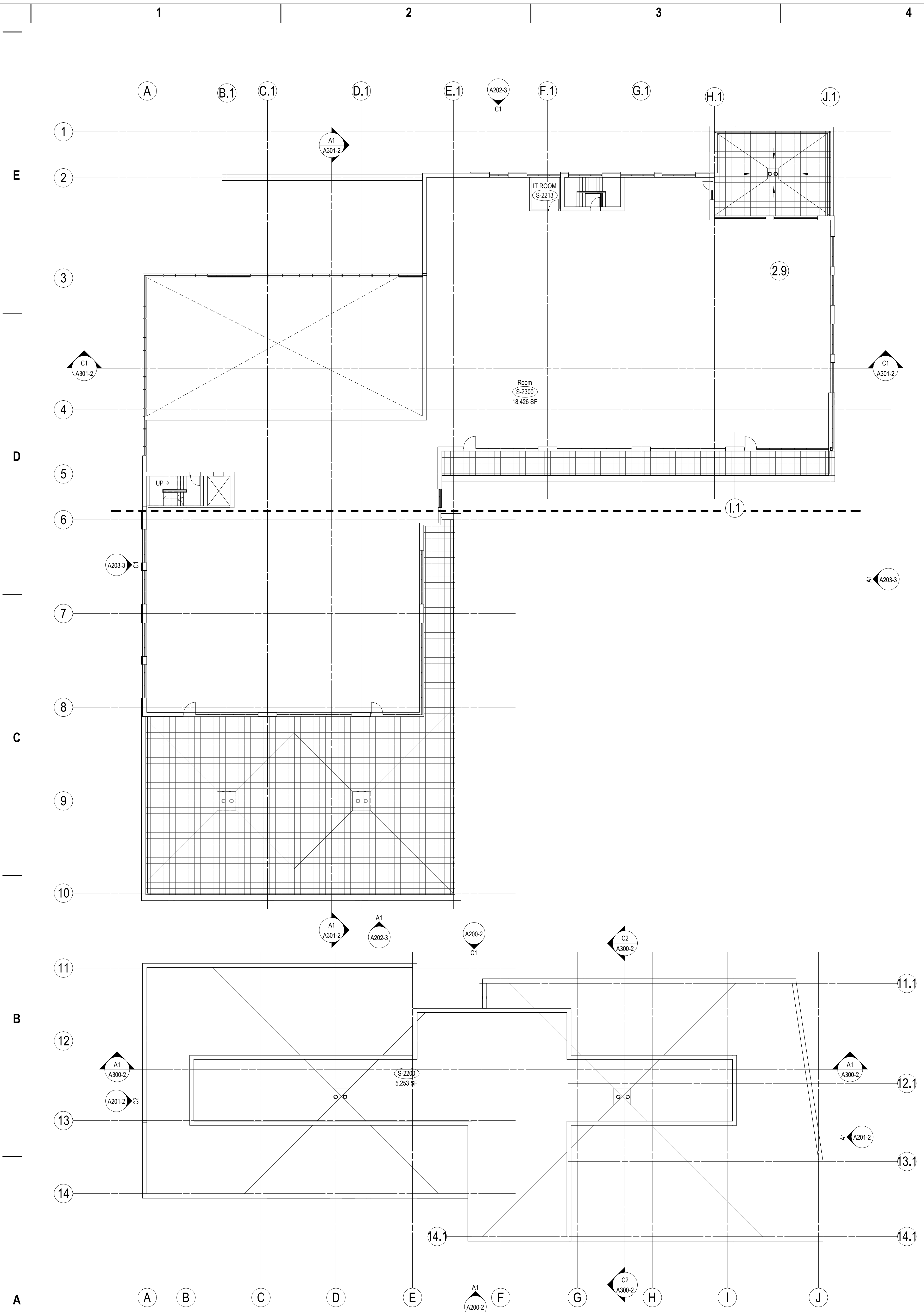
These documents reflect progress and intent and may be subject to change, including additional detail. These are not final construction documents and shall not be used for final bidding or construction-related purposes.

PROJECT MANAGER JP
PROJECT NUMBER 719494-01

2ND FLR PLAN -
OVERALL

A102-2

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A1 2ND FLR PLAN - OVERALL
1/16" = 1'-0"

1

2

3

4

5

6

7



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SHEET NOTES - FLOOR PLAN

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KEYNOTES PER SHEET

PROJECT INFORMATION

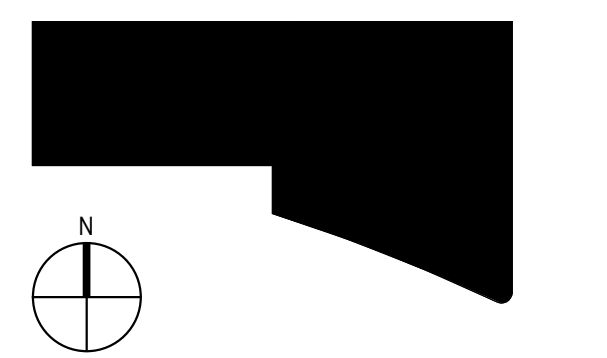
HILDALE PHASE 3 - BUILDING 500

401 N SEGOE RD
MADISON, WI 53705

ISSUANCE AND REVISIONS

DATE	DESCRIPTION
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KEY PLAN



SHEET INFORMATION

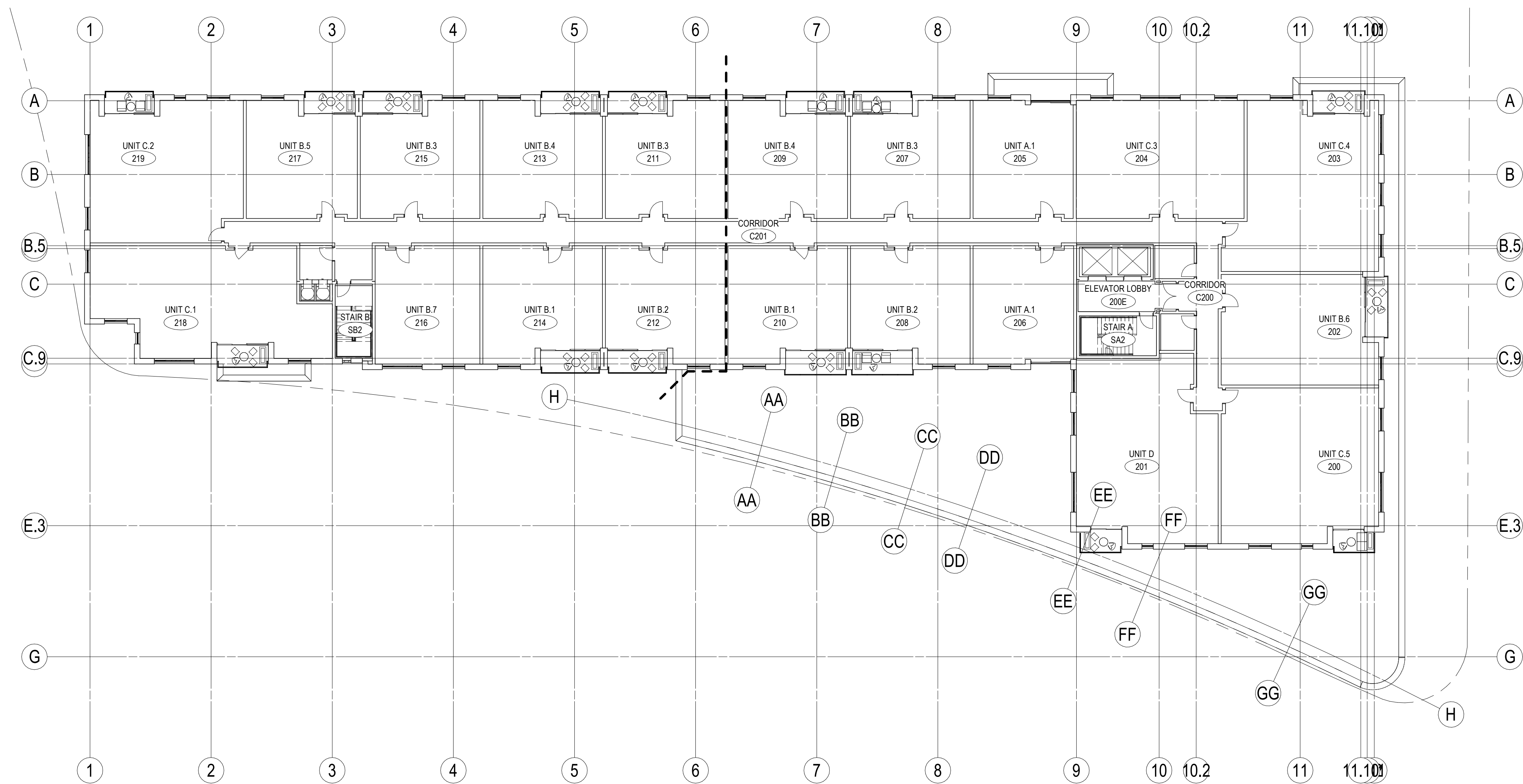
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PROJECT MANAGER JP
 PROJECT NUMBER 19494-01

2ND FLR PLAN - OVERALL

A102

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A3 2ND FLR
1/16" = 1'-0"

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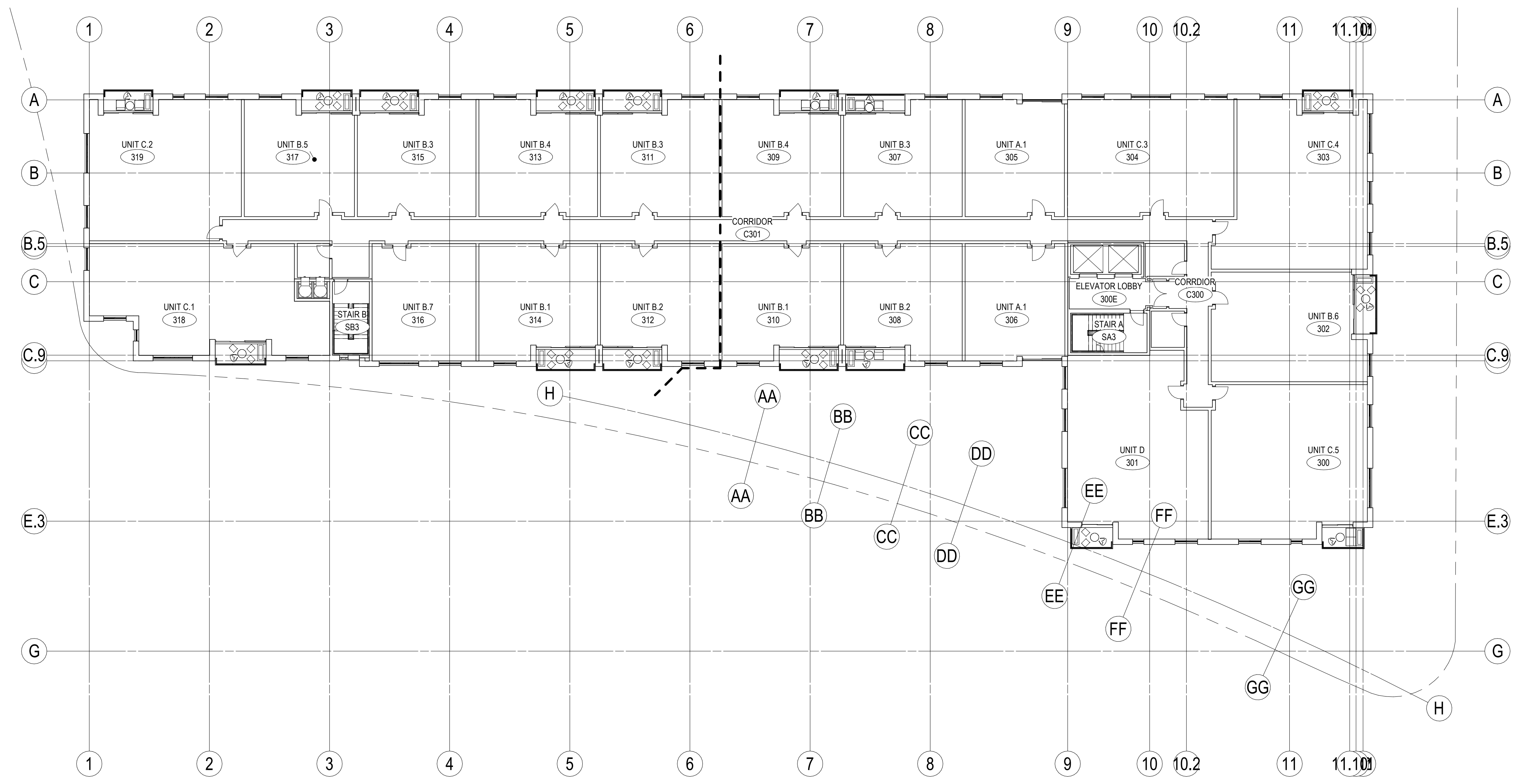
KEYNOTES PER SHEET

PROJECT INFORMATION
HILLDALE PHASE 3 - BUILDING 500

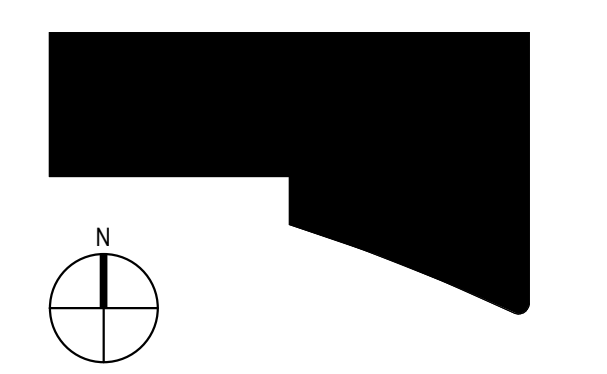
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PROJECT MANAGER JP
 PROJECT NUMBER 19494-01

3RD FLR PLAN - OVERALL

A103

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A3 3RD FLR
 1/16" = 1'-0"

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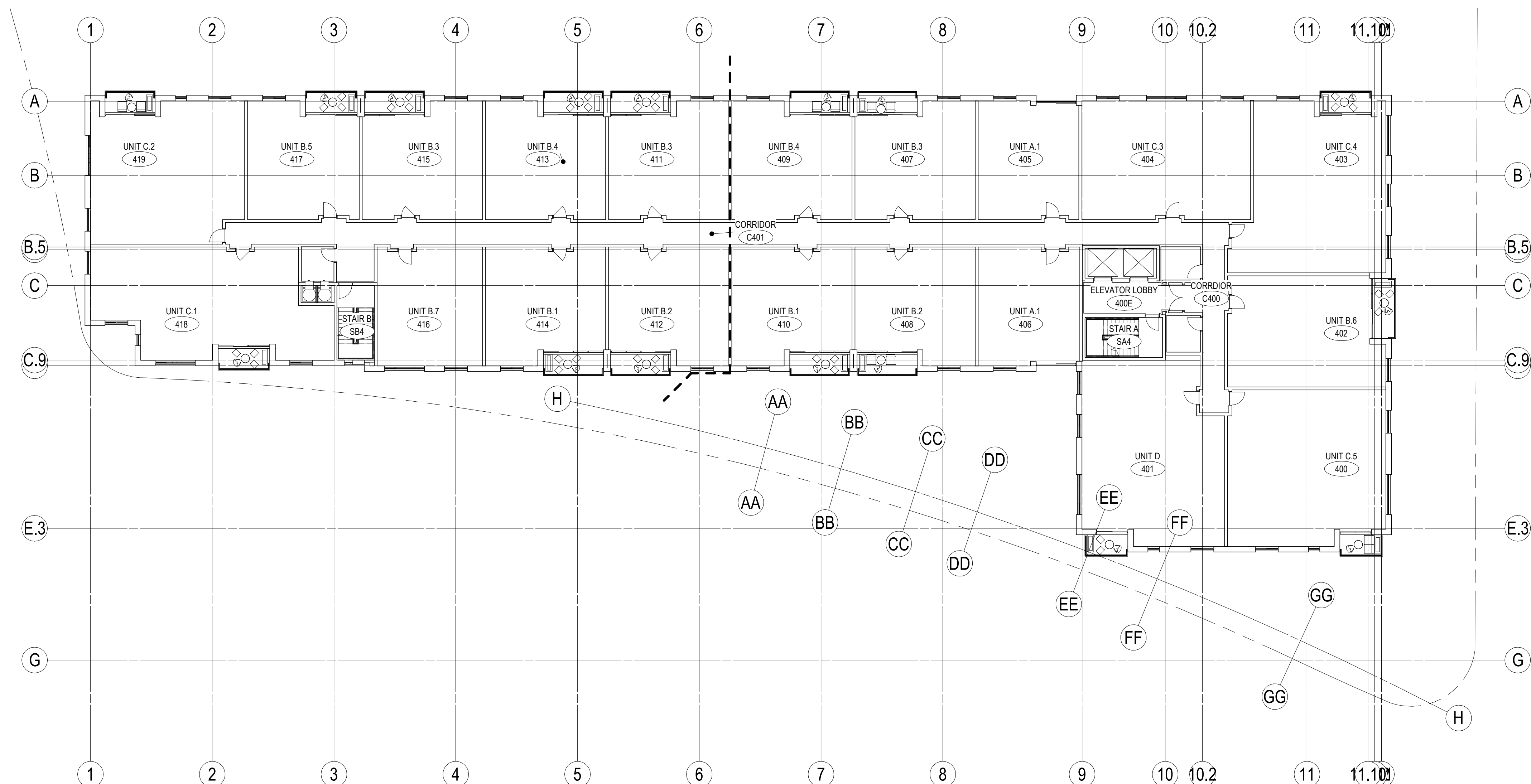
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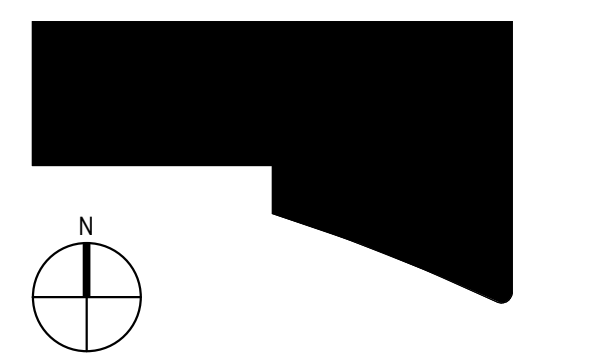
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PROJECT MANAGER JP
 PROJECT NUMBER 19494-01

4TH FLR PLAN - OVERALL

A104

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A3 4TH FLR
1/16" = 1'-0"

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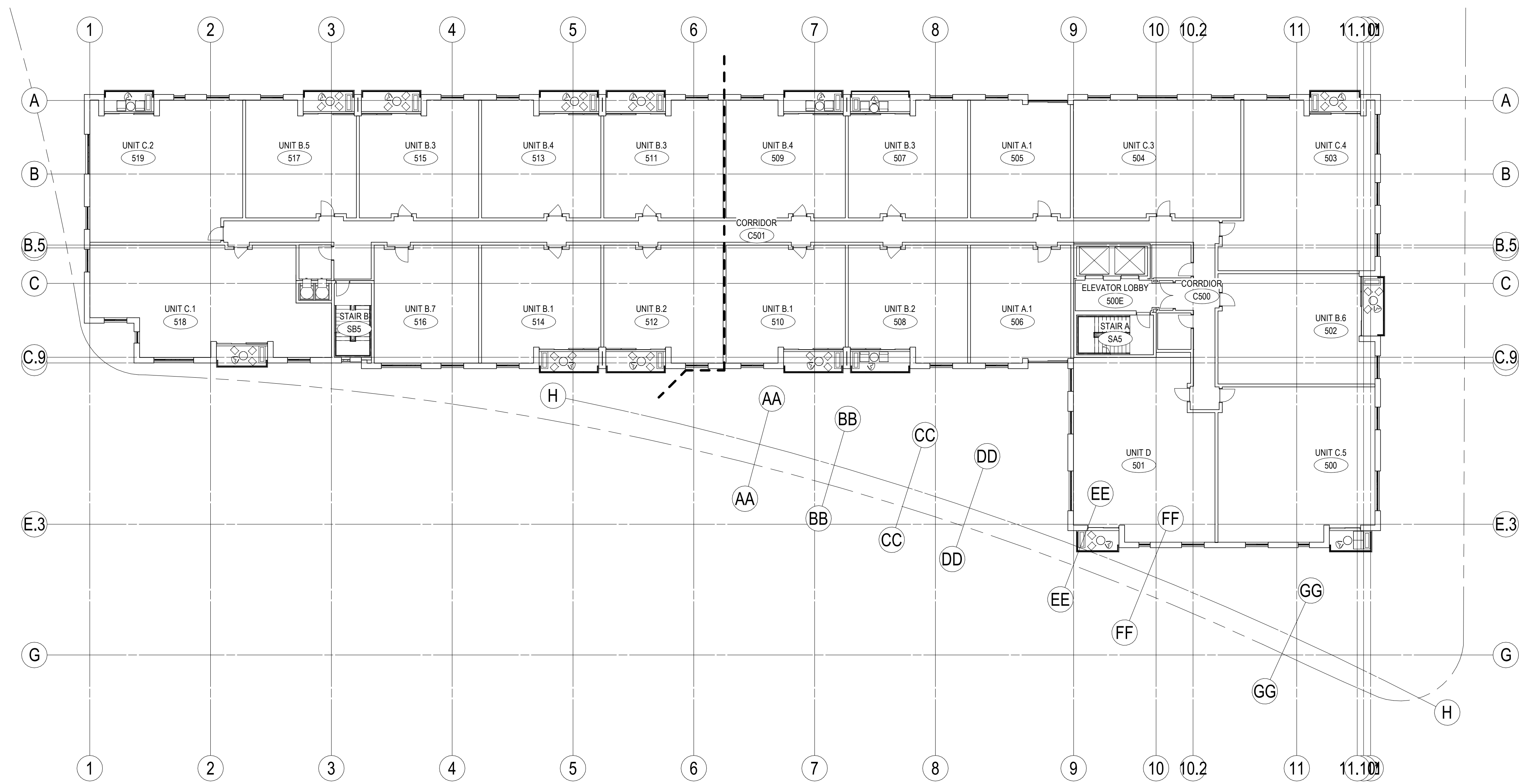
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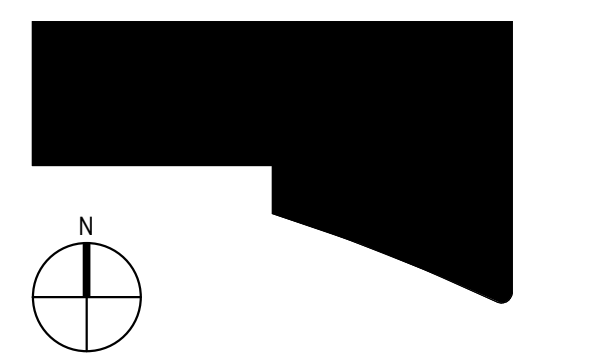
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5TH FLR PLAN - OVERALL

A105

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A3 5TH FLR
1/16" = 1'-0"

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PROJECT INFORMATION

HILLDALE PHASE 3 - BUILDING 500

401 N SEGOE RD
MADISON, WI 53705

ISSUANCE AND REVISIONS

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KEY PLAN



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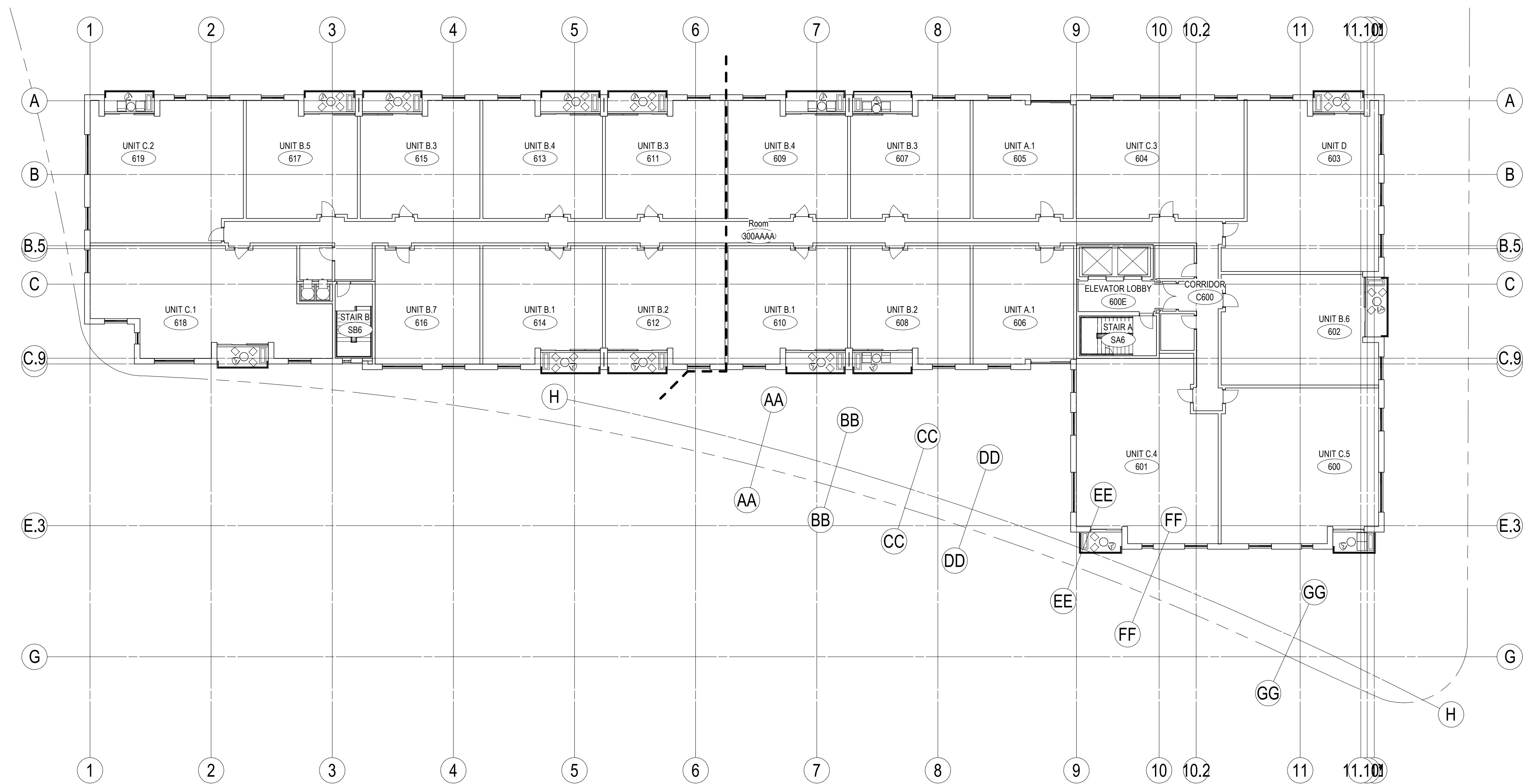
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6TH FLR PLAN - OVERALL

A106

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A3 6TH FLR
 1/16" = 1'-0"

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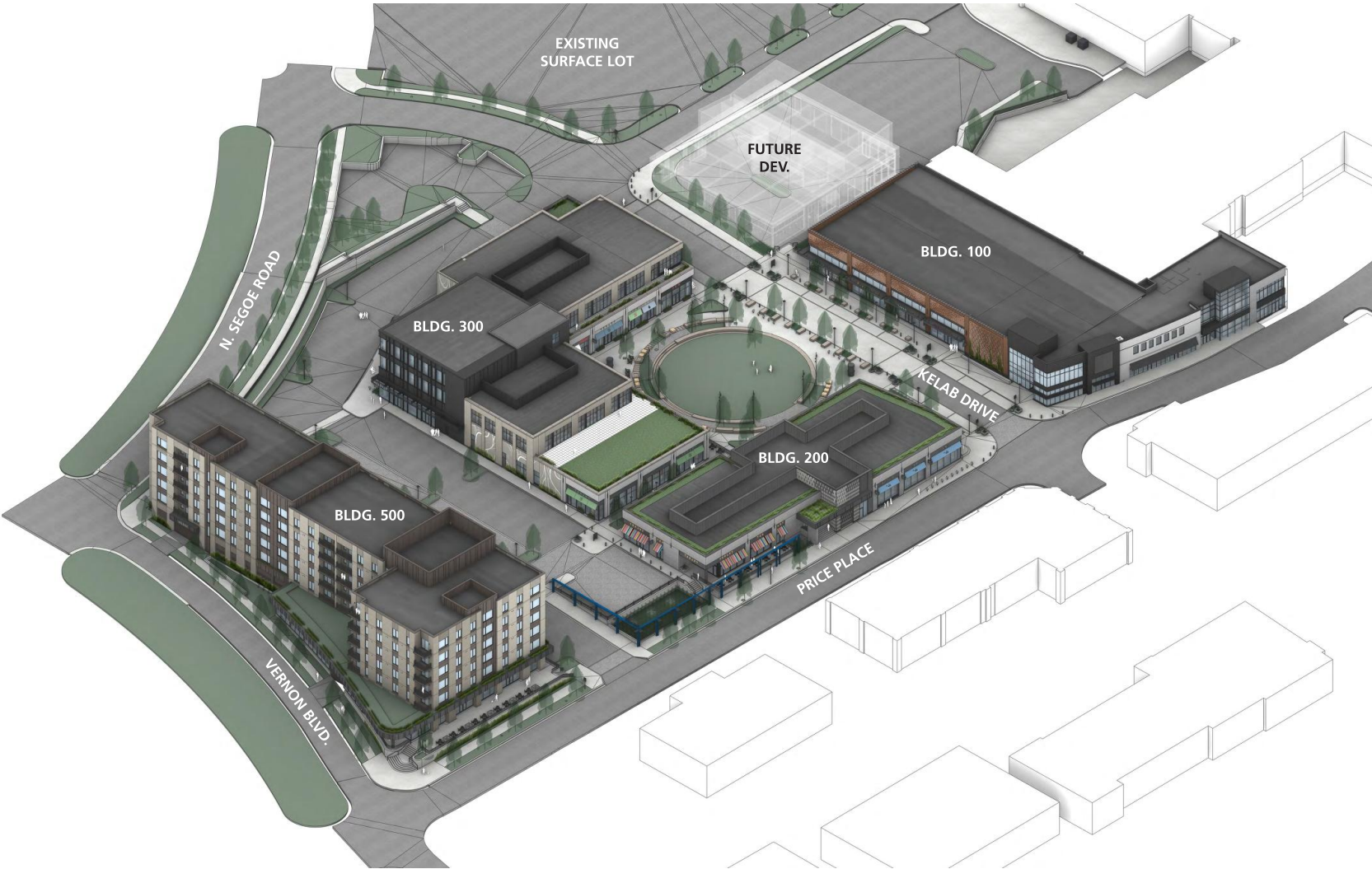
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HILLDALE PHASE 3 Isometric Views of Site



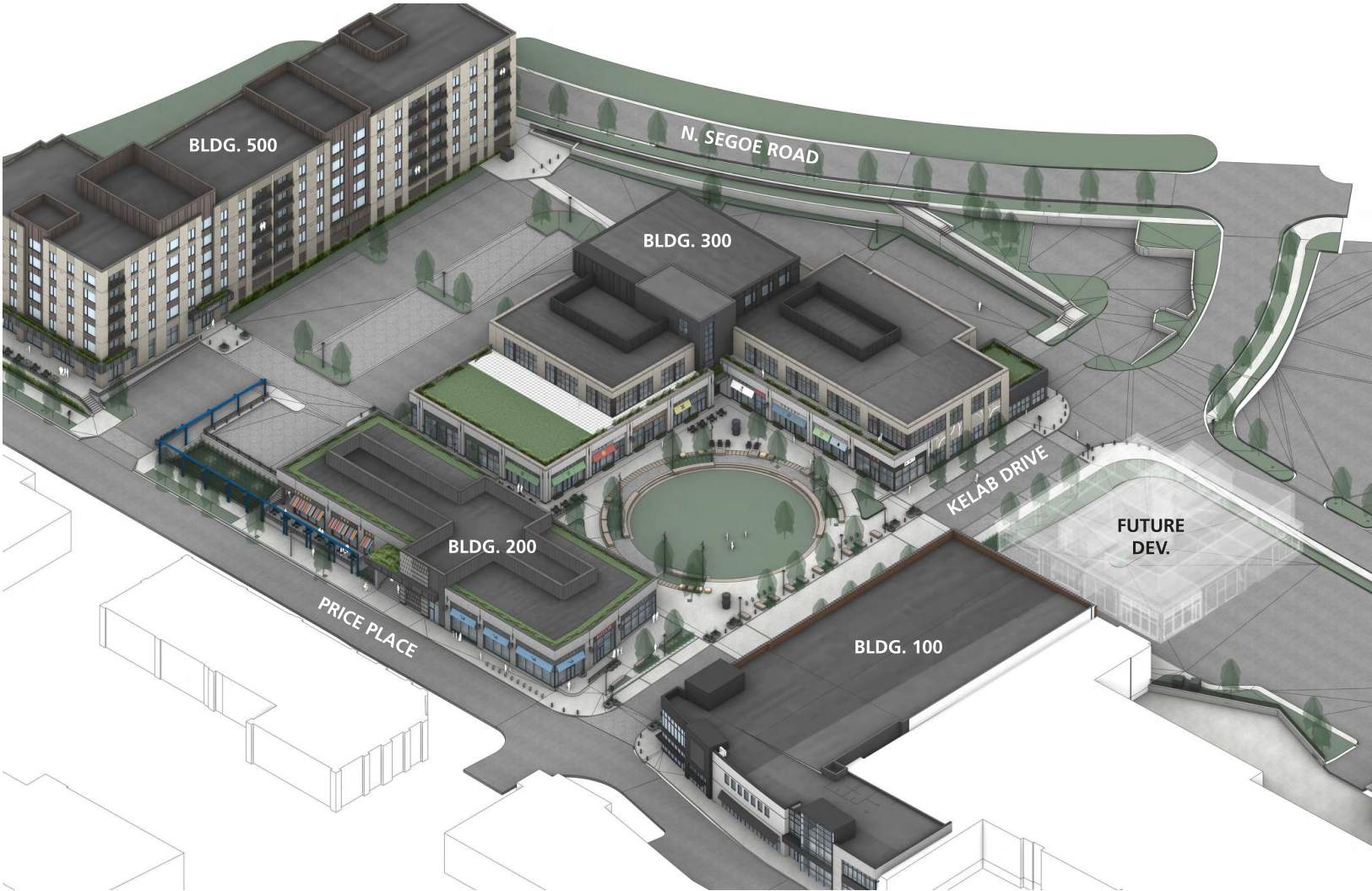
HILLDALE PHASE 3 View Looking Northwest

HILLDALE PHASE 3 Isometric Views of Site



HILLDALE PHASE 3 View Looking Southeast

HILLDALE PHASE 3 Isometric Views of Site



HILLDALE PHASE 3 View Looking Southwest

BUILDING 200 Perspective Building Elevations



BUILDING 200 East Elevation



BUILDING 200 West Elevation

BUILDING 200 Perspective Building Elevations



BUILDING 200 North Elevation



BUILDING 200 South Elevation

BUILDING 300 Perspective Building Elevations



BUILDING 300 North Elevation



BUILDING 300 South Elevation

BUILDING 300 Perspective Building Elevations



BUILDING 300 East Elevation



BUILDING 300 West Elevation

BUILDING 500 Perspective Building Elevations



BUILDING 500 North Elevation



BUILDING 500 South Elevation

BUILDING 500 Perspective Building Elevations



BUILDING 500 East Elevation



BUILDING 500 West Elevation

BUILDING 200 Materials



Stonecast Products, Inc.
Board Formed Precast Concrete Panel
6" thick veneer
8" tall board formed texture

(Same spec used at Cafe Hollander project on Northwest side of Hilldale)



Atlas International "Metafor"
Corrugated Metal Panel
"Graphite Mica" with concealed fasteners and color matched trim



Alucobond Plus
4mm ACM Panels
"Graphite Mica"



BUILDING 200 View from Central Green



Landscape Trellis
Painted Structural Steel
"Interstate Blue" (Sherwin-Williams)

Recessed Panel Joint Trim
Painted Aluminum
"Interstate Blue" (Sherwin-Williams)



BUILDING 200 View from Central Green

BUILDING 300 Materials & Precedents



Glen-Gery
"Oyster White w/ Speck"

'Saxon' brick (3-5/8" deep, 2-1/4" tall, 15-5/8" wide)

comments: 3/8" mortar joint, stacked bond, soldier stacked bond, additional patterns with recessed coursing



Glen-Gery
"Vintage Black Smooth"

Modular brick (3-5/8" deep, 2-1/4" tall, 7-5/8" wide)

comments: 3/8" mortar joint, stacked bond, soldier stacked bond, additional patterns with recessed coursing



Glen-Gery
"Light Grey w/ Speck"

Modular brick (3-5/8" deep, 2-1/4" tall, 7-5/8" wide)

comments: 3/8" mortar joint, stacked bond, soldier stacked bond, additional patterns with recessed coursing



Fairview Architectural Vitrabond
ZCM Zinc Composite Panels

"Charcoal Zinc" (flat finish)

Panel sizes vary. Design includes 1"x 3" Zinc battens projecting at panel joints.



BUILDING 300 North Elevation



BUILDING 300 South Elevation



BMO HARRIS BUILDING 310 Price Place



GRAYSON BUILDING 4414 Regent Street

BUILDING 500 Materials



BUILDING 500 View Approaching North Entry



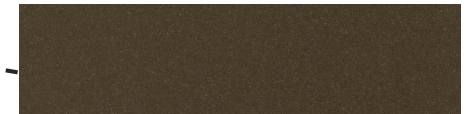
Glen-Gery "Pearl River Smooth Ironspot"

Modular brick (3-5/8" deep, 2-1/4" tall, 7-5/8" wide)
3/8" mortar joint, stacked bond or soldier stacked bond, additional patterns with recessed coursing



Glen-Gery "Revere Pewter Velour"

Modular brick (3-5/8" deep, 2-1/4" tall, 7-5/8" wide)
3/8" mortar joint, stacked bond or soldier stacked bond, additional patterns with recessed coursing



Alucobond Plus "New-Age Dark Bronze Mica"

4mm ACM panels with standing seam battens

Expanded Metal Mesh Ventilation

Open-air parking ventilation, powder-coated



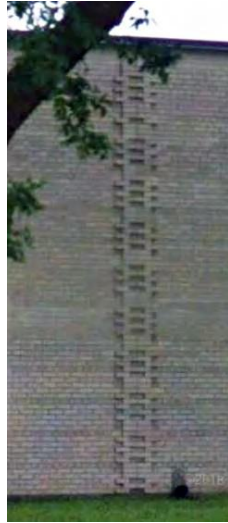
Fairview Architectural Vitrabond ZCM

"Charcoal Zinc" Flat Finish
Zinc composite panels

BUILDING 500 Precedent & Context

BMO HARRIS BUILDING

The existing BMO Harris Building located at 310 Price Place features vertical brick façade panels alternating with columns of windows and metal panel spandrels. The proposed building recalls the materiality and detailing of the existing building. The overall design intent is to reinforce a connection to the mid-century modern history of the Hill Farms District.



BUILDING 500 Views from Site

