

APPLICATION FOR
URBAN DESIGN COMMISSION
REVIEW AND APPROVAL

AGENDA ITEM # 7
Project # 10-81-04
04090

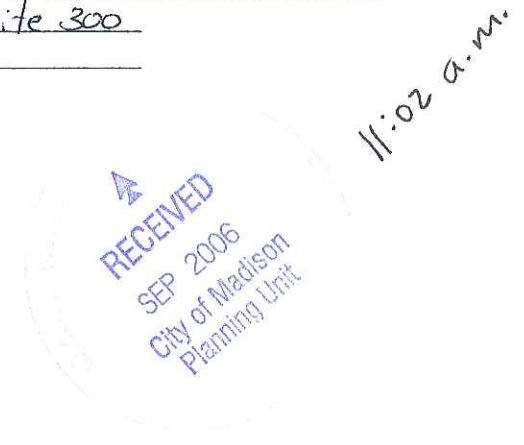
DATE SUBMITTED: <u>9/27/06</u>	<input checked="" type="checkbox"/> Action Requested
UDC MEETING DATE: <u>10/4/06</u>	<input type="checkbox"/> Informational Presentation
	<input type="checkbox"/> Initial Approval and/or Recommendation
	<input type="checkbox"/> Final Approval and/or Recommendation

PROJECT ADDRESS: Hilldale Redevelopment 702 N Midvale Blvd, Madison
ALDERMANIC DISTRICT: 11

OWNER/DEVELOPER (Partners and/or Principals) ARCHITECT/DESIGNER/OR AGENT:
Joseph Freed & Associates
220 N. Smith Street Suite 300
Palatine, IL 60067

CONTACT PERSON: Domenic Lanni
Address: 220 N Smith Street Suite 300
Palatine IL 60067
Phone: 847 215-5430
Fax: _____
E-mail address: dlanni@jfreed.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.

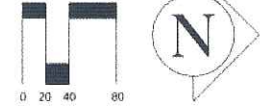


HILDALE

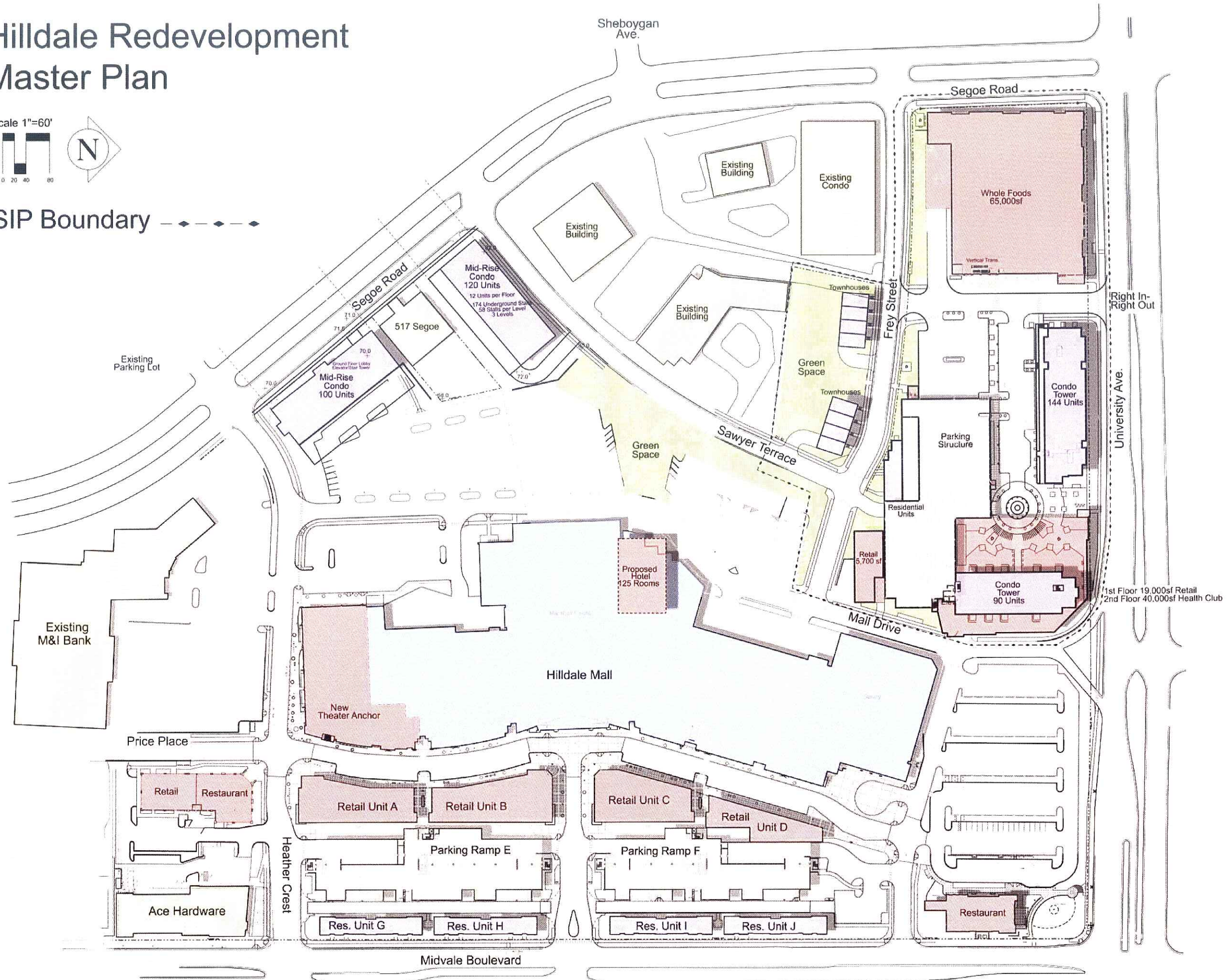
HILDALE PUD-GDP-SIP Amendment #2 09-27-06
Presented by Joseph Freed and Associates

Hilldale Redevelopment Master Plan

Scale 1"=60'



SIP Boundary - - - - -



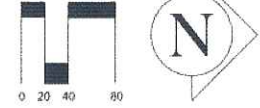
HILLDALE SHOPPING CENTER

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

Sheet Title	
Site Master Plan	
Revisions	
No.	Date Description By
Project Number	Drawn By
Date Issued	Reviewed By
09-27-06	
Sheet Number	
EX201	

Hilldale Redevelopment Master Plan

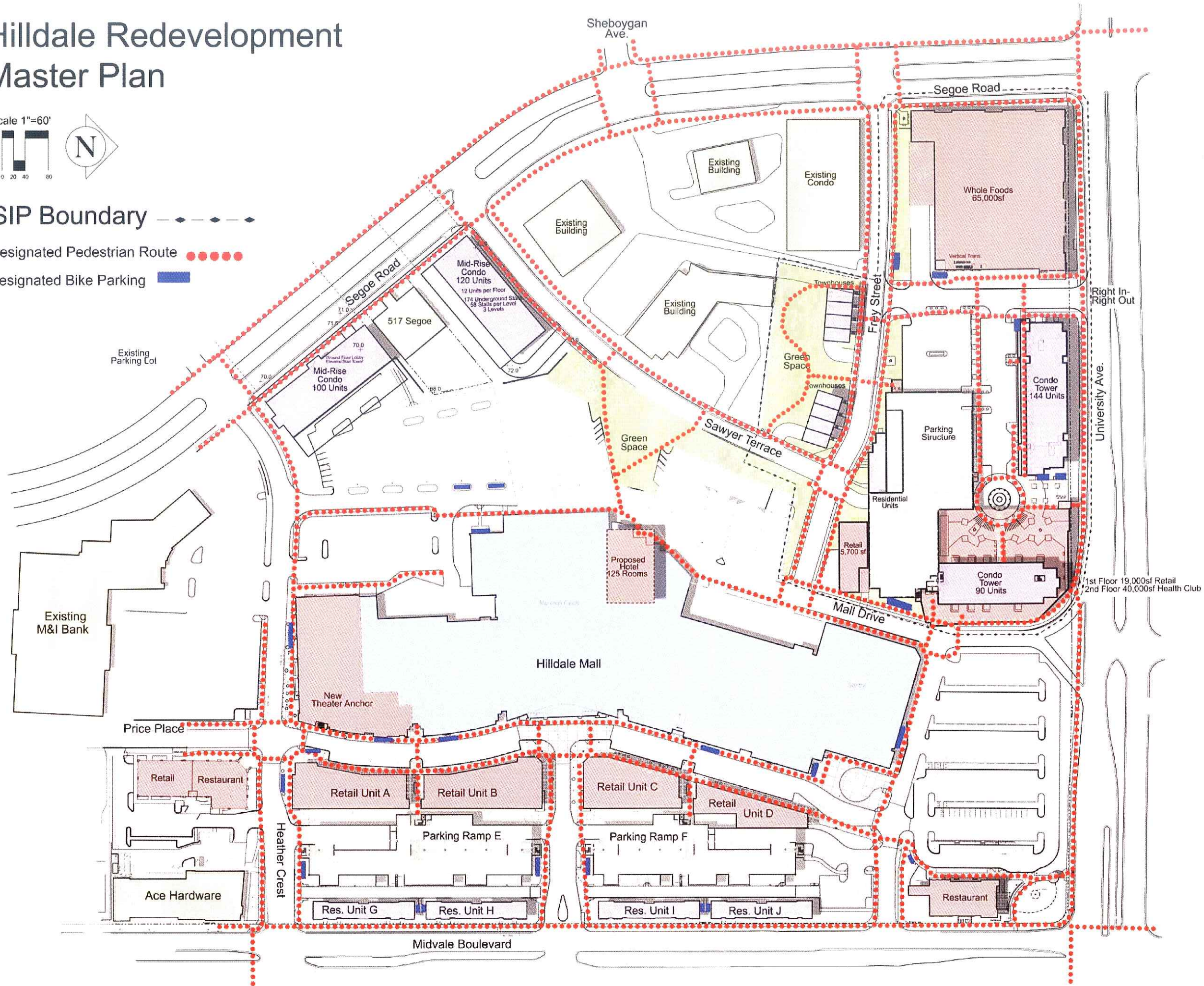
Scale 1"=60'



SIP Boundary

Designated Pedestrian Route

Designated Bike Parking

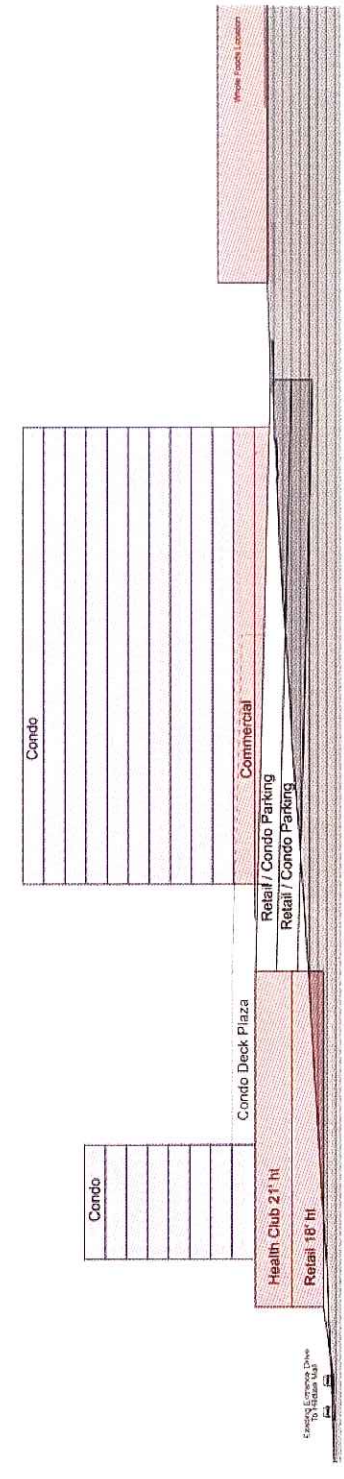
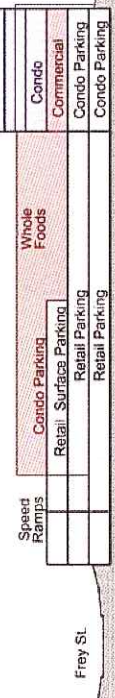
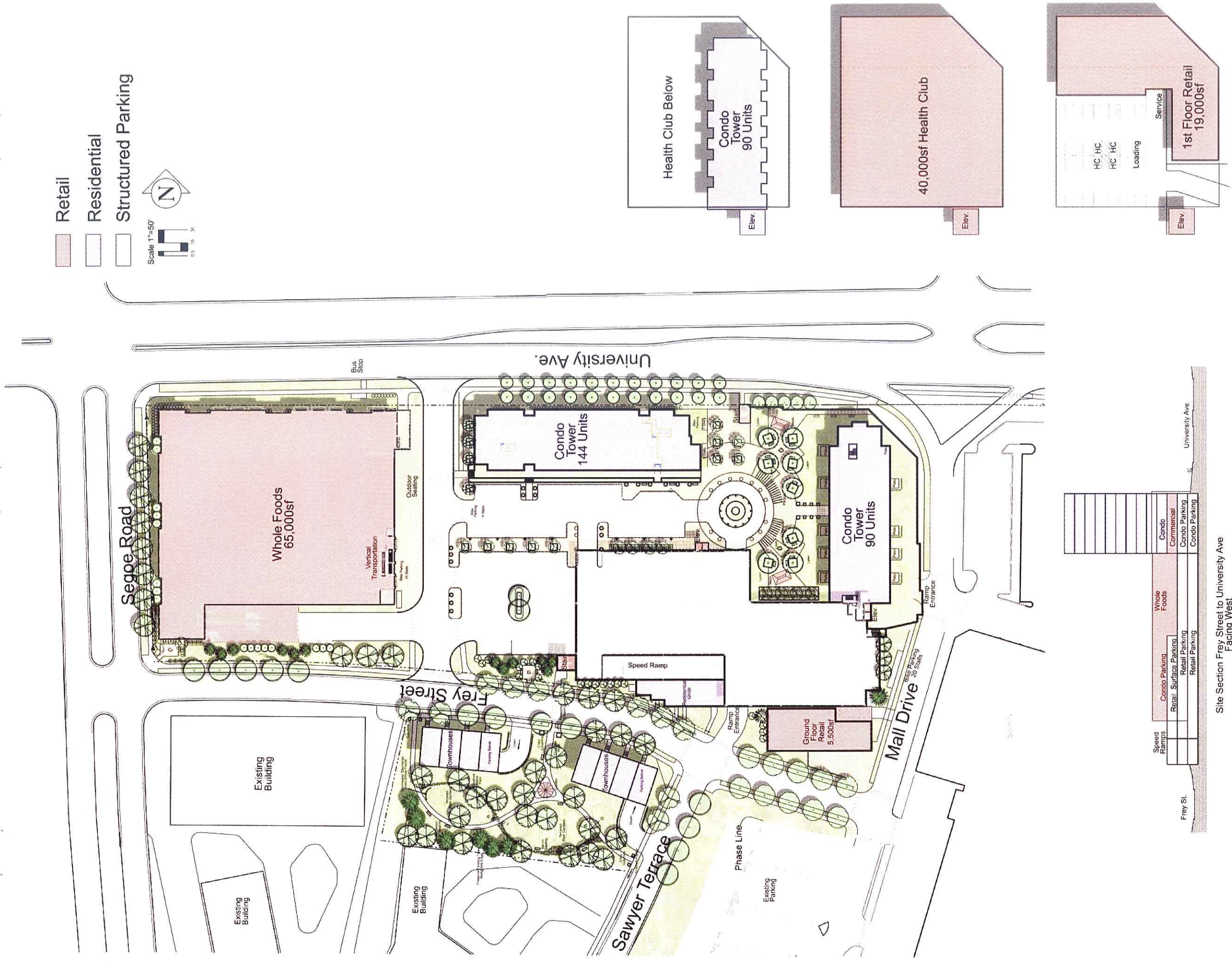
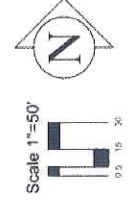


HILDALE SHOPPING CENTER

702 N. MIDVALE BOULEVARD
MADISON, WI
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Project Title	
Site Master Plan	
Revision No.	Description
Project Number	Drawn By
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09-27-06	
Sheet Number	
EX202	

- Retail
- Residential
- Structured Parking





Parking Structure

Condo Tower

Elev. Tower

Bike Parking

Stair Tower

Large Planters

Pergola

Mech.

Sculpture

Screen Walls

Raised Planters

Bench Seating

Patio

Patio

Patio

Patio

Patio

Patio

Condo Tower



SAWYER TERRACE

CONNECTS TO EXISTING STAIRS



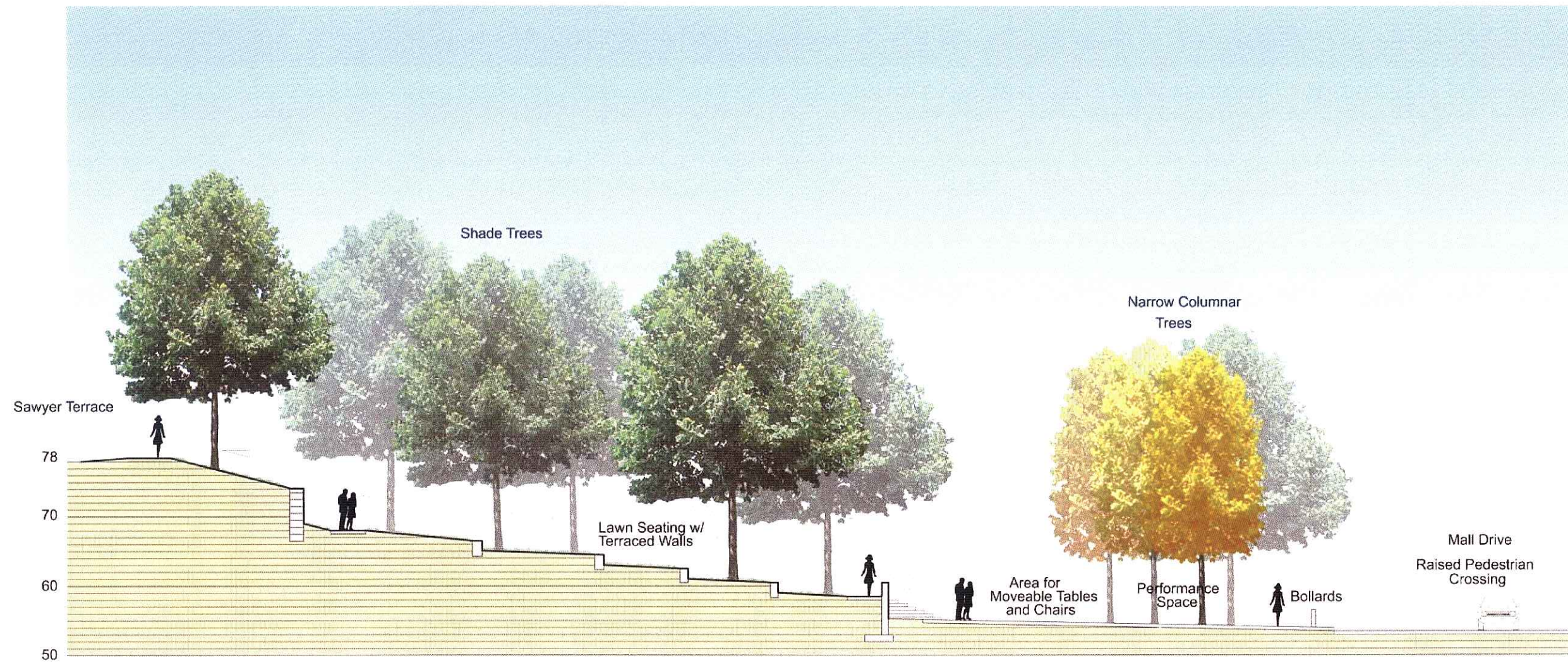
EXISTING PARKING

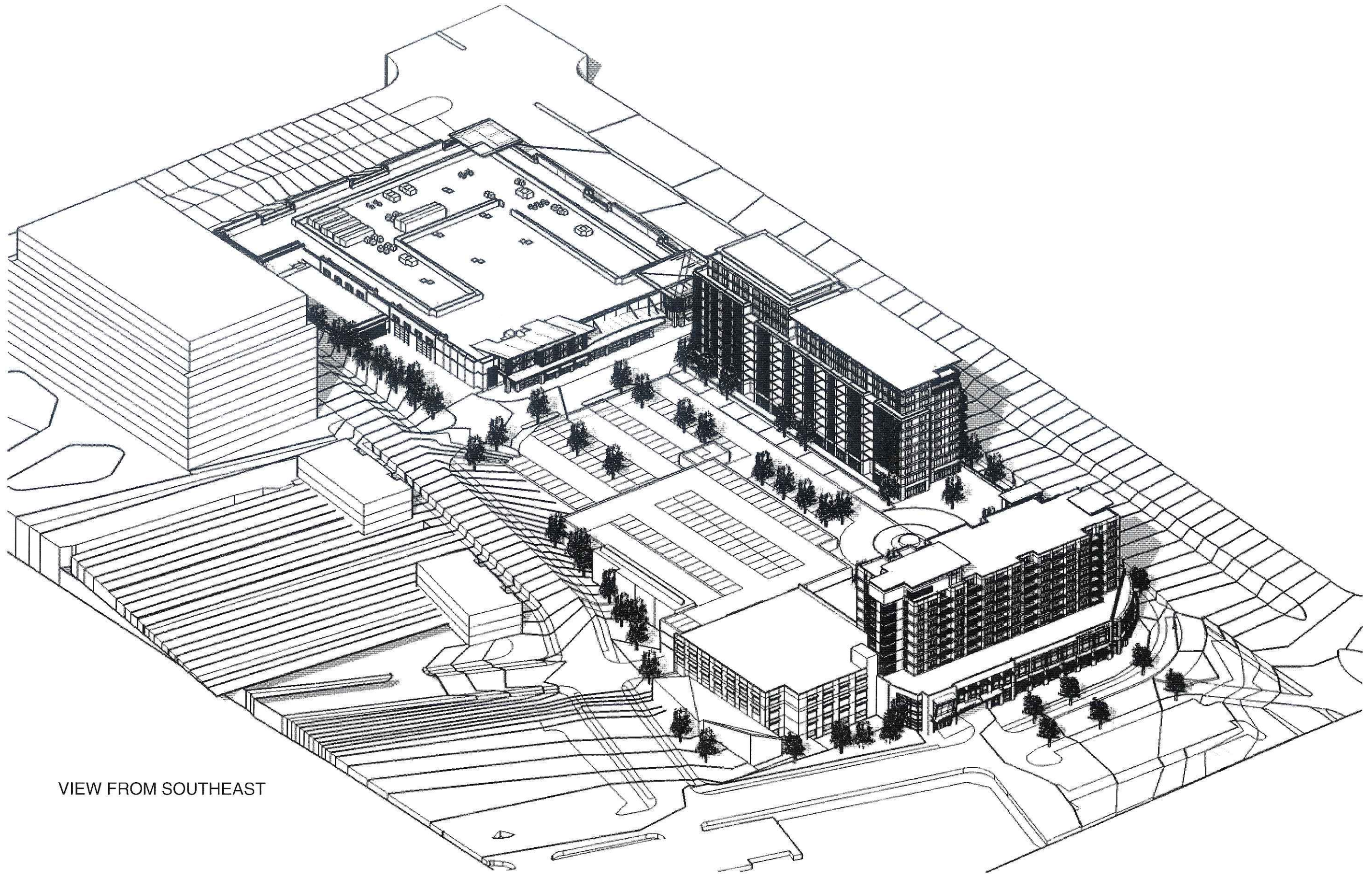
EXISTING PARKING

RAISED PEDESTRIAN CROSSING

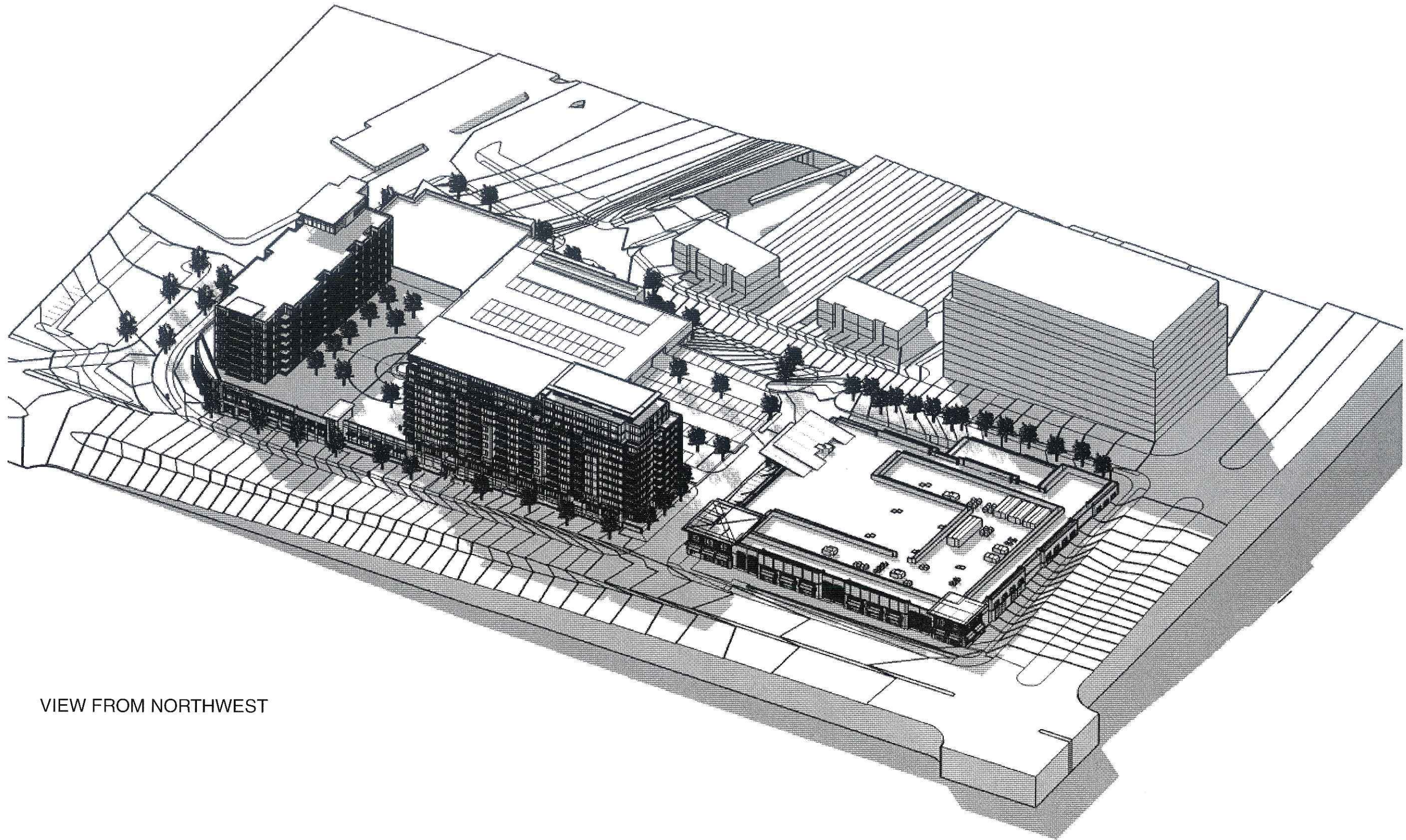
FUTURE ENTRANCE TO HOTEL AND MALL

HILLDALE MALL





VIEW FROM SOUTHEAST



VIEW FROM NORTHWEST



VIEW FROM SOUTHEAST



VIEW FROM NORTHEAST



University Avenue Looking West



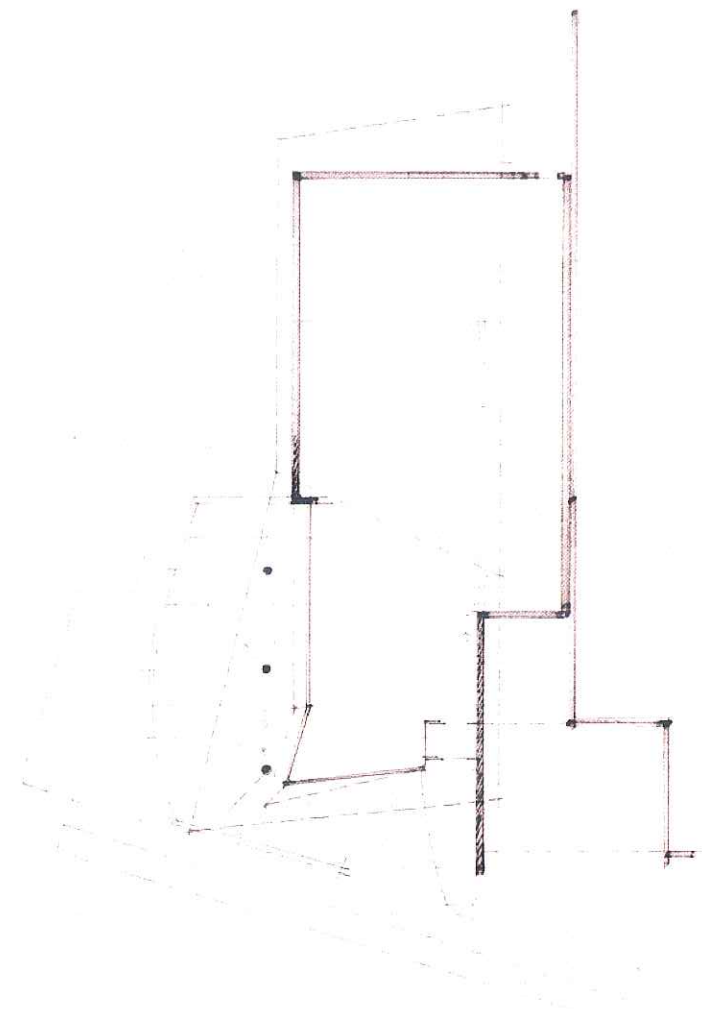
University Avenue Looking East



University Avenue Elevation



East Elevation



east elevation

Hilldale Mall Development



EPPSTEIN UHEN

A 5018 EA-MALL-1750-1

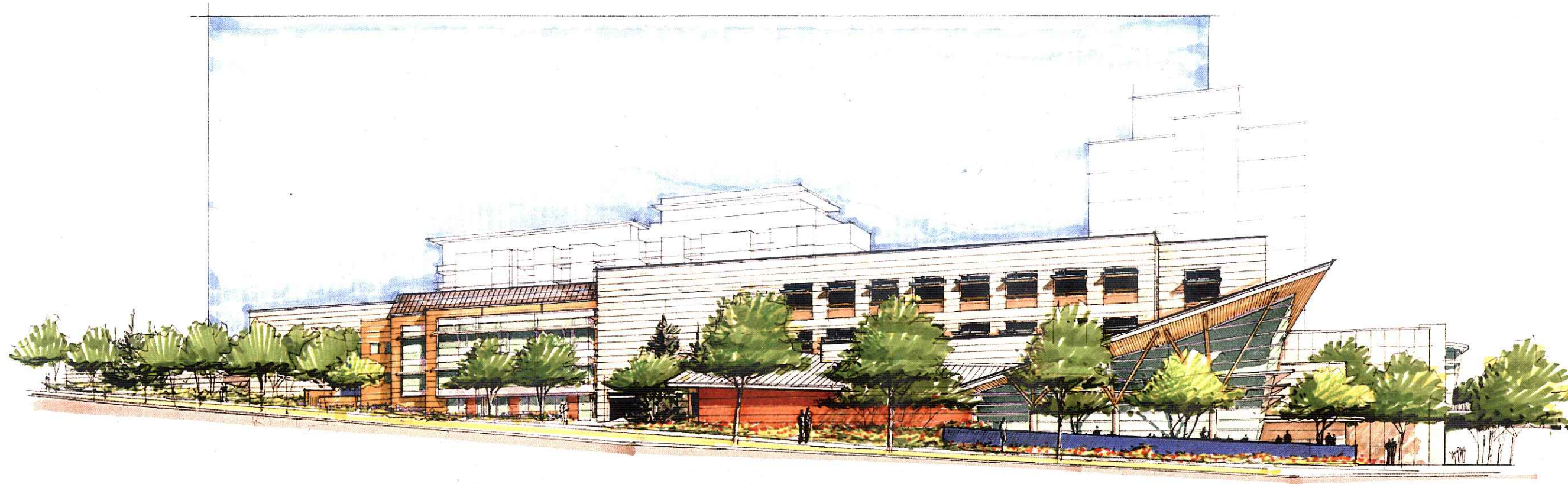


south elevation

Hilldale Mall Development

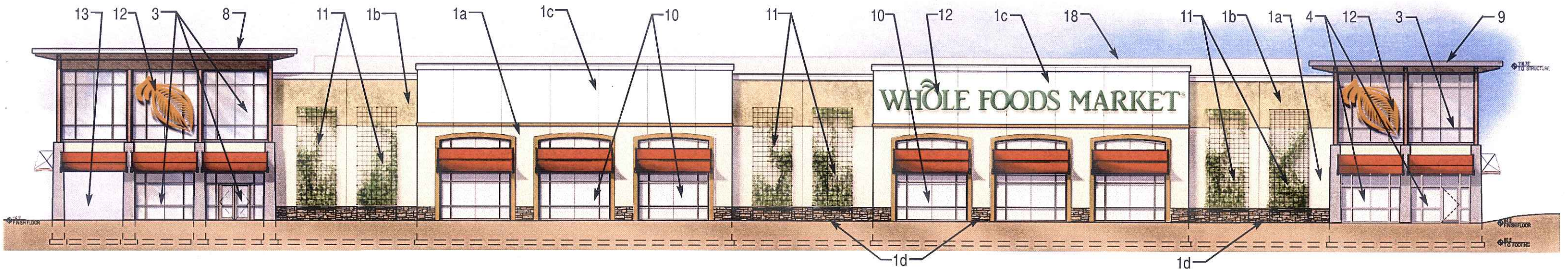


EPSTEIN UHEN



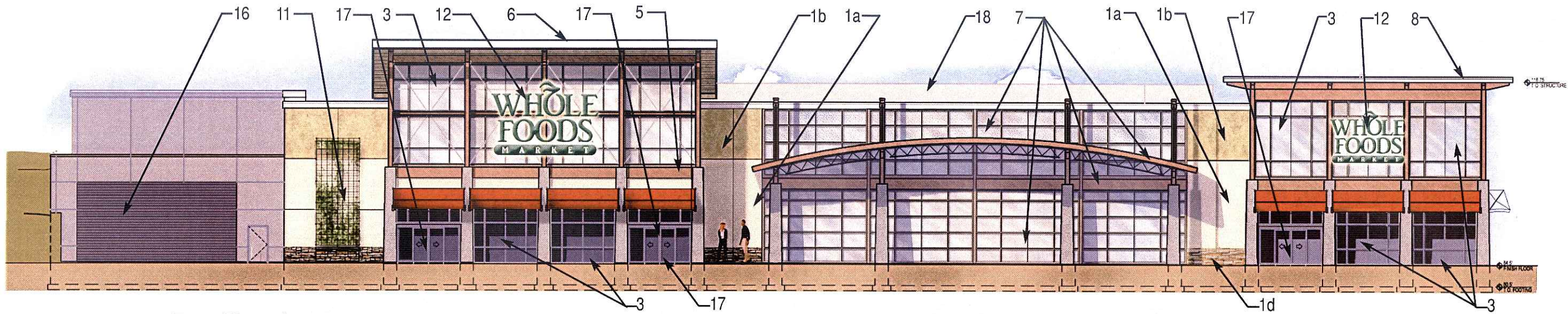
view from Mall Drive looking north

Hilldale Mall Development



North Elevation - University Avenue

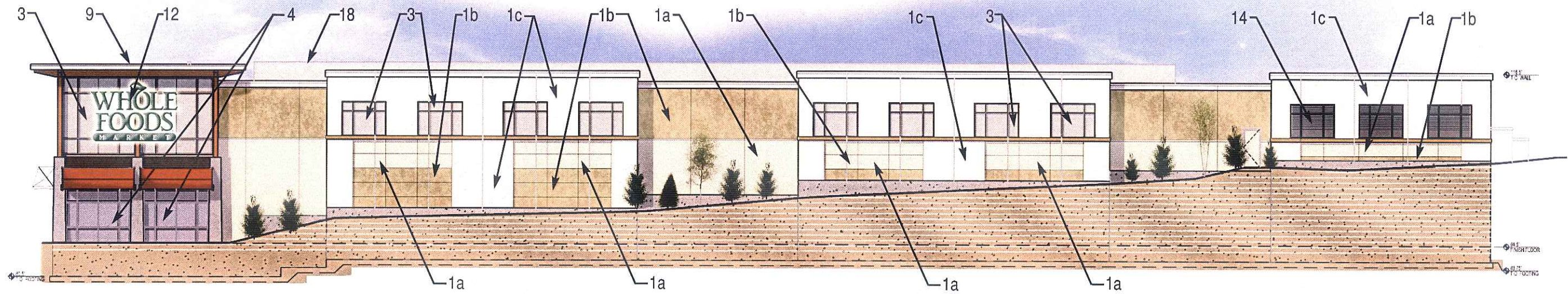
1" = 20'-0"



East Elevation

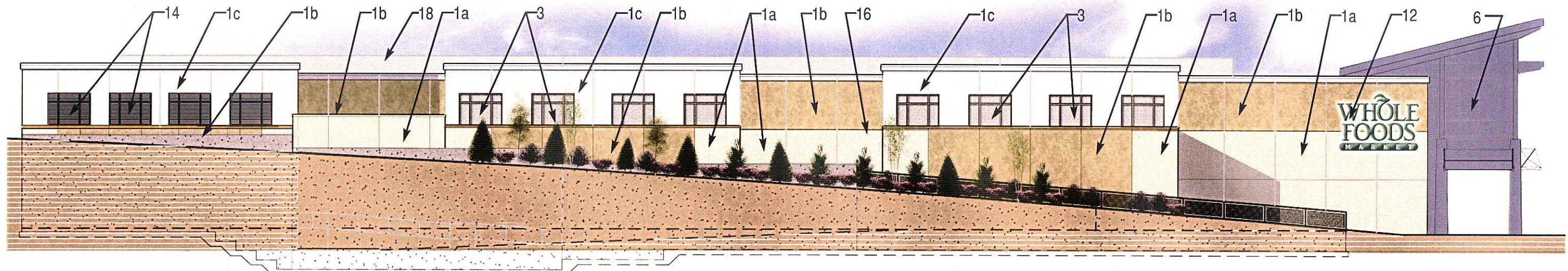
1" = 20'-0"

- | | | |
|--|---|--|
| <p>1 Patterned Precast wall panels or patterned cast-in-place concrete wall panels.</p> <p>1a Field material - Tan concrete mix, light acid wash finish.</p> <p>1b Accent band - Tan concrete mix, deep sand blast, exposed brown aggregate.</p> <p>1c Accent band - Tan concrete mix, light sand blast, partially exposed brown aggregate.</p> <p>1d Base accent - Sierra Drystack precast formliner, field stained.</p> <p>2 Poured concrete piers, light sand blast.</p> <p>3 Vision glass - clear insulated unit. Bronze anodized aluminum frame with thermal break.</p> | <p>4 Patterned glass - insulated unit, no vision, some light transmittance. Bronze anodized aluminum frame with thermal break.</p> <p>5 Glu-lam timber framing.</p> <p>6 Entrance Tower: Sloping entry roof with two story space. Underside of roof is an exposed wood tongue & groove ceiling over glu-lam framing.</p> <p>7 Curtain wall system & arched canopy: Curved cantilevered canopy with steel trusses supporting wood tongue & groove ceiling in front of aluminum and glass curtain wall system. All vision glass with the exception of patterned glass at the top parapet panels.</p> <p>8 University Avenue structure: Two story tower on University Avenue, glu-lam framing, vision glass. Pedestrian connection to public transportation and city sidewalk.</p> <p>9 Segoe Road structure: Two story tower with glu-lam framing, poured concrete piers, vision glass above and patterned glass below.</p> | <p>10 Wood clad projections with steel-framed fabric awnings and patterned glass windows.</p> <p>11 Vine covered metal trellis screen with base planter.</p> <p>12 "Whole Foods Market" signage/logo graphic. Backlit, individually cut metal signage.</p> <p>13 Pedestrian plaza.</p> <p>14 Architectural metal louvers.</p> <p>15 Recessed truck dock, naturally screened by existing site conditions.</p> <p>16 Precast panel wall with 6' side return and 30' wide coiling over-head door to screen loading dock.</p> <p>17 Automatic sliding doors</p> <p>18 Roof Screen (beyond)</p> |
|--|---|--|



West Elevation - Segoe Road

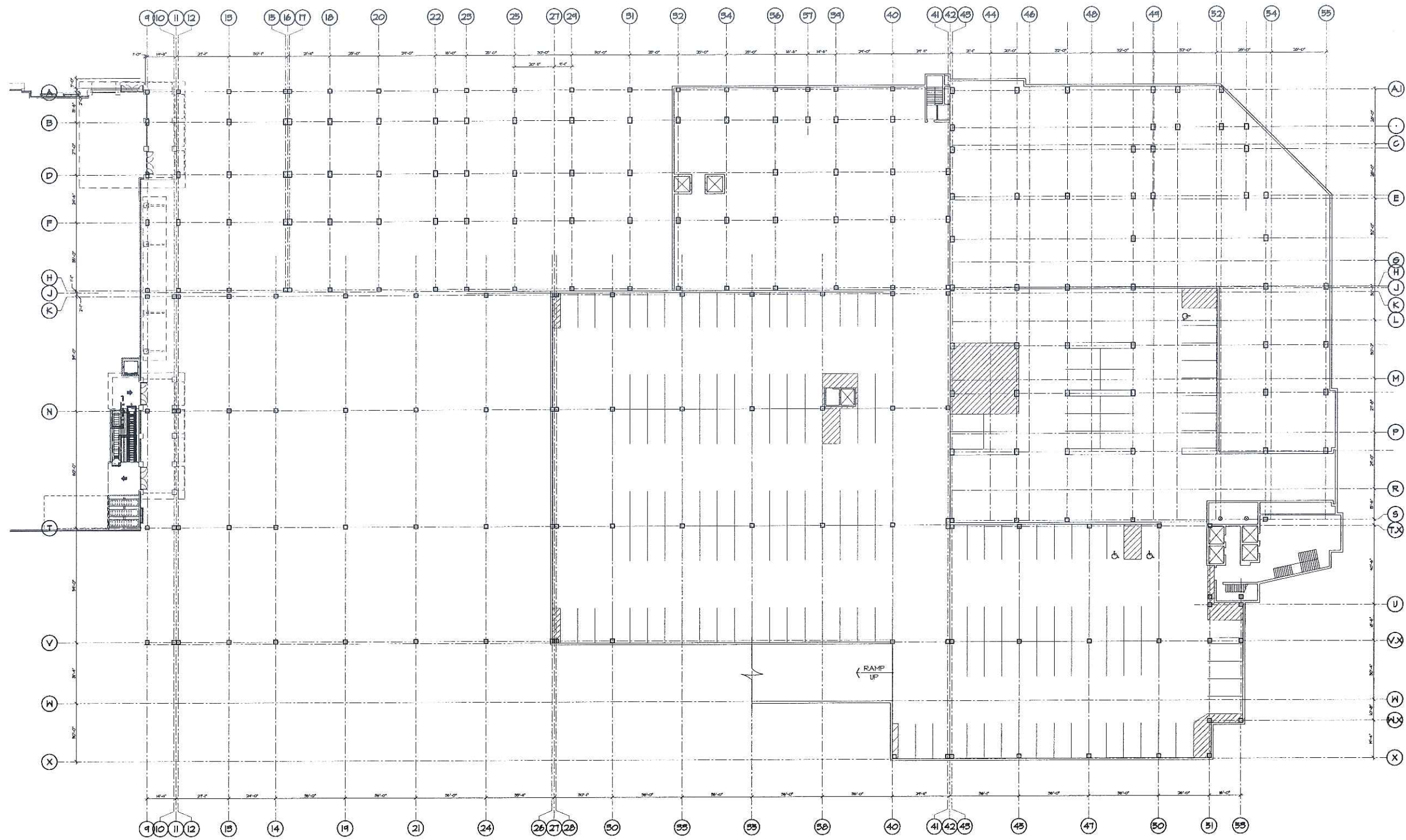
1" = 20'-0"



South Elevation - Frey Street

1" = 20'-0"

- | | | |
|--|---|--|
| <p>1 Patterned Precast wall panels or patterned cast-in-place concrete wall panels.</p> <p>1a Field material - Tan concrete mix, light acid wash finish.</p> <p>1b Accent band - Tan concrete mix, deep sand blast, exposed brown aggregate.</p> <p>1c Accent band - Tan concrete mix, light sand blast, partially exposed brown aggregate.</p> <p>1d Base accent - Sierra Drystack precast formliner, field stained.</p> <p>2 Poured concrete piers, light sand blast.</p> <p>3 Vision glass - clear insulated unit. Bronze anodized aluminum frame with thermal break.</p> | <p>4 Patterned glass - insulated unit, no vision, some light transmittance. Bronze anodized aluminum frame with thermal break.</p> <p>5 Glu-lam timber framing.</p> <p>6 Entrance Tower: Sloping entry roof with two story space. Underside of roof is an exposed wood tongue & groove ceiling over glu-lam framing.</p> <p>7 Curtain wall system & arched canopy: Curved cantilevered canopy with steel trusses supporting wood tongue & groove ceiling in front of aluminum and glass curtain wall system. All vision glass with the exception of patterned glass at the top parapet panels.</p> <p>8 University Avenue structure: Two story tower on University Avenue, glu-lam framing, vision glass. Pedestrian connection to public transportation and city sidewalk.</p> <p>9 Segoe Road structure: Two story tower with glu-lam framing, poured concrete piers, vision glass above and patterned glass below.</p> | <p>10 Wood clad projections with steel-framed fabric awnings and patterned glass windows.</p> <p>11 Vine covered metal trellis screen with base planter.</p> <p>12 "Whole Foods Market" signage/logo graphic. Backlit, individually cut metal signage.</p> <p>13 Pedestrian plaza.</p> <p>14 Architectural metal louvers.</p> <p>15 Recessed truck dock, naturally screened by existing site conditions.</p> <p>16 Precast panel wall with 6' side return and 30' wide coiling over-head door to screen loading dock.</p> <p>17 Automatic sliding doors</p> <p>18 Roof Screen (beyond)</p> |
|--|---|--|



1 LEVEL ONE PARKING
101 SCALE: 1"=30'-0"



HILLDALE SHOPPING CENTER
702 N. MIDVALE BOULEVARD
MADISON, WI
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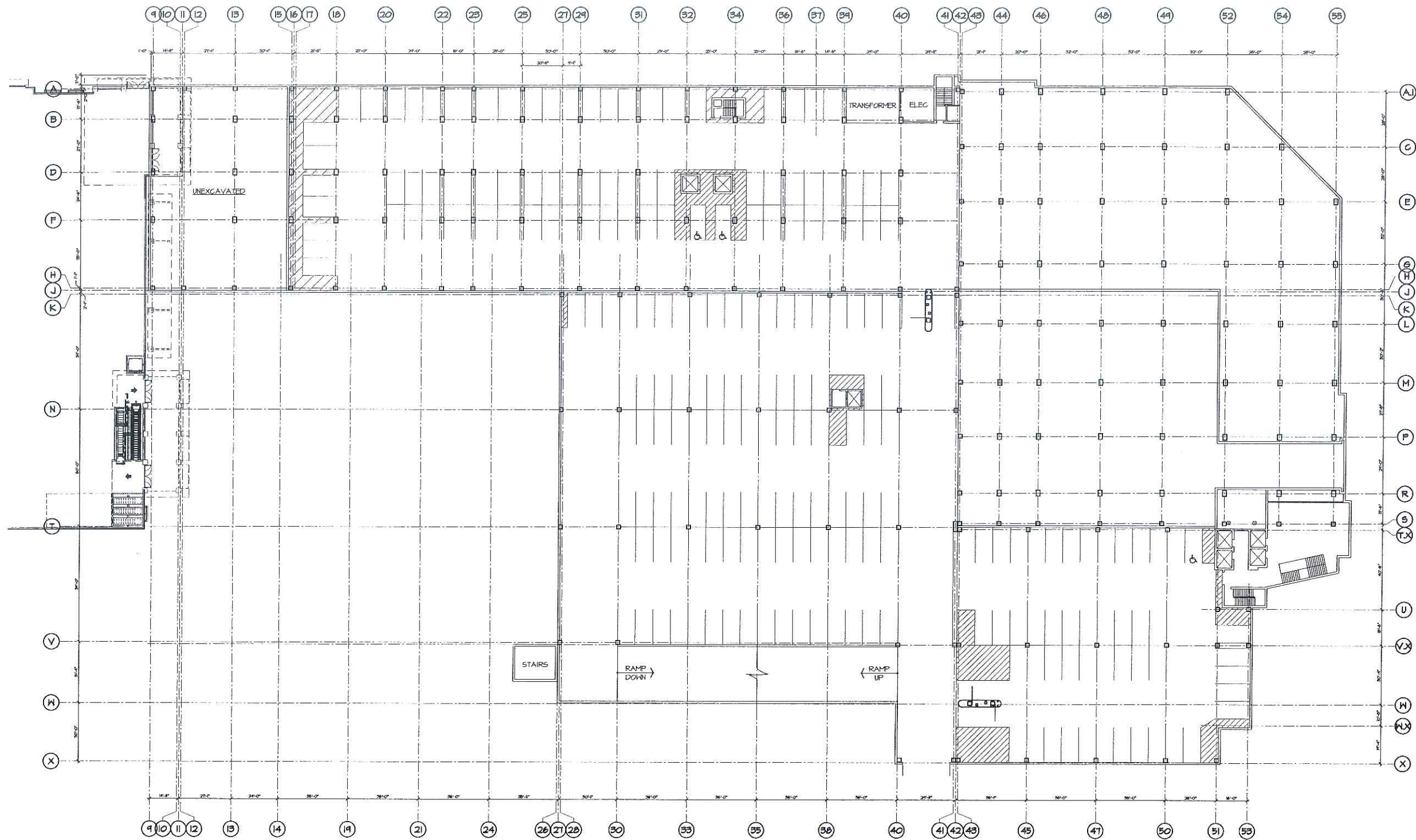
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LEVEL ONE PARKING

Revisions:

No.	Date	Description	By

Project Number: 060297	Drawn By: MMO
Date Issued: 09-27-08	Designed By: MLS

Sheet Number:
101



102 LEVEL TWO PARKING
SCALE: 1"=30'-0"

29'-0" BAY



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MADISON, WI

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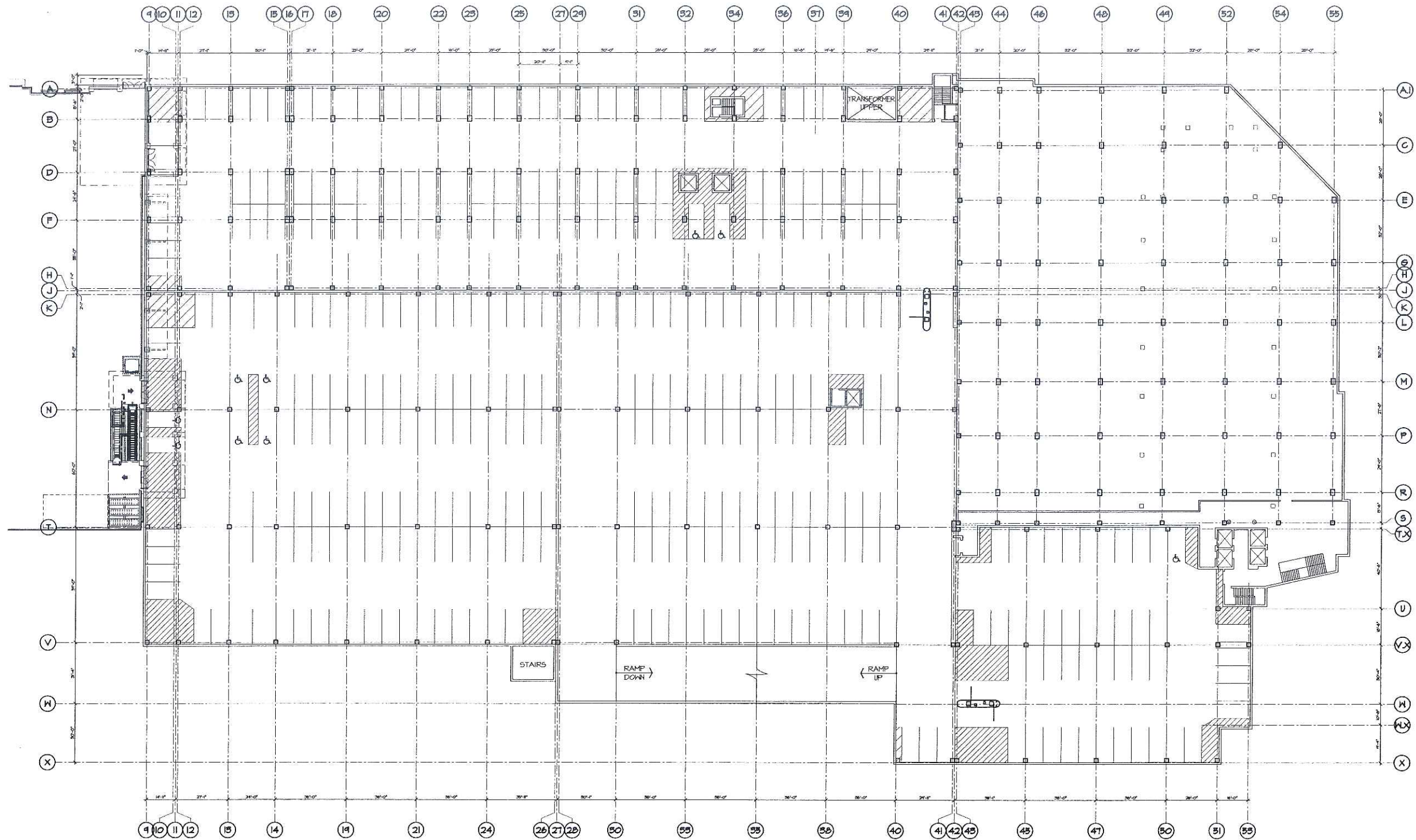
Sheet Title:
LEVEL TWO PARKING

Revisions:

No.	Date	Description	By

Project Number: 060297
Date Issued: 09-27-06
Drawn By: MMO
Designed By: MLS

Sheet Number:
102



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

Sheet Title:
LEVEL THREE PARKING

Revisions:

No.	Date	Description	By

Project Number: 060297	Drawn By: MMO
Date Issued: 09-27-06	Designed By: MLS

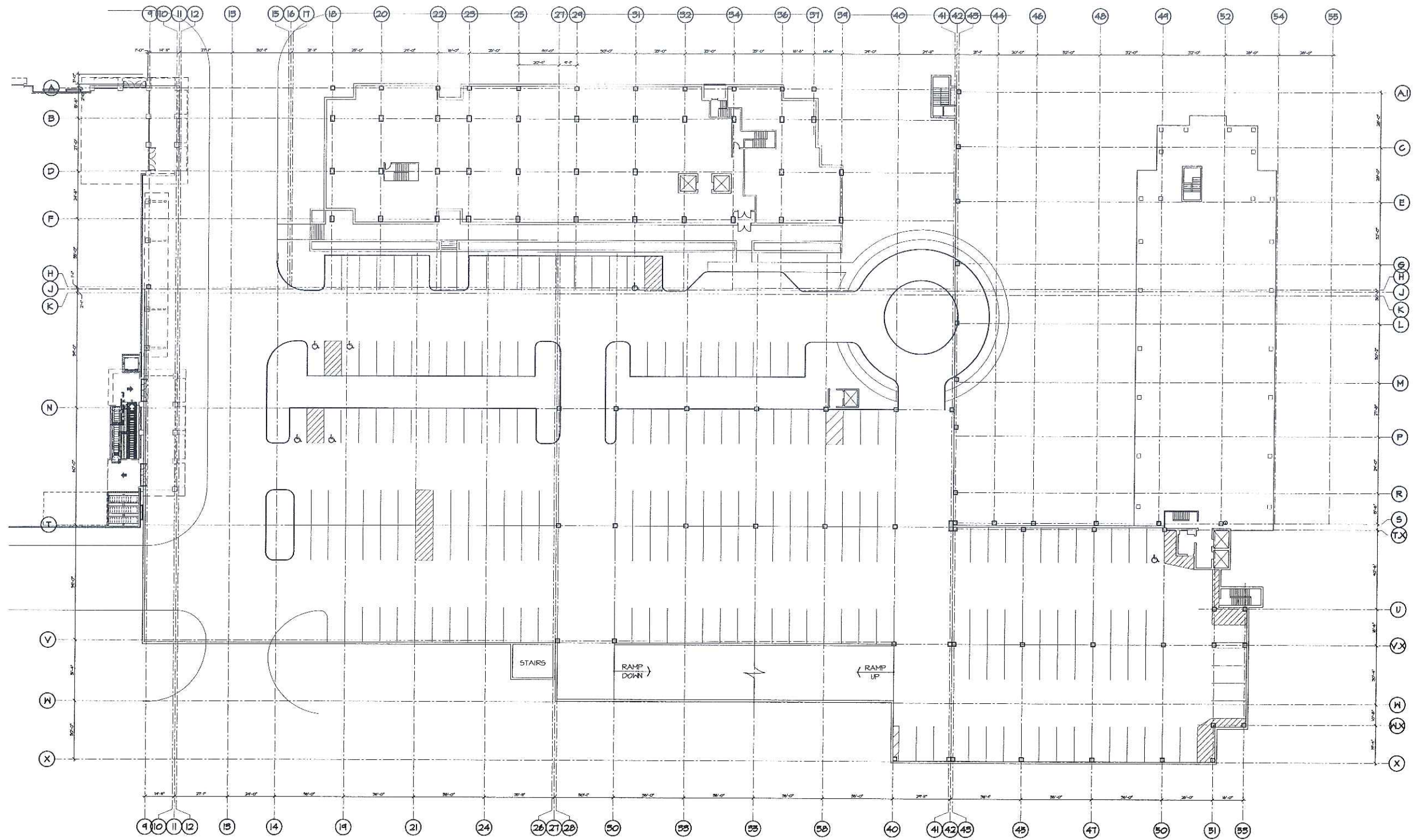
Sheet Number:
103

103 LEVEL THREE PARKING
 SCALE: 1"=30'-0"

29'-0" BAY



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1 LEVEL FOUR PARKING
104 SCALE: 1"=30'-0"



ARNOLD AND O'SHERIDAN INC.
CONSULTING ENGINEERS
STRUCTURAL ■ CIVIL ■ HVAC ■ PLUMBING
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MADISON, WISCONSIN (608) 221-8500
BROOKFIELD, WISCONSIN (608) 770-8138
WWW.ARNOLDANDOSHERIDAN.COM

HILLDALE SHOPPING CENTER
702 N. MIDVALE BOULEVARD
MADISON, WI

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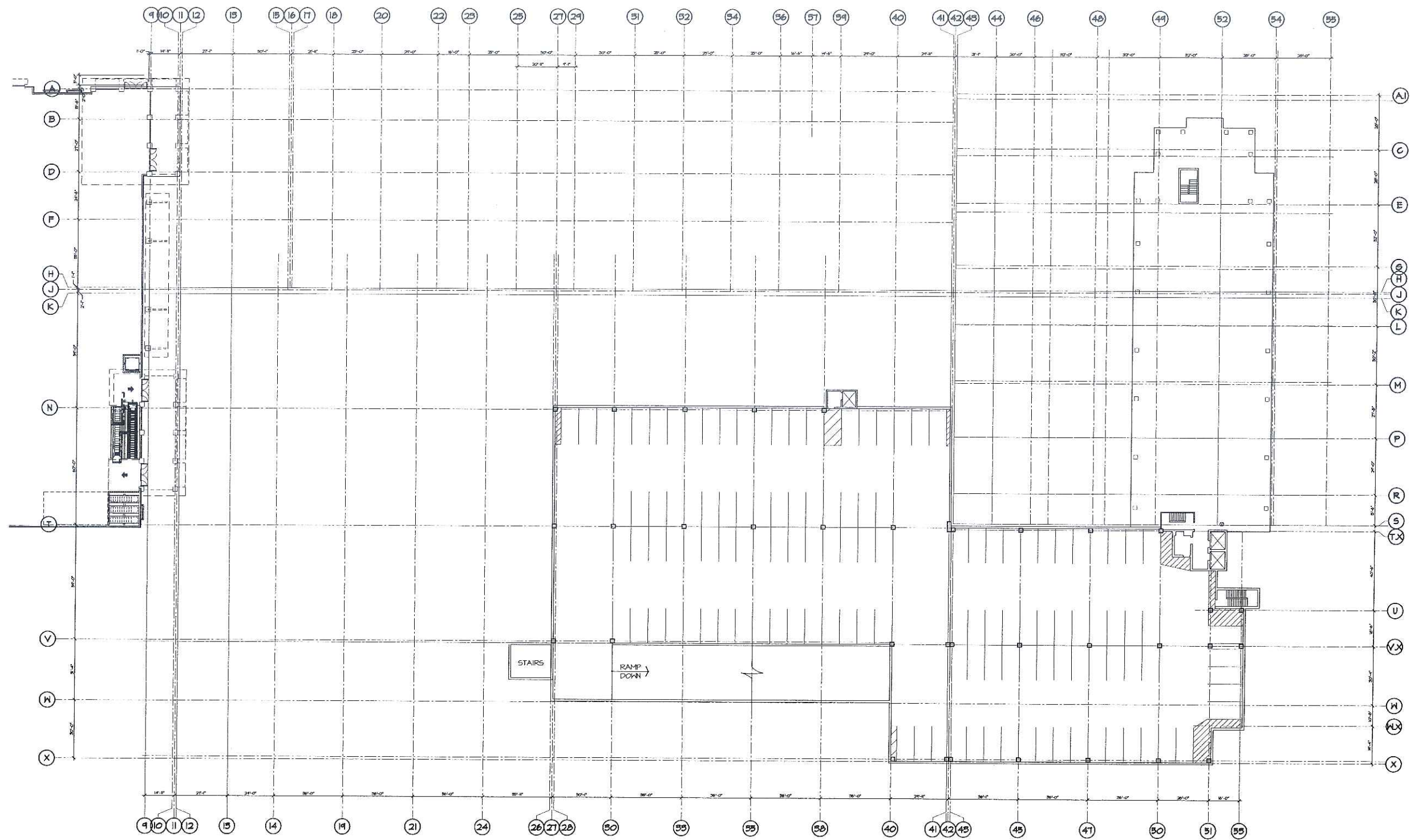
Sheet Title:
LEVEL FOUR PARKING

Revisions:

No.	Date	Description	By

Project Number: 060297	Drawn By: MMO
Date Issued: 09-27-06	Designed By: MLS

Sheet Number:
104



LEVEL FIVE PARKING
SCALE: 1"=30'-0"



Sheet Title:

LEVEL FIVE PARKING

Revisions:

No.	Date	Description	By

Project Number:	Drawn By:
060297	MWO
Date Issued:	Designed By:
09-27-06	MLS

Sheet Number:
105

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