

APPLICATION FOR
URBAN DESIGN COMMISSION
REVIEW AND APPROVAL

AGENDA ITEM # _____

Project # _____

DATE SUBMITTED: <u>APRIL 4, 2007</u>	Action Requested
UDC MEETING DATE: <u>APRIL 11, 2007</u>	<input type="checkbox"/> Informational Presentation
	<input type="checkbox"/> Initial Approval and/or Recommendation
	<input checked="" type="checkbox"/> Final Approval and/or Recommendation

PROJECT ADDRESS: 505-550 MIDVALE BLVD.

ALDERMANIC DISTRICT: 11

OWNER/DEVELOPER (Partners and/or Principals)

MIDVALE PLAZA JOINT VENTURE

120 EAST LAKESIDE ST.

MADISON, WI 53711

ARCHITECT/DESIGNER/OR AGENT:

SGN + A

1190 W. DRUID HILLS DR. # T-65

ATLANTA, GA 30329

CONTACT PERSON: JOE KRUPP

Address: 2020 EASTWOOD DR.

MADISON, WI 53704

Phone: (608) 249-2020

Fax: (608) 249-2053

E-mail address: JKRUPP@KRUPPCONSTRUCTION.COM

TYPE OF PROJECT:

(See Section A for:)

- Planned Unit Development (PUD)
- General Development Plan (GDP)
- Specific Implementation Plan (SIP)
- Planned Community Development (PCD)
- General Development Plan (GDP)
- Specific Implementation Plan (SIP)
- Planned Residential Development (PRD)
- New Construction or Exterior Remodeling in an Urban Design District * (A public hearing is required as well as a fee)
- School, Public Building or Space (Fee may be required)
- New Construction or Addition to or Remodeling of a Retail, Hotel or Motel Building Exceeding 50,000 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)

SGN+A

TO: Al Martin
Dept. of Planning & Development
Urban Design Commission

DATE: April 4, 2007

PROJECT: Sequoya Commons – Phase I
Madison, Wisconsin

RE: Revised Urban Design Documents

Al,

Due to value engineering that has taken place since this project was given final approval, we are resubmitting Sequoya Commons for an Urban Design Commission review. Attached to this letter are 14 sets of revised drawings and the application for Urban Design Commission review on April 11, 2007. A disk with PDF files of this re-submittal is included.

The following changes have been made to this project:

1. The terrace area at the east end of the library has been eliminated. The area of the bio-retention area has been re-designed. The area and performance of the bio-retention area has not been changed. The retaining walls in that area have been replaced with berms. Additional landscape material will be added within this area.
3. The hardscape area at the south west corner (at the corner of Midvale Blvd and Tokay Blvd) has been re-designed to reflect city engineering's requirement that the public sidewalk be of continuous concrete construction per City of Madison standards.
4. The square paved areas in the parking drive aisles have been eliminated.
5. The areas previously designated as concrete pavers at the library entrances will be constructed with colored stamped concrete.
5. The underground mechanical rooms that formed the base for the terrace referenced in Item 1 have been moved into the parking garage.
6. The window mullion patterns at the retail level have been modified.
7. Some of the brick patterns on the east side above the retail have been eliminated.
8. The concrete pavers leading to the edge of the second floor Tokay terrace will be replaced with stepping stones.
9. Six of the seven chimneys at the fourth level have been removed.

Please let me know if you have any questions or if you need any additional information.

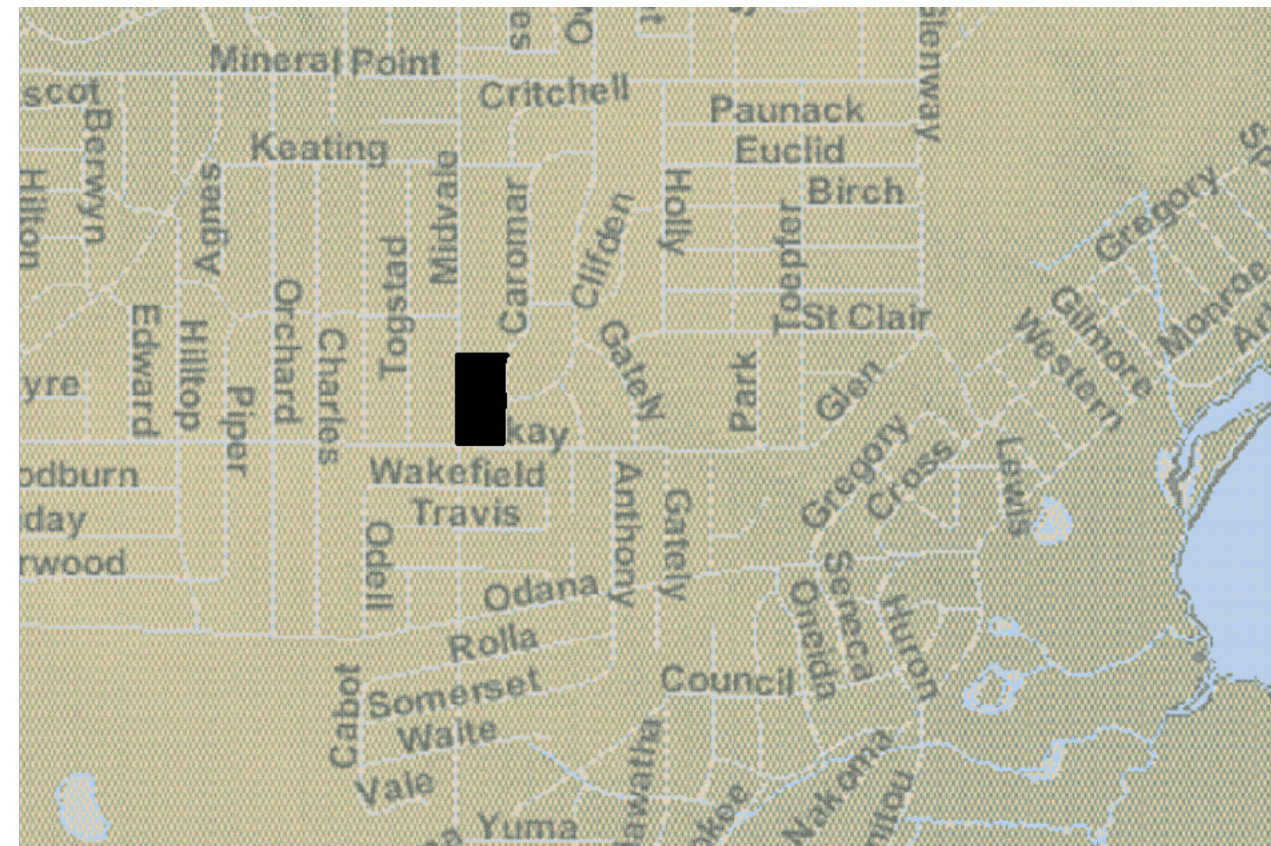
Thank you,

Bruce Simonson AIA
Simonson Germany Nonemaker + Associates, Inc.

Sequoia Commons

A Mixed Use Project at 505-550 Midvale Blvd.
Madison, Wisconsin

April 4, 2007



North
Location Map

Owner • Developer

Midvale Plaza Joint Venture L.L.P.
120 East Lakeside Street
Madison, Wisconsin 53711

Architects Planners Landscape Architects

SIMONSON GERMANY NONEMAKER + ASSOCIATES, INC.
1190 West Druid Hills Drive, Suite T-65
Atlanta, Georgia 30329
Telephone (404) 634-4466

Civil Engineers

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

<u>Total Site Data GDP</u>	
Site Area: 156,248 s.f.	Site Area per Bedroom 751 square feet per bedroom
Density: 3.58 acres 40 units per acre	Total Usable Open Space: 74,789 s.f. Usable Open Space per Unit: 519 s.f. / unit Usable Open Space per Bedroom: 359 s.f. / bedroom
Site Area per Unit: 1078 square feet per unit	Parking Data Enclosed Parking: 220 stalls <small>(2 van accessible stalls provided)</small> <small>(3 accessible stalls provided)</small> Surface Parking: 95 stalls <small>(5 accessible stalls provided)</small>

<u>Total Building Data GDP</u>		
Proposed New Construction: 306,284 s.f.		
Parking - 80,806 square feet		
Retail/Library - 39,486		
Residential - 186,002 square feet		
Total Dwelling Units: 144		
Total No. of Bedrooms: 208		
	One Bedrm.	Two Bedrm.
Phase I:	A: 16	B-1: 24
		C-1: 5
Phase II:	A: 64	B-1: 29
		C-1: 6
	80	53
		11

<u>Site Data Phase I</u>	
Site Area: 81,229 s.f.	Site Area per Bedroom 1,097 square feet per bedroom
Density: 1.86 acres 24.1 units per acre	Total Usable Open Space: 33,029 s.f. Usable Open Space per Unit: 734 s.f. / unit Usable Open Space per Bedroom: 446 s.f. / bedroom
Site Area per Unit: 1805 square feet per unit	Parking Data Enclosed Parking: 81 stalls <small>(1 van accessible stall provided)</small> <small>(1 accessible stall provided)</small> Surface Parking: 59 stalls <small>(4 accessible stalls provided)</small>

<u>Building Data Phase I</u>		
Proposed New Construction: 123,752 s.f.		
Parking - 31,466 square feet		
Retail/Library - 27,940		
Residential - 64,346 square feet		
Total Dwelling Units: 45		
Total No. of Bedrooms: 74		
	One Bedrm.	Two Bedrm.
A-1:	8	A2: 10
A-3:	4	B-1: 2
A-4:	2	B-2: 2
A-5:	2	B-3: 2
		B-4: 2
		B-5: 2
		B-6: 1
		B-7: 1
		B-8: 2
	16	24
		5

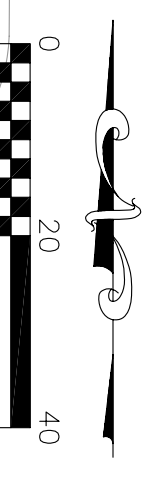
<u>Index of Drawings</u>			
Sheet No.	Sheet Title	Sheet No.	Sheet Title
-	Cover Sheet	A2.1	Parking Level Plan
		A2.2	Ground Floor Plan
C1	Grading Plan	A2.3	Second Level Plan
C2	Existing Conditions	A2.4	Third Level Plan
C3	Existing Site Photo	A2.5	Fourth Level Plan
		A2.6	Roof Plan
		A2.7	Elevations
		A2.8	Elevations
L1	GDP Master Plan		
L2	Phase 1 Landscape Plan		
L3	Phase 1 Hardscape Plan		
L4	Plant List		
L5	Landscape Details		
L6	Lighting Plan		
A1.1	Architectural Site Plan		

CAROMAR DRIVE

SAWCUT EXISTING CURB & GUTTER, CONSTRUCT COMMERCIAL DRIVE PER S.D.D 3.09 AFTER COMPLETION OF PHASE 1 BUILDING

INSTALL 30" TYPE 'A' CURB AND GUTTER IN FRONT OF OLD ENTRANCE

CONSTRUCT COMMERCIAL DRIVE PER S.D.D 3.09



* PROVIDE CURB CUT PER DETAIL ON SHEET C6

SPEED HUMP - SEE DETAIL TO BE CONSTRUCTED AFTER LIBRARY BUILDING RANDED

BIORETENTION

"HEAVY" TYPE "G" C&G

BIORETENTION

12" RCP

10'x55' Area For Mech. Equipment

INFILTRATION AREA = 615 SF

BIORETENTION

INSTALL 30" CURB AND GUTTER MATCH EXISTING

INSTALL 30" CURB AND GUTTER MATCH EXISTING

TOKAY BOULEVARD

LOT 1

LOT 2

WALK

GF=999

12" RCP

12" RCP

12" RCP

12" RCP

12" RCP

12" RCP

12" RCP

12" RCP

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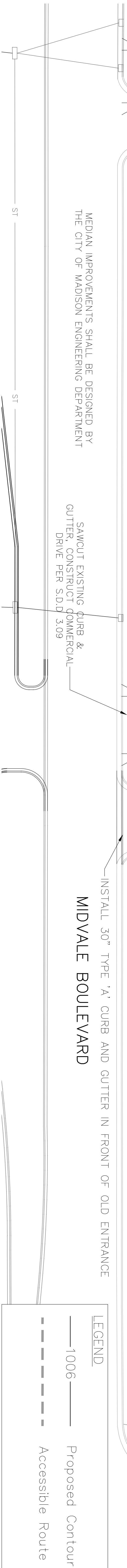
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MEDIAN IMPROVEMENTS SHALL BE DESIGNED BY THE CITY OF MADISON ENGINEERING DEPARTMENT

SAWCUT EXISTING CURB & GUTTER, CONSTRUCT COMMERCIAL DRIVE PER S.D.D 3.09

INSTALL 30" TYPE 'A' CURB AND GUTTER IN FRONT OF OLD ENTRANCE

INSTALL 30" CURB AND GUTTER MATCH EXISTING



Grading Plan

MIDVALE PLAZA JOINT VENTURE

March 23, 2007

Sequoya Commons

Madison, Wisconsin

Burse Surveying & Engineering, Inc.
1400 E. Washington Ave. Suite 150
Madison, WI 53703
608.261.9129
www.bursesurveying.com

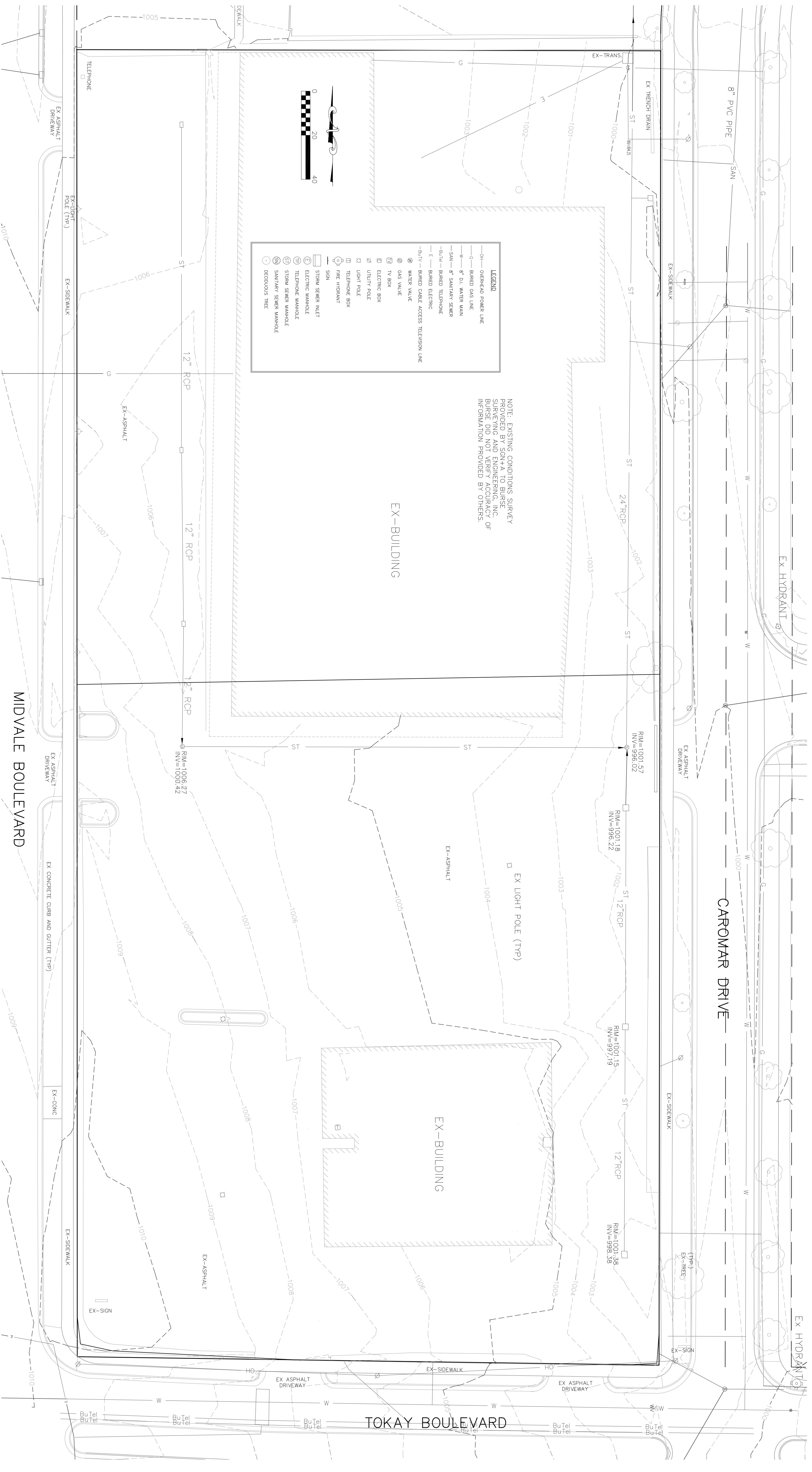
SGN+A

Simonson Gerny Normaker + Associates, Inc.
Planning Architecture Landscape Architecture

C1

LEGEND

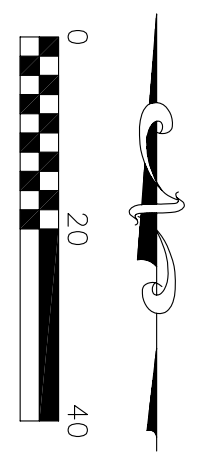
	1006	Proposed Contour
		Accessible Route



LEGEND

- OH— OVERHEAD POWER LINE
- G— BURIED GAS LINE
- W— 8" D.I. WATER MAIN
- SAN— 8" SANITARY SEWER
- BuTel— BURIED TELEPHONE
- E— BURIED ELECTRIC
- BuTV— BURIED CABLE ACCESS TELEVISION LINE
- ⊗ WATER VALVE
- ⊕ GAS VALVE
- Ⓜ TV BOX
- Ⓜ ELECTRIC BOX
- Ⓜ UTILITY POLE
- Ⓜ LIGHT POLE
- Ⓜ TELEPHONE BOX
- Ⓜ FIRE HYDRANT
- Ⓜ SAN
- Ⓜ STORM SEWER INLET
- Ⓜ ELECTRIC MANHOLE
- Ⓜ TELEPHONE MANHOLE
- Ⓜ STORM SEWER MANHOLE
- Ⓜ SANITARY SEWER MANHOLE
- Ⓜ DECIDUOUS TREE

NOTE: EXISTING CONDITIONS SURVEY PROVIDED BY SGN+A TO BURSE SURVEYING AND ENGINEERING, INC. BURSE DID NOT VERIFY ACCURACY OF INFORMATION PROVIDED BY OTHERS.



MIDVALE PLAZA JOINT VENTURE

March 23, 2007

Existing Conditions

Sequoia Commons
Madison, Wisconsin

SGN+A

Simonson Gernery Normaker + Associates, Inc.
Planning Architecture Landscape Architecture

Burse Surveying & Engineering, Inc.
17400 E. Washington Ave., Suite 115B
Madison, WI 53703
608.271.2222
www.burseengineering.com

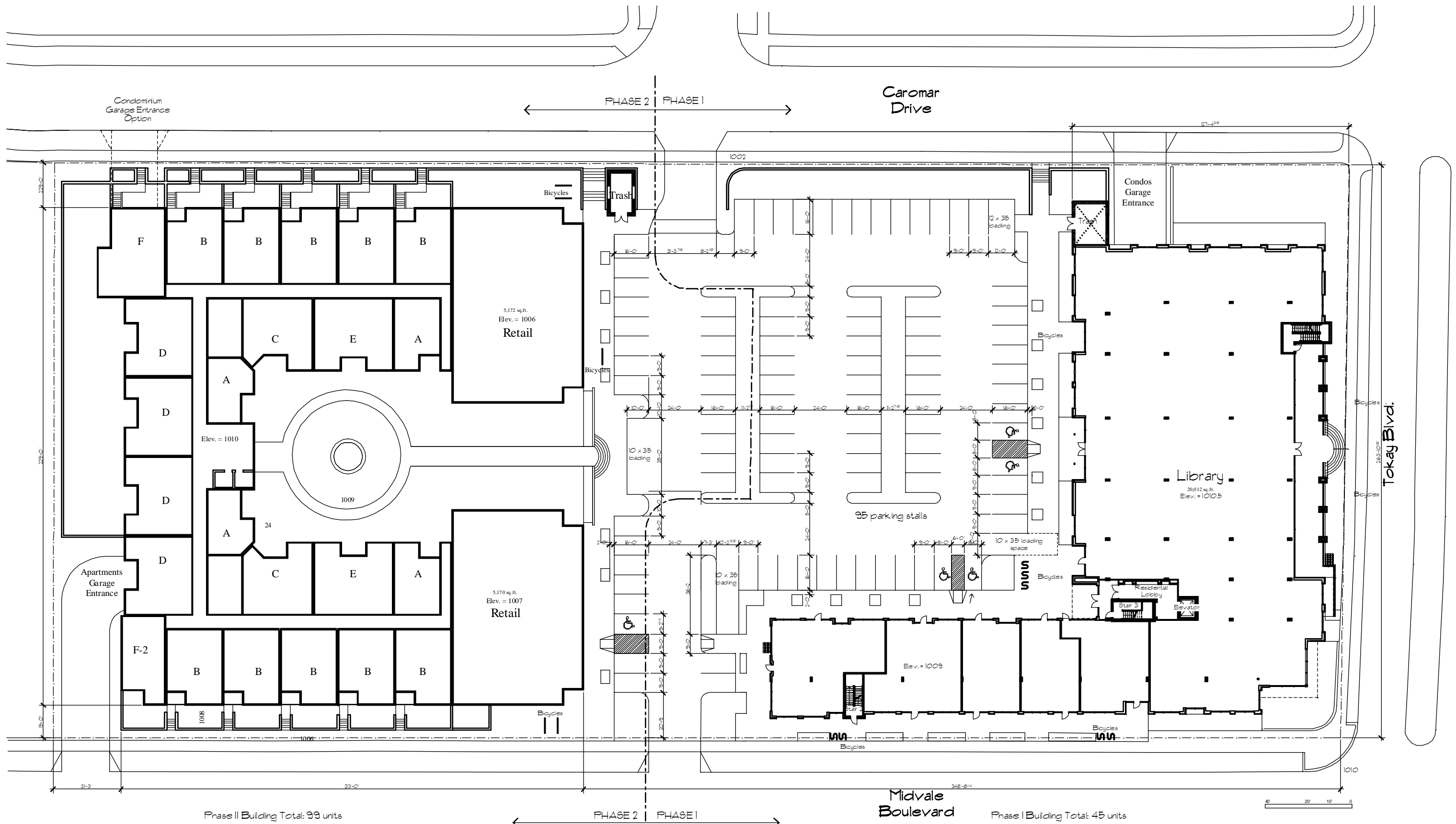
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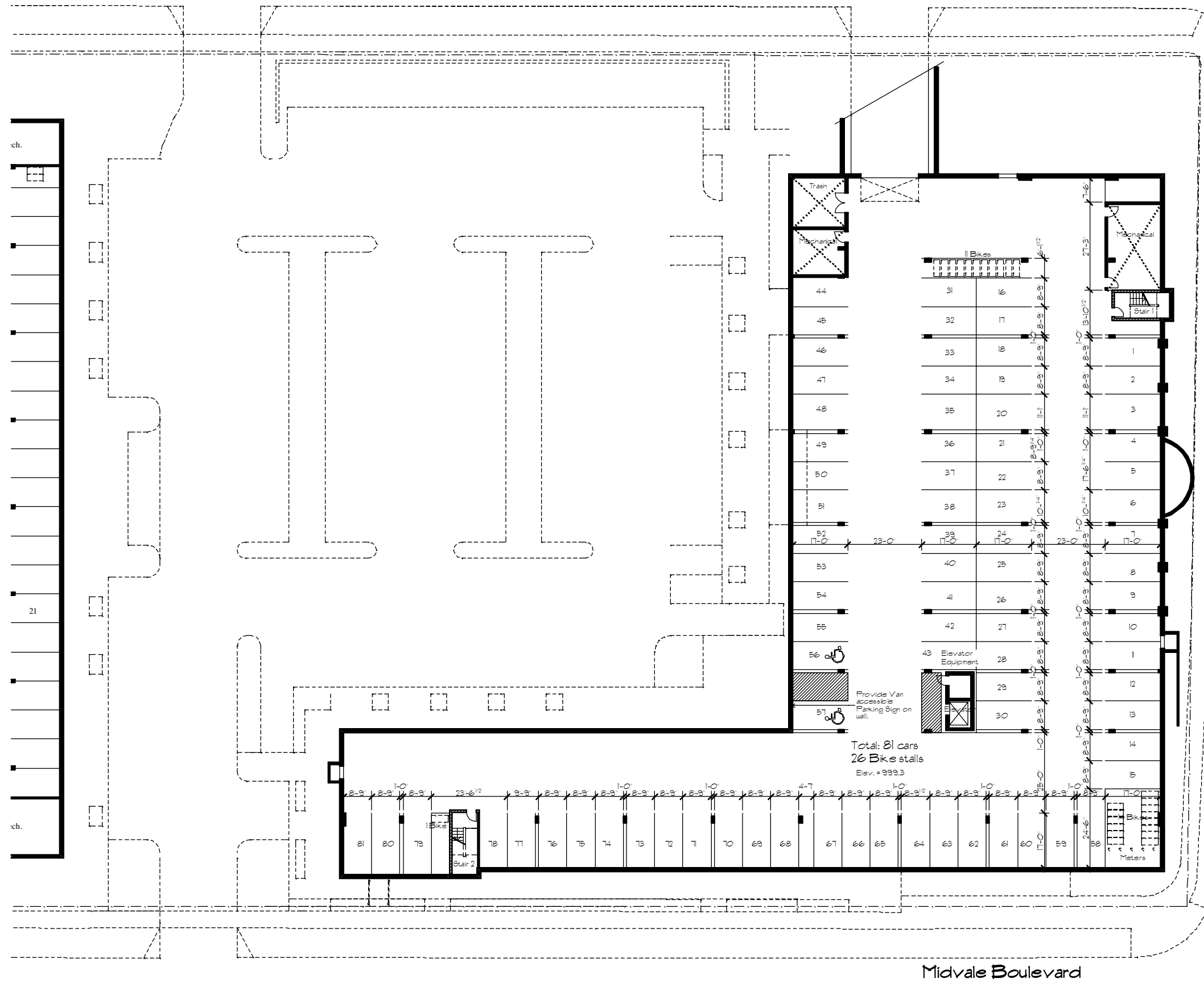


Existing Photo

Sequoia Commons

Madison, Wisconsin

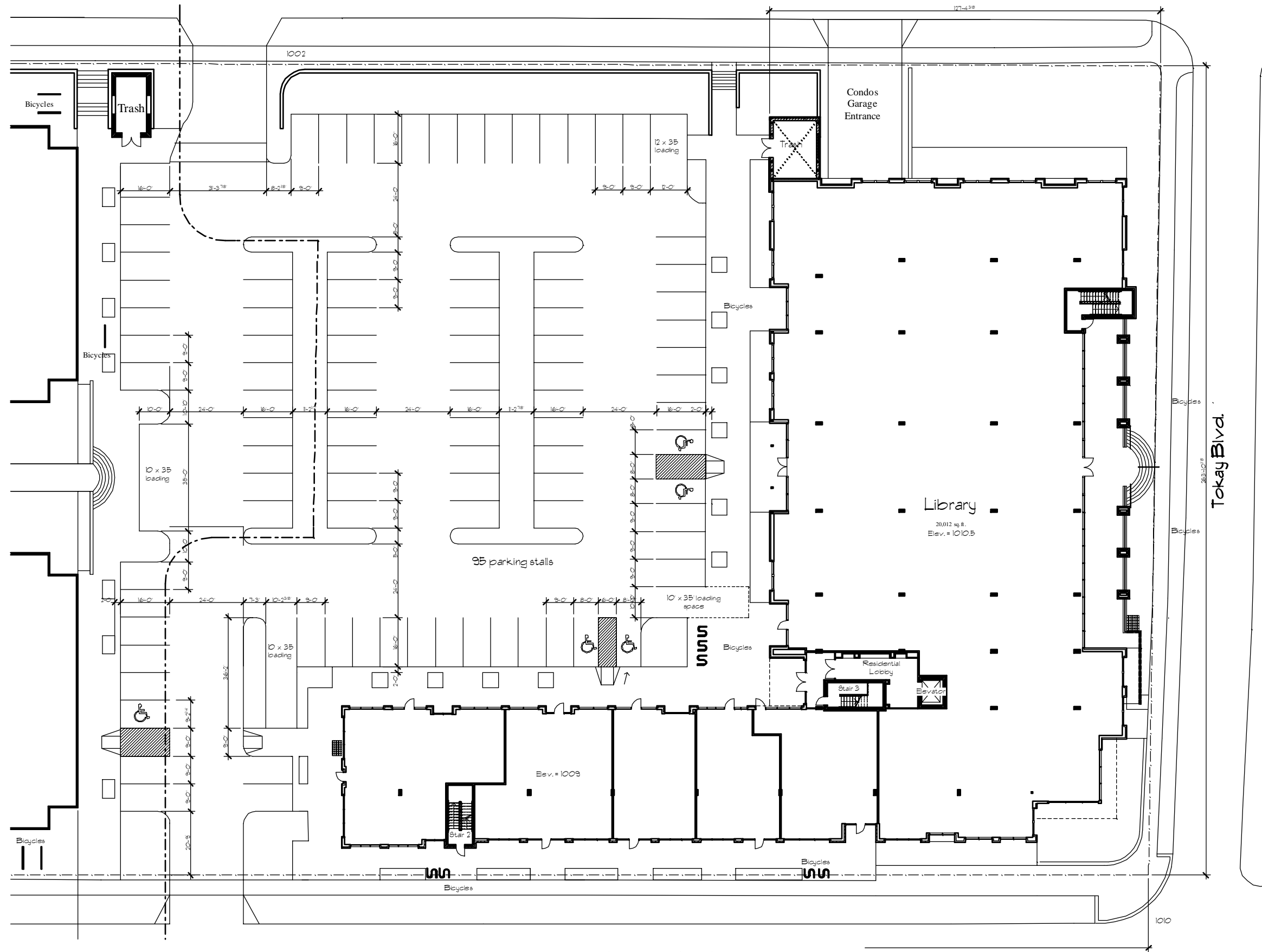




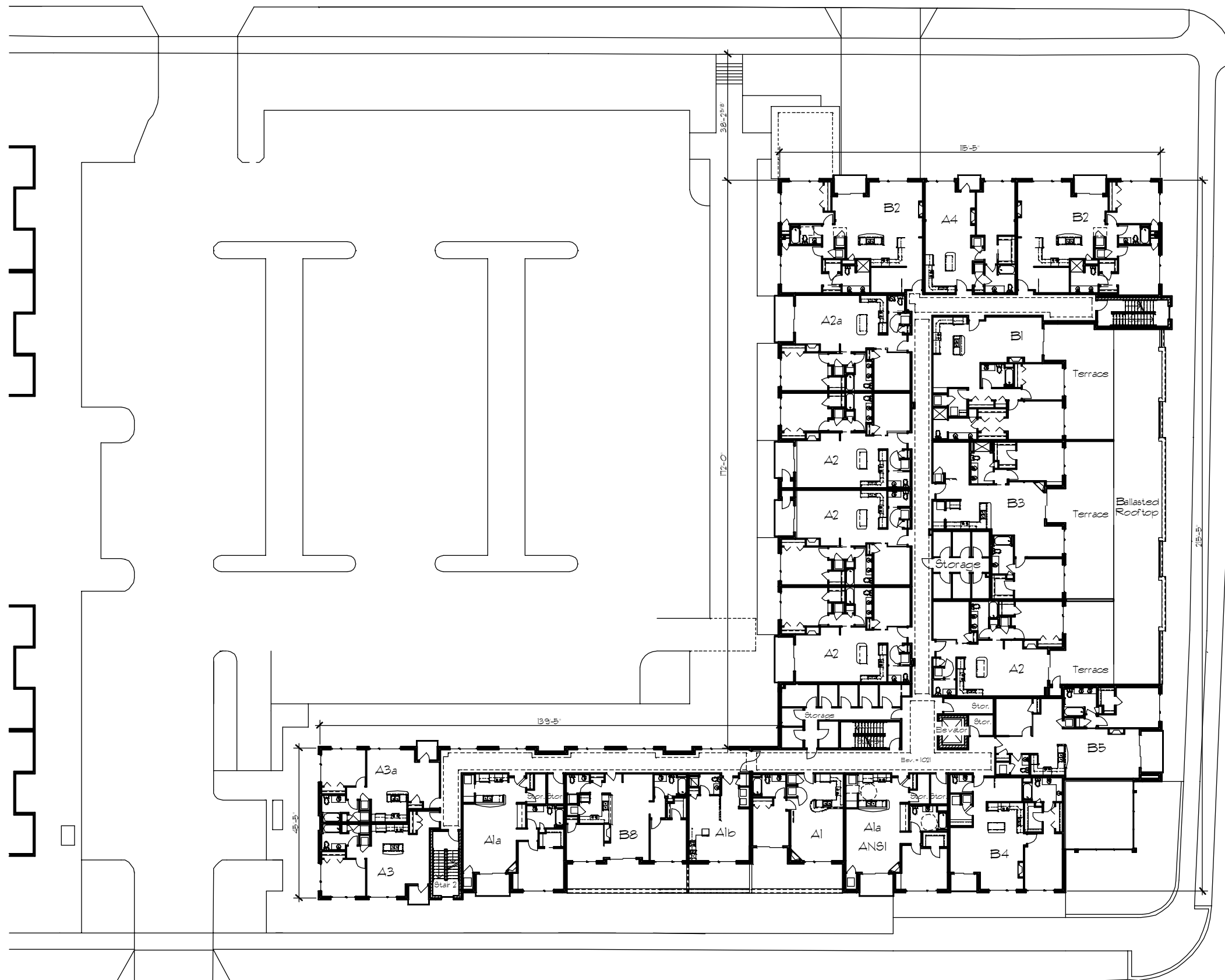
Parking Level Plan

Sequoia Commons

Madison, Wisconsin

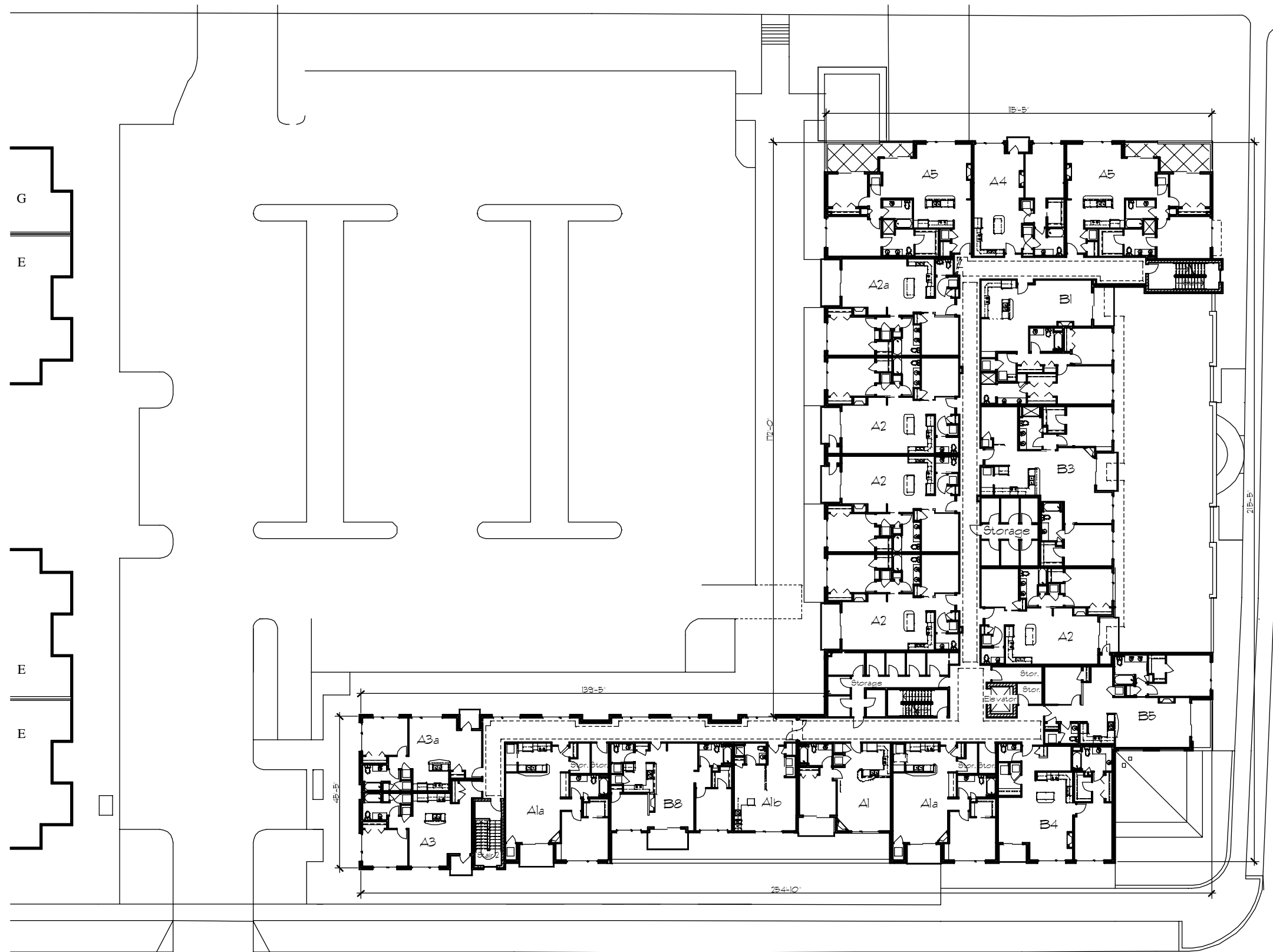


Ground Level Plan



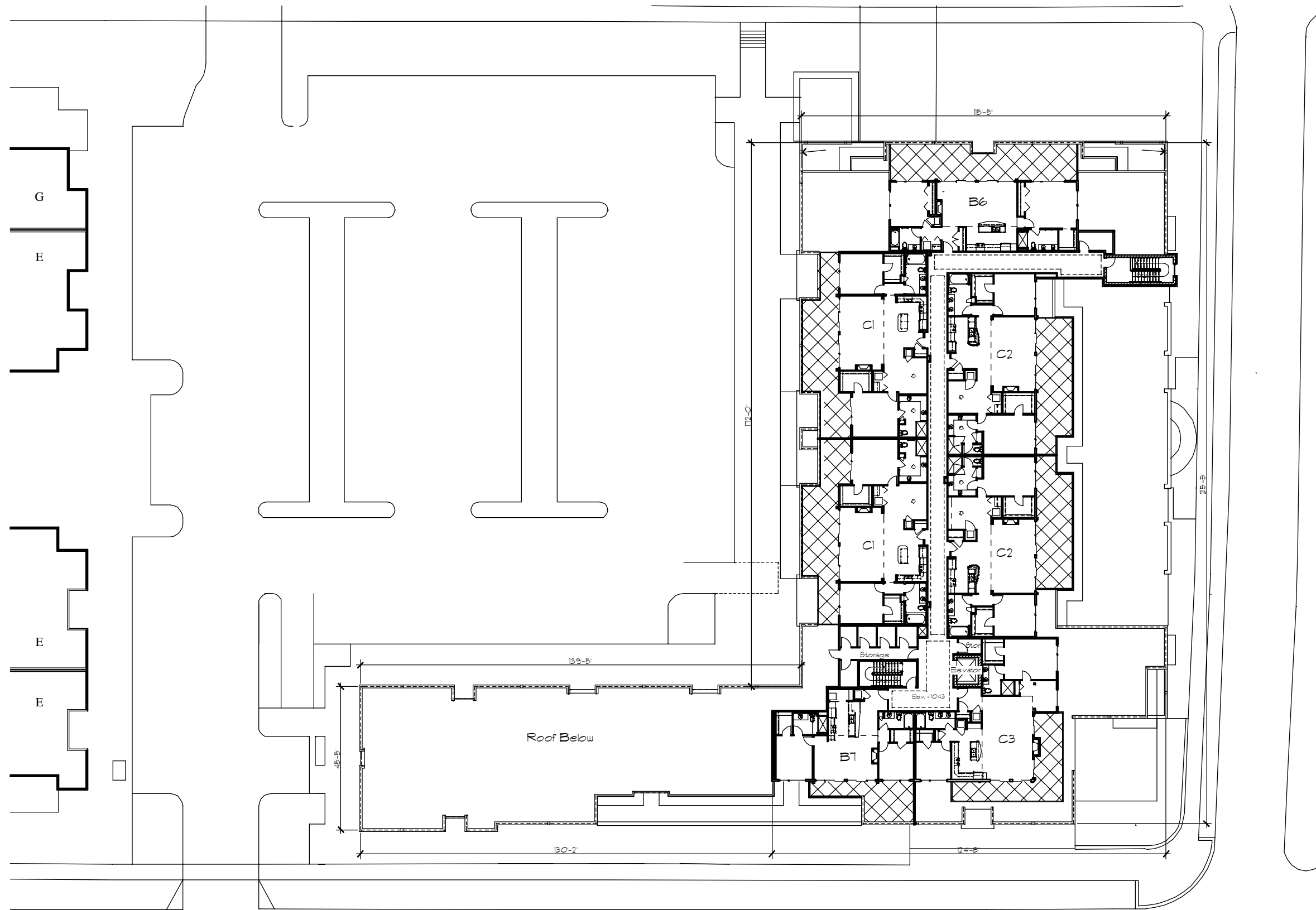
Second Level Plan

Sequoia Commons
Madison, Wisconsin

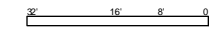


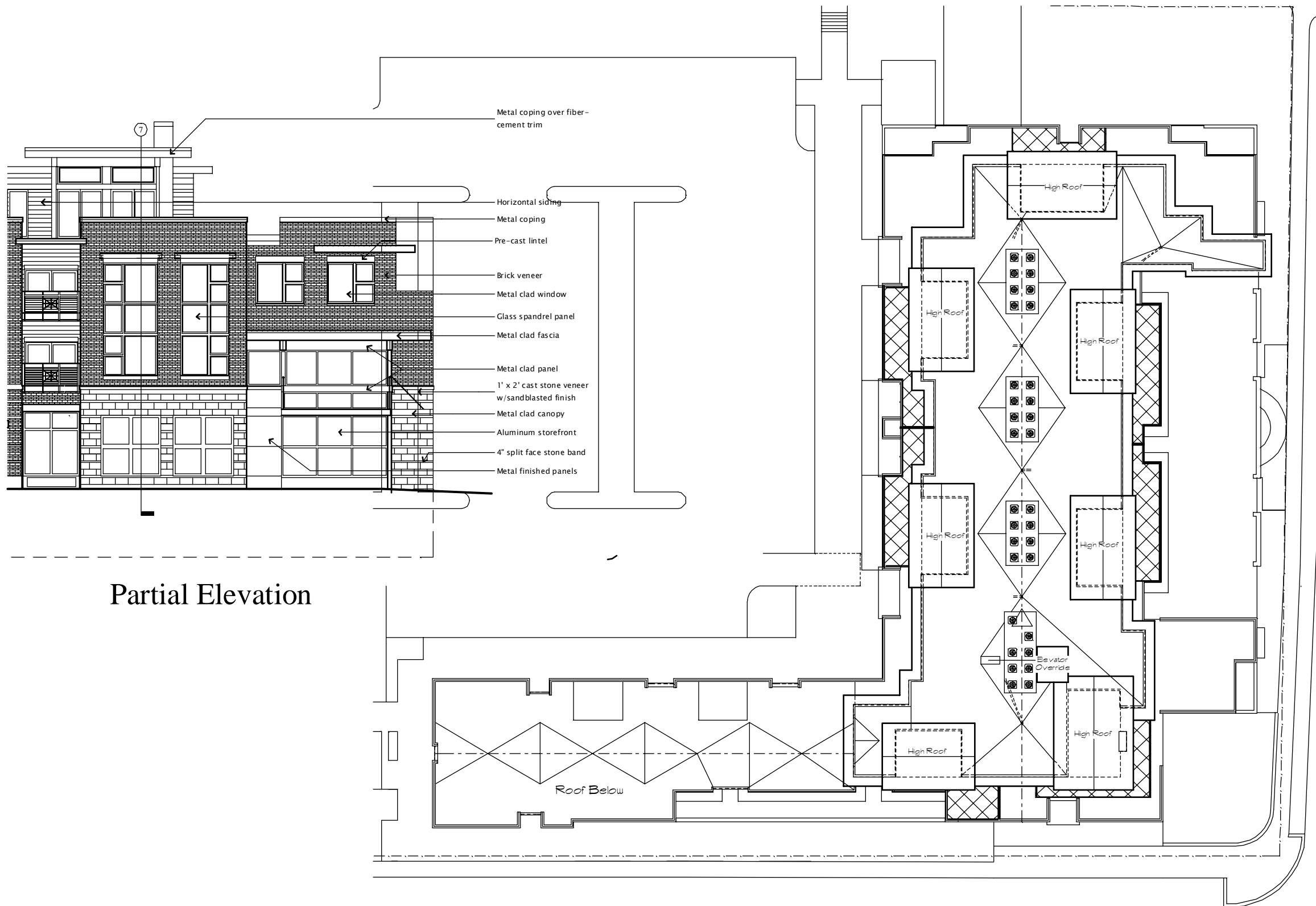
Third Level Plan





Fourth Level Plan



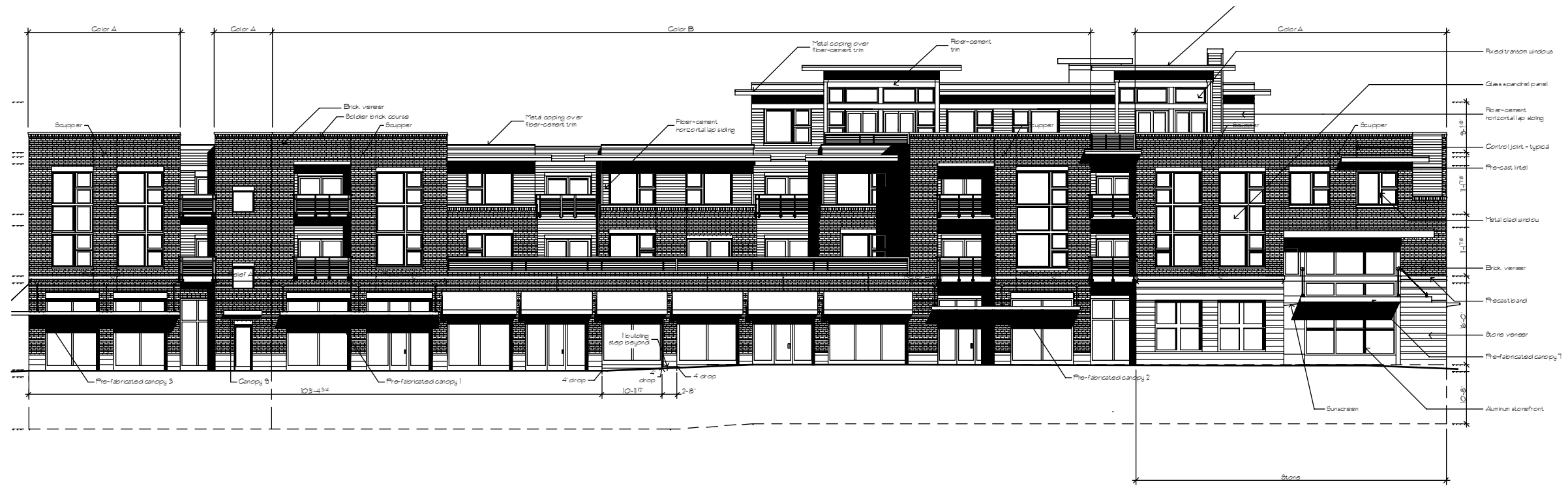


- Metal coping over fiber-cement trim
- Horizontal siding
- Metal coping
- Pre-cast lintel
- Brick veneer
- Metal clad window
- Glass spandrel panel
- Metal clad fascia
- Metal clad panel
- 1' x 2' cast stone veneer w/sandblasted finish
- Metal clad canopy
- Aluminum storefront
- 4" split face stone band
- Metal finished panels

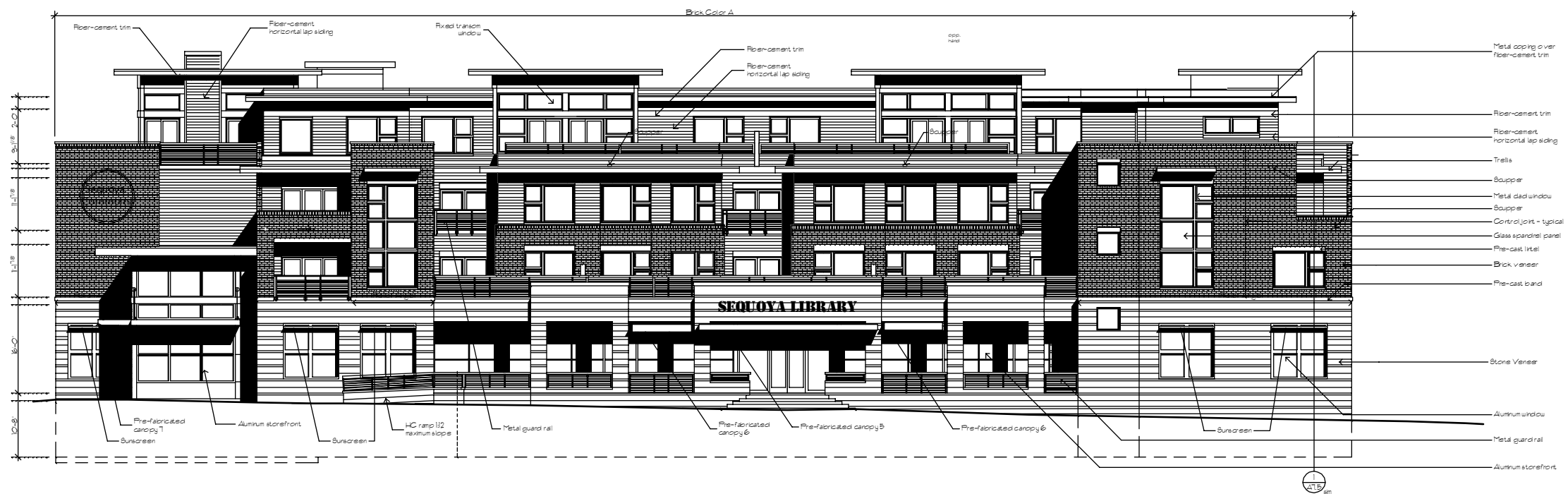
Partial Elevation

Roof Plan

32' 16' 8' 0'

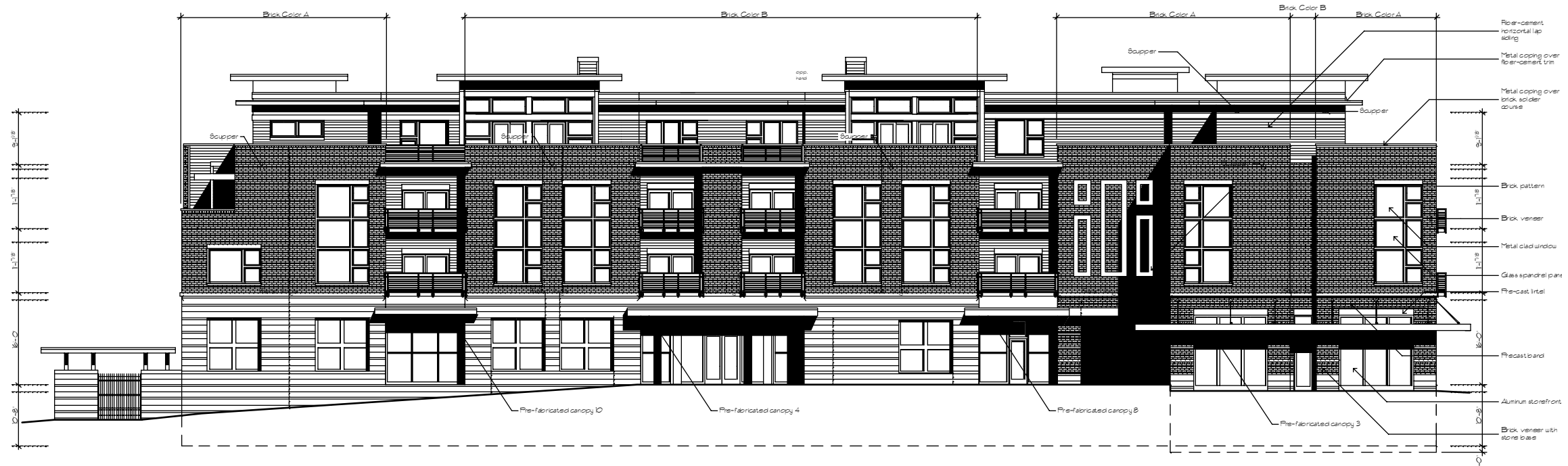


Midvale Elevation

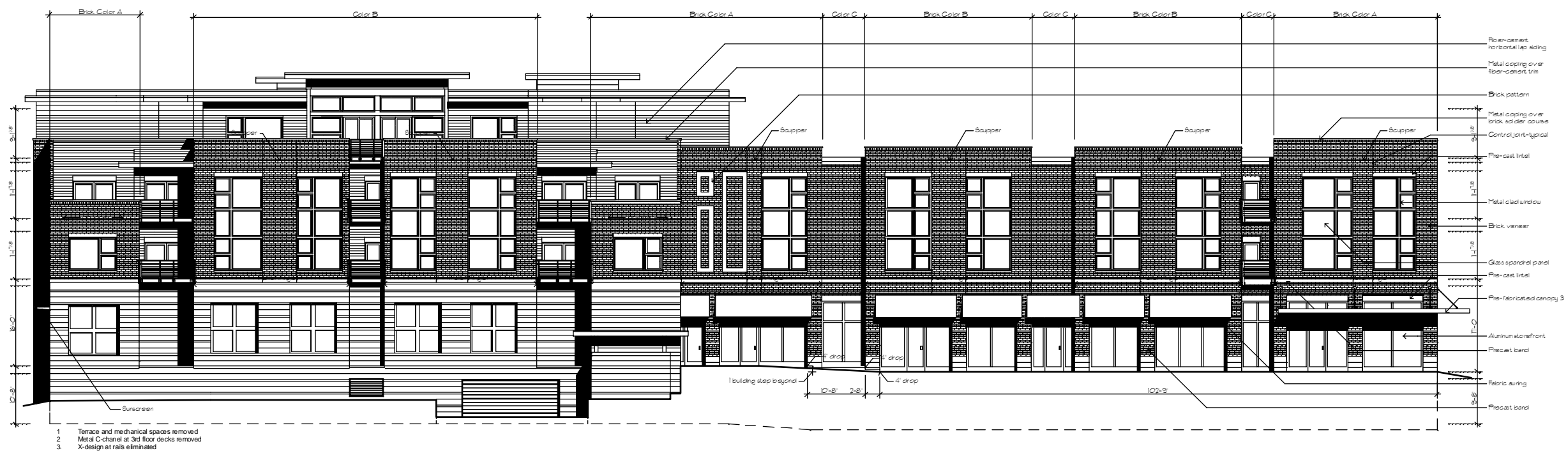


Tokay Blvd. Elevation

Building Elevations

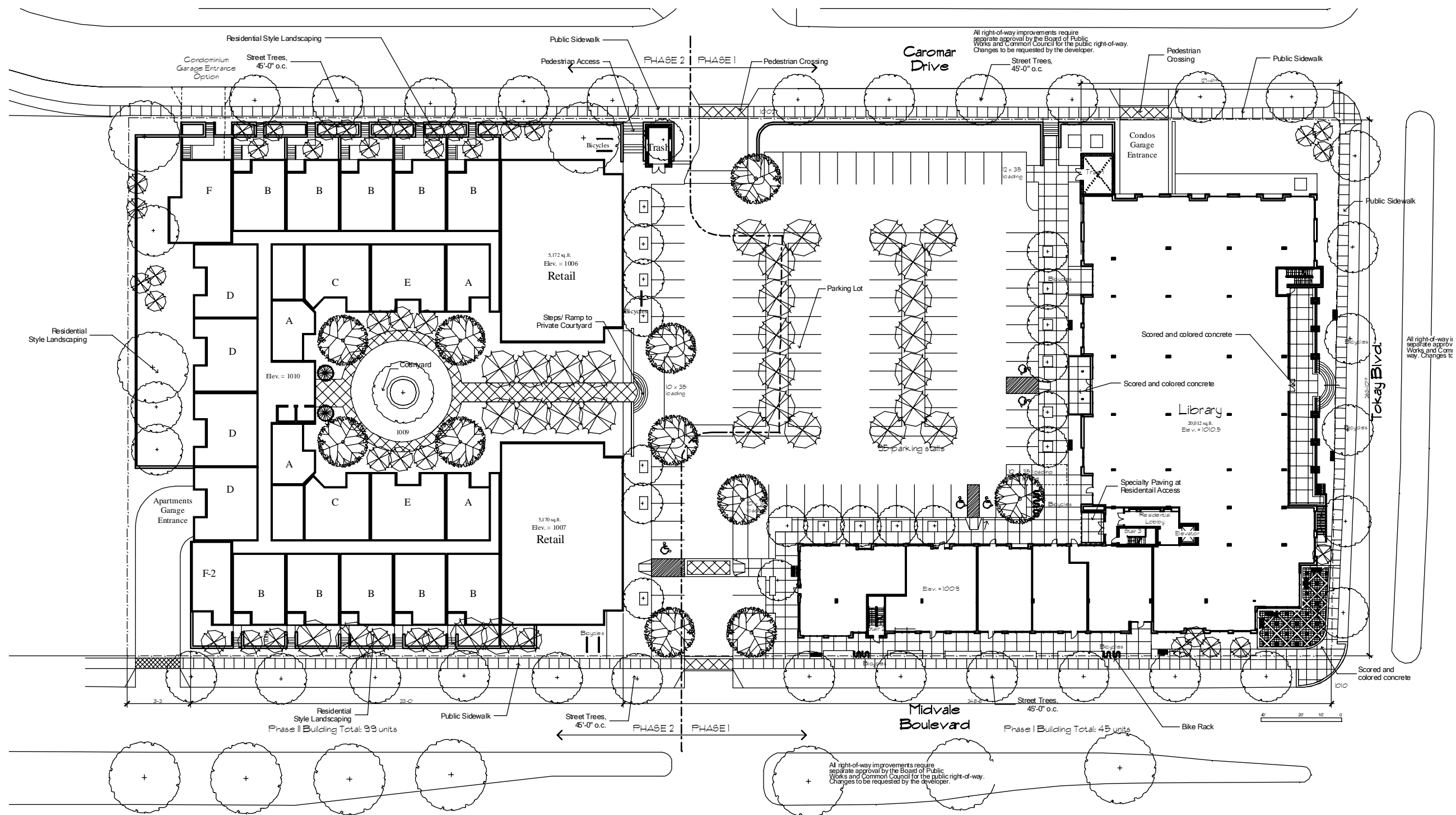


Library Entry Elevation



Caromar Drive Elevation

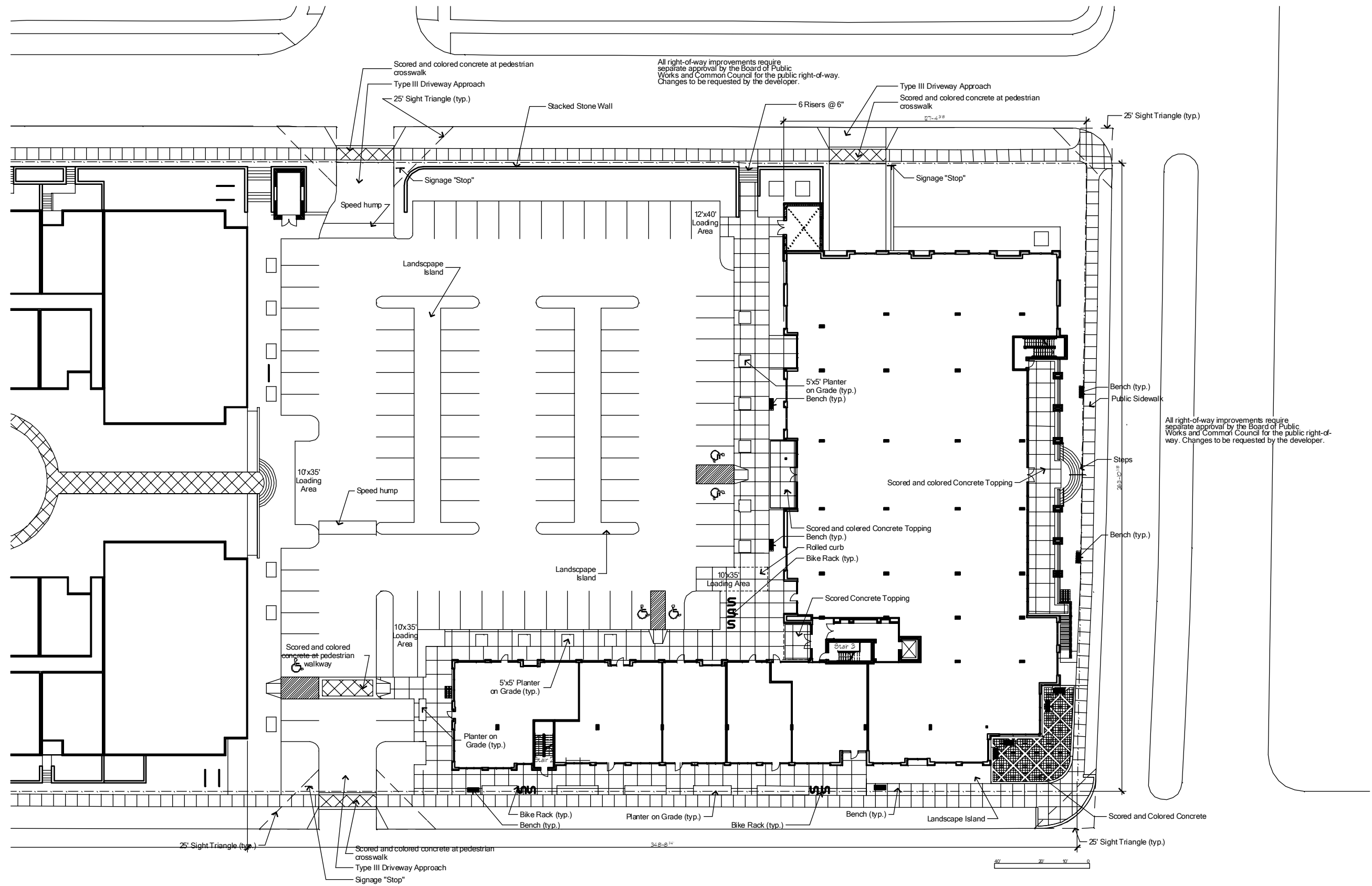
Building Elevations



GDP Master Plan

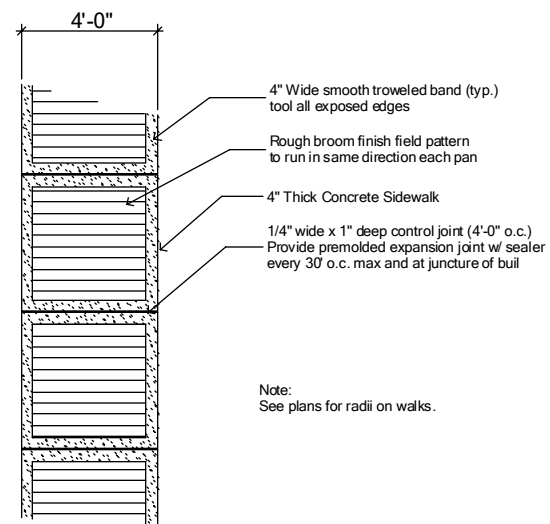
Sequoia Commons

Madison, Wisconsin

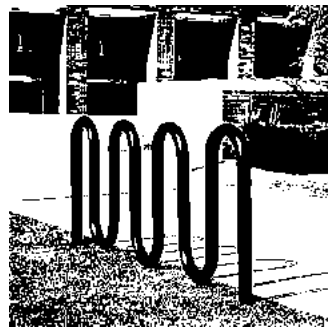


Hardscape Plan

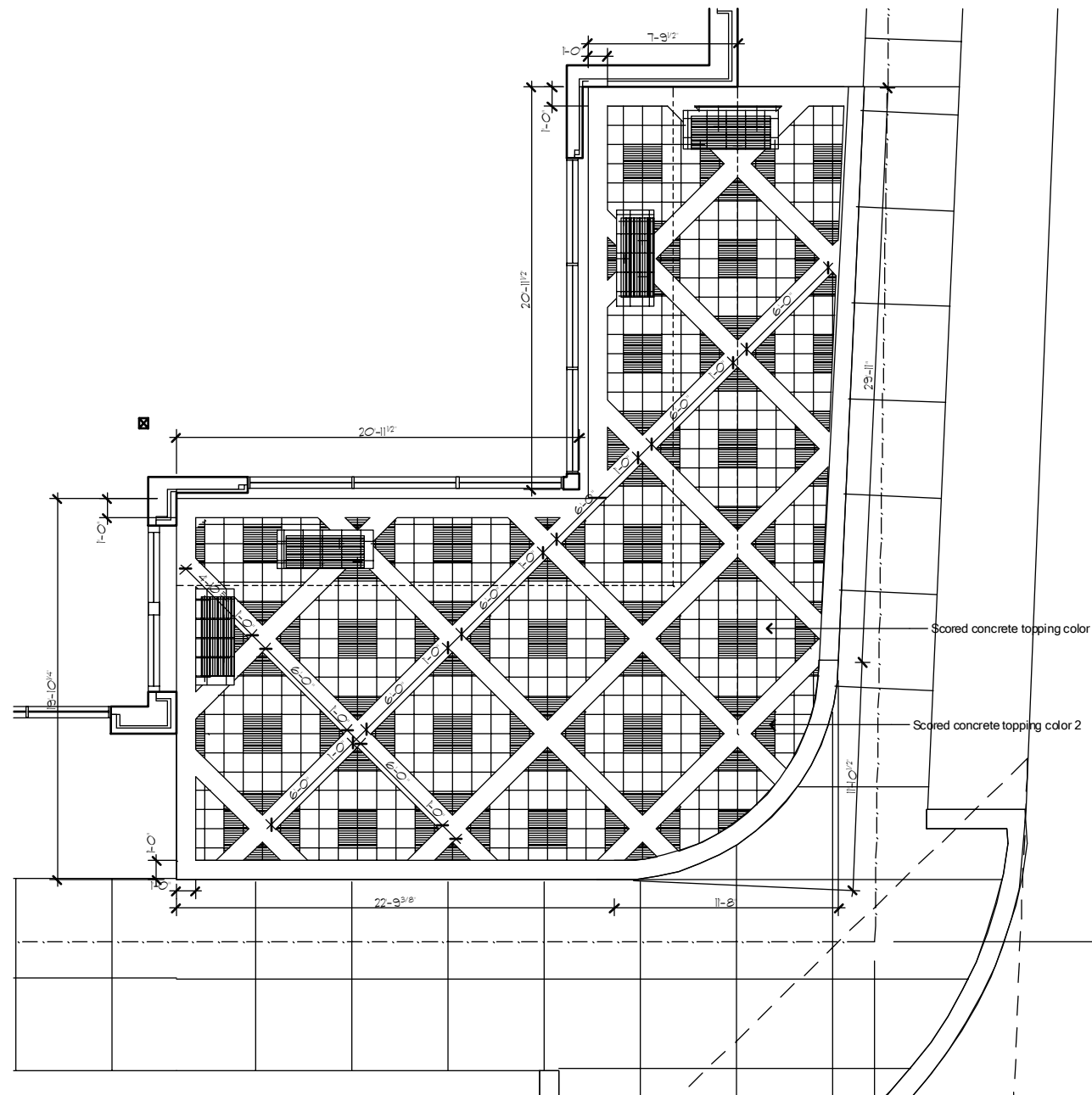
Sequoia Commons Madison, Wisconsin



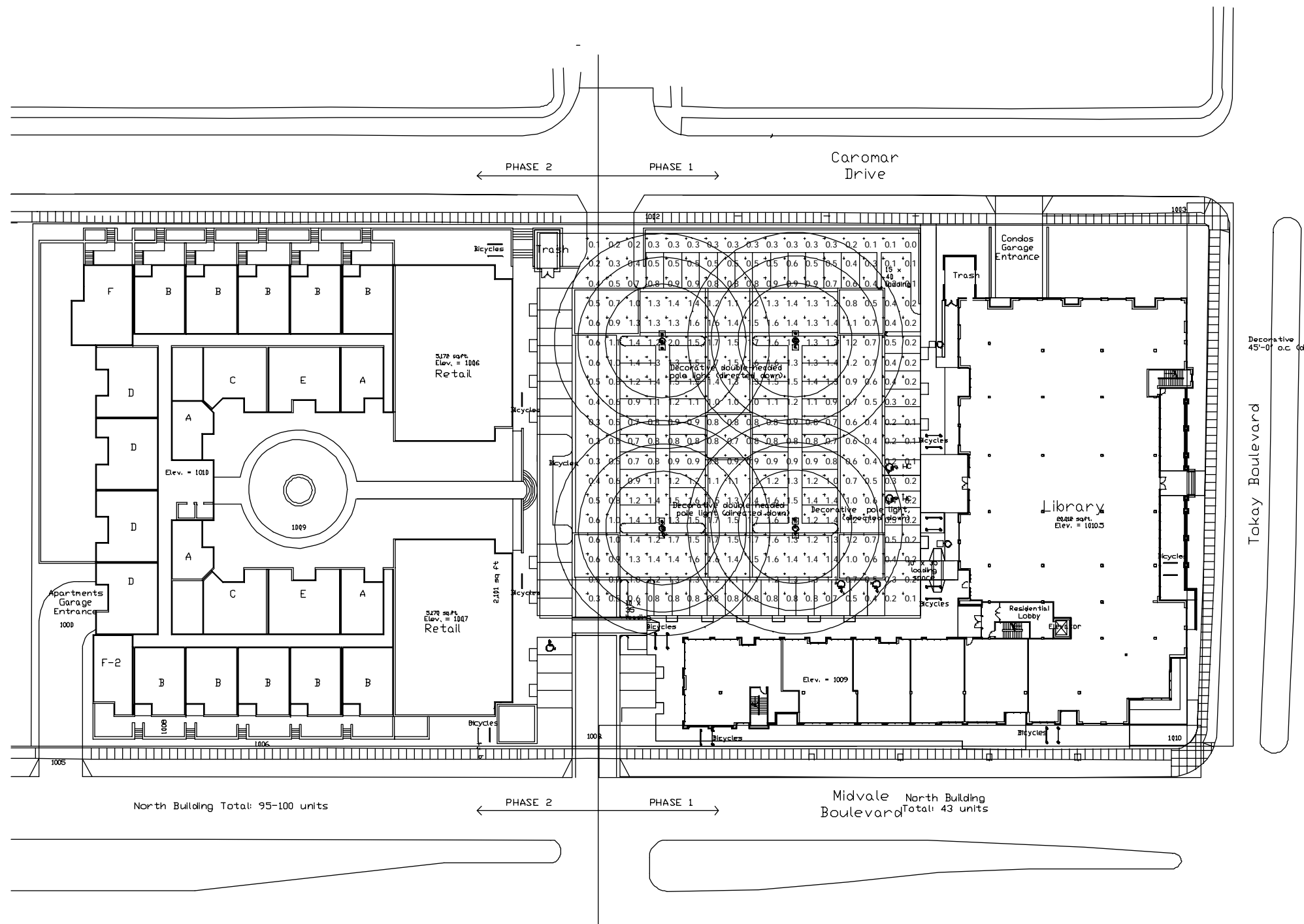
1
H-2 Sidewalk
3/8" = 1'-0"



5
H-2 Bike Rack
125-20 Black by DuMor <http://www.dumor.com>



4
H-2 Scored Concrete Pattern at Midvale Blvd. and Tokay Blvd.
Scale: 1/4" = 1'-0"



LUMINAIRE LOCATIONS						
No.	Label	X	Y	Z	MH	Orientation
1	A	412.8	537.0	22.0	22.0	0.0
2	A	413.1	272.2	22.0	22.0	-8.9
3	A	490.2	242.9	22.0	22.0	170.3
4	A	490.3	537.6	22.0	22.0	180.0

STATISTICS						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
North General Parking		0.9 fc	2.0 fc	0.0 fc	N/A	N/A

LUMINAIRE SCHEDULE							
Symbol	Label	Qty	Catalog Number	Description	Lamp	File	Lumens I/F Watts
.	A	4	GH-70 MH109ASB AN S-64627	Halltrack -ribanded Cover, 70 Watt Metal Halide Medium Base	Twin Opposed 70W MH	IC2052 IES	3400 1.00 170

Lighting Plan