ימ	7_02_/	ae.	15.22	FROM-artech
Ø,	1-03-	סש	15:23	rron-arteun

1	232	SE	EΛ	1	2	
ł	232	כם	34	1	J	

T-329 P001/001 F-001

APPLICATION FOR	AGENDA ITEM#
URBAN DESIGN COMMISSION	Project #
REVIEW AND APPROVAL	02988
REVIEW AND AND NOTAL	
in the second	Action Requested Informational Presentation
DATE SUBMITTED: JULY 5, 2005	✓ Initial Approval and/or Recommendation
UDC MEETING DATE JULY 12, 2005	Final Approval and/or Recommendation
PROJECT ADDRESS: 505 - 550 MIC	VALE BLVD.
ALDERMANIC DISTRICT: //	
OWNER/DEVELOPER (Partners and/or Principals)	ARCHITECT/DESIGNER/OR AGENT:
MIDVALE PLAZA JOINT VENTURE	SON + A
120 EAST LAKESIDE ST.	1190 W. DRUID HILLS DR. #T-65
MADEON WI 537/1	ATLANTA, GA 30329
CONTACT PERSON: JOE KRUPP	
Address: 2020 EASTWOOD	DR.
MADIGAN WI S	3704
Phone: (608) 249-2020	
Fax: (608) 249 - 2053	
E-mail address: TKRUPP & KNIPP &	TONSTRUCTION · COM
TYPE OF PROJECT:	
(See Section A for:)	
Y Planned Unit Development (PUD)	
General Development Plan (GDP) Specific Implementation Plan (SIP)	
Specific Implementation Plan (SIP) Planned Community Development (PCD)	
General Development Plan (GDP)	•
Specific Implementation Plan (SIP)	
Planned Residential Development (PRD)	
	un Urban Design District * (A public hearing is required as
well as a fee)	
School, Public Building or Space (Fee may be	ng of a Retail, Hotel or Motel Building Exceeding 50,000
	ig of a Relaif, from of from Duming accounting 5 5,000
Sq. Ft. Planned Commercial Site	
T Manage Commissions 5	N 13456780.
(See Section B for.)	13 KX A 6
New Construction or Exterior Remodeling in C	24 District (Fee required)
	HEGEIVED RECEIVED
(See Section C for.)	· (& 3006-
R.P.S.M. Parking Variance (Fee required)	(E City of Madison
(See Section D.for.)	Plansing Unit
Comprehensive Design Review* (Fee required	
Street Graphics Variance* (Fee required)	- 655.12.000
Other	
*Public Hearing Required (Submission Deadline 3 We	eks in Advance of Meeting Date)

F-(PLROOT.TVORT)F-PLM IDC/Miscellaneous/unlane/indenservalF-lass desc

GENDA ITEM#
•
oject #
02988
tion Requested rmational Presentation al Approval and/or Recommendation d Approval and/or Recommendation
BLVD.
TECT/DESIGNER/OR AGENT:
W. DRUID HILLS DR. # T-65
ANTA, GA 30329
· · · · · · · · · · · · · · · · · · ·
CTON. COM
•
• .
esign District * (A public hearing is required as
il, Hotel or Motel Building Exceeding 50,000
Fee required) RECEIVED RECEIVED
ance of Meeting Date)

Simonson Germany Nonemaker + Associates, Inc. Planning Architecture Landscape Architecture

SGN+A

MEMORANDUM

DATE: July 5, 2006

TO: Al Martin

City of Madison

Urban Design Commission

FROM: Bruce Simonson

Simonson Germany Nonemaker + Associates

RE: Midvale Plaza Redevelopment

Initial Exterior Design Approval - July 12, 2006

Per my discussions with Bill Fruhling last week we are submitting drawings that represent our proposed modifications to the Phase I Library building at Midvale Plaza. The project was approved by the Plan Commission on June 19th and will be before the Common Council on July 18th. However, before we present the project to the Common Council we would like to have the Urban Design Commission's approval of the project's modified architectural character. We are not seeking final approval on July 12th. We will return for final approval at a later date.

Changes to the exterior include the following:

- 1. The base material for the library will be a cast stone or brick material that will separate it visually from the retail portion of the building.
- The library will include glazing and window patterns that are distinct from the retail and residential portion of the building.
- 3. The material palette for the building will be simplified by having all three story portions of the building at the street plane be brick as opposed to a combination of brick and siding. Siding will be used only on those portions of the building that are setback from the main facades.
- 4. At the residential levels we are proposing to use a window type that is more common to the area. A picture window with a single hung side lite.
- 5. The cornice details have been simplified. The brick cornice will be a simple cap. At the siding portions of the building the cornice will be lighter and more simply detailed.
- The color scheme will also be simplified. A maximum of two brick colors and two siding colors will be used.

We appreciate you consideration of the redesign. If I can provide additional information please feel free to contact me.

Respectfully,

Bruce Simonson (404) 634-4466 ext. 102

bsimonson@sgnplusa.com

1190 W, Druid Hills Dr. NE Suite T-65 Atlanta, GA 30329 Tele

nhone: 404-634-4466

Facsimile: 404-634-4433

RECEIVED

City of Macilloon

Planning Unit

2006

Lake Wingra grecial P Terry A CONTRACTOR Samusalo Samusalo Asibnitz nabla niaial Sunset uem() Failes poly Services

Charles

Orchard

Piper

Hillop

Edward

E do was a constant disum Howing onslaH m ff SIEADIN Ameral Point A Point Reating 907 Oneway assistant Science o atomicufi o p o p i Hillou i Hillou i Bermau アディア (19003 Džňe Gounty, WI) 32159R Shaward Februs 5.2 Science Notitead H Doesett

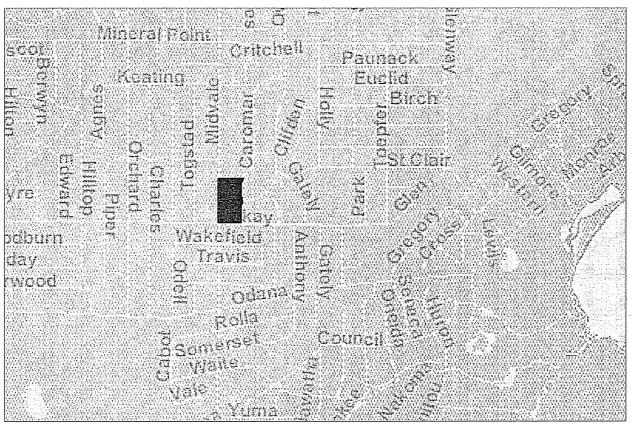
Midvale Plaza Redevelopment Site

Midvale Plaza Redevelopment

A Mixed Use Project at 505-550 Midvale Blvd.

Madison, Wisconsin

July, 5 2006



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

Location Map

Total Site Data GDP

Site Area: 156,248 s.f. Site Area per Bedroom

789 square feet per bedroom

Density: 3.58 acres

Total Usable Open Space: 74,789 s.f. Usable Open Space per Unit: 526 s.f. / unit

Usable Open Space per Bedroom: 377 s.f. / bedroom

Site Area per Unit:

1100 square feet per unit

Enclosed Parking: 226 stalls
[2 van accessible stalls provided]
[3 accessible stalls provided]
Surface Parking: 98 stalls

Parking Data

Total Building Data GDP

Proposed New Construction: 306,701 s.f.

Parking - 81,914 square feet Retail/Library - 39,133

Residential - 185,654 square feet Total Dwelling Units: 142 Total No. of Bedrooms: 198

One Bedrm. Two Bedrm. Two Bedrm.+ Study
e1: A: 22 B-1: 15 C-1: 6
e1: A: 64 B-1: 35 C-1: -

50 6

Site Data Phase I

Site Area: 81,229 s.f. Site Area per Bedroom

1269 square feet per bedroom

Density: 1.86 acres
23.1 units per acre

Total Usable Open Space: 33,029 s.f.
Usable Open Space per Unit: 768 s.f. / unit
Usable Open Space per Bedroom: 516 s.f. / bedroo

Site Area per Unit: Parking Data
1889 square feet per unit Enclosed Parking: 88 stalls

[1 van accessible stall provided]
[1 accessible stall provided]

Surface Parking: 98 stalls
[5 accessible stall provided]

Building Data Phase I

Proposed New Construction: 125,657 s.f.

Parking - 30,799 square feet

Retail/Library - 28.793

Residential - 66,065 square feet
Total Dwelling Units: 43
Total No. of Bedrooms: 64

Total No. of E	Bedrooms: 6	4
One Bedrm.	Two Bedrm.	Two Bedrm.+ Stu
A-1: 6 A-2: 6 A-3: 4 A-4: 2 A-5: 2 A-6: 2	B-1; 2 B-2; 2 B-3; 1 B-4; 4 B-5; 2 B-6; 1 B-7; 1 B-8; 1 B-9; 1	C-1: 1 C-2: 1 C-3: 1 C-4: 1 C-5: 1 C-6: 1
22	15	6

Index of Drawings

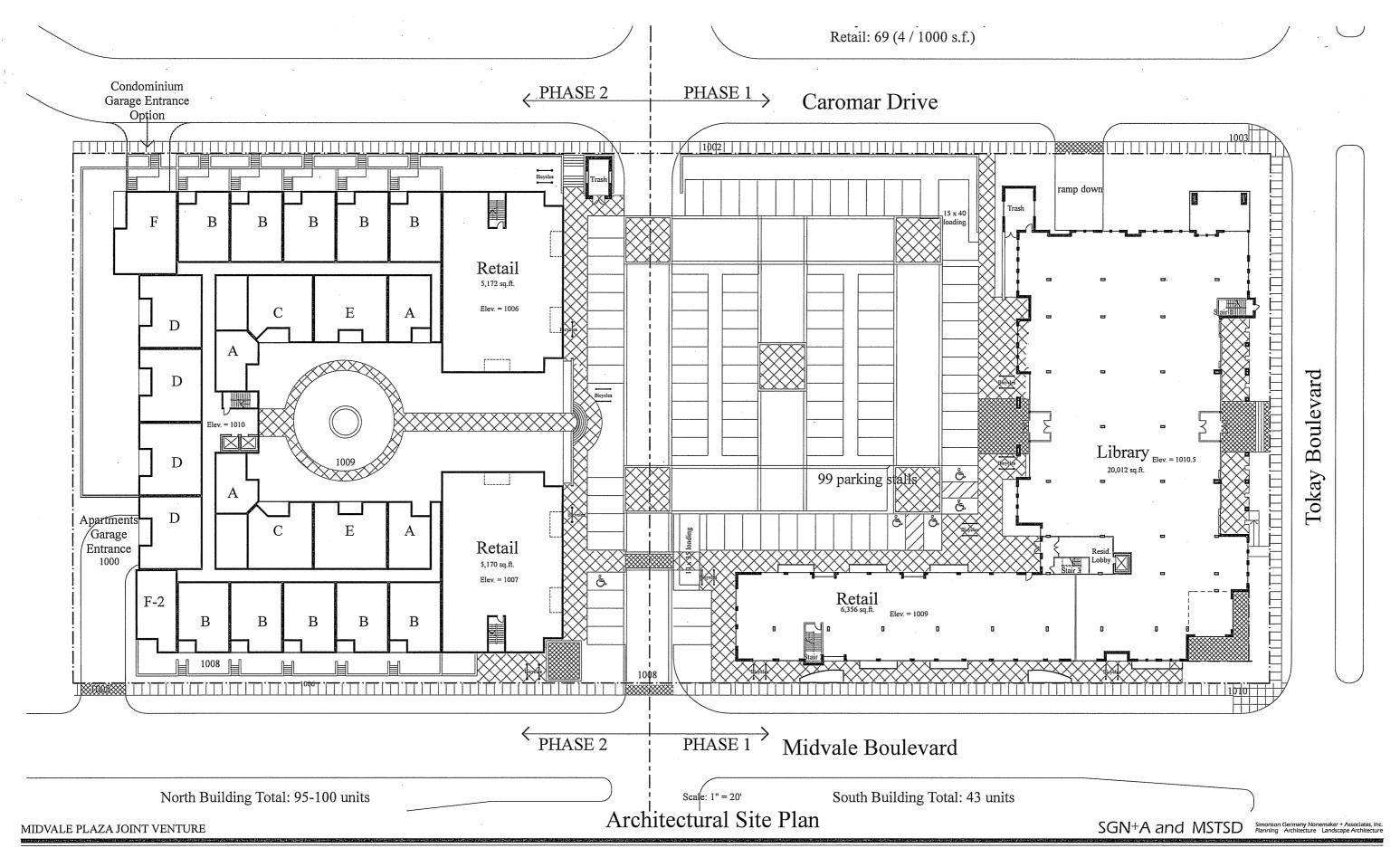
heet No. Sheet Title Sheet No. Sheet Title

L1 Landscape Pla

A1.1 Architectural Site Plan

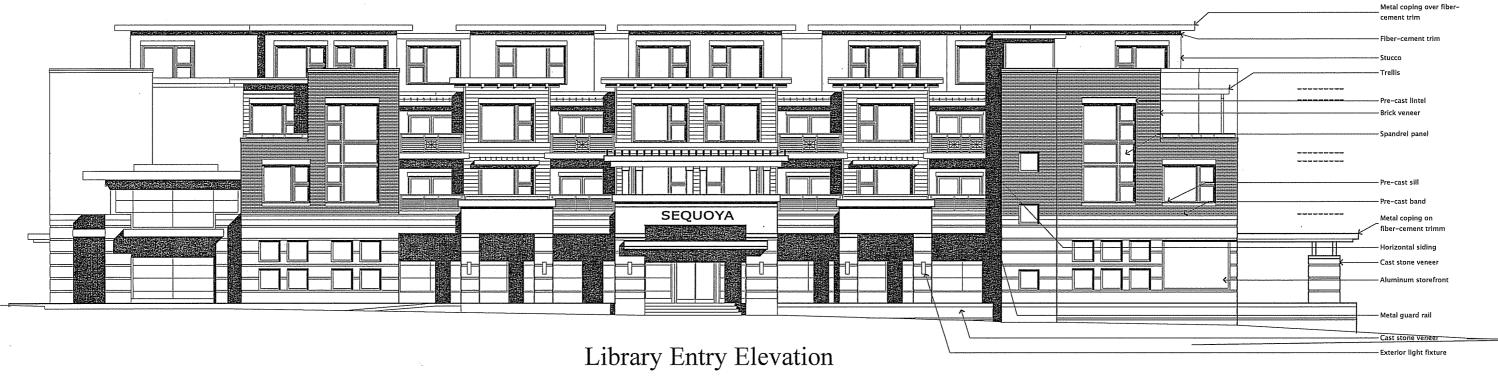
A2.6 Midvale Blvd. Elevation Library Entry Elevation A2.7 Tokay Blvd. Elevation





July 5, 2006





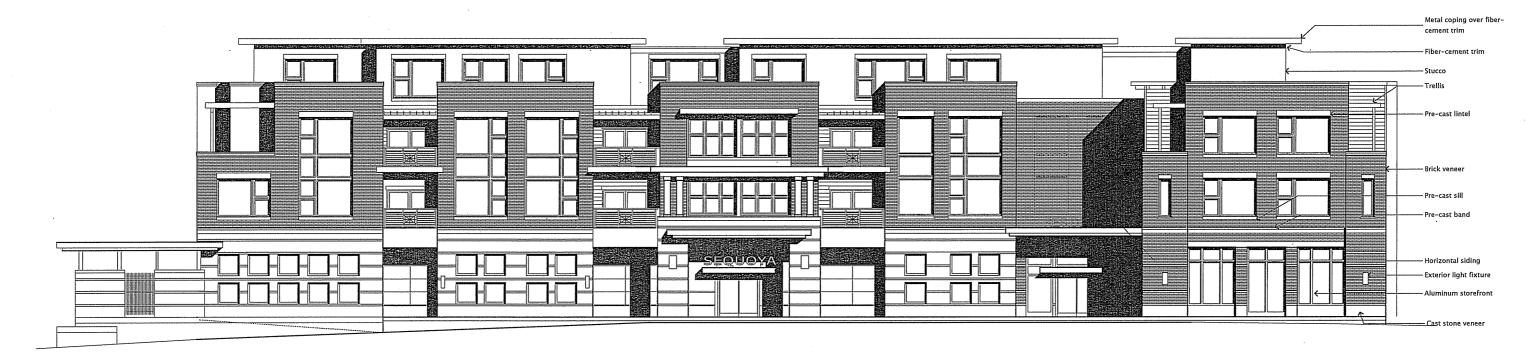
Scale: 1/8" = 1'-0"

Building Elevations

MIDVALE PLAZA JOINT VENTURE

SGN+A and MSTSD SImonson Germany Nonemaker + Associates, Inc. Planning Architecture Landscape Architecture

July 5, 2006



Tokay Blvd. Elevation



Caromar Drive Elevation

Scale: 1/8" = 1'-0"

Building Elevations

MIDVALE PLAZA JOINT VENTURE

SGN+A and MSTSD Simonson Germany Nonemaker + Associates, In-Planning Architecture Landscape Architecture

