

**APPLICATION FOR
URBAN DESIGN COMMISSION
REVIEW AND APPROVAL**

AGENDA ITEM # _____
Project # _____

DATE SUBMITTED: July 2, 2007	Action Requested
UDC MEETING DATE: July 11, 2007	Informational Presentation <input type="checkbox"/> Initial Approval and/or Recommendation <input checked="" type="checkbox"/> Final Approval and/or Recommendation

PROJECT ADDRESS: 4802 Sheboygan Avenue

ALDERMANIC DISTRICT: District 11

OWNER/DEVELOPER (Partners and/or Principals) ARCHITECT/DESIGNER/OR AGENT:
State_of_Wisconsin_DOA Vandewalle_&_Associates
101_East_Wilson_Street,_7th_Floor 120_East_Lakeside_Street
Madison,Wisconsin_53707-7866 Madison,Wisconsin_53715

CONTACT PERSON: Brian Munson
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 Madison_Wisconsin_53715
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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.



To: UDC
From: Brian Munson
CC: Al Martin
Tim Parks
Date: Monday, July 2, 2007
Re: Hill Farms Redevelopment: UDC Addendum

The following text and graphic amendments will be added to the General Development Plan submittal for the Hill Farms Redevelopment, in response to the initial approval discussions at the June 20th Urban Design Commission:

- 1.) Mid Block Connections
“Mid Block or interior circulation routes that accent the street pattern will be needed based on building layout, use locations, and open space provisions. The need for and placement of these connections shall be determined as part of the SIP and shall be specifically addressed as a component of the application.”

Note: The attached map includes conceptual locations and notation denoting the connections needed on Sites E & F.

- 2.) Building Height Clarification
The building heights shall be determined as follows:
Average Height per story (floor to floor):
Office: 15’
Retail: 20’
Residential: 12’

Height measured from Primary Street Grade Access as defined in SIP

- 3.) Retail Frontages
Minimum Contiguous Frontages
Contiguous first floor retail uses, with useable street entrances, shall occupy a minimum percentage of the total street frontage per district as follows:
Site A 40%
Site B 40%
Site C None
Site D None
Site E 30%
Site F 50%

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Shaping Places, Shaping Change

These commercial uses shall meet the definition of retail uses as included in the General Development Plan and shall be designed with minimal interruptions or breaks. The placement of these commercial facades are encouraged to be placed within the area noted as potential first floor commercial within the GDP Concept Plan, but may be expanded and amended, provided that the minimum contiguous frontage is supplied. Additional non-contiguous commercial locations, within the total overall commercial allocation, may also be supplied once the contiguous frontage is established. Details regarding the commercial uses, placement, and design will be determined at time of SIP application.

4.) Street Trees

The development team will work with the City Forestry Department to identify opportunities for diverse street tree species throughout the development.

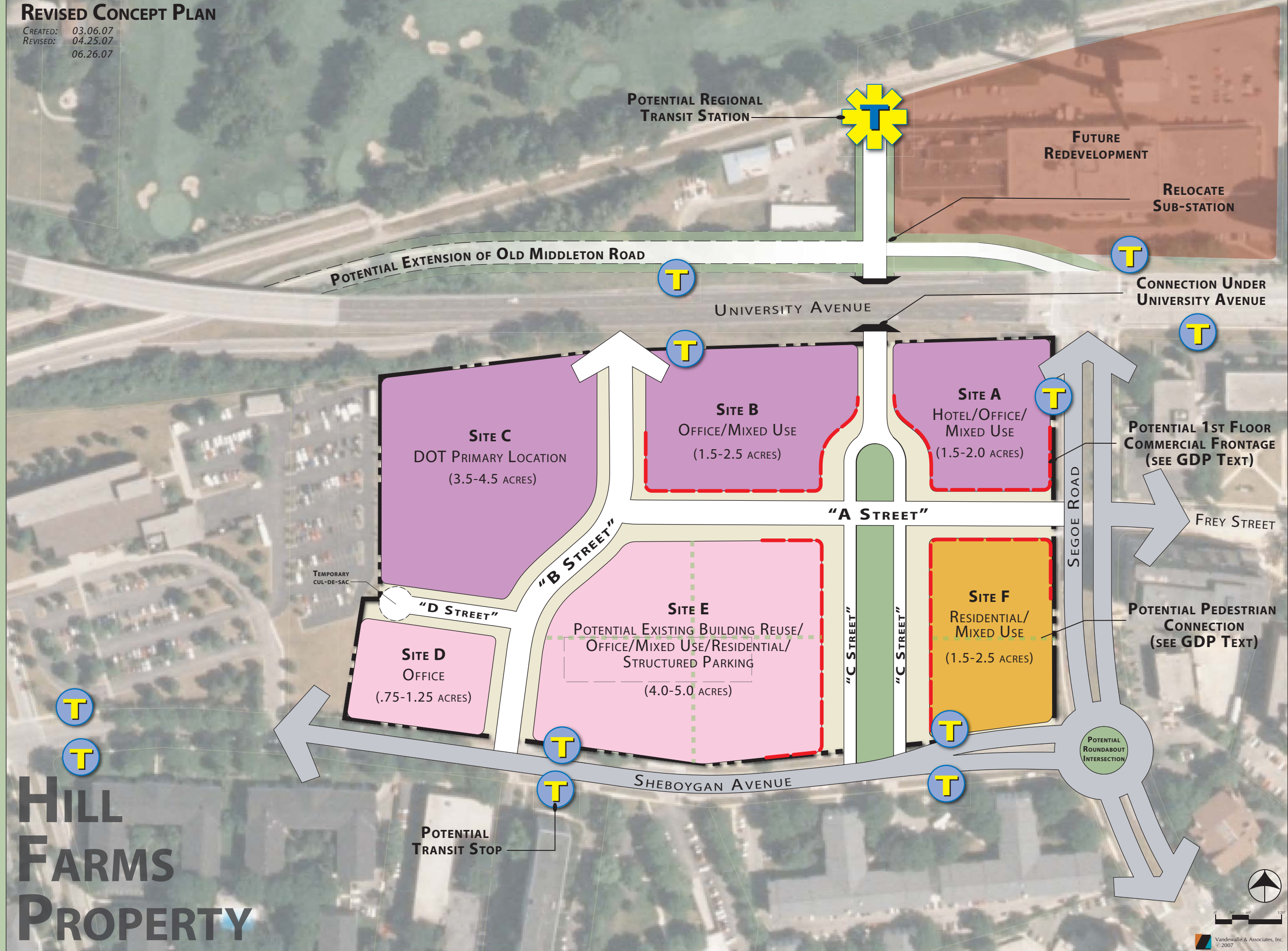
5.) Street Cross Sections

The revised street cross sections will serve as a template for the development of the physical street layouts with a goal of implementing the balanced Pedestrian and Vehicular components.

REDEVELOPMENT CONCEPT PLAN

REVISED CONCEPT PLAN

CREATED: 03.06.07
REVISED: 04.25.07
06.26.07



HILL FARMS PROPERTY