

APPLICATION FOR
URBAN DESIGN COMMISSION
REVIEW AND APPROVAL

AGENDA ITEM # 5.3.
Project # 10-81-04

DATE SUBMITTED: <u>Sept 14, 2005</u>	<input checked="" type="checkbox"/> Action Requested
	<input checked="" type="checkbox"/> Informational Presentation (<u>SECOND</u>)
	<input type="checkbox"/> Initial Approval and/or Recommendation
UDC MEETING DATE: <u>SEPT 21, 2005</u>	<input type="checkbox"/> Final Approval and/or Recommendation

PROJECT ADDRESS: 702 N. MADISON

ALDERMANIC DISTRICT: 11

OWNER/DEVELOPER (Partners and/or Principals) ARCHITECT/DESIGNER/OR AGENT:

JOSEPH FREED AND ASSOCIATES LLC

220 N. SMITH ST. SUITE 300

PALATINE, IL 60067

CONTACT PERSON: DEMMIS A. HARDER

Address: 220 N. SMITH ST. - SUITE 300

PALATINE, IL 60067

Phone: 847-215-5447

Fax: 847-215-5282

E-mail address: DHARDER@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 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)





HILLDALE

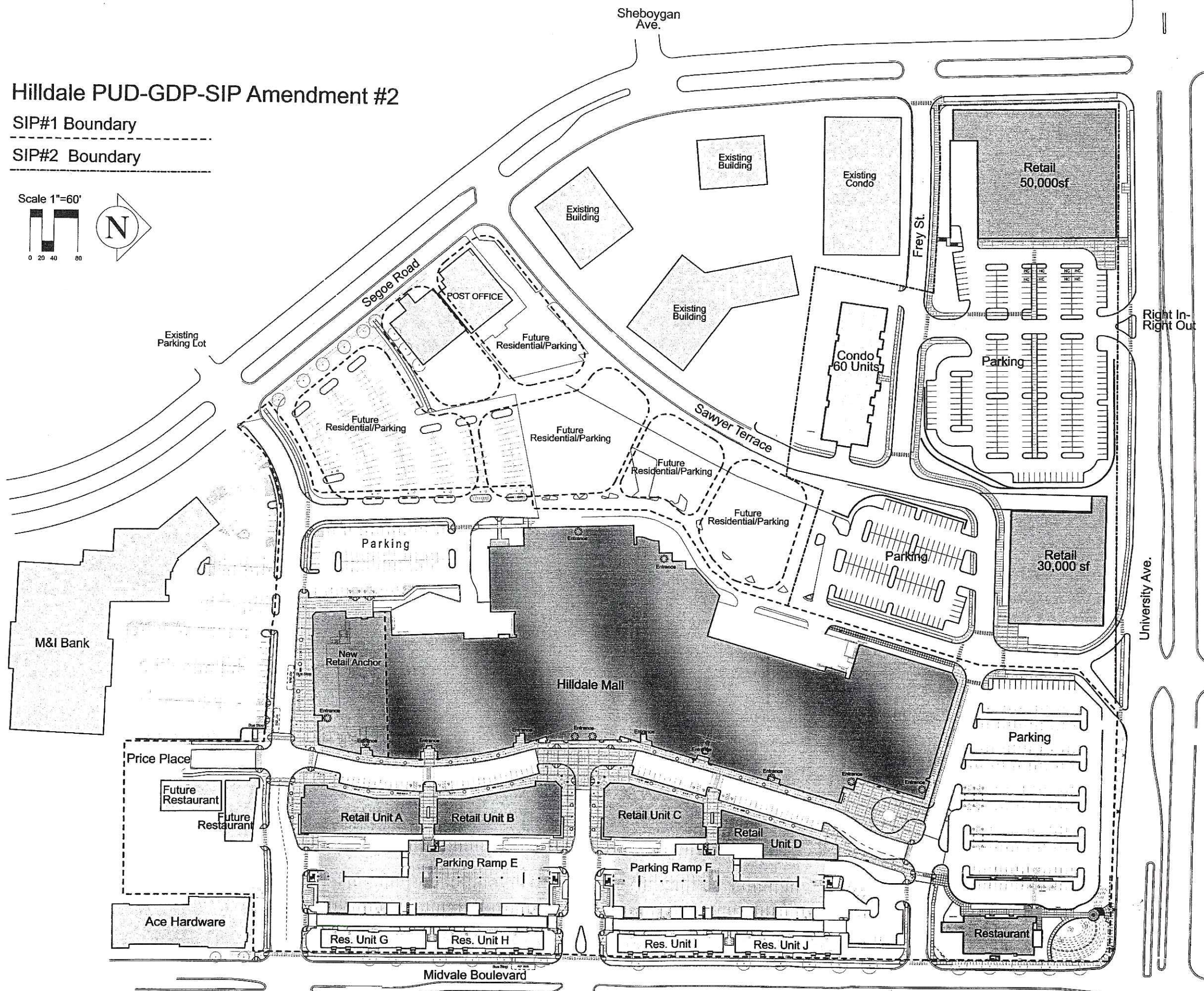
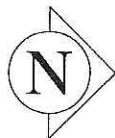
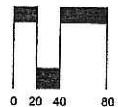
HILLDALE PUD-GDP-SIP Amendment #2 9-21-05

Hilldale PUD-GDP-SIP Amendment #2

SIP#1 Boundary

SIP#2 Boundary

Scale 1"=60'



HILLDALE SHOPPING CENTER

702 N. MIDVALE BOULEVARD

MADISON, WI

HILLDALE BUILDING COMPANY LLC

SIP#2 Overall Site Diagram

08-21-05

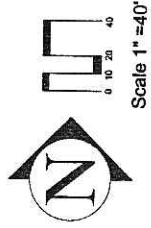
MS

KS

EX201

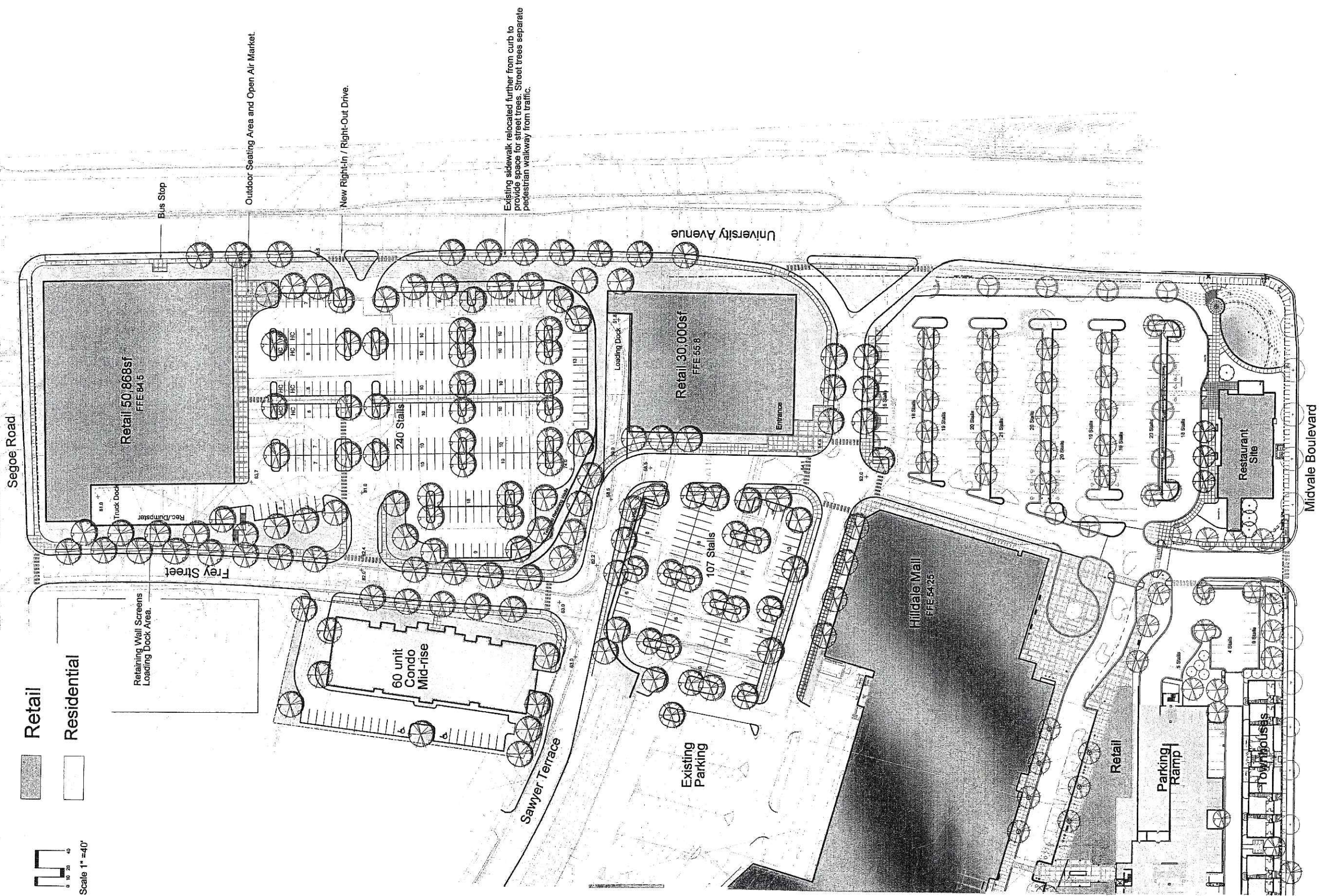
Hilldale SIP Amendment #2

Site Concept Plan 09/21/05



- Retail
- Residential

Retaining Wall Screens
Loading Dock Area.

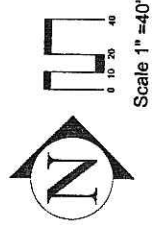


Existing sidewalk relocated further from curb to provide space for street trees. Street trees separate pedestrian walkway from traffic.

Hilldale SIP Amendment #2

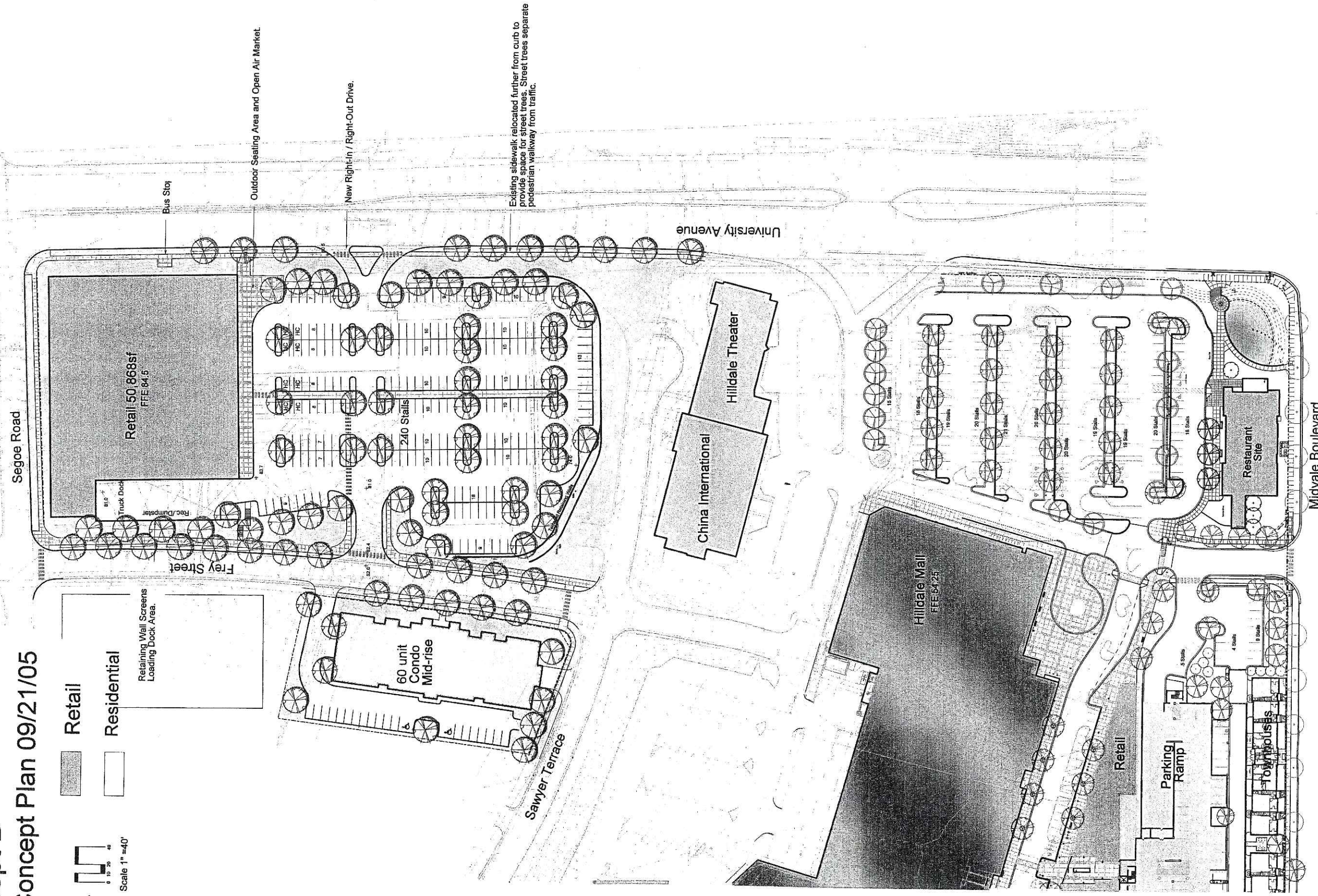
Concept B

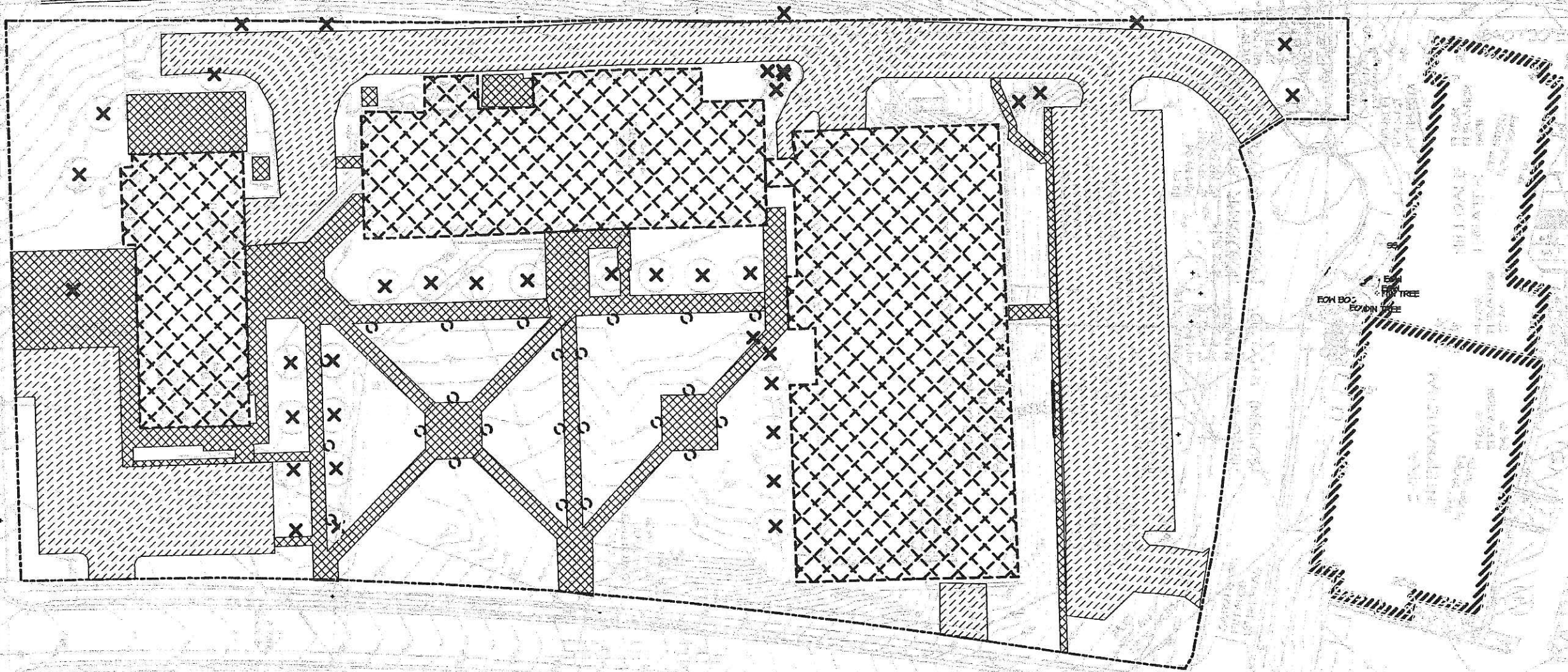
Site Concept Plan 09/21/05









Scale 1" = 40'

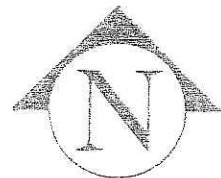
Retail
 Residential
 Retaining Wall Screens Loading Dock Area.



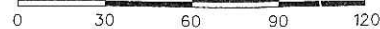


Humana Redevelopment

Legend	
	Project Boundary
	Site Demo - Concrete stairs, walks, and retaining walls
	Site Demo - Asphalt Pavement w/ Concrete Curb
	Tree Removal
	Bollard Light Fixture Removal
	Building and Parking Structure Demo - Includes footing removal



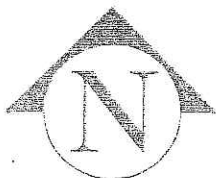
Scale 1" = 30'



Humana Redevelopment

Legend

- Project Boundary
- ////// Sanitary Line Removal
- XXXXXX Gas Line Removal
- Storm Sewer Removal
- ~~~~~ Water Line Removal
- XXXX Electric Utility Removal, Coordinate with MG&E.



Scale 1" = 30'

