

August 14, 2008

TO: Tim Parks, Department of Planning and Development  
City of Madison Plan Commission  
City Engineering Division

FROM: Bruce Simonson Architect

RE: Sequoya Commons Phase II  
SIP Submittal – Supplemental Drawings

Dear Tim,

Five full-size sets of supplemental plans for City of Madison Engineering Division review were to have been delivered to your office this morning. Also included are twelve sets of drawings reduced to 11 x 17 for distribution to Plan Commission members. These supplemental drawings include three site plans and a section drawing illustrating the retaining wall condition that will occur along the Caromar Drive side of the building. The site plans labeled as Option A and Option B are intended to demonstrate the implications of the August 4<sup>th</sup> Plan Commission decision to limit access to the parking garage to a single entrance from Midvale Boulevard. Option C has entrances into the garage from both Midvale and Caromar and is the development teams preferred solution.

Option A is a single entry plan, has a driveway slope of 5% and includes space at the end of the driveway for moving vans. Moving vans would either have to back in from Midvale Boulevard or back out onto Midvale Boulevard. This is obviously an undesirable condition. In this option trash removal would occur at Caromar Drive. A walkway would be provided between the building and the street and trash would be wheeled from the northeast corner of the building out to the street. This option eliminated our proposed bio-retention area and leaves virtually no green space along the entire north side of the building.

Option B is also a single entry plan. However, in this option both trash removal and move-in move-out would take place from Caromar Drive. A walkway would be provided along the north side of the building in order to access the trash room and the garage entrance. As in Option A the bio-retention area would be eliminated and very little green space would remain along the north side of the building.

Option C includes entrances into the garage from both Midvale Boulevard and Caromar Drive and is in our opinion the most desirable solution. In this option both trash removal and move-in move-out access would take place from the Caromar Drive entrance into the parking garage. Because we would have two entrances into the parking garage, the second access from Midvale Boulevard could be constructed at a much steeper slope. This option would allow us to preserve much of the green space along the north side of the building.

The section drawing is intended to demonstrate that placing a bio-retention area along the Caromar Drive side of the building is not as a practical matter viable. In order to transition from the existing sidewalk to the first residential level we are proposing to utilize two retaining walls. In order to provide a landscaped area at the base of the lowest wall, this wall would be placed

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approximately 4' from the existing sidewalk. The uppermost level of the terrace is intended to be used as outdoor space for the residents of the individual units. This space would include a concrete patio and would not be suitable for bio-retention. The intermediate terrace would be the only space remaining along the east side of the building that could be used for bio-retention. However, at only 6' wide this space would not be nearly large enough to meet our retention needs.

Because they feel it is the solution that best addresses both functional and aesthetic concerns, Option C is the plan that the Owners strongly support. We hope this proposed solution will move the project forward with the interest of all parties being addressed while maintaining the integrity of the project.

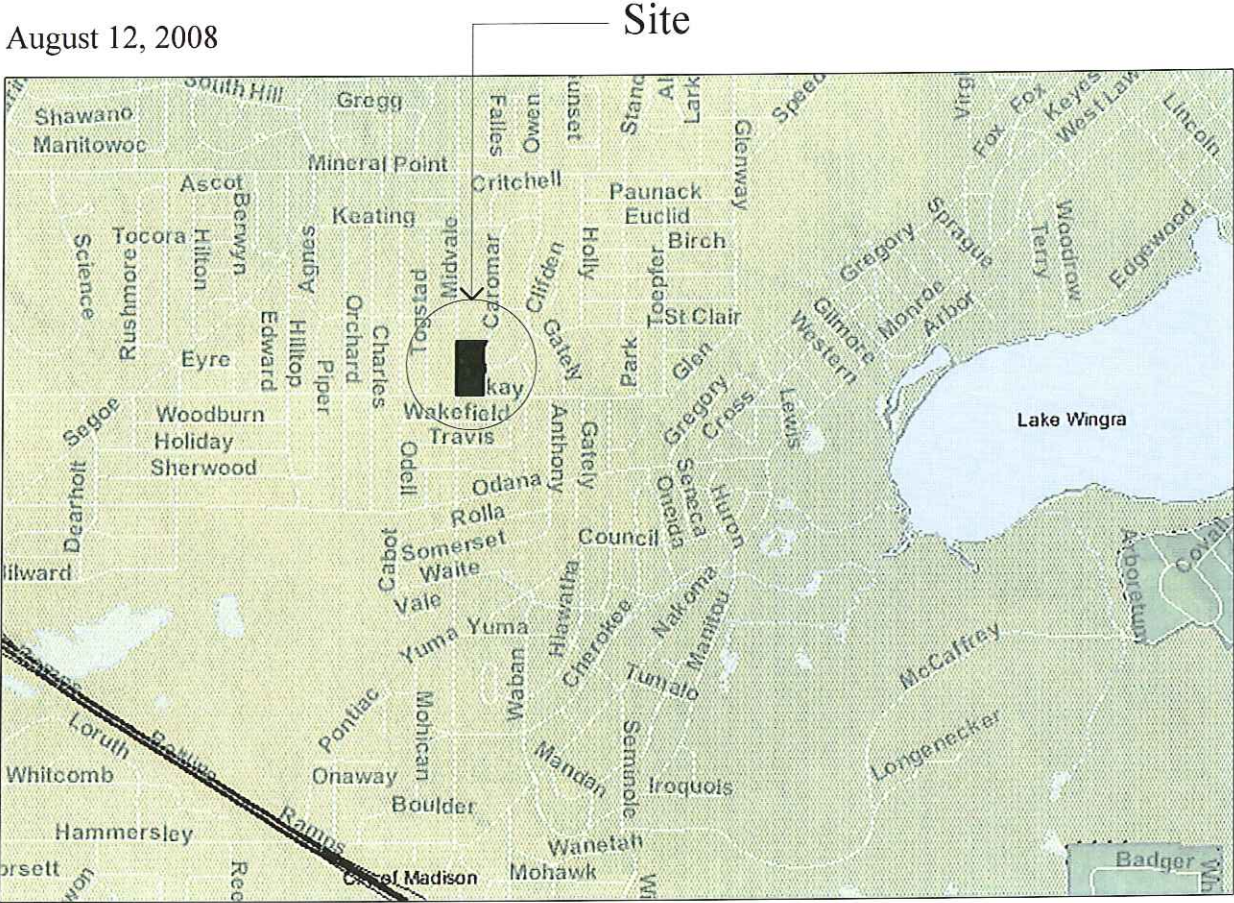
Sincerely,

Bruce Simonson Architect  
[bruces@artechdgn.com](mailto:bruces@artechdgn.com)  
423-643-0610

# Sequoya Commons - Phase II

A Mixed-Use Project at 515 South Midvale Boulevard  
Madison, Wisconsin

August 12, 2008



North  
Location Map

**Owner • Developer**  
MIDVALE PLAZA JOINT VENTURE L.L.P.  
120 East Lakeside Street  
Madison, Wisconsin 53711

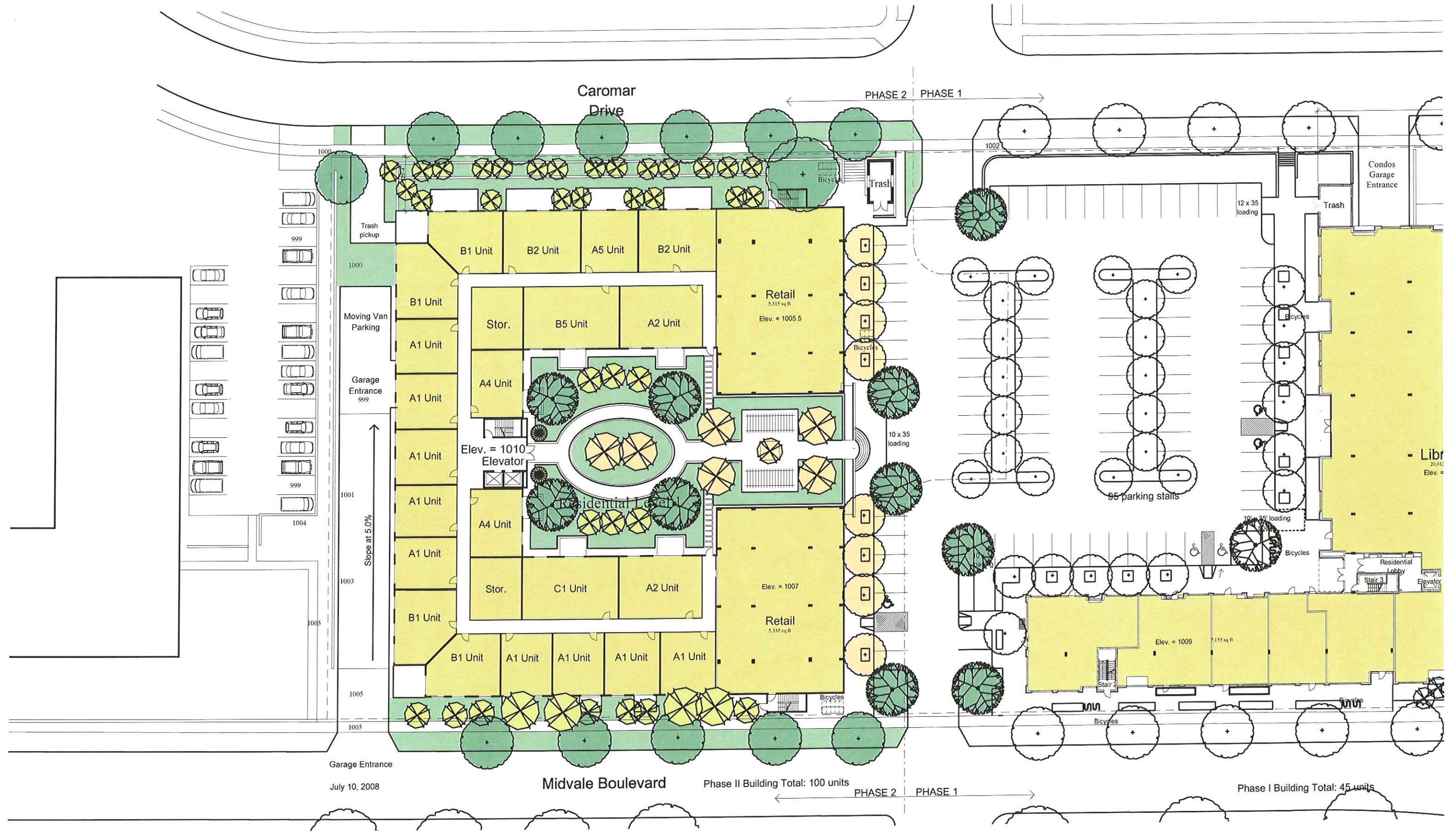
**Architect • Planner**  
BRUCE SIMONSON - ARCHITECT  
1410 Cowart Street  
Chattanooga, Tennessee 37408  
Telephone (423) 265-4313

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

<u>Building Data Phase II</u>	
Proposed New Construction: 178,486 s.f.	
Parking	- 49,356 square feet
Retail	- 10,650 square feet
Residential	- 118,480 square feet
Total Apartment Units: 100	
Total No. of Bedrooms: 141	
One Bedroom Units:	59
Two Bedroom Units:	37
Three Bedroom Units:	4
Underground Parking Stalls: 136	

<u>Index of Drawings</u>	
Sheet No.	Sheet Title
-	Cover Sheet
A1	Single Entry Site Plan - Option A
A2	Single Entry Site Plan - Option B
A3	Dual Entry Site Plan - Option C
A4	Caromar Drive Site Section





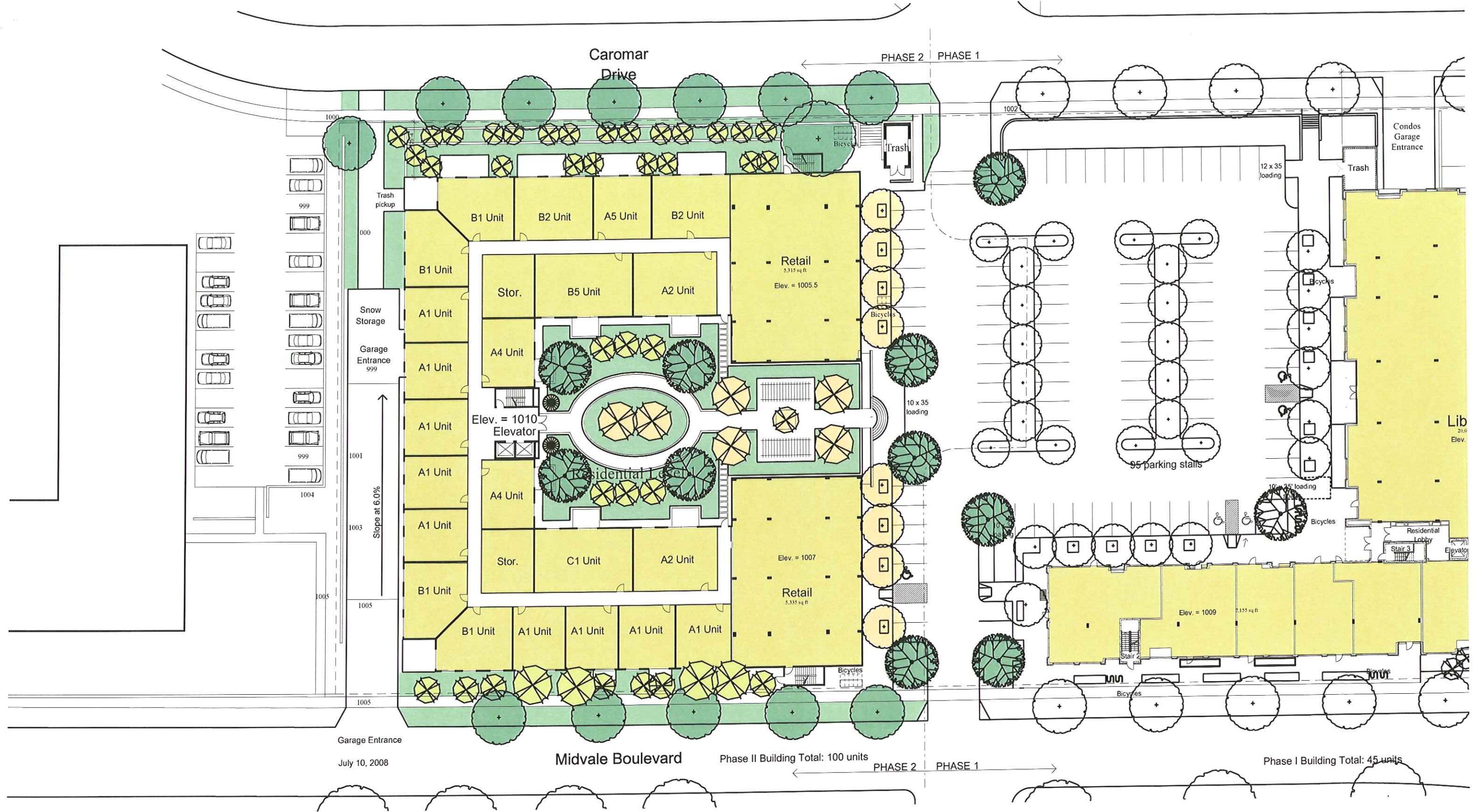
Garage Entrance  
July 10, 2008

Midvale Boulevard

Phase II Building Total: 100 units

Phase I Building Total: 45 units





Single Entry Site Plan - 6% Slope from Midvale Blvd.- Option B

Bruce Simonson - Architect

Midvale Plaza Joint Venture

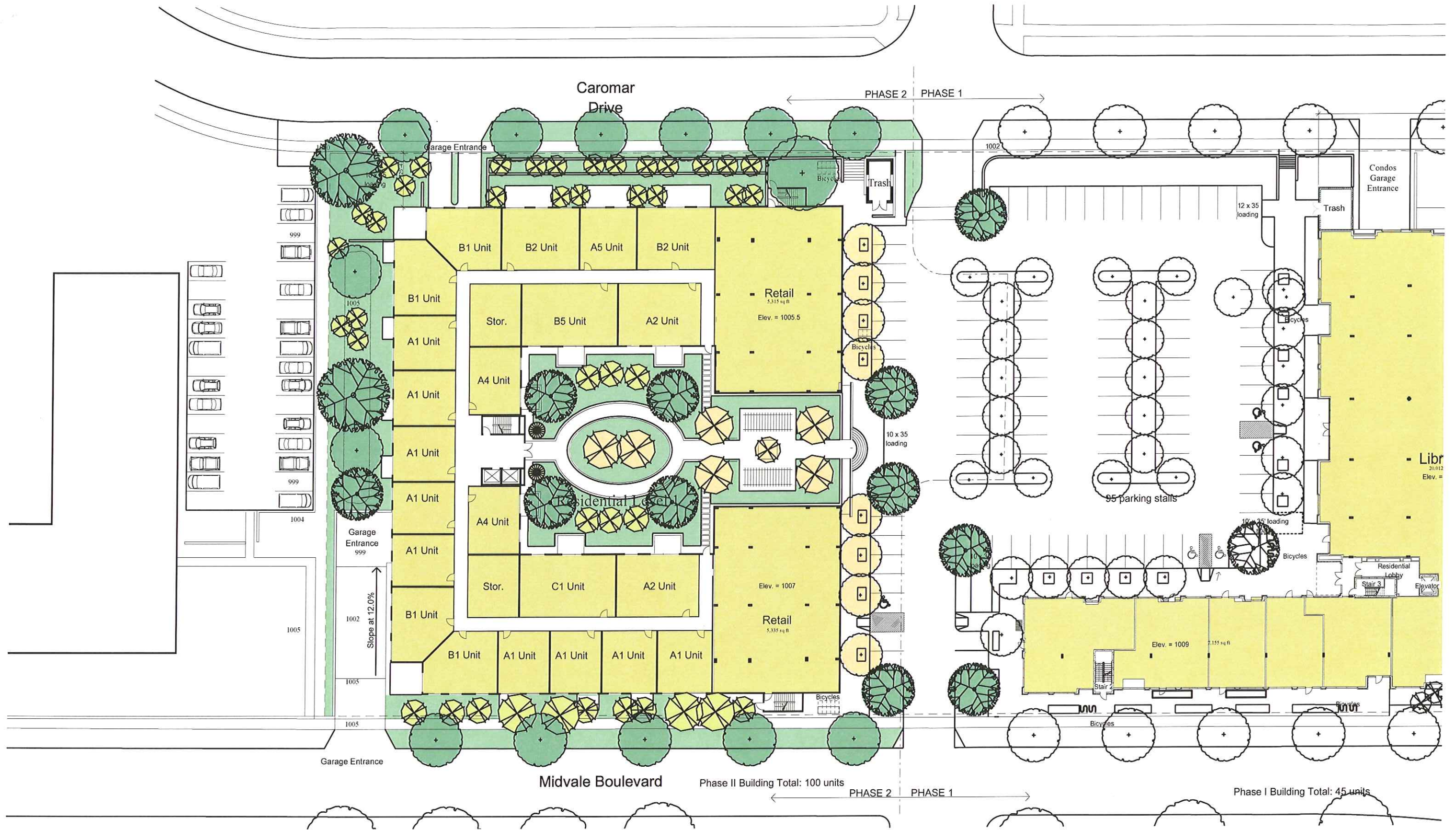
July 21, 2008

# Sequoia Commons Phase II

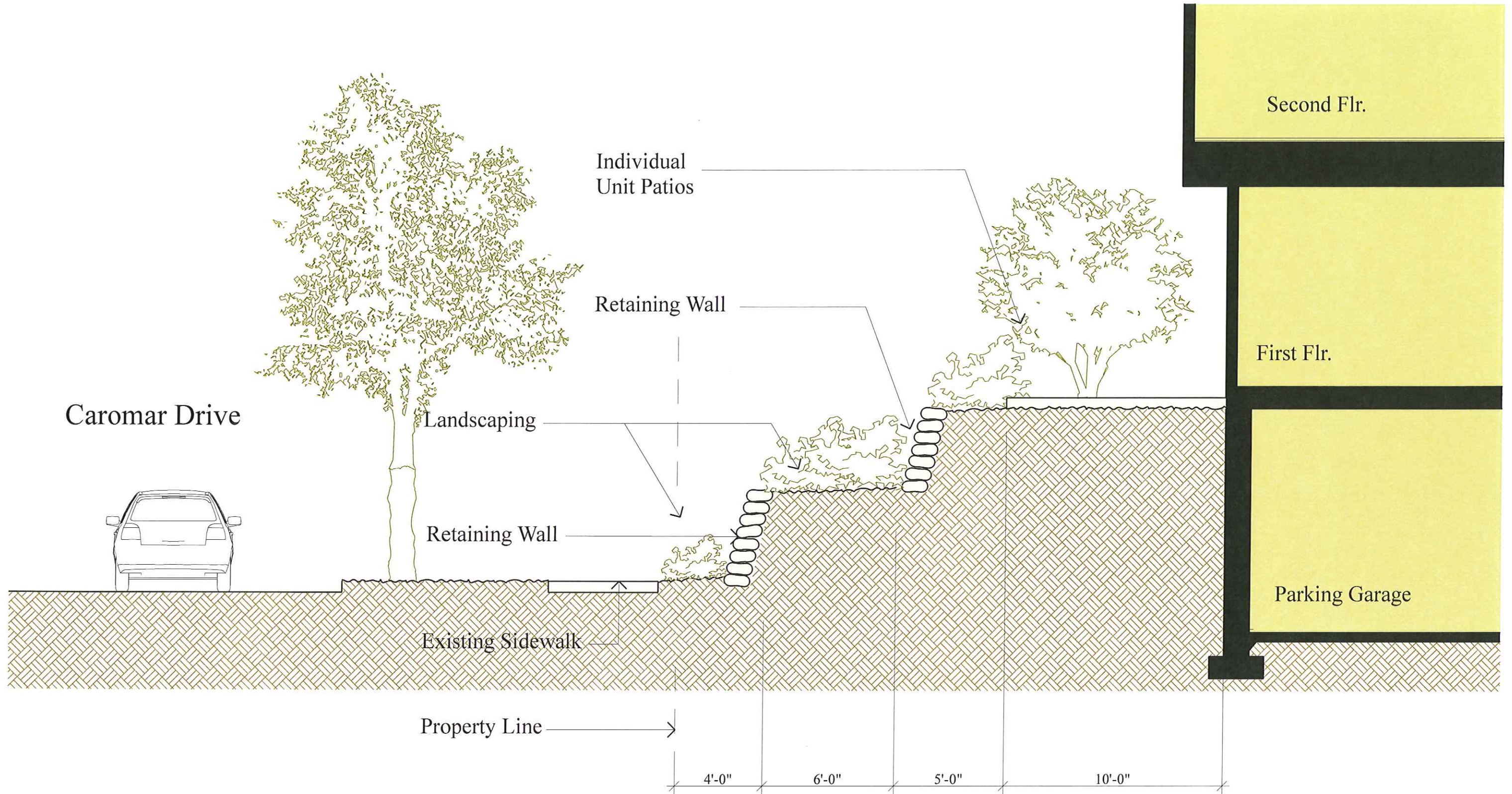
515 S. Midvale Blvd. Madison, Wisconsin

A2









Section at Caromar Drive Terraces

Scale: 1/2" = 1'-0"

Sequoia Commons Phase II

515 S. Midvale Blvd. Madison, Wisconsin