

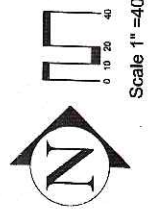


HILDALE

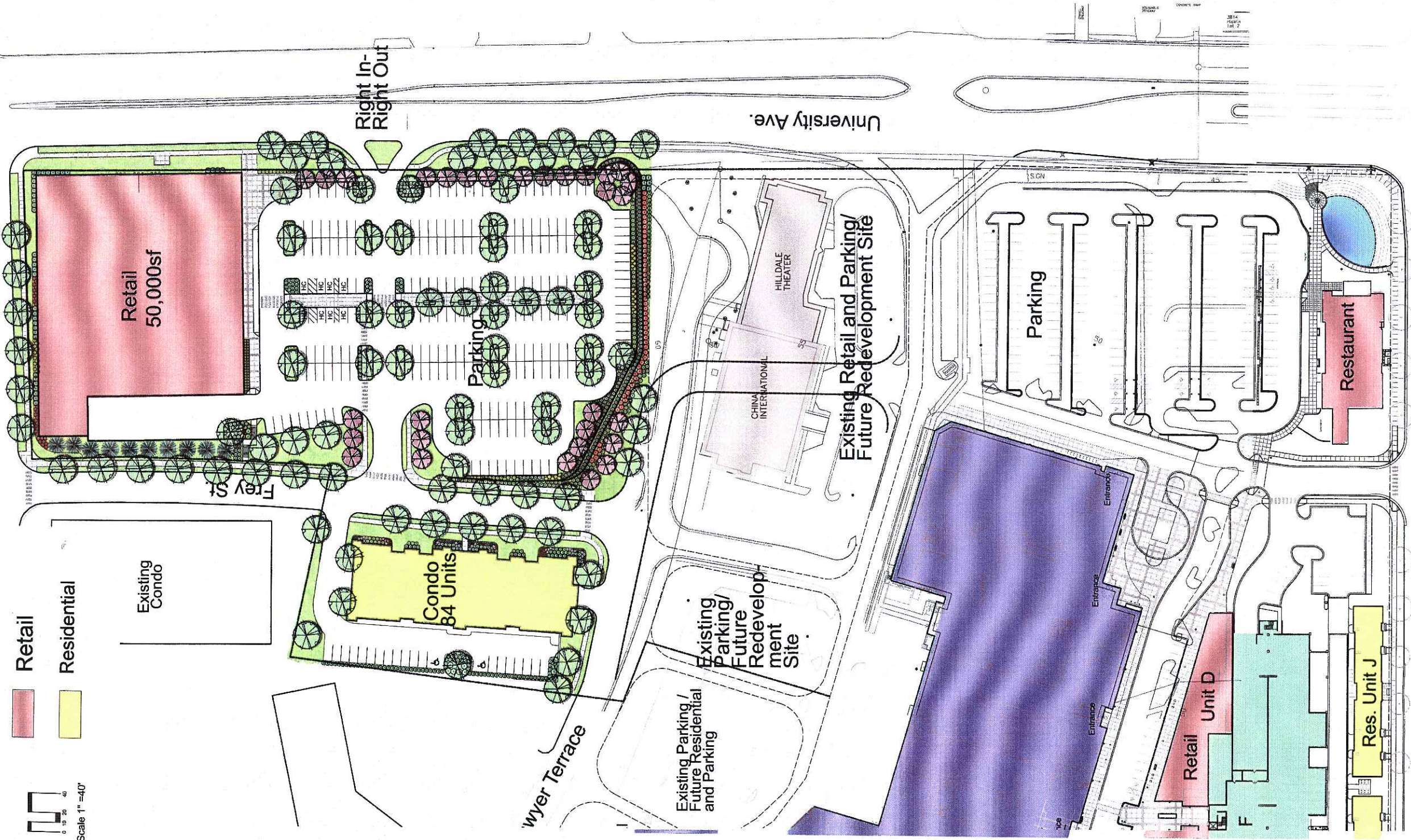
HILDALE PUD-GDP-SIP Amendment #2 9-28-05

Hilldale SIP Amendment #2

Site Concept Plan 09/28/05



- Retail
- Residential



Right In-
Right Out

University Ave.

Retail
50,000sf

Parking

Condo
84 Units

Existing Retail and Parking/
Future Redevelopment Site

Parking

Restaurant

Existing Parking/
Future Redevelop-
ment Site

Existing Parking /
Future Residential
and Parking

Wyer Terrace

Existing
Condo

Retail
Unit D

Res. Unit J

Entrance

Entrance

Entrance

Plant List	
Canopy Trees	
Acer x freemanii 'Autumn Blaze'	Freeman maple
Celtis occidentalis	Common hackberry
Fraxinus nigra 'Fallgold'	Fallgold black ash
Linus x 'Accolade'	Accolade hybrid elm
Small Trees	
Malus 'Red Jewel'	Red Jewel crabapple
Malus 'Silver Drift'	Silver Drift crabapple
Deciduous Shrubs	
Aronia arbutifolia	Red chokeberry
Aronia melanocarpa 'Inquis Beauty'	Inquis Beauty chokeberry
Calliparis dichotoma 'Issa'	Issa beautyberry
Clethra alnifolia 'Hummingbird'	Summersweet clove
Diervilla lonicera	Deer-hush honeysuckle
Rosa rugosa 'Frau Dagmar Hestrup'	Rugosa rose
Viburnum opulus 'Compactum'	Compact european cranberrybush viburnum
Viburnum dentatum	Arrowwood Viburnum
Evergreen Shrubs	
Juniperus chinensis var. procumbens 'Nana'	dwarf Japanese garden juniper
Juniperus chinensis 'Sue Grech'	Sue Green Juniper
Taxus x media 'Taunton'	Taunton Yew
Perennials/Groundcover	
Dicentra spectabilis 'Goldfischer'	hairgrass
Hemerocallis x 'Chicago Apache'	Chicago Apache daylily
Hemerocallis x 'Happy Returns'	Happy Returns daylily
Hemerocallis x 'Summer Wine'	Summer Wine daylily
Linopis spicata	Hydrat

Condo Parking Lot LANDSCAPE POINTS				240 Stall Parking Lot LANDSCAPE POINTS			
2 CANOPY TREES REQUIRED FOR 21 PARKING SPACES				15 CANOPY TREES REQUIRED FOR 240 PARKING SPACES			
OTHER LANDSCAPE ELEMENTS 21 SPACES = 102.8 POINTS EQUIURED				OTHER LANDSCAPE ELEMENTS 240 SPACES = 967.7 POINTS EQUIURED			
TYPE	NUMBER	POINTS	POINTS	TYPE	NUMBER	POINTS	POINTS
CANOPY TREE 2'-2 1/2" CAL.	4	35	140	CANOPY TREE 2'-2 1/2" CAL.	22	25	770
DECIDUOUS SHRUB	33	2	66	DECIDUOUS SHRUB	148	2	296
EVERGREEN SHRUB	53	3	159	EVERGREEN SHRUB	62	3	186
EARTH BERM	0	2.5	0	EARTH BERM	0	2.5	0
EVERGREEN TREE	0	15	0	EVERGREEN TREE	0	15	0
ORNAMENTAL TREE	0	15	0	ORNAMENTAL TREE	26	15	390
TOTAL OTHER POINTS PROVIDED			365	TOTAL OTHER POINTS PROVIDED			1662



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**HILLDALE SHOPPING CENTER
PUD-GDP-SIP Amendment #2**
702 N. MIDVALE BOULEVARD
MADISON, WI
HILLDALE BUILDING COMPANY LLC

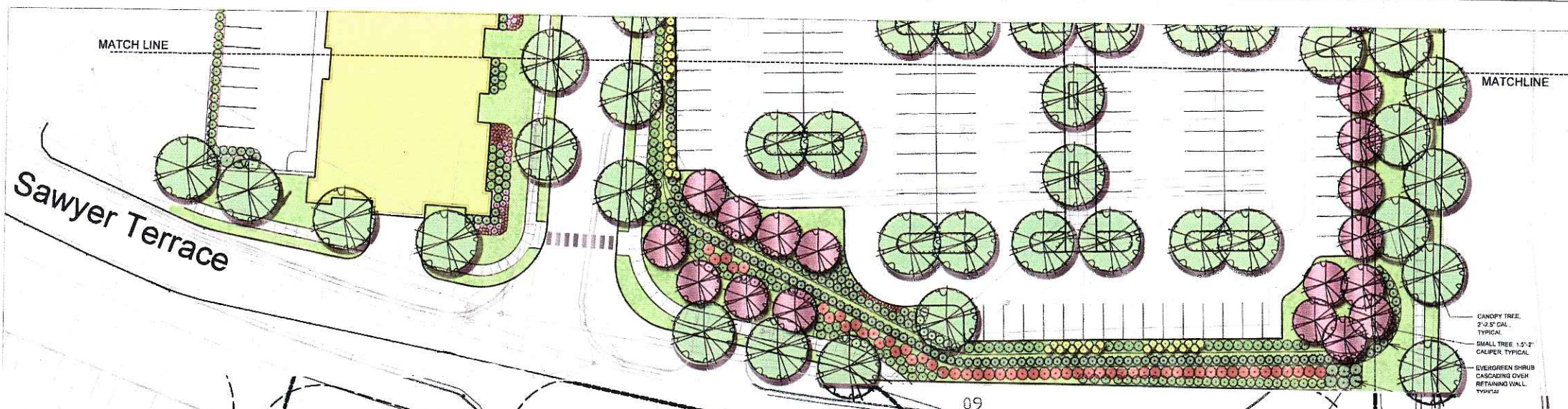
Sheet Title:
PLANTING PLAN SHEET 1

Revisions:

No.	Date	Description	By

Project Number: Drawn By: MS
Date Issued: Reviewed By: KS
09-28-05

Sheet Number:
L201H



CANOPY TREE,
2'-2.5' CAL.
TYPICAL
SMALL TREE 1.5'-2'
CALIPER TYPICAL
EVERGREEN SHRUB
CASCADING OVER
RETAINING WALL
TYPICAL

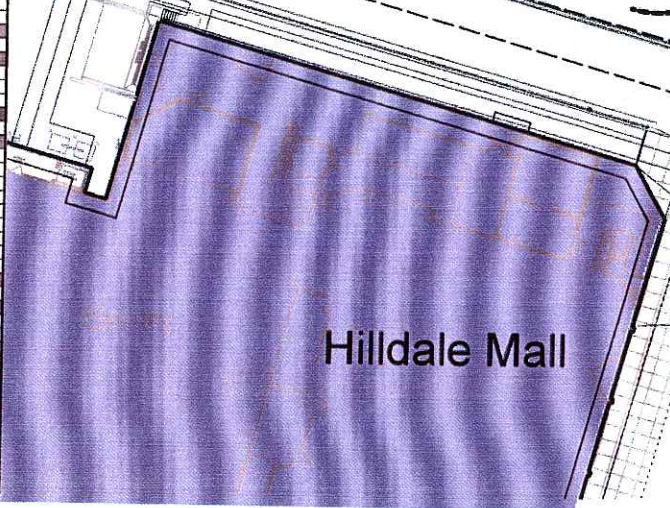
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Residential
arking

Existing
Parking/
Future
Redevelop-
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Site

Existing Retail and Parking/
Future Redevelopment Site

University Ave.

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Hemerocallis x 'Summer Wine'	Summer Wine daylily
Liriope spicata	lyturf



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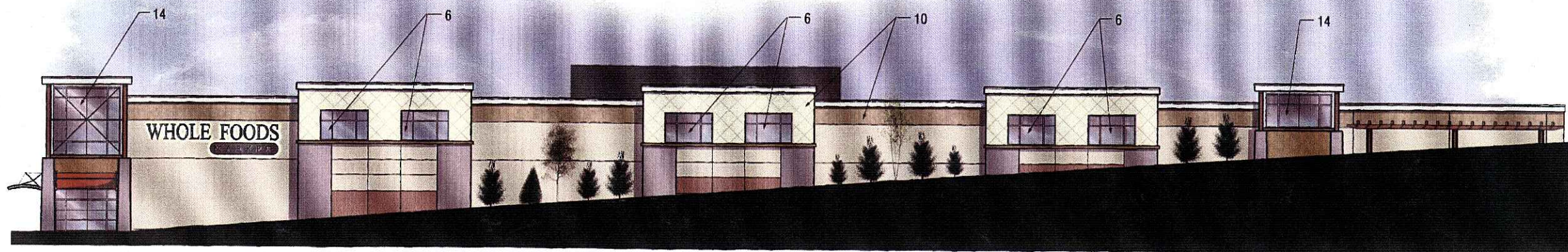
**HILLDALE SHOPPING CENTER
PUD-GDP-SIP Amendment #2**
702 N. MIDVALE BOULEVARD
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Sheet Title:
PLANTING PLAN
SHEET 2

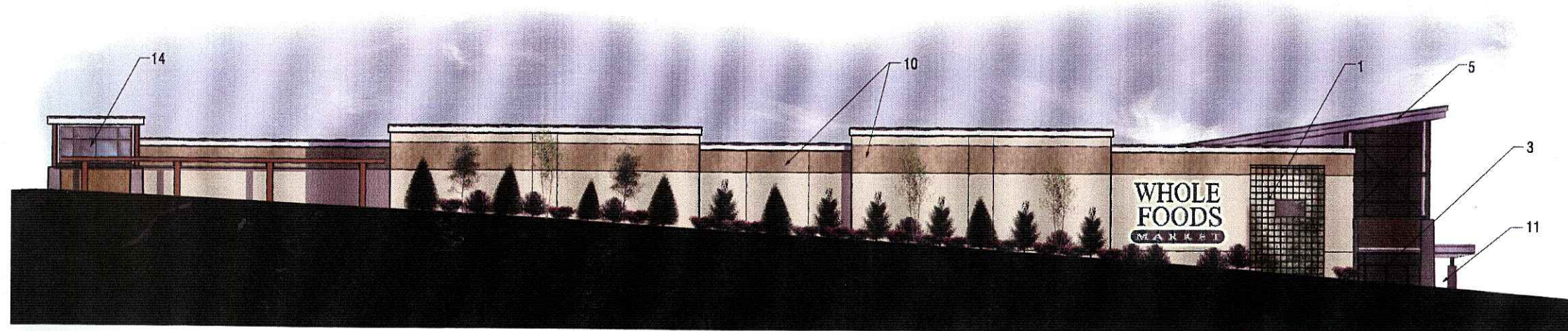
Revisions	No.	Date	Description	By

Project Number: MS
Date Issued: 09-28-05
Drawn By: MS
Reviewed By: KS

Sheet Number:
L202H

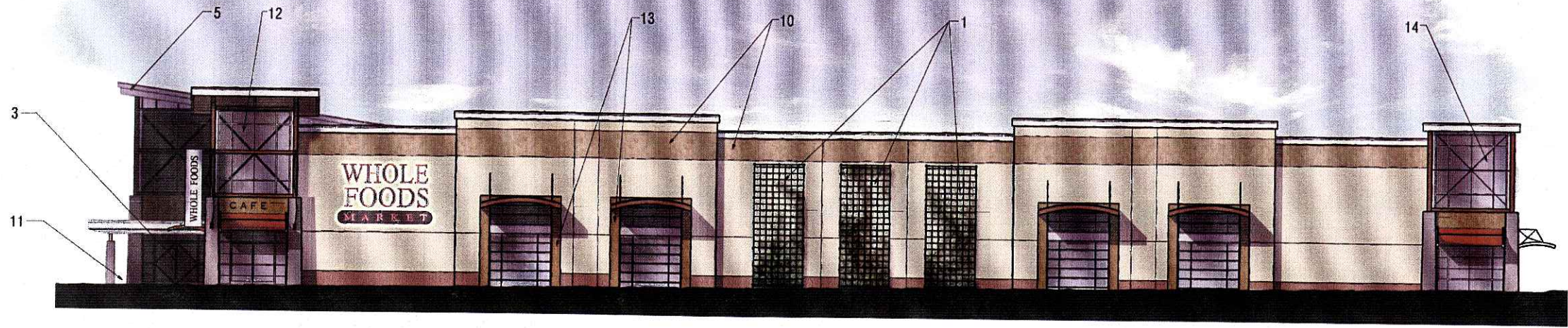


1 WEST ELEVATION
1" = 20'-0"



2 SOUTH ELEVATION
1" = 20'-0"

- 1 Vine covered metal trellis screen.
- 2 Recessed truck dock.
- 3 Automatic sliding doors.
- 4 Light weight tube steel framing.
- 5 Sloping entry roof with two story space. Underside of roof is an exposed wood tongue & groove ceiling over light weight tube steel frame
- 6 Clerestory glazing.
- 7 Poured concrete piers.
- 8 Horizontal pedestrian canopy with cedar soffit and metal fascia.
- 9 Cedar clad projections with clerestory windows above and clear glass Over Head doors below.
- 10 Patterned precast wall panels or patterned cast-in-place concrete wall panels.
- 11 Pedestrian mall with overhead doors that open to allow bakery, fruit, vegetables & flowers to be moved to the sidewalk. This engages both the customers walking from the parking lot and the pedestrians that arrive via public transportation along University Avenue.
- 12 University Avenue tower structure with both clerestory windows above and vision glass below.
- 13 Cedar clad projections with clerestory windows above and the potential to have vision glazing in the lower section.
- 14 Smaller corner tower with the potential to have vision glazing in the lower section.

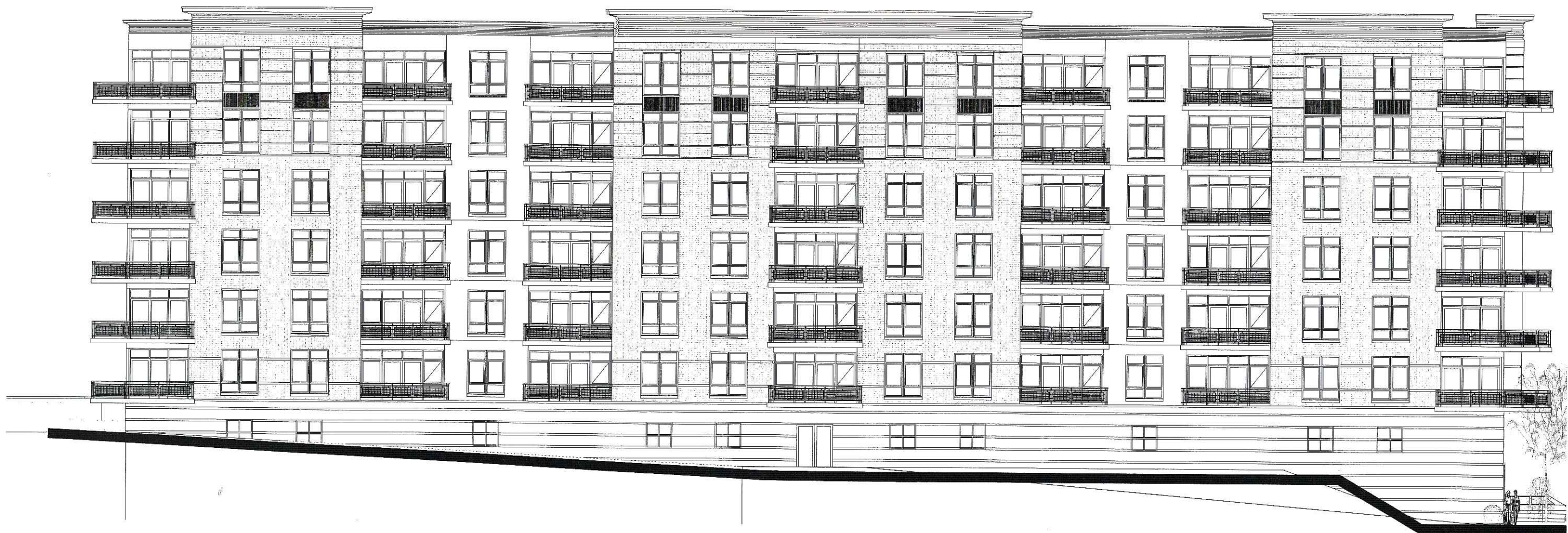


1 NORTH ELEVATION
1" = 20'-0"

- 1 Vine covered metal trellis screen.
- 2 Recessed truck dock.
- 3 Automatic sliding doors.
- 4 Light weight tube steel framing.
- 5 Sloping entry roof with two story space. Underside of roof is an exposed wood tongue & groove ceiling over light weight tube steel frame
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2 EAST ELEVATION
1" = 20'-0"



SOUTH ELEVATION

SCALE: 1'-0" = 16'

HILLDALE CONDOMINIUMS
MADISON, WISCONSIN

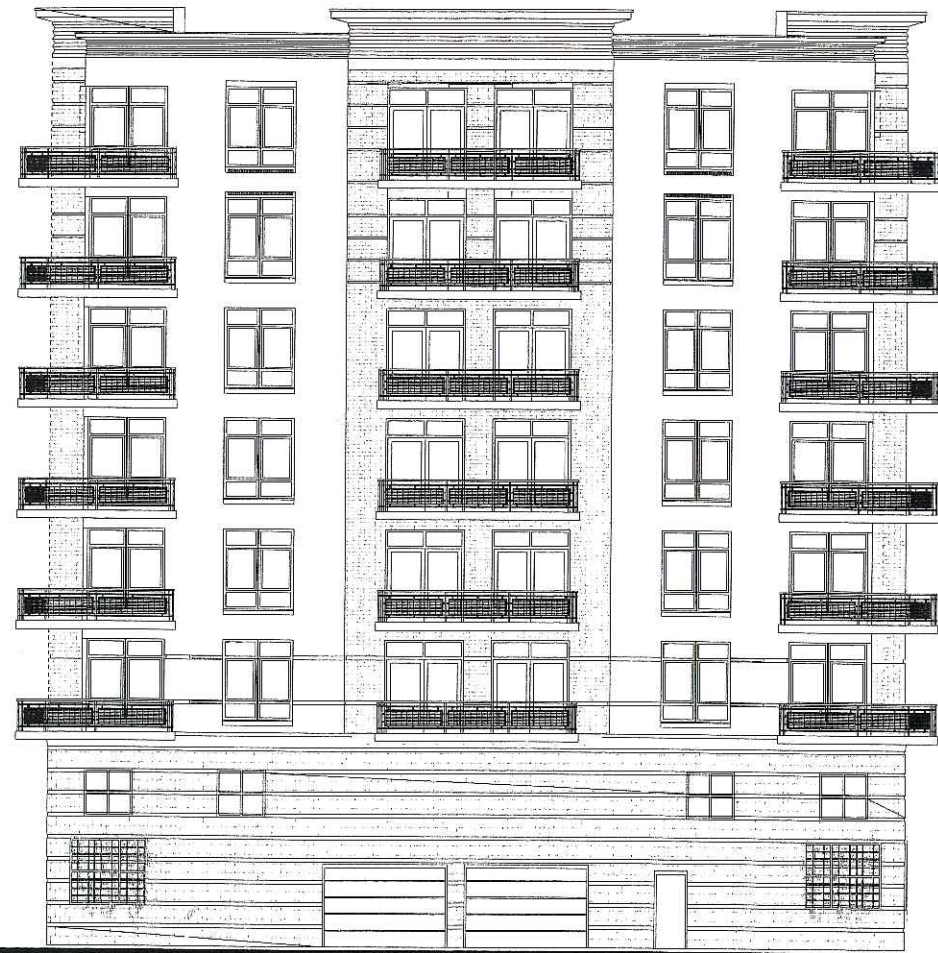
JOSEPH FREED & ASSOCIATES



OKW Architects

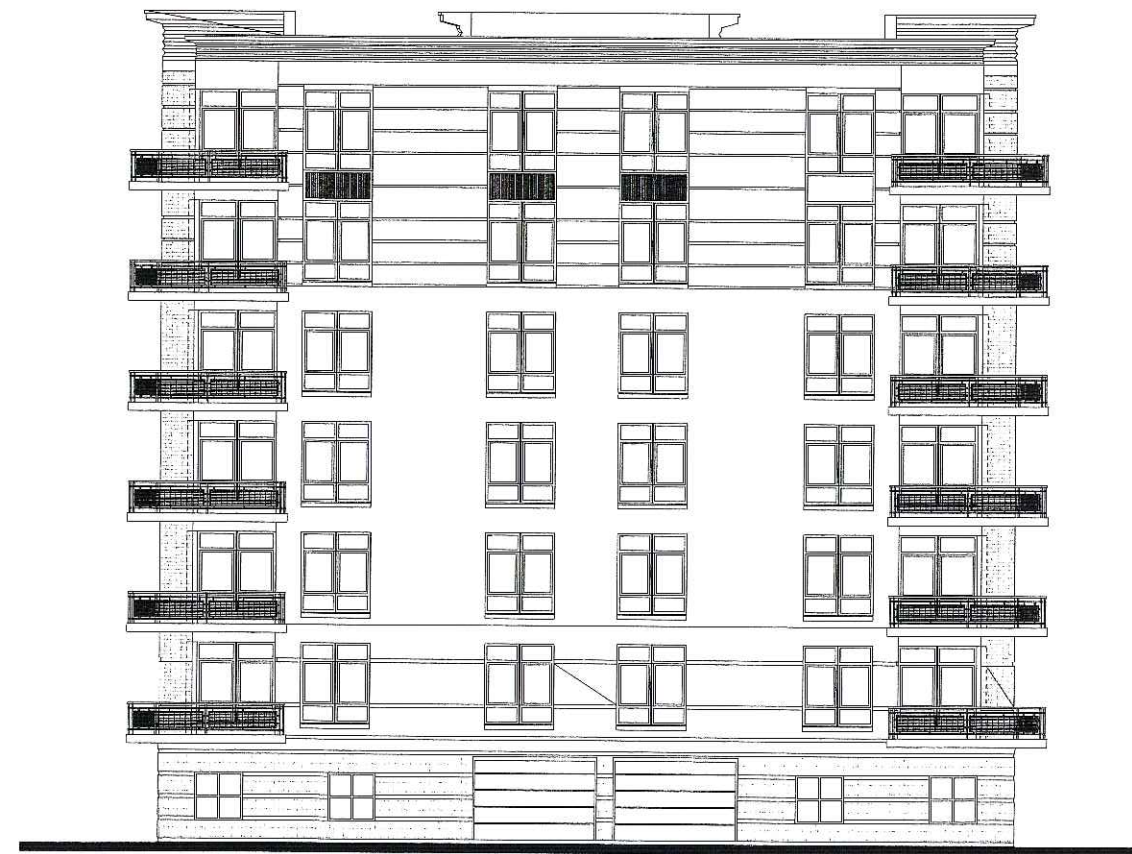
DATE: SEPTEMBER 28, 2005

PROJECT NUMBER:



EAST ELEVATION

SCALE:1'-0" = 16'

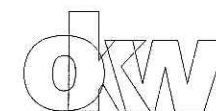


WEST ELEVATION

SCALE:1'-0" = 16'

HILLDALE CONDOMINIUMS
MADISON, WISCONSIN

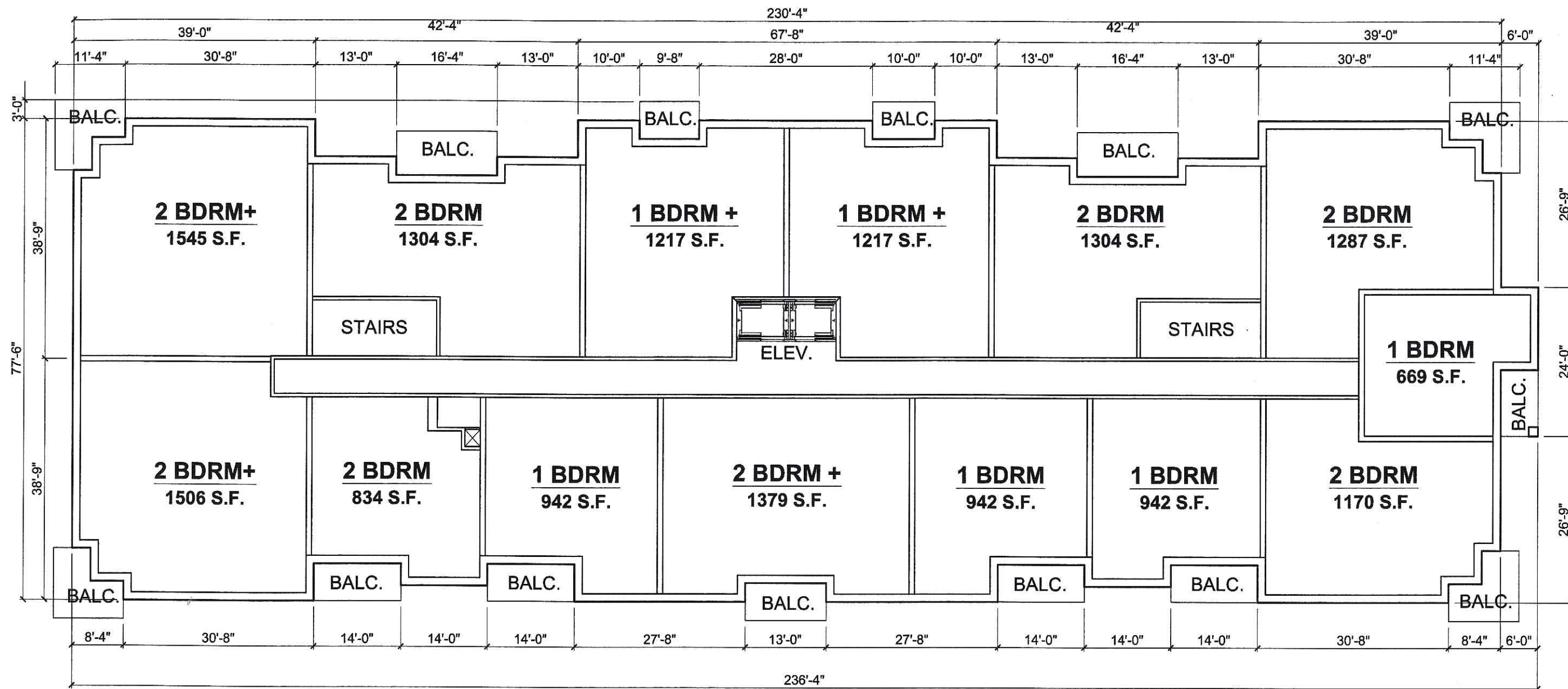
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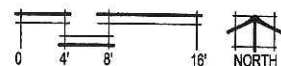
PROJECT NUMBER:



BUILDING DATA	
BUILDING AREA	142,968 S.F. (17,871/FLOOR)
TWO BEDROOM + UNITS	3/FLOOR = 18
TWO BEDROOM UNITS	5/FLOOR = 30
ONE BEDROOM + UNITS	2/FLOOR = 12
ONE BEDROOM UNITS	4/FLOOR = 24
CONDOMINIUM UNITS	84
PARKING	84 SPACES TOTAL

TYPICAL FLOOR PLAN

SCALE: 1/16"=1'-0"



HILLDALE CONDOMINIUMS

MADISON, WISCONSIN

JOSEPH FREED & ASSOCIATES



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DATE: SEPTEMBER 28, 2005

PROJECT NUMBER:



NORTH ELEVATION

SCALE: 1'-0" = 16'

HILLDALE CONDOMINIUMS
MADISON, WISCONSIN

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DATE: JULY 29, 2005

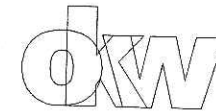
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VIEW FROM NORTHEAST

HILDALE CONDOMINIUMS
MADISON, WISCONSIN

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