

APPLICATION FOR
URBAN DESIGN COMMISSION
REVIEW AND APPROVAL

AGENDA ITEM # _____
Project # _____

DATE SUBMITTED: <u>Oct 12 2005</u>	Action Requested
UDC MEETING DATE: <u>Oct 28 2005</u>	<input type="checkbox"/> Informational Presentation
	<input type="checkbox"/> Initial Approval and/or Recommendation
	<input checked="" type="checkbox"/> Final Approval and/or Recommendation

PROJECT ADDRESS: 702 N. MIDVALE - HILLODALE CENTER
ALDERMANIC DISTRICT: 11 SIP #1 (MIDVALE-UNIVERSITY)

OWNER/DEVELOPER (Partners and/or Principals) ARCHITECT/DESIGNER/OR AGENT:
JOSEPH FREED AND ASSOCIATES LLC
220 N. SMITH STREET SUITE 300
PALATINE, IL 60067

CONTACT PERSON: ANDY STEIN
Address: JOSEPH FREED AND ASSOCIATES LLC
220 N. SMITH ST SUITE 300
PALATINE IL 60067
Phone: 847 215 5393
Fax: 847 215 5282
E-mail address: astein@jfreed.com

TYPE OF PROJECT:
(See Section A for:)

- Planned Unit Development (PUD)
 - General Development Plan (GDP)
 - Specific Implementation Plan (SIP) AMENDMENT
- 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:)

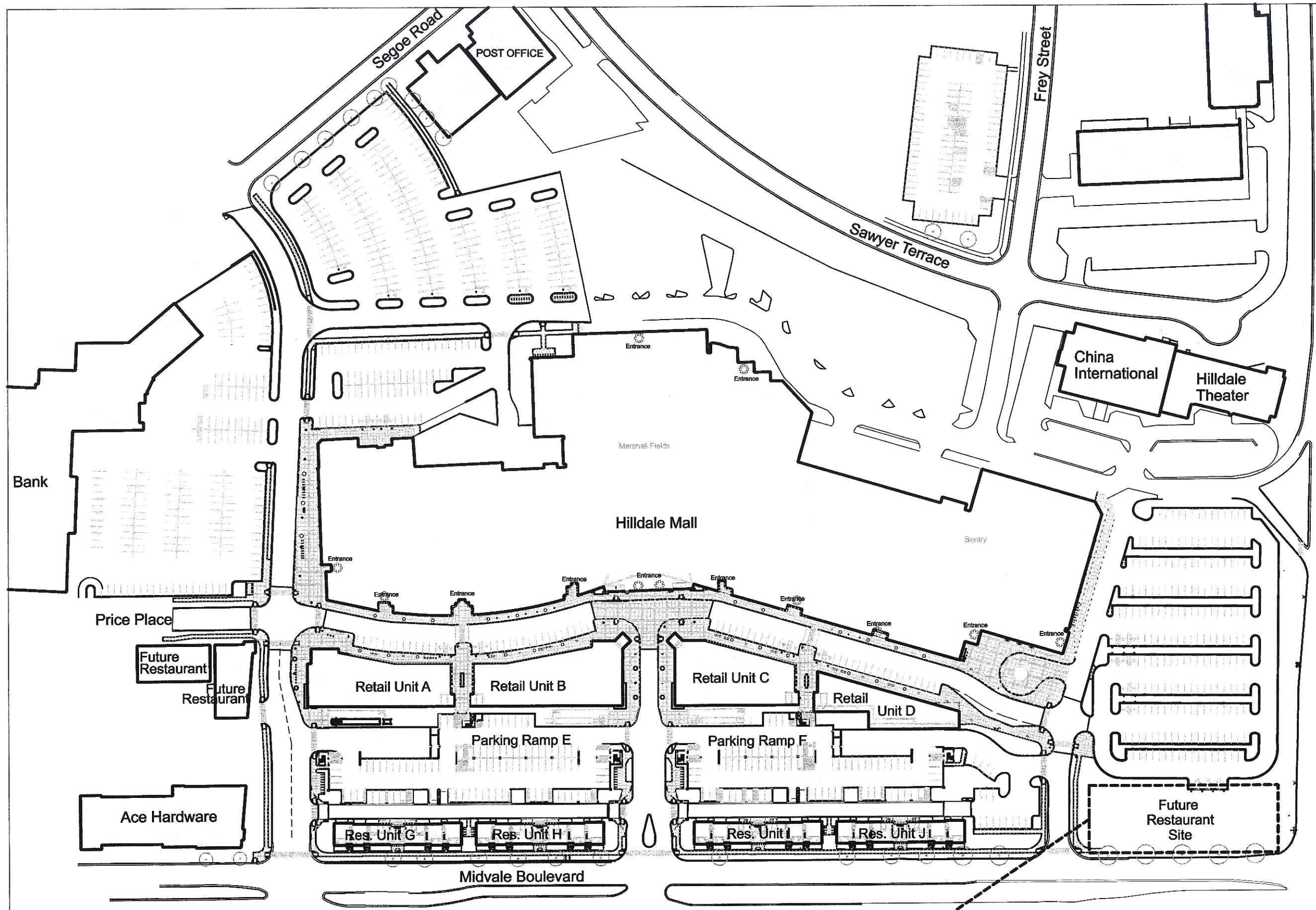
- Comprehensive Design Review* (Fee required)
- Street Graphics Variance* (Fee required)
- Other _____

*Public Hearing Required (Submission Deadline 3 Weeks in Advance of Meeting Date)



HILDALE

HILDALE PUD-GDP-SIP Amendment #1 Restaurant/Water Feature 10-12-05



SIP Amendment #1 Location

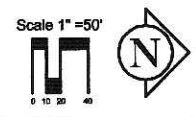
HILLDALE SHOPPING CENTER
 702 N. MIDVALE BOULEVARD
 MADISON, WI

HILLDALE BUILDING COMPANY LLC

SIP Amendment #1
 Location Plan

MS
KS

EX101



University Ave.

Frey Street

Sawyer Terrace

Segoe Road

POST OFFICE

Hilldale Mall

China International

Hilldale Theater

Bank

Price Place

Future Restaurant

Future Restaurant

Ace Hardware

Retail Unit A

Retail Unit B

Retail Unit C

Retail Unit D

Parking Ramp E

Parking Ramp F

Res. Unit G

Res. Unit H

Res. Unit I

Res. Unit J

Future Restaurant Site

Midvale Boulevard

Hilldale Center-SIP #1 Amendment-Restaurant and Pond at Midvale and University

Background and Site

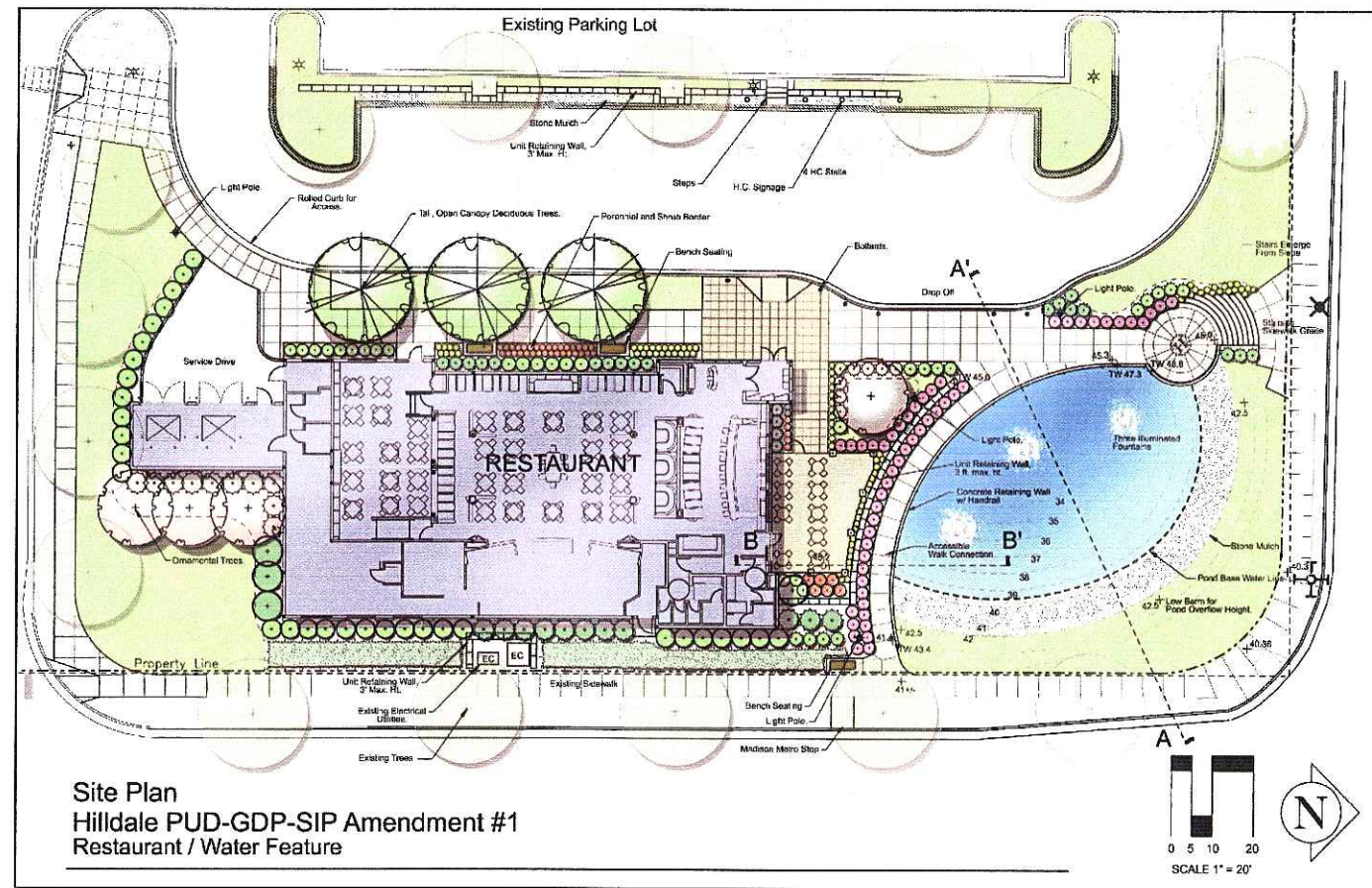
The Hilldale General Development plan (GDP) and Specific Implementation Plan #1 (SIP #1) were approved by the Madison Common Council in February 2005 and were recorded in June of 2005. Development work and infrastructure work is underway along Midvale Boulevard frontage on the site. In the course of discussions about the redevelopment of Hilldale with residents, community organizations, and City Staff and in presentations to the Urban Design Commission, the Plan Commission and the Common Council, Joseph Freed and Associates LLC made a commitment to seek approval of the "Future Restaurant" area in SIP #1 when we had finalized a deal with a restaurateur for the location at Midvale and University Avenue. This commitment was made as a condition of approval of SIP#1.

The Locator Map shows the area for the Hilldale SIP Amendment #1

Redevelopment Program for Midvale and University Future Restaurant Site

The Hilldale GDP and SIP #1 anticipated development of a restaurant and publicly accessible space at Midvale and University that would upgrade the appearance and vitality there. The proposed restaurant and water feature will replace the current US Bank building at the site and will open visibility and access from the corner into the redeveloped shopping center areas.

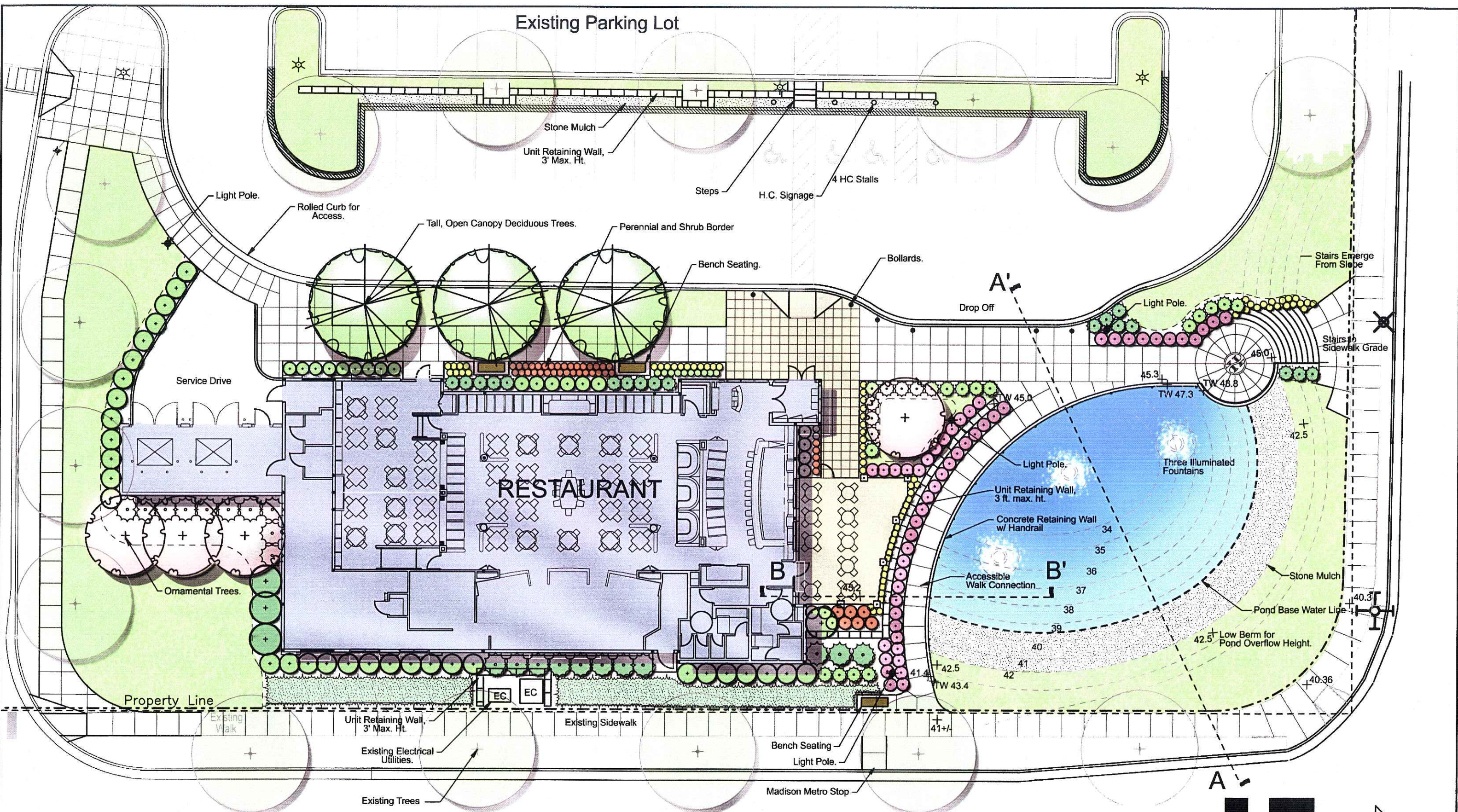
Attached please find a site plan and color elevations of the restaurant and water feature, grading plans, signage plans, lighting and photometric plan, and utility and HVAC screening concepts.



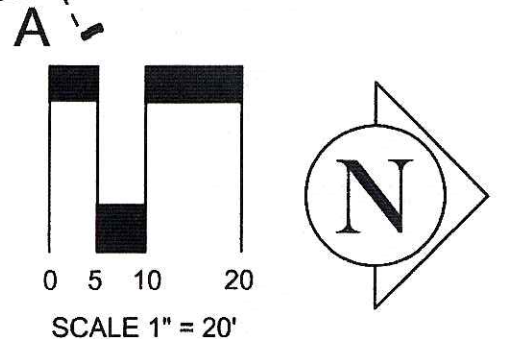
Project Brief
Hilldale PUD-GDP-SIP Amendment #1
Restaurant / Water Feature



Site Context
Hilldale PUD-GDP-SIP Amendment #1
Restaurant / Water Feature



Site Plan
Hildale PUD-GDP-SIP Amendment #1
Restaurant / Water Feature



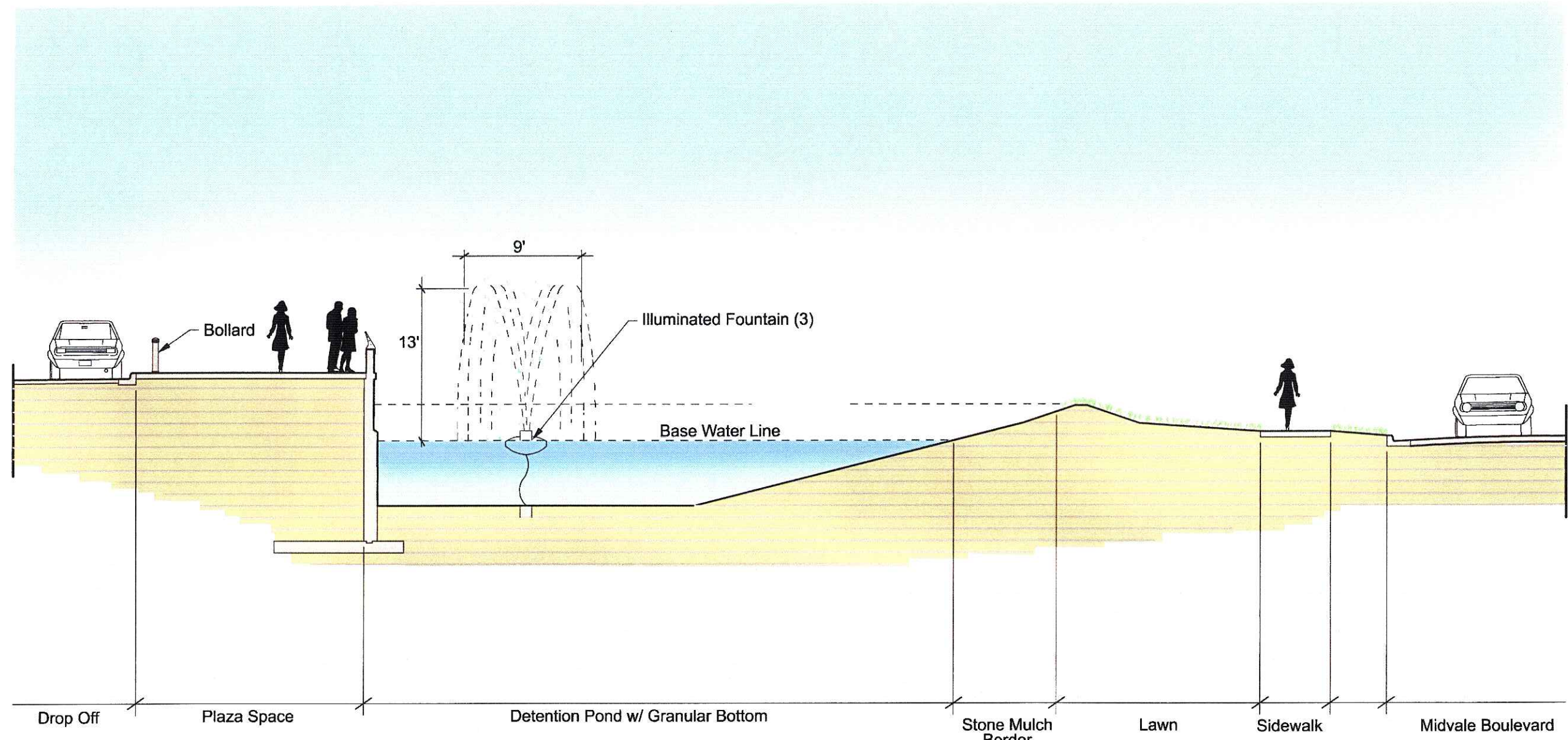


HILDALE 1'8" h

17' w

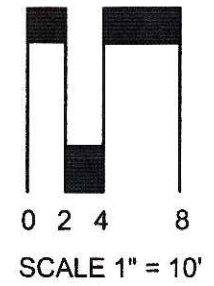
"Hilldale" type:
17'w x 1'8"h
Laser-cut, brushed aluminum letters
Raised 1" off wall surface

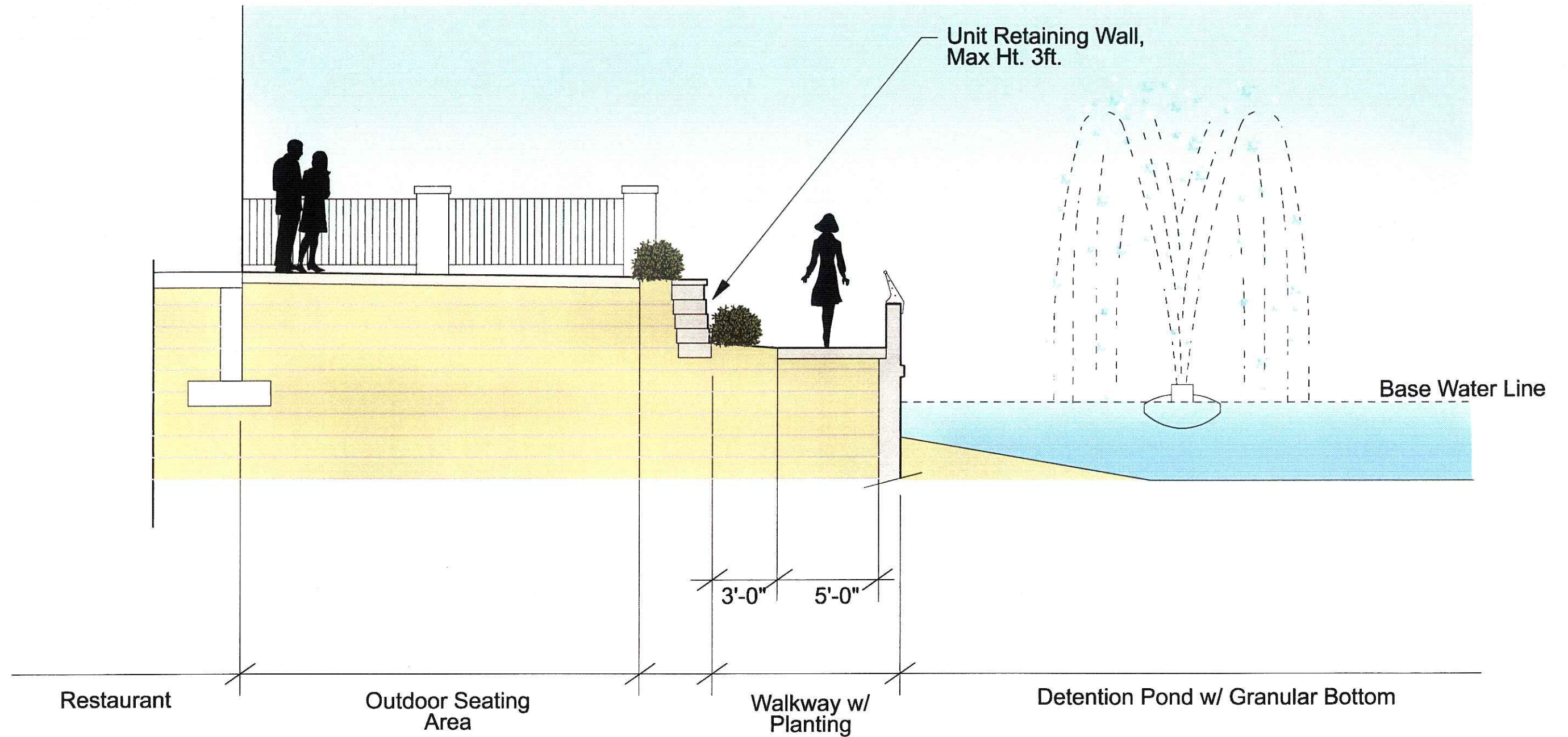
Retaining Wall Elevation
Hilldale PUD-GDP-SIP Amendment #1
Restaurant / Water Feature



Section A'-A

Detention Pond Section
 Hilldale PUD-GDP-SIP Amendment #1
 Restaurant / Water Feature



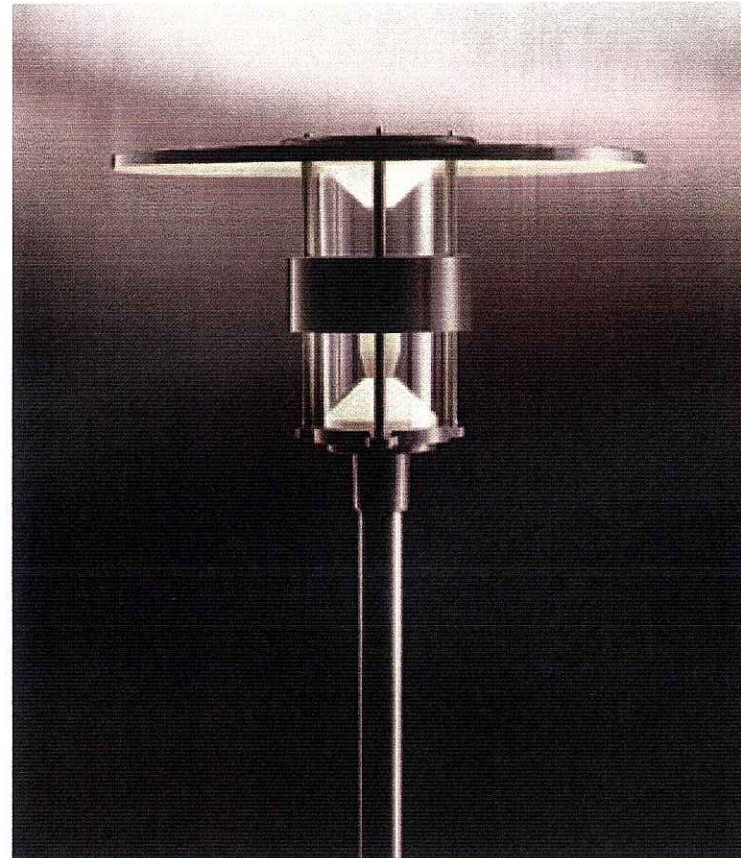


Section B'-B

Outdoor Seating/ Walkway Section
 Hilldale PUD-GDP-SIP Amendment #1
 Restaurant / Water Feature



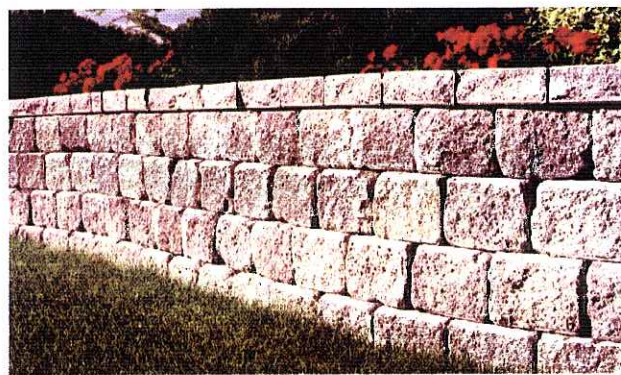
Illuminated Fountain (3)



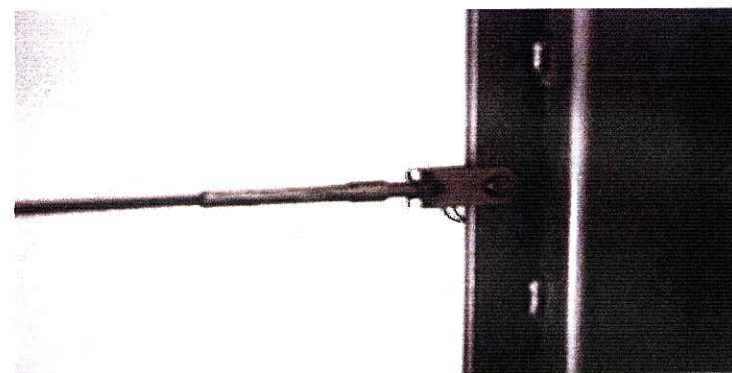
Light Fixture



Light Fixture w/ Poles



Unit Retaining Wall



Handrail Cable System

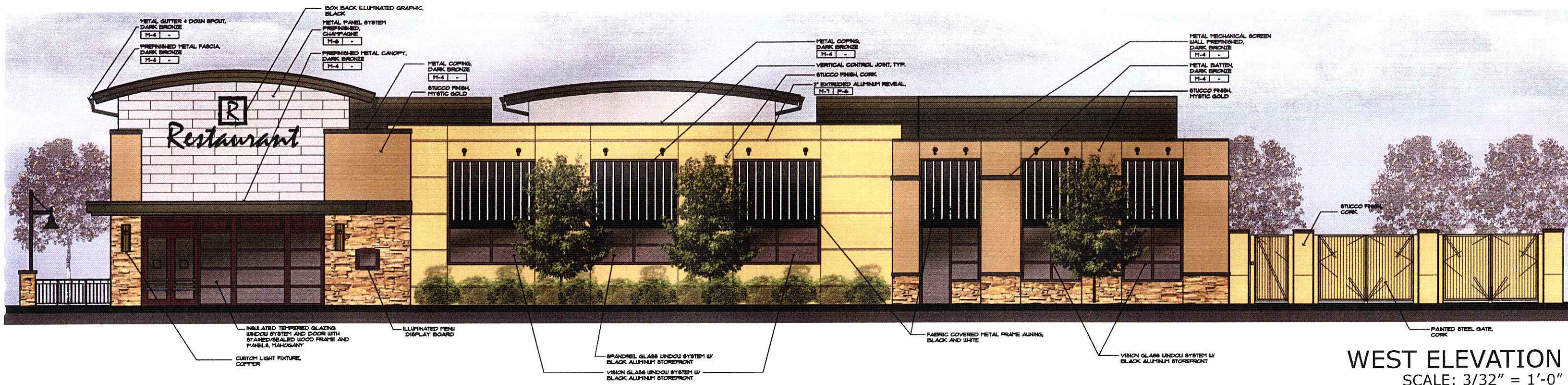


Bollard



Outdoor Seating

Design Elements
Hilldale PUD-GDP-SIP Amendment #1
Restaurant / Water Feature



WEST ELEVATION
SCALE: 3/32" = 1'-0"

FINISH MATERIALS SCHEDULE

PAINT (DIV. 9)

- P-10 PRODUCT: PAINT
MANUFACTURER: BENJAMIN MOORE
COLOR: 2153-40 (CORK)
- P-11 PRODUCT: PAINT
MANUFACTURER: BENJAMIN MOORE
COLOR: HC-37 (MYSTIC GOLD)
- P-6 PRODUCT: PAINT
MANUFACTURER: BENJAMIN MOORE
COLOR: HC-104 (COPLLEY GRAY)

STONE (DIV.4)

- S-5 PRODUCT: CULTURED STONE
TEXTURE: WEATHERED EDGE LEDGESTONE
COLOR: SILVERADO
MANUFACTURER: QUENS CORNING

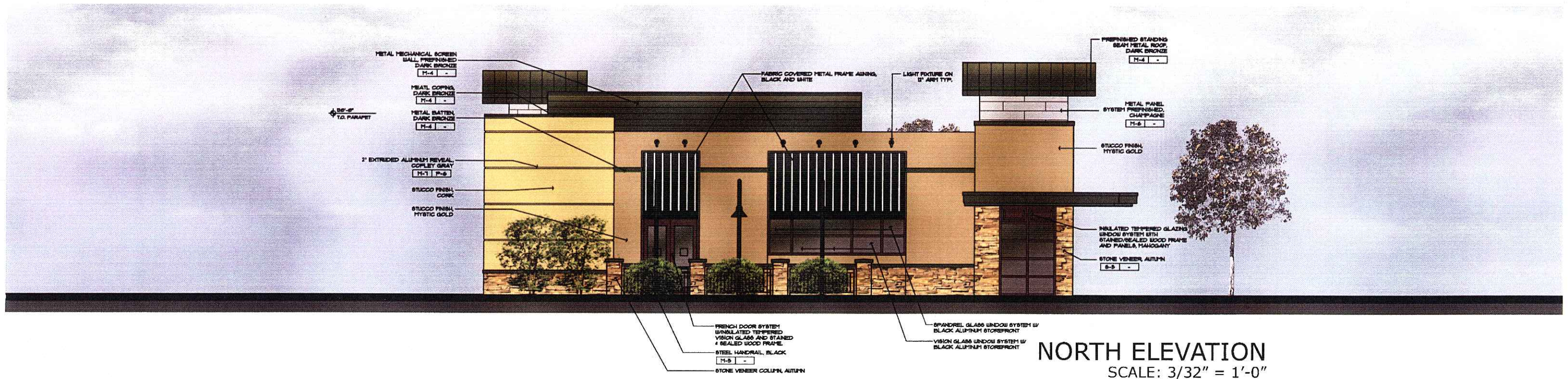
METAL (DIV. 5)

- M-4 PRODUCT: PREFINISHED METAL
COLOR: DARK BRONZE
SOURCE: BERRIDGE
- M-5 PRODUCT: BLACK STEEL (EXTERIOR)
FINISH: BLACK SEALED
SEALER: METAL SEALER BY SCULPT NOUVEAU
- M-6 PRODUCT: PREFINISHED METAL
COLOR: CHAMPAGNE
SOURCE: BERRIDGE

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FINISH MATERIALS SCHEDULE

PAINT (DIV. 9)

- P-10 PRODUCT: PAINT
MANUFACTURER: BENJAMIN MOORE
COLOR: 2B3-40 (CORK)
- P-11 PRODUCT: PAINT
MANUFACTURER: BENJAMIN MOORE
COLOR: HC-31 (MYSTIC GOLD)
- P-6 PRODUCT: PAINT
MANUFACTURER: BENJAMIN MOORE
COLOR: HC-104 (COPLEY GRAY)

STONE (DIV.4)

- S-5 PRODUCT: CULTURED STONE
TEXTURE: WEATHERED EDGE LEDGESTONE
COLOR: SILVERADO
MANUFACTURER: QUENS CORNING

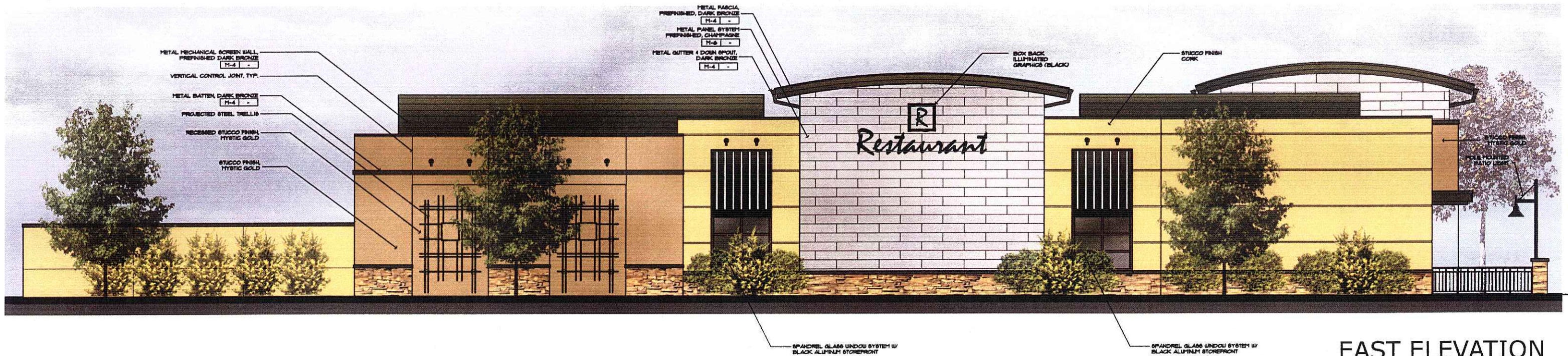
METAL (DIV. 5)

- M-4 PRODUCT: PREFINISHED METAL
COLOR: DARK BRONZE
SOURCE: BERRIDGE
- M-5 PRODUCT: BLACK STEEL (EXTERIOR)
FINISH: BLACK SEALED
SEALER: METAL SEALER BY SCULPT NOUVEAU
- M-6 PRODUCT: PREFINISHED METAL
COLOR: CHAMPAGNE
SOURCE: BERRIDGE

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EAST ELEVATION
SCALE: 3/32" = 1'-0"

FINISH MATERIALS SCHEDULE

PAINT (DIV. 9)

- P-10 PRODUCT: PAINT
MANUFACTURER: BENJAMIN MOORE
COLOR: 2193-40 (CORC)
- P-11 PRODUCT: PAINT
MANUFACTURER: BENJAMIN MOORE
COLOR: HC-37 (MYSTIC GOLD)
- P-6 PRODUCT: PAINT
MANUFACTURER: BENJAMIN MOORE
COLOR: HC-104 (COPLEY GRAY)

STONE (DIV.4)

- S-5 PRODUCT: CULTURED STONE
TEXTURE: WEATHERED EDGE LEDGESTONE
COLOR: SILVERADO
MANUFACTURER: QUENS CORNING

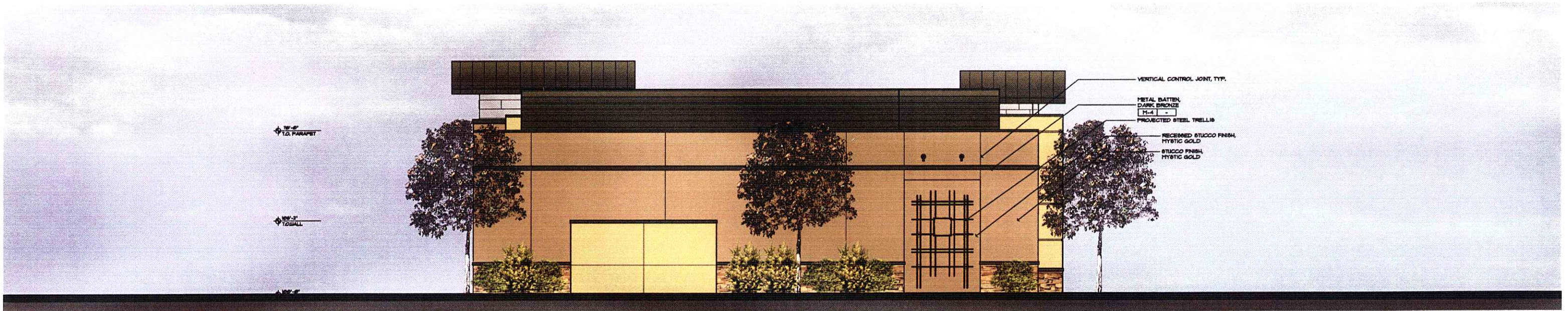
METAL (DIV. 5)

- M-4 PRODUCT: PREFINISHED METAL
COLOR: DARK BRONZE
SOURCE: BERRIDGE
- M-5 PRODUCT: BLACK STEEL (EXTERIOR)
FINISH: BLACK SEALED
SEALER: METAL SEALER BY SCULPT NOUVEAU
- M-6 PRODUCT: PREFINISHED METAL
COLOR: CHAMPAGNE
SOURCE: BERRIDGE

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SOUTH ELEVATION
SCALE: 3/32" = 1'-0"

FINISH MATERIALS SCHEDULE

PAINT (DIV. 9)

- P-10 PRODUCT: PAINT
MANUFACTURER: BENJAMIN MOORE
COLOR: 2153-40 (CORK)
- P-11 PRODUCT: PAINT
MANUFACTURER: BENJAMIN MOORE
COLOR: HC-37 (MYSTIC GOLD)
- P-6 PRODUCT: PAINT
MANUFACTURER: BENJAMIN MOORE
COLOR: HC-104 (COPLEY GRAY)

STONE (DIV.4)

- S-5 PRODUCT: CULTURED STONE
TEXTURE: WEATHERED EDGE LEDGESTONE
COLOR: SILVERADO
MANUFACTURER: OWENS CORNING

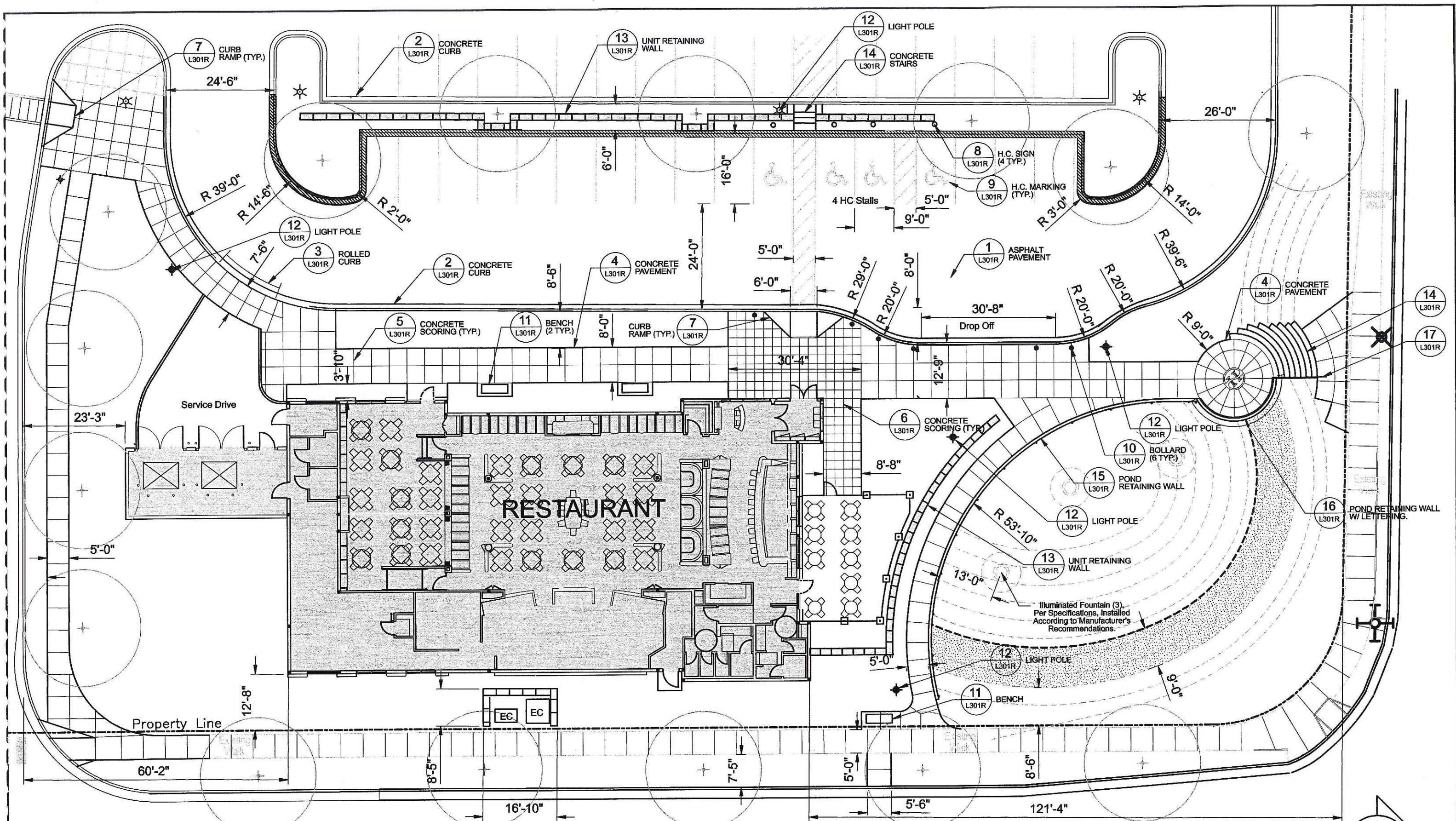
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COLOR: DARK BRONZE
SOURCE: BERRIDGE
- M-5 PRODUCT: BLACK STEEL (EXTERIOR)
FINISH: BLACK SEALED
SEALER: METAL SEALER BY SCULPT NOUVEAU
- M-6 PRODUCT: PREFINISHED METAL
COLOR: CHAMPAGNE
SOURCE: BERRIDGE

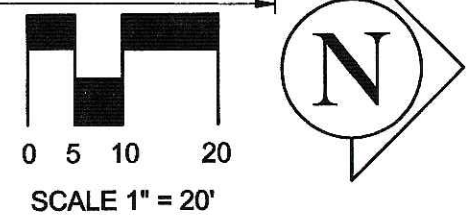
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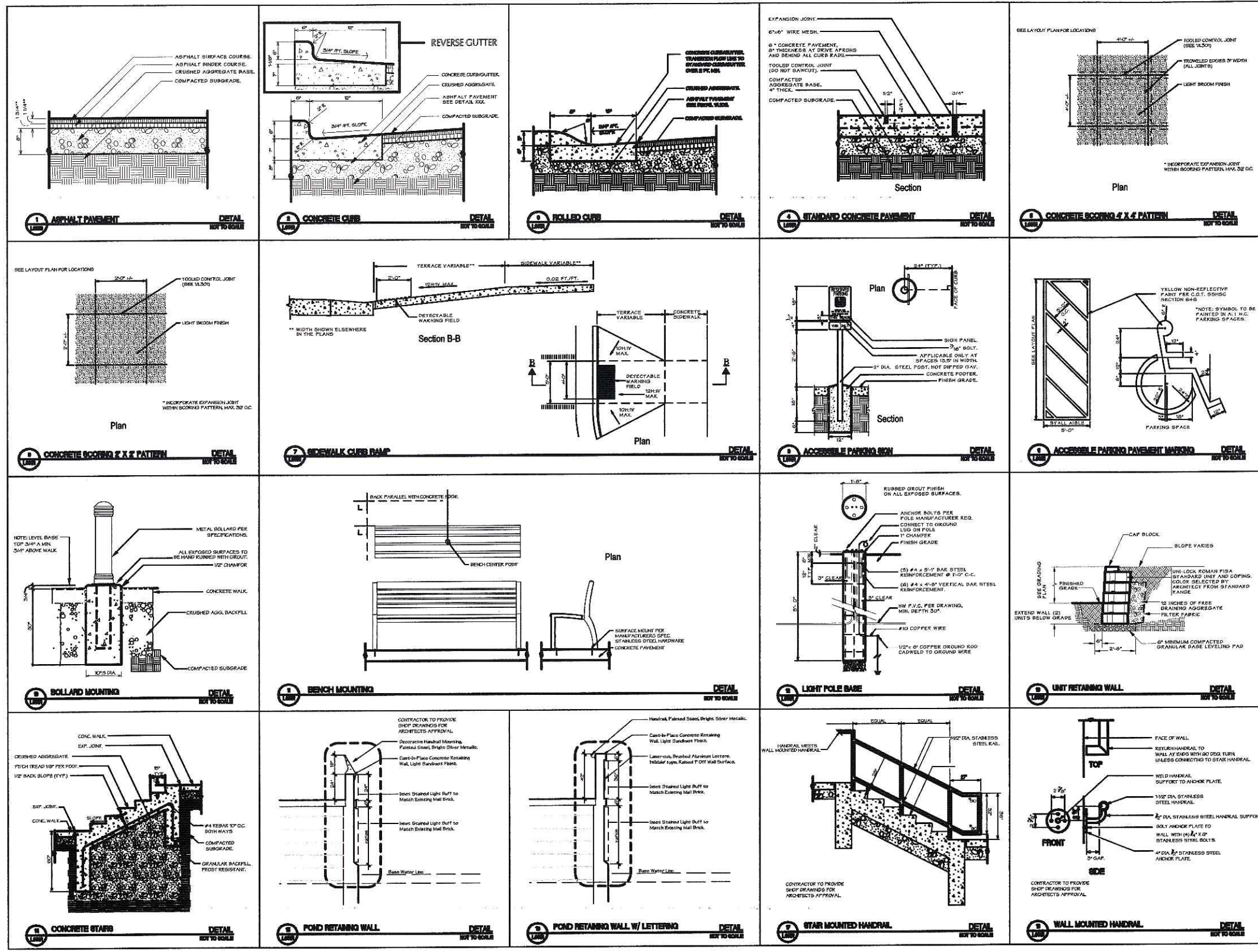
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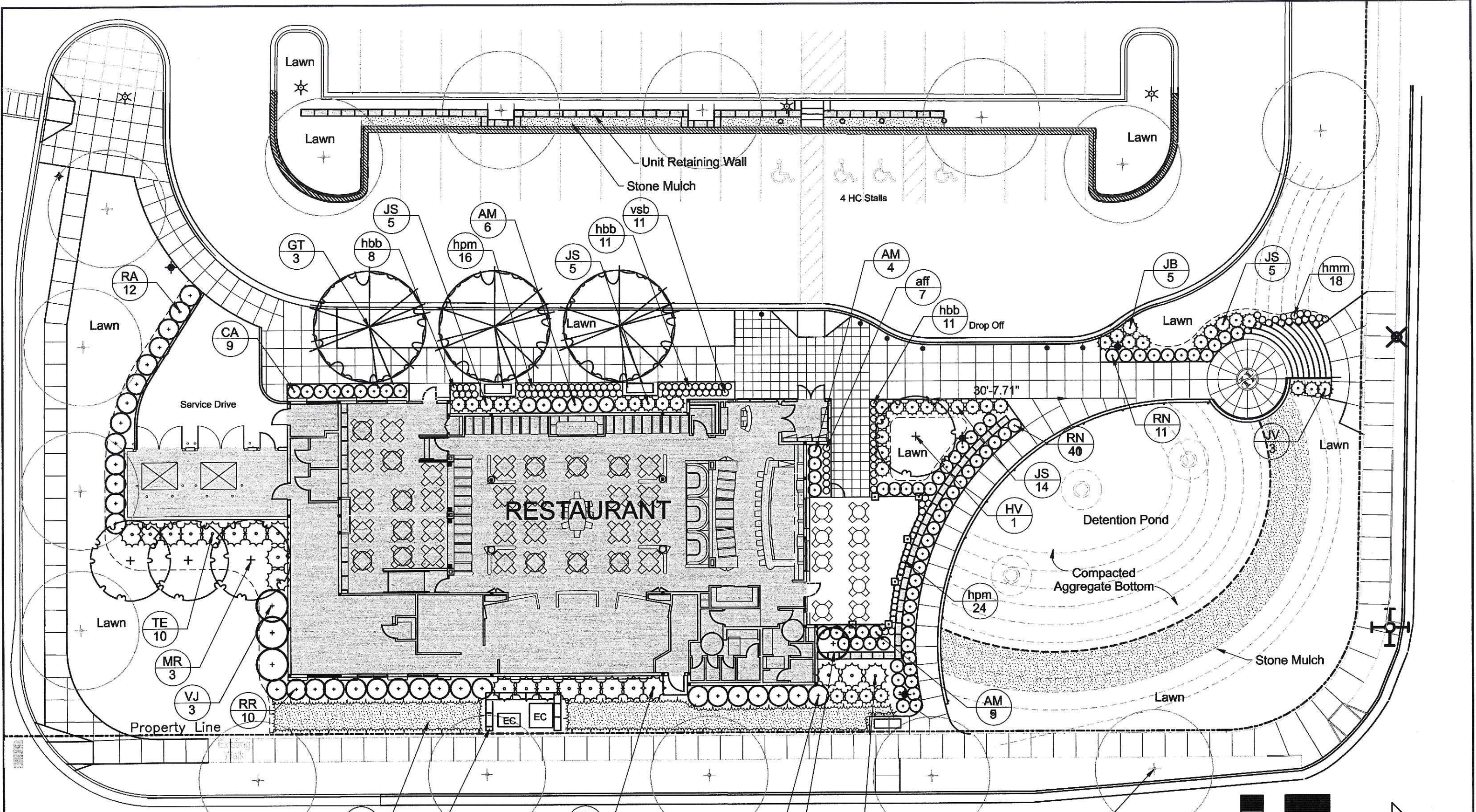


Site Layout Plan
Hilldale PUD-GDP-SIP Amendment #1
Restaurant / Water Feature

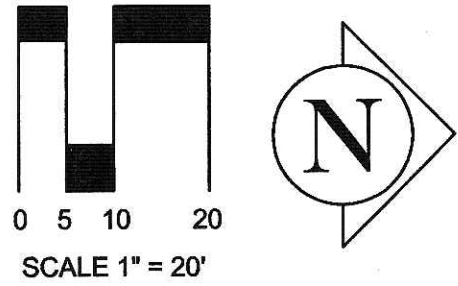




Site Details
 Hilldale PUD-GDP-SIP Amendment #1
 Restaurant / Water Feature

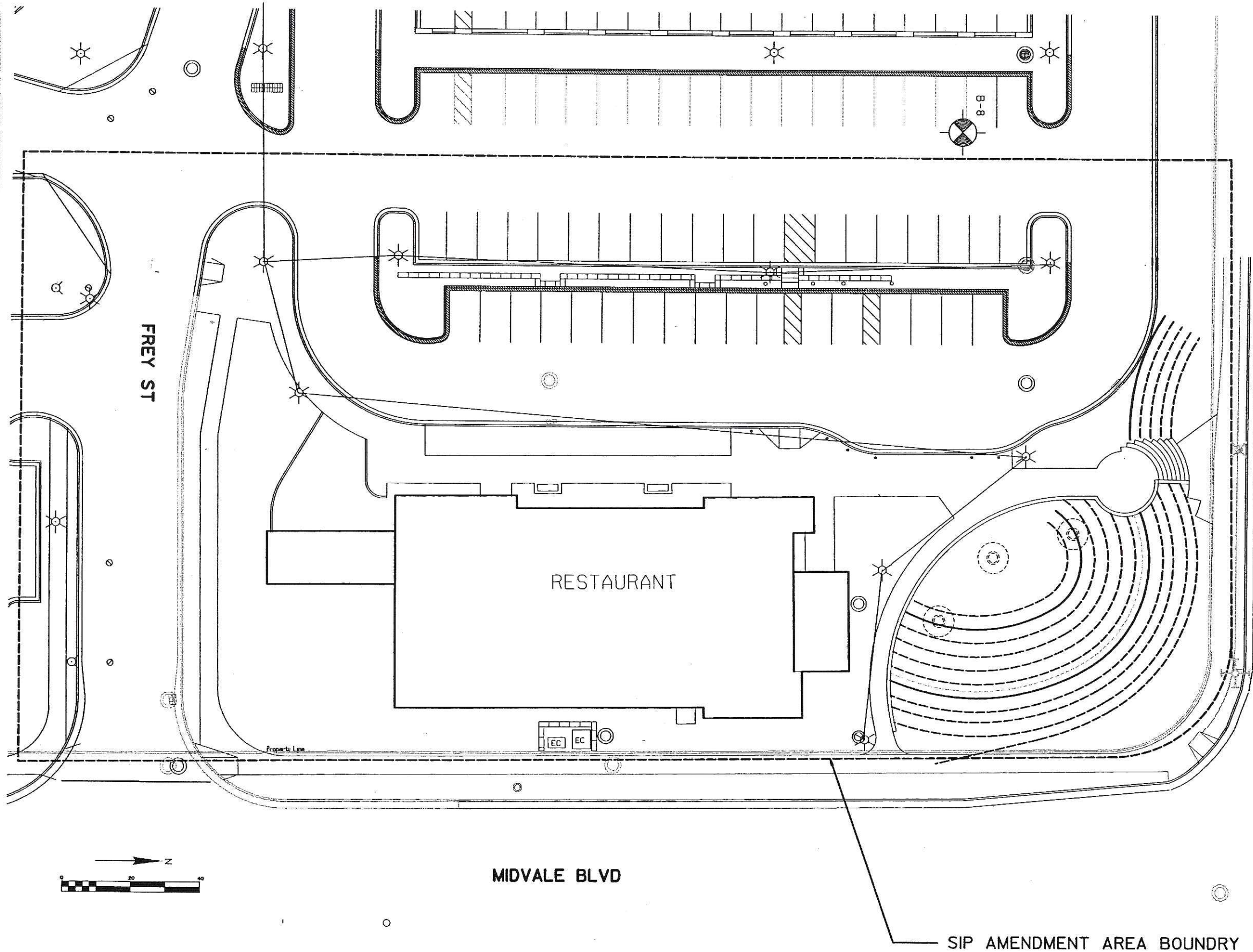


Planting Plan
Hilldale PUD-GDP-SIP Amendment #1
Restaurant / Water Feature



Plant List			
code	scientific name	common name	size/root
Canopy Trees			
GT	Gleditsia triacanthos var. inermis 'Skycole'	Skyline Honeylocust	2-1/2" cal. B&B
Small Trees			
MR	Malus x 'Red Jewel'	Red Jewel Flowering Crabapple	6' ht. B&B, multi-
Deciduous Shrubs			
AM	Aronia melanocarpa 'Iroquois Beauty'	Iroquois Beauty Chokeberry	24" cont.
CA	Clethra alnifolia 'Hummingbird'	Summersweet	18" cont.
HV	Hamamelis virginiana	Common Witchhazel	6' ht. B&B
RA	Rhus aromatica 'Gro-low'	Gro-low Fragrant Sumac	2 gal. cont.
RN	Rosa 'Nearly Wild'	Nearly Wild Shrub Rose	3 gal. cont.
RR	Rosa rugosa 'Alboplana'	Alboplana Rugose Rose	2 gal. cont.
VJ	Viburnum x juddii	Judd Viburnum	30" B&B
Evergreen Shrubs			
JB	Juniperus horizontalis 'Blue Chip'	Blue Chip Creeping Juniper	18" cont.
JS	Juniperus squamat 'Blue Star'	Blue Star Juniper	18" cont.
JSB	Juniperus sabina 'Broadmoor'	Broadmoor Juniper	18" cont.
JV	Juniperus sargentii 'Viridis'	Sargent's Juniper	18" cont.
TE	Taxus x media 'Everlow'	Everlow Yew	18" B&B
Perennials/Groundcover			
aff	Athyrium filix-femina	Lady Fern	1 gal. pot
aaf	Astilbe arendsii-Fanal	Fanal Astilbe	1 gal. pot
efc	Euonymus fortunei 'Coloratus'	Purple Wintercreeper	1 quart pot
hbb	Hemerocallis 'Border Baby'	Border Baby Daylilly	1 gal. pot
hmm	Hemerocallis 'May May'	May May Daylilly	1 gal. pot
hpm	Hemerocallis 'Pardon Me'	Pardon Me Daylilly	1 gal. pot

Plant List
Hilldale PUD-GDP-SIP Amendment #1
Restaurant / Water Feature



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HILLDALE SHOPPING CENTER
702 N. MIDVALE BOULEVARD
MADISON, WI

HILLDALE BUILDING COMPANY LLC

Sheet Title:
**SITE LIGHTING PLAN
RESTAURANT SITE**

Revisions	No.	Date	Description	By

Project Number: c	Drawn By: c
Site Layout: c 9/21/05	Reviewed By: c

Sheet Number:
E 100R

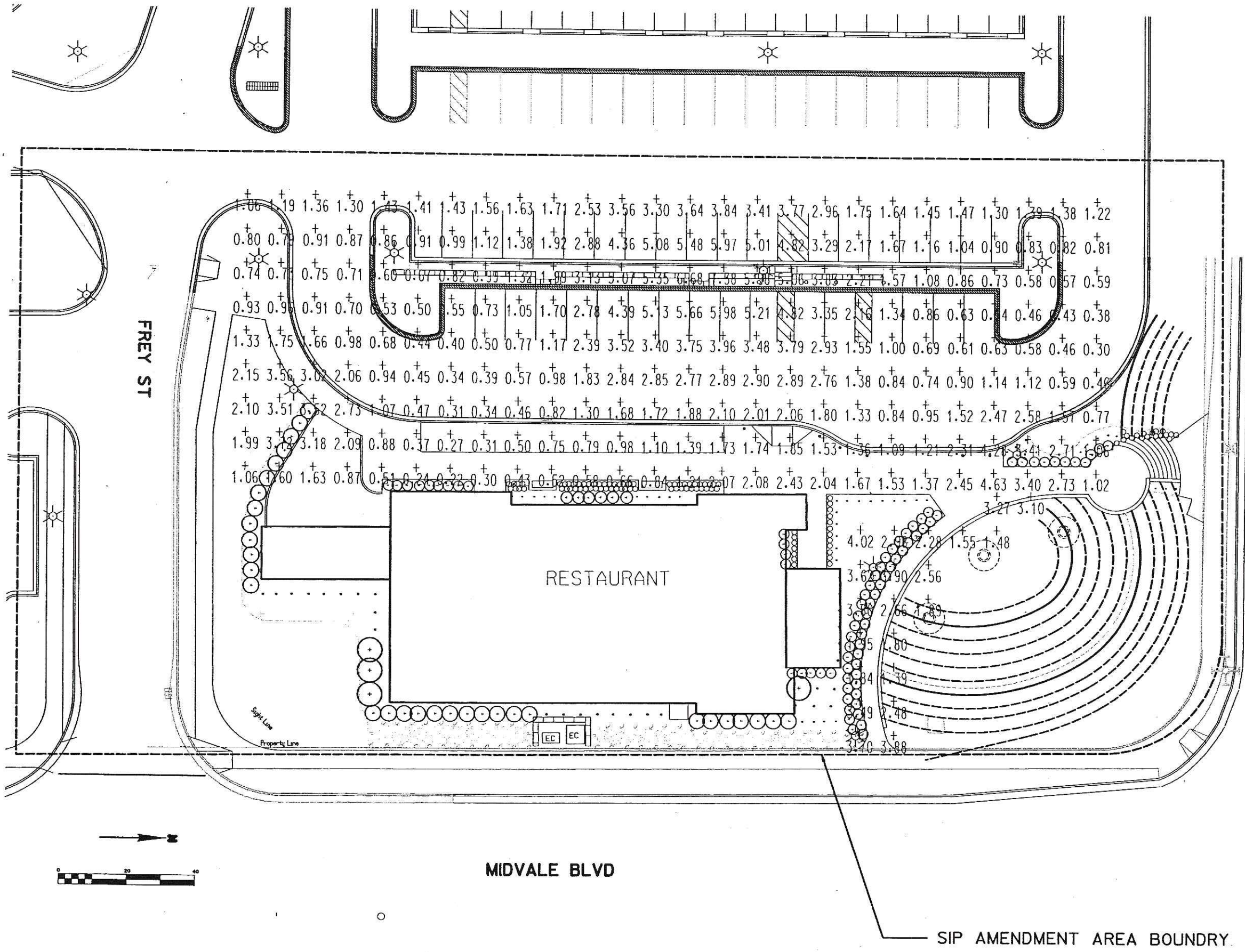
HILLDALE SHOPPING CENTER
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 HILLDALE BUILDING COMPANY LLC

Sheet Title
SITE LIGHTING DISTRIBUTION

Rev	Date	Description	By

Project Number	Drawn By
Date Issued	Reviewed By
09/21/05	

Sheet Number
E 101R



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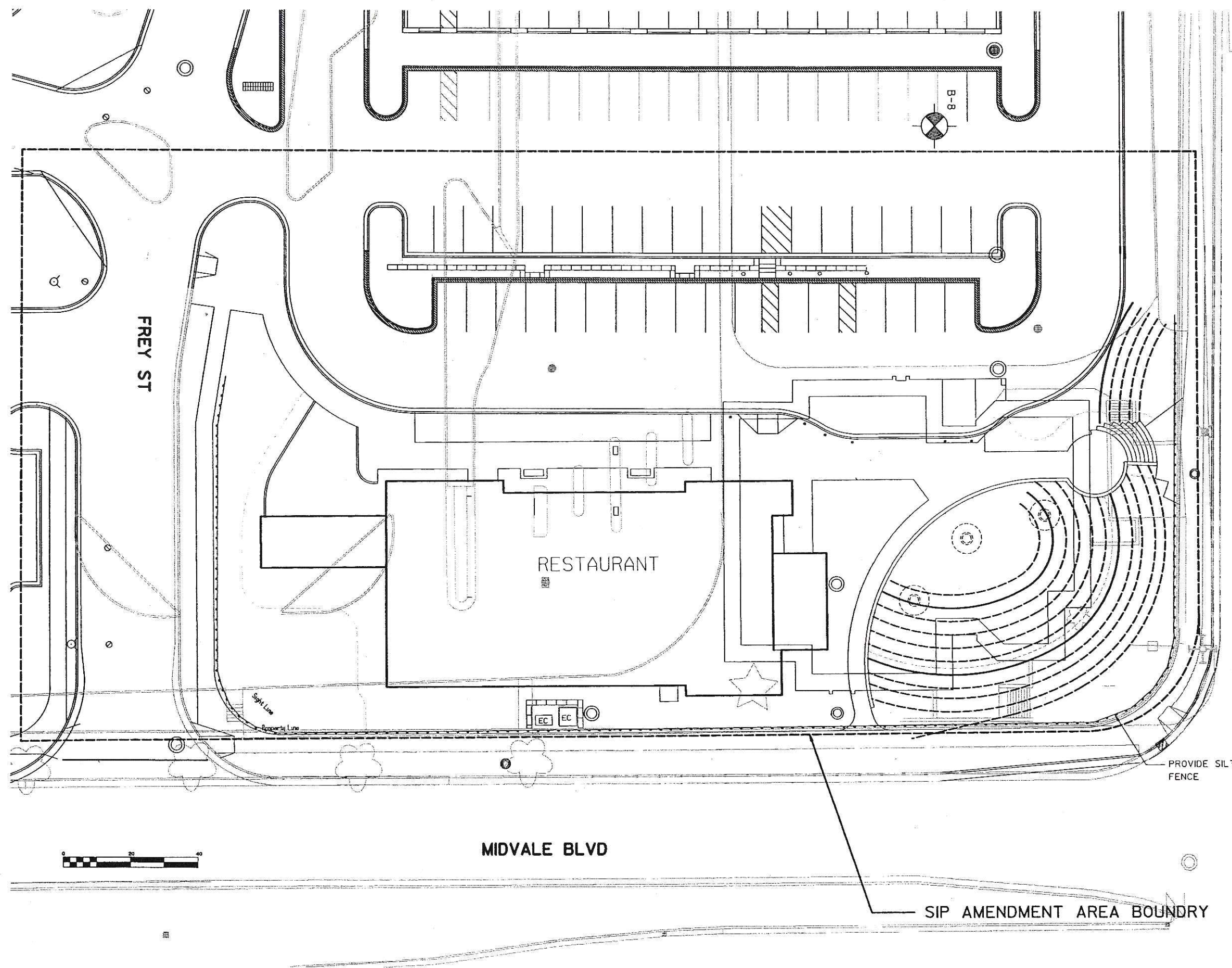
HILLDALE BUILDING COMPANY LLC

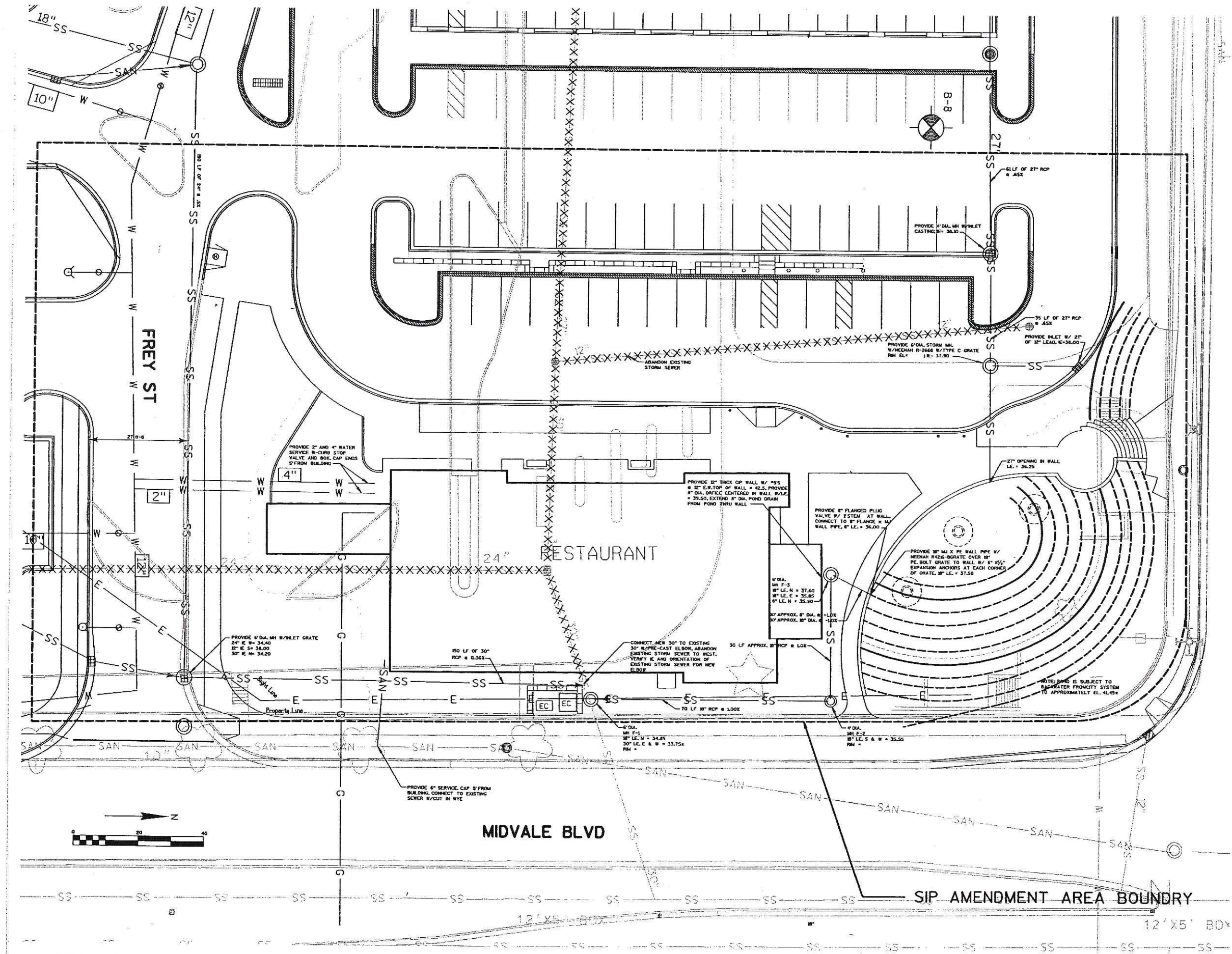
Sheet Title
EROSION CONTROL PLAN RESTAURANT SITE

Rev	Description	Date

Project Number:	Drawn By:
Date Issued:	Reviewed By:
9/21/05	

Sheet Number:
EC 100R





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Utility Plan
RESTAURANT SITE

Rev	Description	By

Project Number:
Drawn By:
Date Issued: 9/21/05
Reviewed By:

Sheet Number:
U 100R



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GRADING PLAN
 RESTAURANT
 SITE

NO.	DATE	REVISION	BY

Project Number: _____
 Date Issued: 9/21/05
 Drawn By: _____
 Reviewed By: _____

Sheet Number: **G 100R**

