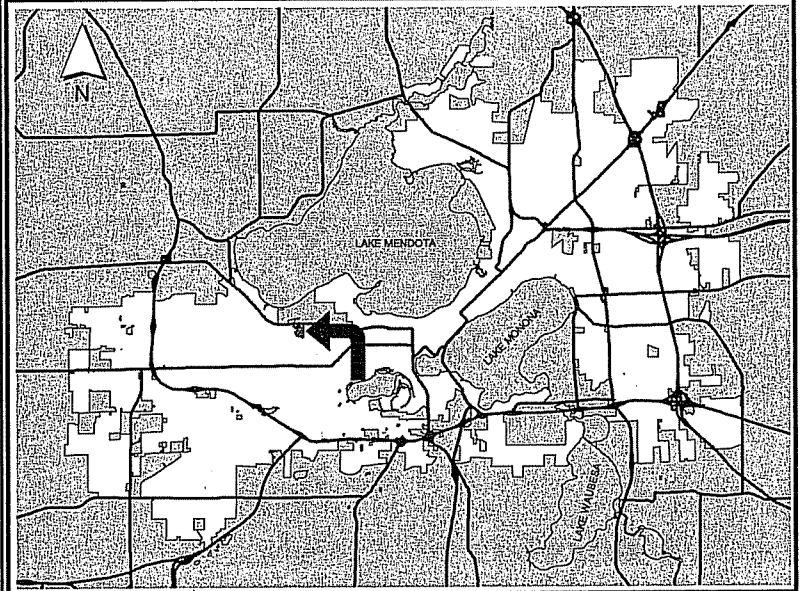


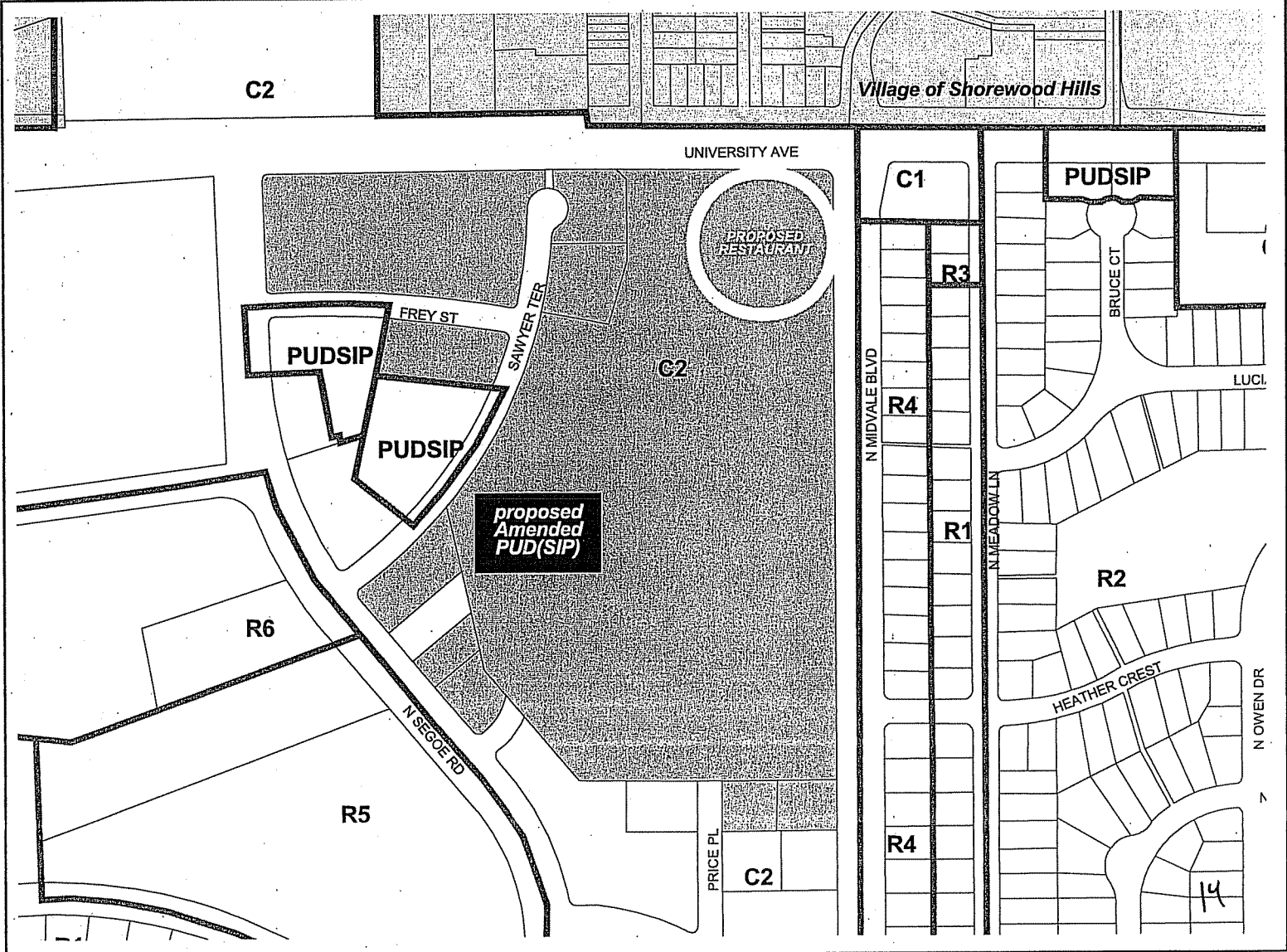
CITY OF MADISON

Proposed Demolition & Rezoning

Location: 702 North Midvale Boulevard
Applicant: Hilldale Land Company, LLC/
Andy Stein - Joseph Freed & Associates
From PUD(SIP) District(s)
To Amended PUD(SIP) District(s)
Existing Use: Vacant Commercial Building
Proposed Use: Demolish Bank & Build Restaurant
File No. _____
Public Hearing Dates:
Plan Commission 21 November 2005
Common Council 13 December 2005



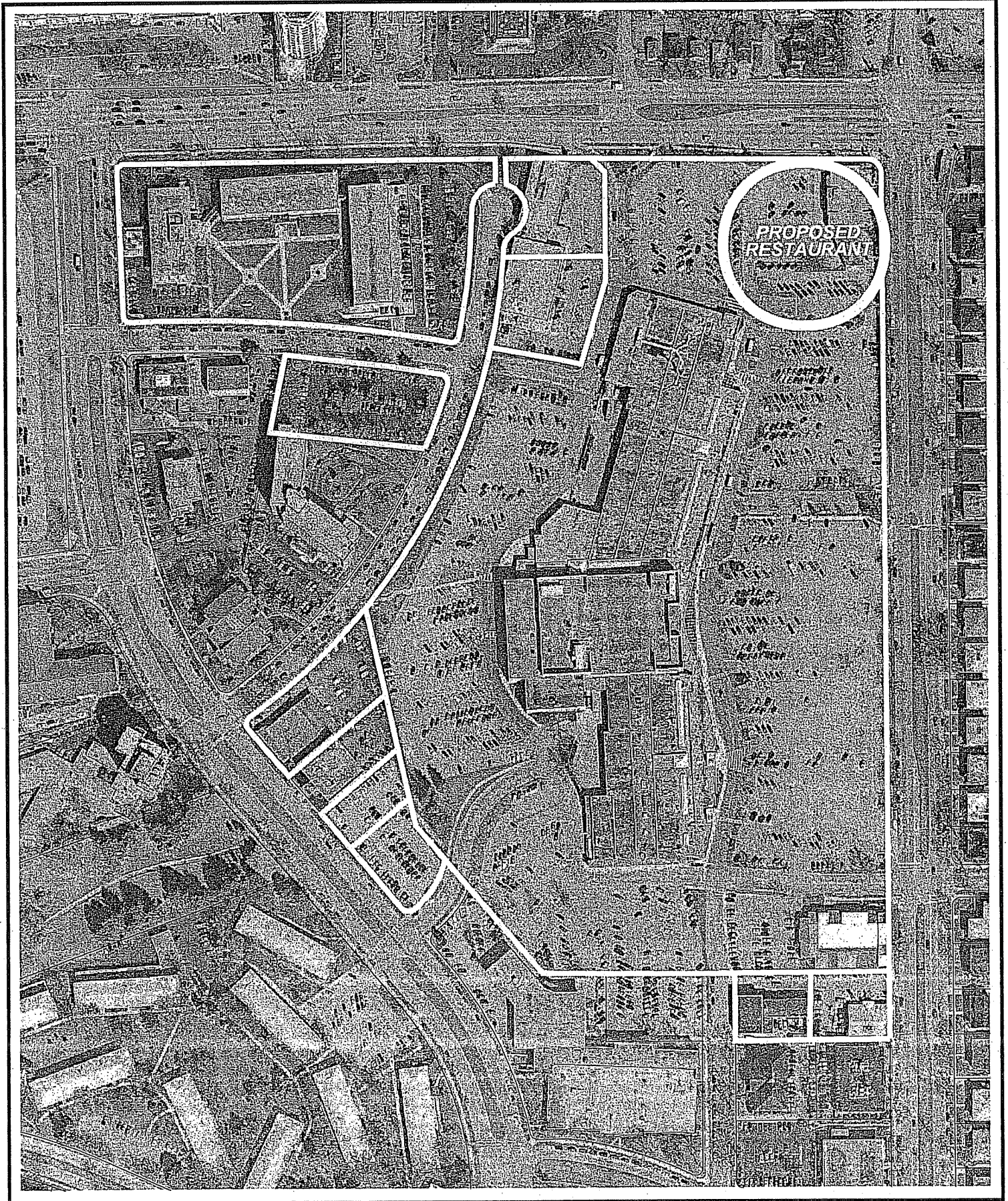
For Questions contact: Tim Parks at: 261-9632 or tparks@cityofmadison.com or City Planning at 266-4635



702 North Midvale Boulevard

0 100 Feet

Date of Aerial Photography - April 2000



HILLDALE, MADISON TO : DAH
Sally

PART A

Occupant Notification Fee: \$50
Rezoning and Conditional Use application fees see attached.

The following information is REQUIRED for ALL applications for Plan Commission review:

FOR OFFICE USE ONLY:	
Amt. Paid	1200 Receipt # 64700
Date Received	9-21-05
Parcel No.	0709-201-2101-2
Aldermanic District	11 Tim Gruber
GO	Exist. Cond. Use, UDC
Zoning District	PUDGDP - SIP
For complete submittal:	
Application	✓
Legal Description	✓
Letter of Intent	✓
Plans	✓
Zoning Text	
Received By	RST
Alder Notif.	✓ Waiver
Nbr. Assn. Notif.	✓ Waiver
Issued Sign	

1. Address of Site: 702 N. Midvale Blvd.
 Name of Project: Hilldale Center
 Acreage of Site: 1,611,922 s.f. - 37.00 ac

2. This is an application for (check at least one):
 Rezoning from PUD(SIP) to AMENDED PUD(SIP)
 Conditional Use
 Demolition Permit (Please provide age, City assessment, and the condition of the building(s) to be demolished. Provide photos.)
 Other (Describe) SIP Amendment #1 to Hilldale PUD-GDP-SIP

3. You must include or attach a legal description—Lot and block number of recorded certified survey map or plat, or metes and bounds by surveyor, engineer, title company, etc., (Note: A "Plat of Survey" or "Site Plan" is NOT a legal description). Any extra costs to the City, because of legal description problems, are to be paid by the applicant. (Any application, without a proper, complete and appropriate legal description, will NOT be processed). See attached instruction sheet regarding submittal of legal descriptions on computer diskette.
See Attachment "A": Legal Descriptions

4. General description of the project or intended use(s) of this property.
Part of Hilldale Redevelopment. The site at Midvale and University will be transformed into a water feature and restaurant.

5. Are there existing buildings on this site? Yes
 What is the present zoning of this site? PUD-GDP-SIP
 What are the present uses of this site? General retail and related, entertainment (theater), office, off-street parking

6. Do you intend to use the existing building(s)? No. US Bank building will be demolished

7. What exterior changes are proposed to the existing building(s)? N/A

8. What interior changes are proposed to the existing building(s)? N/A

9. Are you proposing to add or build new dwelling units? N/A
How many units? N/A
Owner occupied _____ selling price, from \$ _____ to \$ _____
Rental _____ rent levels, from \$ _____ to \$ _____

10. For rental housing will you be accepting Section 8 housing vouchers? N/A

11. When do you wish to occupy this site or building? 2006

12. Does this proposal involve any development in the public right-of-way? _____
No Yes _____ Explain: _____

13. Please print (or type) name and mailing address of the property owner. (Please include all owners involved in partnerships) See Attachment "B": Ownership

Phone: 847-215-5500 Fax: 847-215-5282

Please print (or type) name and mailing address of contact person for this project [the person that can answer any questions regarding this application or project plans and will appear at the public hearing(s)]. Andy Stein/Dennis Harder

Phone: 847-215-5393 Fax: 847-215-5282
847-215-5447



14. Property owner's authorization signature: _____
[If offer to purchase or contract owner, please indicate below (check one). Architect's, real estate agent's, contractor's or tenant's signature is NOT adequate].
 Owner Offer to Purchase Other (Explain Owner's Agent)

15. It is extremely important that you inform the ALDERPERSON and NEIGHBORHOOD ASSOCIATION of this district about your proposal as soon as possible. As required by Section 28.12(10)(c) and (d), I have notified Alderperson Tim Gruber and Mike Lawton of the Hillfarms Neighborhood Association in writing by mail no less than thirty (30) days prior to this submittal.
Yes No _____
Date that the alderperson was notified: 8/21/05
Date that the Neighborhood Association was notified: 8/21/05

9. That when applying the above standards to any new construction of a building or an addition to an existing building the City Plan Commission:
- Shall bear in mind the statement of purpose for the zoning district such that the proposed building or addition at its location does not defeat the purposes and objective of the zoning district, and
 - May require the applicant to submit plans to the Urban Design Commission for comments and recommendations, and
 - May consider the use of the proposed building as it relates to the City's Land Use Plan. When a conditional use application is denied, the Plan Commission shall furnish the applicant in writing those standards that are not met and enumerate reasons the Commission has used in determining that each standard was not met.
[Sec. 28.12(10)(g)8., Cr. by Ord. 5869, 6-1-77]

The undersigned applicant or authorized agent of the applicant hereby certifies that he or she has read all of the information contained in this application and that the same is true and correct.

The undersigned further understands and agrees that any review, recommendation, approval, or permit, based upon any statement, drawings, plans, evidence or information furnished by the applicant or any agent of the applicant to the Plan Commission or Common Council with respect to the project which is the subject of this application and which at the time made is misleading, inaccurate, untrue or incorrect in any material respect, shall be declared null and void by the Commission, issuing written notice thereof to the applicant or designated agent without further public hearing.

	Owner's Agent	
Applicant Signature	Relationship to Owner	Date

Please print (or type) name and mailing address of above applicant: Andy Stein, Development Manager and Dennis Harder, Vice President, Joseph Freed and Associates LLC, 220 N. Smith Street, Suite 300, Palatine, IL 60067
 Phone 847-215-5393 Fax 847-215-5282
847-215-5447

The following material is **REQUIRED** for all applications:

- Twelve (12) copies of a Letter of Intent describing this application in detail, including: Construction schedules, names of people involved (contractor, architect, landscaper, business manager, etc.), types of businesses, hours of operation, square footage or acreage of the site, number of dwelling units, number of employees, gross square footage of building, number of parking stalls, etc.
- Seven (7) copies of "Full Size" scaled site plans and seven (7) copies of reduced site plans on 11 inch by 17-inch paper. Scaled site plans to be drawn at a scale of one-inch equals 20 feet. All plan sets must include: A site plan showing all lot lines, building locations, building additions, demolitions, or changes, parking areas, driveways, sidewalks, location of any new signs, existing and proposed utility locations, and landscaping. Also include building elevations and floor plans. Plans must be drawn to scale and include all dimensions.

JOSEPH FREED AND ASSOCIATES LLC

Monday, September 20, 2005

Mr. Bradley J. Murphy
Department of Planning and Development
City of Madison
215 Martin Luther King, Jr. Drive

**Re: Letter of Intent-Hilldale PUD-GDP-SIP Amendment #1
702 N. Midvale Boulevard**

Dear Mr. Murphy:

Enclosed please find the following material related to the subject application.

Locator Map

PUD-GDP-SIP Application:

- Application Form for Plan Commission approval of the Amendment #1 to the Hilldale Center PUD-SIP with attachments regarding Legal Descriptions and Ownership.
- Zoning Text.

The Developer is proposing to amend the existing Hilldale Center PUD-GDP-SIP with this application as follows:

- A water feature and restaurant are to be built at the corner of Midvale and University to replace the bank on the site. The water feature will have fountains and landscaping as shown on the plans. Water will not be in the pond in the winter months.
- There will be a pedestrian walkway and ramp connecting Midvale Boulevard to University Avenue.
- A Hilldale monument sign will be incorporated into the wall of the water feature.
- Ken Saiki Design, Strand Engineers, and ZD Studios have participated in the design of water feature and pedestrian walk. Tri North Builders will construct these facilities.
- A restaurant building of approximately 7,367 square feet with an outdoor seating area of 525 square feet will be constructed. The restaurant's capacity is 224 seats within the building and 40 seats in the outdoor seating area.

14

JOSEPH FREED AND ASSOCIATES LLC

- Typical hours of operation for the restaurant will be Monday-Sunday 5 pm-11 pm. The restaurant will have approximately 35 employees per shift.
- The restaurant will have daily trash removal. Snow removal will be handled as part of the common area maintenance at Hilldale Shopping Center.
- This proposal does not affect or change the access, circulation, or parking facilities within the approved Hilldale SIP #1.
- Nelsen Architects of Austin, Texas has designed the restaurant. A contractor has yet to be determined for the restaurant.

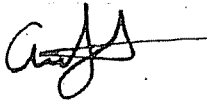
Filing Fee:

A GDP/SIP Filing Fee in the amount of \$1,200 accompanies this submission.

Joseph Freed and Associates LLC is submitting these materials on behalf of the owners the Hilldale Center property. It is our intention that this application will go before the City of Madison Plan Commission on November 21, 2005 and the City Council on December 6, 2005. If there are any questions regarding this application, please feel free to contact me.

Very truly yours,

Joseph Freed and Associates LLC



Andy Stein
Development Manager

Attachment B: Hilldale Center Ownership

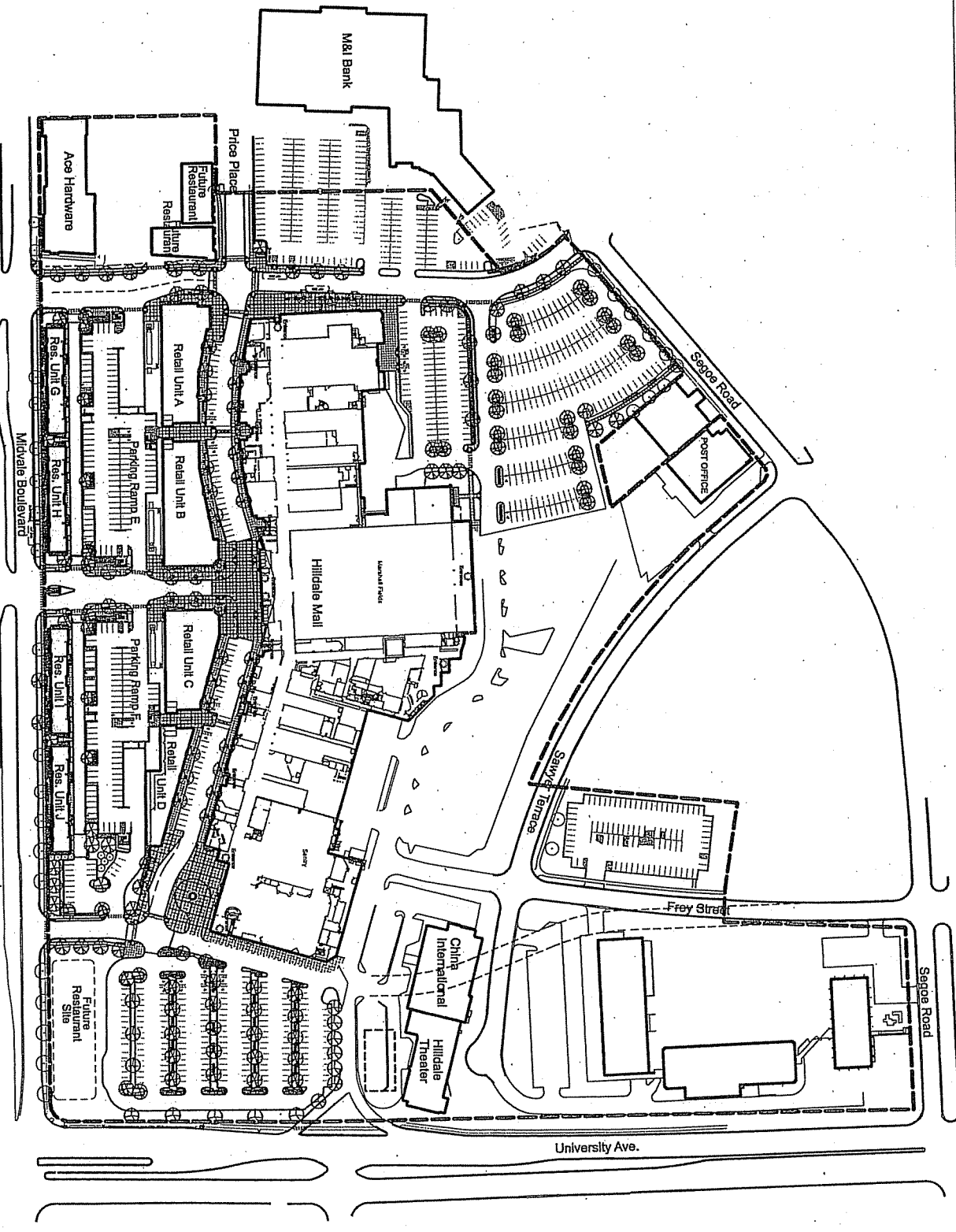
The land and buildings at Hilldale Center are owned by the following three entities:

- HILLDALE LAND COMPANY LLC
- HILLDALE BUILDING COMPANY LLC
- HD ANNEX LLC.

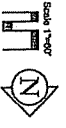
The membership of each of these five LLC's is shown on the following table:

Members	Address
DDL LLC ¹	220 N. Smith Street Suite 300 Palatine, IL 60067
Robert Fink	980 Portwine Road Riverwoods, Illinois 60015
Thomas H. Fraerman Trust Thomas H. Fraerman, Trustee	449 Ida Place Glencoe, Illinois 60022
David L. Kirshenbaum Trust David L. Kirshenbaum, Trustee	1318 Ridge Road Northbrook, Illinois 60062
Paul Fitzpatrick	1301 Fletcher, #504 Chicago, Illinois 60657
Al O'Donnell	1660 Valencia Way Mundelein, Illinois 60060
Steve Uhlarik	619 East Mayfair Road Arlington Heights, IL 60005
Dennis Harder	2312 Sundrop Drive Glenview, Illinois 60025

¹ The members of DDL LLC: Laurance H. Freed, Debra F. Ruderman, Daniel Freed



Reserved space for general future parking consists of Midvale Avenue, Midvale Boulevard, Frey Street, and University Ave. This specific location, design, outline, configuration and size subject to further study and approval.



GDP Boundary

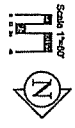
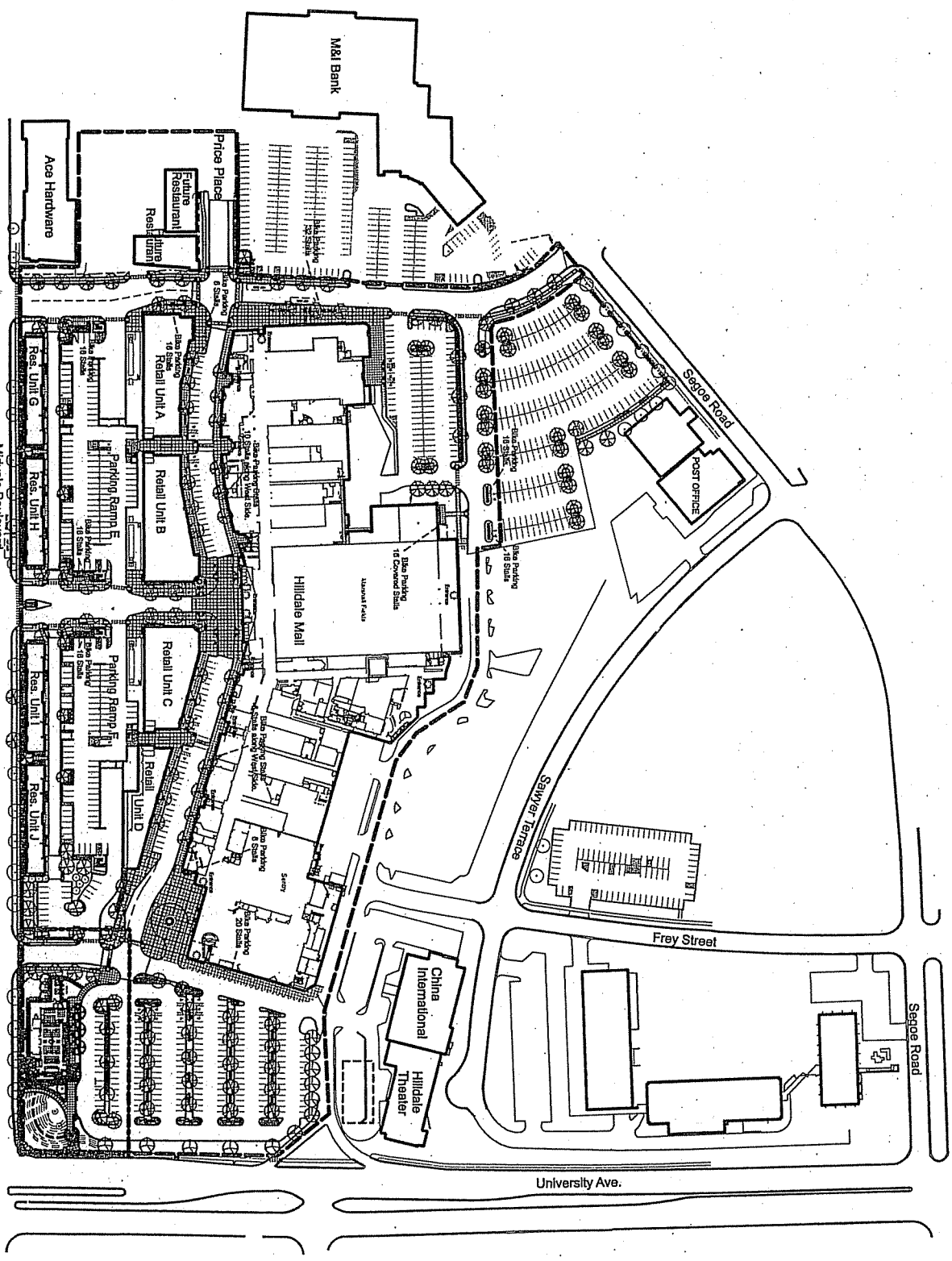
HILLDALE SHOPPING CENTER

702 N. MIDVALE BOULEVARD
MADISON, WI

HILLDALE BUILDING COMPANY LLC



Project Name	Hilldale Shopping Center
Client	Hilldale Building Company LLC
Date	08-22-05
Sheet No.	EX100
Scale	1"=40'
Author	JJA
Checker	JJA
Engineer	JJA
Professional Seal No.	10000
State	WI



SIP Boundary
 SIP Amendment #1 Boundary

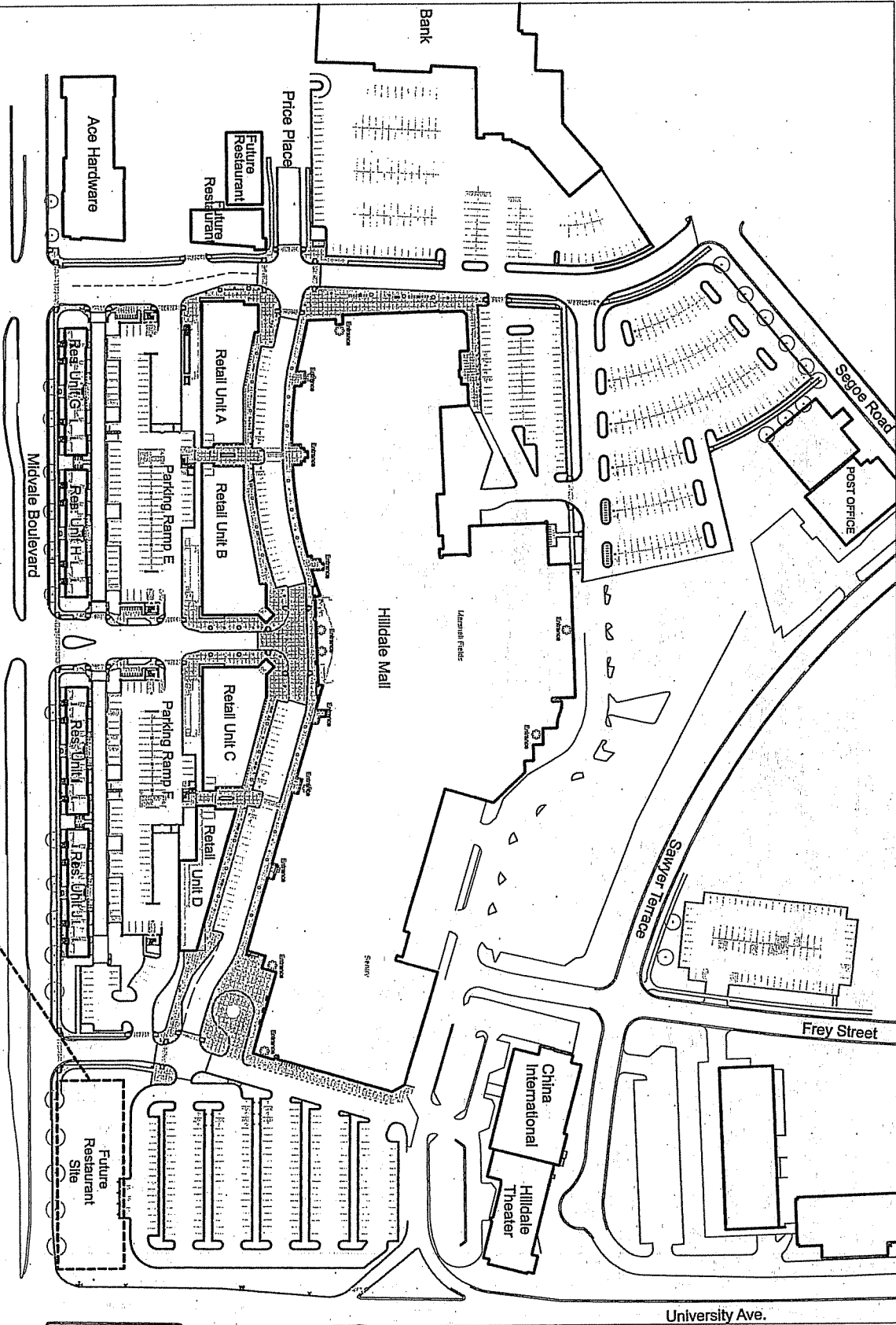
Project Name
 Hilldale Shopping Center
 702 N. Midvale Boulevard
 Madison, WI 53706
 1/15/15
 EX101

Item	Description	Quantity	Unit	Total
1	Site	1	Acres	1.00
2	Building	1	Sq. Ft.	1,000,000
3	Parking	1	Spaces	1,000
4	Landscaping	1	Acres	1.00
5	Utilities	1	Acres	1.00
6	Other	1	Acres	1.00
Total				5.00

HILLDALE SHOPPING CENTER
PUD-GDP-SIP Amendment #1
 702 N. MIDVALE BOULEVARD
 MADISON, WI
 HILLDALE BUILDING COMPANY LLC

2015
 HILLDALE BUILDING COMPANY LLC
 ARCHITECT
 1000 W. MICHIGAN ST.
 MADISON, WI 53706
 608.261.1234

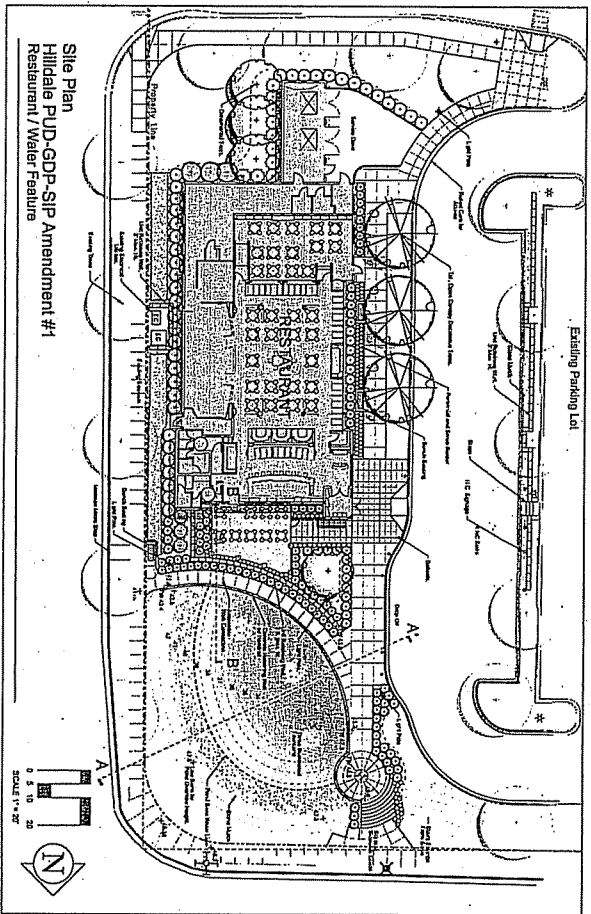
SIP Amendment #1 Location



EX-101	15	15

SIP Amendment #1
Location Plan

HILLDALE SHOPPING CENTER
702 N. MIDVALE BOULEVARD
MADISON, WI
HILLDALE BUILDING COMPANY LLC



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.

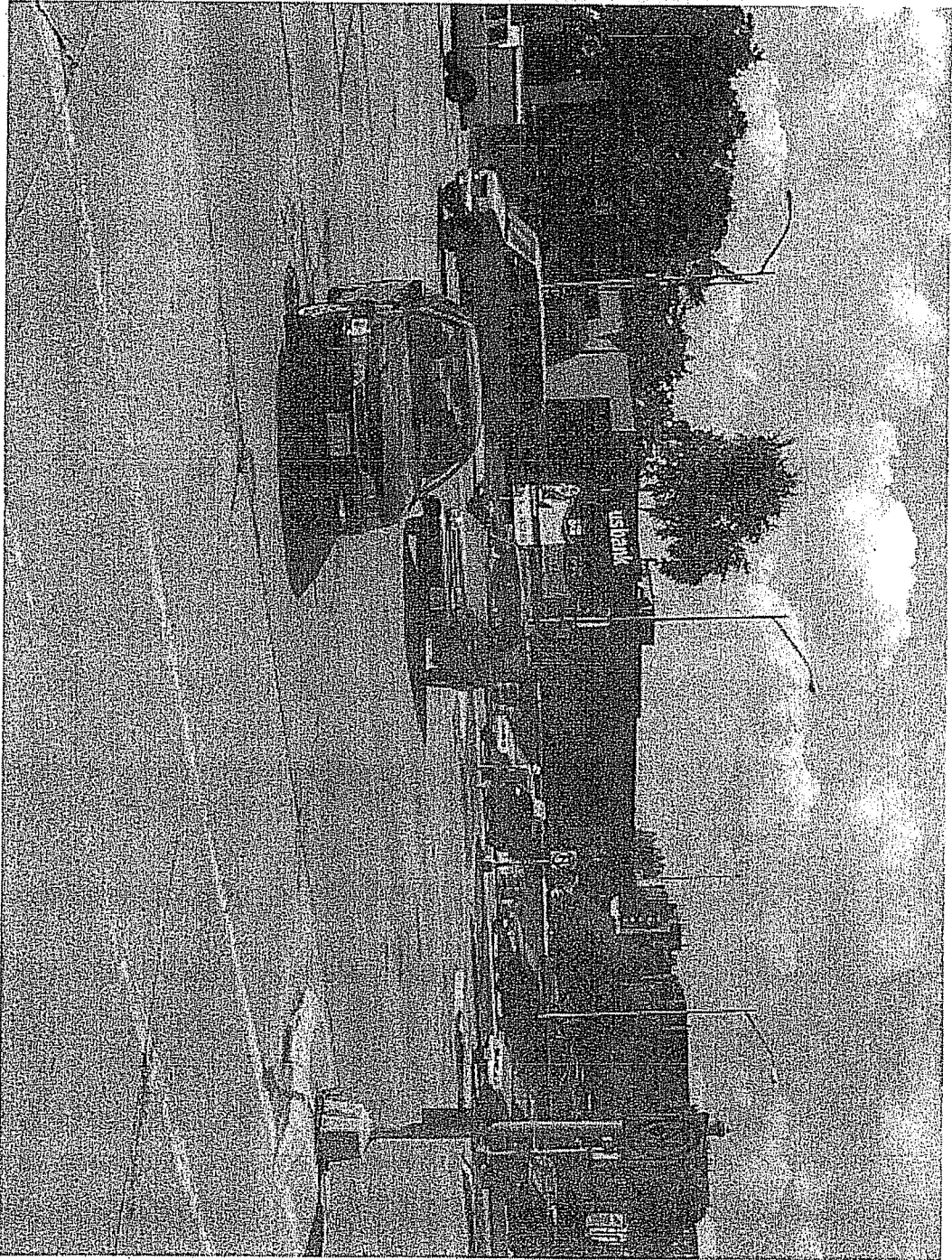
The Locator Map shows the area for the Hilldale SIP Amendment #1

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.

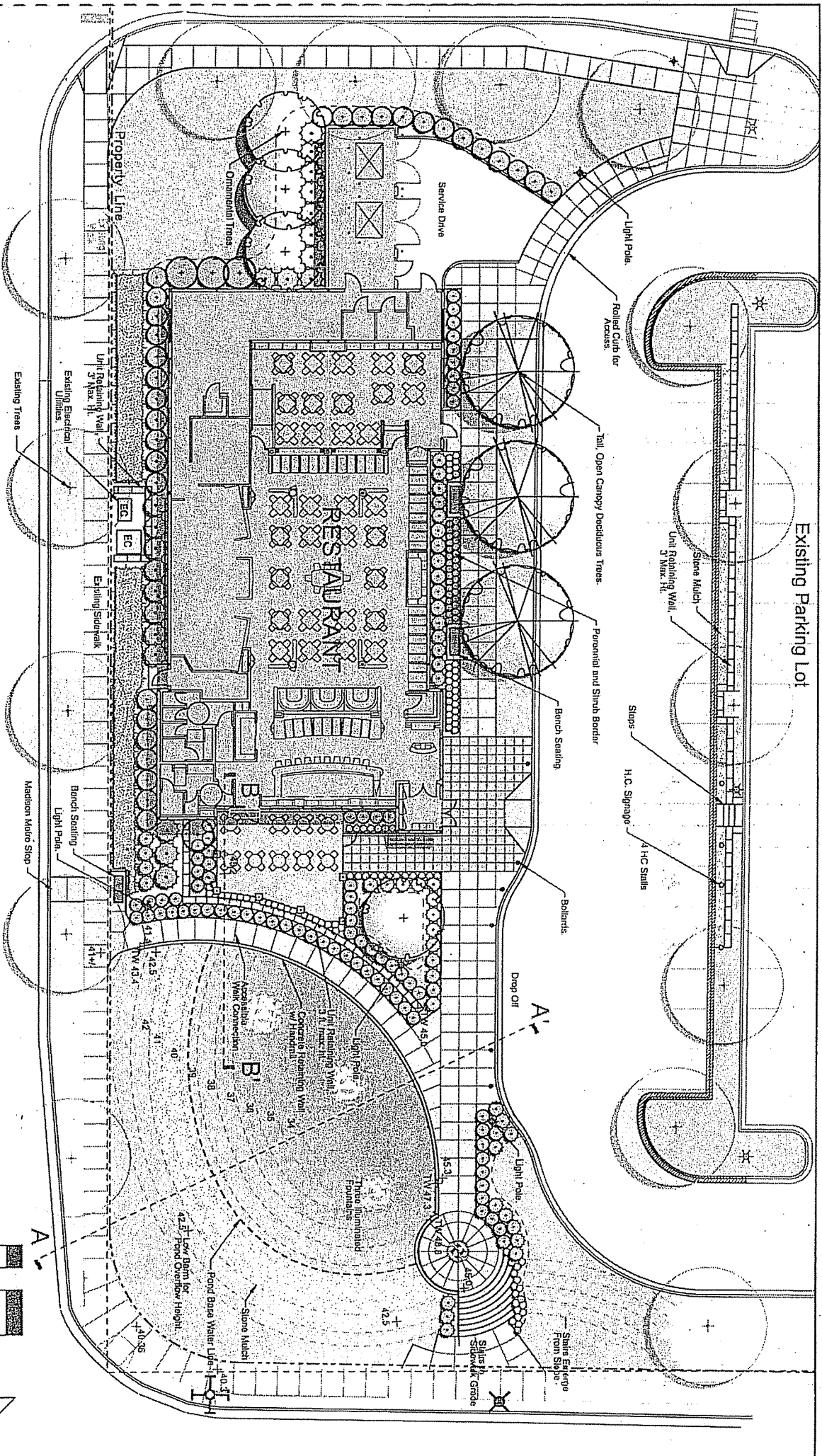
Attached please find a site plan and color elevations of the restaurant and water feature, grading plans, signage plans, lighting and photometric plan, and utility and HVAC screening concepts.

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

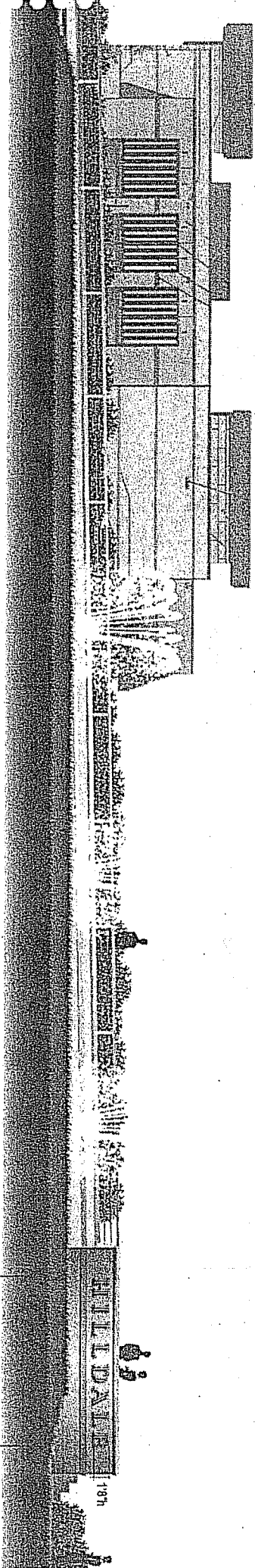


Site Context
Hilldale PUD-GDP-SIP Amendment #1
Restaurant / Water Feature

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



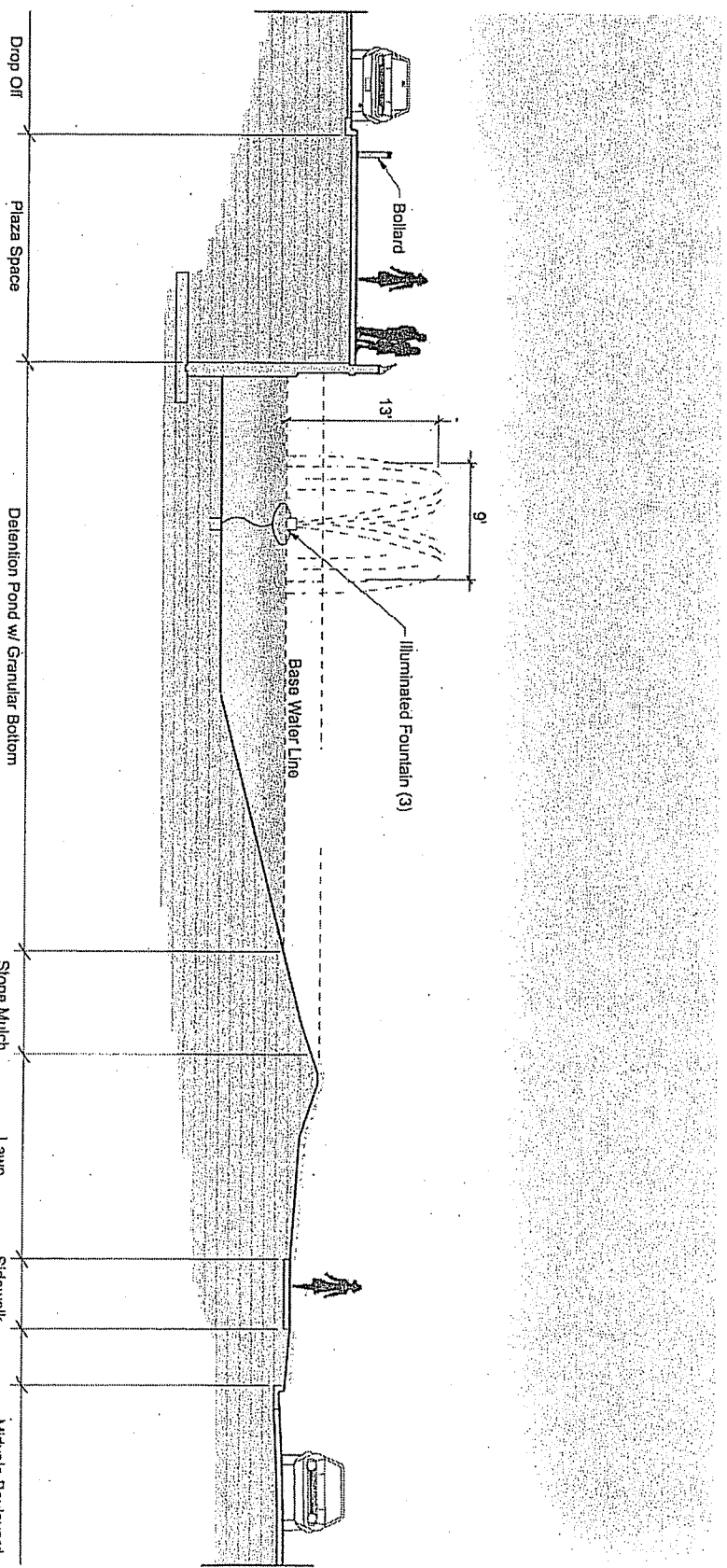
Retaining Wall Elevation
Hilldale PUD-GDP-SIP Amendment #1
Restaurant / Water Feature



"Hilldale" type:
17" w x 18" h
Laser-cut, brushed aluminum letters
Raised 1" off wall surface

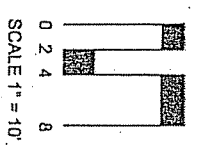
17" w

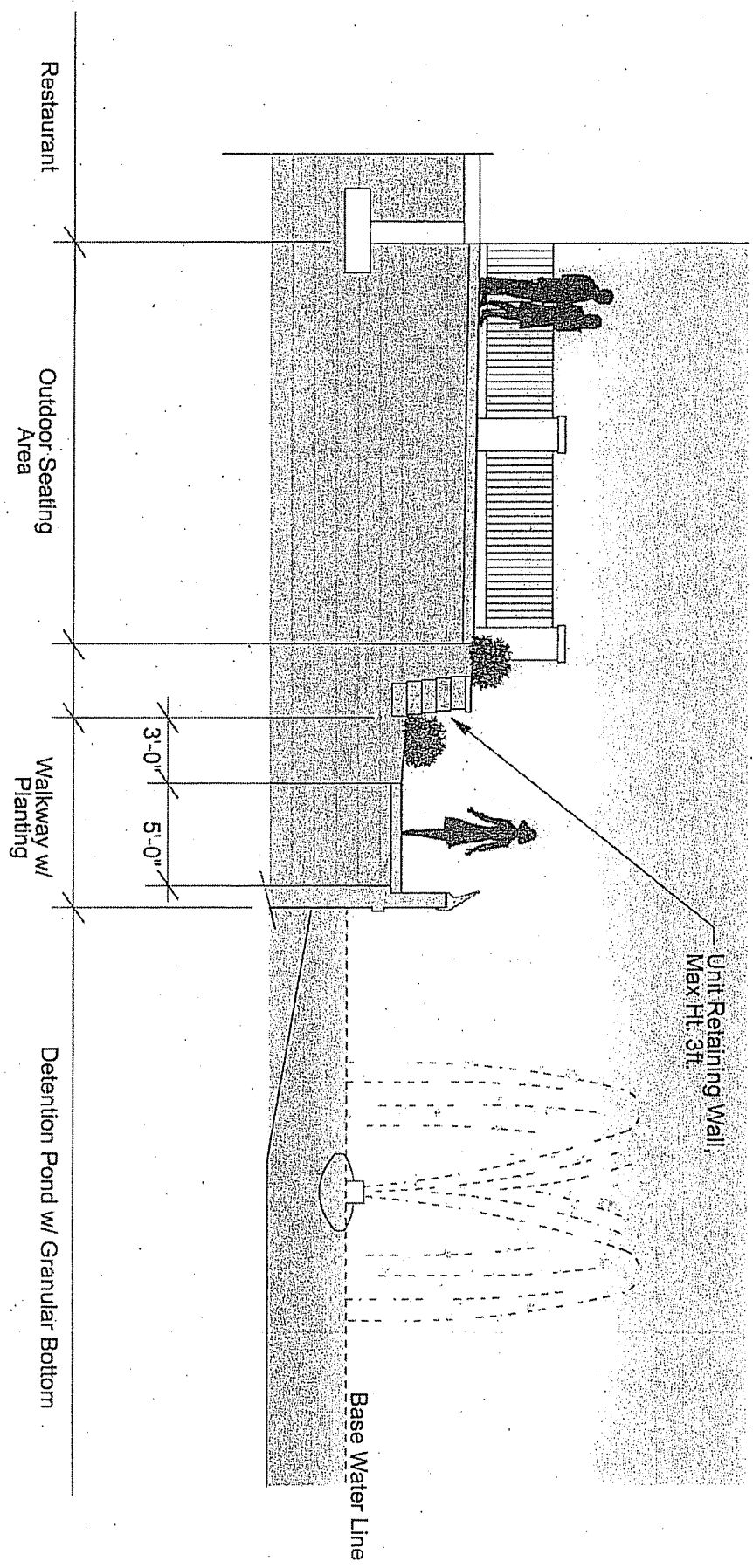
18" h



Section A'-A

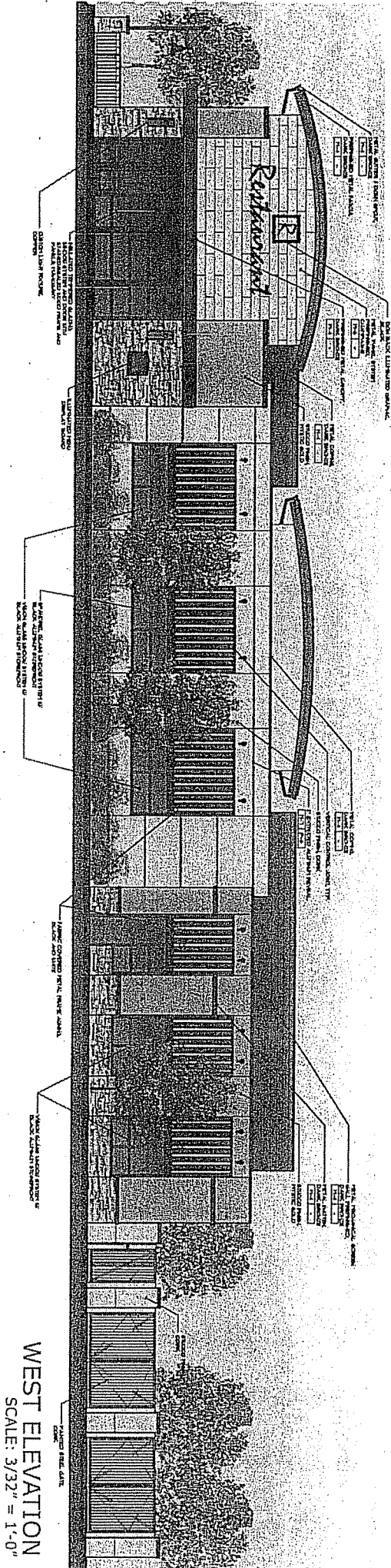
Detention Pond Section
Hilldale PUD-GDP-SIP Amendment #1
Restaurant / Water Feature





Section B'-B

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



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

FINISH MATERIALS SCHEDULE

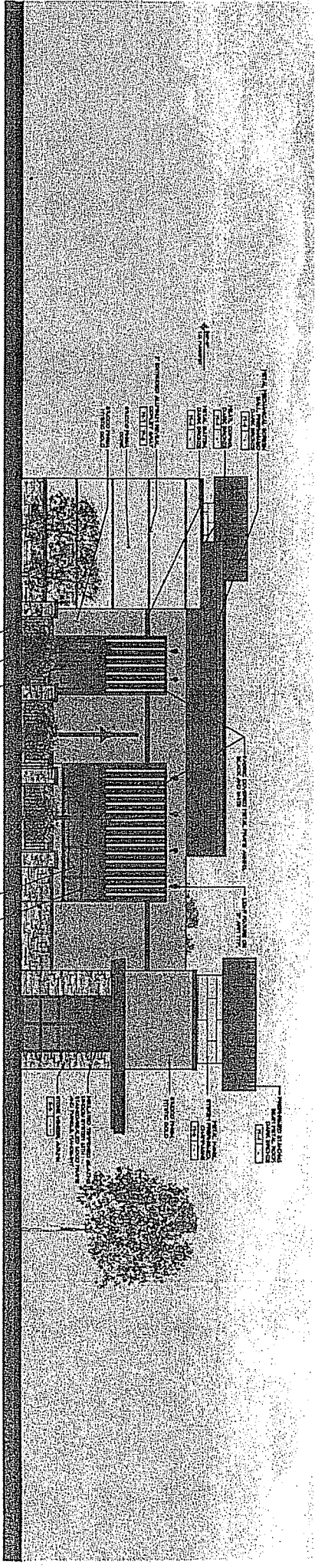
- PAINT (DIV. 0)**
- P-10 PRODUCT PAINT
PAINTWORKER DESIGN HOME
COLOR 18748 (CRS)
 - P-11 PRODUCT PAINT
PAINTWORKER DESIGN HOME
COLOR 18741 (CRS)
 - P-12 PRODUCT PAINT
PAINTWORKER DESIGN HOME
COLOR 18741 (CRS)

- STONE (DIV. 4)**
- S-1 PRODUCT CALIBRED STONE
CONCRETE CASTING EDGE LITERATURE
PAINTWORKER DESIGN HOME

- METAL (DIV. 5)**
- M-1 PRODUCT FINISHED METAL
COLOR DARK BRONZE
ROCKER BRONZE
 - M-2 PRODUCT BLACK METAL (EXTERIOR)
FINISH BLACK METAL
ROCKER METAL FINISH BY KOLFF HOFFER
 - M-3 PRODUCT FINISHED METAL
COLOR BRONZE

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

FINISH MATERIALS SCHEDULE

PAINT (DIV. 9)

P-10 MASONRY PAINT, BRUSH-ON HOOPER
COLOR: 183-140 (CREAM)

P-11 MASONRY PAINT, BRUSH-ON HOOPER
COLOR: 18-37 (HYSTIC GOLD)

P-14 MASONRY PAINT, BRUSH-ON HOOPER
COLOR: 18-164 (COMET GRAY)

STONE (DIV. 4)

S-3 PRODUCT: QUARRIED STONE
COLOR: BAYBERRY
MANUFACTURER: ODESA COMPANY

METAL (DIV. 6)

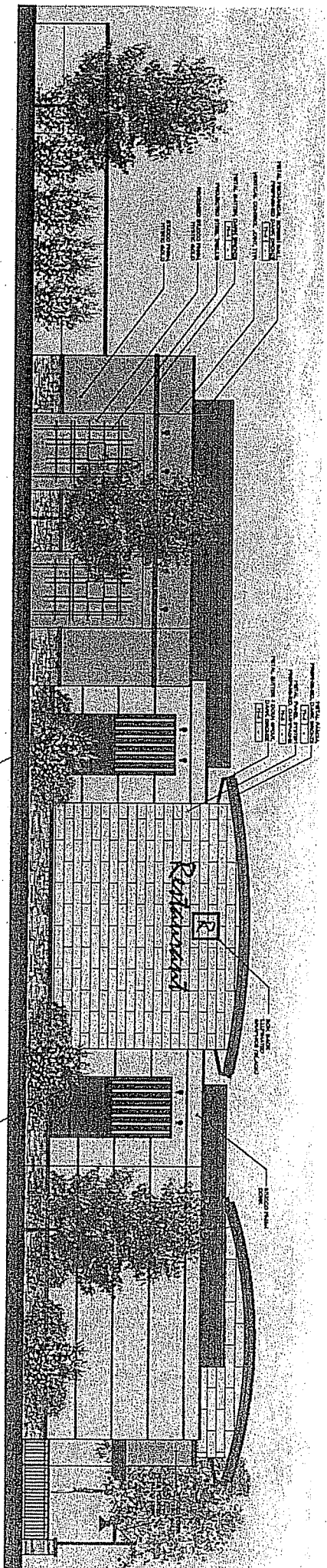
M-4 PRODUCT: INTERLOCKED METAL
COLOR: BRASS
MANUFACTURER: DUNBROOK

M-3 PRODUCT: ALUMINUM WINDOW
FINISH: METAL BRUSH BY KOLLETT HOOPER

M-6 PRODUCT: INTERLOCKED METAL
COLOR: CLIFFSIDE
MANUFACTURER: BRIMROCK

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

FINISH MATERIALS SCHEDULE

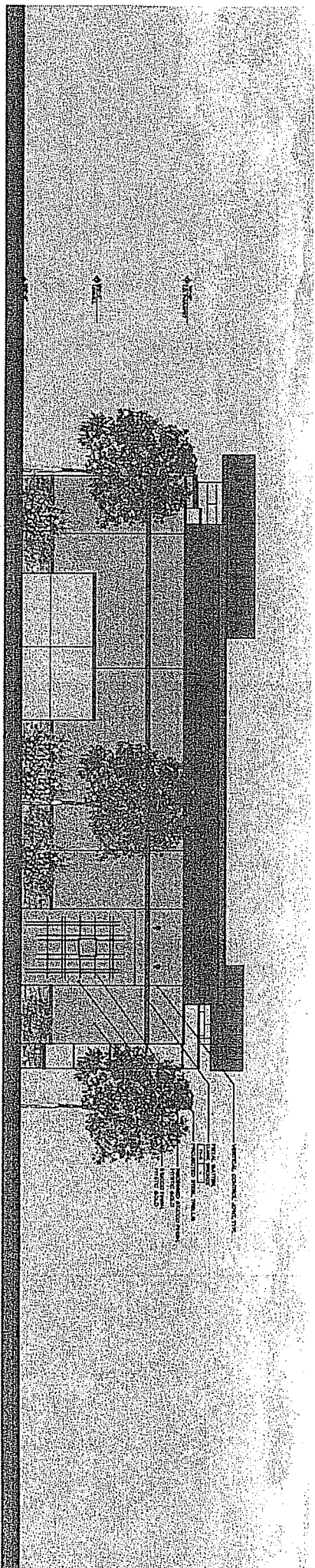
- PAINT (DIV. 9)
- P-1-6 PROJECT PAINT
MANUFACTURER: RESULYN HOOPER
COLOR: 783-49 (CONK)
 - P-1-8 PROJECT PAINT
MANUFACTURER: RESULYN HOOPER
COLOR: 15C-31 (METRIC GOLD)
 - P-4 PROJECT PAINT
MANUFACTURER: RESULYN HOOPER
COLOR: 1C-104 (COMLEY GRAY)

- STONE (DIV. 4)
- S-3 PROJECT: CLAYED STONE
COLOR: ALVINGLO
MANUFACTURER: QUIN CORNNA

- METAL (DIV. 5)
- M-4 PROJECT: FINISHED METAL
COLOR: DARK BRONZE
FINISH: BRONZE
 - M-3 PROJECT: BLACK STEEL (EXTERIOR)
FINISH: BLACK GALVALD
MATERIAL: GALVALD BY KALPTI KAPYAU
 - M-4 PROJECT: FINISHED METAL
COLOR: BRONZE
FINISH: BRONZE

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

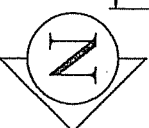
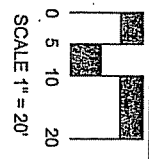
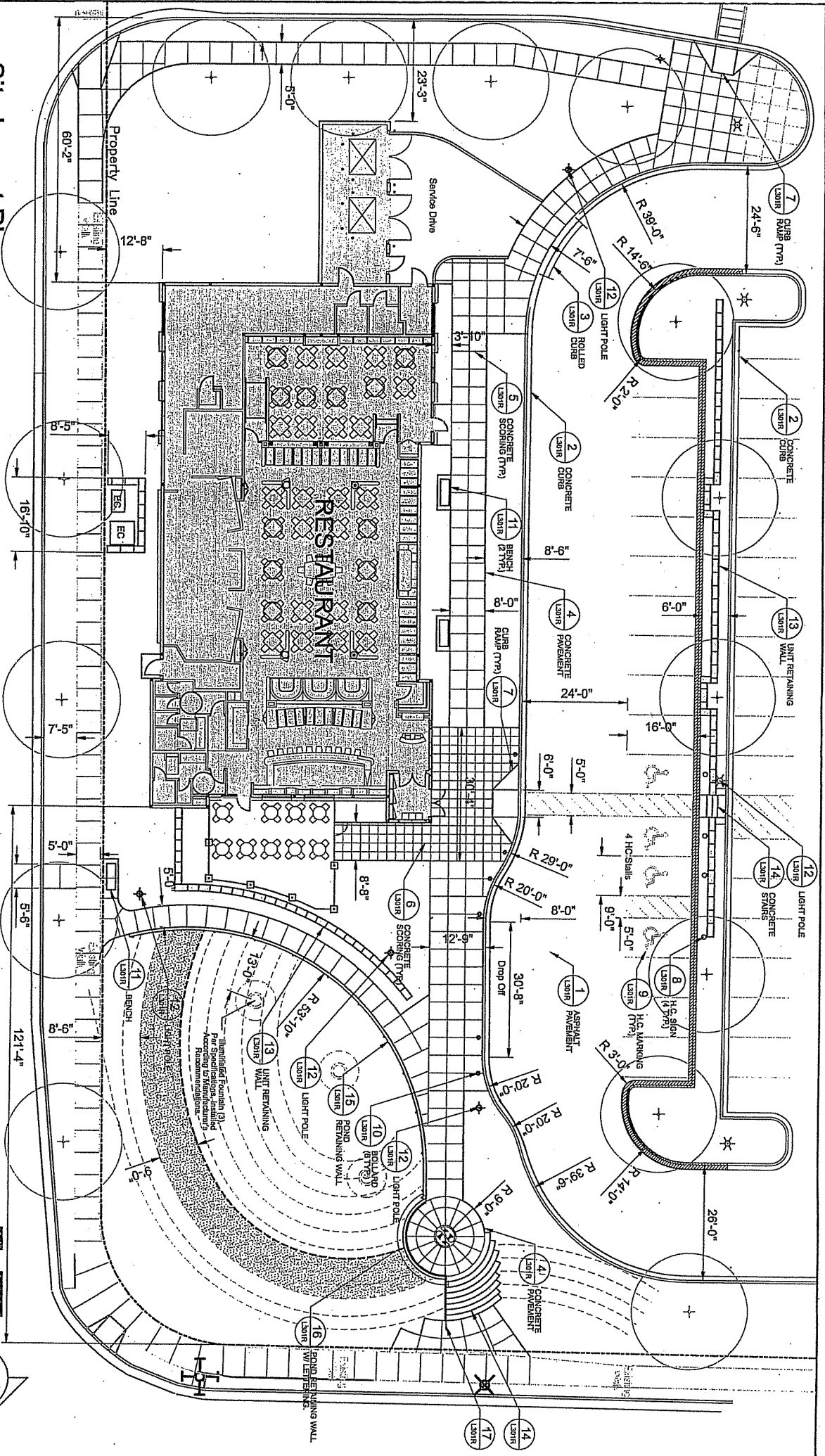
FINISH MATERIALS SCHEDULE

- | | |
|-----------------------|---|
| PAINT (DIV. 5) | |
| P-10 | PROJECT PAINT MANUFACTURER: RESULIN HOME COLOR: 181-16 (ZORO) |
| P-11 | PROJECT PAINT MANUFACTURER: RESULIN HOME COLOR: 18-31 (METRIC GOLD) |
| P-12 | PROJECT PAINT MANUFACTURER: [unclear] |
| STONE (DIV. 4) | |
| S-1 | PROJECT CALIBRED STONE TONGUE & GROOVE LEOPARDSTONE COLOR: ALBERICO PAVER CORNICE |
| METAL (DIV. 5) | |
| M-1 | PROJECT, UNFINISHED METAL |
| M-2 | PROJECT, BLACK METAL, GUTTERING |
| M-3 | PROJECT, BLACK METAL, RAILER METAL RAILER BY SCULPTOR/VAU |
| M-4 | PROJECT, FINISHED METAL |

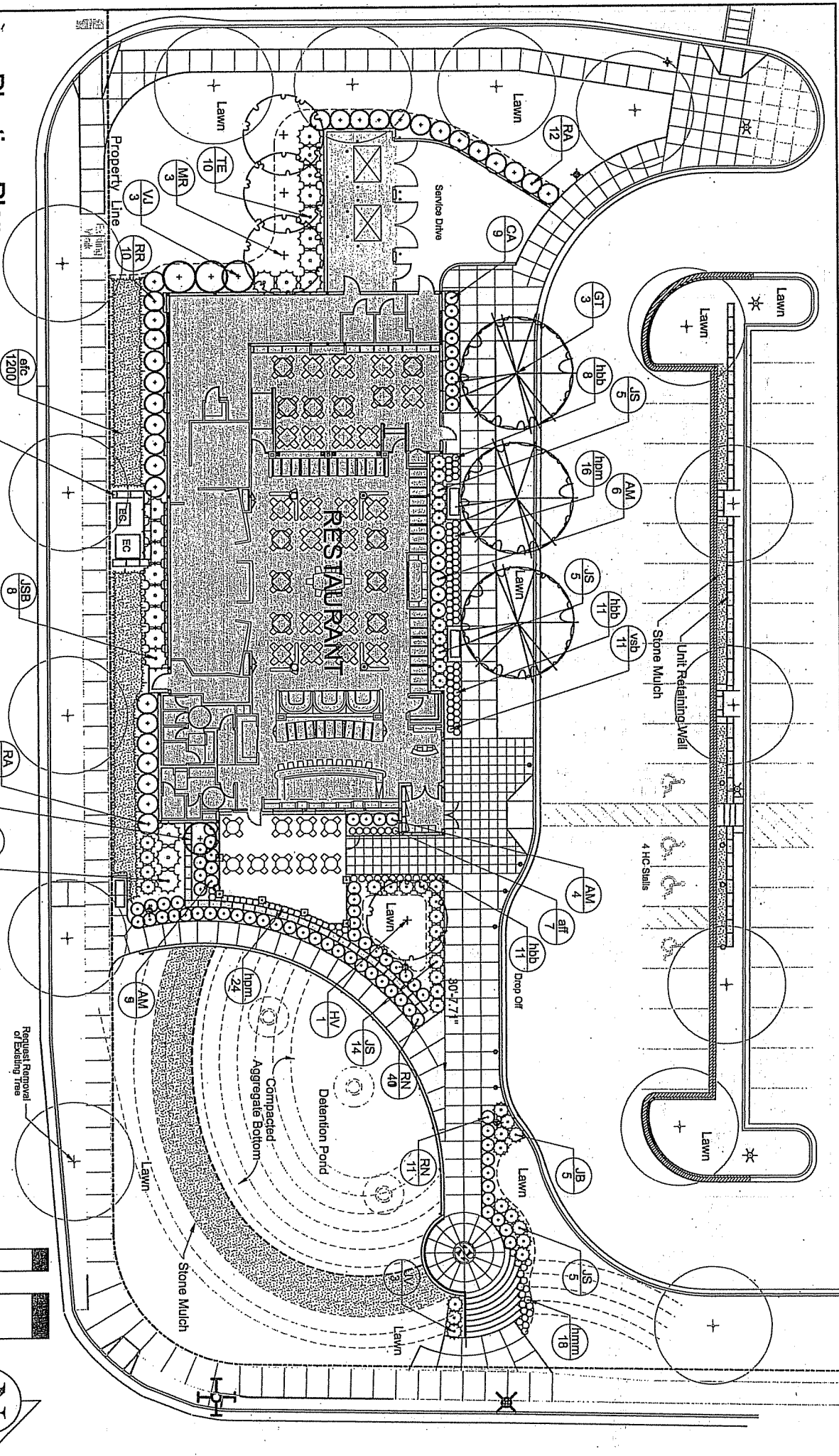
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Site Layout Plan Hilldale PUD-GDP-SIP Amendment #1 Restaurant / Water Feature



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



Property Line

Unit Retaining Wall

Request Removal of Existing Tree

Drop Off

30'-7.71"

Service Drive

RA 12

CA 9

GT 3

hbb 8

J/S 5

hbm 16

AM 6

hbb 11

vsb 11

AM 4

aff 7

hbb 11

JB 5

J/S 5

hbm 18

RA 3

VI 3

TE 10

MR 3

RR 10

EC

JSB 8

RA 7

VI 3

TE 9

AM 9

HV 1

JS 14

RN 40

RN 11

J/S 18

hbm 24

Lawn

Stone Mulch

4 HIC Shells

Lawn

Lawn

Lawn

Lawn

Lawn

Lawn

Lawn

Lawn

Lawn

Lawn

0 5 10 20

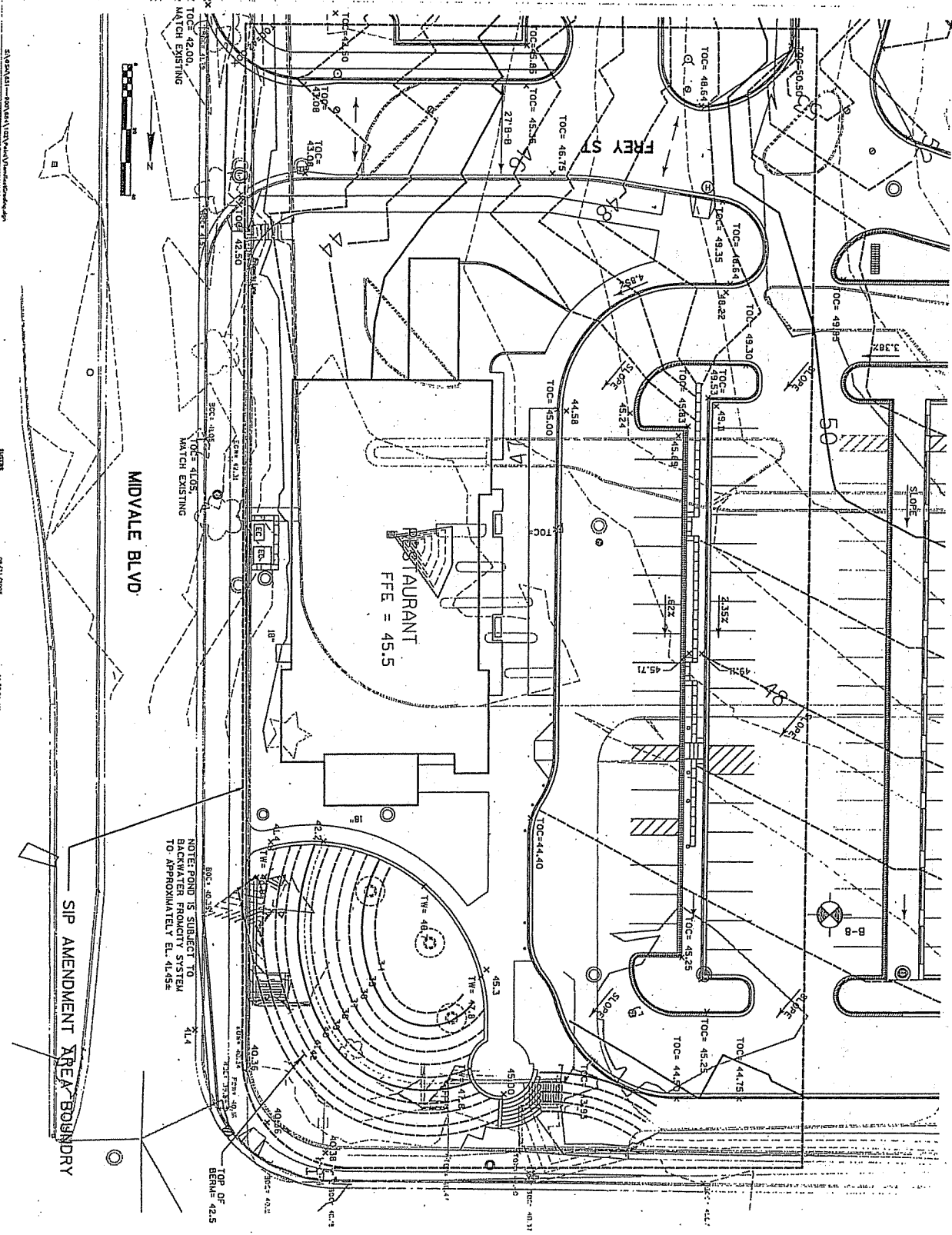
SCALE 1" = 20'

N

Plant List

code	scientific name	common name	size/root
Canopy Trees			
GT	Gleditsia thracanthos 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 'Inquais Beauty'	Inquais 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 squamata '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-ferina	Lady Fern	1 gal. pot
aaf	Astilbe arendsii-Fanal	Fanal Astilbe	1 gal. pot
etc	Euonymus fortunei 'Coloratus'	Purple Wintercreeper	1 quart pot
hbb	Hemerocallis 'Border Baby'	Border Baby Daylily	1 gal. pot
hmm	Hemerocallis 'May May'	May May Daylily	1 gal. pot
hpm	Hemerocallis 'Pardon Me'	Pardon Me Daylily	1 gal. pot

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



G 100R

Project Name	Hilldale Shopping Center
Project No.	100R
Date	6/21/05
Scale	AS SHOWN
Drawn By	
Checked By	
Approved By	

GRADING PLAN
RESTAURANT
SITE

HILDALE SHOPPING CENTER
702 N. MIDVALE BOULEVARD
MADISON, WI
HILDALE BUILDING COMPANY LLC

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