

APPLICATION FOR
URBAN DESIGN COMMISSION
REVIEW AND APPROVAL

AGENDA ITEM # _____

Project # _____

DATE SUBMITTED: <u>12/17/08</u>	Action Requested
UDC MEETING DATE: <u>1/07/09</u>	<input type="checkbox"/> Informational Presentation
	<input checked="" type="checkbox"/> Initial Approval and/or Recommendation
	<input checked="" type="checkbox"/> Final Approval and/or Recommendation

PROJECT ADDRESS: 160 Westgate Mall (S. Westgate Mall Redevelopment)

ALDERMANIC DISTRICT: #20

OWNER/DEVELOPER (Partners and/or Principals)

Hy-Ucc, Inc.

5820 Westown Parkway

West Des Moines, IA 50266

ARCHITECT/DESIGNER/OR AGENT:

Hank Gempeler, Foley & Lardner, LLP.

150 East Gilman St.

Madison, WI 53703

CONTACT PERSON: Pete Horsch

Address: 5820 Westown Parkway

West Des Moines, IA 50266

Phone: 515-327-2147

Fax: 515-267-2967

E-mail address: phorsch@hy-ucc.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 40,000 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)

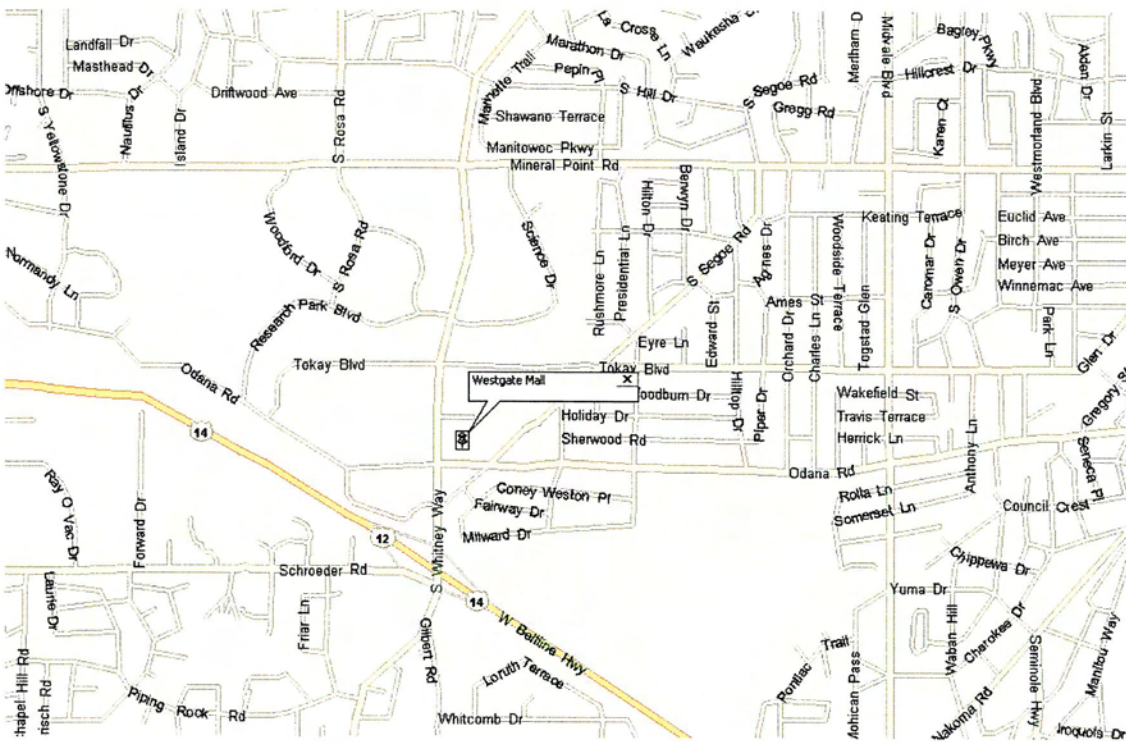
Street Graphics Variance* (Fee required)

Other _____

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

Where fees are required (as noted above) they apply with the first submittal for either initial or final approval of a project.

Location Map





December 15, 2008

Urban Design Commission
Attn: Mr. Al Martin
Department of planning & Development
215 Martin Luther King Jr. Blvd., Suite LL 100
Madison, WI 53701

Re: Urban Design Commission Initial and / or Final Approval
South Westgate Mall Redevelopment
160 Westgate Mall (NEC of Whitney Way & Odana Road), Madison, WI

Dear Urban Design Commission:

Hy-Vee, Inc. ("Hy-Vee") is submitting this letter of intent along with our Urban Design Commission Review and Approval Application for 'New Construction or Addition to or Remodeling of a Retail, Hotel, or Motel Building Exceeding 40,000 Sq. Ft'. We are seeking Initial Approval and / or Final Approval at your January 7th meeting. As required prior to any formal action by Urban Design Commission, we have submitted an application for Plan Commission consideration. Planning Commission received that application along with the necessary fees and supporting documentation and we hope to be a part of the February 9th meeting.

We have chosen this site as our second Madison and second Wisconsin location. We are truly excited to bring the Hy-Vee shopping experience to the west side of Madison along with the potential for 350 to 400 new jobs.

Project Goals:

- Redevelop and modernize a large portion of the mall, which could be a catalyst for redevelopment of the balance of the property
- Strengthen existing businesses through Hy-Vee's retail traffic generation
- Improve site landscaping
- Improve pedestrian connectivity to the site and create a centralized connection point to the mall from the neighborhood to the east
- Service the retail wants and needs of the neighborhood and surrounding areas

Actions to Date:

On October 16th we had an initial meeting with planning staff to review our proposed plans and had the opportunity to present our plans to the City's Development Assistance Team. On October 28th we were able to share our plans with District 20 Alder, Ms. Thuy Pham-Remmele and Assistant to the Mayor, Mr. Mario Mendoza. Alder Pham-Remmele asked that in addition to sharing our plans with the Midvale Heights Neighborhood Association as discussed below, that we try to coordinate a meeting with the Orchard Park Neighborhood Association and said meeting took place on November 16th. Hy-Vee will make an informational presentation to your Commission on December 17th.

The evening of October 28th we presented our project at the regularly scheduled Midvale Heights Neighborhood Meeting. Most of the questions and comments came from members of the committee drafting the Midvale Heights Neighborhood Plan, which has a specific section devoted to the entire Westgate Mall property. The vision of the committee was for the entire 17.7 acre parcel to be redeveloped into a multi story new urbanism project with a mix of residential, office, retail, and structured parking. With that being said, representatives of J. Herzog & Sons (the property owner) voiced concerns that aside from the Hy-Vee redevelopment there are thirty (30) additional tenants in the mall, some of which have lease terms extending another twenty or more years. Many of those same tenants have approval rights over any modifications to the mall. Additionally, the mall is encumbered by a collateralized loan through the year 2031, which strictly limits

modifications to the existing building and the revenue stream paying down the loan. It was also noted that the operating gas station at the northeast corner of Whitney Way and Odana Road is a longstanding neighborhood business that is not owned by J. Herzog & Sons. It was decided that further meetings with the property owner and the steering committee were necessary to discuss the committee's vision for the property relative to the long term contractual constraints.

The first such meeting took place on November 6th and led to the hiring of Schreiber / Anderson Associates, Inc. to master plan the balance of the center. Schreiber / Anderson completed the plan and they along with representatives from J. Herzog & Sons presented it to City Staff on December 3rd. An additional meeting to share the plan with the steering committee was held on December 10th.

Project Name: South Westgate Mall Redevelopment

Address: 160 Westgate Mall (NEC of Whitney Way & Odana Road), Madison, WI

Alder Person: Ms. Thuy Pham-Remmele – District 20

Development Team:

Developer:	Hy-Vee Real Estate Dept. Contact: Pete Hosch 5820 Westown Parkway West Des Moines, IA 50266 515-327-2147 phosch@hy-vee.com	Architect:	Hy-Vee Engineering Dept. Contact: Dan Willrich 515-457-3804 dwillrich@hy-vee.com
Site Planning / Landscape Architect:	Hy-Vee Engineering Dept. Contact: John Brehm, ASLA 515-267-2947 jbrehm@hy-vee.com	Contractor:	Hy-Vee Weitz Construction 1947 Hull Avenue Des Moines, IA 50313 515-645-2300
Engineer:	Foth Infrastructure & Environment, LLC Contact: William Dunlop, PE 1402 Pankratz Street, Suite 300 Madison, WI 53704 608-242-5900 WDunlop@foth.com		

Project Overview:

Hy-Vee has reached an agreement to lease the demised premises shown on the attached site plan from J. Herzog & Sons, Inc. The aforementioned demised premises is has an area of approximately 7.7 acres. Hy-Vee will demolish the existing structures south of the TJ Maxx facility and construct an 80,476 square foot Hy-Vee Food Store, which includes an attached Hy-Vee Wine & Spirits facility. The redevelopment results in an approximate 20,000-square-foot increase in building area. The project will include resurfacing the parking lot, adding more parking lot islands, relighting of the parking lot, increased landscaping, improved pedestrian connectivity, and the relocation of the Segoe Road access drive providing a safer movement at the intersection of Segoe and Odana.

This submittal represents the first step toward redevelopment of this site. The conceptual master plan for the entire 17.7 acres developed by Schreiber / Anderson is included with our submittal. Their plan represents a realistic goal given the numerous constraints at hand. It allows for the long standing tenants to maintain their presence while creating additional space for a mix of uses, enhanced connectivity, and pedestrian friendly open space.

Hy-Vee plans to receive Urban Design Commission and Planning Commission approval for a conditional use permit by early 2009, building permit approval by mid-spring, and start construction shortly thereafter. Project construction is anticipated to take approximately 12 months, resulting in an early-summer 2010 grand opening of the store.

Building Improvements:

The portion of the mall being redeveloped by Hy-Vee is comprised of several mid to large scale retail tenant spaces. Included in the submittal are proposed building elevations showing significant improvements in both design and materials compared to what is currently in place. These plans incorporate the architectural interest the City of Madison looks for in new development. The Whitney Way or front façade has dramatic changes in building projection and multiple expanses of glass which will provide significant day-lighting into the new facility. Additional points of interest on the front façade are the cantilevered canopy features and numerous changes in building height. The most-pronounced height changes are utilized to draw customers into the primary entrance. Color and texture will be varied by using a mix of building materials including brick, glass, and EIFS.

In an effort to address city staff concerns about the Odana Road façade we made extensive changes to the inner workings of our store and modified the footprint to accommodate a functioning entrance for that elevation. The entrance will be utilized primarily for the Hy-Vee Wine & Spirits store, but will also act as an additional access point for pharmacy customers. This should work in conjunction with our corporate efforts to design the Wine & Spirits space as a separate shopping experience for the customer. We also feel that this entrance provides for greater pedestrian connectivity to the site. We utilized the same architectural theme on the Odana Road elevation that is present on Whitney Way. The service area on the east side of the Odana elevation will be screened from view with a fence.

The brick, glass, and EIFS present on the front elevation will wrap around to the north elevation approximately 40 feet. The remainder of the north and all of the east elevations will be painted precast panels. A mezzanine level comprising over 5,000 sq. ft. including offices and a club room / cooking school is present on the north elevation.

Site Improvements:

The site will undergo significant improvements to layout, pedestrian access, lighting, and landscaping. The plan includes a landscaped pedestrian parkway connecting the City sidewalks on Whitney Way to the front of the store. The existing entrance into Westgate Mall will be relocated and a large landscaped plaza area will be constructed at the northwest corner of the Hy-Vee building. A café style outside dining area will overlook the plaza area and be separated by an elevated planter wall. The space behind this common area and between Hy-Vee and TJ Maxx to the north will be separated by an ornamental fence and the space will be utilized for seasonal and garden center sales. A centralized pedestrian connection to the mall from the neighborhood to the east will be created by adding an additional pedestrian access point between Hy-Vee and the outside sales area to a new sidewalk running along the park boundary to the east and connecting to Segoe Road. Two additional pedestrian access points will be added on both sides of the Odana Road entrance connecting to the sidewalk running adjacent to the building.

Landscaping throughout the site will utilize a variety of plant species, many of which are native to the area and therefore remain appealing through seasonal change. The landscape buffering that exists on the site will be enhanced to aid in the visual screening from the adjacent properties. New parking lot islands will be oversized to allow trees and plants to thrive. The alcoves on the northeast and southeast corners of the building will incorporate plantings to add visual screening of the building.

Operation and Site Detail:

- The Westgate Mall property post Hy-Vee redevelopment will have 842 parking stalls (3.315/ 1000 SF)
- The Hy-Vee facility has two service dock doors and a vendor delivery door on the east elevation.
- The Hy-Vee Food Store will be a 24-hour facility. The Hy-Vee Wine & Spirits store will have operational hours in accordance with state and local laws.
- Two trash compactors are located along the south elevation and are screened from view by a fence
- Professional snow removal will be arranged for the entire site by the Mall Manager and maintained in accordance with City standards.

Building Uses and Area:

The redevelopment would consist of a 75,542 square-foot Hy-Vee food store, a 4,934 square-foot attached Hy-Vee Wine & Spirits facility.

1. Hy-Vee Food Store: 75,542 sq. ft. (detail as follows)
 - a. Pharmacy: 825 sq. ft.
 - b. Bank: 520 sq. ft.
 - c. Floral: 581 sq. ft.
 - d. Caribou Coffee: 481 sq. ft.
 - e. Casual Dining: 2,692 sq. ft.
 - f. Mezzanine: 6,534 sq. ft.
 - i. Club Room: 1,883 sq. ft.
 - ii. Offices: 1,912 sq. ft.
 - g. Back Room: 5,943 sq. ft.
 - h. Digital Photo: 151 sq. ft.
 - i. Bakery: 1,173 sq. ft.
 - j. Health Market: 1,142 sq. ft.
 - k. Grocery / Dairy / Produce / General Merchandise: 50,003 sq. ft.
 - l. Kitchen / Chinese / Italian / Deli: 2,547 sq. ft.
 - m. Service Meats: 861 sq. ft.

2. Hy-Vee Wine & Spirits: 4,934 sq. ft.

Employment Estimate: Hy-Vee would expect to employ between 350 and 400 people and the leased space would account for additional employment beyond that.

Construction Schedule: Pending conditional use and building permit approval we anticipate a May 2009 construction start with a May 2010 grand opening.

Hy-Vee truly appreciates your review of our project and please don't hesitate to call should any questions arise.

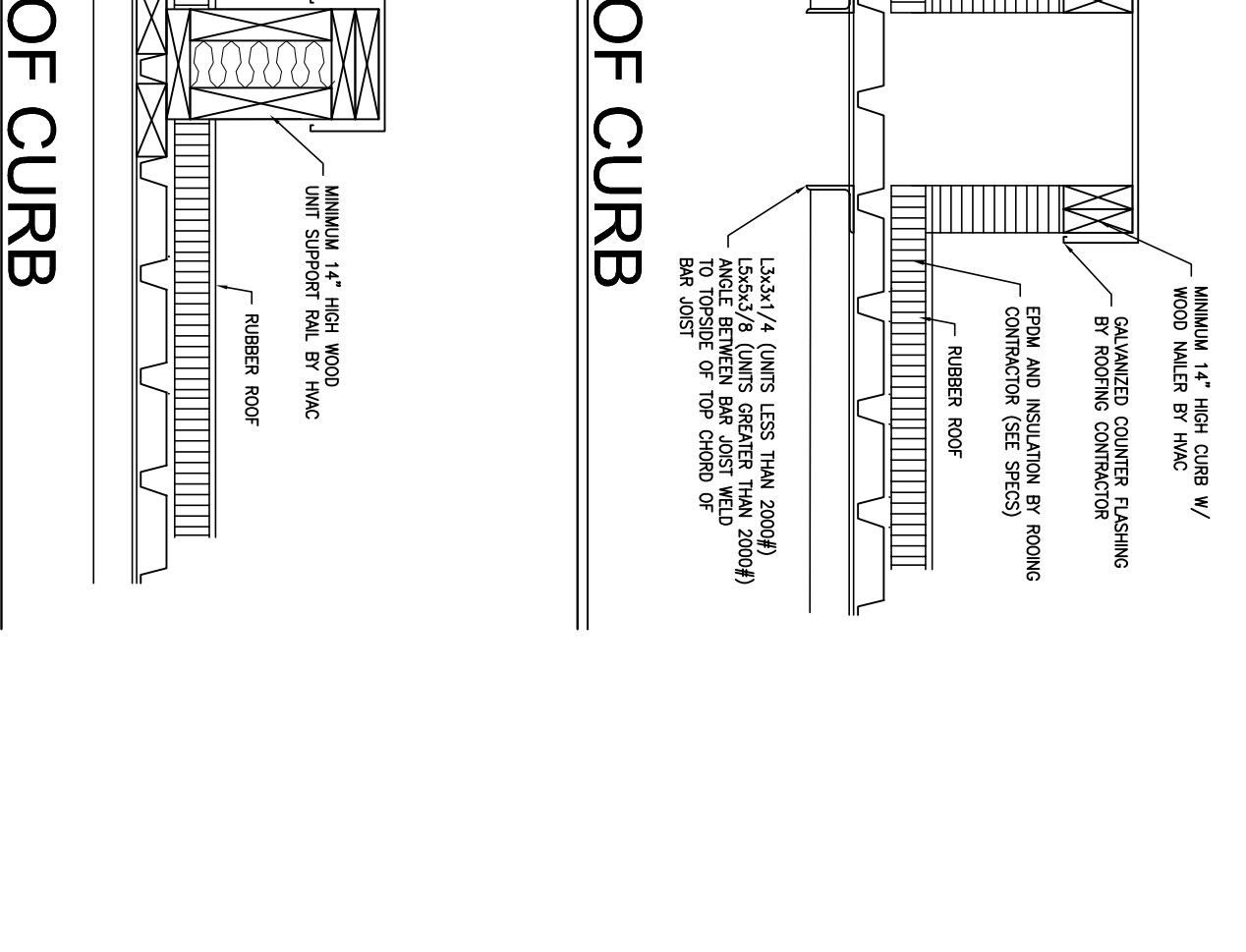
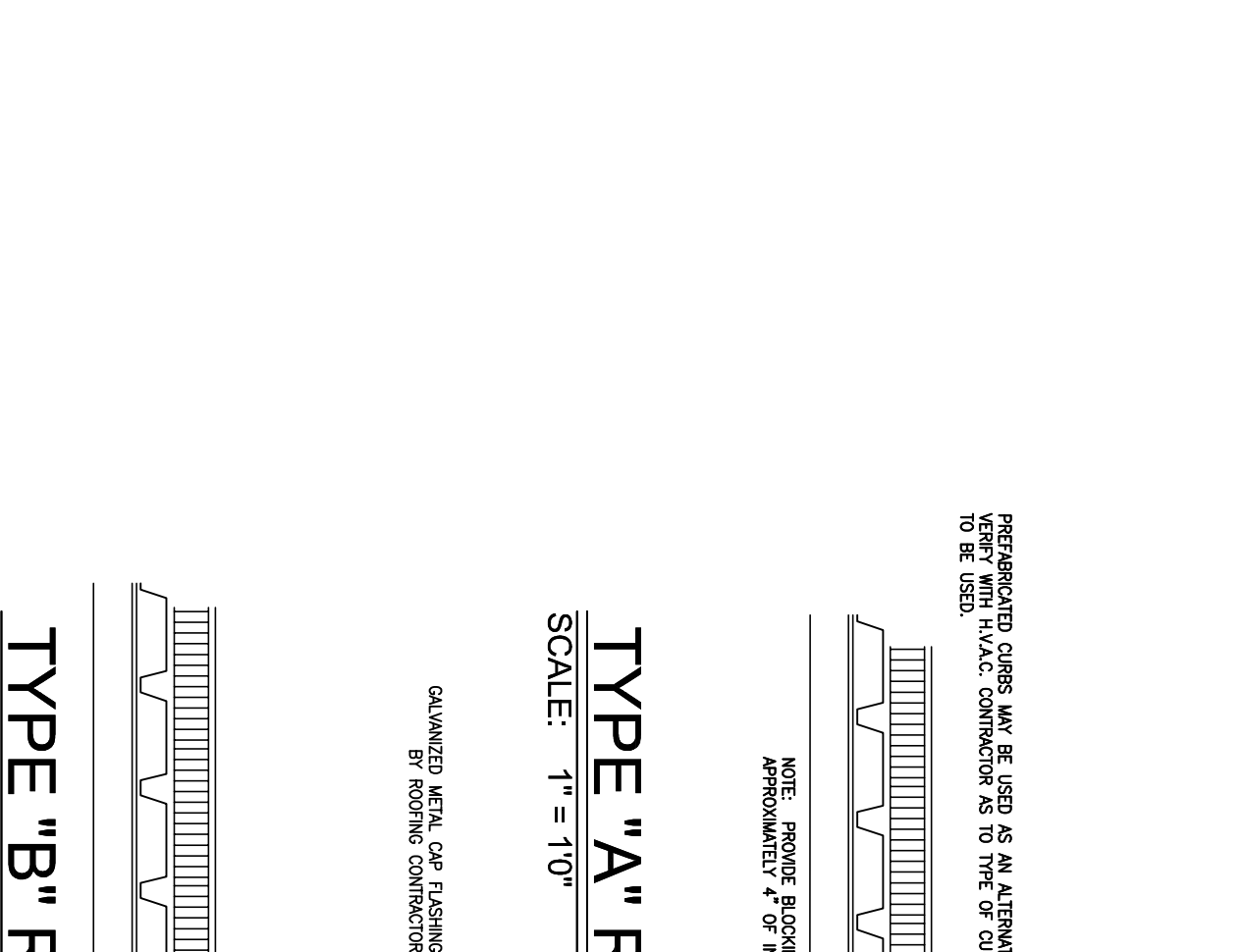
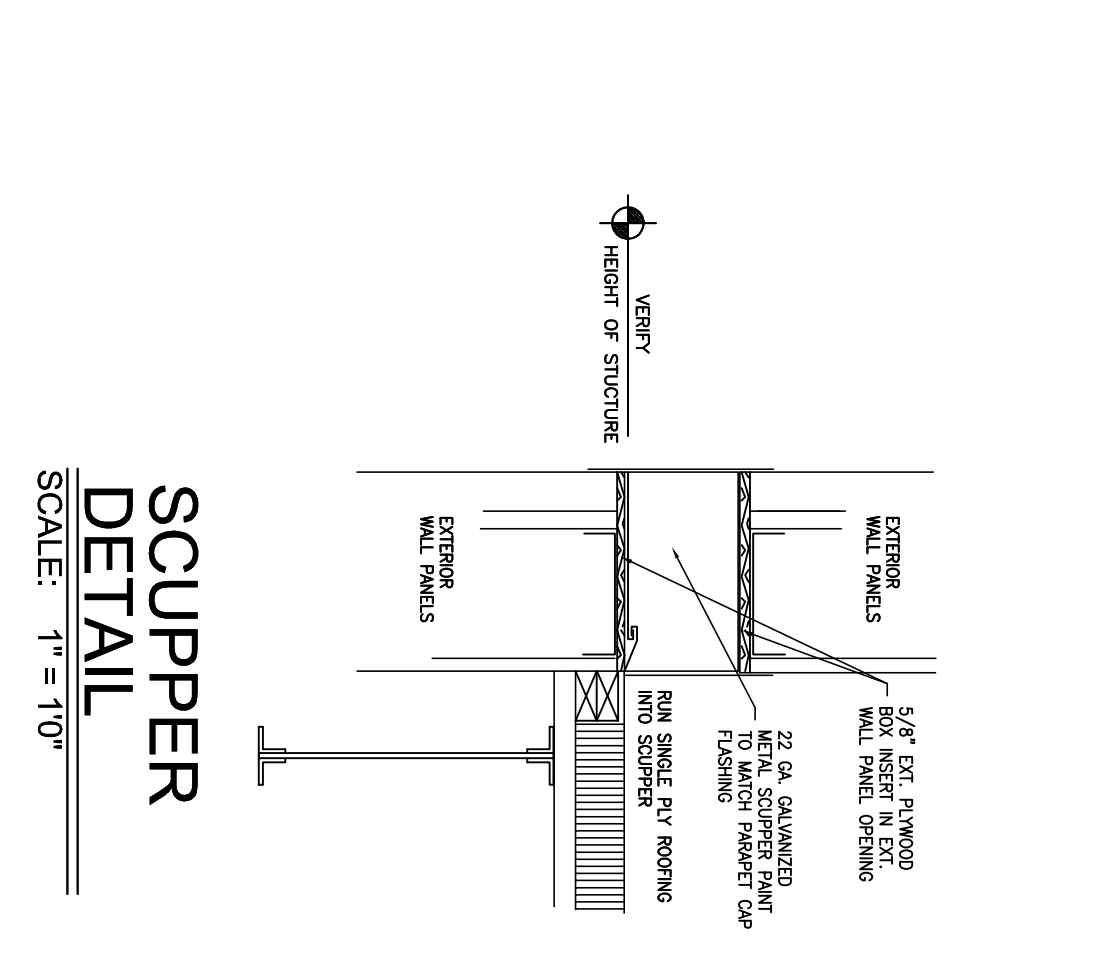
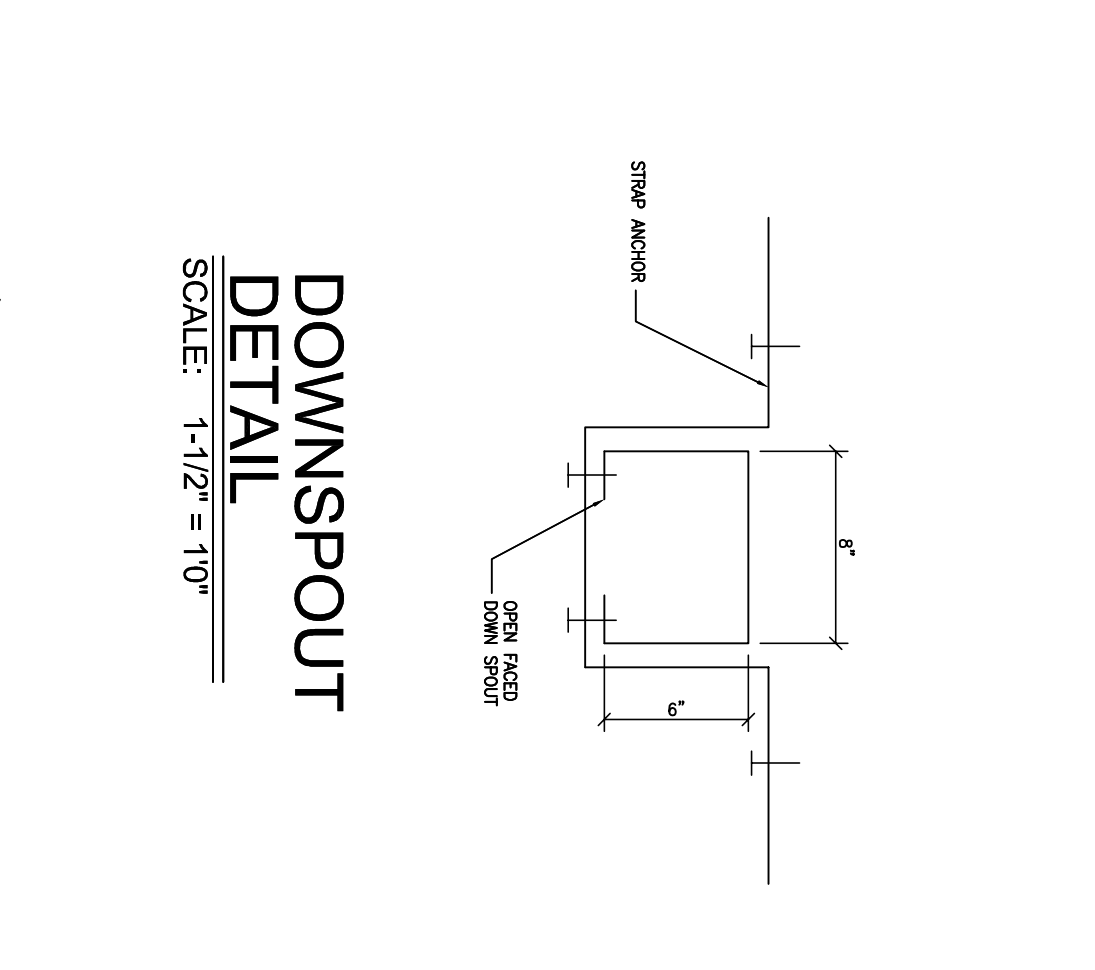
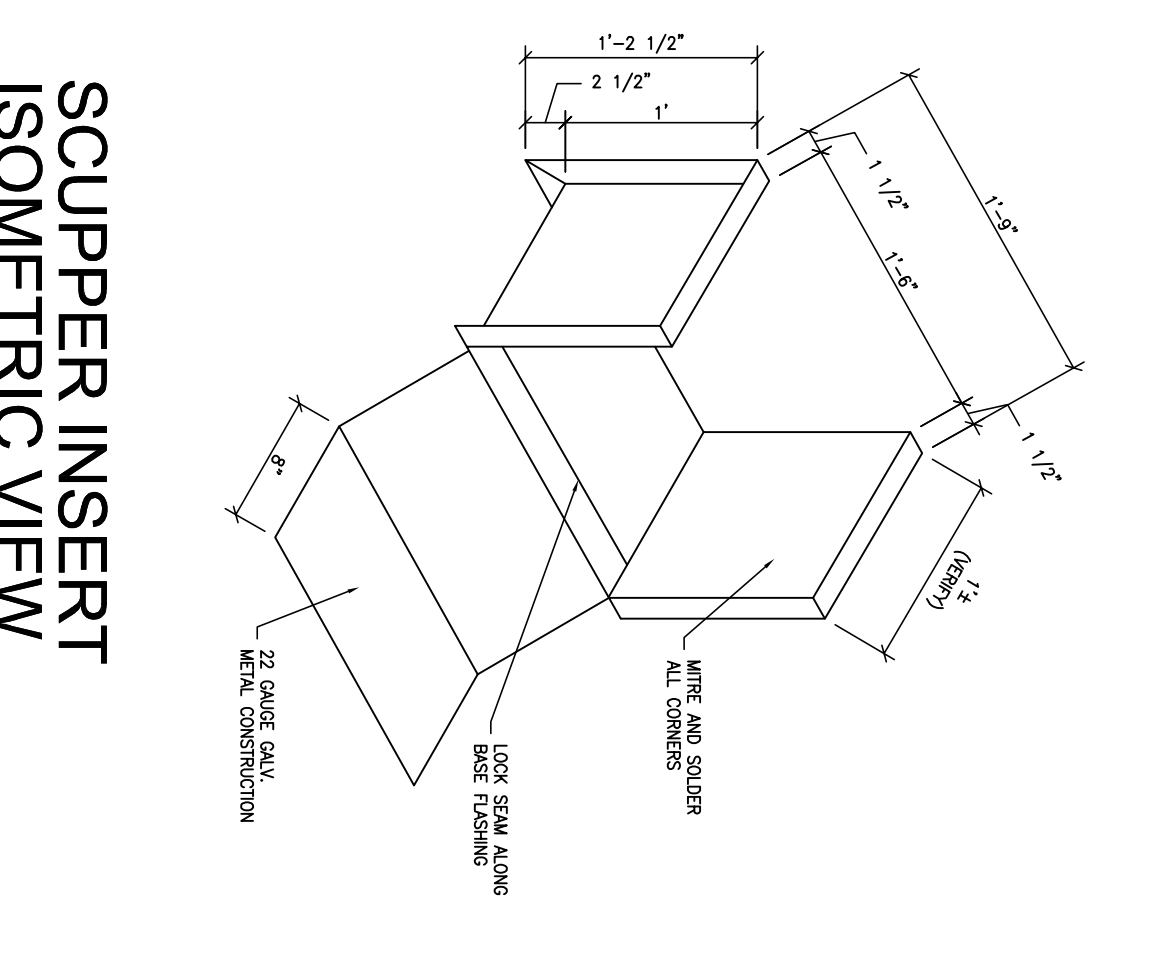
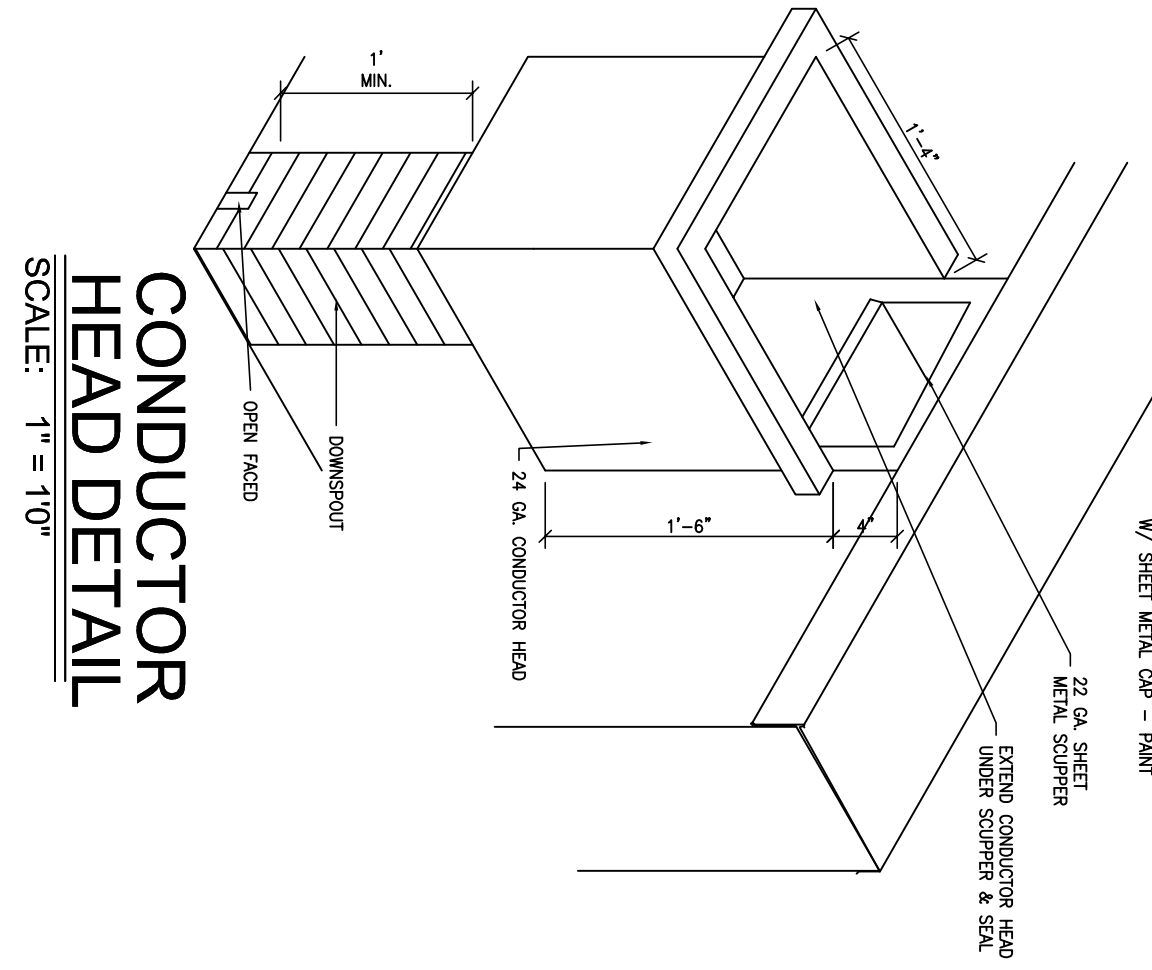
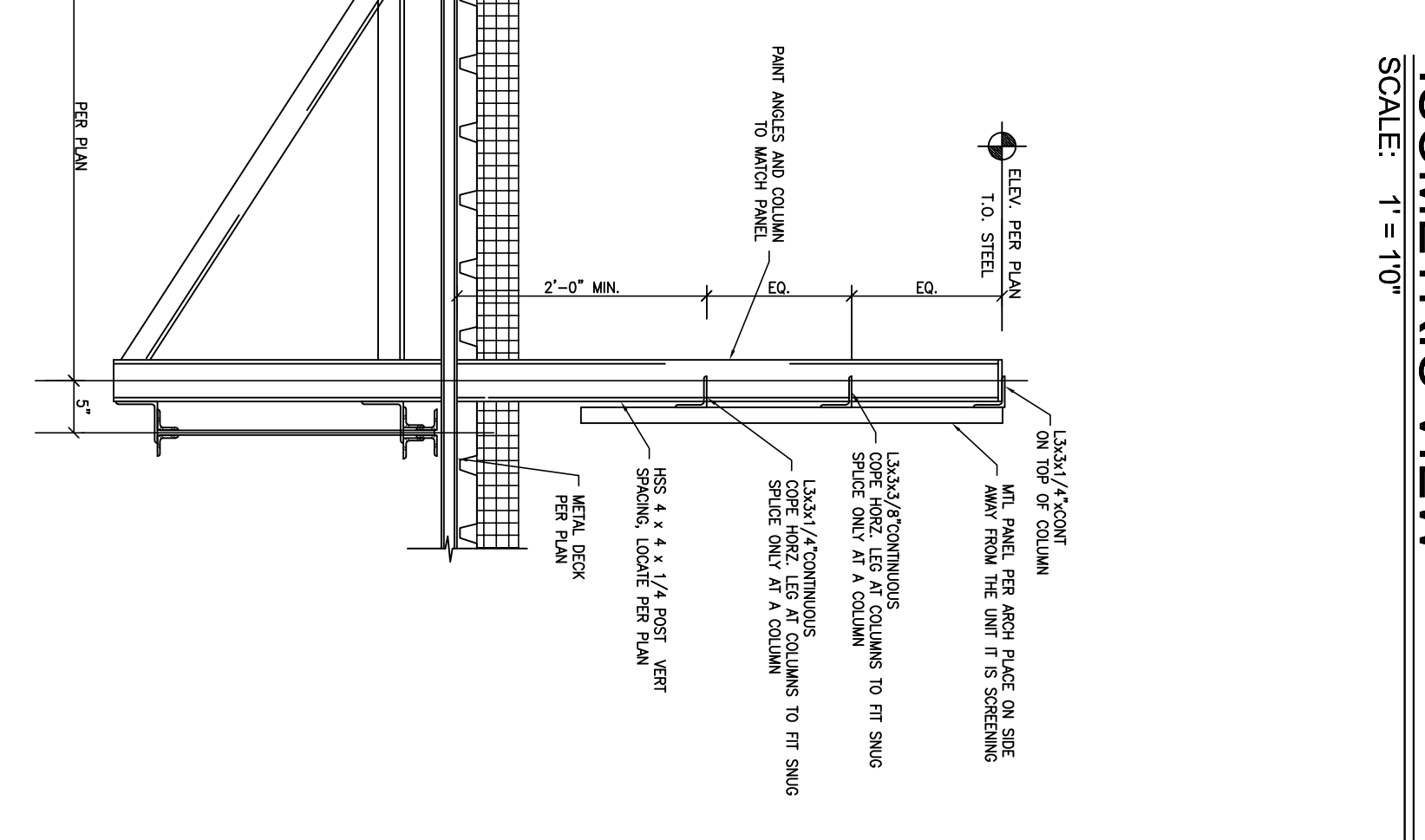
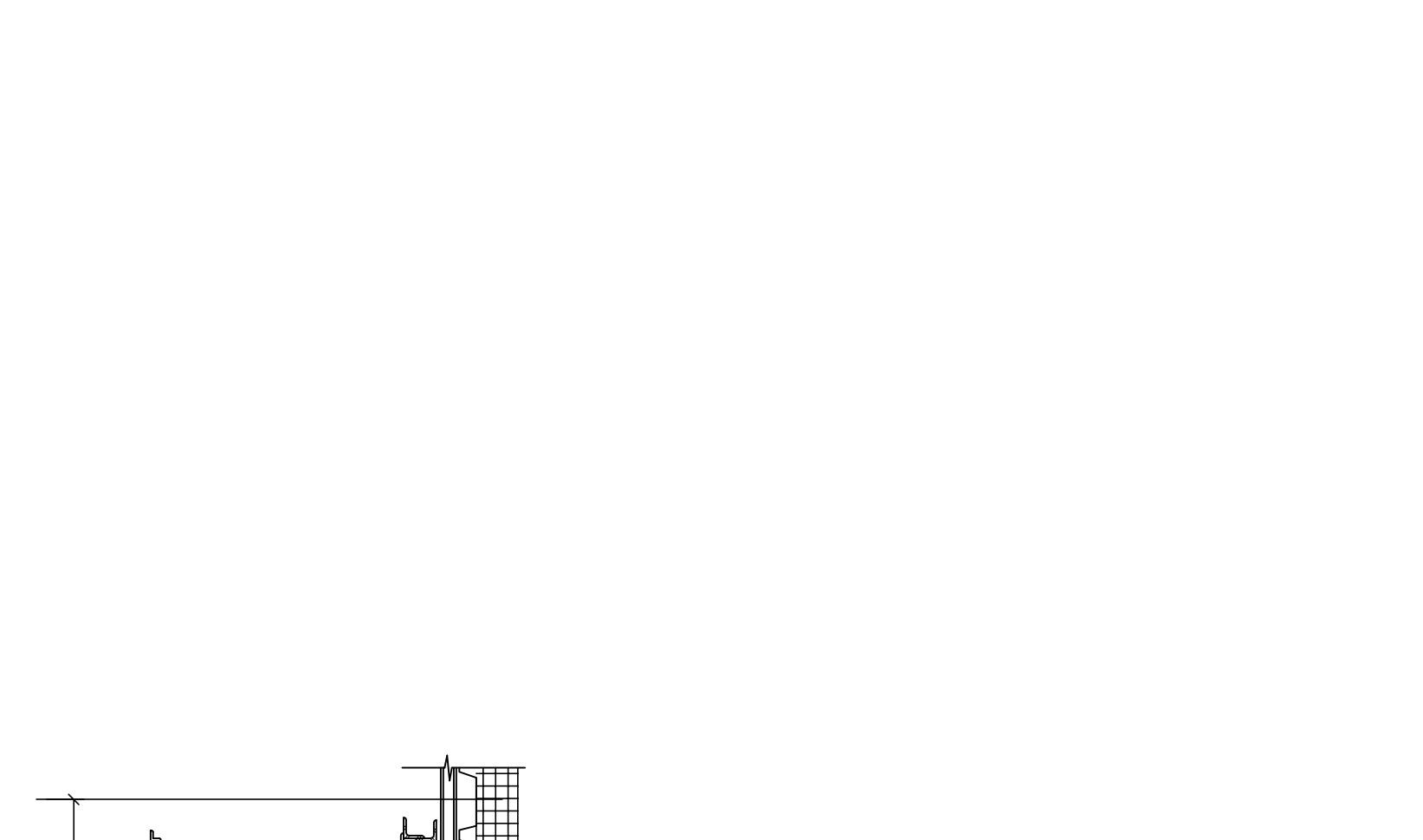
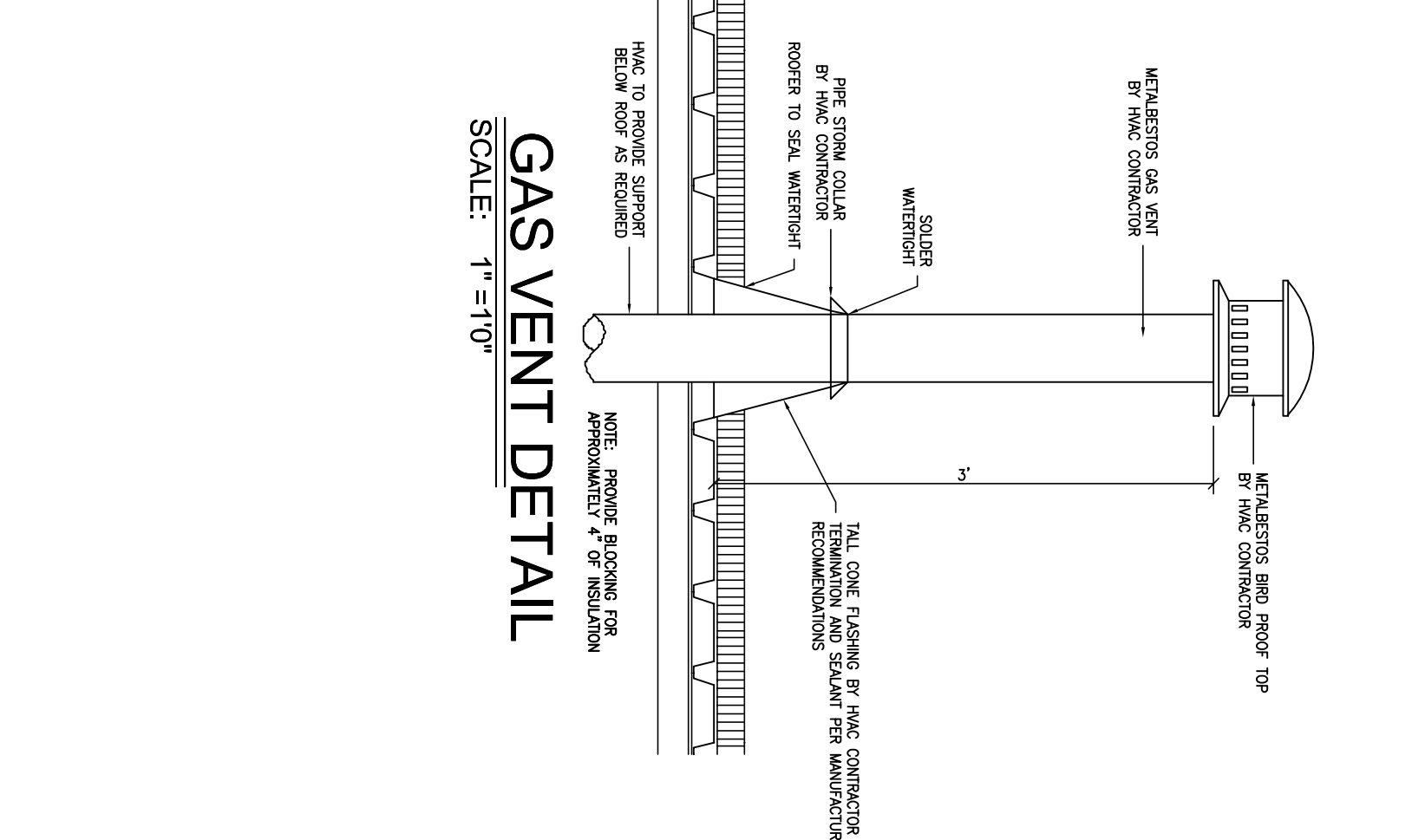
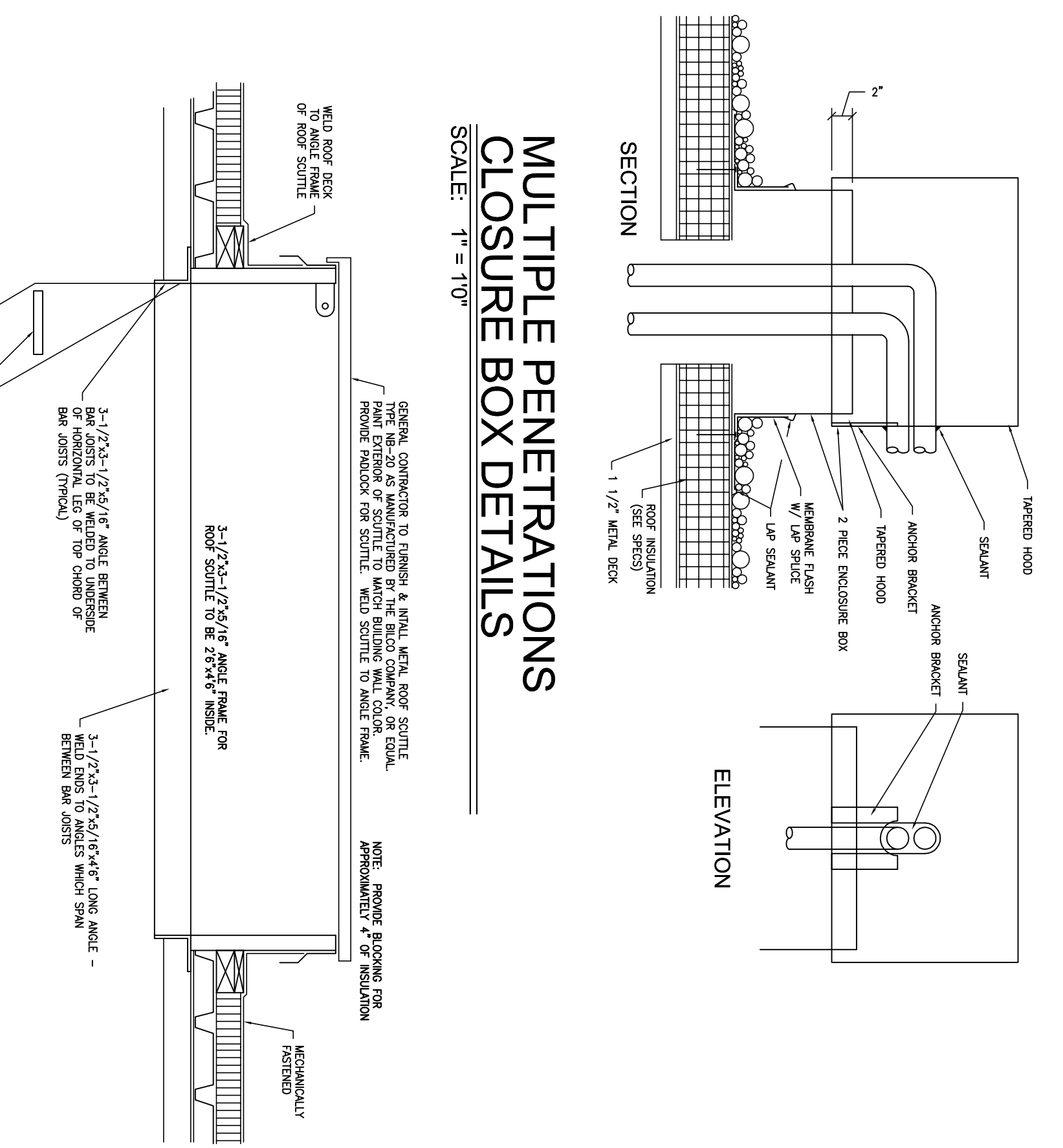
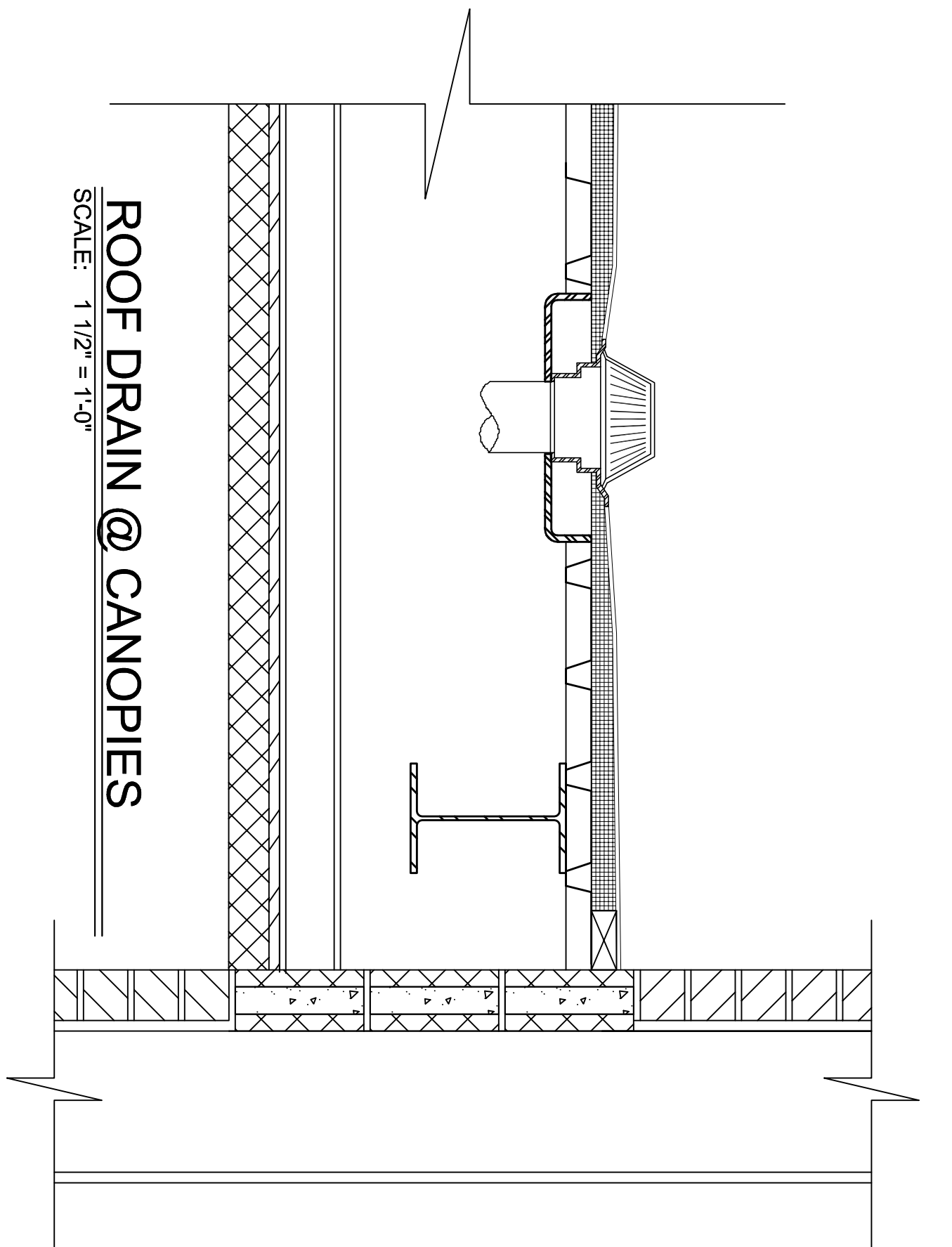
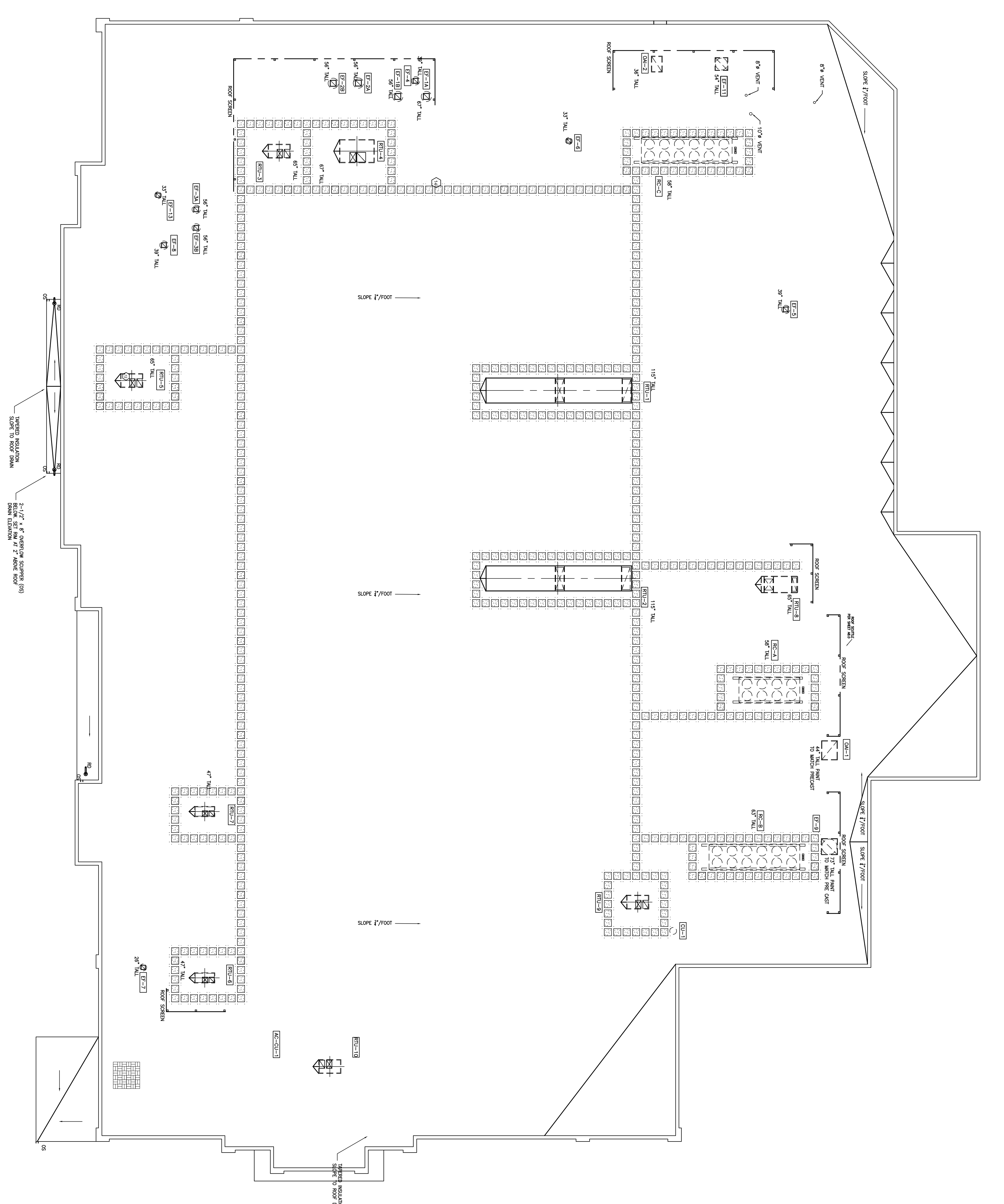
Sincerely,

HY-VEE, INC.



Pete Hosch
Assistant Vice President, Real Estate

Enclosures



REVISION	DATE
AS SHOWN	12/16/08

ROOF PLAN & DETAILS

LOCATION:
MADISON, WISCONSIN #2

HY-VEE, INC.
5820 WESTOWN PARKWAY
WEST DES MOINES, IOWA 50266
TELEPHONE: (515) 267-2800
FAX: (515) 267-2935

DATE	BY
12/16/08	JM

DATE	BY
12/16/08	JM

A8.0

Whitney Way Elevation



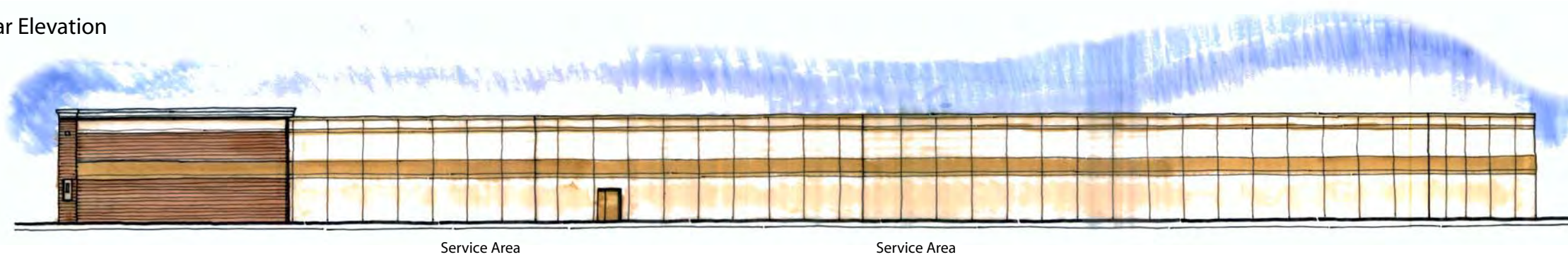
Odana/Segoe Elevation



Side Elevation



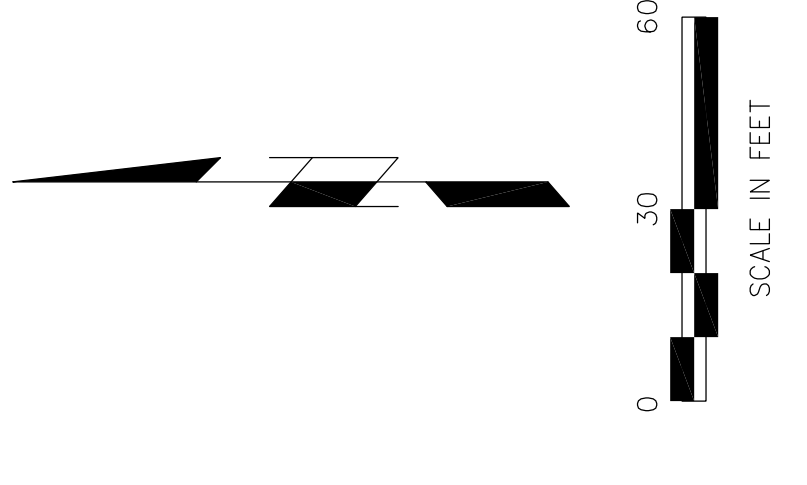
Rear Elevation



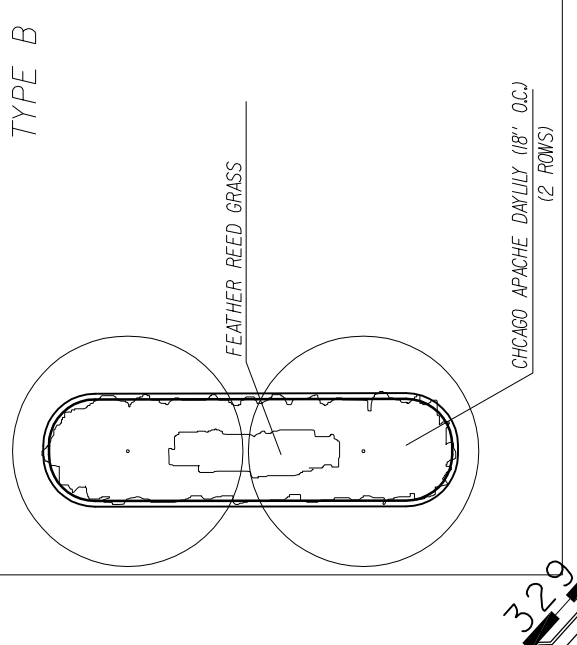
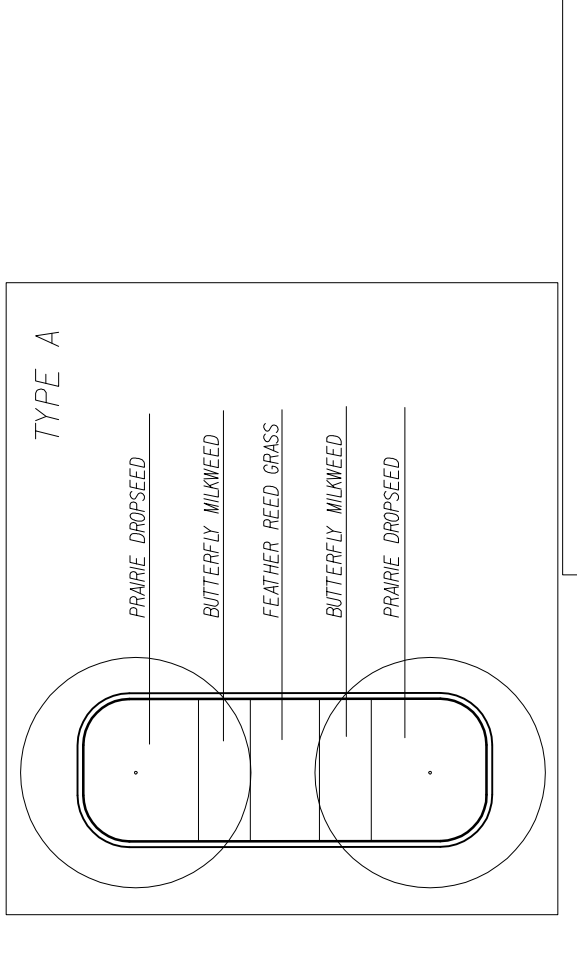
REVISION	DATE	BY

LANDSCAPE NOTES

1. ALL PLANT MATERIAL, INCLUDING SEED AND SOIL, SHALL BE COMPLETED PRIOR TO GRAND OPENING.
2. THE CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIAL FOR A PERIOD OF ONE (1) YEAR FROM STUDENT'S GRAND OPENING. REFER TO WRITTEN SPECIFICATIONS FOR MAINTENANCE REQUIREMENTS.
3. ALL WORK TO BE DONE ACCORDING TO HY-VEE, INC. PLANS AND WRITTEN SPECIFICATIONS. PHOTO SUBMITTALS REQUIRED FOR TYPICAL PLANT MATERIALS.
4. ALL PLANT MATERIAL SHALL AT LEAST MEET MINIMUM REQUIREMENTS SHOWN IN THE "AMERICAN STANDARD FOR NURSERY STOCK" (ANSI Z60.1-2005 OR LATEST EDITION).
5. NO PLANT MATERIAL SHALL BE SUBSTITUTED WITHOUT THE APPROVAL OF HY-VEE, INC.
6. ALL PLANT MATERIAL EXCEPT SEED AND SOIL SHALL BE MULCHED WITH AT LEAST FOUR INCHES (4") OF MULCH. MULCH SHALL BE APPLIED TO ALL PLANTING ISLANDS AND WRITTEN SPECIFICATIONS FOR ADDITIONAL INFORMATION. SAMPLE SUBMITTAL REQUIRED.
7. ALL CURBED TRAFFIC ISLANDS AND PLANTING BEDS SHALL BE DUG OUT TO A MINIMUM TWO FEET (2') DEPTH. CURBED TRAFFIC ISLANDS ARE BOUND TO ONE FOOT (1') ABOVE TOP OF CURBS. REFER TO GRADING PLAN.
8. THE CONTRACTOR SHALL VERIFY LOCATION AND PROTECT ALL UTILITIES AND STRUCTURES. DAMAGE TO UTILITIES AND STRUCTURES SHALL BE REPAIRED TO THE ORIGINAL CONDITION. REFER TO THE GRADING PLAN.
9. SEED ALL DISTURBED AREAS; SOIL ALL CURBED TRAFFIC ISLANDS AND WHERE INDICATED ON PLANS. PLANT MATERIAL QUANTITIES ARE FOR CONTRACTOR'S CONVENIENCE.
10. SEE THE GRADING, UTILITY, AND SITE PLANS FOR ADDITIONAL INFORMATION.
11. TREES SHALL NOT BE STAKED. ALL PROTECTIVE WRAPPING TO BE REMOVED AT THE TIME OF INSTALLATION. WHEN PLANTED TREES SHALL REMAIN UNWRAPPED.
12. CONTRACTOR SHALL SUBMIT IRRIGATION PLAN TO HY-VEE, INC.



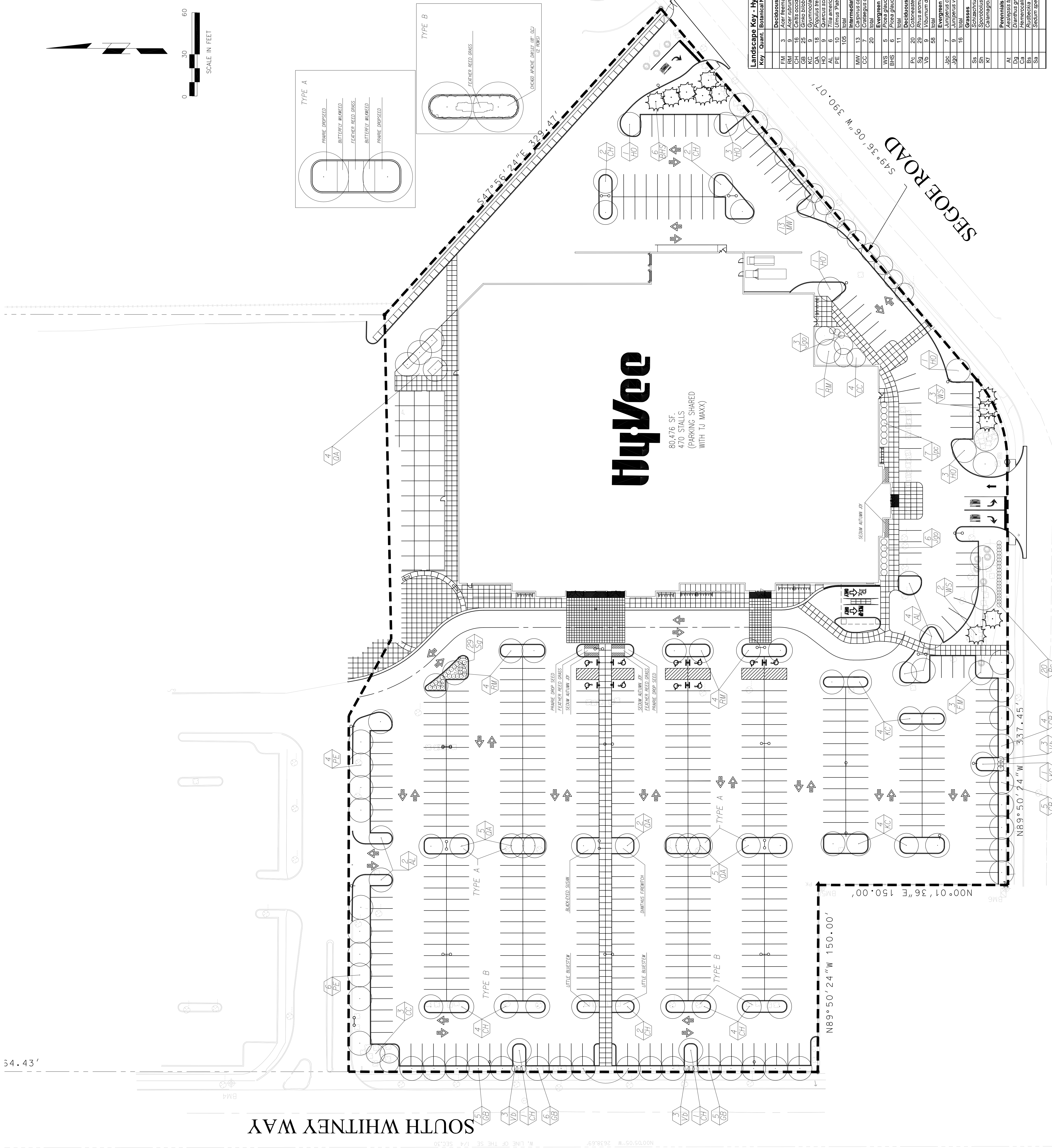
SCALE IN FEET



CONTRACTOR TO SUBMIT IRRIGATION SYSTEM DESIGN FOR HY-VEE APPROVAL PRIOR TO INSTALLATION.

LANDSCAPE WORKSHEET

Number of Trees Required		Point	Points
Number of Parking Stalls	200	1.35	270
Number of Loading Areas	4	1.00	4
Number of Category Trees Required	28	1.00	28
Number of Landscape Points Required		Point	Points
Points required based on parking stalls	2	58	116
Points required based on loading area	3	16	48
Total Number of Points Required	15	11	165
Category Trees of Similar Trees: 1 1/2" x 2" cal.	15	20	300
Total Points Achieved			3324



Key	Quant.	Botanical Name	Common Name	Size	Spec	Spacing
Deciduous Trees						
EM	3	Acer freemanii	Freesman Maple	2.5' cal.	BB	
SN	9	Acer rubrum	Autumn Flame	2.5' cal.	BB	
SN	9	Acer rubrum	Autumn Flame Red Maple	2.5' cal.	BB	
CB	25	Crataegus binniana	Autumn Gold Mandarin Tree	2.5' cal.	BB	
KC	9	Gymnocladia dioica	Kentucky Coffeetree	2.5' cal.	BB	
HO	9	Quercus schubertii	Habitat Sycamore Oak	2.5' cal.	BB	
AL	6	Thuja americana	American Linden	2.5' cal.	BB	
PE	10	Ulmus parviflorus	Parrot Elm	2.5' cal.	BB	
Intermediate Trees						
NW	13	Campanula medium	Muskegwood	1.5' cal.	BB	
CC	20	Campanula medium	Campanula (multi-trunked to the ground)	5' TL	BB	
Evergreen Trees						
WS	5	Pinus glauca	White Spruce	4'	BB	
CC	11	Pinus glauca	Black Pine Spruce	4'	BB	
Deciduous Shrubs						
SC	20	Rosa arvensis	Rose	2'	BR	2' O.C.
VB	9	Viburnum dentatum	Blue Multi-Viburnum	18.5" x 4"	BR	2' O.C.
VB	9	Viburnum dentatum	Blue Multi-Viburnum	9"	BR	2' O.C.
Perennials						
JOC	7	Juncus communis	Kelly's Compact Juncus	15.5" x 15"	BB/Cont	
JOC	9	Juncus communis	Grey Owl Juniper	15.5" x 15"	BB/Cont	
SH	16	Shrub	Little Bluestem	1.0'	Cont.	18" O.C.
SH	16	Shrub	Little Bluestem	1.0'	Cont.	24" O.C.
SH	16	Shrub	Feather Reed Grass	1.0'	Cont.	18" O.C.
SH	16	Shrub	Feather Reed Grass	1.0'	Cont.	18" O.C.
AL	16	Asplenium platyneuron	Bullfinch	1.0'	Cont.	12" O.C.
AL	16	Asplenium platyneuron	Bullfinch	1.0'	Cont.	12" O.C.
CH	16	Chamaecrista nictitans	Chicago Ashleaf	1.0'	Cont.	18" O.C.
CH	16	Chamaecrista nictitans	Chicago Ashleaf	1.0'	Cont.	18" O.C.
BS	16	Bursera peltata	Black-eyed Susan	12" x 12"	Cont.	12" O.C.
BS	16	Bursera peltata	Black-eyed Susan	12" x 12"	Cont.	12" O.C.
SH	16	Sedum spectabile	Autumn Joy	1.0'	Cont.	12" O.C.

Foth
 Foth Infrastructure & Environment, LLC
 1000 Park Square South, Suite 200
 Madison, WI 53704
 Phone: 608-242-9000 Fax: 608-242-6999

Hy-Vee
 SOUTH WESTGATE MALL
 REDEVELOP, MADISON, WI
 6820 WESTOWN PARKWAY
 WEST DES MOINES, IOWA 50268
 TEL: (515) 287-2800
 FAX: (515) 287-2935
 EMPLOYEE OWNED

LOCATION:
 SOUTH WESTGATE MALL
 REDEVELOP, MADISON, WI
 TRUE NORTH PLAN NORTH

LANDSCAPING PLAN

DRAWN:	DATE:
SCALE:	2008
1"=30'	SHEET NUMBER:
	C5.0

PRELIMINARY
 NOT FOR CONSTRUCTION

SOUTH ONE-QUARTER CORNER
 BEARS EAST 170' FROM P.C.

REVISION	DATE	BY

Hyvee
 EMPLOYEE OWNED
 LOCATION:
 SOUTH WESTGATE MALL
 REDEVELOP, MADISON, WI
 6520 WESTOWN PARKWAY
 WEST DES MOINES, IOWA 50268
 TELEPHONE: (515) 267-2800
 FAX: (515) 267-2935

TRUE NORTH PLAN NORTH

GRADING PLAN

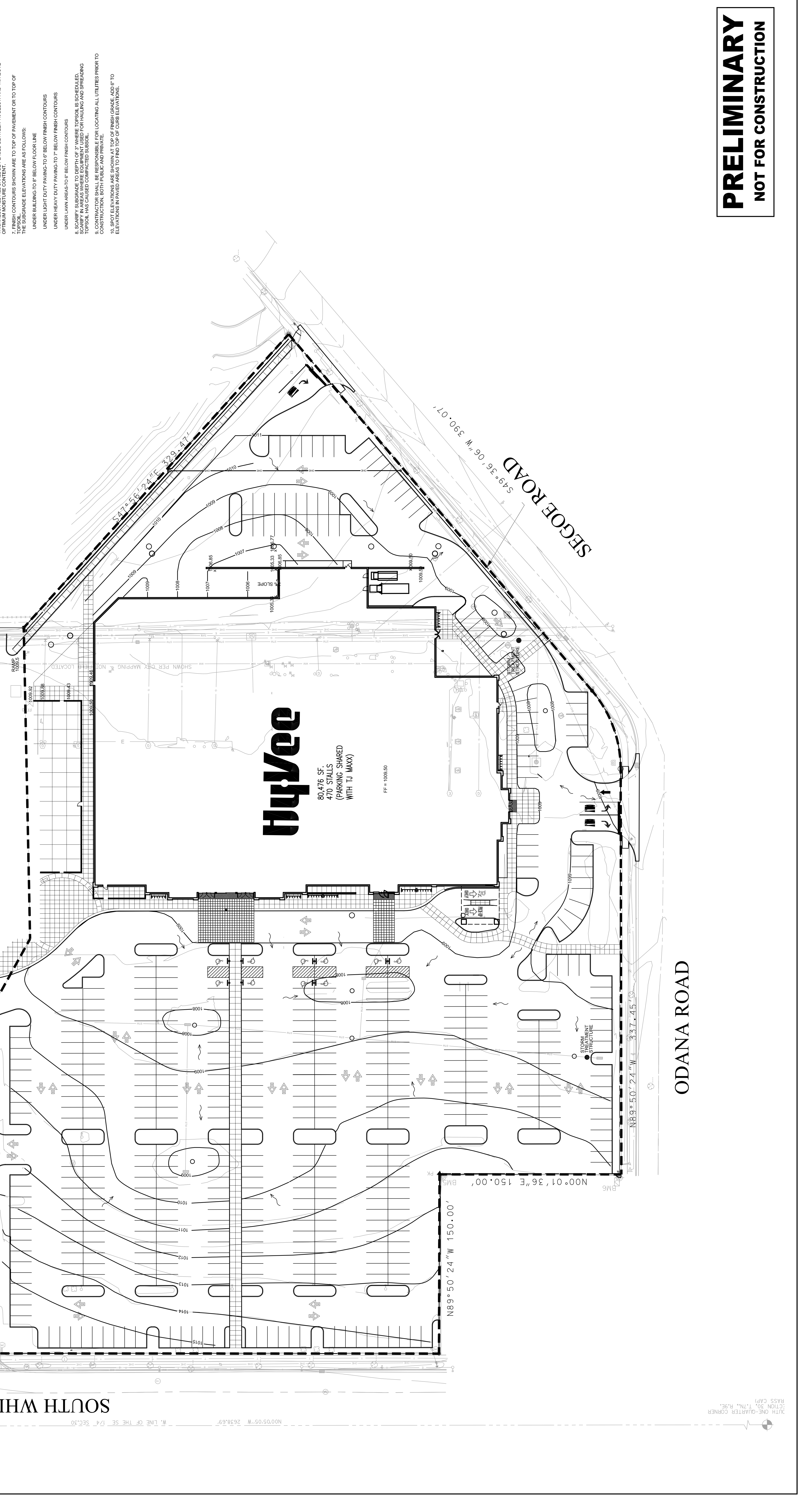
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SCALE	2008
1"=50'	SHEET NUMBER
SHEET:	C3.0

LEGEND	
	PROPOSED EROSION CONTROL FENCE
	PROPOSED LIGHT FIXTURE AND BASE
	PROPOSED SANITARY SEWER
	PROPOSED STORM SEWER
	PROPOSED STORM SEWER INTAKE
	PROPOSED STORM SEWER MANHOLE
	PROPOSED STORM SEWER VALVE
	PROPOSED TRAFFIC SIGN
	PROPOSED FIRE HYDRANT
	PROPOSED WATER VALVE
	PROPOSED FROST FREE HYDRANT
	PROPOSED SPOT ELEVATION
	PROPOSED CONTOUR LINE
	PROPOSED CENTERLINE
	PROPOSED PROPERTY LINE
	PROPOSED WATER MAIN
	PROPOSED GAS MAIN
	PROPOSED ELECTRIC
	PROPOSED SEWER ELECTRIC
	PROPOSED TREE
	PROPOSED SHRUB
	PROPOSED HEAVY DUTY PCC PAVING
	PROPOSED LIGHT DUTY PCC PAVING

GRADING NOTES

- STRIP TOPSOIL (MIN. 4") FROM ENTIRE SITE AND STOCKPILE IN AREA ADJACENT TO EXISTING CONTOUR LINE. TOPSOIL SHALL BE STORED IN A MANNER THAT PREVENTS EROSION AND CONTAMINATION. TOPSOIL SHALL BE A MINIMUM UNIFORM THICKNESS OF 6".
- PROVIDE AND MAINTAIN EROSION CONTROL DEVICES WHERE SHOWN ON THIS PLAN. EROSION CONTROL DEVICES SHALL BE CONSTRUCTED AND MAINTAINED UNTIL PERMANENT EROSION CONTROL MEASURES ARE IN PLACE.
- IN AREAS TO RECEIVE ADDITIONAL FILL OVER EXISTING FILL MATERIALS, REMOVE TOP 12" OF MATERIAL AND SCARIFY AND RECOMPACT THE NEXT 6" OF MATERIAL TO BE COMPACTED TO 95% STANDARD PROCTOR DENSITY TO 4" MAXIMUM LAYER THICKNESS. THE FINAL 1/2" OF FILL TO BE COMPACTED TO 98% STANDARD PROCTOR.
- SCARIFY AND RECOMPACT THE TOP 6" OF SUBGRADE IN ALL CUT AREAS. AFTER ROUGH GRADING IS COMPLETED, COMPACT THE ENTIRE PAVING AND FINISH SURFACE TO THE PROPOSED FINISH ELEVATION. THE FINAL 1/2" OF FILL TO BE COMPACTED TO 98% STANDARD PROCTOR.
- PROVIDE MINIMUM 1% OF COMPACTED NON-EXPANSIVE COHESIVE SOIL UNDER ALL FINISH PAVING.
- ALL FILL AND BACKFILL MATERIALS SHALL BE APPROVED BY THE SOILS ENGINEER. PLACE ALL FILL IN LIFTS OF NINE INCHES OR LESS. LOOSE, UNDESIRABLE MATERIAL SHALL BE PLACED BETWEEN 1% BELOW AND 6% ABOVE OPTIMUM MOISTURE CONTENT.
- FINISH CONTOURS SHOWN ARE TO TOP OF PAVEMENT OR TO TOP OF TOPSOIL. FINISH ELEVATIONS ARE AS FOLLOWS:
 UNDER BUILDING TO 6' BELOW FLOOR LINE
 UNDER LIGHT DUTY PAVING TO 6' BELOW FINISH CONTOURS
 UNDER HEAVY DUTY PAVING TO 7' BELOW FINISH CONTOURS
 UNDER LAWN AREAS TO 6' BELOW FINISH CONTOURS
- SCARIFY SUBGRADE TO DEPTH OF 3" WHERE TOPSOIL IS SCHEDULED. TOPSOIL SHALL BE PLACED AND COMPACTED TO 95% STANDARD PROCTOR DENSITY TO 4" MAXIMUM LAYER THICKNESS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UTILITIES PRIOR TO CONSTRUCTION, BOTH PUBLIC AND PRIVATE.
- SPOT ELEVATIONS ARE SHOWN AT TOP OF FINISH GRADE AND 6" TO ELEVATIONS IN PAVED AREAS TO FIND TOP OF CURB ELEVATIONS.

SCALE IN FEET
 0 30 60



1/4" ONE-QUARTER CORNER SECTION 30.1 TN, R3E
 RASS CAP

PRELIMINARY
NOT FOR CONSTRUCTION

REVISION	DATE	BY

Foth
Foth Infrastructure & Environment, LLC
Phone: 608-242-9900 Fax: 608-242-9999
Madison, WI 53704
1100 Parkview Square, Suite 300

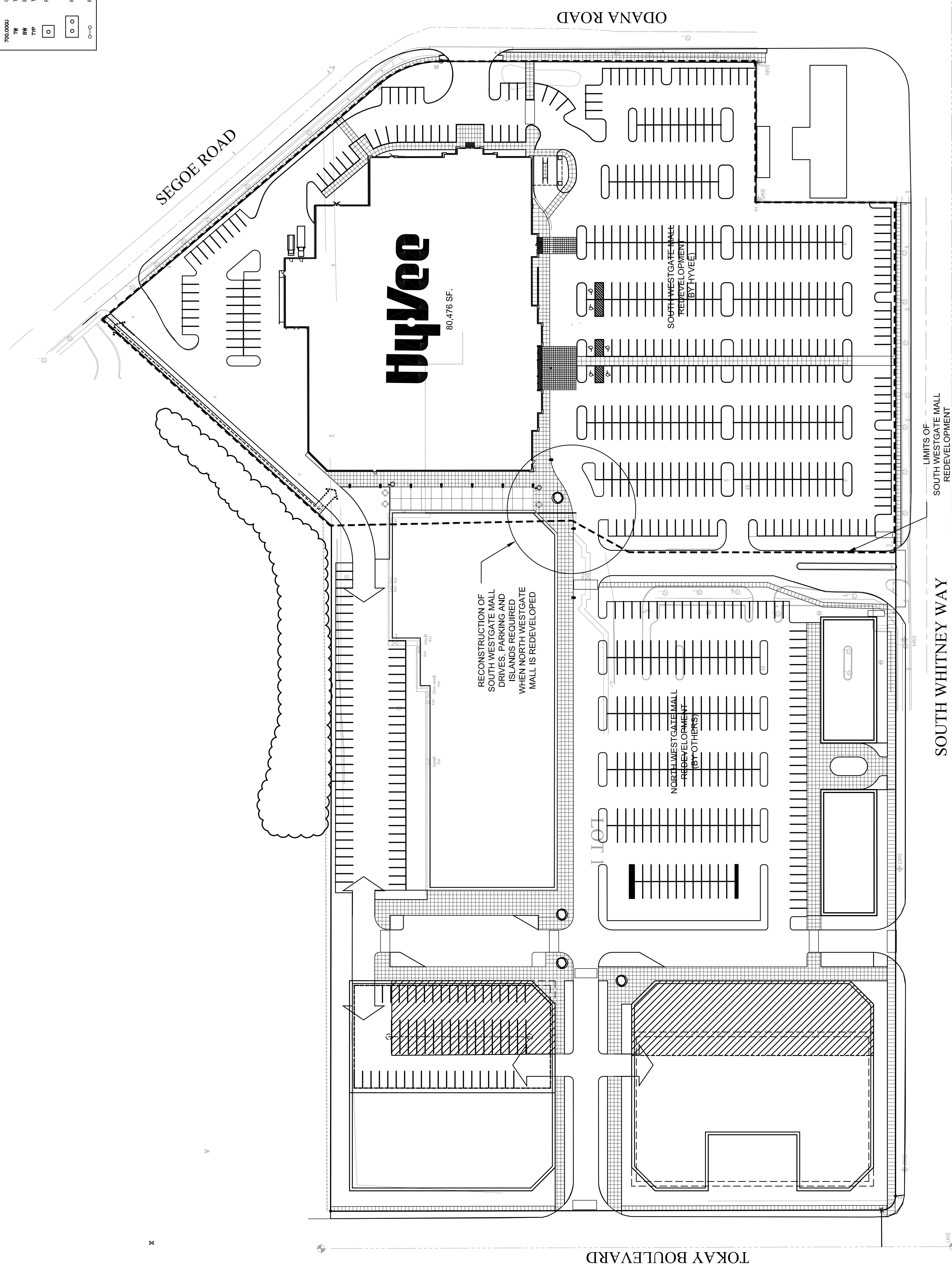
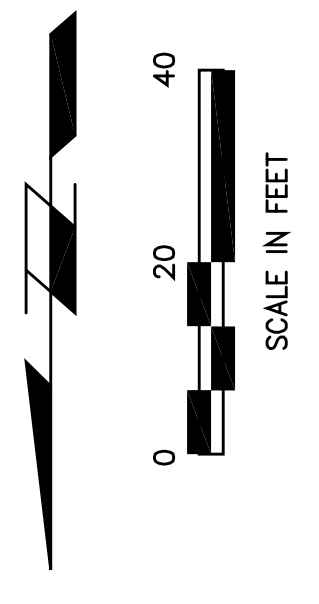
Hyvee
EMPLOYEE OWNED
LOCATION: SOUTH WESTGATE MALL RE-DEVELOP., MADISON, WI
5820 WESTOWN PARKWAY
WEST DES MOINES, IOWA 50266
TEL: (515) 267-2800
FAX: (515) 267-2935

WEST GATE MALL
SITE PLAN

DATE: 2008	SHEET NUMBER: 11-200
DRAWN BY: [Signature]	
SKETCH: C1.0	

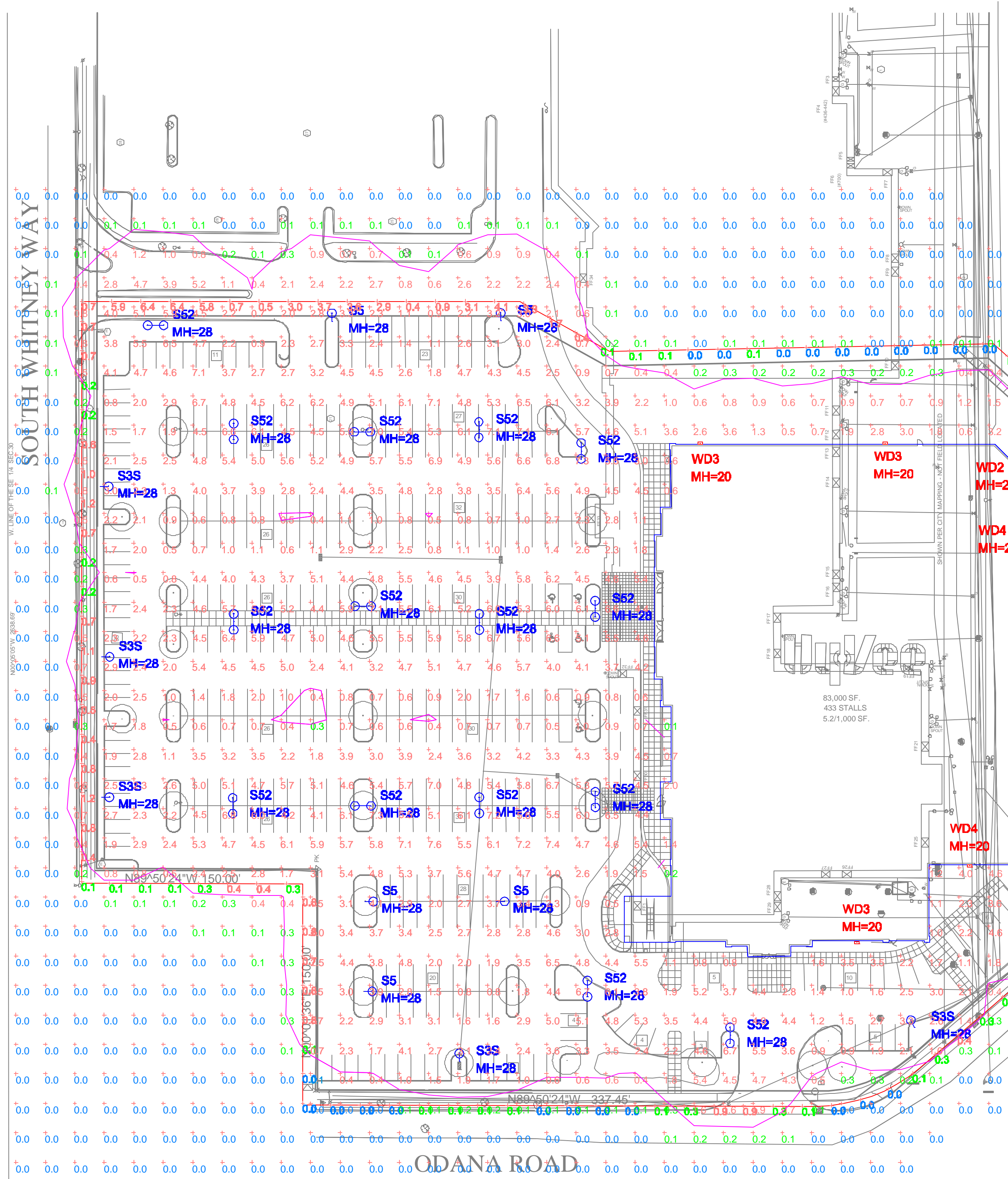
LEGEND

PROPOSED BOLLARD	PROPOSED EROSION CONTROL FENCE
PROPOSED LIGHT FIXTURE AND BASE	PROPOSED STORM SEWER
PROPOSED SANITARY SEWER MANHOLE	PROPOSED UNDERGROUND ELECTRIC
PROPOSED STORM SEWER INTAKE	PROPOSED WATER MAIN
PROPOSED STORM SEWER INTAKE	PROPOSED WATER MAIN
PROPOSED TRAFFIC SIGN	PROPERTY LINE
PROPOSED FIRE HYDRANT	CENTER LINE
PROPOSED WATER VALVE	EASEMENT/SETBACK LINE
PROPOSED FROST FREE HYDRANT	PROPOSED CONTOUR LINE
PROPOSED SPOT ELEVATION	PROPOSED SHRUB
TOP OF CURB ELEVATION	PROPOSED TREE
TOP OF WALL ELEVATION	PROPOSED SIBERWALK
BOTTOM OF WALL ELEVATION	PROPOSED HEAVY DUTY PCC PAVING
TYPICAL	AREA WITH POTENTIAL RESIDUAL SOILS MANAGEMENT PLAN, WEST GATE MALL
PROPOSED SANITARY CLEANOUT	PROPOSED LIGHT DUTY PCC PAVING
PROPOSED GREASE SEPARATOR	PROPOSED LIGHT DUTY PCC PAVING
PROPOSED LIGHTING	PROPOSED LIGHTING



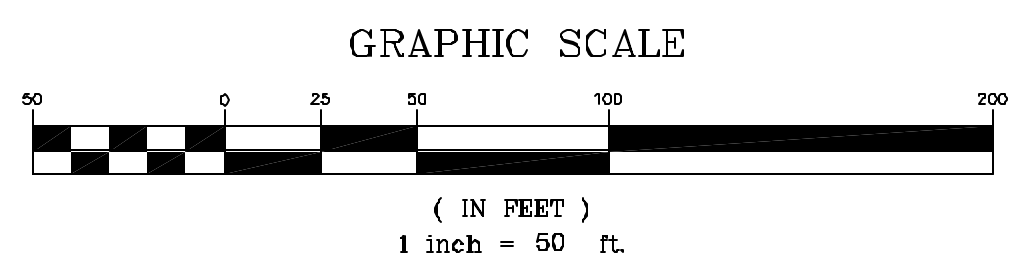
CONCEPTUAL WESTGATE MALL REDEVELOPMENT

PRELIMINARY
NOT FOR CONSTRUCTION



Label	Qty	Arrangement	Description	Lumens	LLF	Filename
S3	2	SINGLE	AC21N3_400MH-BT28 (400W MH Source File)	44000	0.720	ac21n3-400m.ies
S3S	5	SINGLE	AC21N3_400MH-BT28_HS (400W MH Source File)	44000	0.720	ac21n3-400m-hs.ies
S5	5	SINGLE	AC21N5_400PMH-BT28 (400W MH Source File)	44000	0.720	ac21n5-400m.ies
S52	17	BACK-BACK	AC21N5_400PMH-BT28 (400W MH Source File)	44000	0.720	ac21n5-400m.ies
WD2	1	SINGLE	WD18x2_250PMH-ED28	22000	0.720	wd18d2-250p.ies
WD3	3	SINGLE	WD18x3_250PMH-ED28	22000	0.720	wd18d3-250p.ies
WD4	4	SINGLE	WD18x4_250PMH-ED28	22000	0.720	wd18d4-250p.ies

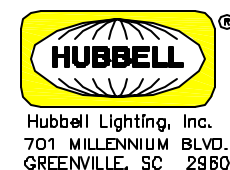
Label	Avg	Max	Min	Avg/Min	Max/Min	PtSpcLr	PtSpcTb
CalcPts - OUT TO ZERO FOOT-CANDLES	1.85	7.6	0.0	N.A.	N.A.	20	20
CalcPts - PARKING - REAR	3.43	6.5	0.5	6.86	13.00	20	20
CalcPts - PARKING - FRONT AND SIDE	3.43	7.6	0.1	34.30	76.00	20	20



1. THIS LIGHTING DESIGN IS BASED ON LIMITED INFORMATION SUPPLIED BY OTHERS TO HUBBELL LIGHTING. SITE DETAILS PROVIDED HEREON ARE REPRODUCED ONLY AS A VISUALIZATION AID. FIELD DEVIATIONS MAY SIGNIFICANTLY AFFECT PREDICTED PERFORMANCE. PRIOR TO INSTALLATION, CRITICAL SITE INFORMATION (POLE LOCATIONS, ORIENTATION, MOUNTING HEIGHT, ETC.) SHOULD BE COORDINATED WITH THE CONTRACTOR AND/OR SPECIFIER RESPONSIBLE FOR THE PROJECT.

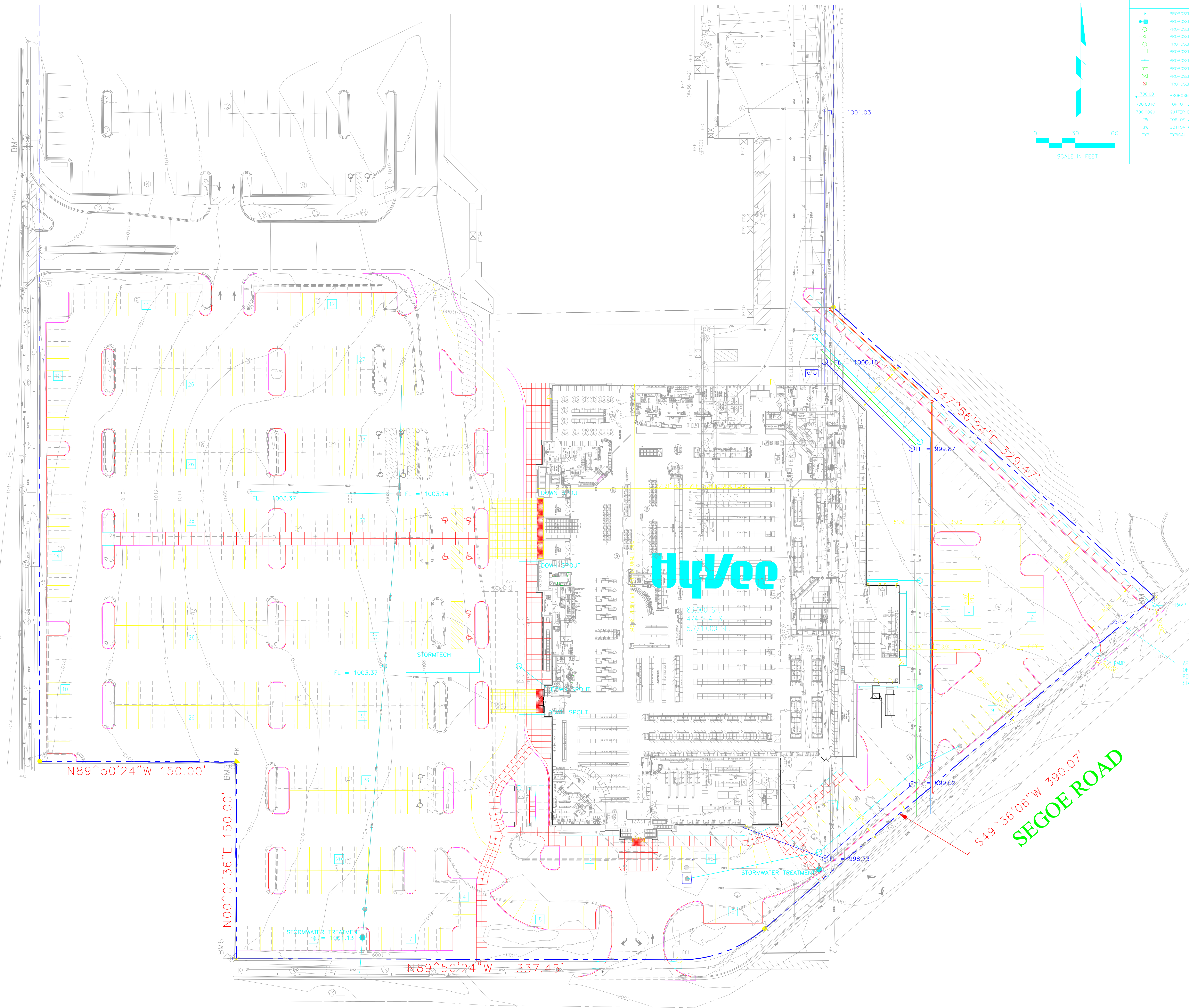
2. LUMINAIRE DATA IS TESTED TO INDUSTRY STANDARDS UNDER LABORATORY CONDITIONS. OPERATING VOLTAGE AND NORMAL MANUFACTURING TOLERANCES OF LAMP, BALLAST, AND LUMINAIRE MAY AFFECT FIELD RESULTS.

3. CONFORMANCE TO FACILITY CODE AND OTHER LOCAL REGULATIONS IS THE RESPONSIBILITY OF THE OWNER AND/OR THE OWNER'S REPRESENTATIVE.

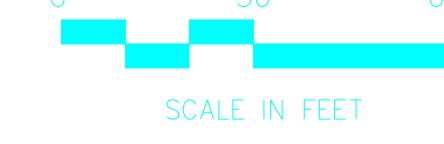
TITLE:	REVISED FROM DRAWING NUMBER(S):	0843024	DN BY:	YWY	DATE:	12-04-08	CHK BY:	N/A
SITE LIGHTING PLAN			REV BY:	YWY	DATE:	12-12-08	SCALE:	AS NOTED
HY-VEE #2			QUOTE:	N/A			DRAWING / DESIGN NO.:	0843196
MADISON, WI					Hubbell Lighting, Inc. 701 MILLENNIUM BLVD. GREENVILLE, SC 29607			

SOUTH WHITNEY WAY

QUARTER CORNER
T. 7N., R. 9E.



LEGEND				
•	PROPOSED BOLLARD	—	PROPOSED EROSION CONTROL FENCE	
■	PROPOSED LIGHT FIXTURE AND BASE	—	PROPOSED STORM SEWER	
○	PROPOSED SANITARY SEWER MANHOLE	—	PROPOSED SANITARY SEWER	
○	PROPOSED CLEANOUT	—	LE	PROPOSED UNDERGROUND ELECTRIC
○	PROPOSED STORM SEWER MANHOLE	—	T	PROPOSED TELEPHONE
○	PROPOSED STORM SEWER INTAKE	—	G	PROPOSED GAS MAIN
—	PROPOSED TRAFFIC SIGN	—	W	PROPOSED WATER MAIN
—	PROPOSED FIRE HYDRANT	—	—	PROPERTY LINE
—	PROPOSED WATER VALVE	—	—	CENTER LINE
—	PROPOSED FROST FREE HYDRANT	—	—	EASEMENT/SETBACK LINE
—	PROPOSED SPOT ELEVATION	—	—	PROPOSED CONTOUR LINE
700.00	PROPOSED SPOT ELEVATION	—	—	PROPOSED SHRUB
700.00TC	TOP OF CURB ELEVATION	—	—	PROPOSED TREE
700.00SB	GUTTER ELEVATION	—	—	PROPOSED SIDEWALK
Tk	TOP OF WALL ELEVATION	—	—	PROPOSED HEAVY DUTY PCC PAVING
BW	BOTTOM OF WALL ELEVATION	—	—	PROPOSED LIGHT DUTY PCC PAVING
TYP	TYPICAL			



GENERAL NOTES

1. PROTECT EXISTING STRUCTURES AND ADJACENT PROPERTY DURING CONSTRUCTION.
2. PROTECT EXISTING UTILITIES DURING CONSTRUCTION.
3. THE LOCATIONS OF ALL UTILITIES INDICATED ON THE PLANS ARE TAKEN FROM EXISTING RECORDS. THE EXACT LOCATION AND ELEVATION OF ALL UTILITIES MUST BE DETERMINED BY THE CONTRACTOR. IT SHALL BE THE DUTY OF THE CONTRACTOR TO ASCERTAIN WHETHER ANY ADDITIONAL UTILITIES OTHER THAN THOSE SHOWN ON THE PLAN MAY BE PRESENT.
4. ALL DIMENSIONS TO BACK-OF-CURB UNLESS NOTED OTHERWISE, ALL DIMENSIONS TO BE FIELD VERIFIED.
5. CONTRACTOR TO VERIFY BUILDING DIMENSIONS WITH ARCHITECTURAL PLANS.
6. ALL SLOPES IN PAVEMENT SHALL BE UNIFORM TO AVOID PONDING.
7. UNLESS DETAILED OR NOTED OTHERWISE, PROVIDE 1" PRE-MOLDED EXPANSION JOINT MATERIAL WHERE CONCRETE IS POURED AGAINST BUILDING. PROVIDE 1" EXPANSION MATERIAL WHERE CONCRETE IS POURED AGAINST EXISTING CONCRETE. SET PRE-MOLDED MATERIAL TIGHT AGAINST BUILDING AND/OR CONCRETE TO ELIMINATE VOIDS.
8. SEE SPECIFICATIONS FOR FINISH AND SEALER ON EXTERIOR SLABS.
9. FINISH GRADES SHOWN ARE TO TOP OF PAVING, SIDEWALKS, OR FINISH GRADES.
10. STAGING LOCATION FOR CONSTRUCTION EQUIPMENT AND MATERIALS TO BE COORDINATED WITH AND APPROVED BY THE OWNER.

SITE PLAN NOTES

1. INSTALL CURBS AND SIDEWALKS WHERE INDICATED ON PLANS. ALL NEW SIDEWALK SLABS SHALL BE A MINIMUM OF 4 INCHES THICK WITH FIBERS TO SPECIFICATIONS. CONCRETE TO HAVE A COMPRESSIVE STRENGTH OF 4000 PSI AT 28 DAYS WITH 5 PERCENT AIR ENTRAINMENT AND LIMESTONE AGGREGATE-3/4" INCH MAXIMUM SIZE. PROVIDE CONTROL JOINTS AT 8'-0" O/C MAXIMUM (TYP) UNLESS OTHERWISE NOTED.
2. CONSTRUCT PARKING SURFACES: CONCRETE TO BE REINFORCED WITH FIBERS. CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4000 PSI AT 28 DAYS WITH 5 PERCENT AIR ENTRAINMENT AND LIMESTONE AGGREGATE-3/4" INCH MAXIMUM SIZE. PROVIDE CONTROL JOINTS AT 12'-0" O/C (N & S) MAXIMUM UNLESS NOTED OTHERWISE.
3. PAINT PARKING STRIPES AND SIDEWALK CURVES "TRAFFIC YELLOW" WHERE SHOWN ON PLANS.
4. PAINT TRAFFIC DIRECTION ARROWS AND HANDICAP SYMBOLS "TRAFFIC YELLOW" WHERE SHOWN ON PLANS. ALL PAVEMENT MARKING PAINT TO INCLUDE GLASS BEADS PER SPECIFICATIONS.
5. SEE ARCHITECTURAL PLANS FOR BOLLARD LOCATIONS. BOLLARD LOCATIONS MUST BE COORDINATED WITH AND APPROVED BY THE HY-VEE SITEWORK REPRESENTATIVE PRIOR TO BEGINNING WORK.
6. SEE BUILDING PLANS AND SOILS REPORT FOR ANY SPECIAL EXCAVATION AND FILL REQUIREMENTS.

LEGAL DESCRIPTION

MAPPED AND MONUMENTED BLOCK 4 OF WESTGATE, EXCLUDING THE SOUTHERLY 150 FEET OF THE WESTERLY 150 FEET THEREOF AND IS LOCATED IN THE NW 1/4 OF THE 1/4 OF SECTION 30, T. 7 N., R. 9 E., CITY OF MADISON, DANE COUNTY, WISCONSIN, AND THAT THIS MAP IS A CORRECT REPRESENTATION OF THE EXTERIOR BOUNDARIES OF THE LAND SURVEYED AND IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE ONE-QUARTER CORNER OF SECTION 30, T. 7 N., R. 9 E., THENCE S89°48'57" W 2381.34 FEET, ALONG THE EAST-WEST ONE-QUARTER LINE OF SAID SECTION, THENCE S00°11'01" E 39.47 FEET, TO THE POINT OF BEGINNING, THENCE N89°53'00" E 590.35 FEET, THENCE S00°04'08" W 734.61 FEET, THENCE S47°56'24" E 329.47 FEET, THENCE S49°36'06" W 390.07 FEET, TO THE POINT OF CURVATURE OF A 100 FOOT RADIUS CURVE, THENCE 70.79 FEET ALONG THE ARC OF SAID CURVE HAVING A CHORD BEARING S69°52'51" W 69.32 FEET, AND A CENTRAL ANGLE OF 402°33'00", THENCE N89°50'24" W 150.00 FEET, THENCE N00°01'36" E 150.00 FEET, THENCE N89°50'24" W 150.00 FEET, THENCE N00°01'36" E 150.00 FEET, TO THE POINT OF CURVATURE OF A 15 FOOT RADIUS CURVE, THENCE 23.52 FEET ALONG THE ARC OF SAID CURVE HAVING A CHORD BEARING N44°57'21" E 21.19 FEET, AND A CENTRAL ANGLE OF 89°51'30" TO THE POINT OF BEGINNING. PARCEL CONTAINS 771,594 SQUARE FEET BEING 17.71 ACRES AND IS SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.

APPLICANT

HY-VEE, INC.
5820 WESTOWN PARKWAY
WEST DES MOINES, IOWA 50266
(515) 267-2800
CONTACT: JOHN BREHM

OWNER

CIVIL ENGINEER

HY-VEE, INC.
5820 WESTOWN PARKWAY
WEST DES MOINES, IOWA 50266
(515) 267-2800

ZONING AND LAND USE

PARKING REQUIREMENTS

SITE SUMMARY

REVISION DATE BY

Foth
Foth Infrastructure & Environment, LLC
1402 Parkview Street, Suite 300
Madison, WI 53702-2900
Phone: 608-242-9598
Fax: 608-242-9598

LOCATION:
MADISON #2
MADISON, WISCONSIN

APPLICANT
HY-VEE, INC.
5820 WESTOWN PARKWAY
WEST DES MOINES, IOWA 50266
TELEPHONE: (515) 267-2800
FAX: (515) 267-2835

EMPLOYEE OWNED

SITE PLAN

PRELIMINARY
NOT FOR CONSTRUCTION

DRAWN:	KGS	DATE:	2005
SCALE:	1"=30'	SHEET:	C2.0
SHEET:		JOB NUMBER:	