

**APPLICATION FOR
URBAN DESIGN COMMISSION
REVIEW AND APPROVAL**

AGENDA ITEM # _____
Project # _____

DATE SUBMITTED: <u>1/5/2010</u>	Action Requested
UDC MEETING DATE: <u>1/20/2010</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 Blvd

ALDERMANIC DISTRICT: District 11

OWNER/DEVELOPER (Partners and/or Principals) ARCHITECT/DESIGNER/OR AGENT:
HD Annex LLC an affiliate of Joseph Freed and Associates LLC

CONTACT PERSON: Adam Fink
Address: 33 South State Street - Suite 400
Chicago, IL 60603-2802
Phone: (312) 675-5345
Fax: (312) 675-5555
E-mail address: afink@jfreed.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.

JOSEPH FREED AND ASSOCIATES LLC

January 4, 2010

Mr. Alan J. Martin
Secretary
City of Madison – Urban Design Commission
215 Martin Luther King, Jr. Blvd.
Madison, WI. 53703

RE: Urban Design Commission (“UDC”) Presentation Requesting Initial and Final Approval in Connection with the Frey Street Parking Lot.

Dear Mr. Martin:

The following is being submitted for the January 20, 2010 UDC meeting being held in connection with the Hilldale Specific Implementation Plan (“SIP”) for the Frey Street Parking Lot (the “Property”). The Property is adjacent to Hilldale Shopping Center and the proposed Target Store. It is important to note that concurrent with this application, Target Corporation is submitting a separate application to the UDC that is specifically focused on the proposed Target Store; Target’s application will include information related to the SIP for the seven acre site bounded by University Avenue, Frey Street, Segoe Road and Hilldale Way (the “Target Site”). Separately, this application is narrowly focused on the Frey Street Parking Lot. The Property is approximately one acre and provides parking for Hilldale Shopping Center.

This application does not propose changing the existing use of the Property. In particular, the Developer proposes to continue utilizing the Property as a parking area – the Frey Street Parking Lot has been used for vehicular parking for over twenty years. Prior applications changed the land use of the Frey Street Parking Lot to open space for the purpose of providing an amenity for the hundreds of prospective residents of the proposed residential condominium towers planned for the Target Site. However, the proposed residential towers were not built and as a consequence the purpose of using open space to compliment the residential development cannot be achieved. Under this application, the Property will continue to contribute to the overall parking supply at Hilldale Shopping Center which addresses concerns expressed by shoppers and obligations to merchants with respect to the adequacy of parking at Hilldale. The Developer intends to upgrade the Property to City standards under this proposal through re-striping the parking lot and adding dark sky compliant lighting as provided in the enclosed plans.

As always – please feel free to contact us if you have any questions or comments. Thank you for considering our request for initial and final approval.

Sincerely,

JOSEPH FREED AND ASSOCIATES LLC



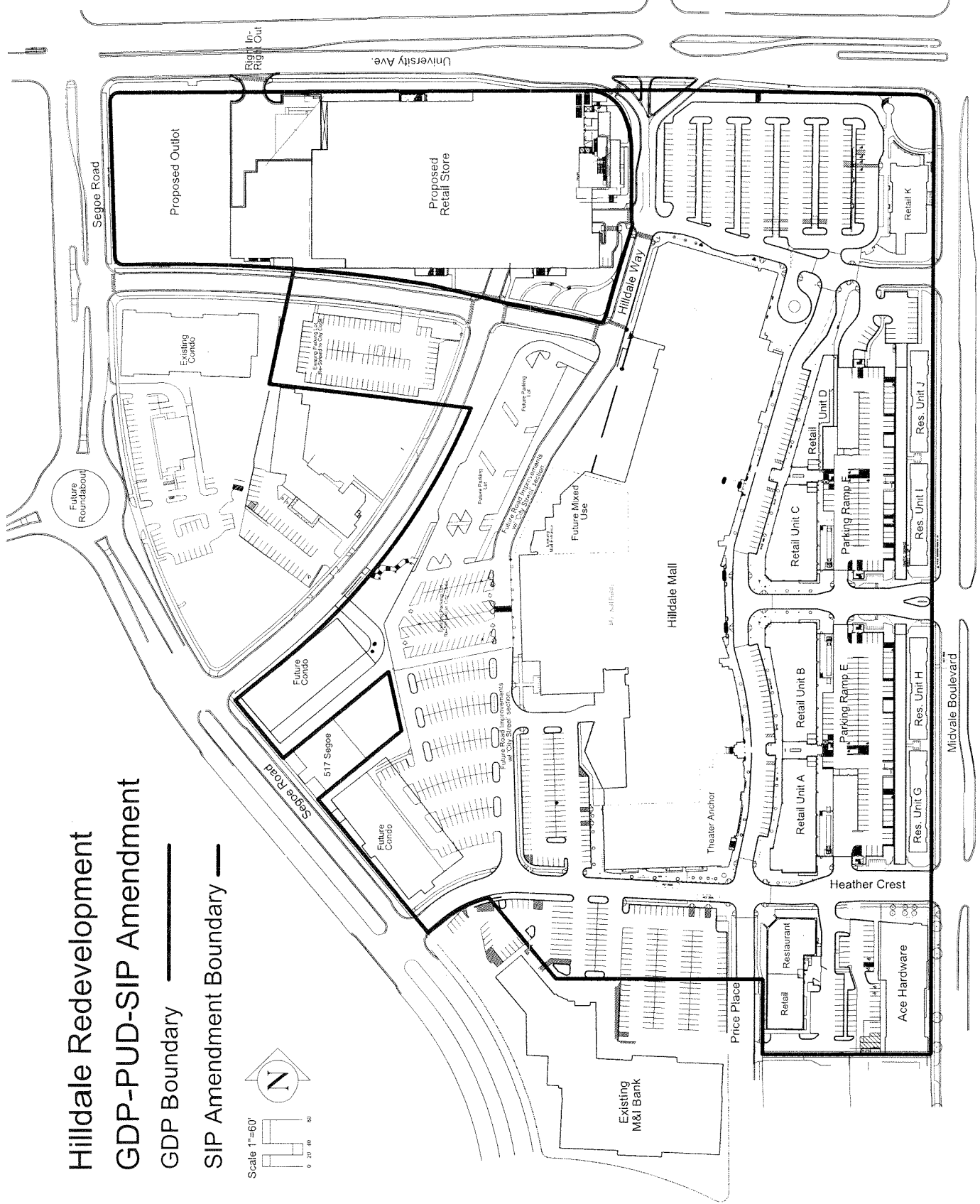
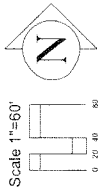
Adam Fink
Development Manager

CC Scott McLamore

Hilldale Redevelopment GDP-PUD-SIP Amendment

GDP Boundary —————

SIP Amendment Boundary ————



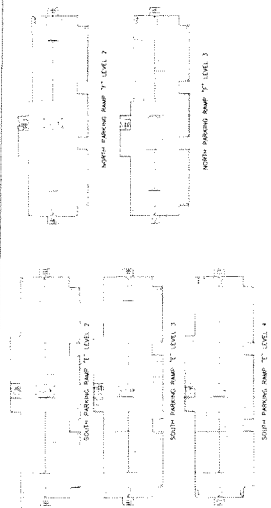
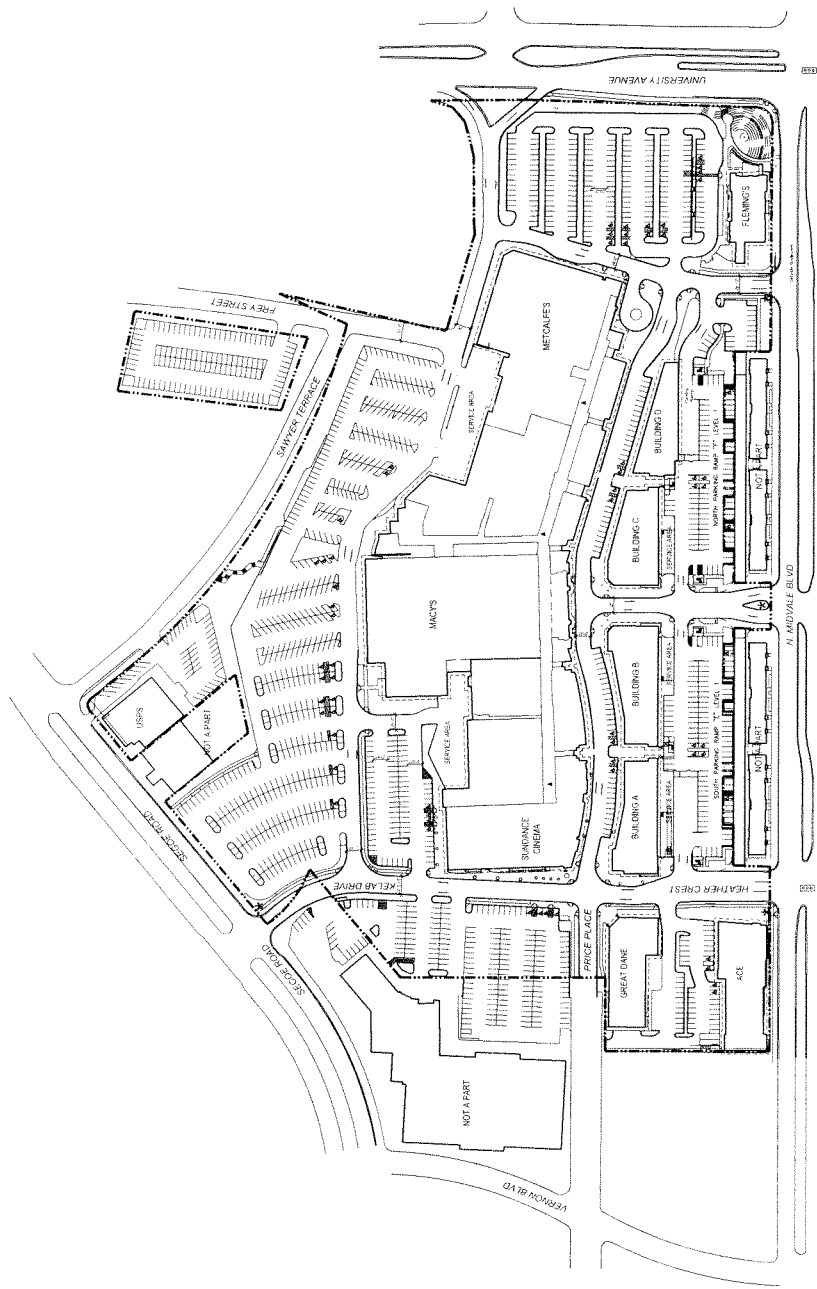
SPECIFIC IMPLEMENTATION PLAN "SIP" EXISTING CONDITIONS



LEGEND

SYMBOL	DESCRIPTION
(Symbol)	STREET
(Symbol)	EXISTING BUILDING LINES
(Symbol)	MONUMENTATION SIGN
(Symbol)	ADDITIONAL SIGN
(Symbol)	TRAFFIC SIGNAL

SCALE 1" = 100'

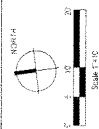




Conditions:

HILDALE PARKING LOT

4601 Frey Street
Madison, Wisconsin

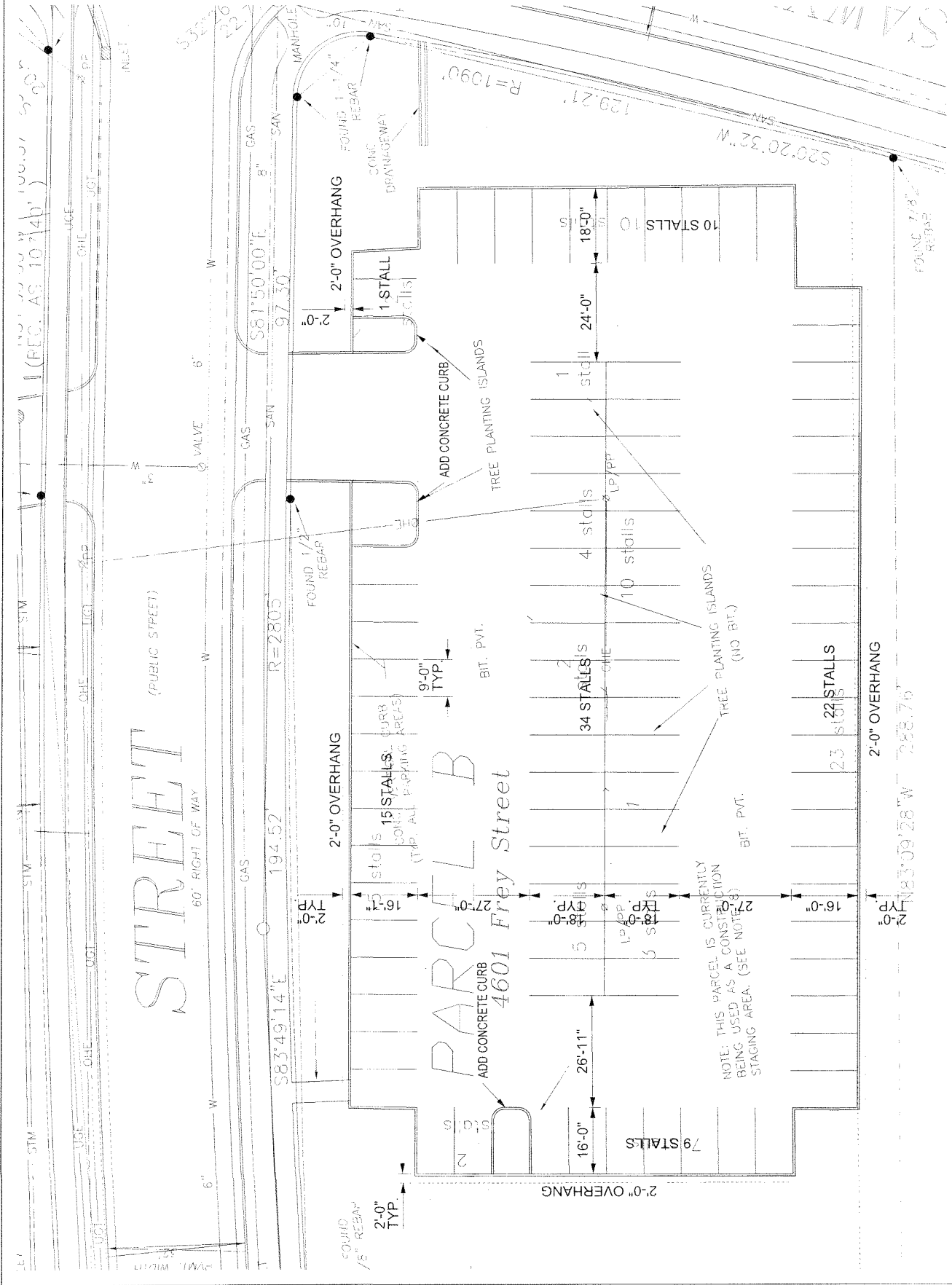


Drawn By:	KSD
Checked By:	KSD
Date:	11/20/18
Sheet No.:	1 of 1
Scale:	AS SHOWN
Author/Approver:	Blair

KSD Project No.:	20180004
Drawn By:	KSD
Checked By:	KSD
Date:	11/20/18
Sheet No.:	1 of 1

RESTRIPPING PLAN

L-1



NOTE: THIS PARCEL IS CURRENTLY BEING USED AS A CONSTRUCTION STAGING AREA. (SEE NOTE 8)

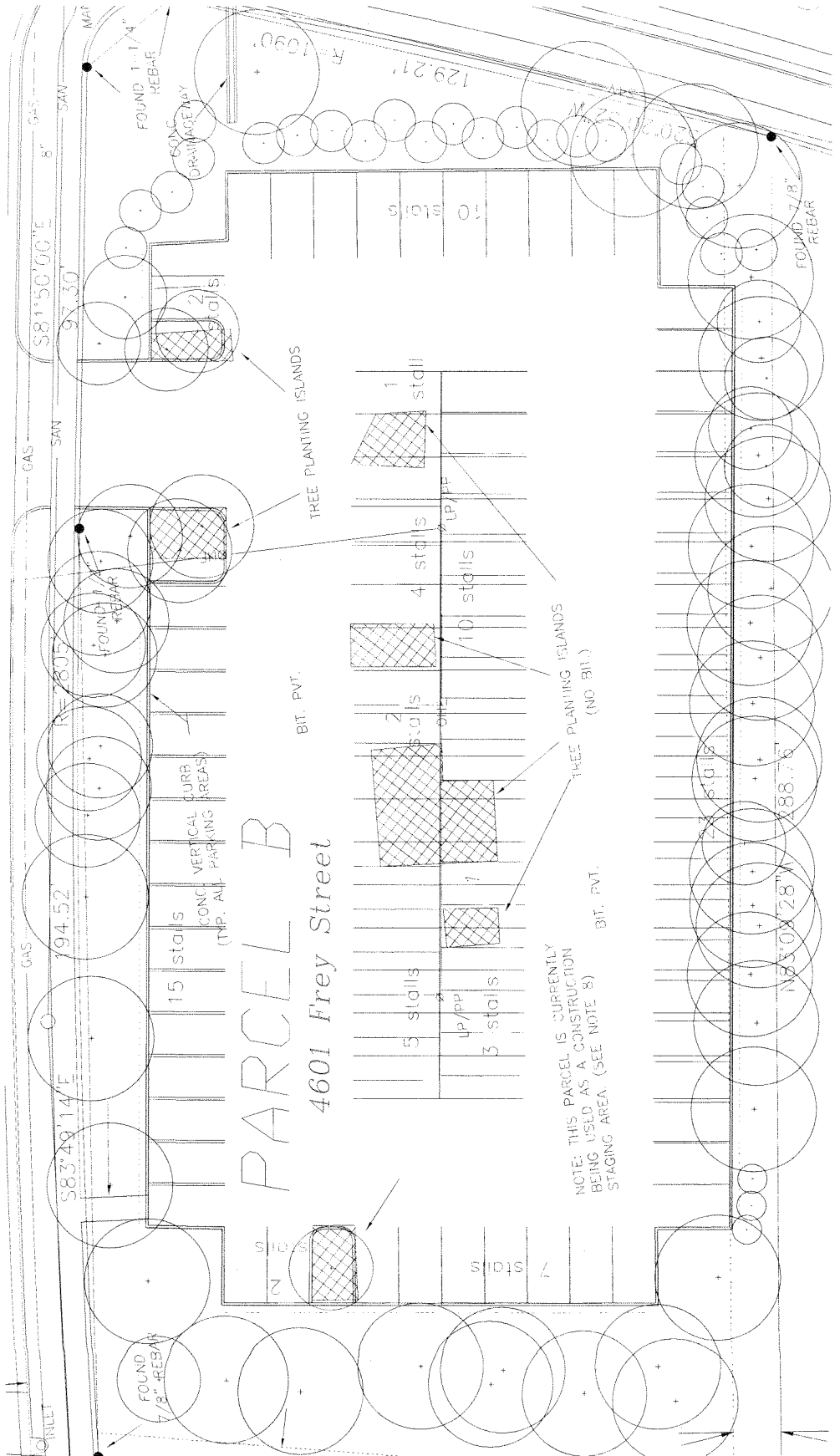
PARCEL B
4601 Frey Street

1 (REC. AS 10746)

Total Parking Stalls	91
Number of Shade Trees Required (2-2.5" Caliper)	7
Number of Landscape Points Required	417

Element	Credits		
	Point Value	Quantity	Points
Canopy Tree 2-2.5" Caliper	35	51	1785
Evergreen Trees (3' Height Minimum)	15	25	375

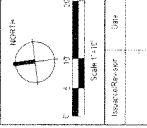
Total Points 2160



LANDSCAPE PLAN

HILDALE PARKING LOT

4601 Frey Street
Madison, Wisconsin



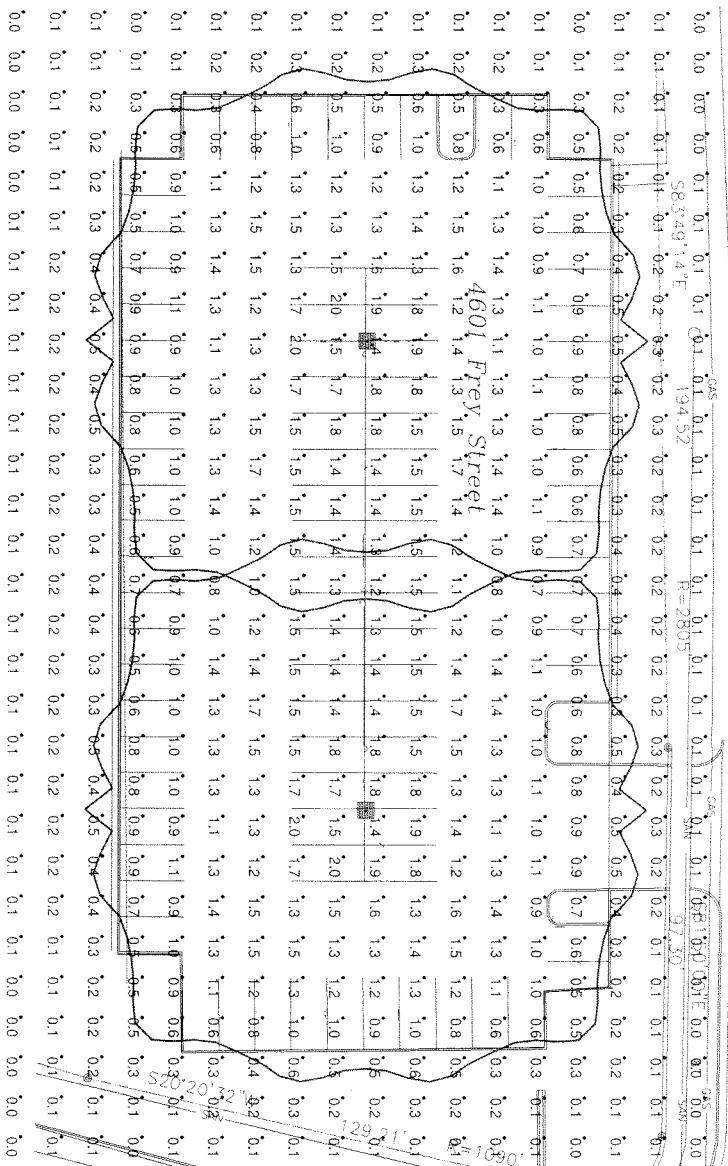
ASD Project No. 2202-003
 Date: 11-18-20
 Checked By: ASD
 Drawn By: ASD

LANDSCAPE PLAN

STREET

PVMT WEIGHT 32'

60' RIGHT OF WAY



Luminaire Schedule	Symbol	Qty	Label	Arrangement	Lumens	LLF	Description
2	AVVS	33000	SINGLE	33000	0.750	AVVSH632-M 320w psmt	

(2) PS4S22CTBZ 22 x 4 x .125 Square steel poles
 *** Poles meet 120 mph wind zone requirements

RUUD LIGHTING

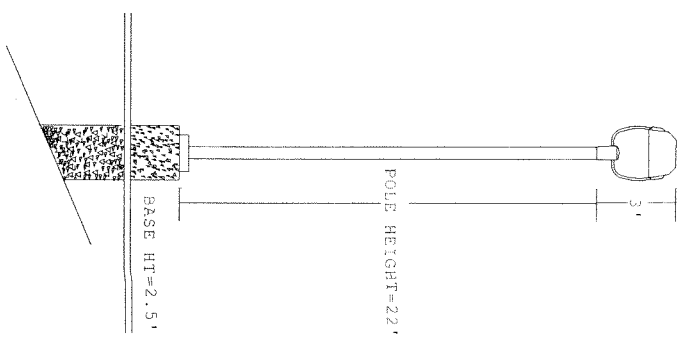
800.236.7000 USA <www.ruudlighting.com> 905.671.1991 CAN

Illumination results shown on this lighting design are based on project parameters provided to Ruud Lighting used in conjunction with Luminaire test procedures conducted under laboratory conditions. Actual project conditions differing from these design parameters may affect field results. The customer is responsible for verifying compliance with any applicable electrical, lighting, or energy code.

Date: 11/5/2010	Scale: 1"=30'	Engineer: Bill Schubert			
Project Name: #31829 - Hilldale Parking Lot					
Filename: 100105HIBRS.AGI					
FOOTCANDLES CALCULATED AT GRADE USING MEAN LUMENS					
Numeric Summary	Avg	Max	Min	Avg/Min	Max/Min
Label Code	0.72	2.0	0.0	N/A	N/A

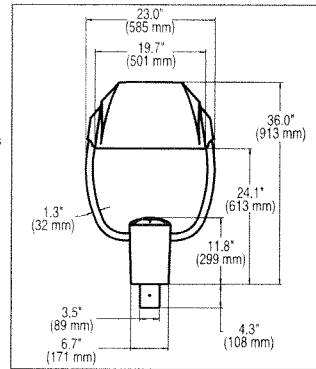
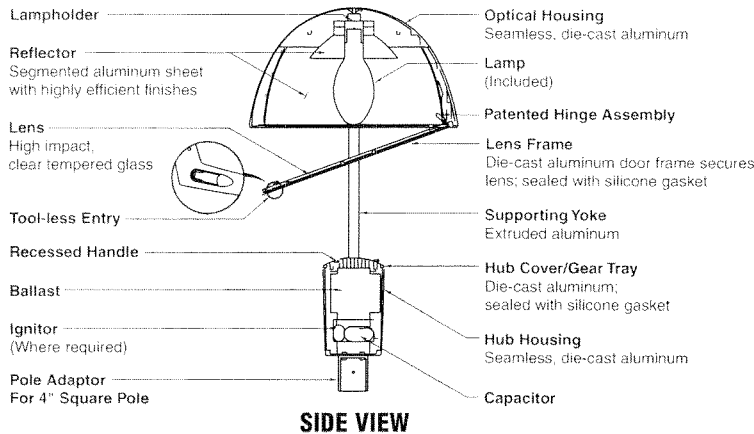


Illuminance Values (Fc)
 Average = 1.20
 Maximum = 2.0
 Minimum = 0.5
 Avg/Min Ratio = 2.40
 Max/Min Ratio = 4.00



ROUND TUBE CENTER DIRECT MOUNT AERODOME™ QUADRATE (TYPE V)

**AVV5H-20
SERIES**



SIDE VIEW

FRONT VIEW

SPEC #	WATTAGE	CATALOG #
PULSE START METAL HALIDE		
<input type="checkbox"/> SPEC #	150W PSMH	AVV5H615-(a)(b)
<input type="checkbox"/> SPEC #	250W PSMH	AVV5H625-(a)(b)
<input type="checkbox"/> SPEC #	320W PSMH	AVV5H632-(a)(b)
<input type="checkbox"/> SPEC #	350W PSMH	AVV5H635-(a)(b)
<input type="checkbox"/> SPEC #	400W PSMH	AVV5H640-(a)(b)
METAL HALIDE		
<input type="checkbox"/> SPEC #	175W MH	AVV5H417-(a)(b)
<input type="checkbox"/> SPEC #	250W MH	AVV5H425-(a)(b)
<input type="checkbox"/> SPEC #	400W MH	AVV5H440-(a)(b)
HIGH PRESSURE SODIUM		
<input type="checkbox"/> SPEC #	150W HPS	AVV5H515-(a)(b)
<input type="checkbox"/> SPEC #	250W HPS	AVV5H525-(a)(b)
<input type="checkbox"/> SPEC #	400W HPS	AVV5H540-(a)(b)

	(a) VOLTAGE SUFFIX KEY
D	120/277V
M	120/208/240/277V (Standard)
T	120/277/347V (Canada Only)
1	120V
2	277V
27	277V Reactor (PSMH Only)
3	208V
4	240V
5	480V
6	347V (Canada Only)

	(b) OPTIONS (factory-installed)
-(a)P	Button Photocell
-5P	External Photocell (for 480V)

Specify (a) Single Voltage — See Voltage Suffix Key

For voltage availability outside the US and Canada, see Bulletin TD-9 or contact your Ruud Lighting authorized International Distributor.

Notes

Specify (a) Voltage & (b) Options.

⬇ Reduced envelope lamp: ED28 for 320 – 400W PSMH & 400W MH

GENERAL DESCRIPTION

Parking lot and roadway full cutoff luminaire for HID lamp, totally enclosed. Housing is seamless, die-cast aluminum. Electrical components are heat-sunk and contained in post top hub assembly (post top mount configuration). Lens assembly consists of tool-less quick release frame constructed of rigid aluminum and high-impact, clear-tempered glass lens. High-temperature silicone gasket seals lens from water and insects.

FINISH

Exclusive Colorfast DeltaGuard® finish features an E-coat epoxy primer with medium bronze ultra-durable powder topcoat, providing excellent resistance to corrosion, ultraviolet degradation and abrasion. The finish is covered by our seven-year limited warranty.

ELECTRICAL

Fixture includes clear, mogul-base lamp. 320 – 400W PSMH and 400W MH utilize the ED28 reduced envelope lamp. Pulse-rated porcelain enclosed, 4kv rated screw-shell-type lampholder with spring-loaded center contact. Lamp ignitor included where required. All ballast assemblies are high-power factor and use the following circuit type:

Reactor (277V PSMH)
150 – 400W PSMH

CWA — Constant Wattage Autotransformer
250 – 400W PSMH; 175 – 400W MH;
150 – 400W HPS

HX — High Reactance
150W PSMH

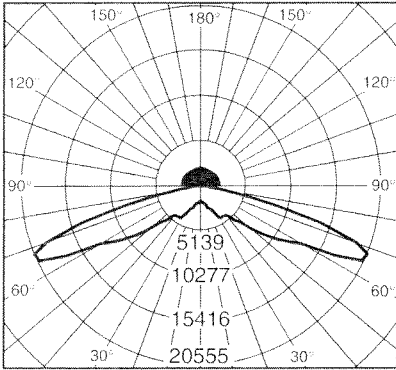
LABELS

ANSI lamp wattage label supplied, visible during relamping. UL Listed in US and Canada for wet locations.

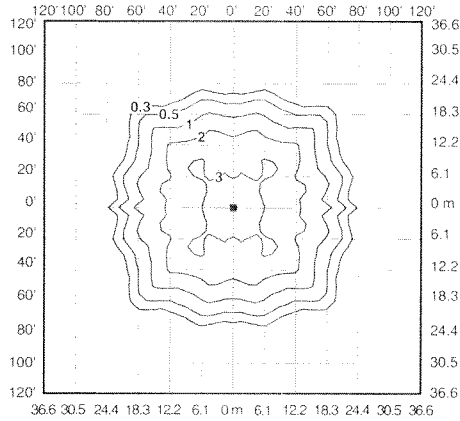
PATENTS

US 4,689,729; D531,882; Canada 108888; Other Patents Pending

Isofootcandle plots show initial footcandles at grade. (Footcandles ÷ 0.0929 = Lux)



Lighting Sciences Inc.
Certified Test Report No. LSI 23051R
Candlepower distribution curve of 400W PSMH
AeroDome Light.



Isofootcandle plot of 400W PSMH AeroDome
Light at 25' (7.6 m) mounting height.
(Plan view)