



City of Madison

Proposed Rezoning

Location
702 North Midvale Boulevard

Applicant
Hilldale Land Company/Adam Fink -
Joseph Freed & Associates

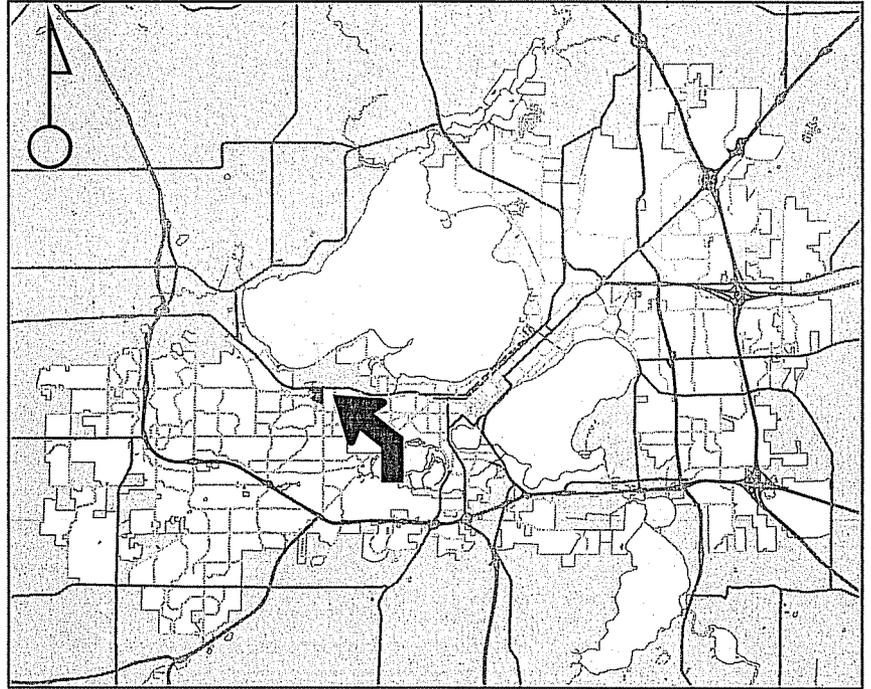
From: PUD(SIP) To: Amdended
PUD(GDP-SIP)

Existing Use
Mixed-Use, Retail and Residential Center

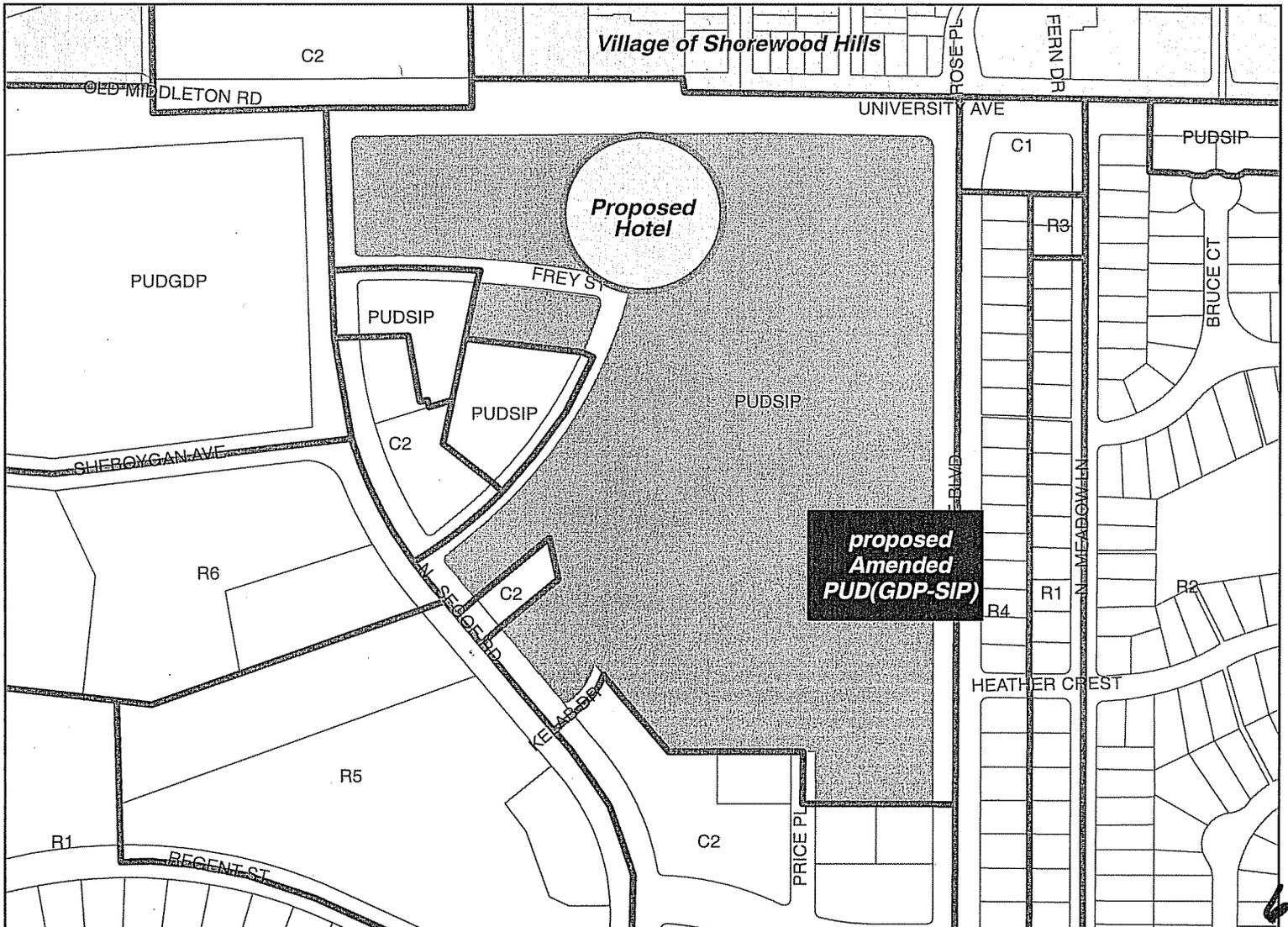
Proposed Use
Construction of 140-Room Hotel in
Place of Previously Approved 90-Unit
Condominium Building

Public Hearing Date
Plan Commission
17 December 2007

Common Council
08 January 2008

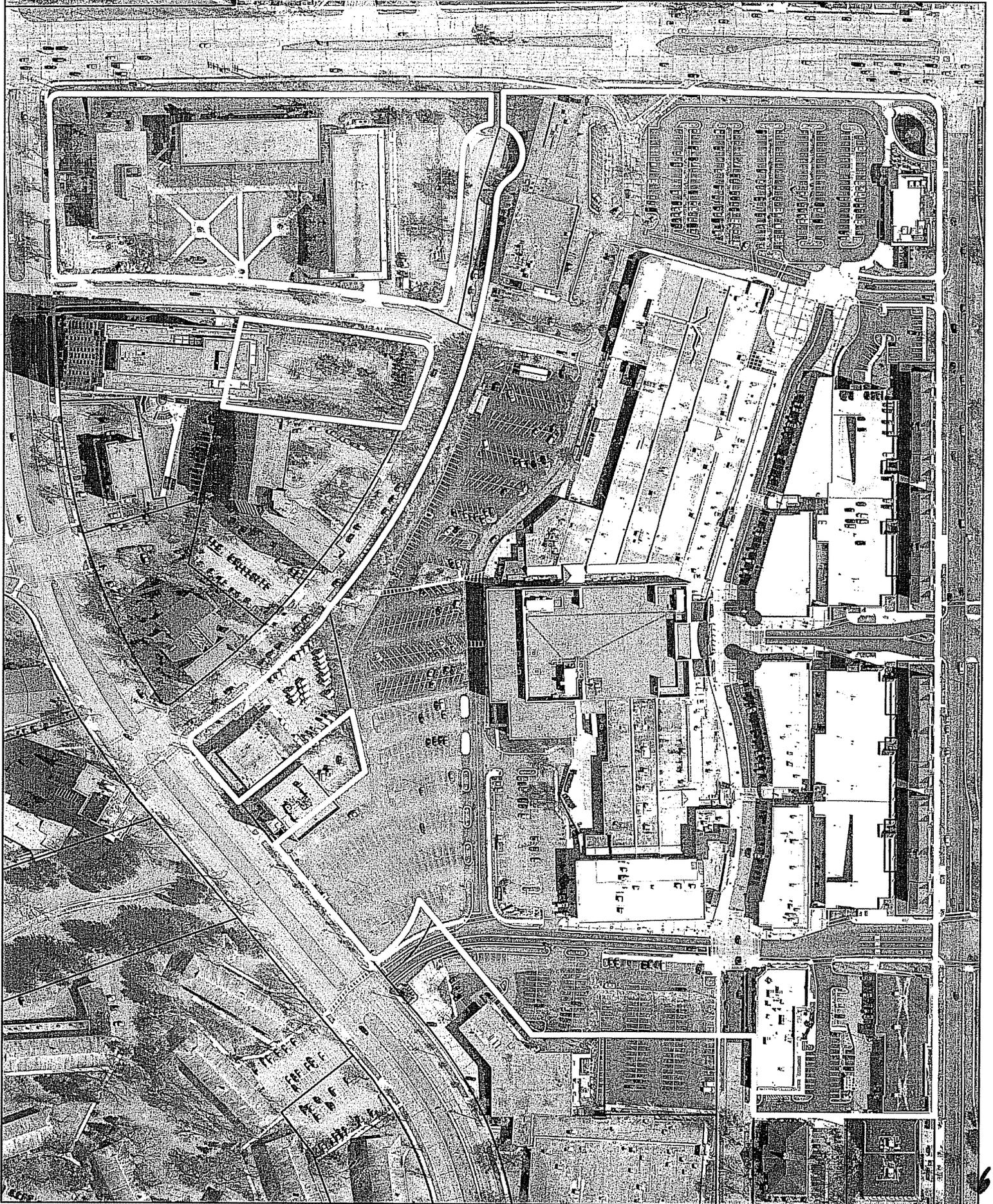


For Questions Contact: Tim Parks at: 261-9632 or tparks@cityofmadison.com or City Planning at 266-4635



Scale : 1" = 400'

City of Madison, Planning Division : RPJ : Date : 04 December 2007



LAND USE APPLICATION

Madison Plan Commission

215 Martin Luther King Jr. Blvd; Room LL-100
 PO Box 2985; Madison, Wisconsin 53701-2985
 Phone: 608.266.4635 | Facsimile: 608.267.8739

- The following information is required for all applications for Plan Commission review.
- Please read all pages of the application completely and fill in all required fields.
- This application form may also be completed online at www.cityofmadison.com/planning/plan.html
- All zoning application packages should be filed directly with the Zoning Administrator's desk.
- All applications will be reviewed against the applicable standards found in the City Ordinances to determine if the project can be approved.

FOR OFFICE USE ONLY:

Amt. Paid _____ Receipt No. _____
 Date Received 10-17-07
 Received By RT
 Parcel No. 0709-201-2101-2
 Aldermanic District 11, Tim Gruber
 GQ UDC, Exist Cond. Use, PUDSIP
 Zoning District PUDSIP
For Complete Submittal
 Application Letter of Intent
 IDUP N/A Legal Descript.
 Plan Sets Zoning Text
 Alder Notification Waiver _____
 Ngrbrhd. Assn Not. Waiver _____
 Date Sign Issued 10/17/07

1. Project Address: 702 N. Midvale Blvd. Project Area in Acres: 37

Project Title (if any): Hilldale

2. This is an application for: (check at least one)

<input checked="" type="checkbox"/> Zoning Map Amendment (check only ONE box below for rezoning and fill in the blanks accordingly)			
<input checked="" type="checkbox"/> Rezoning from <u>PUD:GDP/SIP</u> to <u>PUD/GDP/SIP (Amended)</u>	<input type="checkbox"/> Rezoning from _____ to PUD/PCD-SIP		
<input type="checkbox"/> Rezoning from _____ to PUD/PCD-GDP	<input type="checkbox"/> Rezoning from PUD/PCD-GDP to PUD/PCD-SIP		
<input type="checkbox"/> Conditional Use	<input type="checkbox"/> Demolition Permit	<input type="checkbox"/> Other Requests (Specify): _____	

3. Applicant, Agent & Property Owner Information:

Applicant's Name: Dennis Harder Company: Joseph Freed & Associates
 Street Address: 220 N. Smith Street City/State: Palatine, IL Zip: 60067
 Telephone: (847) 215 5345 Fax: (847) 215-5282 Email: afink@jfreed.com

Project Contact Person: Adam Fink Company: Joseph Freed & Associates
 Street Address: 220 N. Smith Street City/State: Palatine, IL Zip: 60067
 Telephone: (847) 215 5345 Fax: (847) 215 5282 Email: afink@jfreed.com

Property Owner (if not applicant): _____
 Street Address: _____ City/State: _____ Zip: _____

4. Project Information:

Provide a general description of the project and all proposed uses of the site: The addition of a 140 room Hotel to Phase II of the Hilldale Redevelopment

Development Schedule: Commencement Feb 2008 Completion September 2009

5. Required Submittals:

Site Plans submitted as follows below and depicts all lot lines; existing, altered, demolished or proposed buildings; parking areas and driveways; sidewalks; location of any new signs; existing and proposed utility locations; building elevations and floor plans; landscaping, and a development schedule describing pertinent project details:

- **Seven (7) copies** of a full-sized plan set drawn to a scale of one inch equals 20 feet (collated and folded)
- **Seven (7) copies** of the plan set reduced to fit onto 11 inch by 17 inch paper (collated, stapled and folded)
- **One (1) copy** of the plan set reduced to fit onto 8 ½ inch by 11 inch paper

Letter of Intent: Twelve (12) copies describing this application in detail but not limited to, including: existing conditions and uses of the property; development schedule for the project; names of persons involved (contractor, architect, landscaper, business manager, etc.); types of businesses; number of employees; hours of operation; square footage or acreage of the site; number of dwelling units; sale or rental price range for dwelling units; gross square footage of building(s); number of parking stalls, etc.

Legal Description of Property: Lot(s) of record or metes and bounds description prepared by a land surveyor.

Filing Fee: \$ _____ See the fee schedule on the application cover page. Make checks payable to: *City Treasurer.*

IN ADDITION, THE FOLLOWING ITEMS MAY ALSO BE REQUIRED WITH YOUR APPLICATION; SEE BELOW:

For any applications proposing demolition of existing (principal) buildings, photos of the structure(s) to be demolished shall be submitted with your application. Be advised that a *Reuse and Recycling Plan* approved by the City's Recycling Coordinator is required to be approved by the City prior to issuance of wrecking permits.

A project proposing **ten (10) or more dwelling units** may be required to comply with the City's Inclusionary Zoning requirements outlined in Section 28.04 (25) of the Zoning Ordinance. A separate **INCLUSIONARY DWELLING UNIT PLAN** application detailing the project's conformance with these ordinance requirements shall be submitted concurrently with this application form. Note that some IDUP materials will coincide with the above submittal materials.

A *Zoning Text* must accompany **all** Planned Community or Planned Unit Development (PCD/PUD) submittals.

FOR ALL APPLICATIONS: All applicants are required to submit copies of all items submitted in hard copy with their application (including this application form, the letter of intent, complete plan sets and elevations, etc.) as **INDIVIDUAL** Adobe Acrobat PDF files compiled either on a non-returnable CD to be included with their application materials, or in an e-mail sent to pcapplications@cityofmadison.com. The e-mail shall include the name of the project and applicant. Applicants who are unable to provide the materials electronically should contact the Planning Unit at (608) 266-4635 for assistance.

6. Applicant Declarations:

Conformance with adopted City plans: Applications shall be in accordance with all adopted City of Madison plans:
→ The site is located within the limits of Hilldale PUD Plan, which recommends:
Mixed Use for this property.

Pre-application Notification: Section 28.12 of the Zoning Ordinance requires that the applicant notify the district alder and any nearby neighborhood or business associations by mail no later than **30** days prior to filing this request:

→ List below the Alderperson, Neighborhood Association(s), Business Association(s) AND dates you sent the notices:

Tim Gruber September 14th, 2007; Michael Lawton (Hilldale) September 14th,

If the alder has granted a waiver to this requirement, please attach any such correspondence to this form.

Pre-application Meeting with staff: Prior to preparation of this application, the applicant is required to discuss the proposed development and review process with Zoning Counter and Planning Unit staff; note staff persons and date.

Planner Tim Parker Date SEP 14, 2007 | Zoning Staff _____ Date _____

The signer attests that this form has been completed accurately and all required materials have been submitted:

Printed Name Adam Fink Date 10-17-07

Signature Adam Fink Relation to Property Owner Employee

Authorizing Signature of Property Owner [Signature] Date 10-17-07

JOSEPH FREED AND ASSOCIATES LLC

October 17, 2007

Mr. Bradley J. Murphy
Department of Planning & Development
City of Madison
215 Martin Luther King, Jr. Blvd.
Madison, WI. 53703

RE: Planning Commission Meeting in Connection with the Proposed 140 Room Hotel Indigo.

Dear Mr. Murphy:

The following is being submitted for the Hilldale Hotel Planning Commission Meeting being held in connection with Specific Implementation Plan Number Three ("SIP #3") and the Hilldale General Development Plan ("GDP"). The proposed 140 room hotel will be located at the confluence of University Avenue and Mall Drive in an area commonly known as Phase II of the Hilldale Redevelopment.

Previously, the SIP for Phase II and the Hilldale GDP were approved by the Common Council earlier this year. That approval included the following buildings: Whole Foods, The Heights Condominium building, a parking structure, additional commercial space as well as a ninety unit condominium building. Further, the hotel use was approved as part of the Hilldale GDP amendment.

Following the Common Council approval of Phase II in January, we presented the hotel to the Urban Design Commission ("UDC") as well as Hill Farms and Sunset Village neighborhoods. The hotel plans formerly called for the hotel to be located on the west end of the property adjacent to Macy's, the Hilldale Food Court and the loading dock.

After further review of the hotel design as well as the overall Hilldale master plan, we are proposing to reposition the hotel within Phase II. The enclosed plans call for the hotel to be located in place of the ninety unit condominium building. This package includes the following material:

1. Project Description;
2. Updated Zoning Text for GDP and SIP; and
3. Land Use Application.

Project Description – Specific Implementation Plan

The Developer, Joseph Freed and Associates LLC, as agent for the owner is proposing to amend the GDP and SIP to provide for the following land use:

1. Approximately 140 rooms, six story hotel;
2. Drop-off and check-in facility located on Mall Drive;
3. Direct access from the second level of the parking deck;

4. Mall Drive will be heavily accentuated with hard-scape pavement and sidewalks;
5. Refreshed landscape design for the plaza level that incorporates additional landscape elements, outdoor seating and gathering space;
6. Additional vertical transportation from the plaza level to mall drive;
7. Vehicular, pedestrian and bicycle safety improvements. The improvements will include, but not be limited to, the following:
 - a. Multiple pedestrian crossing;
 - b. Enhanced pedestrian connectivity throughout Phase II;
 - c. Additional bicycle racks.

Discussion and Input:

The Developer has met with Alderman, City Staff, Community Organizations and the UDC over the least three months to discuss various aspects of this proposal. Meetings have been held with, among others:

- Alder Gruber;
- Staff from Planning, Traffic Engineering, Fire and Safety; and
- Hill Farms and Sunset Village Neighborhood Associations.

As always – please feel free to contact us if you have any questions or comments.

Sincerely,



Adam Fink
Development Manager
Joseph Freed and Associates LLC

HILLDALE CENTER 702 N. MIDVALE BLVD.
PUD: GDP-SIP ZONING TEXT

Legal Description: The lands subjected to this Planned Unit Development - Specific Implementation Plan are and shall include those described in Exhibit A, attached hereto.

- A. Statement of Purpose:** This zoning district is established to allow for the rehabilitation and construction of;
- Commercial structures including office and hotel/leisure use;
 - Residential structures of which 15% will be Inclusionary Zoning units;
 - Parking and circulation facilities;
 - Utility infrastructure;
 - Site improvements.
- B. Permitted Uses:**
- Commercial uses as permitted in the C2 District and as shown on the approved plans.
 - Multi-family residential uses as permitted in the R4 District and as shown on the approved plans.
 - Accessory uses related to the permitted uses as denoted above, including outdoor eating areas for restaurants as shown on approved specific implementation plans.
 - Public and quasi-public uses, including, for example but not limited to, post office facilities and governmental facilities.
- C. Lot Area:** The extent of the entire PUD site area that is included in this Phase II SIP and as shown on approved plans.
- D. Floor Area Ratio/ Building Heights:** Building heights and floor area ratio shall be as shown on approved plans.
- E. Yard Requirements:** Yard areas and usable open space where applicable will be provided as shown on approved plans.
- F. Landscaping:** Site landscaping will be provided as shown on the approved plans.
- G. Accessory Off-Street Parking & Loading:** Accessory Off-Street Parking & Loading will be provided as shown on the approved plans.
- H. Lighting:** Site lighting will be provided as shown on the approved plans.
- I. Signage:** Signage will be provided per Chapter 31 of the Madison General Ordinance, as compared to the C2 district, and as approved by Urban Design Commission and Zoning staff.

- J. **Family Definition:** The family definition of this PUD-SIP shall coincide with the definition given in Chapter 28.03 (2) of the Madison General Ordinance for the R1 zoning district.
- K. **Alterations and Revisions:** Alterations and Revisions: No alteration or revision of this planned unit development shall be permitted unless approved by the City Plan Commission, however, the Zoning Administrator may issue permits for minor alterations or additions which are approved by the Director of Planning and Community & Economic Development and the alderperson of the district and are compatible with the concept approved by the City Plan Commission.
- L. The maximum floor-to-area ratio and dwelling unit densities that could potentially be allowed by the standards included in the General Development Plan may or may not be ultimately achieved upon full build-out of the site. The additional dwelling units proposed and additional square footage of development proposed beyond the Phase II SIP shall require review and approval of a Specific Implementation Plan for each phase of additional development. Each phase shall be reviewed against the standards included in the Planned Unit Development section of the Zoning Ordinance to determine if the additional development can be accommodated on the site in a manner which does not have a substantial negative impact on the uses, values and enjoyment of other properties within the neighborhood for uses already permitted.
- M. No exterior construction work to take place on Sundays. Construction may begin as early as 6:00 AM with alder notification, for quiet activities such as pouring concrete.

Hilldale Hotel**Hilldale - SIP Changes: Parking and Floor Area****Hilldale Gross Square Footage**

	<u>Existing SF</u>	<u>Added SF</u>	<u>Removed SF</u>	<u>Net SF Δ</u>
Core	329,462	-	-	-
Firestone	-	-	-	-
Bank	-	-	-	-
Theater	11,054	-	-	-
Banquet Hall	28,506	-	-	-
Post Office	9,386	-	-	-
Humana	97,430	-	-	-
Restaurants (N)	10,000	-	-	-
Retail	51,190	-	-	-
Restaurants (S)	10,000	-	-	-
Residential - Midvale	42,000	-	-	-
New Commercial (1)	143,700	-	-	-
New Hotel	-	100,766	-	100,766
New Residential	275,000	-	(120,146)	(120,146)
Total	1,007,728	100,766	(120,146)	(19,380)

Parking

	<u>Existing Stalls</u>	<u>Added Stalls</u>	<u>Removed Stalls</u>	<u>Net Stall Δ</u>
Surface Retail	1,104	-	-	-
Surface Residential	24	-	-	-
Structure	649	-	-	-
Garage - Residential	28	-	-	-
Humana	320	-	-	-
New Structured Commercial (2)	826	-	63	63
New Structured Residential	269	-	(108)	(108)
Total	3,220	-	(45)	(45)

(1) Total does not reflect future phase commercial, residential or active green space

(2) No more than 1,050 parking stalls located in Phase II parking structure

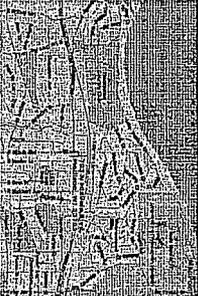
(3) The passive recreation park with rain garden to be included in Phase II not included above

HILLDALE SHOPPING CENTER

702 N. MIDVALE BOULEVARD MADISON, WI

PUD-GDP-SIP AMENDMENT #3

LOCATION



OWNER
HILLDALE LAND COMPANY, LLC
C/O JFM MANAGEMENT LLC AND
BLINDS LIMITED LIABILITY CO. OF
ILLINOIS LIMITED LIABILITY CO. OF
220 N. SMITH ST PALATINE, IL 60067
PHONE 847.215.5430

ARCHITECT
EPSTEIN UREN ARCHITECTS
200 WEST WASHINGTON AVE.
MADISON, WI 53703
PHONE 608.442.2330
FAX 608.442.8880

CIVIL ENGINEER
STRAND ASSOCIATES
910 WINGDALE DRIVE
MADISON, WI 53713
PHONE 608.251.4343
FAX 608.251.6565

STRUCTURAL ENGINEER
ARNOLD AND OSBERG INC.
303 S. PATTERSON SUITE ONE
MADISON, WI 53717
PHONE 608.821.5500
FAX 608.821.8501

LANDSCAPE ARCHITECT
KEN SANK DESIGN INC.
303 S. PATTERSON SUITE ONE
MADISON, WI 53717
PHONE 608.821.4380
FAX 608.251.2330

SHEET INDEX

Sheet No.	Sheet Title	Sheet No.	Sheet Title
SC 100	GDP AMENDMENT-MASTER PLAN	EL100	SITE PHOTO METRICS
SC200	SIP SITE PLAN AMENDMENT 3 BOUNDARY	EL101	RAVP PHOTO METRICS
SC202	SITE LAYOUT PLAN EAST		
SC300	SITE DETAILS	R101	PARKING LEVEL 1
SC301	SITE DETAILS	R102	PARKING LEVEL 2
SC303	BIKE PARKING REQUIREMENTS	R103	PARKING LEVEL 3
SC304	LOADING AREA DIAGRAM	R104	PARKING LEVEL 4
		R105	PARKING LEVEL 5
EX400	OVERALL PAVEMENT MARKING	R900	SIGN SCHEDULE AND DETAILS
SC401	STREET AND UTILITY DETAILS		
SC402	STREET GRADING		
SC403	SITE EROSION CONTROL	*P100R	PLUMBING DETAILS
SC404	PAVEMENT MARKING AND SIGNAGE	*P200N	PLUMBING UNDERFLOOR PARKING PLAN-EAST
SC405	UTILITIES	A101	HOTEL GROUND AND SECOND FLOOR PLANS
SC406	HILLDALE WAY PLAN AND PROFILE	A102	HOTEL TERRACE LEVEL-THIRD FLOOR PLAN
SC500	FIRE ACCESS	A103	TYPICAL HOTEL FLOOR PLANS
SC501	TRUCK ACCESS	A201	HOTEL EXTERIOR ELEVATIONS
SL101	PLANTING PLAN EAST	A202	HOTEL EXTERIOR ELEVATIONS

Date: 10/17/07

HILLDALE SHOPPING CENTER
702 N. MIDVALE BOULEVARD
MADISON, WI

HILLDALE LAND COMPANY LLC

Sheet No.
TITLE SHEET

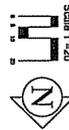
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Project Number	Sheet No.
10-17-07	
Drawn By	Checked By

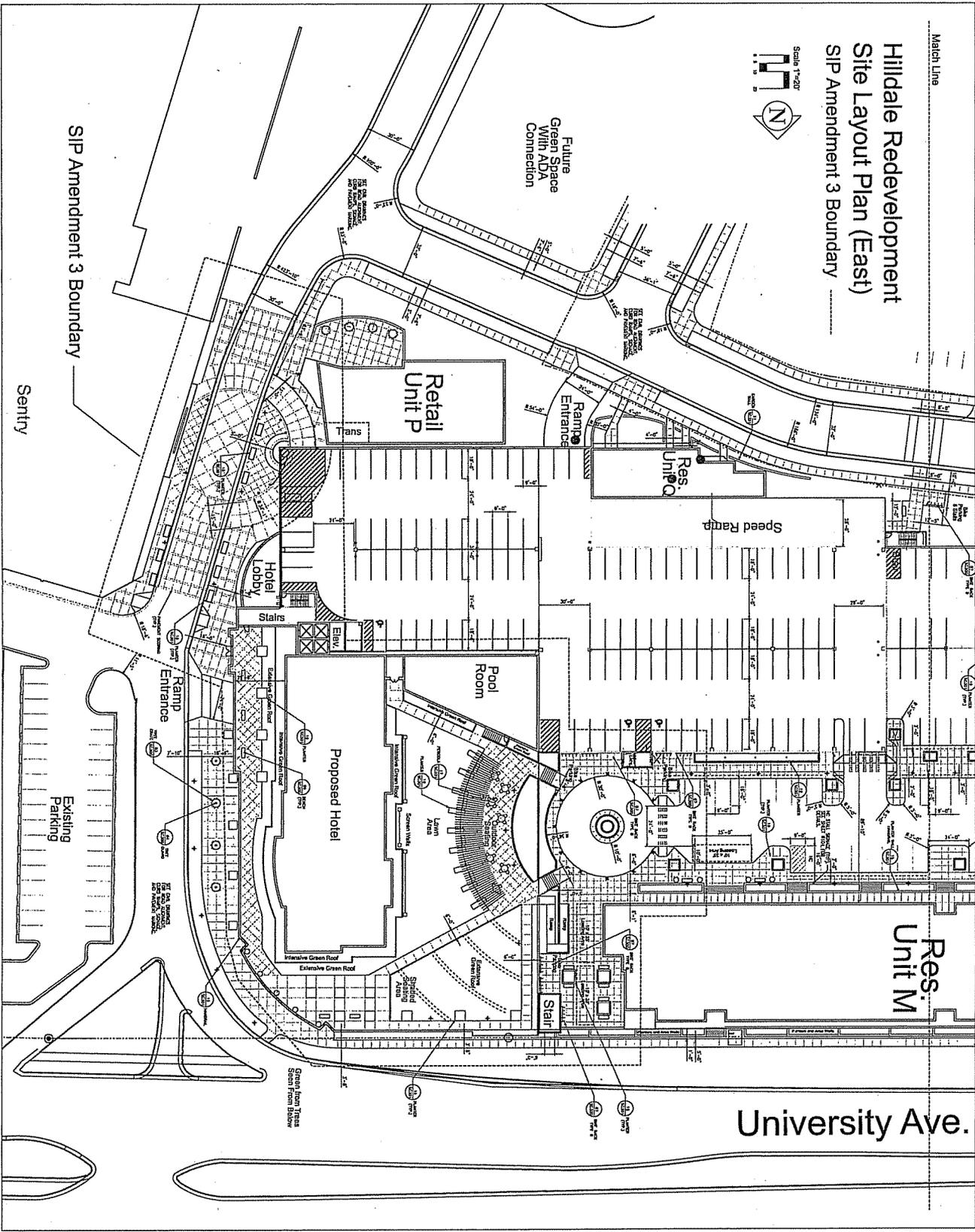
TS

6

Hilldale Redevelopment
 Site Layout Plan (East)
 SIP Amendment 3 Boundary



Match Line



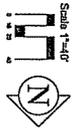
University Ave.

Project Number:	10-17-07
Scale:	AS
Revision:	10-17-07
Drawn By:	KS
Checked By:	KS
Project Name:	HILLDALE SHOPPING CENTER EAST
Site Name:	HILLDALE SHOPPING CENTER EAST
Sheet Number:	S/C 202

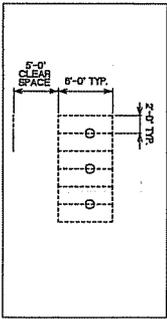
HILLDALE SHOPPING CENTER EAST
 SITE LAYOUT PLAN

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

Hilldale Redevelopment SIP Site Plan Bike Parking Locations



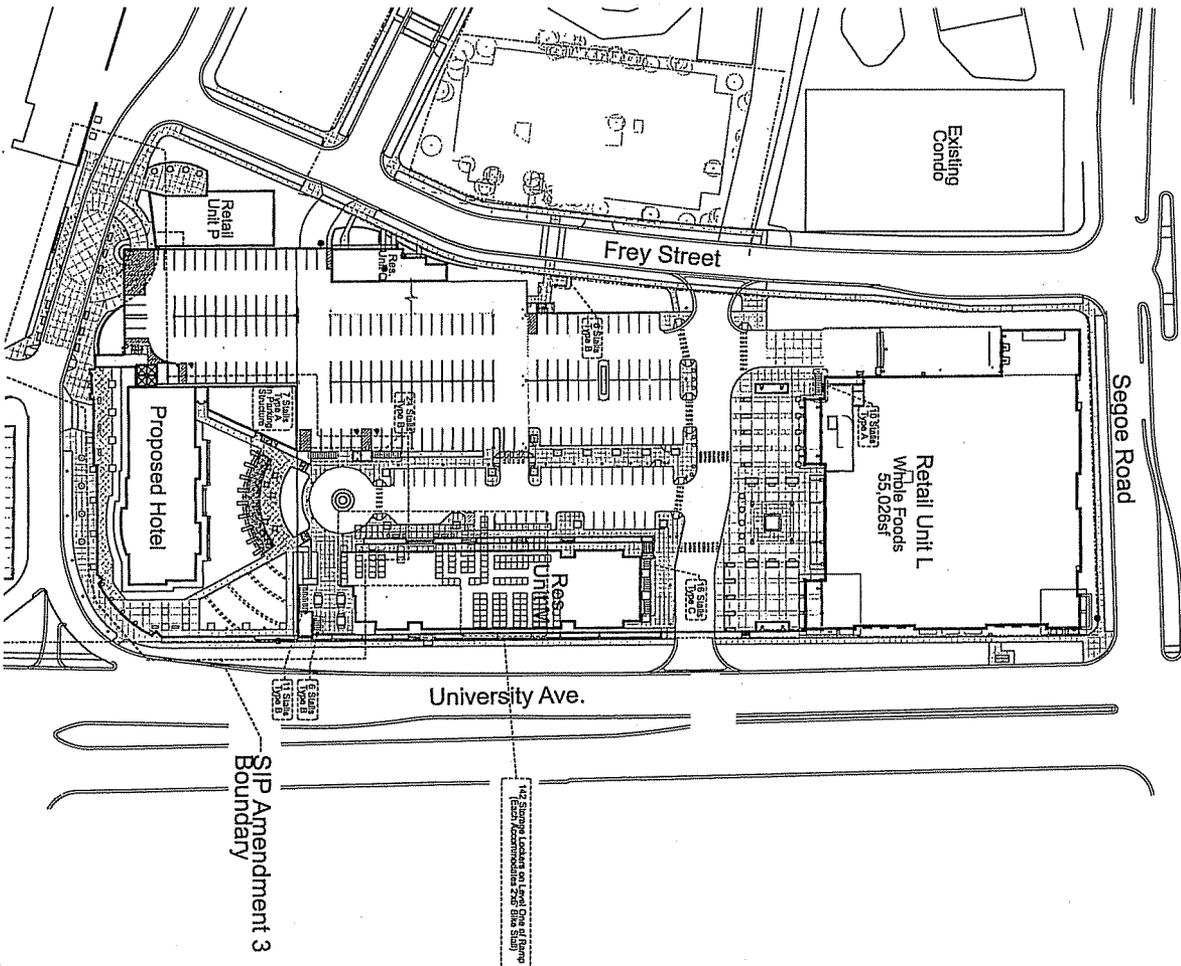
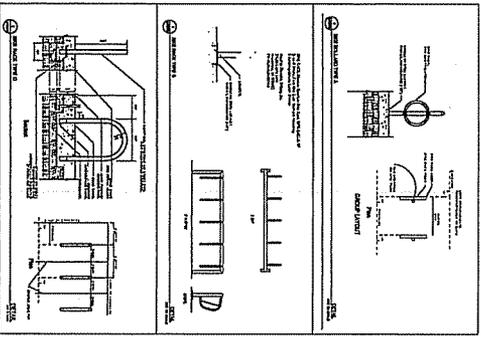
Typical Bike Stall Layout



Bike Stall Requirements

City of Madison Requirements: 1 bike stall per unit.	
142 Bike stalls	
Commercial City of Madison Requirements: 1 bike stall per 10 auto stalls for the first 50 bike stalls. Then, 3 bike stalls per 10 auto stalls.	
40 bike stalls (1 per 10)	500 auto
30 bike stalls (.5 per 10)	500 auto
80 bike stalls total for	1,000 auto stalls

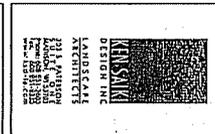
Bike Details



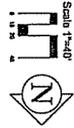
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Drawn By:	MS
Check By:	MS
Date:	10-17-07
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Sheet Number:	S/C 303

HILLDALE SHOPPING CENTER
BIKE PARKING REQUIREMENTS

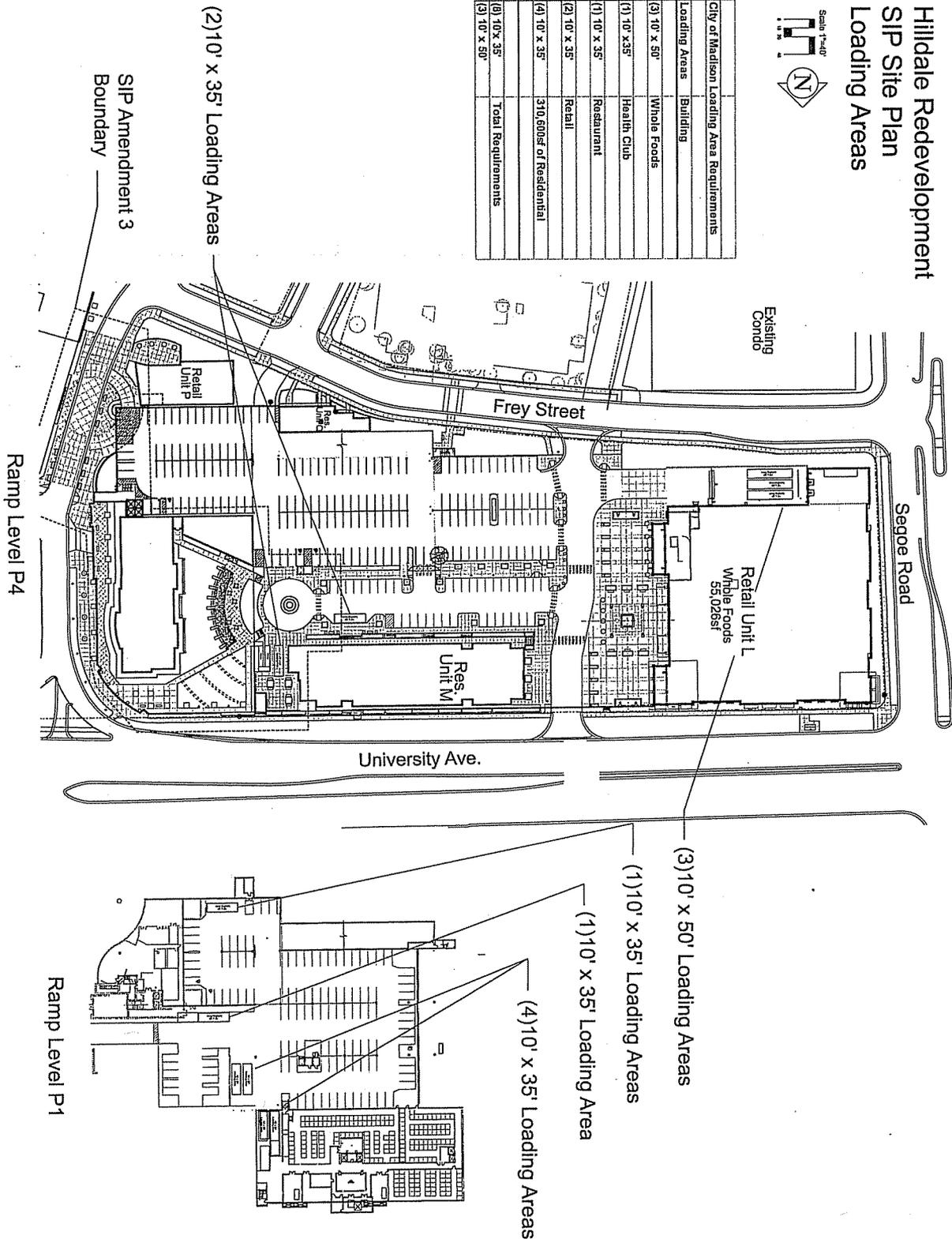
HILLDALE SHOPPING CENTER
702 N. MIDVALE BOULEVARD
MADISON, WI
HILLDALE LAND COMPANY LLC



Hilldale Redevelopment SIP Site Plan Loading Areas



City of Madison Loading Area Requirements	
Loading Areas	Building
(3) 10' x 50'	Whole Foods
(1) 10' x 35'	Health Club
(1) 10' x 35'	Restaurant
(2) 10' x 35'	Retail
(4) 10' x 35'	310,000sf of Residential
(8) 10' x 35'	Total Requirements
(3) 10' x 50'	



KENSALM
DESIGN INC.
LANDSCAPE ARCHITECTS
1311 W. Segoe Road
Madison, WI 53713
Tel: 608.261.1234
Fax: 608.261.1235

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

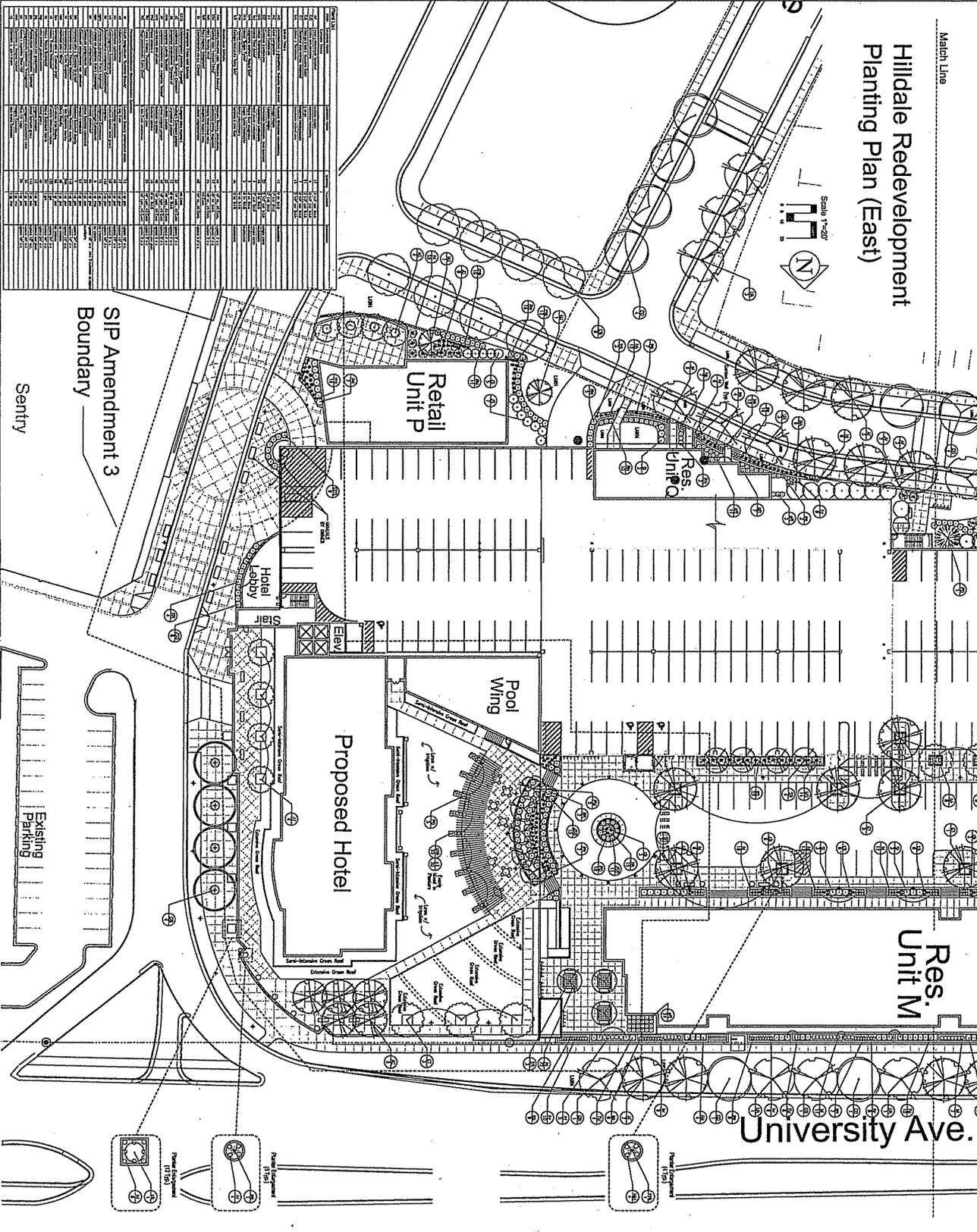
Revision	Date	By	Checked

Project Number: 15-17-07
Date: 10-17-07
Scale: AS
Sheet: S/C 304

Hilldale Redevelopment
Planting Plan (East)

Match Line

Scale 1"=20'



Plant	Quantity	Planting Schedule	Planting Location
1.01	10	10/15/18	Hotel Lobby
1.02	15	10/15/18	Hotel Lobby
1.03	20	10/15/18	Hotel Lobby
1.04	25	10/15/18	Hotel Lobby
1.05	30	10/15/18	Hotel Lobby
1.06	35	10/15/18	Hotel Lobby
1.07	40	10/15/18	Hotel Lobby
1.08	45	10/15/18	Hotel Lobby
1.09	50	10/15/18	Hotel Lobby
1.10	55	10/15/18	Hotel Lobby
1.11	60	10/15/18	Hotel Lobby
1.12	65	10/15/18	Hotel Lobby
1.13	70	10/15/18	Hotel Lobby
1.14	75	10/15/18	Hotel Lobby
1.15	80	10/15/18	Hotel Lobby
1.16	85	10/15/18	Hotel Lobby
1.17	90	10/15/18	Hotel Lobby
1.18	95	10/15/18	Hotel Lobby
1.19	100	10/15/18	Hotel Lobby
1.20	105	10/15/18	Hotel Lobby
1.21	110	10/15/18	Hotel Lobby
1.22	115	10/15/18	Hotel Lobby
1.23	120	10/15/18	Hotel Lobby
1.24	125	10/15/18	Hotel Lobby
1.25	130	10/15/18	Hotel Lobby
1.26	135	10/15/18	Hotel Lobby
1.27	140	10/15/18	Hotel Lobby
1.28	145	10/15/18	Hotel Lobby
1.29	150	10/15/18	Hotel Lobby
1.30	155	10/15/18	Hotel Lobby
1.31	160	10/15/18	Hotel Lobby
1.32	165	10/15/18	Hotel Lobby
1.33	170	10/15/18	Hotel Lobby
1.34	175	10/15/18	Hotel Lobby
1.35	180	10/15/18	Hotel Lobby
1.36	185	10/15/18	Hotel Lobby
1.37	190	10/15/18	Hotel Lobby
1.38	195	10/15/18	Hotel Lobby
1.39	200	10/15/18	Hotel Lobby
1.40	205	10/15/18	Hotel Lobby
1.41	210	10/15/18	Hotel Lobby
1.42	215	10/15/18	Hotel Lobby
1.43	220	10/15/18	Hotel Lobby
1.44	225	10/15/18	Hotel Lobby
1.45	230	10/15/18	Hotel Lobby
1.46	235	10/15/18	Hotel Lobby
1.47	240	10/15/18	Hotel Lobby
1.48	245	10/15/18	Hotel Lobby
1.49	250	10/15/18	Hotel Lobby
1.50	255	10/15/18	Hotel Lobby
1.51	260	10/15/18	Hotel Lobby
1.52	265	10/15/18	Hotel Lobby
1.53	270	10/15/18	Hotel Lobby
1.54	275	10/15/18	Hotel Lobby
1.55	280	10/15/18	Hotel Lobby
1.56	285	10/15/18	Hotel Lobby
1.57	290	10/15/18	Hotel Lobby
1.58	295	10/15/18	Hotel Lobby
1.59	300	10/15/18	Hotel Lobby
1.60	305	10/15/18	Hotel Lobby
1.61	310	10/15/18	Hotel Lobby
1.62	315	10/15/18	Hotel Lobby
1.63	320	10/15/18	Hotel Lobby
1.64	325	10/15/18	Hotel Lobby
1.65	330	10/15/18	Hotel Lobby
1.66	335	10/15/18	Hotel Lobby
1.67	340	10/15/18	Hotel Lobby
1.68	345	10/15/18	Hotel Lobby
1.69	350	10/15/18	Hotel Lobby
1.70	355	10/15/18	Hotel Lobby
1.71	360	10/15/18	Hotel Lobby
1.72	365	10/15/18	Hotel Lobby
1.73	370	10/15/18	Hotel Lobby
1.74	375	10/15/18	Hotel Lobby
1.75	380	10/15/18	Hotel Lobby
1.76	385	10/15/18	Hotel Lobby
1.77	390	10/15/18	Hotel Lobby
1.78	395	10/15/18	Hotel Lobby
1.79	400	10/15/18	Hotel Lobby
1.80	405	10/15/18	Hotel Lobby
1.81	410	10/15/18	Hotel Lobby
1.82	415	10/15/18	Hotel Lobby
1.83	420	10/15/18	Hotel Lobby
1.84	425	10/15/18	Hotel Lobby
1.85	430	10/15/18	Hotel Lobby
1.86	435	10/15/18	Hotel Lobby
1.87	440	10/15/18	Hotel Lobby
1.88	445	10/15/18	Hotel Lobby
1.89	450	10/15/18	Hotel Lobby
1.90	455	10/15/18	Hotel Lobby
1.91	460	10/15/18	Hotel Lobby
1.92	465	10/15/18	Hotel Lobby
1.93	470	10/15/18	Hotel Lobby
1.94	475	10/15/18	Hotel Lobby
1.95	480	10/15/18	Hotel Lobby
1.96	485	10/15/18	Hotel Lobby
1.97	490	10/15/18	Hotel Lobby
1.98	495	10/15/18	Hotel Lobby
1.99	500	10/15/18	Hotel Lobby

SIP Amendment 3
Boundary

Sentry

Existing
Parking

Res.
Unit M

University Ave.

Proposed Hotel

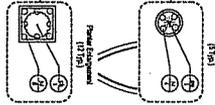
Pool
Wing

Retail
Unit P

Res.
Unit P

Hotel
Lobby

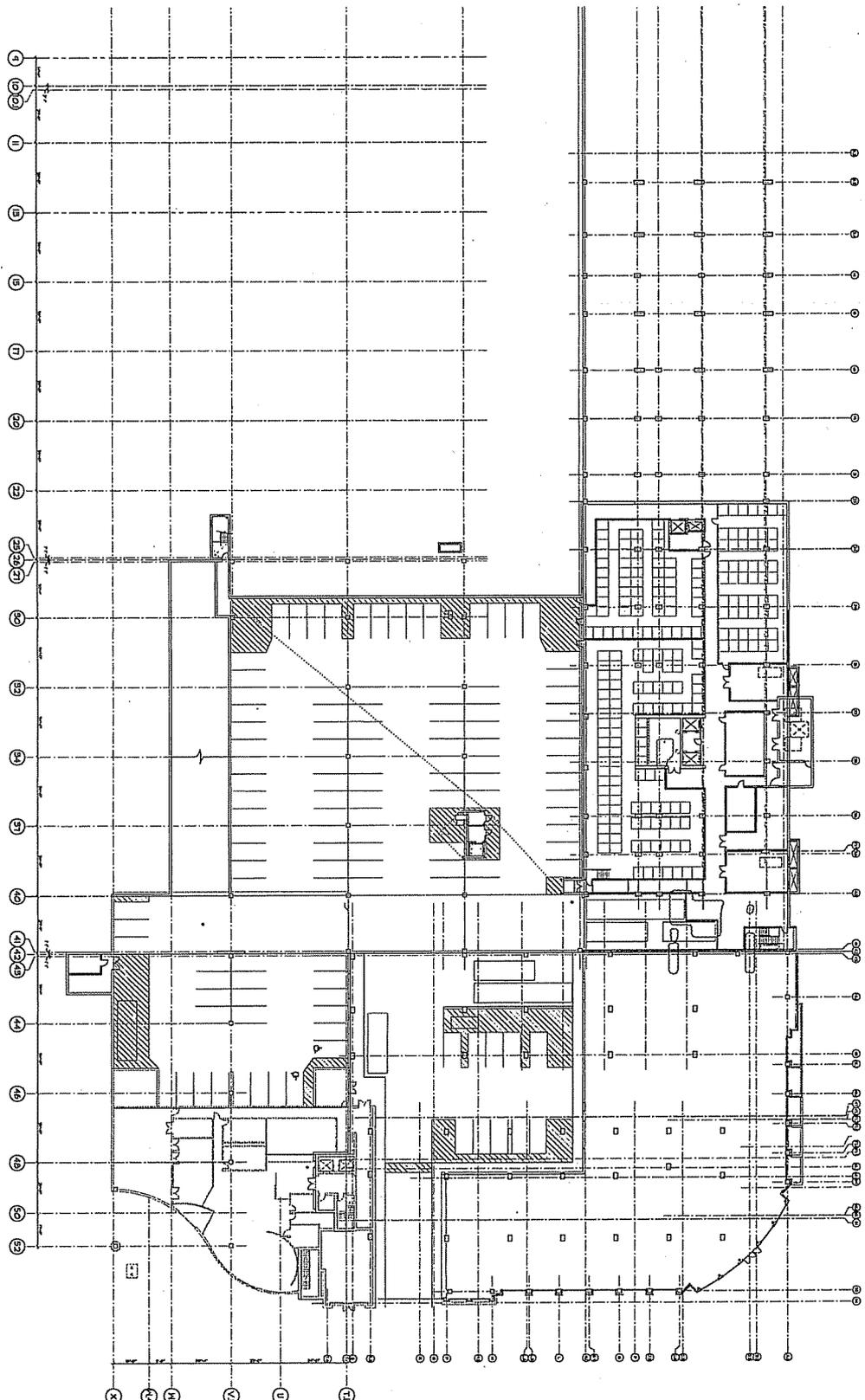
Stair



S/L 101

Plant	Quantity	Planting Schedule	Planting Location
1.01	10	10/15/18	Hotel Lobby
1.02	15	10/15/18	Hotel Lobby
1.03	20	10/15/18	Hotel Lobby
1.04	25	10/15/18	Hotel Lobby
1.05	30	10/15/18	Hotel Lobby
1.06	35	10/15/18	Hotel Lobby
1.07	40	10/15/18	Hotel Lobby
1.08	45	10/15/18	Hotel Lobby
1.09	50	10/15/18	Hotel Lobby
1.10	55	10/15/18	Hotel Lobby
1.11	60	10/15/18	Hotel Lobby
1.12	65	10/15/18	Hotel Lobby
1.13	70	10/15/18	Hotel Lobby
1.14	75	10/15/18	Hotel Lobby
1.15	80	10/15/18	Hotel Lobby
1.16	85	10/15/18	Hotel Lobby
1.17	90	10/15/18	Hotel Lobby
1.18	95	10/15/18	Hotel Lobby
1.19	100	10/15/18	Hotel Lobby
1.20	105	10/15/18	Hotel Lobby
1.21	110	10/15/18	Hotel Lobby
1.22	115	10/15/18	Hotel Lobby
1.23	120	10/15/18	Hotel Lobby
1.24	125	10/15/18	Hotel Lobby
1.25	130	10/15/18	Hotel Lobby
1.26	135	10/15/18	Hotel Lobby
1.27	140	10/15/18	Hotel Lobby
1.28	145	10/15/18	Hotel Lobby
1.29	150	10/15/18	Hotel Lobby
1.30	155	10/15/18	Hotel Lobby
1.31	160	10/15/18	Hotel Lobby
1.32	165	10/15/18	Hotel Lobby
1.33	170	10/15/18	Hotel Lobby
1.34	175	10/15/18	Hotel Lobby
1.35	180	10/15/18	Hotel Lobby
1.36	185	10/15/18	Hotel Lobby
1.37	190	10/15/18	Hotel Lobby
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1.40	205	10/15/18	Hotel Lobby
1.41	210	10/15/18	Hotel Lobby
1.42	215	10/15/18	Hotel Lobby
1.43	220	10/15/18	Hotel Lobby
1.44	225	10/15/18	Hotel Lobby
1.45	230	10/15/18	Hotel Lobby
1.46	235	10/15/18	Hotel Lobby
1.47	240	10/15/18	Hotel Lobby
1.48	245	10/15/18	Hotel Lobby
1.49	250	10/15/18	Hotel Lobby
1.50	255	10/15/18	Hotel Lobby
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1.52	265	10/15/18	Hotel Lobby
1.53	270	10/15/18	Hotel Lobby
1.54	275	10/15/18	Hotel Lobby
1.55	280	10/15/18	Hotel Lobby
1.56	285	10/15/18	Hotel Lobby
1.57	290	10/15/18	Hotel Lobby
1.58	295	10/15/18	Hotel Lobby
1.59	300	10/15/18	Hotel Lobby
1.60	305	10/15/18	Hotel Lobby
1.61	310	10/15/18	Hotel Lobby
1.62	315	10/15/18	Hotel Lobby
1.63	320	10/15/18	Hotel Lobby
1.64	325	10/15/18	Hotel Lobby
1.65	330	10/15/18	Hotel Lobby
1.66	335	10/15/18	Hotel Lobby
1.67	340	10/15/18	Hotel Lobby
1.68	345	10/15/18	Hotel Lobby
1.69	350	10/15/18	Hotel Lobby
1.70	355	10/15/18	Hotel Lobby
1.71	360	10/15/18	Hotel Lobby
1.72	365	10/15/18	Hotel Lobby
1.73	370	10/15/18	Hotel Lobby
1.74	375	10/15/18	Hotel Lobby
1.75	380	10/15/18	Hotel Lobby
1.76	385	10/15/18	Hotel Lobby
1.77	390	10/15/18	Hotel Lobby
1.78	395	10/15/18	Hotel Lobby
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1.88	445	10/15/18	Hotel Lobby
1.89	450	10/15/18	Hotel Lobby
1.90	455	10/15/18	Hotel Lobby
1.91	460	10/15/18	Hotel Lobby
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1.95	480	10/15/18	Hotel Lobby
1.96	485	10/15/18	Hotel Lobby
1.97	490	10/15/18	Hotel Lobby
1.98	495	10/15/18	Hotel Lobby
1.99	500	10/15/18	Hotel Lobby

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



1 LEVEL 1 PARKING PLAN
SCALE: 1/8" = 1'-0"



Project Number:	060937	Drawn By:	LAND
Date Issued:	10/17/07	Reviewed By:	HLG
Client:	HILLDALE BUILDING COMPANY LLC	Project Name:	HILLDALE SHOPPING CENTER
Sheet Number:	R101	Scale:	1/8" = 1'-0"

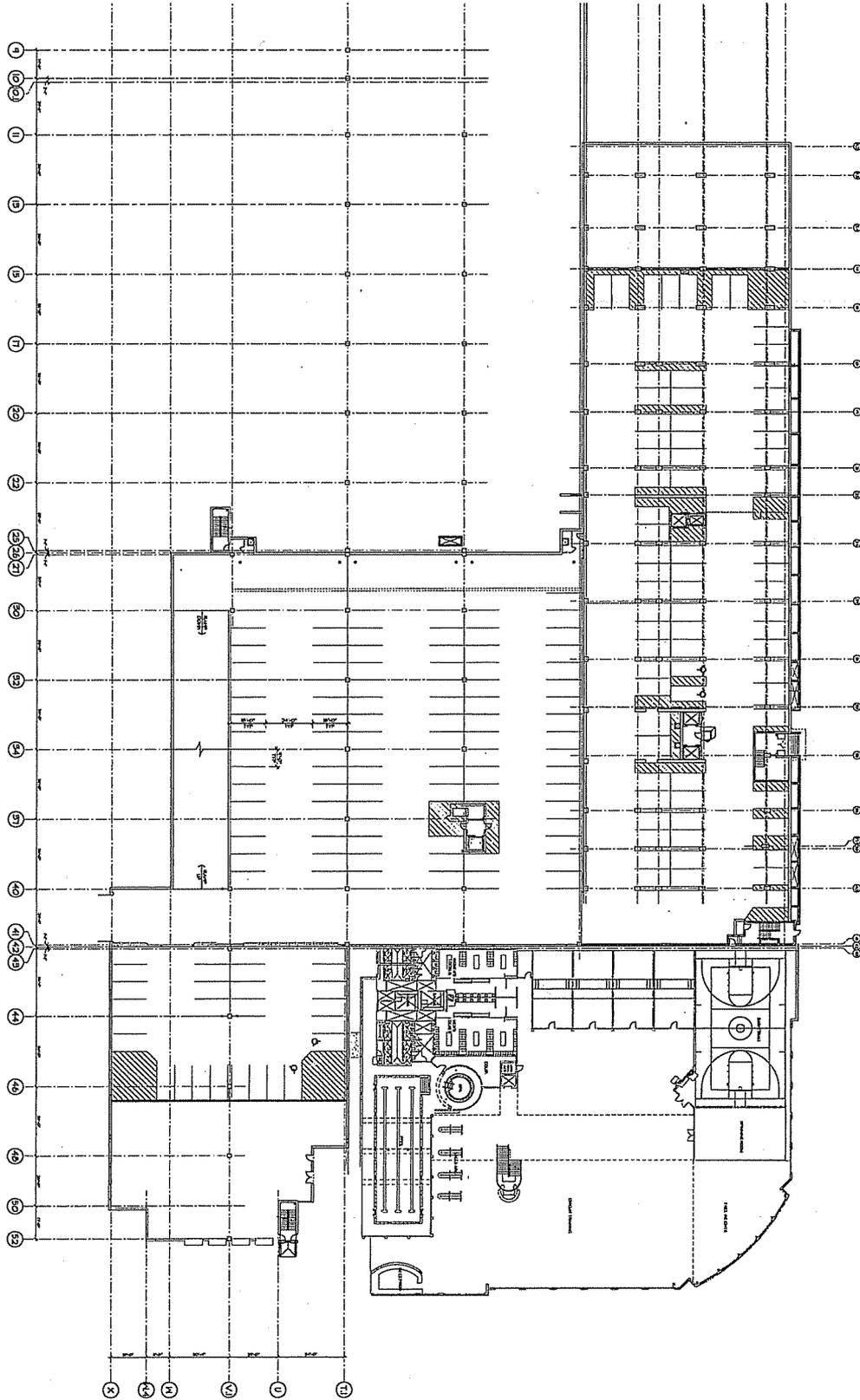
Sheet Title:
BUILDING B
PARKING LEVEL 1

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

ARNOLD AND OSHERDING INC.
ARCHITECTS & ENGINEERS
1000 UNIVERSITY AVENUE, SUITE 200
MADISON, WI 53706
TEL: 608-263-1111
WWW.AOSINC.COM

6

LEVEL 2 PARKING PLAN



HILLDALE SHOPPING CENTER

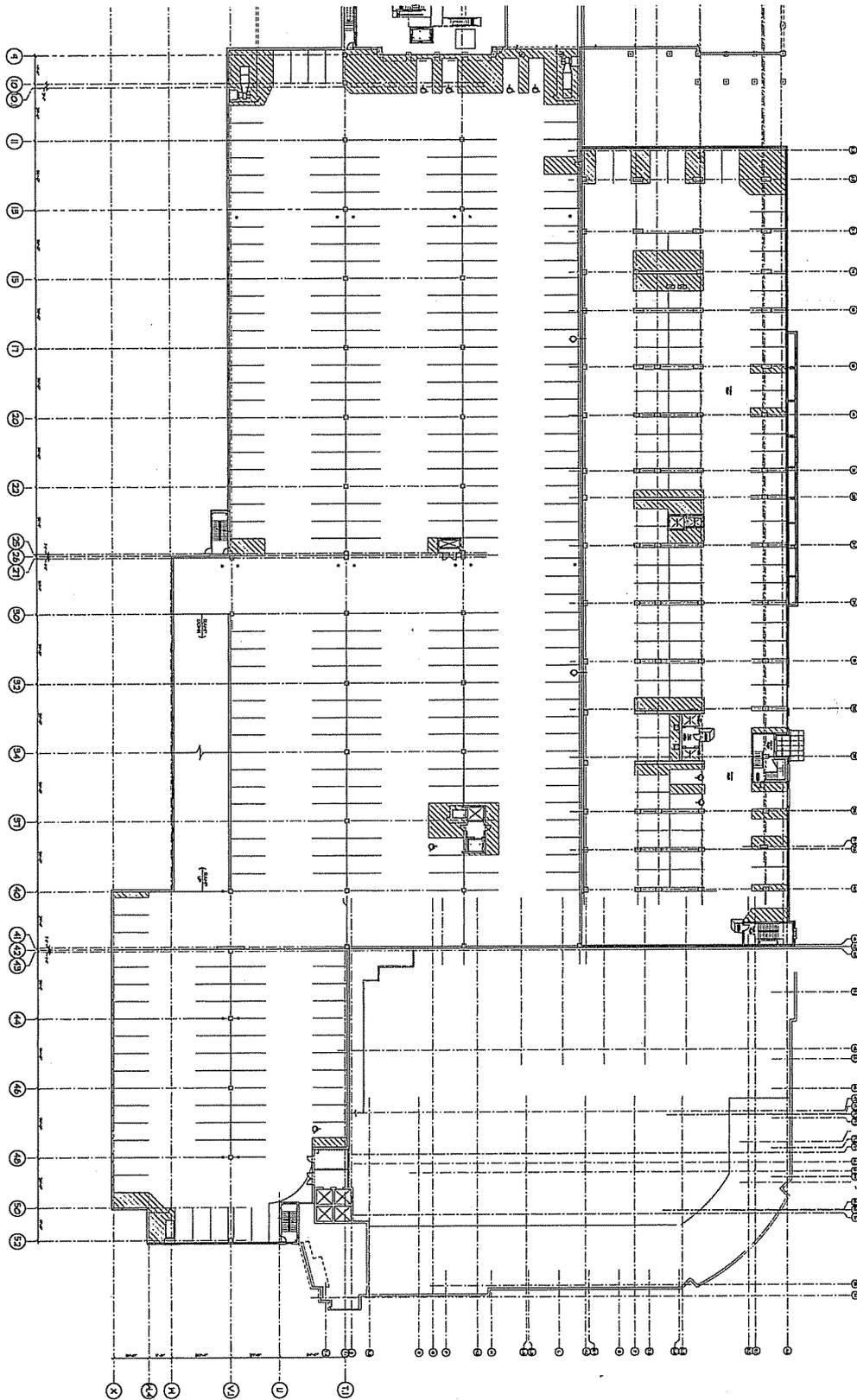
702 N. MIDVALE BOULEVARD
MADISON, WI
HILLDALE BUILDING COMPANY LLC

BUILDING R
PARKING LEVEL 2

ARNOLD AND O'SHERIDAN INC.
ARCHITECTS, ENGINEERS, INTERIORS
1000 UNIVERSITY AVENUE, SUITE 1000
MADISON, WISCONSIN 53706-1000
TEL: 608.261.1111
WWW.AOSHERIDAN.COM

Project Location:	Project No.:
000023	1000
Site Name:	Project Name:
10/17/09	MLS
Sheet Number:	
R102	

6



LEVEL 3 PARKING PLAN



HILLDALE SHOPPING CENTER

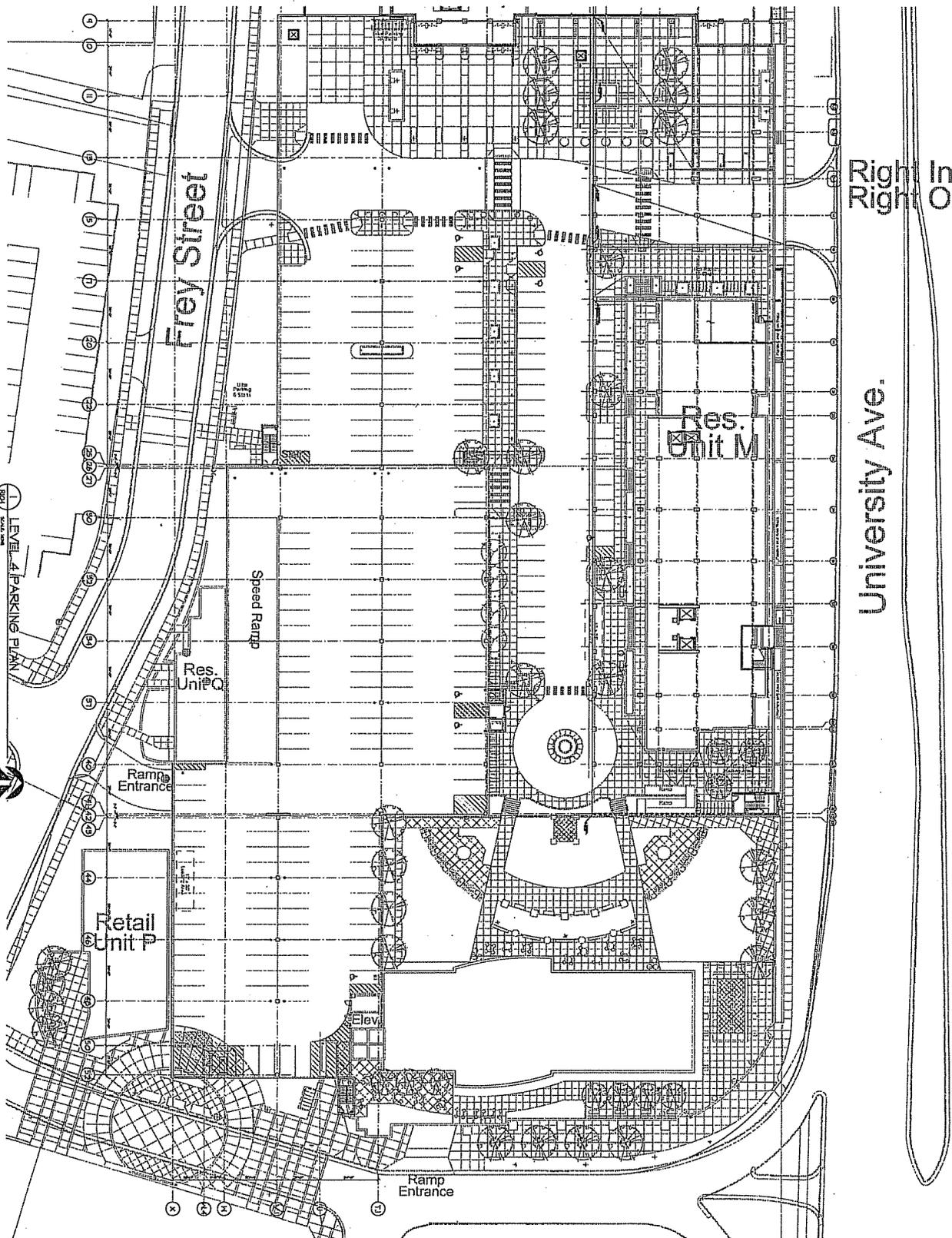
702 N. MIDVALE BOULEVARD
MADISON, WI
HILLDALE BUILDING COMPANY LLC

Sheet Title:
BUILDING R
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Project Number:	060087
Date Issued:	10/17/07
Drawn By:	MS
Checked By:	
Approved By:	

**ARNOLD AND
SHERIDAN INC.**
ARCHITECTS & ENGINEERS
1000 UNIVERSITY AVENUE, SUITE 200
MADISON, WISCONSIN 53706
TEL: 608.261.1111
WWW.ANSHERIDAN.COM

R103



LEVEL 4 PARKING PLAN

Retail Unit P

Res. Unit Q

Res. Unit M

Ramp Entrance

Speed Ramp

Ramp Entrance

HILLDALE SHOPPING CENTER

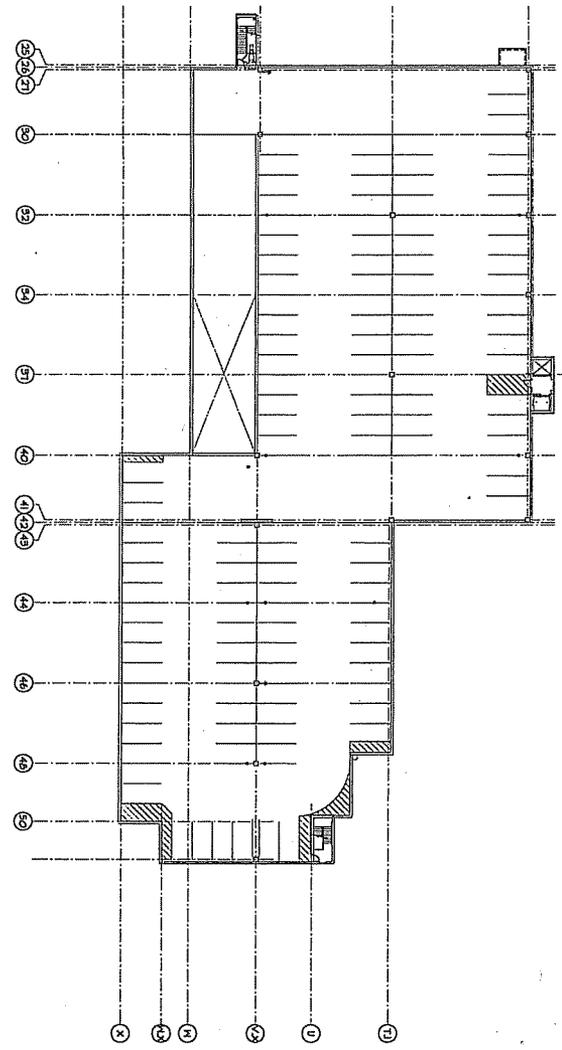
702 N. MIDVALE BOULEVARD
MADISON, WI
HILLDALE BUILDING COMPANY LLC

BUILDING R
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Project No.	080393
Date	10/17/07
Scale	1/8" = 1'-0"
Drawn By	MLD
Checked By	MLD
Approved By	MLD

ARNOLD AND
SHERIDAN INC.
ARCHITECTS & ENGINEERS
1111 EAST WASHINGTON AVENUE
MADISON, WISCONSIN 53703-1111
TEL: 608.261.1111 FAX: 608.261.1112

1 LEVEL 5 PARKING PLAN
DATE: 10/17/07



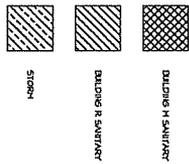
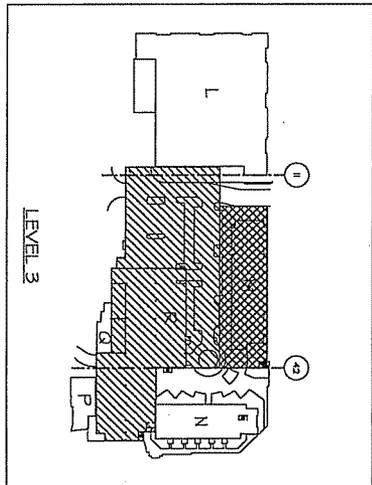
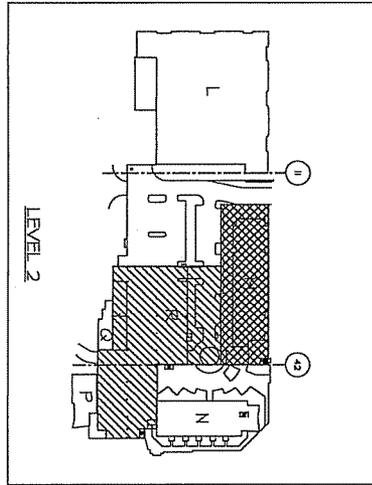
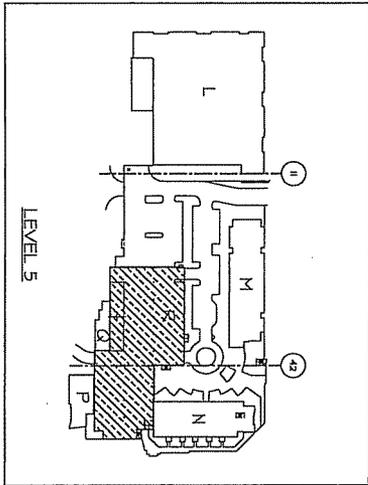
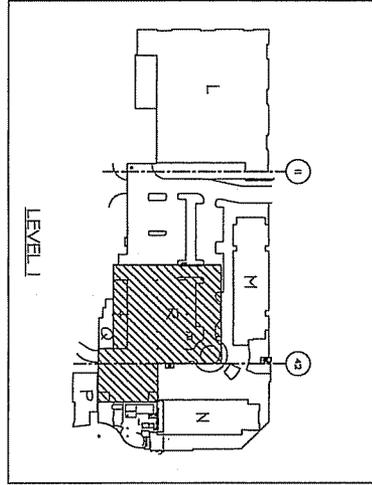
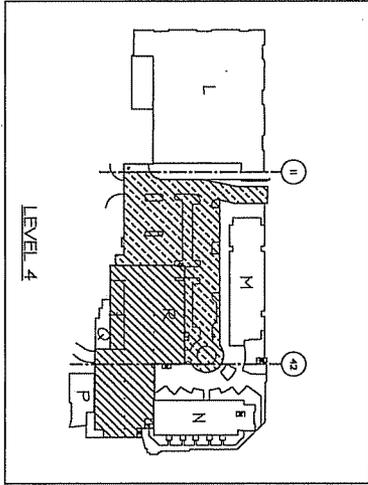
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Rev. Number	000000
Date	10/17/07
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Sheet Number	R105

PROJECT TITLE:
 BUILDING R
 PARKING LEVEL 5

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

ARNOLD AND O'SHEA INC.
 ARCHITECTS & ENGINEERS
 1000 W. MICHIGAN AVENUE, SUITE 1000
 ANN ARBOR, MI 48106-1000
 TEL: 734.769.1000
 FAX: 734.769.1001
 WWW.AOINC.COM

6



HILDALE SHOPPING CENTER

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

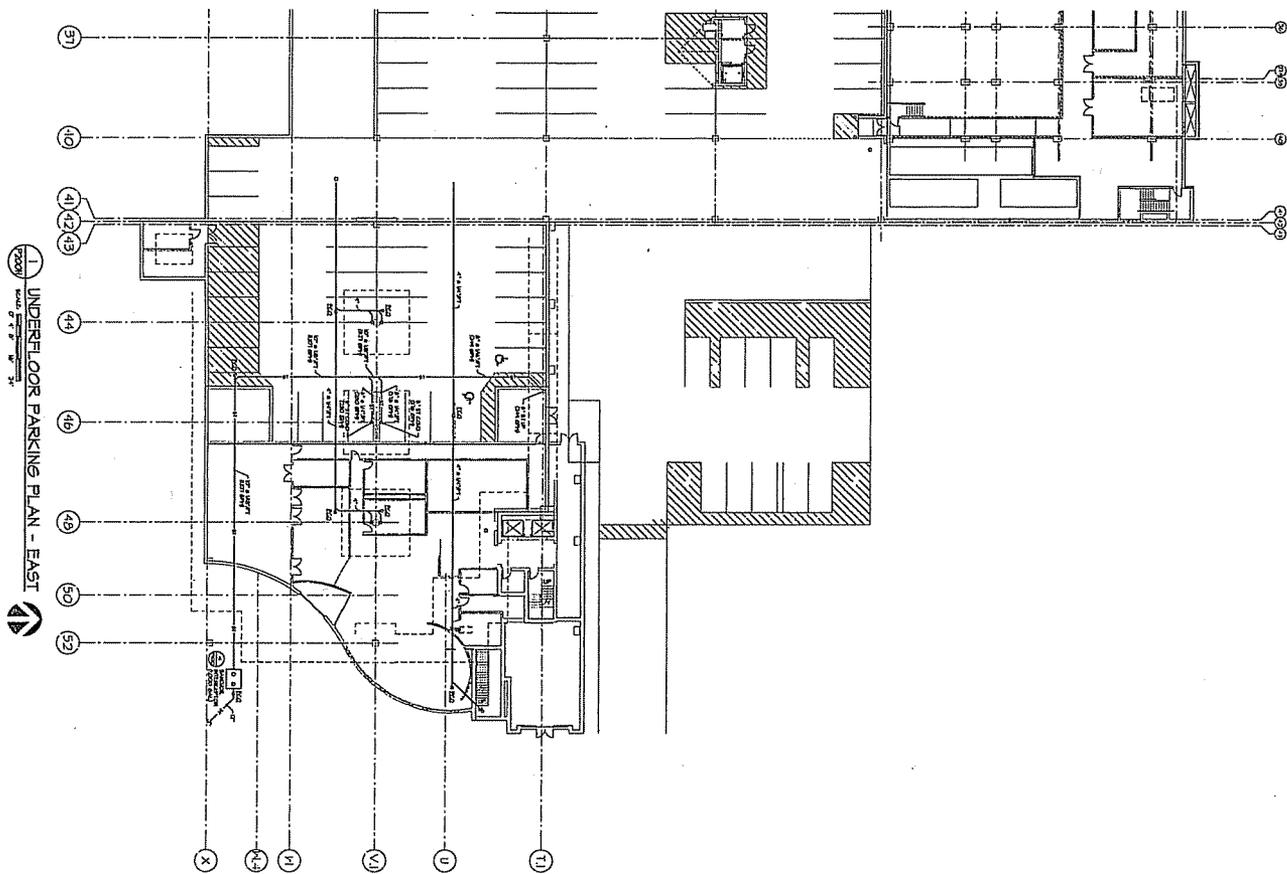
ARNOLD AND O'SHERIDAN INC.
STRUCTURAL ENGINEERS
1000 UNIVERSITY AVENUE, SUITE 100
MADISON, WISCONSIN 53706
TEL: 608/261-1111
FAX: 608/261-1112
WWW.AOENGINEERS.COM

Project Title: BUILDING R. PARKING STRUCTURE DRAINAGE SYSTEM

NO.	REVISION	DATE

Professional Engineer: [Signature] License No. 000097
 Date Issued: 10/27/07
 State: WIS

R200



1 UNDERFLOOR PARKING PLAN - EAST
 Scale: 1/8" = 1'-0"

Project Number	2000
Sheet Number	P200N
Project Name	HILLDALE SHOPPING CENTER
Client	HILLDALE BUILDING COMPANY LLC
Architect	ARNOLD AND SHERIDAN INC.
Date	10/17/05
Drawn By	AKG
Checked By	
Reviewed By	
Scale	

BUILDING R
 UNDERFLOOR PARKING
 PLAN - EAST

HILLDALE SHOPPING CENTER

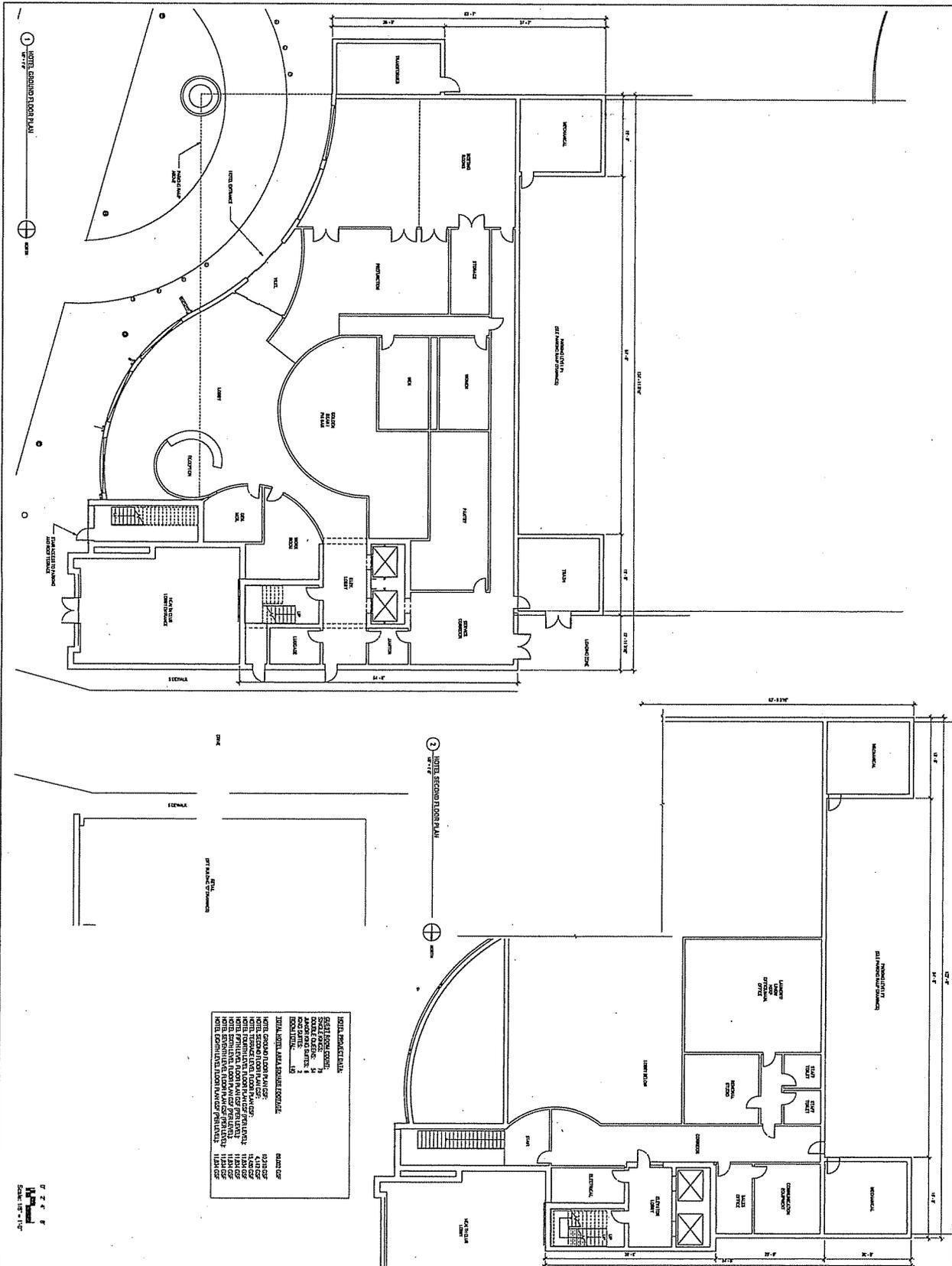
702 N. MIDVALE BOULEVARD
 MADISON, WI
 HILLDALE BUILDING COMPANY LLC

ARNOLD AND SHERIDAN INC.

ARCHITECTS

1000 UNIVERSITY AVENUE, SUITE 100
 MADISON, WISCONSIN 53706
 TEL: 608/261-1111
 FAX: 608/261-1112
 WWW.ARNSHD.COM

6



NOTE: ARCHITECTURE
 1. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
 2. FINISHES TO BE DETERMINED BY THE ARCHITECT.
 3. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2012 INTERNATIONAL BUILDING CODES AND ALL APPLICABLE LOCAL ORDINANCES.
 4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS.
 5. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
 6. THE CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES AND STRUCTURES.
 7. THE CONTRACTOR SHALL MAINTAIN ADEQUATE SAFETY AND SECURITY AT ALL TIMES.
 8. THE CONTRACTOR SHALL MAINTAIN ADEQUATE RECORDS OF ALL WORK.
 9. THE CONTRACTOR SHALL MAINTAIN ADEQUATE COMMUNICATIONS AT ALL TIMES.
 10. THE CONTRACTOR SHALL MAINTAIN ADEQUATE RECORDS OF ALL WORK.

HILLDALE SHOPPING CENTER

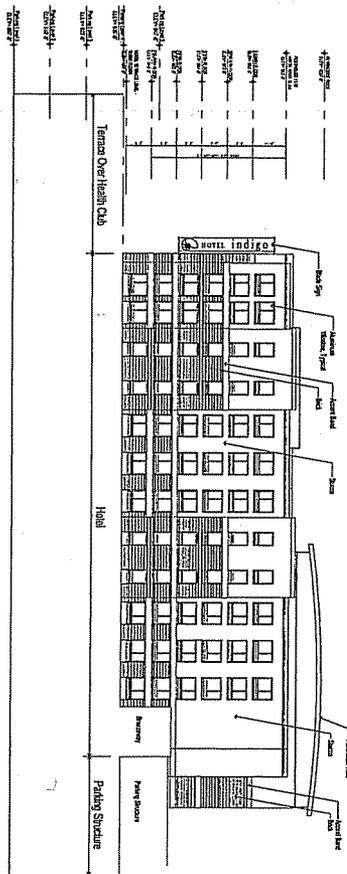
702 N. MIDVALE BOULEVARD
 MADISON, WI

HILLDALE LAND COMPANY LLC

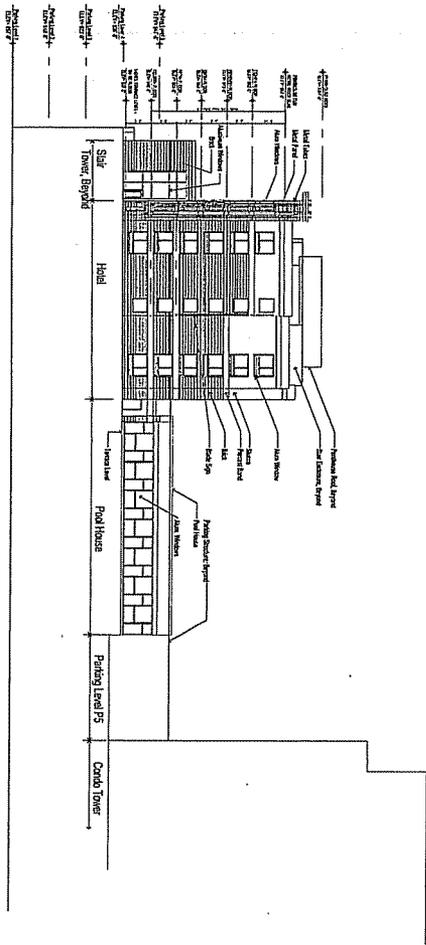
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Project Number	101
Revision	1/10/07
Scale	1/8" = 1'-0"

Sheet Number	A 101
Project Name	HILLDALE SHOPPING CENTER
Project Number	101
Revision	1/10/07
Scale	1/8" = 1'-0"

6



① HOTEL WEST ELEVATION



② HOTEL NORTH ELEVATION

HILLDALE SHOPPING CENTER

702 N. MIDVALE BOULEVARD
MADISON, WI

HILLDALE LAND COMPANY LLC

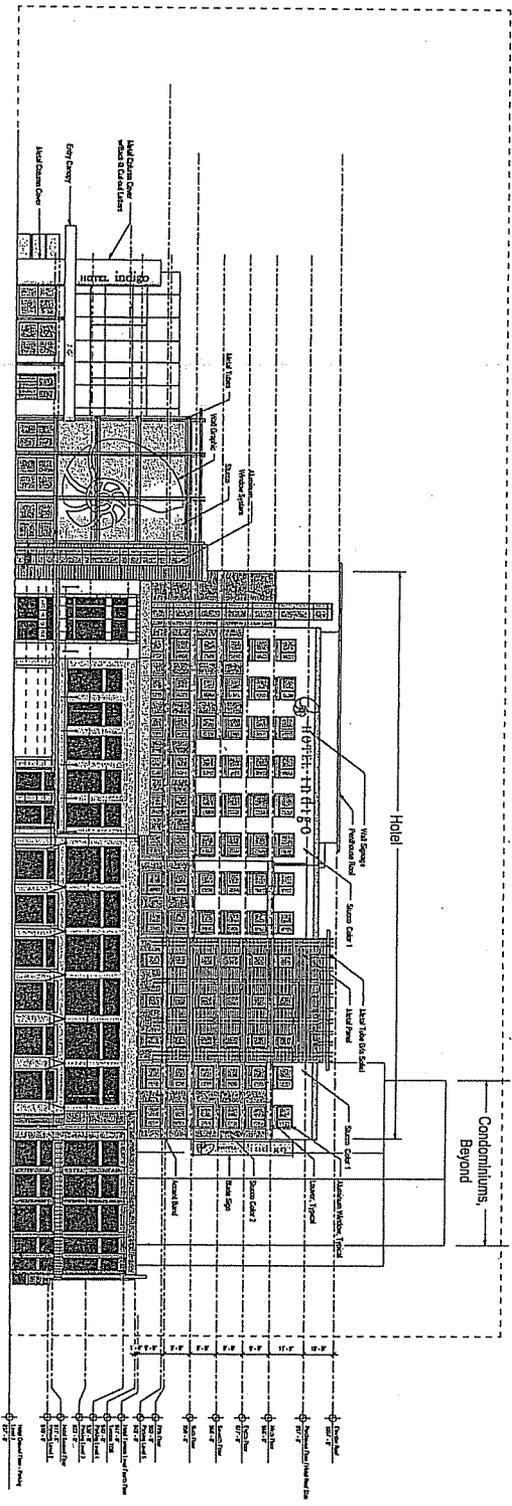
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NO.	DATE	DESCRIPTION	BY

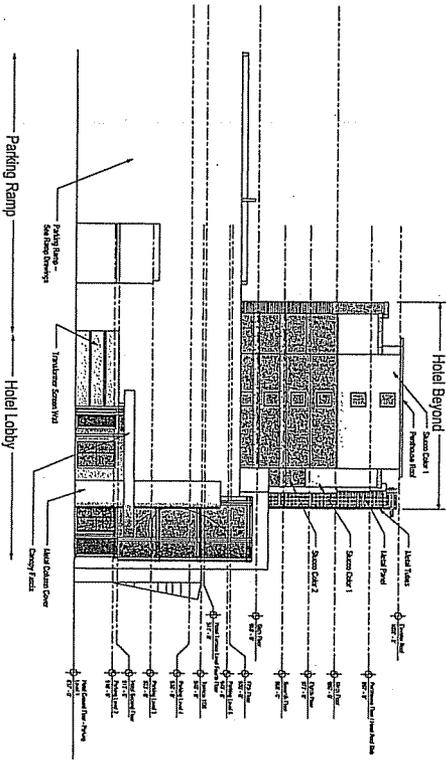
Project Name:	HILLDALE SHOPPING CENTER
Client:	HILLDALE LAND COMPANY LLC
Scale:	AS SHOWN
Date:	12/1/22

A 202

6



① HOTEL EXTERIOR ELEVATION
FIG. 1-19



② HOTEL EXTERIOR ELEVATION
FIG. 1-20

HILLDALE SHOPPING CENTER

702 N. MIDVALE BOULEVARD
MADISON, WI
HILLDALE LAND COMPANY LLC

DIMENSION
Medison Design Group
architecture - engineering - interior design
6118 Grand Haven Plaza, Suite 127
Madison, Wisconsin 53718
P 608.223.4444 • F 608.223.4444
www.dimensiondesign.com

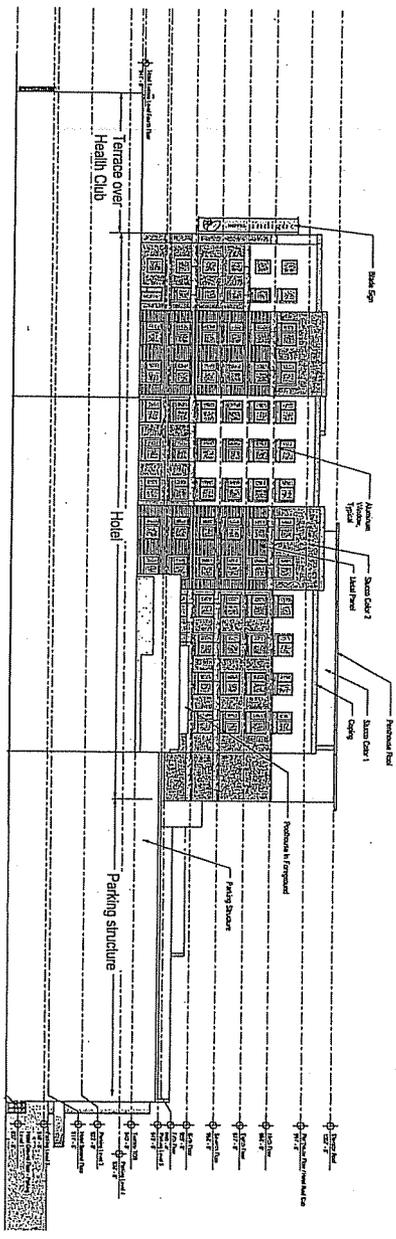
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HOTEL EXTERIOR ELEVATIONS

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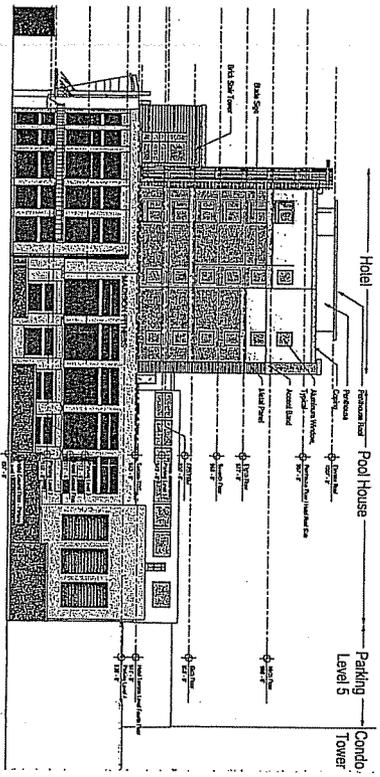
Project Number:
07043
Date Plotted:
10-31-07

Scale:
A 201

6



② HOTEL WEST ELEVATION
11/15/10



① HOTEL EAST ELEVATION
11/15/10

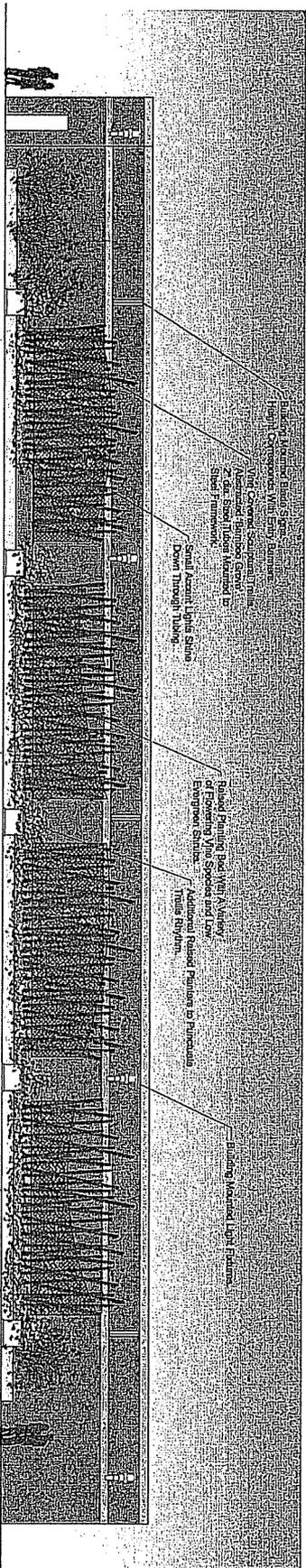
HILLDALE SHOPPING CENTER

702 N. MIDVALE BOULEVARD
MADISON, WI
HILLDALE LAND COMPANY LLC

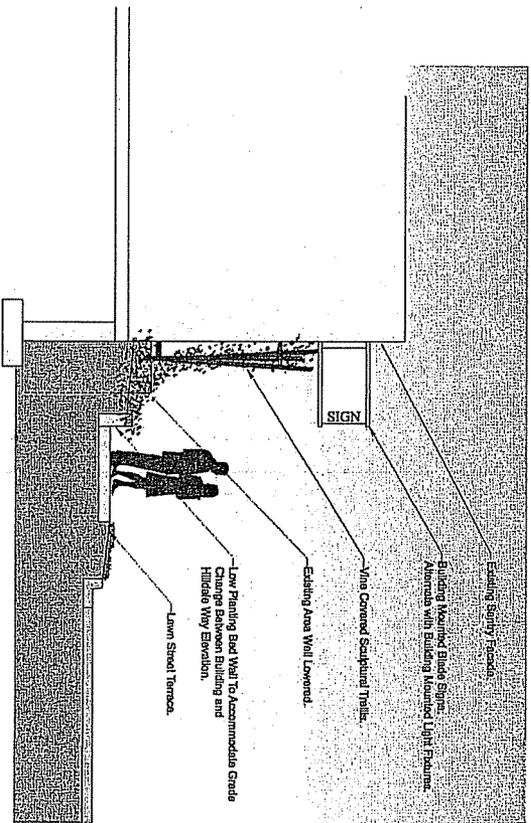
DIMENSION
Madison Design Group
architecture • engineering • interior design
610 South Park Street, Suite 102
Madison, Wisconsin 53705
608.262.4444 • 608.262.4444
www.dimensionwi.com

Sheet Title: HOTEL EAST ELEVATION
Project Number: 07013
Date Issued: 10/31/10
A 202

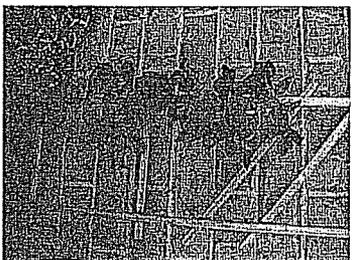
6



Trellis Elevation



Trellis Section



Jackmanii Clematis



Hagley Hybrid Clematis



Climbing Vines

Existing Mall West Wall Elevation
 Proposed Hildale Development - Madison, WI

