

# 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.

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- Typical hours of operation for the restaurant will be Monday-Sunday 5 pm-11pm. 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.

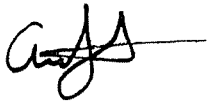
## **Filing Fee:**

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