

Community Development Authority

Madison Municipal Building, Suite 318
215 Martin Luther King, Jr. Boulevard
Madison, Wisconsin 53703
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email housing@cityofmadison.com
mail P.O. Box 1785, Madison, WI 53701-1785

June 1, 2011

Madison Urban Design Commission
Al Martin
Department of Planning & Development
City of Madison
215 Martin Luther King Jr. Blvd
PO Box 2985
Madison WI 53701

RE: Revised Submission
The Village on Park Phase 2
Park Street

Dear Mr. Martin

The Villager Mall Project (“The Village on Park”) is being resubmitted to the Urban Design Commission (“UDC”) for final approval of a demolition permit and façade design the south and a portion of the east end of the development.

Owner/Project Team

The owner of the project is the Community Development Authority of the City of Madison; Natalie Erdman, Executive Director (nerdman@cityofmadison.com). The architect is Strang, Inc., Larry Barton, Project Manager (Barton@strang-inc.com) 276-9200, and the Engineer and Landscape Architect is SAA Design Group, John Lichtenheld Project Manager (jlichtenheld@saa-madison.com) 255-0800.

Project History

The Village on Park has been before the UDC on a number of occasions over the last few years for the Master Plan approval, completion of Phase I and the planning of Phase 2. The Master Plan was originally approved on September 24, 2008. The project went before the UDC on June 2, 2010 for final approval of a temporary parking lot and demolition of the South Building. Final approval was granted based on full demolition of the South Building and formal consideration is required if any portion is maintained or if there is any other departure from the approved Master Plan

In April of 2011, The Village on Park development team presented to the UDC plans to (1) maintain a portion of the South Building and (2) modify the site and landscaping from the approved Master Plan. The CDA plans to demolish 100 feet of building frontage, construct a new exterior southern façade and renovate 50 feet of the existing eastern façade. Revisions to the site and landscaping on the southern

end will also be completed during Phase II. At the April meeting, the UDC requested that additional thought be put into the façades and the site.

We are submitting revised plans to address many of the concerns raised by the UDC and request final approval of the revised plans.

The CDA also submitted an application for a façade improvement grant to offset a portion of the cost of improving the entrance and façade for the Yue Wah grocery. The grant will be used to fund improvements to signage, storefront, and access for the Yue Wah grocery at the south end. While the rents from this tenant of 25 years do not justify the expense of a new entrance, improved signage and a high quality entrance element, the proposed improvements will most certainly help this small, local business.

Approval Request

Final approval of revised submissions for the following items is being requested.

- a modification to the parking lot and street access based on the partial demolition of the South Building,
- improvements on the south and a portion of the east facades, and
- the façade improvement grant request

Site Information

Lot Area 6 acres (no change)

Building area of approximately 124,000 sf after demolition (7,100 sf to accommodate Yue Wah)

Vehicle parking stalls

Bike parking stalls

Loading

Submittals

The following plans are being submitted as a part of the review:

Revised Building Elevations for the South Building

Revised Site Plan

On behalf of the CDA, we appreciate your time in reviewing these changes.

Sincerely,

COMMUNITY DEVELOPMENT AUTHORITY



Natalie Erdman

Executive Director

Community Development Authority of the City of Madison

Cc: John Lichtenheld

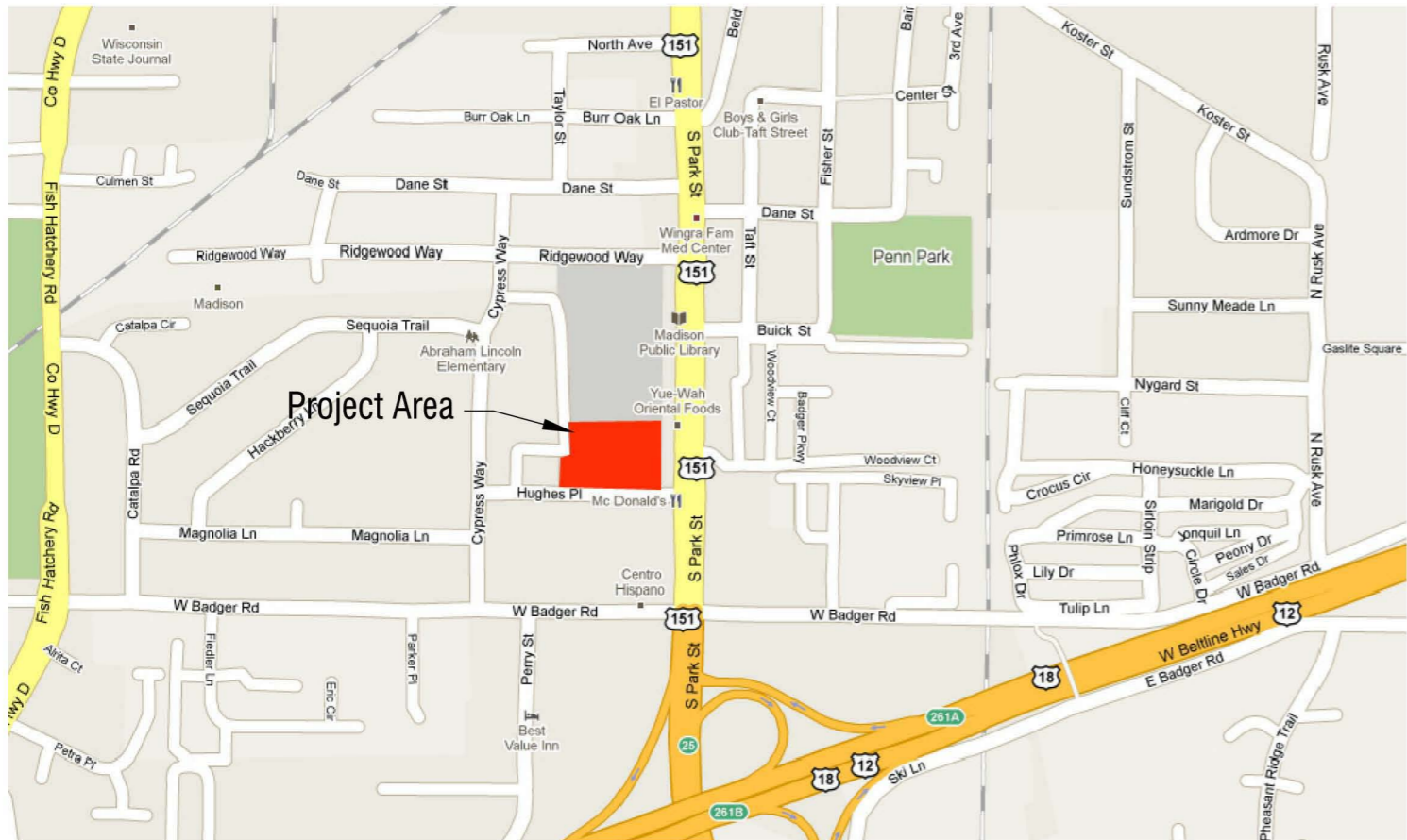
Larry Barton

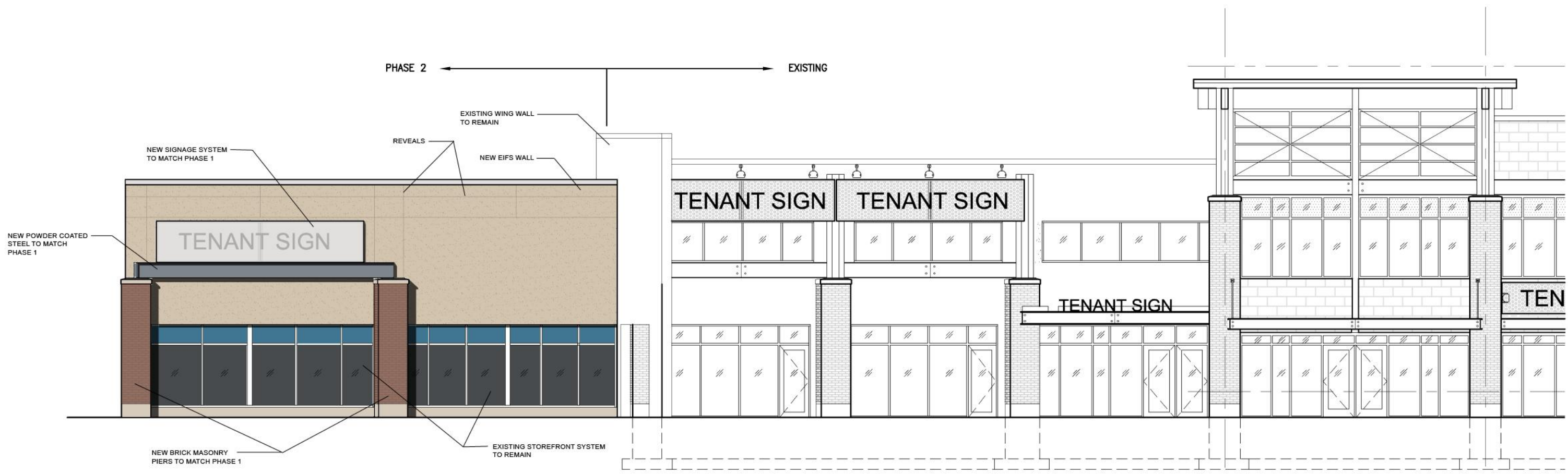
The Village on Park: Phase II

2300 S. Park Street, Madison, Wisconsin

Sheet Index

- East Elevation
- South Elevation
- Site Layout Plan
- Site Layout Plan Enlargements
- Photometrics
- Site Grading Plan
- Landscape Plan
- Landscape Plant Schedule
- Details
- Master Plan





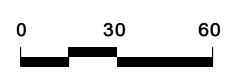
VILLGAER PHASE 2 - EAST ELEVATION
 SCALE : N.T.S. MAY 18, 2011





PARKING SUMMARY:
 PARKING REQUIRED: 706 STALLS
 (CALCULATED AT 3 STALLS PER 1,000 SQUARE FEET)
 PARKING PROVIDED: 433 STALLS
 (1.83 STALLS PER 1,000 SQUARE FEET)
 *PARKING DEFICIENCY: 273 STALLS

The Villager Master Plan



SCHREIBER / ANDERSON ASSOCIATES, INC.
 717 John Nolen Drive
 Madison, WI 53703
 Ph. 608.255.0800
 Fx. 608.255.7750
 www.saa-madison.com

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DATE	05-18-11
PROJECT NO.	2349.02

PROJECT TITLE

**THE VILLAGE
ON PARK
PHASE II
SITE/FACADE
IMPROVEMENTS**

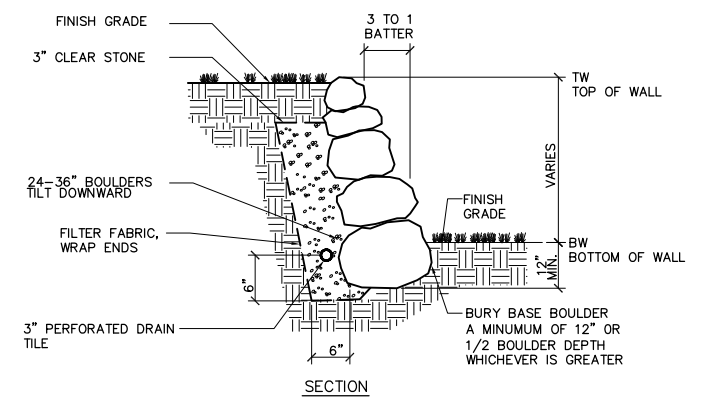
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MADISON, WI

SHEET TITLE

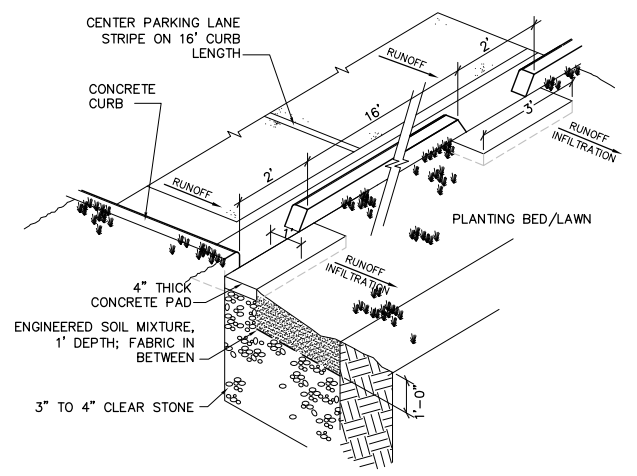
DETAILS

SHEET NO.

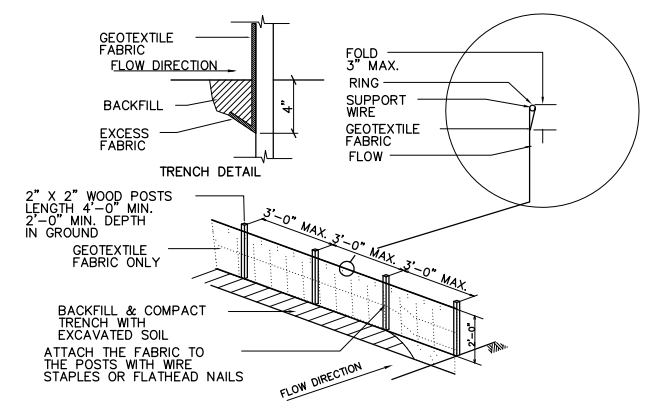
C501



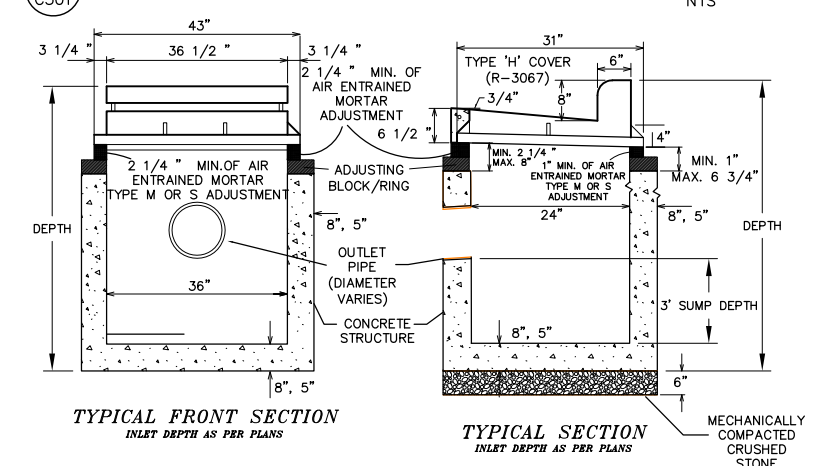
1 RETAINING WALL - LAWN LOCATION
C501 SCALE 1"=1'-0"



4 CURB CUT
C501 NTS

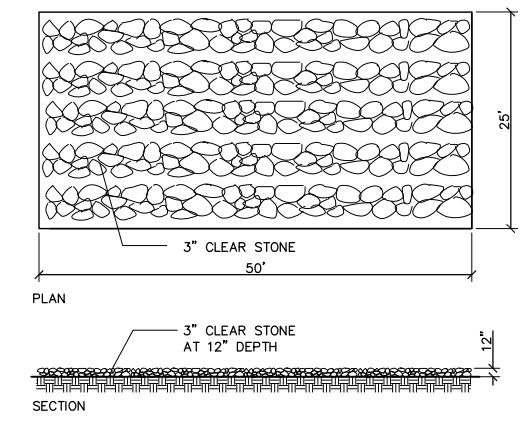


7 SILT FENCE DETAIL
C501 NTS

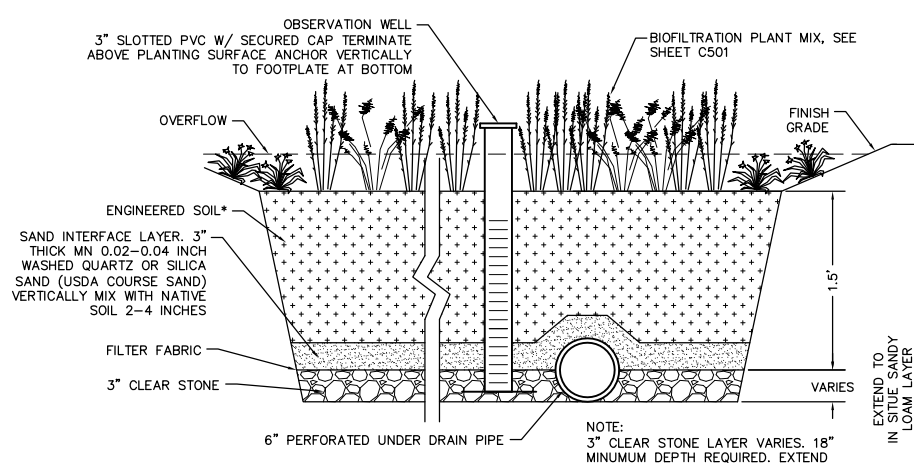


- NOTES:
1. ALL NINE INLETS AND SAS'S TO BE INSTALLED WITH FLO-GARD "PLUS" (HIGH CAPACITY) CATCH BASIN INSERT AS DISTRIBUTED BY KRISTAR OR CATCH-ALL INLET FILTERS BY MAR-MAC MANUFACTURING CO. OR EQUAL FOR OIL & GREASE CONTROL.
 2. WALL THICKNESS DIMENSIONS OF 8" AND 5" CORRESPOND TO CAST-IN-PLACE AND PRECAST STRUCTURES, RESPECTIVELY.
 3. SEE MADISON S.D.D. FOR COMPLETE SPECIFICATIONS.

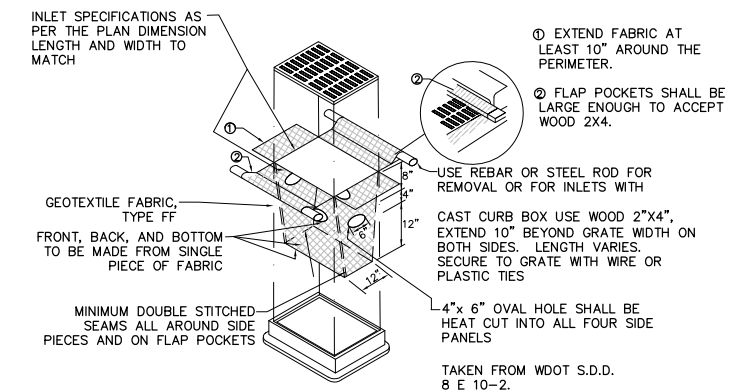
5 TYPE "H" INLET WITH SUMP
C501 MODIFIED FROM MADISON S.D.D 5.7.7 NTS



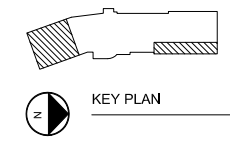
8 TRACK MAT DETAIL
C501 SCALE 1/8" = 1'-0"



3 BIOFILTRATION AREA
C501 NTS



6 INLET PROTECTION, TYPE D
C501 NTS



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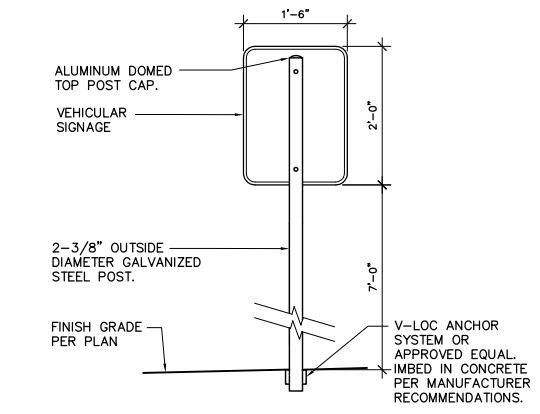
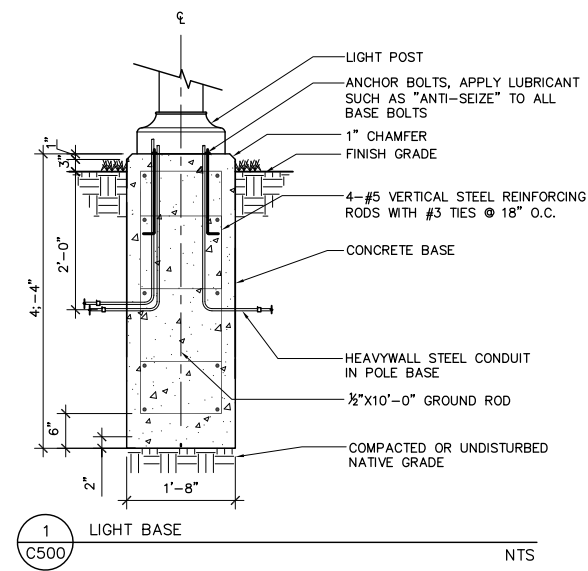
THE VILLAGE ON PARK
PHASE II
SITE/FACADE IMPROVEMENTS

2322 S. PARK ST
MADISON, WI

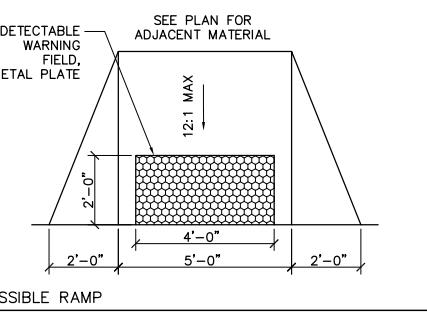
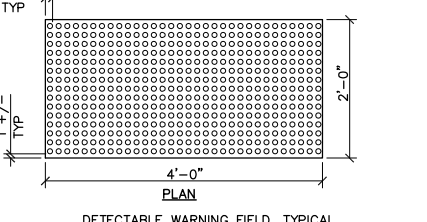
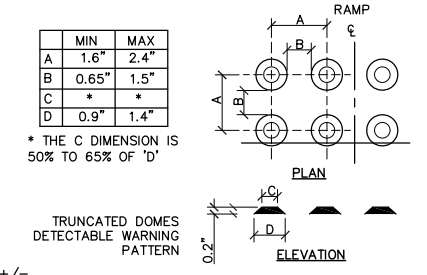
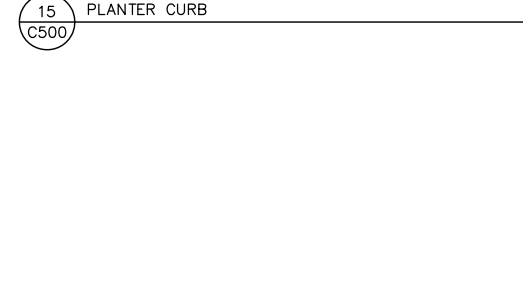
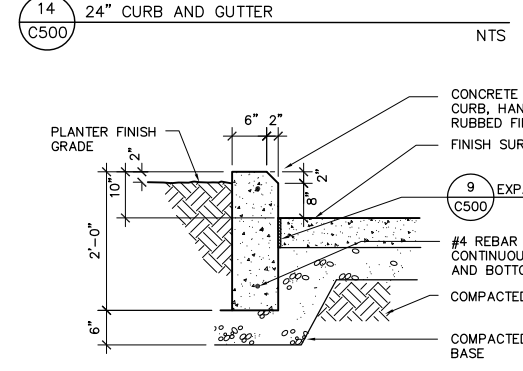
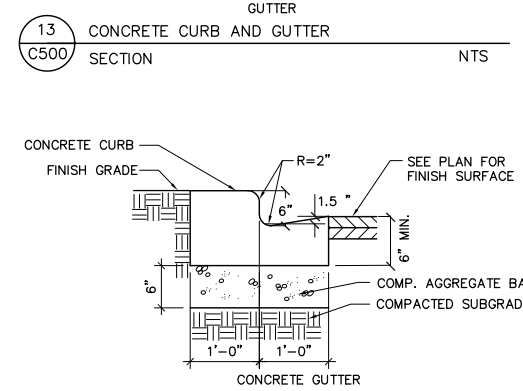
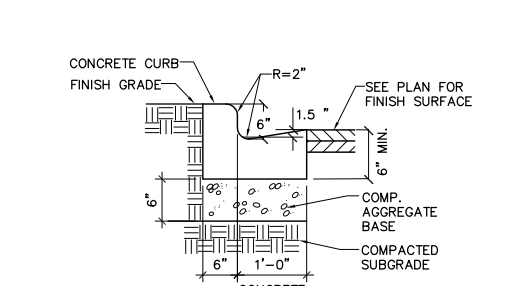
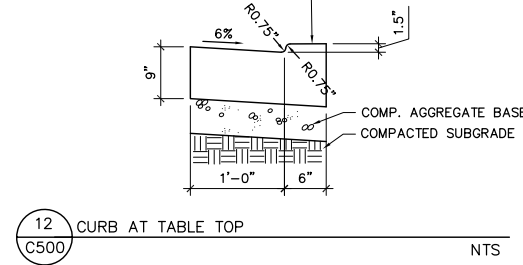
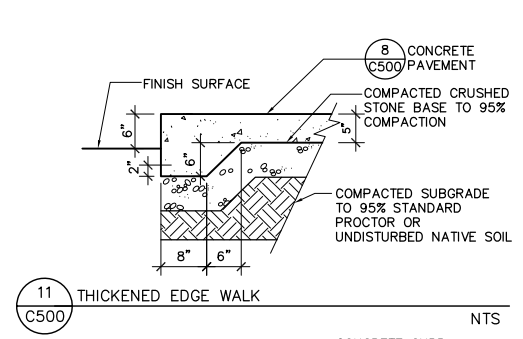
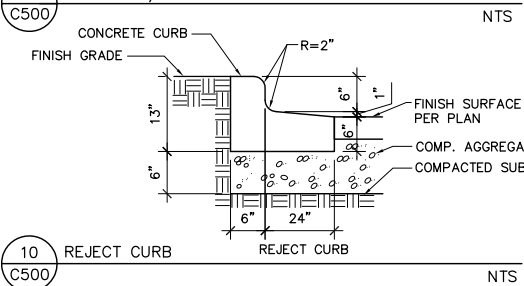
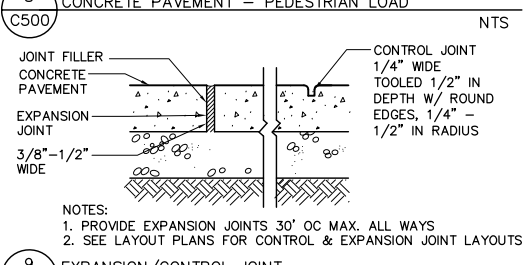
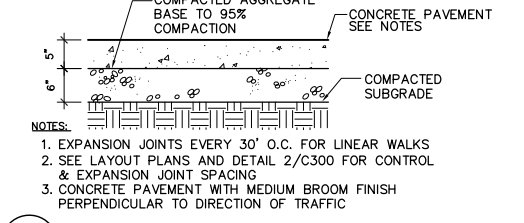
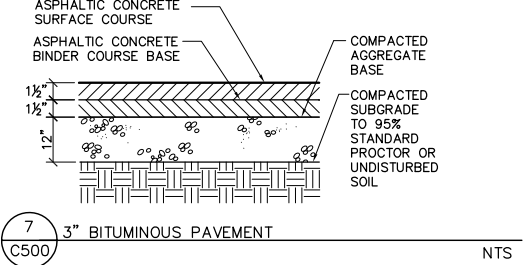
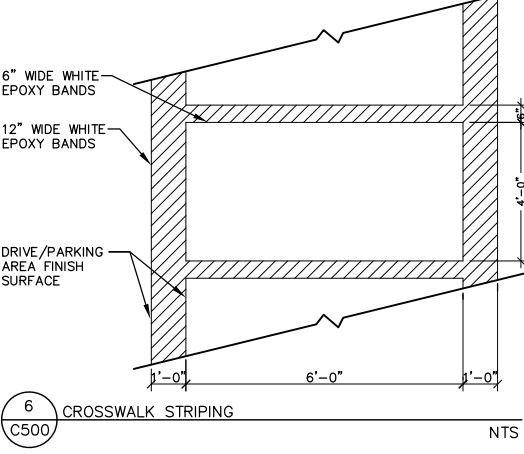
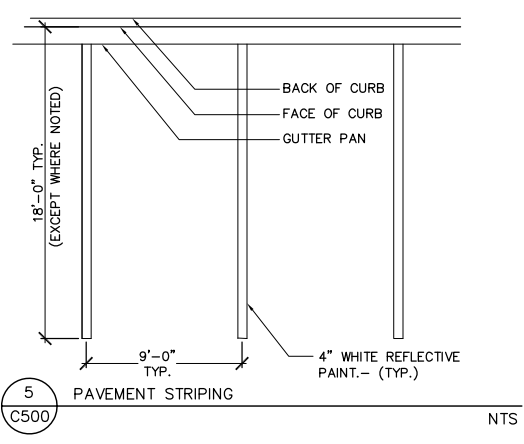
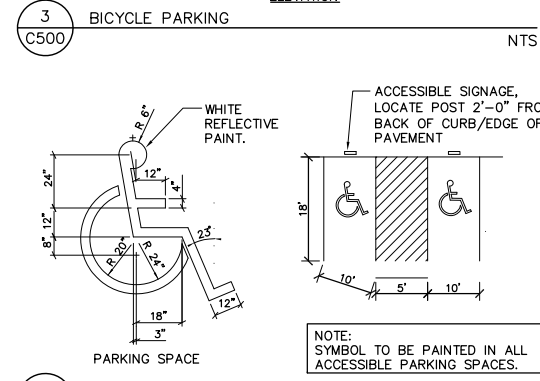
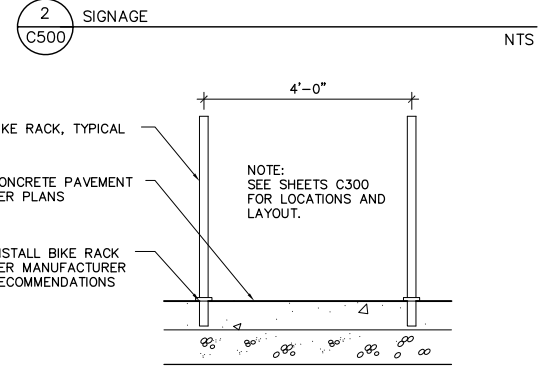
SHEET TITLE

DETAILS

SHEET NO.
C500



- NOTES:
1. ADA PARKING SIGN MUST BE A WHITE RECTANGLE WITH LONGER DIMENSION VERTICAL; HAVING A GREEN MESSAGE, AND A BLUE AND WHITE INTERNATIONAL SYMBOL OF ACCESSIBILITY. THE SIGN MAY BE EITHER REFLECTIVE OR NON-REFLECTIVE.
 2. ADD 18"x9" VAN ACCESSIBLE SIGNAGE WHERE ADA PARKING STALLS ARE ADJACENT TO 8' STRIPED LOADING AREAS.
 3. DIRECTIONAL SIGNAGE SHALL HAVE A WHITE BACKGROUND WITH RED LETTERING.
 4. SEE SHEET C401 AND C402 FOR SIGNAGE TYPES AND LOCATIONS.



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LANDSCAPE PLANT LEGEND

Symbol	Botanical name	Common Name	Size	Root	Quantity	Comments
TREES						
AF	Acer x Freemannii 'Marmo'	Marmo Maple	2" Cal.	B&B	x	Matched sizes
AG	Amelanchier x grandiflora 'Autumn Brilliance'	Autumn Brilliance Serviceberry	1.5" Cal.	B&B	x	Multi-stem
CV	Crataegus crusgalli var. inermis	Thornless Cockspur Hawthorn	1.5" Cal.	B&B	x	
GT	Gleditsia triacanthos var. inermis	Thornless Honeylocust	2.5" Cal.	B&B	x	
PC	Pyrus calleryana 'Chanticleer'	Chanticleer Flowering Pear	2" Cal.	B&B	x	
TC	Tilia cordata 'Chancellor'	Chancellor Littleleaf Linden	2" Cal.	B&B	x	

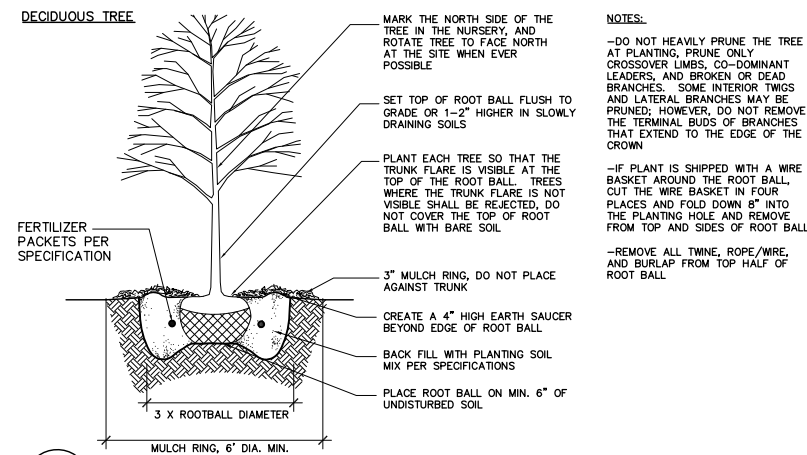
EVERGREEN TREES/SHRUBS						
Js	Juniperus sabina 'Arcadia'	Arcadia Juniper	3 Gal.	CG	x	
Jv	Juniperus virginiana 'Grey Owl'	Grey Owl Juniper	5 Gal.	CG	x	
Jp	Juniperus 'Pfitzeriana Compacta'	Compact Pfitzer Juniper	3 Gal.	CG	x	

DECIDUOUS SHRUBS						
Cl	Clethra alnifolia 'Hummingbird'	Hummingbird Clethra	15"-24" Ht.	Cont.	x	
Dg	Deutzia gracilis	Slender Deutzia	3 Gal.	Cont.	x	
Ds	Diervillia sessilifolia 'Butterfly'	Butterfly Bush Honeysuckle	3 Gal.	Cont.	x	
Ca	Cotoneaster apiculatus	Cranberry Cotoneaster	12"-15" Ht.	Cont.	x	
Ra	Rhus aromatica 'Gro-Low'	Gro-Low Fragrant Sumac	3 Gal.	Cont.	x	
Rn	Rosa x 'Nearly Wild'	Nearly Wild Rose	15"-24" Ht.	Cont.	x	

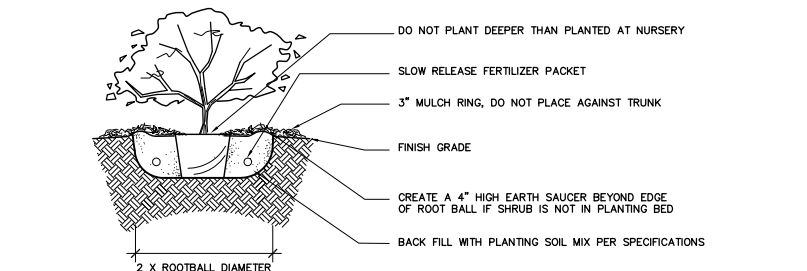
PERENNIALS / GROUNDCOVERS / GRASSES						
am	Alchemilla mollis	Lady's Mantle	1 Gal.	Cont.	x	24" spacing
ca	Calamagrostis x acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass	1 Gal.	Cont.	x	18" spacing
cp	Carex pennsylvanica	Pennsylvania Sedge	4"	Cont.	x	18" spacing
ef	Euonymus fortunei 'Coloratus'	Purple Leaf Winter Creeper	4"	Cont.	x	18" spacing
ep	Echinacea purpurea 'Kim's Knee High'	Kim's Knee High Coneflower	1 Gal.	Cont.	x	24" spacing
he	Hemerocallis 'Pardon Me'	Pardon Me Daylily	4"	Cont.	x	24" spacing
nf	Nepeta x faassenii 'Kit Kat'	Kit Kat Catmint	1 Gal.	Cont.	x	24" spacing
sm	Salvia 'May Night'	May Night Salvia	4"	Cont.	x	24" spacing
rf	Rudbeckia fulgida 'Sullivantii'	Sullivantii Black Eyed Susan	4"	Cont.	x	24" spacing
ls	Ligularia stenocephala 'Little Rocket'	'Little Rocket' Ligularia	1 Gal.	Cont.	x	30" spacing
hh	Hosta 'Halcyon'	Halcyon Hosta	1 Gal.	Cont.	x	30" spacing
sh	Sporobolus heterolepis	Prairie Dropseed	1 Gal.	Cont.	x	30" spacing
ss	Spodiopogon sibiricus	Frost Grass	1 Gal.	Cont.	x	36" spacing

LANDSCAPE POINTS – PERMANENT LOT:

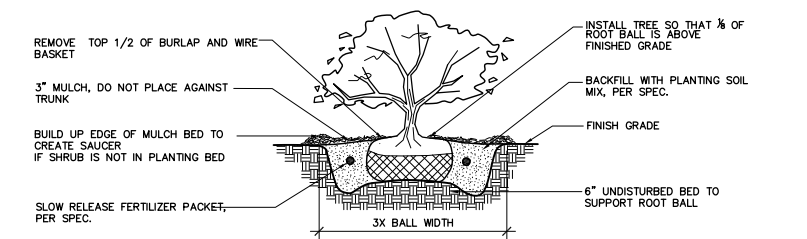
NUMBER OF TREES REQUIRED:		TABULATION OF POINTS PROVIDED:			
NUMBER OF PARKING STALLS	87	CANOPY TREES	35pts	7	245
LOADING AREAS	1	DECIDUOUS SHRUBS	2pts	101	202
CANOPY TREES REQUIRED	7	EVERGREEN SHRUBS	3pts	46	138
		EVERGREEN TREES	15pts	0	0
		ORNAMENTAL TREES	15pts	1	15
NUMBER OF LANDSCAPE POINTS REQUIRED:		TOTAL POINTS			600 pts
POINTS REQUIRED PER PARKING STALLS	400				
POINTS REQUIRED PER LOADING AREA	75				
TOTAL POINTS REQUIRED	475				



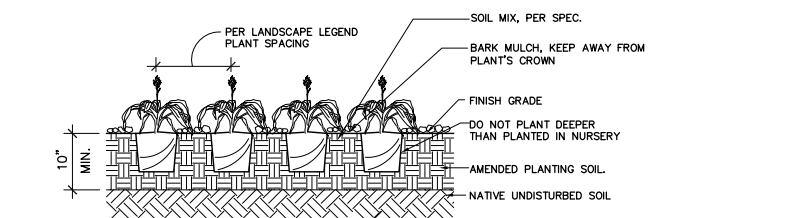
1 B&B TREE PLANTING DETAILS
SCALE 1" = 1'-0"



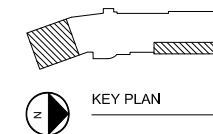
2 CONTAINER SHRUB PLANTING DETAIL
SCALE 1" = 1'-0"

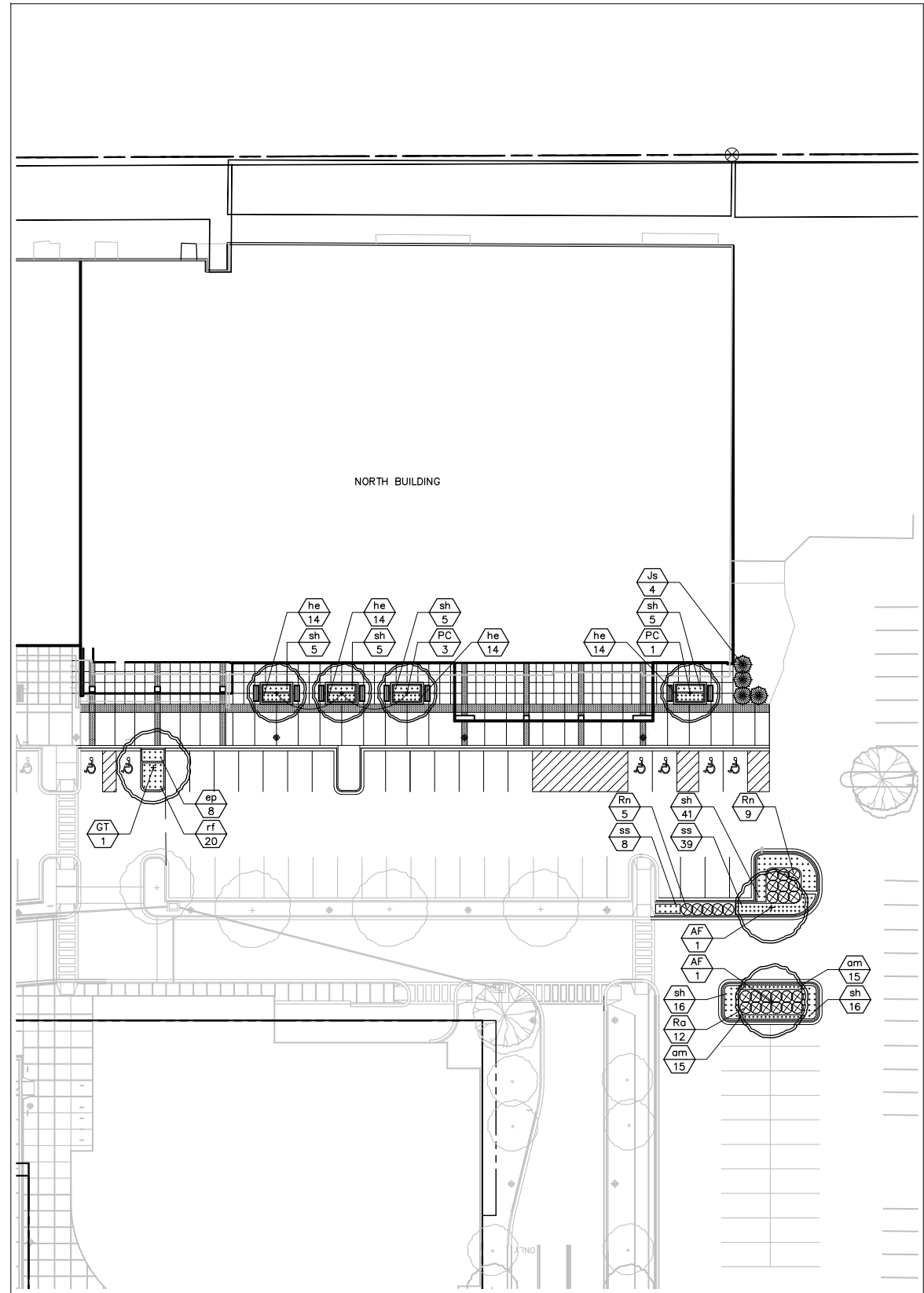
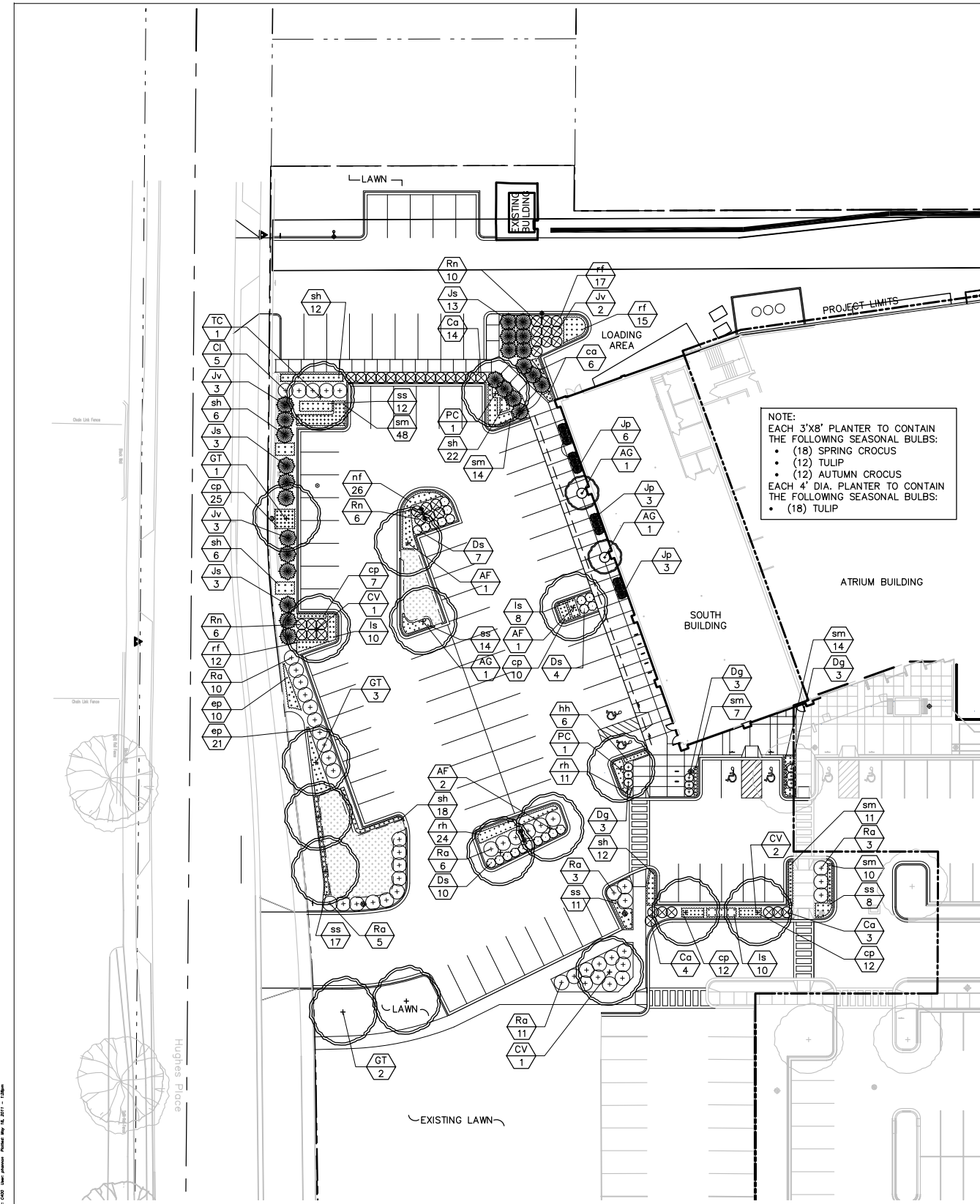


3 B&B SHRUB PLANTING DETAIL
SCALE 1" = 1'-0"



4 GROUNDCOVER/PERENNIAL/BULB PLANTING DETAIL
SCALE 1" = 1'-0"





NOTE:
EACH 3'x8' PLANTER TO CONTAIN
THE FOLLOWING SEASONAL BULBS:
• (18) SPRING CROCUS
• (12) TULIP
• (12) AUTUMN CROCUS
EACH 4' DIA. PLANTER TO CONTAIN
THE FOLLOWING SEASONAL BULBS:
• (18) TULIP

1 SOUTH BUILDING
SCALE: 1"=20'-0"

2 NORTH BUILDING
SCALE: 1"=20'-0"

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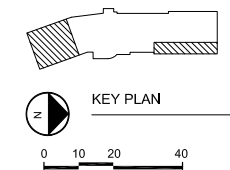
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PROJECT NO.	2349.02
PROJECT TITLE	

**THE VILLAGE
ON PARK
PHASE II
SITE/FACADE
IMPROVEMENTS**

2322 S. PARK ST
MADISON, WI

SHEET TITLE
LANDSCAPE PLAN

SHEET NO.
C400





ARCHITECTURE
ENGINEERING
INTERIOR DESIGN

STRANG INC.
8422 MINERAL POINT ROAD
MADISON, WI 53705-4585
T/ 608 278 8200
F/ 608 278 8204

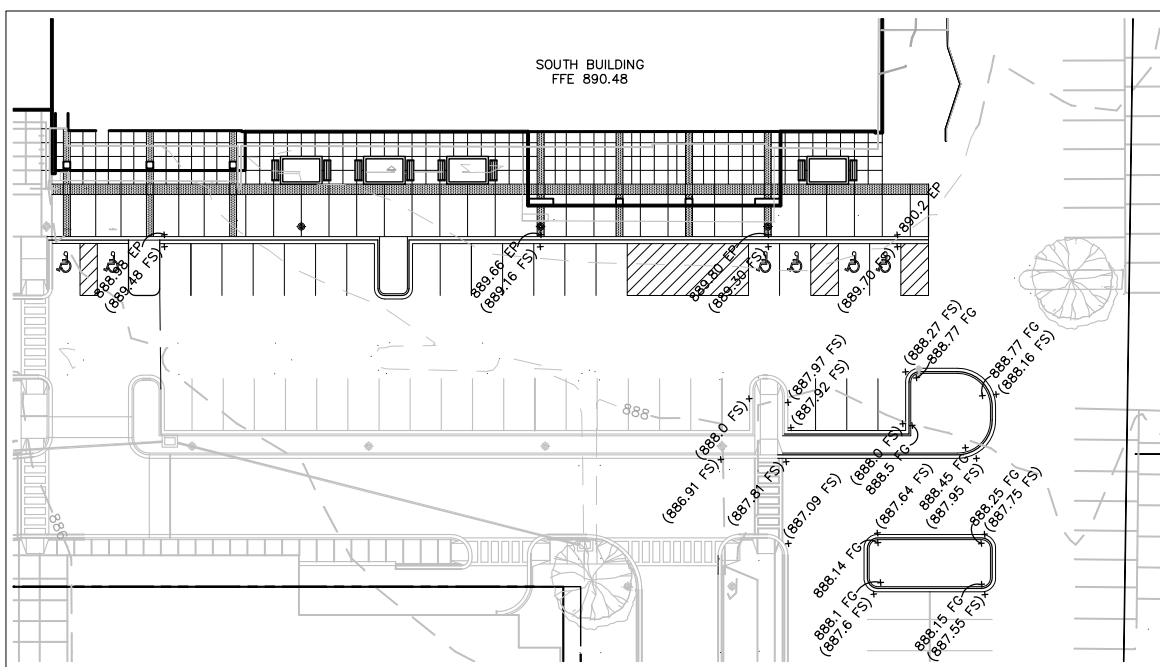
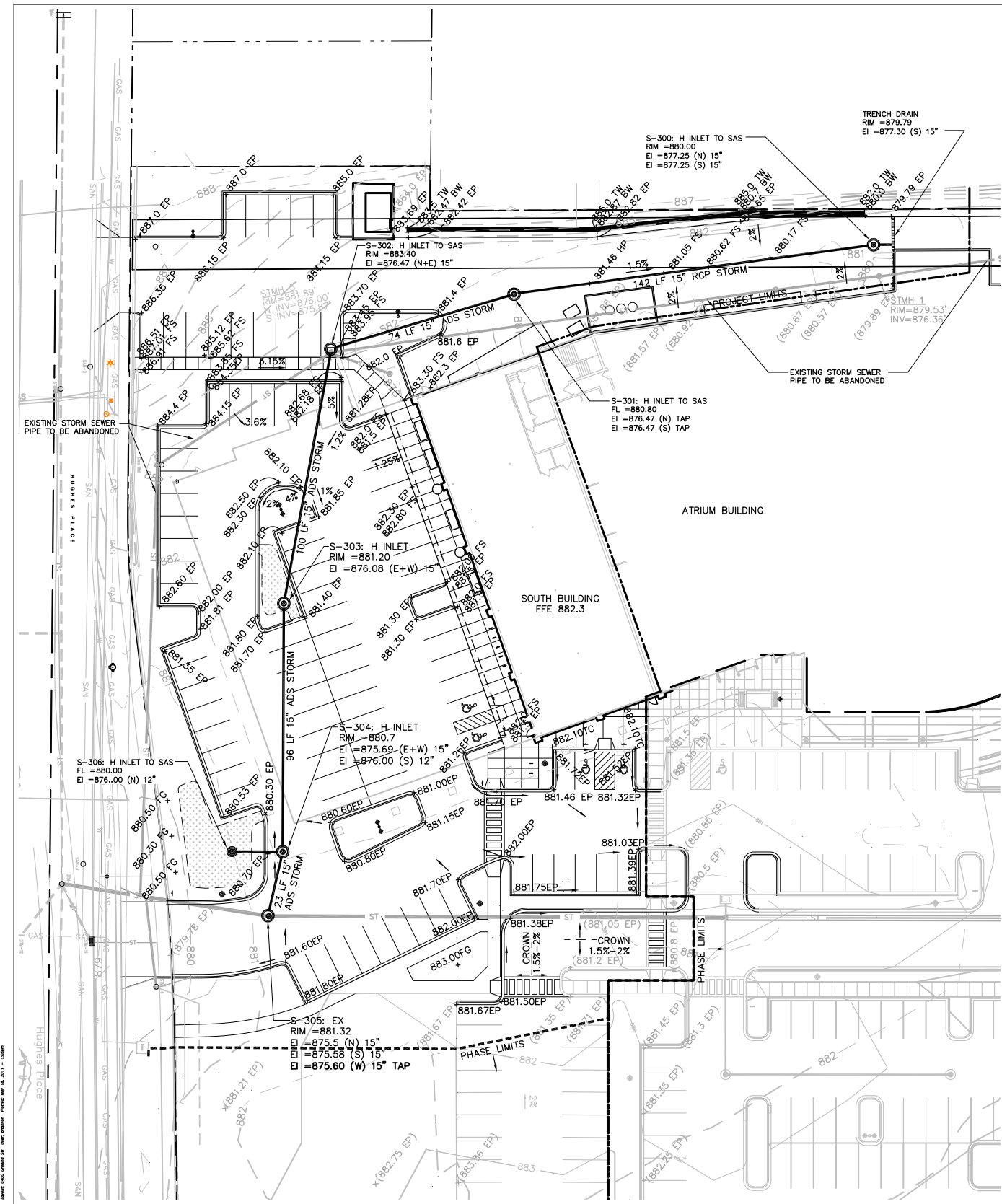


LEGEND:

- HP HIGH POINT
- LP LOW POINT
- FS FINISH SURFACE
- FG FINISH GRADE
- TC TOP OF CURB
- EP EDGE OF PAVEMENT
- (831.21) EXISTING GRADE (Ph. 1)
- x831.21 EP PROPOSED GRADE
- 2% SLOPE DIRECTION

NOTES:

1. ALL PROPOSED PAVING, CURBS, AND PLANTING AREAS SHALL TRANSITION SMOOTHLY TO EXISTING ADJACENT FEATURES. ENSURE POSITIVE DRAINAGE ON ALL PAVING AND THROUGHOUT ALL PLANTING AREAS.
2. EXCAVATED MATERIAL NOT SUITABLE FOR BACKFILLING SHALL BE REMOVED AND LEGALLY DISPOSED OF OFF-SITE.
3. CONTOUR INTERVAL IS ONE (1) FOOT.
4. SPOT ELEVATIONS REPRESENT THE DESIGN INTENT OF FINISH GRADES AND FINISH SURFACES. SUBGRADES SHALL BE PER THE DETAILS.
5. CONTRACTOR SHALL MEET EXISTING GRADE AT PROJECT LIMIT LINES WITH A SMOOTH AND CONTINUOUS TRANSITION.
6. EXISTING UTILITIES ARE NOT SHOWN ON THIS PAGE. VERIFY PRIOR TO CONSTRUCTION.
7. SPOT ELEVATIONS REPRESENT EDGE OF PAVEMENT ELEVATIONS UNLESS OTHERWISE NOTED BY LEGEND DESCRIPTION NOTE.
8. EX INLET TO BE FITTED WITH FLO-GARD 'PLUS' (HIGH CAPACITY) CATCH BASIN INSERT AS DISTRIBUTED BY KRISTAR OR CATCH-ALL INLET FILTERS BY MAR-MAC MANUFACTURING CO. OR APPROVED EQUAL FOR OIL & GREASE CONTROL.
9. THE REPRESENTATION OF HUGHES PLACE SHOWN ON THIS SHEET (WIDENED RIGHT OF WAY, RELOCATED SIDEWALK) IS SHOWN PER CITY PROJECT 53W0871, SCHEDULED FOR AUGUST 2010 CONSTRUCTION. IT DOES NOT REPRESENT CURRENT CONDITIONS.



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**THE VILLAGE ON PARK
PHASE II
SITE/FACADE
IMPROVEMENTS**

2322 S. PARK ST
MADISON, WI

SHEET TITLE

SITE GRADING PLAN

SHEET NO.

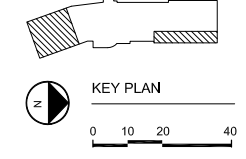
C300

1 SOUTH BUILDING

2 NORTH BUILDING

SCALE: 1"=20'-0"

SCALE: 1"=20'-0"



NOT FOR CONSTRUCTION



ARCHITECTURE
ENGINEERING
INTERIOR DESIGN

STRANG INC.
8422 MINERAL POINT ROAD
MADISON, WI 53705-4885
T/ 608 278 8200
F/ 608 278 8204



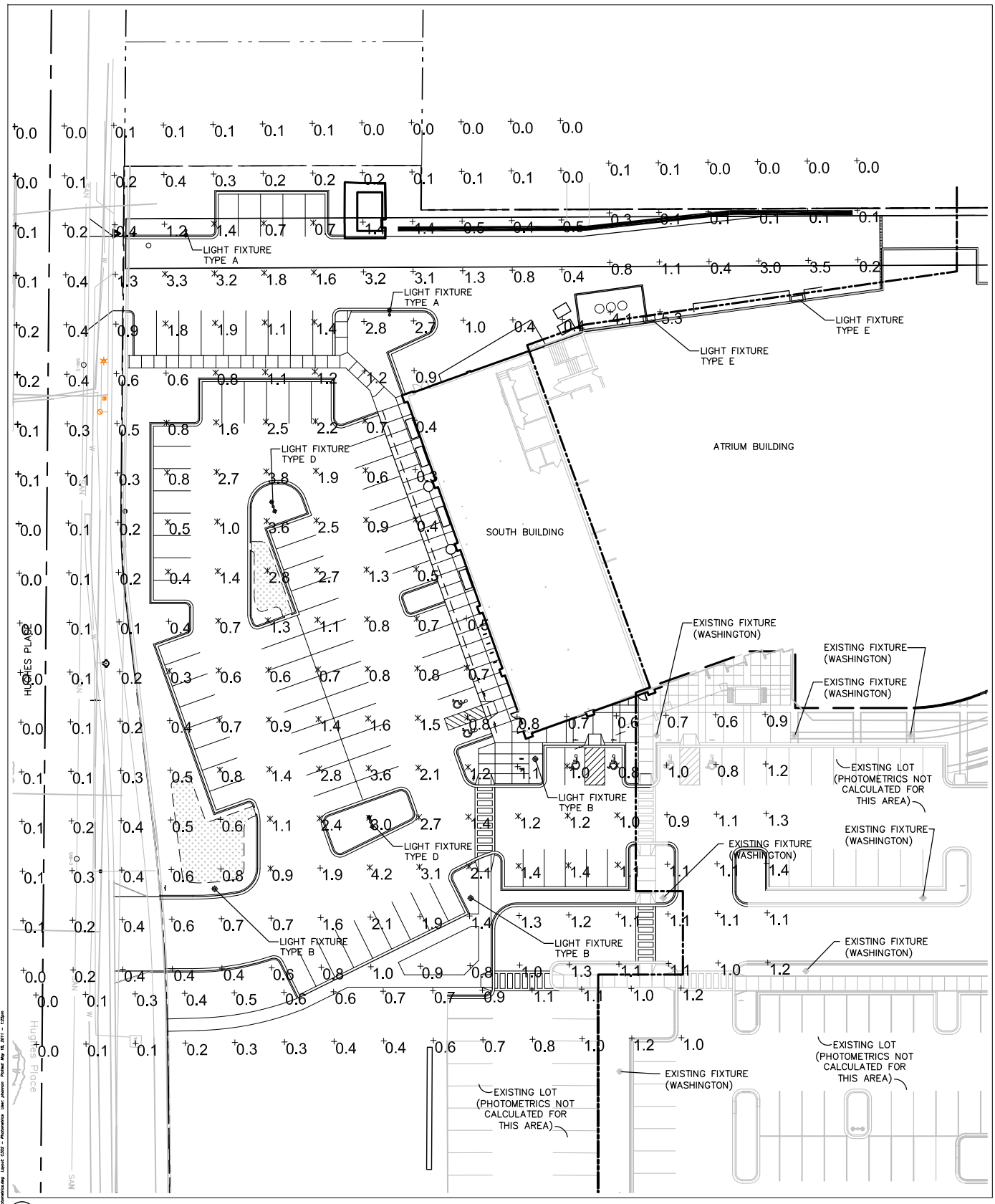
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PROJECT NO. 2349.02
PROJECT TITLE

THE VILLAGE
ON PARK
PHASE II
SITE/FACADE
IMPROVEMENTS

2322 S. PARK ST
MADISON, WI

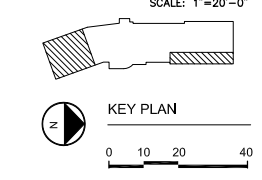
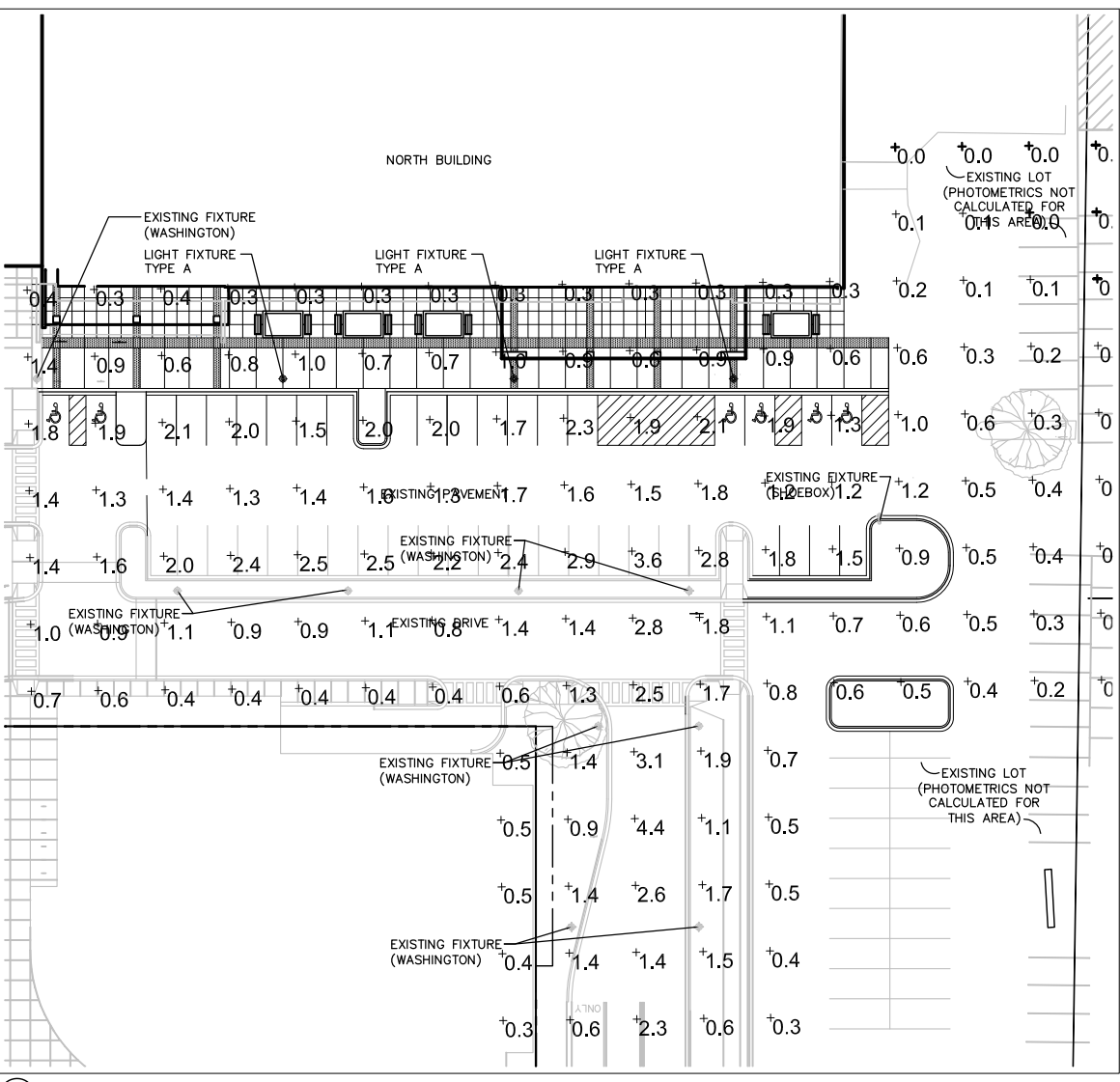
SHEET TITLE
PHOTOMETRIC
PLAN
SHEET NO.
C202






TYPE	CATALOG NO.	DESCRIPTION	LAMP	FILE	LUMENS	LLF	WATTS
A	WA15DHM3X4	WASHINGTON POSTLITE (GLASS)	MVR150UMED	WA10DMH00X 3X4.IES	14000	0.67	185
B	WA15DMH5X4	WASHINGTON POSTLITE (GLASS)	MVR150UMED	WA10DMH00X 5X4.IES	14000	0.67	185
C	G250MHFF	MONGOOSE SINGLE HEAD	MS250WH75PS	G250MH00LFF	22000	0.70	282
D	G250MHFF	MONGOOSE DOUBLE HEAD	MS250WH75PS	G250MH00LFF	22000	0.70	564
E	G250MHWF	MONGOOSE	MS250WH75PS	G250MH00LW	22000	0.70	282
F	W415DMHC	WALLPACK IV	MVR150UMED	W415DMH00C	14000	0.66	185

WASHINGTON FIXTURES ON 14' POLE (16' MOUNTING HEIGHT)
MONGOOSE ON 25' POLE

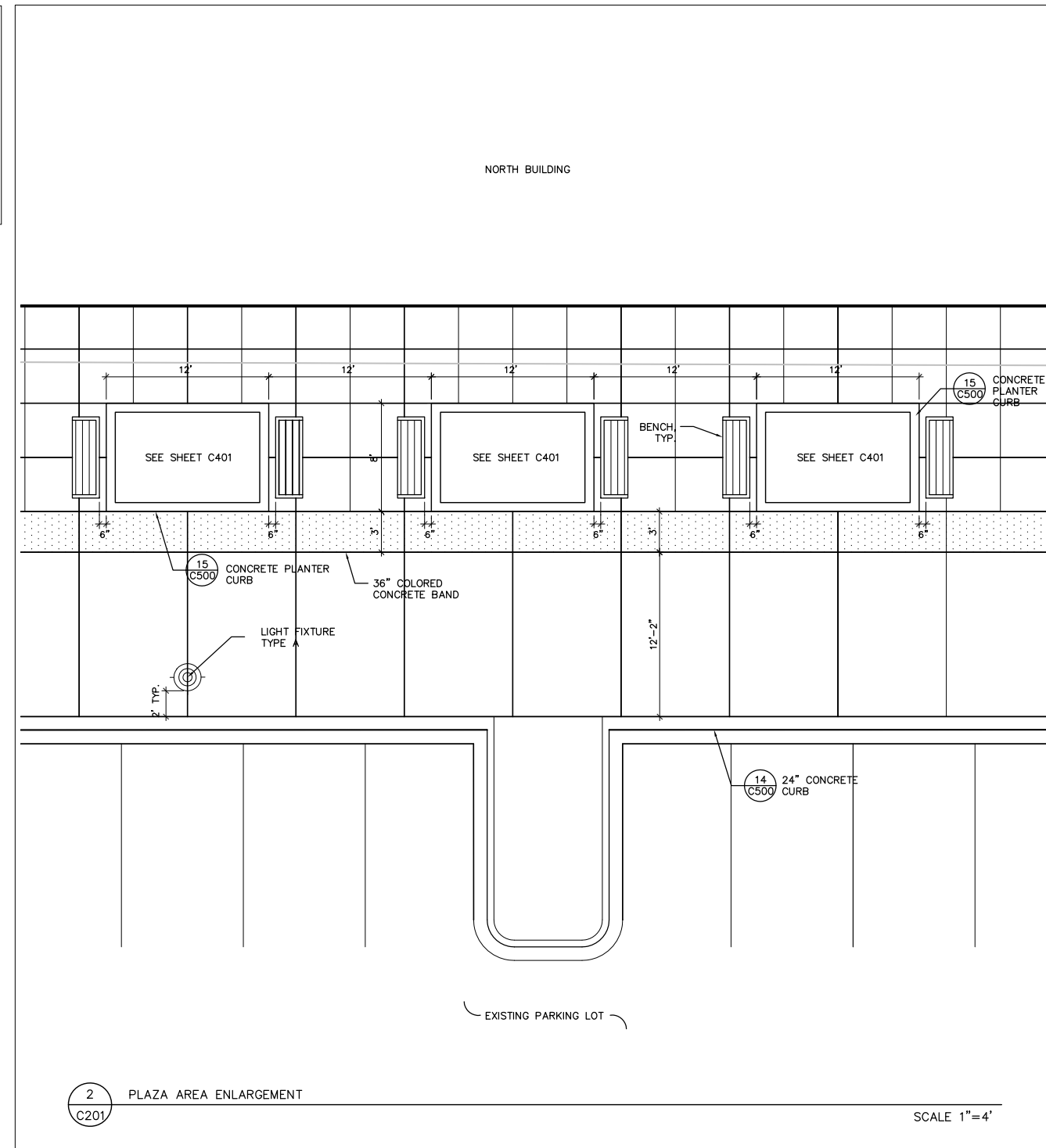
DESCRIPTION	AVG	MAX	MIN	MAX/MIN	AVG/MIN
NORTH END	1.0 FC	4.0 FC	0.0 FC	NA	NA
SOUTH END	1.6 FC	4.5 FC	0.4 FC	11.3:1	4.0:1



The following information was obtained from the City of Madison, Wisconsin, Department of Public Works, Planning and Development Division, dated 05/18/11.

LEGEND	
ASPHALT PAVEMENT	
CONCRETE TABLE TOP PAVEMENT	
END PARABOLIC RAMP	

NOTES	
1.	ALL WRITTEN DIMENSIONS SUPERSEDE SCALED DIMENSIONS
2.	CONTRACTOR SHALL INSTALL EXPANSION JOINTS BETWEEN CONCRETE PAVING, CURBS, AND EXISTING PAVING OR STRUCTURES
3.	THE CONTRACTOR IS RESPONSIBLE FOR SITE STAKING. ALL PROPOSED SITE FEATURES SHALL BE STAKED IN FIELD PRIOR TO CONSTRUCTION. ALL CURVES SHALL BE SMOOTH AND CONTINUOUS WITH CAREFULLY MATCHED TANGENTS.
4.	MAXIMUM SLOPE AT ALL WALKS 1:20. MAXIMUM SLOPE AT HANDICAP RAMPS 1:12.
5.	ALL DIMENSIONS ARE TO FACE OF CURB OR EDGE OF PAVEMENT.
6.	INTERIOR PARKING LOT ISLANDS TO HAVE 3'-0" CORNER RADIUS



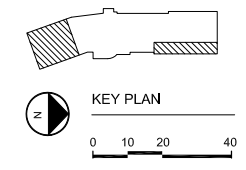
DRAWING SET	##
COPYRIGHT	2010
FILE NAME	P-SP
REVISIONS	
DRAWN	PH
CHECKED	JL
DATE	05-18-11
PROJECT NO.	2349.02
PROJECT TITLE	

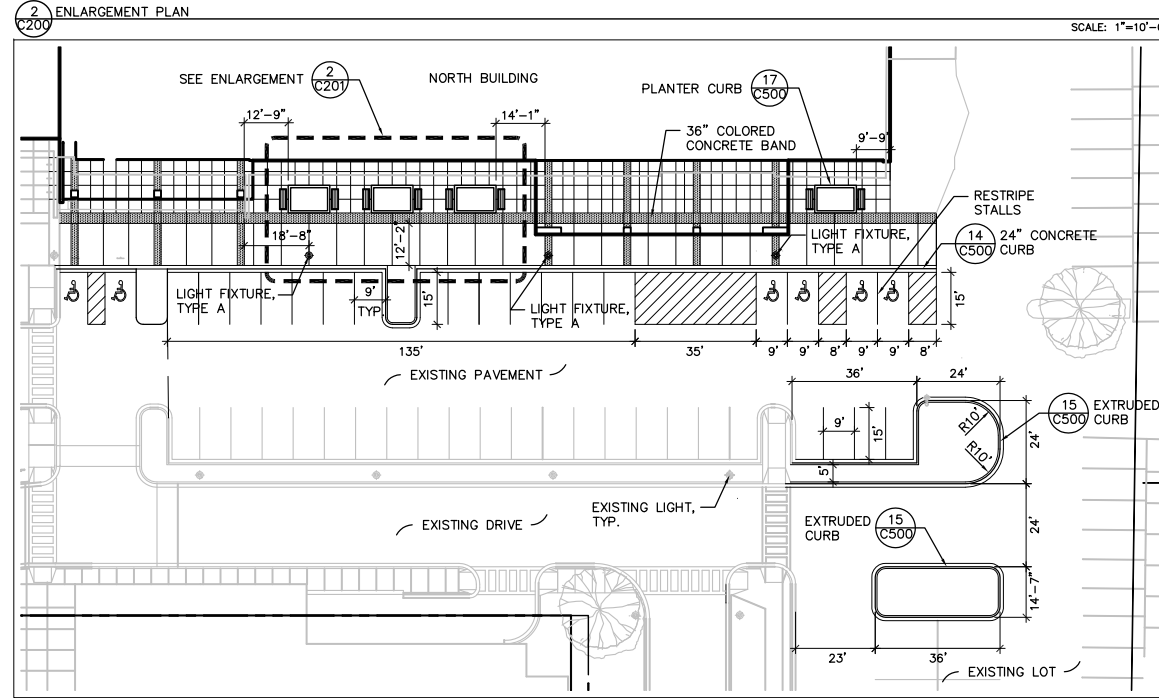
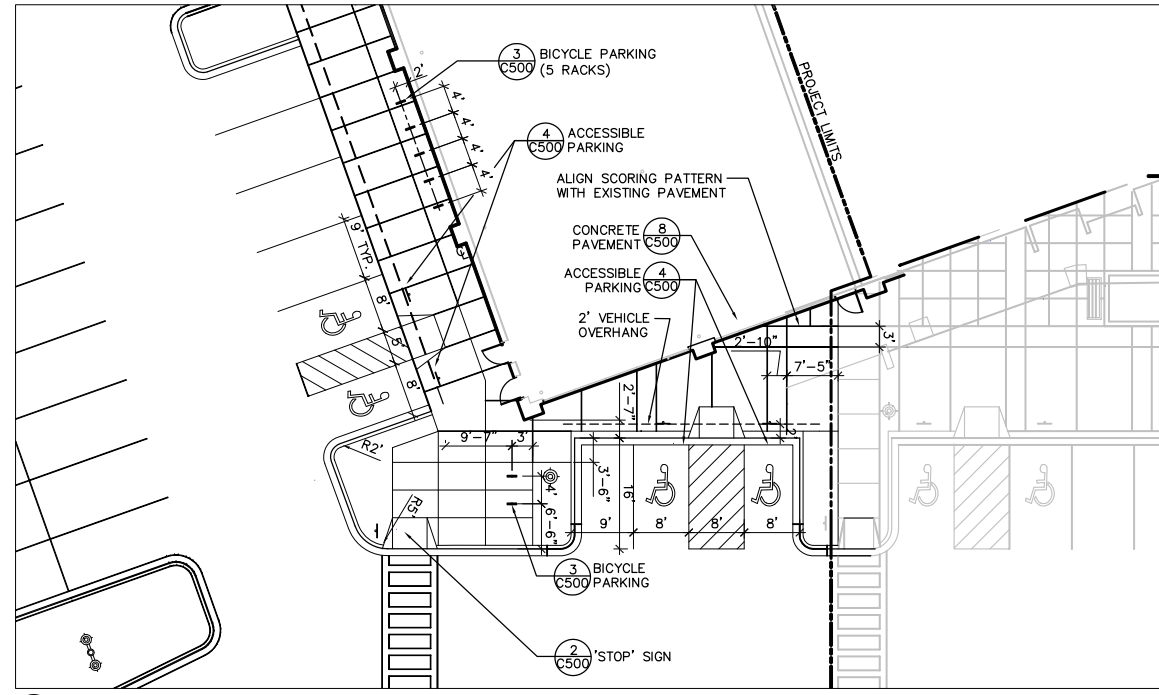
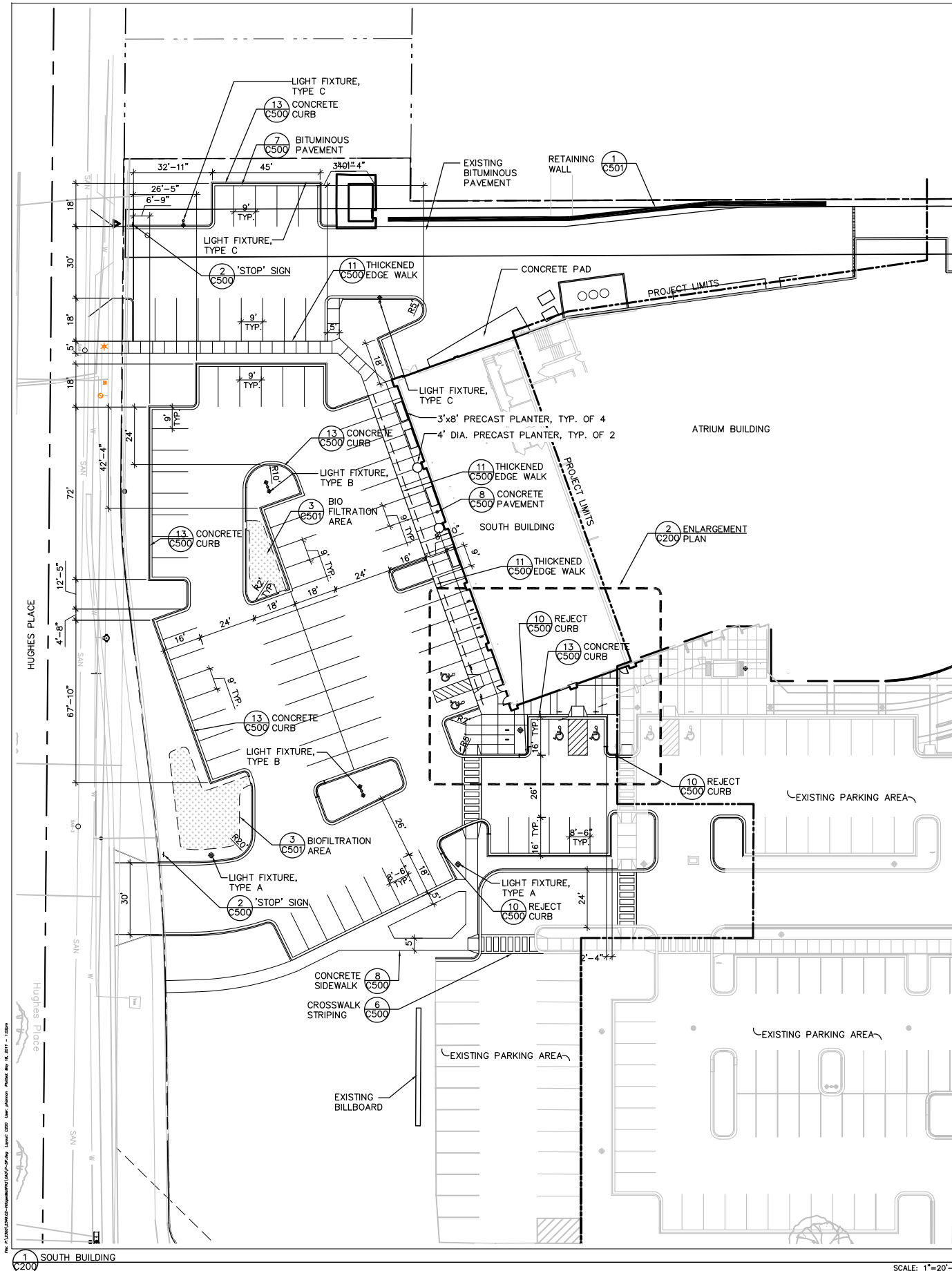
**THE VILLAGE
ON PARK
PHASE II
SITE/FACADE
IMPROVEMENTS**

2322 S. PARK ST
MADISON, WI

SHEET TITLE
**SITE LAYOUT PLAN
ENLARGEMENT**

SHEET NO.
C201



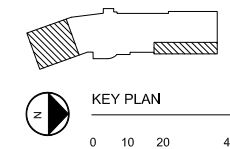


LEGEND

TABLE TOP INTERSECTION	
PROJECT LIMIT LINE	
LIGHT FIXTURE, TYPE A	
LIGHT FIXTURE, TYPE B	
LIGHT FIXTURE, TYPE C	
EXISTING LIGHT FIXTURE	

NOTES

- ALL WRITTEN DIMENSIONS SUPERSEDE SCALED DIMENSIONS
- CONTRACTOR SHALL INSTALL EXPANSION JOINTS BETWEEN CONCRETE PAVING, CURBS, AND EXISTING PAVING OR STRUCTURES
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- MAXIMUM SLOPE AT ALL WALKS 1:20. MAXIMUM SLOPE AT HANDICAP RAMPS 1:12.
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- INTERIOR PARKING LOT ISLANDS TO HAVE 3'-0" CORNER RADIUS



DRAWING SET	##
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FILE NAME	P-SP
REVISIONS	

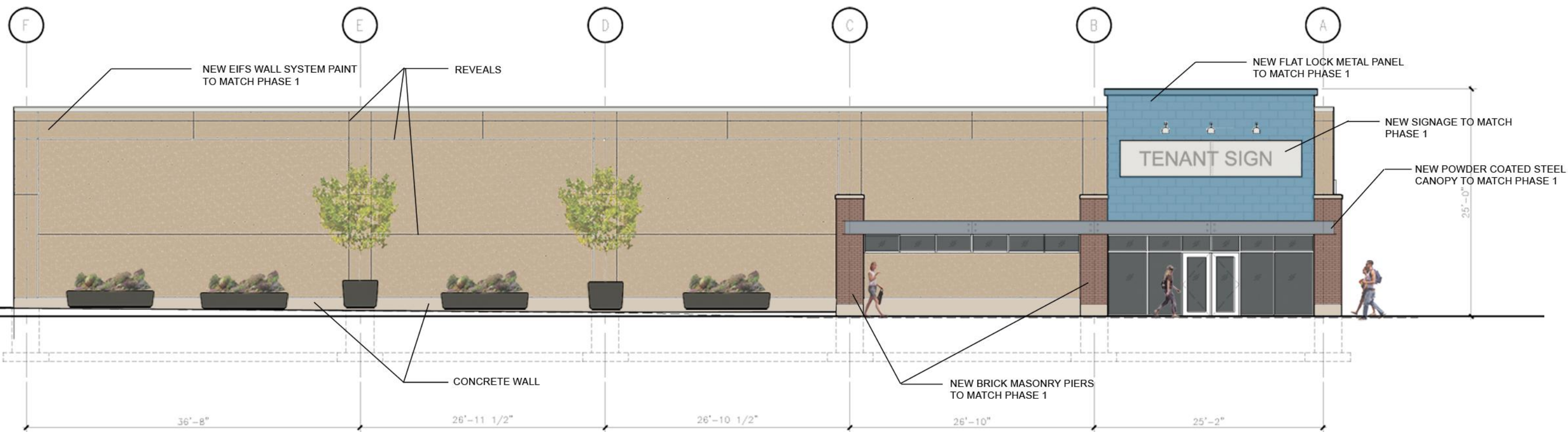
DRAWN	PH
CHECKED	JL
DATE	05-18-11
PROJECT NO.	2349.02
PROJECT TITLE	

**THE VILLAGE ON PARK
PHASE II
SITE/FACADE
IMPROVEMENTS**

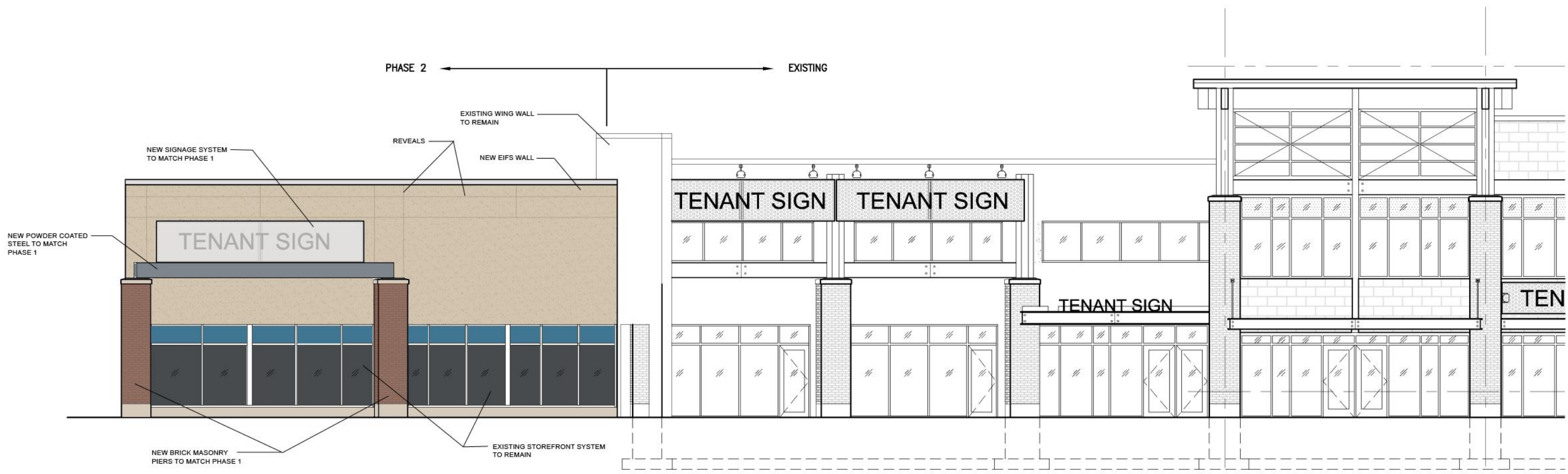
2322 S. PARK ST
MADISON, WI

SHEET TITLE
SITE LAYOUT PLAN

SHEET NO.
C200



VILLGAER PHASE 2 - SOUTH ELEVATION
 SCALE : N.T.S. MAY 18, 2011

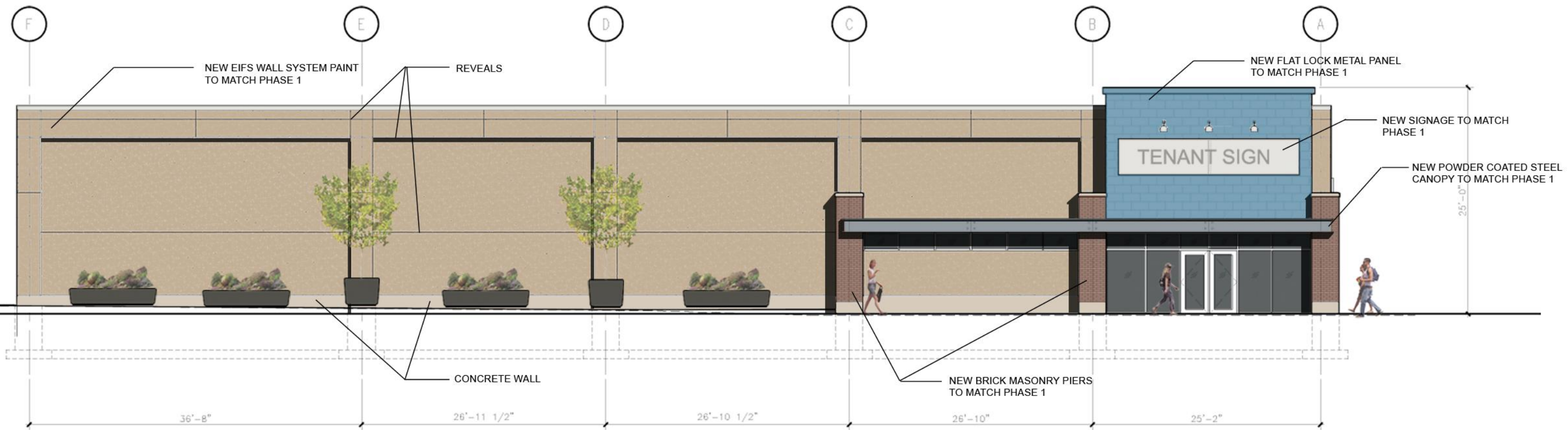


VILLGAER PHASE 2 - EAST ELEVATION

SCALE : N.T.S.

MAY 18, 2011





VILLGAER PHASE 2 - SOUTH ELEVATION
 SCALE : N.T.S. MAY 18, 2011

