

Community Development Authority

Madison Municipal Building, Suite 318
215 Martin Luther King, Jr. Boulevard
Madison, Wisconsin 53703
ph (608)266.4675 tdd (608)264.9290 fx (608)264.9291
email housing@cityofmadison.com
mail P.O. Box 1785, Madison, WI 53701-1785

March 16, 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: Letter of Intent
The Village on Park Phase 2
Park Street

Dear Mr. Martin

The Villager Mall Project ("The Village on Park") is being submitted to the Urban Design Commission ("UDC") for final approval of a demolition permit and a minor revision to the Master Plan.

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

This project 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 was last 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 the intervening months, the CDA has worked with Yue Wah Grocery to accommodate its neighborhood grocery use in the South Building. In order to best accommodate Yue Wah, a 50 foot portion of the South Building will be retained.

The CDA has also negotiated a long term lease with Public Health for a portion of the North Building. Occupancy of the North Building by Public Health and discussions with current and future users of the North Building warranted further development of plans for the North Building facade. The treatment of the north façade and some minor site revisions also require UDC approval.

Approval Request

Three changes to the originally approved plans are being requested;

- the partial demolition of the existing South Building,
- a modification to the parking lot and street access based on the partial demolition of the South Building, and
- façade improvements and minor parking lot modifications (in accordance with the approved Master Plan) to the North Building.

Demolition

Rather than removing the full 150 feet of the existing South Building as originally planned, the intent is to remove 100 feet of the existing building and keep 50 feet of the building that was originally scheduled for demolition. This revision will allow the CDA to provide Yue Wah grocery store with a new location on site rather than relocating it offsite as previously contemplated.

South Parking and Access

Retaining a portion of the building and the use that was scheduled to be relocated as shown on the approved Master Plan requires the reconfiguration of the parking lot adjacent to the South Building in order to accommodate parking for the grocery store and employee parking for tenants of The Village on Park. Building retention along with the realities of site elevations and drainage suggest that the Hughes Place access drive remain in its current location.

North Building Façade

Recent negotiations with existing and potential tenants have provided for the further development of façade changes on the North Building. In addition, experience on site has suggested some minor modifications to traffic circulation and parking on the north end.

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:

Building Elevations

Site Plan

Grading and Storm water

Landscaping

Lighting

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

Sincerely,
COMMUNITY DEVELOPMENT AUTHORITY

Natalie Erdman

Natalie Erdman
Executive Director
Community Development Authority of the City of Madison

Cc: John Lichtenheld
Larry Barton

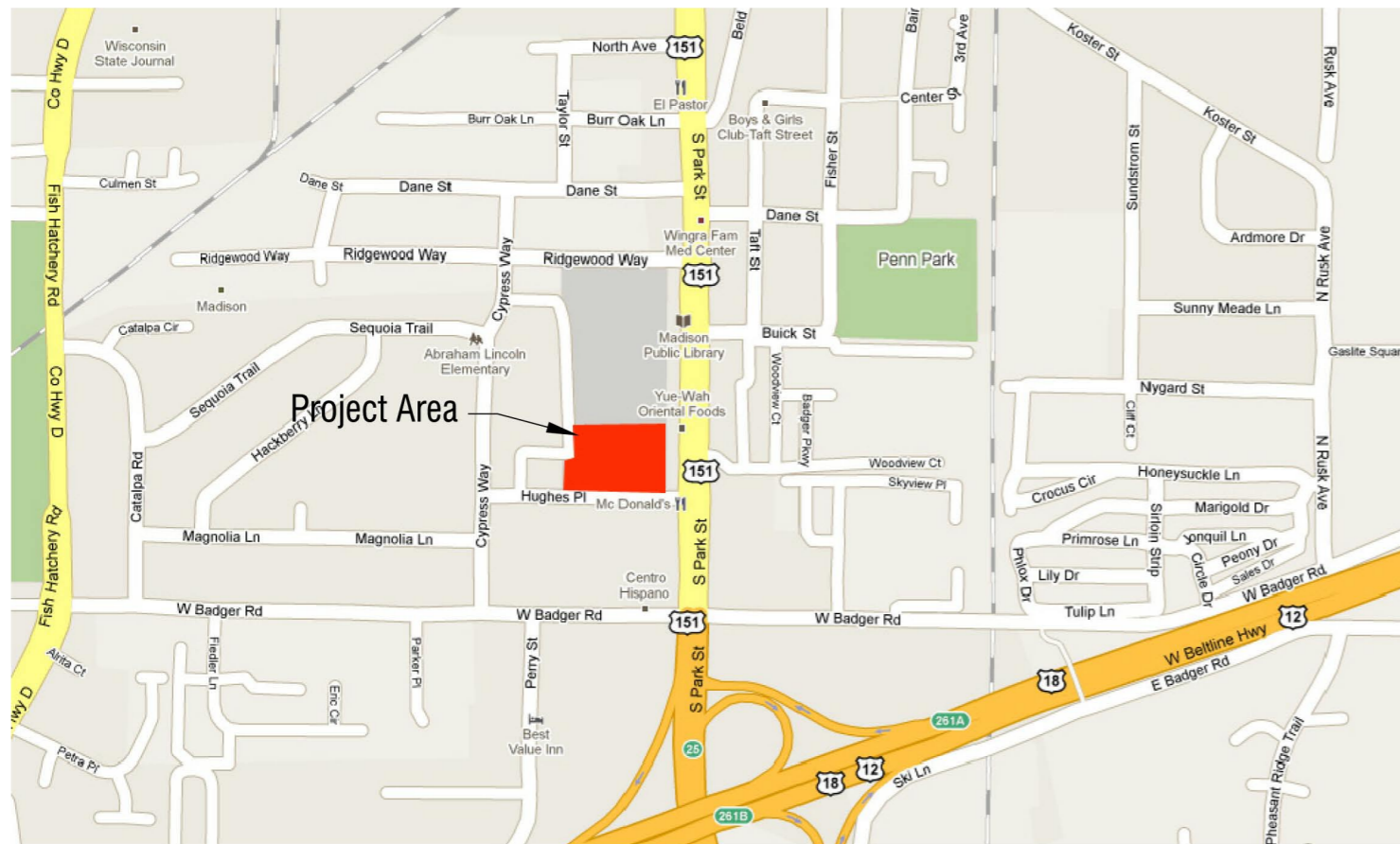


The Villager Phase II

2300 S. Park Street, Madison, Wisconsin

Sheet Index

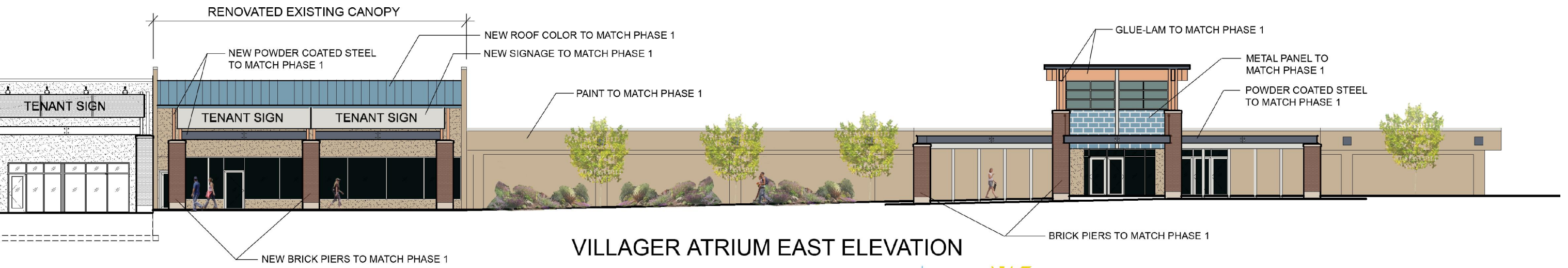
- Villager East Elevation
- Villager Partial East Elevation
- Villager Phase II Perspective
- Layout Plan
- Layout Plan Enlargements
- Grading Plan
- Landscape Plan
- Landscape Plant Legend
- Detail Sheets
- Villager Master Plan





VILLAGER ATRIUM EAST ELEVATION





VILLAGER ATRIUM EAST ELEVATION





NEW POWDER COATED
STEEL TO MATCH EXISTING

NEW PERFORATED METAL PANEL
TO MATCH EXISTING

NEW MASONRY PIERS TO
MATCH EXISTING

NEW STOREFRONT SYSTEM
TO MATCH EXISTING

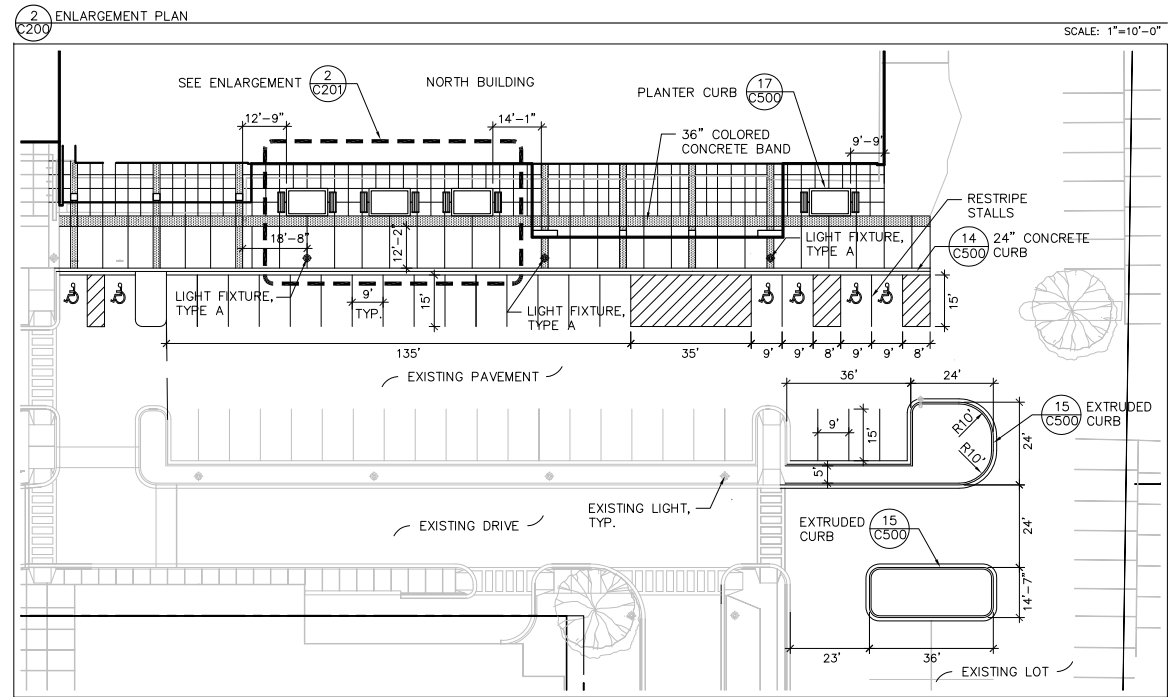
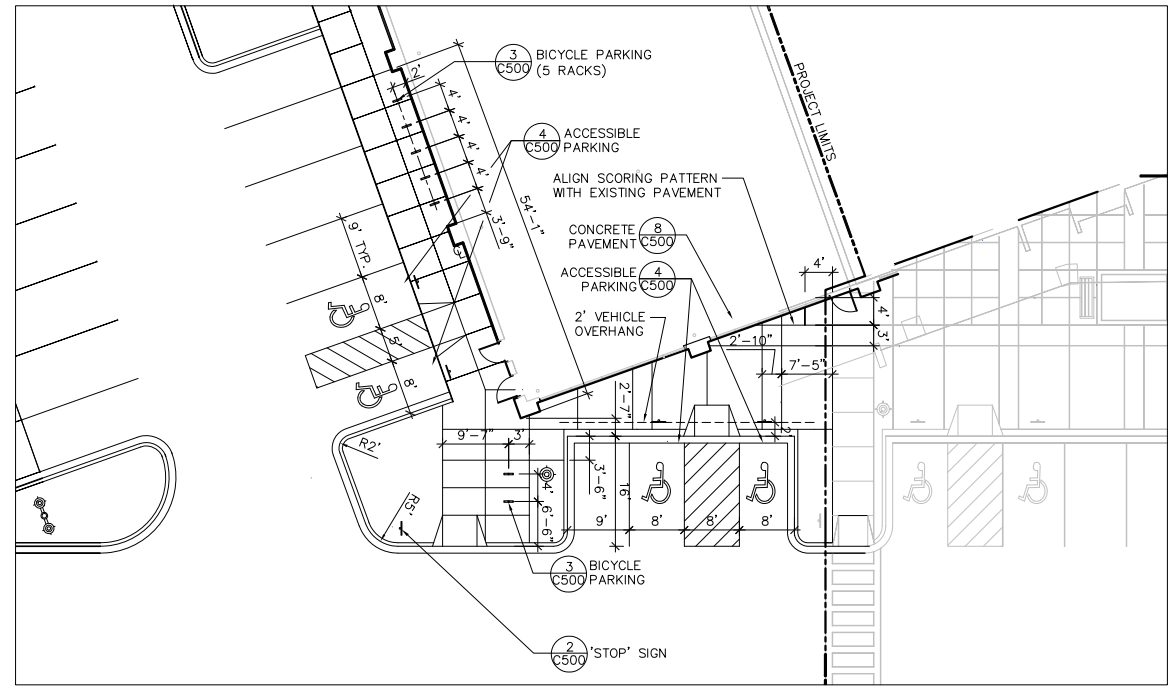
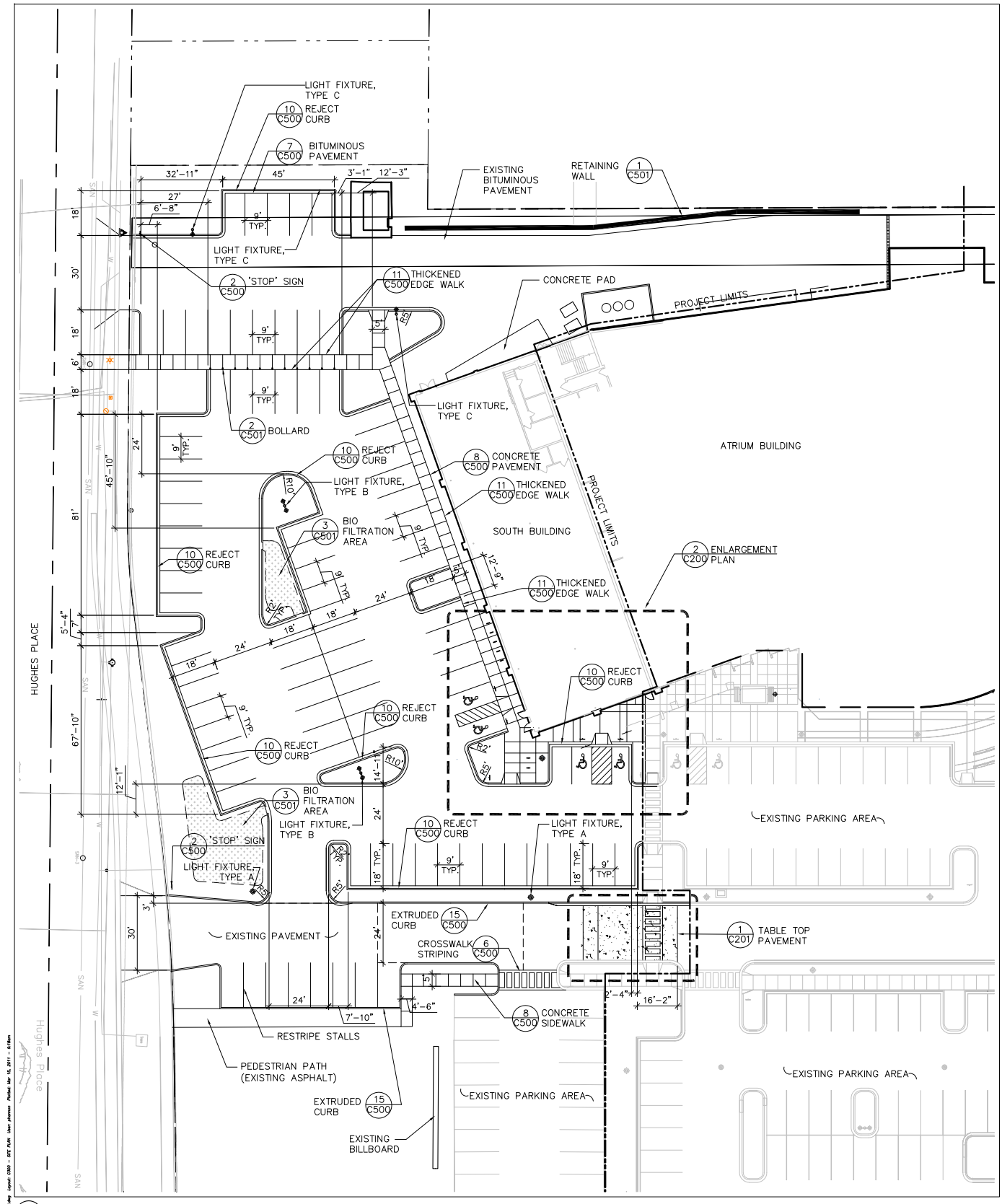


THE VILLAGER PHASE 2
PERSPECTIVE FROM SOUTH
March 15, 2011



ARCHITECTURE
ENGINEERING
INTERIOR DESIGN

STRANG INC
1411 MINERAL POINT ROAD
MADISON, WI 53705-4995
T/ 608 278 9200
F/ 608 278 9204

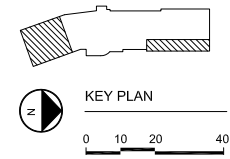


LEGEND

- 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
- 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.
- MAXIMUM SLOPE AT ALL WALKS 1:20. MAXIMUM SLOPE AT HANDICAP RAMPS 1:12.
- ALL DIMENSIONS ARE TO FACE OF CURB OR EDGE OF PAVEMENT.
- INTERIOR PARKING LOT ISLANDS TO HAVE 3'-0" CORNER RADIUS



DRAWING SET	##
COPYRIGHT	2010
STRANG, INC.	
FILE NAME	P-SP
REVISIONS	

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CHECKED	JL
DATE	03-15-11
PROJECT NO.	2349.02
PROJECT TITLE	

**THE VILLAGER
PHASE II
SITE/FACADE
IMPROVEMENTS**

2322 S. PARK ST
MADISON, WI

**SHEET TITLE
SITE LAYOUT PLAN**

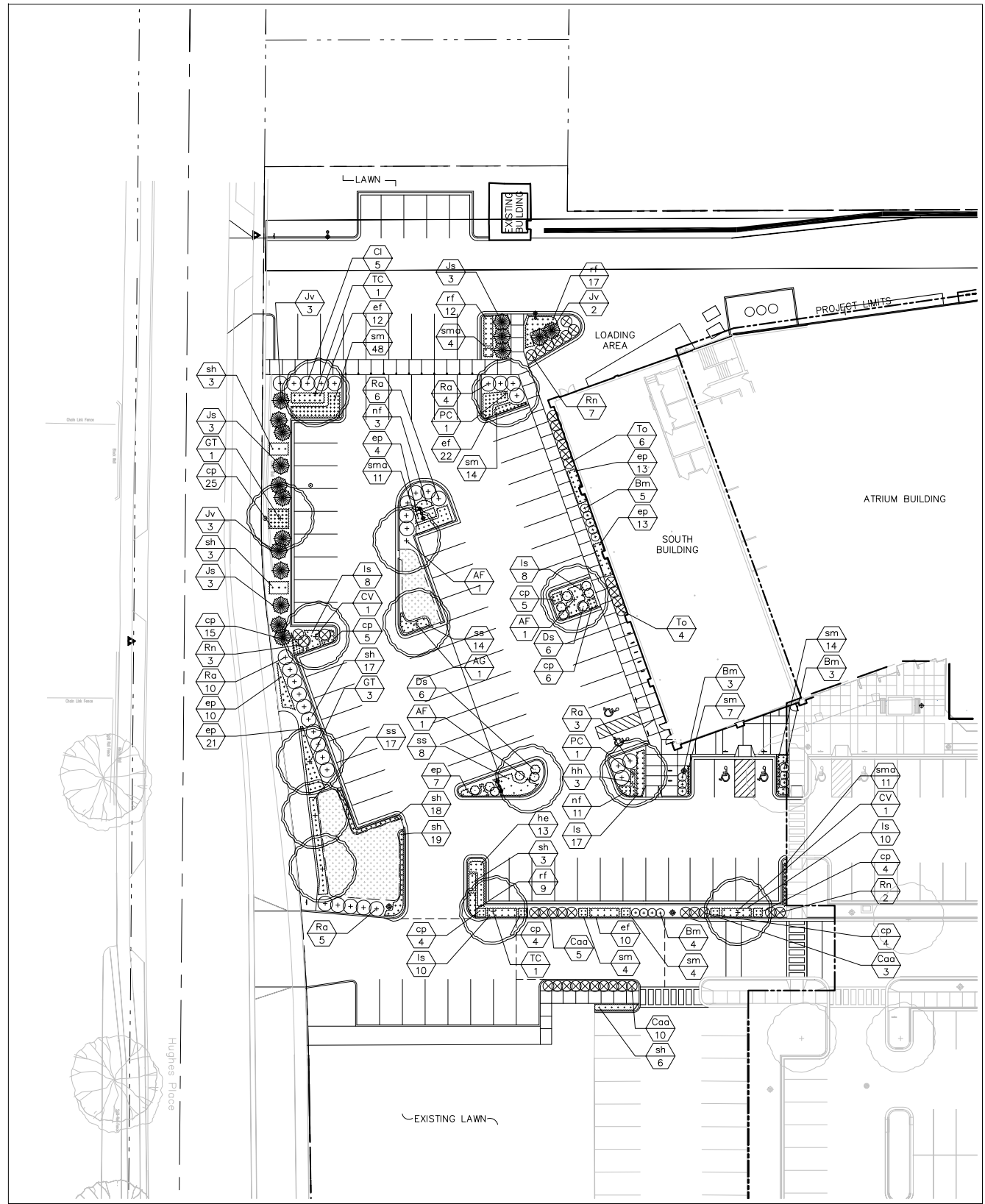
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C200



STRANG

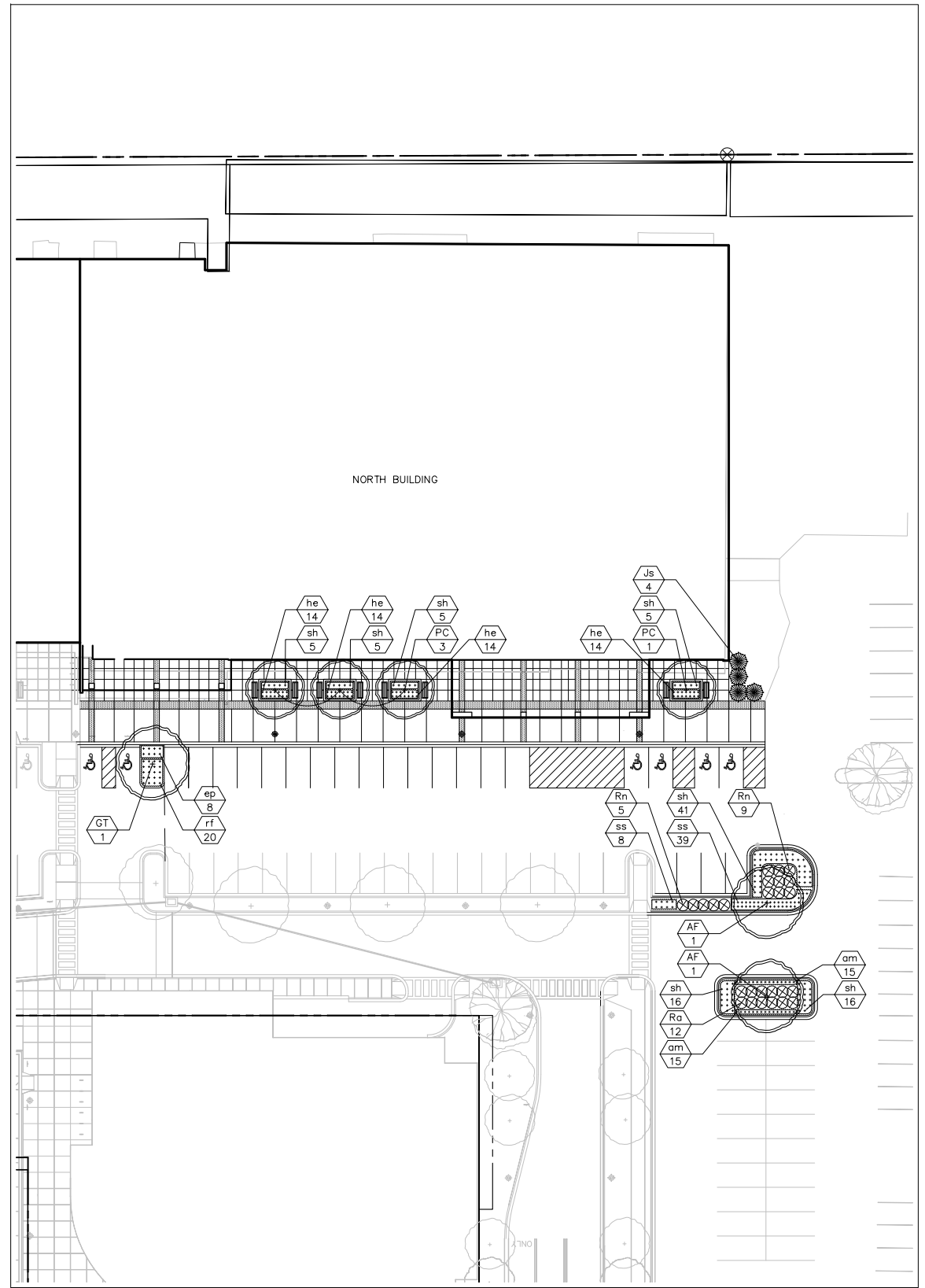
ARCHITECTURE
ENGINEERING
INTERIOR DESIGN

STRANG INC
3411 MINERAL POINT ROAD
MADISON, WI 53705-4995
T/ 608 278 9200
F/ 608 278 9204



1 SOUTH BUILDING

SCALE: 1"=20'-0"

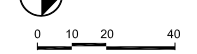


2 NORTH BUILDING

SCALE: 1"=20'-0"



KEY PLAN



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REVISIONS	

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PROJECT NO.	2349.02
PROJECT TITLE	

THE VILLAGER
PHASE II
SITE/FACADE
IMPROVEMENTS

2322 S. PARK ST
MADISON, WI

SHEET TITLE
LANDSCAPE PLAN

SHEET NO.
C400

File: P:\2010\2349\2349-02-Improvements\Site\Site-1.dwg User: PH Date: 03/15/11 10:00 AM Plot: 03/15/11 10:00 AM

LANDSCAPE PLANT LEGEND

Symbol	Botanical name	Common Name	Size	Root	Quantity	Comments
TREES						
AF	Acer x Freemannii 'Marmo'	Marmo Maple	2" Cal.	B&B	3	Matched sizes
AG	Amelanchier x grandiflora 'Autumn Brilliance'	Autumn Brilliance Serviceberry	1.5" Cal.	B&B	1	Multi-stem
CV	Crataegus crusgalli var. inermis	Thornless Cockspur Hawthorn	1.5" Cal.	B&B	2	
GT	Gleditsia triacanthos var. inermis	Thornless Honeylocust	2.5" Cal.	B&B	4	
PC	Pyrus calleryana 'Chanticleer'	Chanticleer Flowering Pear	2" Cal.	B&B	6	
TC	Tilia cordata 'Chancellor'	Chancellor Littleleaf Linden	2" Cal.	B&B	2	

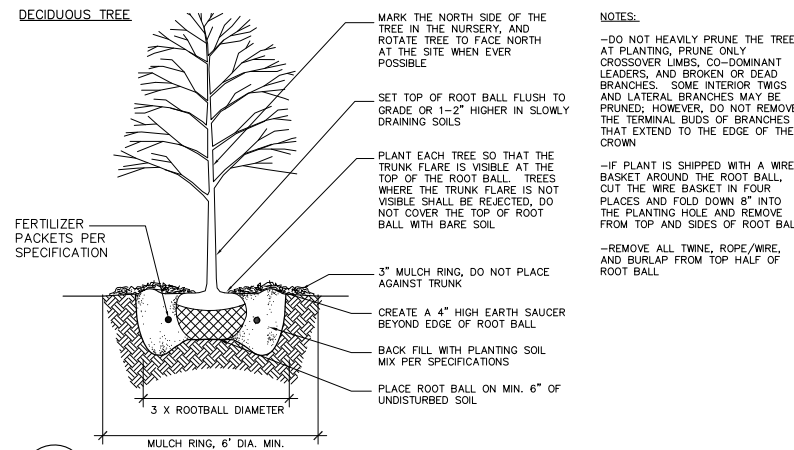
EVERGREEN TREES/SHRUBS						
Bm	Buxus microphylla 'Green Velvet'	Green Velvet Boxwood	3 Gal.	CG	15	
Js	Juniperus sabinia 'Arcadia'	Arcadia Juniper	3 Gal.	CG	13	
Jv	Juniperus virginiana 'Grey Owl'	Grey Owl Juniper	5 Gal.	CG	8	
To	Thuja occidentalis 'Emerald'	Emerald Arborvitae	5 Gal.	CG	10	

DECIDUOUS SHRUBS						
Cl	Clethra alnifolia 'Hummingbird'	Hummingbird Clethra	15"-24" Ht.	Cont.	5	
Ds	Diervilla sessilifolia 'Butterfly'	Butterfly Bush Honeysuckle	3 Gal.	Cont.	12	
Caa	Cotoneaster apiculatus	Cranberry Cotoneaster	12"-15" Ht.	Cont.	18	
Ra	Rhus aromatica 'Gro-Low'	Gro-Low Fragrant Sumac	3 Gal.	Cont.	40	
Rn	Rosa x 'Nearly Wild'	Nearly Wild Rose	15"-24" Ht.	Cont.	26	

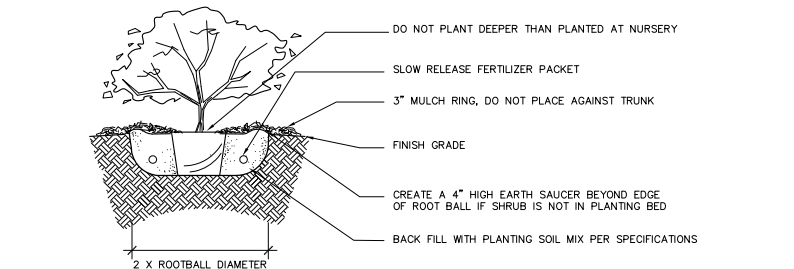
PERENNIALS / GROUNDCOVERS / GRASSES						
am	Alchemilla mollis	Lady's Mantle	1 Gal.	Cont.	30	24" spacing
cp	Carex pennsylvanica	Pennsylvania Sedge	4"	Cont.	72	18" spacing
ef	Euonymus fortunei 'Coloratus'	Purple Leaf Winter Creeper	4"	Cont.	44	18" spacing
sm	Spigelia marilandica	Indian Pink	4"	Cont.	91	18" spacing
ep	Echinacea purpurea 'Kim's Knee High'	Kim's Knee High Coneflower	1 Gal.	Cont.	76	24" spacing
he	Hemerocallis 'Pardon Me'	Pardon Me Daylily	4"	Cont.	69	24" spacing
nf	Nepeta x faassenii 'Kit Kat'	Kit Kat Catmint	1 Gal.	Cont.	14	24" spacing
sma	Salvia 'May Night'	May Night Salvia	4"	Cont.	26	24" spacing
rf	Rudbeckia fulgida 'Sullivantii'	Sullivantii Black Eyed Susan	4"	Cont.	58	24" spacing
ls	Ligularia stenocephala 'Little Rocket'	'Little Rocket' Ligularia	1 Gal.	Cont.	53	30" spacing
hh	Hosta 'Halcyon'	Halcyon Hosta	1 Gal.	Cont.	3	30" spacing
sh	Sporobolus heterolepis	Prairie Dropseed	1 Gal.	Cont.	162	30" spacing
ss	Spodiopogon sibiricus	Frost Grass	1 Gal.	Cont.	86	36" spacing

LANDSCAPE POINTS - PERMANENT LOT:

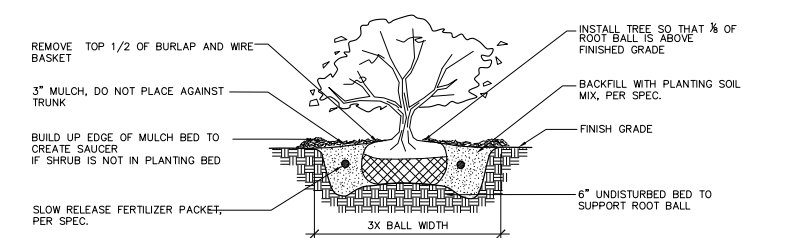
NUMBER OF TREES REQUIRED:		TABULATION OF POINTS PROVIDED:		
NUMBER OF PARKING STALLS	87	CANOPY TREES	35pts	7 245
LOADING AREAS	1	DECIDUOUS SHRUBS	2pts	101 202
CANOPY TREES REQUIRED	7	EVERGREEN SHRUBS	3pts	46 138
		EVERGREEN TREES	15pts	0 0
		ORNAMENTAL TREES	15pts	1 15
NUMBER OF LANDSCAPE POINTS REQUIRED: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



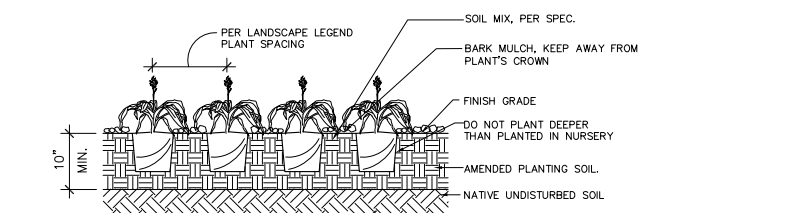
1 B&B TREE PLANTING DETAILS SCALE 1" = 1'-0"



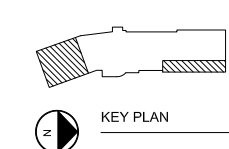
2 CONTAINER SHRUB PLANTING DETAIL SCALE 1" = 1'-0"



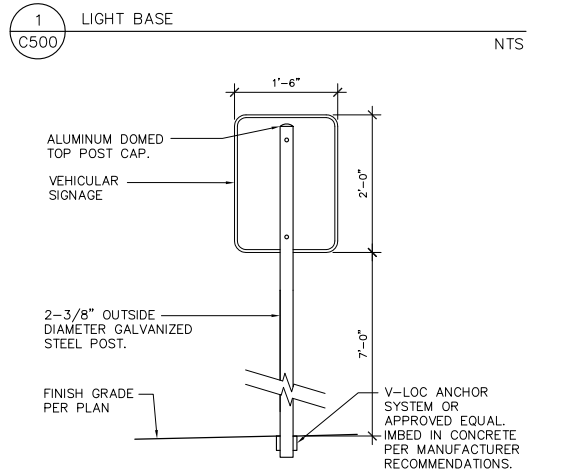
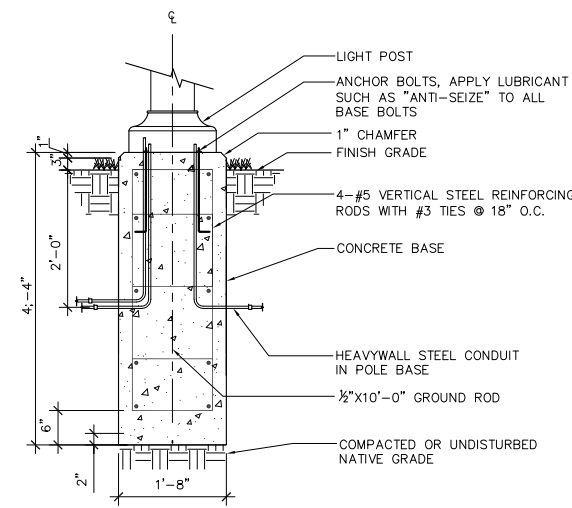
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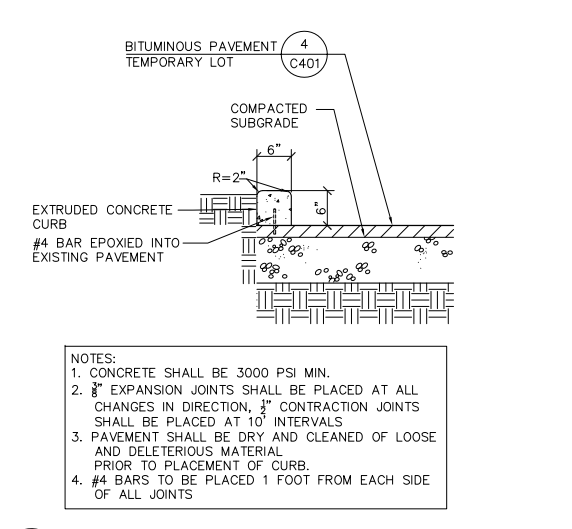
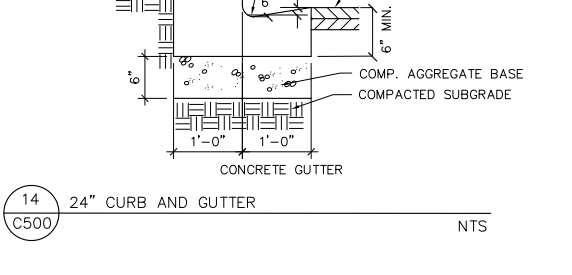
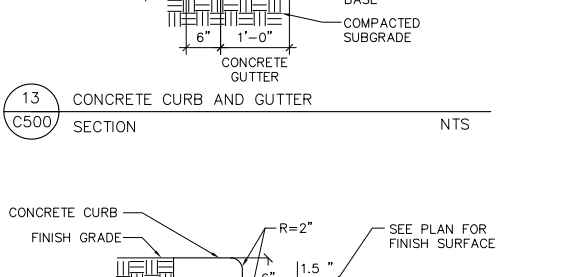
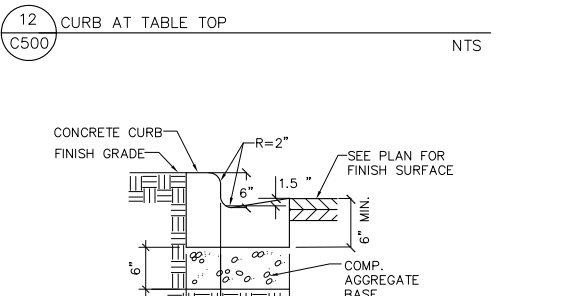
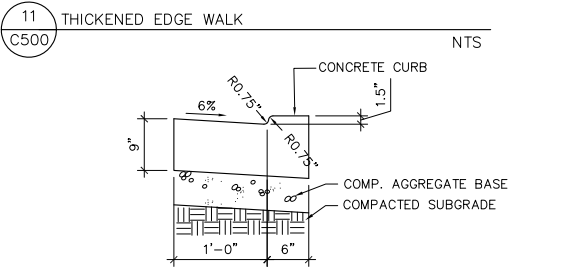
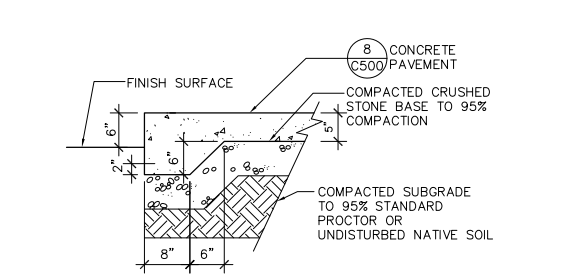
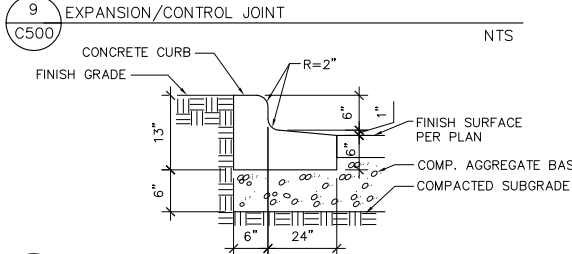
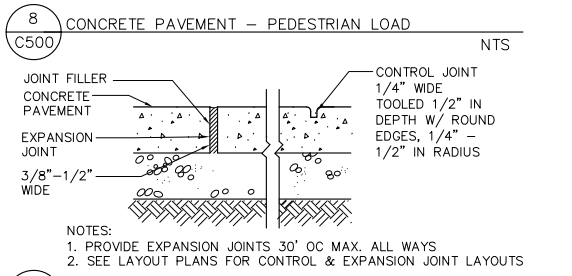
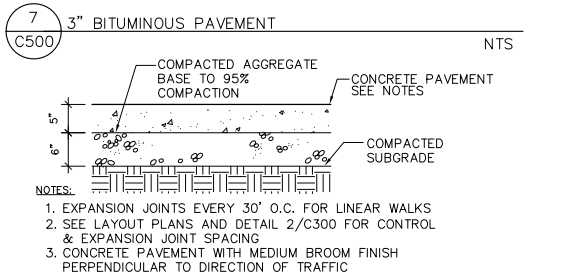
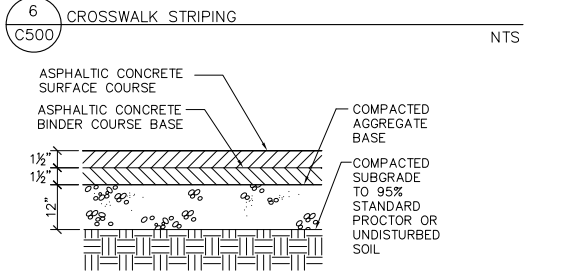
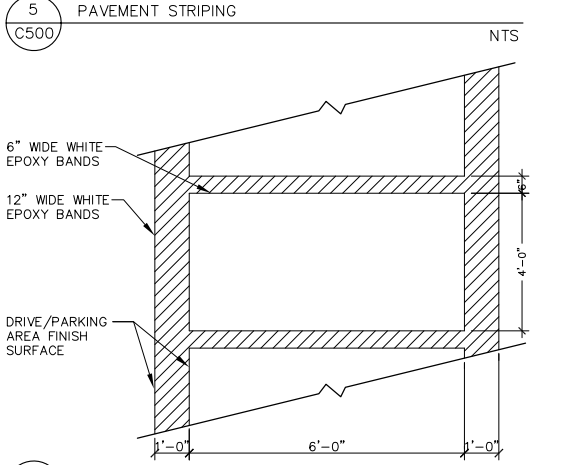
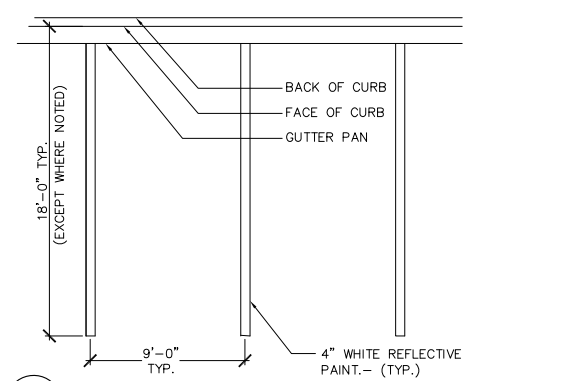
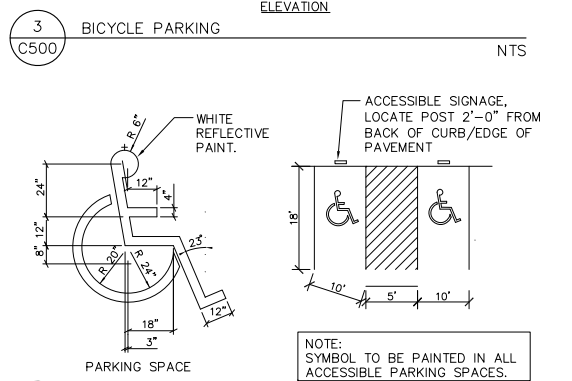
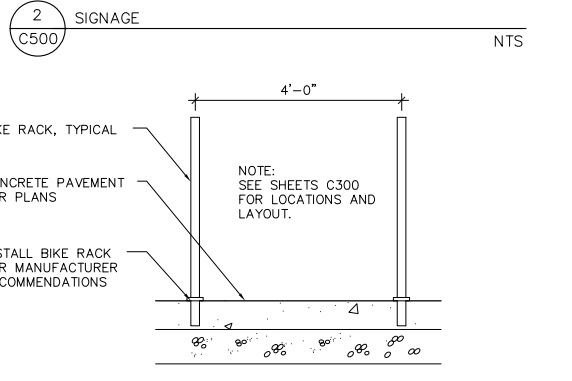
4 GROUNDCOVER/PERENNIAL/BULB PLANTING DETAIL SCALE 1" = 1'-0"



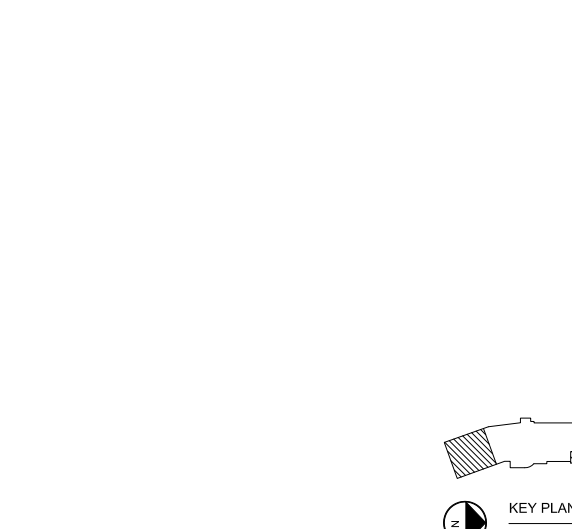
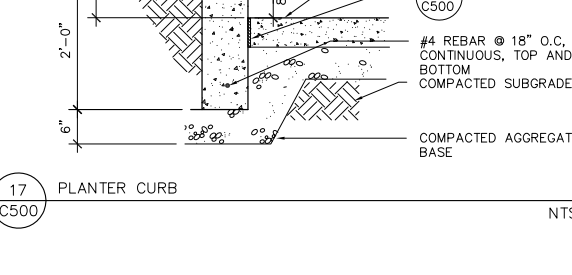
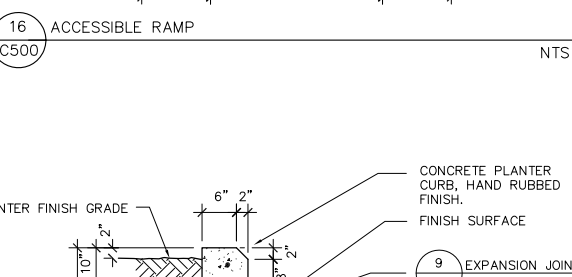
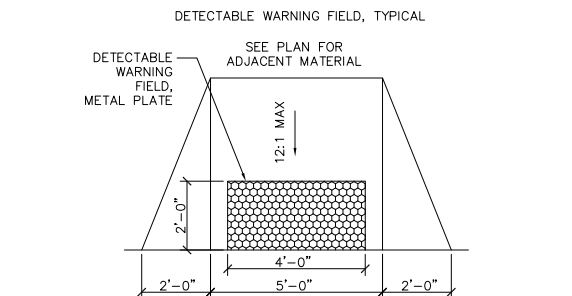
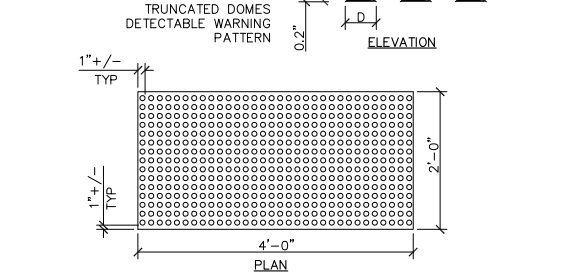
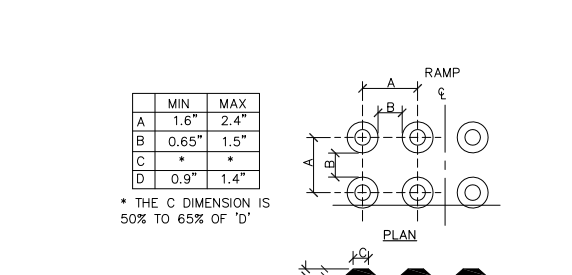
KEY PLAN



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.



SCALE 1"=1'-0"



ARCHITECTURE
ENGINEERING
INTERIOR DESIGN

STRANG INC
3411 MINERAL POINT ROAD
MADISON, WI 53705-4995
P: 608 278 9200
F: 608 278 9204



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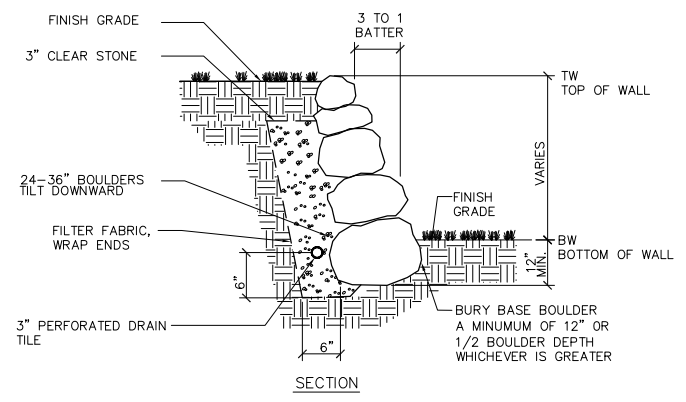
THE VILLAGER
PHASE II
SITE/FACADE
IMPROVEMENTS

2322 S. PARK ST
MADISON, WI

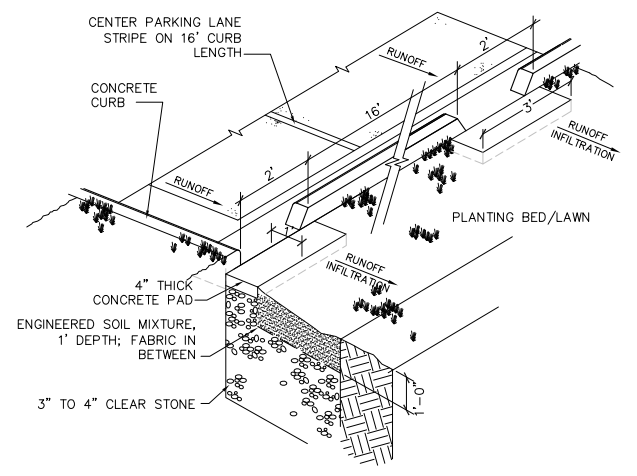
SHEET TITLE
DETAILS

SHEET NO.
C500

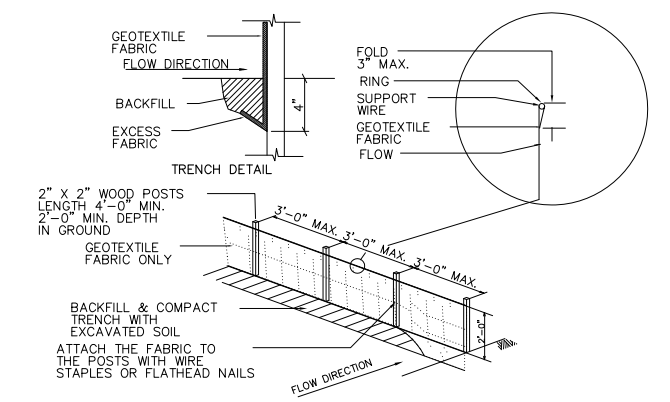
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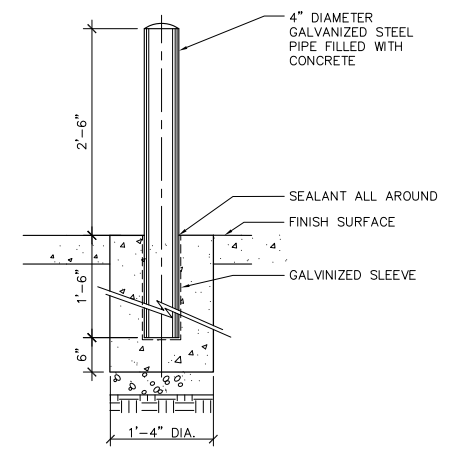
1 RETAINING WALL - LAWN LOCATION
C501 SCALE 1"=1'-0"



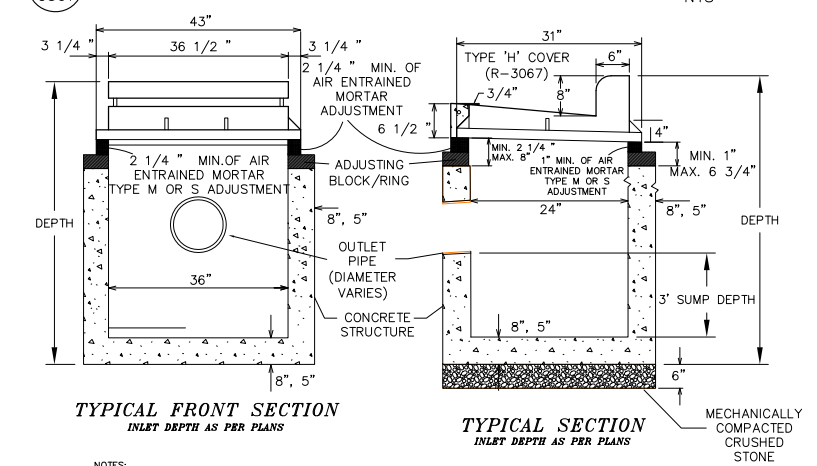
4 CURB CUT
C501 NTS



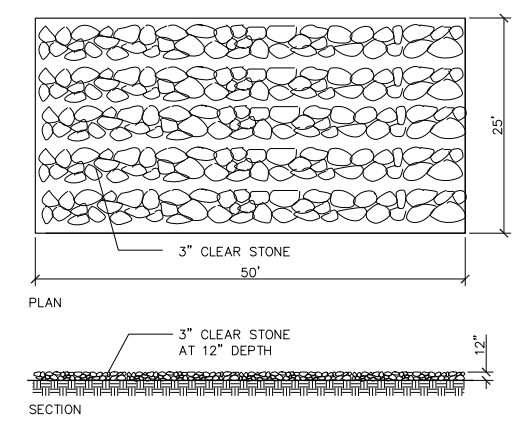
7 SILT FENCE DETAIL
C501 NTS



2 BOLLARD
C501 SCALE 1"=1'-0"



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



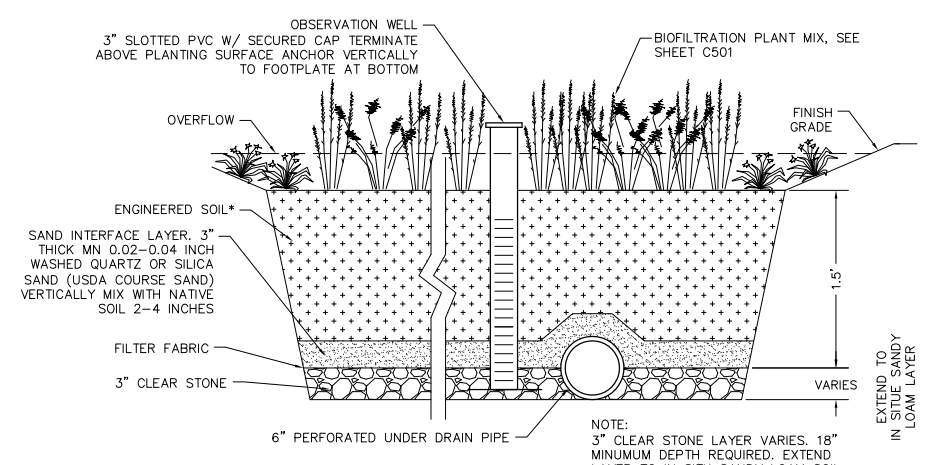
8 TRACK MAT DETAIL
C501 SCALE 1/8" = 1'-0"

*** ENGINEERED SOIL SPECIFICATION**

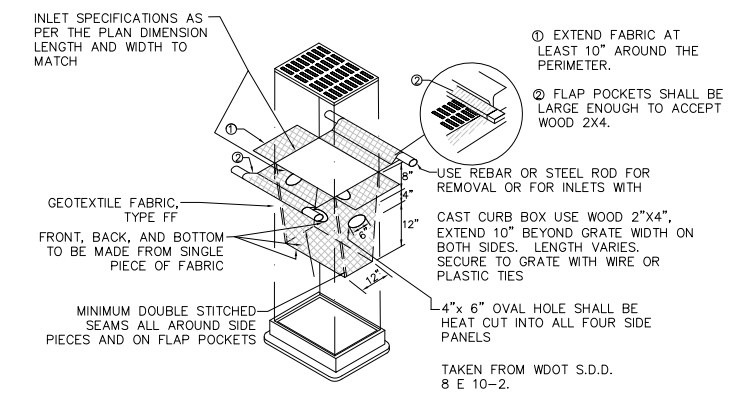
THE ENGINEERED SOIL MIX # SHALL BE:
40% SILICA SAND (by volume)
30% TOPSOIL (by volume)
30% COMPOST (by volume)

mix meets requirements of s. NR 151.12(5)(c)5.1

THE SOIL MIXTURE SHALL BE UNIFORM, FREE OF STONES, STUMPS, ROOTS, OR OTHER SIMILAR OBJECTS LARGER THAN TWO INCHES. ON-SITE SOIL MIXING OR PLACEMENT NOT ALLOWED IF SOIL IS SATURATED TO WATER WITHIN 48 HOURS. THE SOIL SHALL BE COVERED AND STORED TO PREVENT WETTING OR SATURATION. PLACEMENT SHALL BE IN 6 INCH LIFTS.



3 BIOFILTRATION AREA
C501 NTS



6 INLET PROTECTION, TYPE D
C501 NTS

DRAWING SET	##
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STRANG, INC.	
FILE NAME	P-D
REVISIONS	

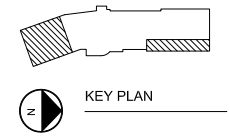
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**THE VILLAGER
PHASE II
SITE/FACADE
IMPROVEMENTS**

2322 S. PARK ST
MADISON, WI

SHEET TITLE
DETAILS

SHEET NO.
C501





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

