

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

**AGENDA ITEM #** \_\_\_\_\_  
**Project #** 10903



DATE SUBMITTED: <u>4/14/2010</u>	<input checked="" type="checkbox"/> <b>Action Requested</b>
UDC MEETING DATE: <u>4/21/2010</u>	<input type="checkbox"/> Informational Presentation
	<input type="checkbox"/> Initial Approval and/or Recommendation
	<input type="checkbox"/> Final Approval and/or Recommendation

PROJECT ADDRESS: 2300 S. Park Street

ALDERMANIC DISTRICT: #14

OWNER/DEVELOPER (Partners and/or Principals) ARCHITECT/DESIGNER/OR AGENT:  
Community Dev. Authority Schreiber Anderson Associates  
215 Martin Luther King 717 John Nolen Dr  
Madison, WI 53710 Madison, WI

CONTACT PERSON: John Lichtenheld  
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Madison, WI  
 Phone: 255-0800  
 Fax: 255-7750  
 E-mail address: jlichtenheld@saa-madison.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 \* Alteration to a previously approved master plan for Villager mall in Urban Design District #7 - temporary parking lot
- (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.

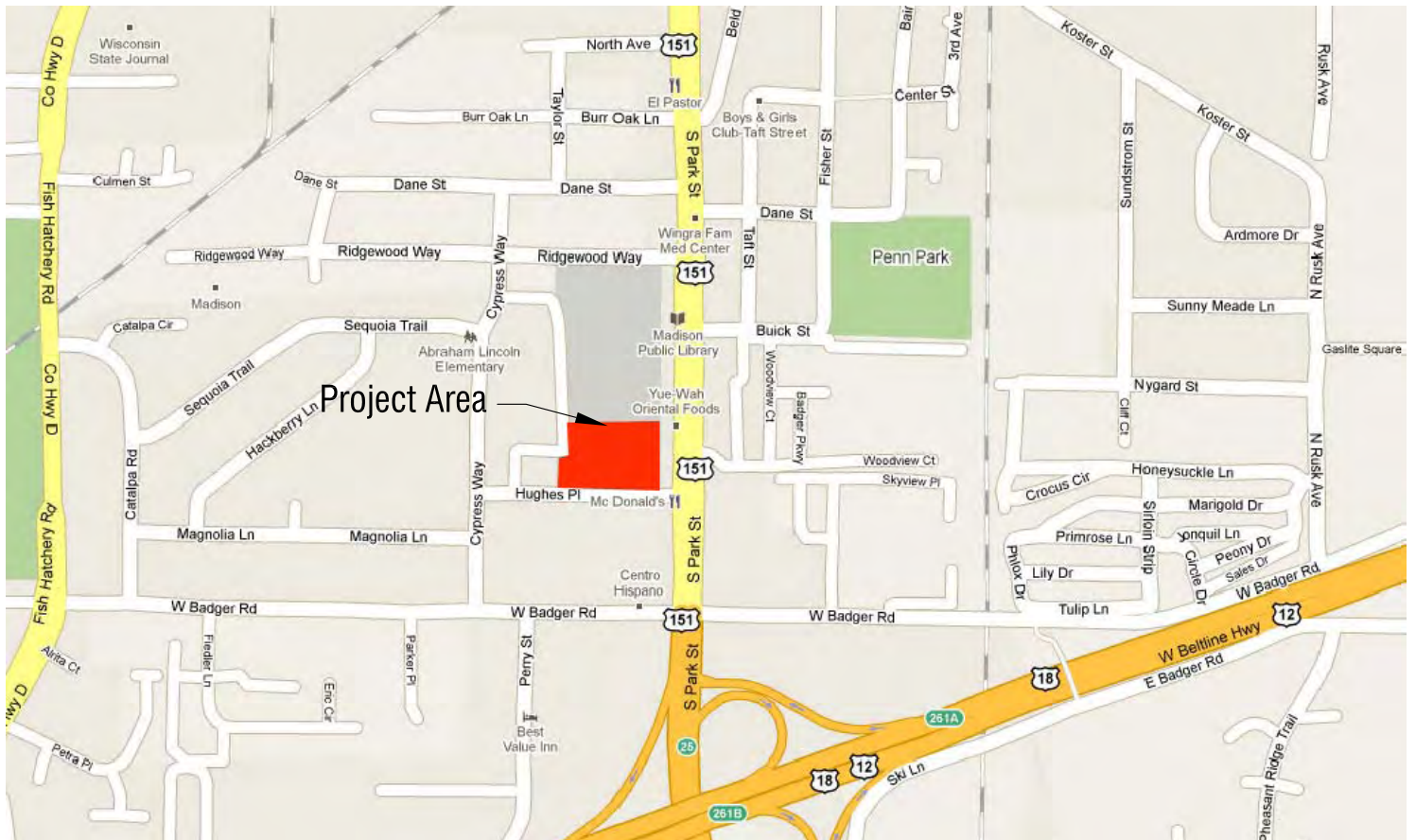
# The Villager Phase II

2300 S. Park Street, Madison, Wisconsin

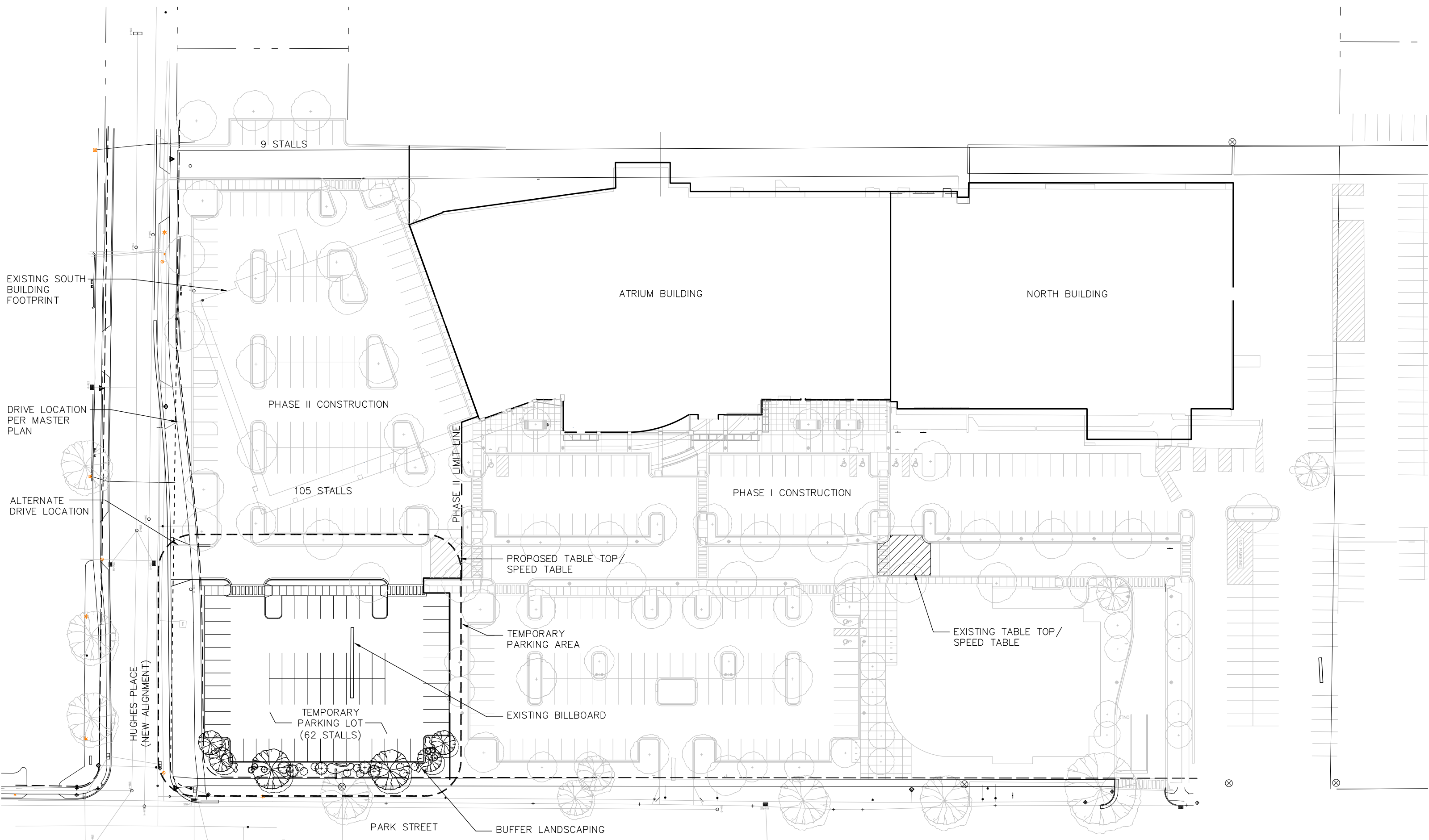
April 21, 2010

Sheet Index

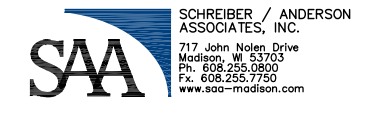
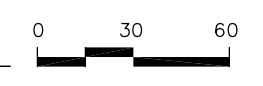
- Cover
- Project Summary
- Site Plan
- Phase II Study Areas
- 2008 Approved Master Plan
- Air Photos



⊕ not to scale

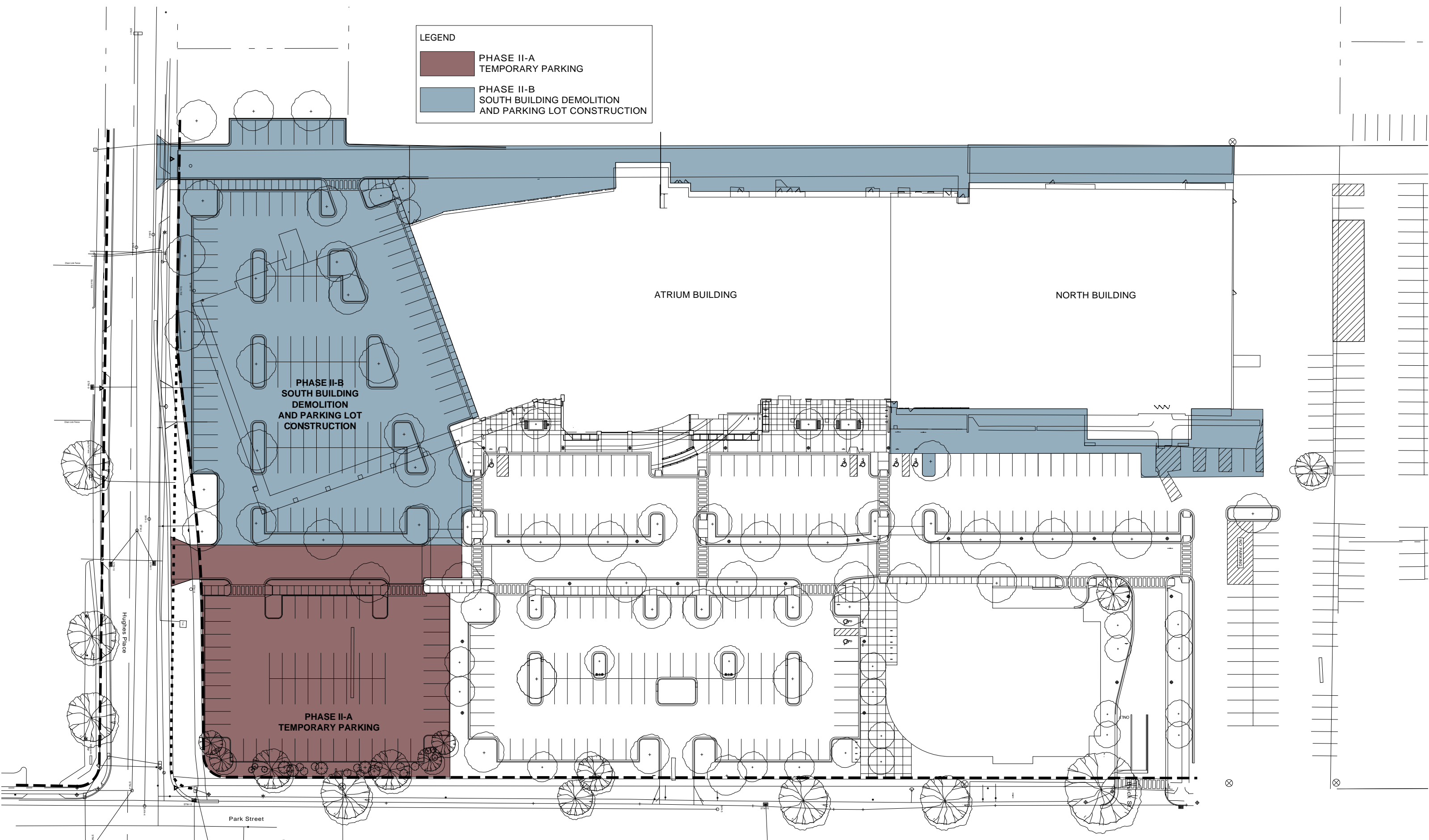


# The Villager - Phase II with Temporary Parking



**LEGEND**

- PHASE II-A  
TEMPORARY PARKING
- PHASE II-B  
SOUTH BUILDING DEMOLITION  
AND PARKING LOT CONSTRUCTION



# The Villager - Phase II

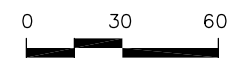


SCHREIBER / ANDERSON  
ASSOCIATES, INC.  
717 John Nolen Drive  
Madison, WI 53703  
Ph. 608.255.0800  
Fx. 608.255.7750  
www.saa-madison.com





# The Villager - Phase II







**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



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## **Villager Mall Phase 2 Temporary Parking Lot**

The Master Plan for Villager Mall Project was approved by the City of Madison in September, 2008. As a part of Phase 2, a future three story, 44,000 square foot building was approved in the southeast corner of the development. This area was formally a gas station and contains approximately 23,500 square feet. Until such time as development drives the need for the building, it is the intent to construct a temporary parking lot on the site. The parking lot will contain approximately 62 spaces, asphalt pavement, concrete extruded curb, and landscaping. The existing signage on the site will also be removed.