URBAN DESIGN COMMISSION APPLICATION

UDC

City of Madison
Planning Division
Madison Municipal Building, Suite 017
215 Martin Luther King, Jr. Blvd.
P.O. Box 2985
Madison, WI 53701-2985
(608) 266-4635

Complete all sections of this application, including the desired meeting date and the action requested.

If you need an interpreter, translator, materials in alternate formats or other accommodations to access these forms, please call the phone number above immediately.

FOR OFFICE USE ONLY:

Paid _____ Receipt # _____

Date received _____

Received by _____

Aldermanic District _____

Zoning District _____

Urban Design District _____

Submittal reviewed by _____

Legistar # 73349

1. Project Information

Address: 2300 South Park Street

Title: Village on Park Parking Structure

2. Application Type (check all that apply) and Requested Date

UDC meeting date requested November 30, 2022

- ☐ New development
- ☐ Alteration to an existing or previously-approved development
- ☐ Informational
- ☑ Initial approval
- ☑ Final approval

3. Project Type

- ☑ Project in an Urban Design District
- ☐ Project in the Downtown Core District (DC), Urban Mixed-Use District (UMX), or Mixed-Use Center District (MXC)
- ☐ Project in the Suburban Employment Center District (SEC), Campus Institutional District (CI), or Employment Campus District (EC)
- ☐ Planned Development (PD)
  - ☐ General Development Plan (GDP)
  - ☐ Specific Implementation Plan (SIP)
- ☐ Planned Multi-Use Site or Residential Building Complex

Signage

- ☐ Comprehensive Design Review (CDR)
- ☐ Signage Variance (i.e. modification of signage height, area, and setback)
- ☐ Signage Exception

Other

- ☑ Please specify: Public Project

4. Applicant, Agent, and Property Owner Information

Applicant name Matt Wachter — Company Director, Development of Planning, Community & Economic Development

Street address 215 Martin Luther King Jr. Blvd., Room 161 — City/State/Zip 53703

Telephone (608) 266-4675 — Email mwachter@cityofmadison.com

Project contact person Peter Tan — Company Strang, Inc.

Street address 811 East Washington Ave., Suite 200 — City/State/Zip 53703

Telephone (608) 276-9200 — Email ptan@strang-inc.com

Property owner (if not applicant) _____

Street address _____ — City/State/Zip _____

Telephone _____ — Email _____

5. Required Submittal Materials

- ☑ **Application Form**
- ☑ **Letter of Intent**
  - If the project is within an Urban Design District, a summary of how the development proposal addresses the district criteria is required
  - For signage applications, a summary of how the proposed signage is consistent with the applicable CDR or Signage Variance review criteria is required.
- ☑ **Development Plans** (Refer to checklist on Page 4 for plan details)
- ☐ **Filing fee**
- ☑ **Electronic Submittal***
- ☑ **Notification to the District Alder**
  - Please provide an email to the District Alder notifying them that you are filing this UDC application. Please send this as early in the process as possible and provide a copy of that email with the submitted application.

Each submittal must include fourteen (14) 11" x 17" **collated** paper copies. Landscape and Lighting plans (if required) must be **full-sized and legible**. Please refrain from using plastic covers or spiral binding.

Both the paper copies and electronic copies must be submitted prior to the application deadline before an application will be scheduled for a UDC meeting. Late materials will not be accepted. A completed application form is required for each UDC appearance.

For projects also requiring Plan Commission approval, applicants must also have submitted an accepted application for Plan Commission consideration prior to obtaining any formal action (initial or final approval) from the UDC. All plans must be legible when reduced.

**Electronic copies of all items submitted in hard copy are required. Individual PDF files of each item submitted should be compiled on a CD or flash drive, or submitted via email to udcapplications@cityofmadison.com. The email must include the project address, project name, and applicant name. Electronic submittals via file hosting services (such as Dropbox.com) are not allowed. Applicants who are unable to provide the materials electronically should contact the Planning Division at (608) 266-4635 for assistance.*

6. Applicant Declarations

1. Prior to submitting this application, the applicant is required to discuss the proposed project with Urban Design Commission staff. This application was discussed with Jessica Vaughn on 10/26/2022.

2. The applicant attests that all required materials are included in this submittal and understands that if any required information is not provided by the application deadline, the application will not be placed on an Urban Design Commission agenda for consideration.

Name of applicant Matthew Wachter Relationship to property Owner, Community Development Authority

Authorizing signature of property owner [signature] Date 10-27-2022

7. Application Filing Fees

Fees are required to be paid with the first application for either initial or final approval of a project, unless the project is part of the combined application process involving the Urban Design Commission in conjunction with Plan Commission and/or Common Council consideration. Make checks payable to City Treasurer. Credit cards may be used for application fees of less than $1,000.

Please consult the schedule below for the appropriate fee for your request:

- ☐ Urban Design Districts: $350 *(per §35.24(6) MGO)*.
- ☐ Minor Alteration in the Downtown Core District (DC) or Urban Mixed-Use District (UMX) : $150 *(per §33.24(6)(b) MGO)*
- ☐ Comprehensive Design Review: $500 *(per §31.041(3)(d)(1)(a) MGO)*
- ☐ Minor Alteration to a Comprehensive Sign Plan: $100 *(per §31.041(3)(d)(1)(c) MGO)*
- ☐ All other sign requests to the Urban Design Commission, including, but not limited to: appeals from the decisions of the Zoning Administrator, requests for signage variances (i.e. modifications of signage height, area, and setback), and additional sign code approvals: $300 *(per §31.041(3)(d)(2) MGO)*

A filing fee is not required for the following project applications if part of the combined application process involving both Urban Design Commission and Plan Commission:

- Project in the Downtown Core District (DC), Urban Mixed-Use District (UMX), or Mixed-Use Center District (MXC)
- Project in the Suburban Employment Center District (SEC), Campus Institutional District (CI), or Employment Campus District (EC)
- Planned Development (PD): General Development Plan (GDP) and/or Specific Implementation Plan (SIP)
- Planned Multi-Use Site or Residential Building Complex

URBAN DESIGN COMMISSION APPROVAL PROCESS

UDC

Introduction

The City of Madison's Urban Design Commission (UDC) has been created to:

- Encourage and promote high quality in the design of new buildings, developments, remodeling, and additions so as to maintain and improve the established standards of property values within the City.
- Foster civic pride in the beauty and nobler assets of the City, and in all other ways possible assure a functionally efficient and visually attractive City in the future.

Types of Approvals

There are three types of requests considered by the UDC:

- Informational Presentation. Applicants may, at their discretion, request to make an Informational Presentation to the UDC prior to seeking any approvals to obtain early feedback and direction before undertaking detailed design. Applicants should provide details on the context of the site, design concept, site and building plans, and other relevant information to help the UDC understand the proposal and provide feedback. (Does not apply to CDR's or Signage Variance requests)
- Initial Approval. Applicants may, at their discretion, request initial approval of a proposal by presenting preliminary design information. As part of their review, the Commission will provide feedback on the design information that should be addressed at Final Approval stage.
- Final Approval. Applicants may request Final Approval of a proposal by presenting all final project details. Recommendations or concerns expressed by the UDC in the initial approval must be addressed at this time.

Presentations to the Commission

Primarily, the UDC is interested in the appearance and design quality of projects. Emphasis should be given to the site plan, landscape plan, lighting plan, building elevations, exterior building materials, color scheme, and graphics.

When presenting projects to the UDC, applicants must fill out a registration slip provided in the meeting room and present it to the Secretary. Presentations should generally be limited to 5 minutes or as extended by motion by consent of the Commission. The Commission will withhold questions until the end of the presentation.

Applicants are encouraged to consider the use of various graphic presentation material including a locator map, photographs, renderings/model, scale drawings of the proposal in context with adjacent buildings/uses/signs, etc., as may be deemed appropriate to describe the project and its surroundings. Graphics should be mounted on rigid boards so that they may be easily displayed. **Applicants/presenters are responsible for all presentation materials, AV equipment and easels**.

URBAN DESIGN DEVELOPMENT PLANS CHECKLIST

UDC

The items listed below are minimal application requirements for the type of approval indicated. Please note that the UDC and/or staff may require additional information in order to have a complete understanding of the project.

1. Informational Presentation

- ☐ Locator Map
- ☐ Letter of Intent (If the project is within an Urban Design District, a summary of how the development proposal addresses the district criteria is required)
- ☐ Contextual site information, including photographs and layout of adjacent buildings/structures
- ☐ Site Plan
- ☐ Two-dimensional (2D) images of proposed buildings or structures.

Providing additional information beyond these minimums may generate a greater level of feedback from the Commission.

Requirements for All Plan Sheets

1. Title block
2. Sheet number
3. North arrow
4. Scale, both written and graphic
5. Date
6. Fully dimensioned plans, scaled at 1"= 40' or larger

*** All plans must be legible, including the full-sized landscape and lighting plans (if required)*

2. Initial Approval

- ☒ Locator Map
- ☒ Letter of Intent (If the project is within a Urban Design District, a summary of how the development proposal addresses the district criteria is required)
- ☒ Contextual site information, including photographs and layout of adjacent buildings/structures
- ☒ Site Plan showing location of existing and proposed buildings, walks, drives, bike lanes, bike parking, and existing trees over 18" diameter
- ☒ Landscape Plan and Plant List (*must be legible*)
- ☒ Building Elevations in both black & white and color for all building sides (include material callouts)
- ☐ PD text and Letter of Intent (if applicable)

Providing additional information beyond these minimums may generate a greater level of feedback from the Commission.

3. Final Approval

All the requirements of the Initial Approval (see above), **plus**:

- ☒ Grading Plan
- ☐ Proposed Signage (if applicable)
- ☒ Lighting Plan, including fixture cut sheets and photometrics plan (*must be legible*)
- ☒ Utility/HVAC equipment location and screening details (with a rooftop plan if roof-mounted)
- ☐ PD text and Letter of Intent (if applicable)
- ☒ Samples of the exterior building materials (presented at the UDC meeting)

4. Comprehensive Design Review (CDR) and Variance Requests (***Signage applications only***)

- ☐ Locator Map
- ☐ Letter of Intent (a summary of how the proposed signage is consistent with the CDR or Signage Variance criteria is required)
- ☐ Contextual site information, including photographs of existing signage both on site and within proximity to the project site
- ☐ Site Plan showing the location of existing signage and proposed signage, dimensioned signage setbacks, sidewalks, driveways, and right-of-ways
- ☐ Proposed signage graphics (fully dimensioned, scaled drawings, including materials and colors, and night view)
- ☐ Perspective renderings (emphasis on pedestrian/automobile scale viewsheds)
- ☐ Illustration of the proposed signage that meets Ch. 31, MGO compared to what is being requested.
- ☐ Graphic of the proposed signage as it relates to what the Ch. 31, MGO would permit

To: Jessica Vaughn
Secretary of the Urban Design Commission
Department of Planning & Community & Economic Development
Planning Division
Madison Municipal Building, Suite LL-100
215 Martin Luther King, Jr. Blvd.
Madison, Wisconsin 53701-2985

Date: October 31, 2022

Re: Urban Design Commission Letter of Intent for the CDA Village on Park – Parking Structure & Site Improvements

This project is to propose a parking structure and site improvements for The Village on Park development for the Community Development Authority. We are formally submitting our Development Plans in our Land Use Application and for Intitial and Final Approval by the Urban Design Commision. The project site is located at 2300 South Park Street in Madison, Wisconsin.

The design includes the following: A 6.5 level parking structure with 295 parking stalls for the Village on Park tenants with a modified central parking area. Site improvements include the transformation of an existing drive into a vibrant community greenspace.

ARCHITECTURAL DESIGN

In response to the input received from the Urban Design Commission Informational presentation on September 21, 2022, we have incorporated more color into the proposed design. The architectural design expression of the Northeast stair and elevator tower reflects that of the existing Village on Park building, utilizing the same palette of materials and colors: Brick, clear anodized aluminum storefront, blue metal panel accents, grey structural steel canopies and buff colored split face concrete block that matches the color of the EIFS on the existing building. A brick knee wall extends around the base of the parking structure creating a plinth that reflects the brick piers on the existing building. Vertical 12' wide perforated aluminum screen panels accented with a terracotta/copper colored trim frame rhythmically punctuate each column bay of the east and south facades.

Public art installations add interest and color to the southeast corner of the building and the interior of the glazed northeast stair tower. A blue blade sign on the south façade accentuates the south façade and compositionally resolves the step in the massing of the building at this location.

The southwest corner of the structure is anchored by a stair tower clad in split face concrete block and clear anodized aluminum storefront glazing and accented by horizontal bands of exposed cast in place concrete floor structure. Per the Urban Design Commission's recommendation, all floors of the West façade up to the roof are now screened by horizontal perforated aluminum screen panels to mitigate the effects of car headlights on the neighboring houses to the west.

SITE AND LANDSCAPE DESIGN

The site is intended to be revitalized with a vibrant Village Green plaza east of the Villager Mall, in addition to extensive foundation plantings south and east of the 6-story parking structure. The Village Green will link pedestrians north and south between uses, while visually and physically drawing users into the development from Park Street. The Village Green program elements were carefully selected to "energize" the space. Colored concrete walkways, dynamic seat elements, lighting and extensive softscape plantings will brighten the space for its users. A 24' wide pedestrian crossing aligns with the Villager Mall atrium and will be made safe by colored, sandblasted concrete, security bollards, signage and pavement jointing. Additionally, plantings that provide seasonal color and interest in this urban microclimate have been selected. The Village Green and parking structure foundation plantings will not receive irrigation and is assumed to be heavily salted; therefore, xeriscape plantings are proposed. Extensive underground stormwater management improvements will be added to meet the City's "redevelopment" standards. The system will function independent of the underground infrastructure installed at the Urban League and Parking Lot Build Back projects. Due to budgetary concerns and construction market, the previously proposed pergolas have been removed from the project, but replaced with numerous trees to offer seasonal shade over the space.

CONFORMANCE TO URBAN DESIGN DISTRICT No. 7 CRITERIA

- The proposed design contributes to the goal of improving the appearance and function of Park Street. The process of engaging the neighborhood and community in the creation of the public art on this project is helping Park Street to evolve as a distinctive place that builds on the strengths of its culturally diverse businesses and neighborhoods.
- The building setback is 10', in conformance with the District's setback requirement of one (1) to ten (10) feet from the front property line.
- This project is an addition to the existing Village on Park building that helps bring the building closer to the street and minimizes any "gap" in the street wall.
- All visible sides of the building have been designed with details that complement the front facade. Side facades that are visible from the primary street has received complementary design attention.
- Entrance canopies and landscaping at the street level create a more comfortable pedestrian scale and character.
- Mechanical/electrical equipment and dumpsters are screened with screen enclosures and/or landscaping.
- Variation to the building face design is achieved with the incorporation of vertical 12' wide perforated aluminum screen panels accented with a terracotta/copper colored trim frame rhythmically punctuate each column bay of the east and south facades.
- The facades are designed to create a visual distinction between the upper and lower floors of the building, by being composed to create a "base, shaft and capital".
- Roofs are flat, not sloped.
- A positive visual termination at the top of the building should be provided with a cast in place concrete parapet around the entire top floor and metal roof fascias at the top of the stair towers that match the tower elements on the existing Village on Park Building.
- The parking structure addition complements the character of the adjoining existing Village on Park building in terms of architectural design expression, material and color.
- The building entrance at the base of the NE Stair Tower is designed as the focal point of the front facade.

- The exterior materials: Brick, metal, glass and split face concrete block are durable, high-quality materials and appropriate for external use.

BUILDING HEIGHT

This project is 6 stories and 64' high. While the height of the building is well within the zoning code's height limit of 78', the zoning code requires conditional approval for any building above 5 stories.

The Planning Division's September 21, 2022 Staff Report for the Urban Design Commission states: *"Based on the submitted height information, it appears that at the building's tallest point, the structure would be approximately 60 feet in height, which is less than the maximum height in feet for a five story building (78 feet) per the Zoning Code. Staff believes that the height could be found to conform to the underlying UDD standards, and could be found consistent with the guidelines that allow up to six-story buildings. Staff further notes that the advisory guideline requiring a third floor stepback has not been required on other projects, including the adjacent "Hub" office building."*

We wish to request that the structure as designed be approved, because the building, being a parking structure, has floor-to-floor heights of 9' which is significantly less than the typical floor-to-floor of 14' for a commercial building. The project team made the decision to utilize a cast in place flat plate structure in lieu of a precast double tee or 60' span post tensioned structure so that we could reduce the floor-to-floor heights by 2', thereby significantly lowering the overall height of the building (5 floors @ 2' each = 10' reduction).

Hence, because of the small floor-to-floor heights of the building, we believe that the building as designed (64' high, 6 stories @ 9' floor-to-floor) meets the intent of the zoning code's heigh requirements.

Thank you in advance for your time.

Sincerely,

Strang, Inc.

Peter Tan, AIA
Design Architect

COMMUNITY DEVELOPMENT AUTHORITY OF THE CITY OF MADISON

2300 SOUTH PARK STREET, MADISON WI 53713

PROJECT DESCRIPTION: NEW PARKING GARAGE FOR THE VILLAGE ON PARK STREET

CITY CONTRACT NUMBER XXXX / MUNIS NUMBER XXXX

UDC SUBMITTAL 10-31-2022



STRANG

GRĀEF

JSD

Autodesk Docs://20225013.00 - Village on Park Garage/20225013_S22.rvt
10/31/2022 9:51:06 AM

ALTA/ACSM LAND TITLE SURVEY

LOT 1 AND 2 OF CERTIFIED SURVEY MAP NO. 13468 RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS, IN VOLUME 87 OF CERTIFIED SURVEY MAPS, PAGES 296 - 301 AS DOCUMENT NO. 4968225, AND LOT OF CERTIFIED SURVEY MAP NO. 12790 RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS, IN VOLUME 81 OF CERTIFIED SURVEY MAPS, PAGES 55-63 AS DOCUMENT NO. 4605498, LOCATED IN THE SOUTHEAST 1/4 AND OF THE NORTHWEST 1/4 OF SECTION 35, TOWNSHIP 07 NORTH, RANGE 09 EAST, IN THE CITY OF MADISON, DANE COUNTY, WISCONSIN.

LOT 11, BLOCK 5
MILLER PARK PLAT

LOT 11, BLOCK 5
OAK RIDGE SUBDIVISION

LANDS

LOT 2
CSM 13468
(PARCEL A)
BUILDING 94,540 SQ FT

LOT 2
CSM 12790
(PARCEL C)
BUILDING 17,587 SQ FT

LOT 1
CSM 13468
(PARCEL B)
BUILDING 11,267 SQ FT

SHED

FENCED IN PLAYGROUND

Electrical

sanitary

EX. 6' RIGHT OF WAY GRANT - DOC NO. 2693161 (EXCEPTION 16)

UTILITY BUILDING 10.7x11.7'

5' WIDE AMERITECH EASEMENT (DOC 3560977 EXCEPTION 19)

5' WIDE RIGHT OF WAY GRANT DOC NO 2693161 (EXCEPTION 19)

UNRECORDED 10' WIDE MG&E GAS EASEMENT PER CSM 13468 LOCATION APPROXIMATE (EXCEPTION 23)

20' WIDE INGRESS / EGREES EASEMENT, AREA XE4 DOC 1190062 (EXCEPTION 15)

20' WIDE INGRESS / EGREES EASEMENT, AREA XE2 DOC 1190062 (EXCEPTION 15)

20' WIDE INGRESS / EGREES EASEMENT, AREA XE3 DOC 1190062 (EXCEPTION 15)

10' RIGHT OF WAY GRANT DOC NO 3815506 (EXCEPTION 13,17)

5' TEL EASEMENT DOC NO 1139983 (EXCEPTION 13)

7' WIDE TEL EASEMENT DOC NO 958275 (EXCEPTION 12)

10'x10' ELECTRIC EASEMENT DOC 4604511 (EXCEPTION 31)

10' MG&E ELECTRICAL EASEMENT DOC NO 4687297 (EXCEPTION 30)

5' EASEMENT (Exception 14)

30' NO BUILD EASEMENT DOC NO 4538378 (EXCEPTION 32)

N00°14'19"E 119.78'

N00°10'07"E 694.27'

N88°57'01"W 19.32'

N00°12'05"E 120.30'

N88°04'46"W 139.26'

S89°10'16"W 94.18'

S89°26'31"W 93.72' (S89°02'35"W)

S00°09'53"W 446.22' (S00°13'47"E 446.18')

S00°23'09"W 184.49'

N00°23'09"E 12.78'

N00°23'09"E 5.00'

S00°09'53"W 166.76' (S00°13'47"E 166.70')

S00°09'53"W 57.97' (S00°13'47"E 57.91')

S00°09'53"W 212.00' (S00°13'47"E)

S89°36'51"E 52.44'

S89°36'51"E 72.10'

N89°36'51"W 71.61'

N89°40'10"W 142.04'

N89°47'47"W 142.04'

S89°42'08"E 175.04' (S89°42'28"E 174.99')

N00°43'17"E 142.15'

N00°16'43"W 145.15'

N00°12'08"E 85.81'

R=285.00'
I=7°26'01"
L=36.98'
LCB=S87°12'12"W
LC=36.95'

R=849.00'
I=5°57'20"
L=88.25'
LCB=S86°27'50"W
LC=88.21'

R=15.00'
I=89°12'22"
L=23.35'
LCB=S44°55'38"W
LC=21.07'

R=14.73'
I=90°29'10"
L=23.26'
LCB=S44°55'16"E
LC=20.92'

HUCHEL PLACE (RIGHT OF WAY VARIES) PUBLIC STREET

SOUTH PARK STREET (RIGHT OF WAY VARIES) PUBLIC STREET

RIDGEWOOD WAY (50' RIGHT OF WAY) PUBLIC STREET

TOR=908.67
TOR=900.07
TOR=904.89
TOR=911.87
TOR=910.82
TOR=913.73
TOR=908.01
TOR=908.69

FF=882.47
FF=882.46
FF=884.91
FF=886.43
FF=887.99
FF=890.51
FF=888.56

RAMP

ENTRANCE

0 40
FEET

BEARINGS TO THE EAST LINE OF REFERANCED TO WEST LINE OF WEST PARK STREET ASSUMED TO BEAR S00°09'53"W

LEGEND

FEATURES	FOUND
PK NAIL	▲
1/2" Rebar, Cap # 11579 (Unless Otherwise Noted)	●
ROW Marker	■
ROW Rail	⊢⊣
Control Point	◆
Bench Mark	◔
Platted Distance	P
Measured Bearing & Distance	M
Recorded As	R
Deed Distance	D
Calculated Distance	C
Minimum Protection Elevation	MPE
Centerline	
Section Line	
1/4 Section Line	
1/4 1/4 Section Line	
Easement Line	

FEATURES	EXISTING
Spot Elevation	X 1225.25
Contour Elevation	1225
Fence (Barbed, Field, Hog)	X
Fence (Chain Link)	//
Fence (Wood)	○
Fence (Silt)	○
Tree Line	
Tree Stump	
Deciduous Tree \\ Shrub	
Coniferous Tree \\ Shrub	
Communication	C(*)
Fiber Optic	FO(*)
Underground Electric	E(*)
Overhead Electric	OE(*)
Gas Main with Size	G(*)
High Pressure Gas Main with Size	HPG(*)
Water Main with Size	W(*)
Sanitary Sewer with Size	S(*)
Duct Bank	DUCT(*)
Test Hole Location for SUE w/ID	

Sanitary Manhole	
Storm Sewer with Size	ST(*)
Storm Manhole	
Single Storm Sewer Intake	
Double Storm Sewer Intake	
Fire Hydrant	
Fire Hydrant on Building	
Water Main Valve	
Water Service Valve	
Well	
Utility Pole	
Guy Anchor	
Utility Pole with Light	
Utility Pole with Transformer	
Street Light	
Yard Light	
Electric Box	
Electric Transformer	
Traffic Sign	

Communication Pedestal	
Communication Manhole	
Communication Handhole	
Fiber Optic Manhole	
Fiber Optic Handhole	
Gas Valve	
Gas Manhole	
Gas Apparatus	
Fence Post or Guard Post	
Underground Storage Tank	UST
Above Ground Storage Tank	AST
Sign	
Satellite Dish	
Mailbox	
Sprinkler Head	
Irrigation Control Valve	ICV
Soil Boring	B-2
Top of Roof Elevation	TOR
Finished Floor Elevation	FF



VACINITY MAP
NOT TO SCALE

MARK	REVISION	DATE	BY
1	COMMENTS	07-29-21	EEL
2	UTILITIES	11-24-21	

Scale: 1" = 40'
Checked By: CHKD
Engineer: EEL
T-R-S: TTN-RRW-SS
Technician:TECH
Date: 06-11-21
Project No:121.0555.30

Sheet 1 of 1

ALTA / NSPS SURVEY
VILLAGE ON PARK
CITY OF MADISON, DANE COUNTY, WISCONSIN

SNYDER & ASSOCIATES, INC.

5010 VOGES ROAD
MADISON, WISCONSIN 53718
608-838-0444 | www.snyder-associates.com

SNYDER & ASSOCIATES

Project No: 121.0555.30
Sheet 1 of 1

V:\Projects\2021\121.0555.30\CAD\DT\ALTA_SHT_ALTA.dwg ERIC LINDNER, 2/24/2022 11:24:28 AM, ANSI FULL BLEED D (34.00 X 22.00 INCHES)

ALTA/ACSM LAND TITLE SURVEY

LOT 1 AND 2 OF CERTIFIED SURVEY MAP NO. 13468 RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS, IN VOLUME 87 OF CERTIFIED SURVEY MAPS, PAGES 296 - 301 AS DOCUMENT NO. 4968225, AND LOT OF CERTIFIED SURVEY MAP NO. 12790 RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS, IN VOLUME 81 OF CERTIFIED SURVEY MAPS, PAGES 55-63 AS DOCUMENT NO. 4605498, LOCATED IN THE SOUTHEAST 1/4 AND OF THE NORTHWEST 1/4 OF SECTION 35, TOWNSHIP 07 NORTH, RANGE 09 EAST, IN THE CITY OF MADISON, DANE COUNTY, WISCONSIN.

SURVEYOR CERTIFICATION

To: The City of Madison, its successors and assigns First American Title Insurance Company:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Item 1, 2, 4, 7(a), 7(b)(1), 7(c) 8, and 11, of Table A thereof. The field work was completed on June 29th, 2021.

Date of Map: 11/24/2021

Eric E. Lindaas, P.L.S. S-2919
Snyder & Associates, Inc.
5010 Voges Road
Madison, WI 53718
608-838-0444
elindaas@snyder-associates.com

WISCONSIN ERIC E LINDAAS S-2919 McFARLAND WI LAND SURVEYOR

TITLE INFORMATION:

LEGAL DESCRIPTION AS DESCRIBED IN COMMITMENT NO.: NCS-1071790-MAD, COMMITMENT DATE: JUNE 10, 2021 @ 7:30 AM, ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY:

PARCEL A:

LOT TWO (2) OF CERTIFIED SURVEY MAP NO. 13468 RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR DANE COUNTY, WISCONSIN ON MARCH 08, 2013, IN VOLUME 87 OF CERTIFIED SURVEY MAPS, PAGES 296 - 301 AS DOCUMENT NO. 4968225, BEING ALL OF LOT 1, CERTIFIED SURVEY MAP NO. 12790, LOCATED IN THE SOUTHEAST 1/4 AND NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 35, TOWNSHIP 07 NORTH, RANGE 09 EAST, IN THE CITY OF MADISON, DANE COUNTY, WISCONSIN.

FOR INFORMATIONAL PURPOSES ONLY:
PROPERTY ADDRESS: 2300 SOUTH PARK STREET, MADISON WI 53713
TAX PARCEL NO. 251/0709-352-0406-9

PARCEL B:

LOT ONE (1) OF CERTIFIED SURVEY MAP NO. 13468 RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR DANE COUNTY, WISCONSIN ON MARCH 08, 2013, IN VOLUME 87 OF CERTIFIED SURVEY MAPS, PAGES 296 - 301 AS DOCUMENT NO. 4968225, BEING ALL OF LOT 1, CERTIFIED SURVEY MAP NO. 12790, LOCATED IN THE SOUTHEAST 1/4 AND NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 35, TOWNSHIP 07 NORTH, RANGE 09 EAST, IN THE CITY OF MADISON, DANE COUNTY, WISCONSIN.

FOR INFORMATIONAL PURPOSES ONLY:
PROPERTY ADDRESS: 2202 SOUTH PARK STREET, MADISON WI 53713
TAX PARCEL NO. 251/0709-352-0408-5

PARCEL C:

UNIT ONE (1), TOGETHER WITH SAID UNIT'S UNDIVIDED INTEREST IN THE COMMON ELEMENTS AND THE EXCLUSIVE USE OF THE LIMITED COMMON ELEMENTS APPURTENANT TO SAID UNIT, ALL IN SOUTH MADISON COMMUNITY CONDOMINIUM, A CONDOMINIUM DECLARED AND EXISTING UNDER AND BY VIRTUE OF THE CONDOMINIUM OWNERSHIP ACT OF THE STATE OF WISCONSIN, BY A DECLARATION RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR DANE COUNTY, WISCONSIN, ON MARCH 05, 2010, AS DOCUMENT NO. 4639192; SAID CONDOMINIUM BEING LOCATED IN THE CITY OF MADISON, COUNTY OF DANE, STATE OF WISCONSIN.

FOR INFORMATIONAL PURPOSES ONLY:
PROPERTY ADDRESS: 2222 SOUTH PARK STREET, MADISON WI 53713
TAX PARCEL NOS. 251/0709-352-1201-2 AND 251/0709-352-0407-7 (NOTATION PARCEL)

TABLE A:

2. ADDRESS OF SURVEYED PROPERTY:
   2202, 2206, 2210, 2222, 2226, 2230, 2234, 2238, 2300, 2302, 2304, 2306, 2308, 2312, 2328 South Park Street, Madison, WI 53713

4. GROSS LAND AREA
   PARCEL A (LOT 2 CSM 13468)- 338,051 SQUARE FEET (7.76 ACRES)
   PARCEL B (LOT 1 CSM 13468)- 52,827 SQUARE FEET (1.21 ACRES)
   PARCEL C (LOT 2 CSM 12790)- 21,736 SQUARE FEET (0.50 ACRES)
   TOTAL 412,614 SQUARE FEET (9.47 ACRES)

7(a), (b)1, (c). BUILDING DIMENSIONS:
   As labeled on Survey

8. SUBSTANTIAL FEATURES OBSERVED:
   As mapped on survey.

11. UTILITIES:
   Utilities shown hereon marked from a Diggers Hotline Ticket Nos. 20212209288, 20212209319, 20212209400, 212122209416, 20212209442, 20212209459 Dated 05-28-2021.
   (Surveyors note- Utilities shown hereon we surveyed by the above described field markings and prints, and maps provided by the City of Madison.)

TITLE EXCEPTIONS:

The policy to be issued will contain exceptions to the following matters unless the same are disposed of to the satisfaction of the Company as described in title commitment file no.: NCS-1071790, Commitment Date: June 10, 2021 @ 7:30 AM, issued by First American Title Insurance Company:

Exceptions 1-11, 20-22, 34, 38-39, 42-61 do not apply to this survey or are not plottable.

12. Easement granted to Wisconsin Telephone Company and conditions as set forth in instrument recorded May 23, 1958 in Volume 319 of Misc., Page 138 as Document Number 958275. (As shown of map)

13. Utility Easement to Wisconsin Telephone Company, dated June 25, 1965, recorded/filed July 22, 1965 in Volume 429 of Misc., Page 553 as Document No. 1136983. (As shown on map)

    Conveyance of Rights in Land by Madison Gas and Electric Company, a Wisconsin corporation recorded on April 21, 2011 as Document No. 4759165.

14. Easement granted to Wisconsin Telephone Company and conditions as set forth in instrument recorded July 22, 1965 in Volume 429 of Misc., Page 555 as Document Number 1136984. (As shown on map)

15. Non-exclusive easements for ingress and egress and use of North Wall and South Wall as set forth in Warranty Deed recorded July 19, 1967 in Volume 468 of Misc., Page 201 as Document Number 1190062, subject to Declaration of Release of Existing Cross Access Easement recorded November 7, 2008 as Document Number 4480413. (As shown on map)

16. Easement granted to the City of Madison and conditions as set forth in instrument recorded September 14, 1982 in Volume 3846, Records Page 13 as Document Number 1751859. (Not located in this survey, easement located in South Park Street right of way)

17. Right of Way Grant to Madison Gas and Electric Company and conditions as set forth in instrument recorded December 26, 1985 in Volume 7629 of Records, Page 32 as Document Number 1915008. (As shown on map)

    Conveyance of Rights in Land by Madison Gas and Electric Company, a Wisconsin corporation recorded on April 21, 2011 as Document No. 4759165.

    Partial Release of Easement recorded November 18, 2010 as Document No. 4716000.

18. Right of Way Grant recorded August 3, 1995 in Volume 30446, Records Page 53 as Document Number 2693161. (As shown on map)

19. Easement granted to Ameritech General and conditions as set forth in instrument recorded September 30, 2002 as Document Number 3556672. (As shown on map)

23. Unrecorded easements of 5 feet and 10 feet wide to MG&E as shown on Exhibit "B" of Declaration of Release of Existing Cross Access Easement recorded November 07, 2008 in the Office of the Register of Deeds for Dane County, Wisconsin as Document No. 4480413 and on Certified Survey Map No. 13468 and Certified Survey Map No. 12790. (As shown on map. Location approximate, location not defined on CSM. (Affects Parcels A and B)

    Partial Release as set forth on Grant of Underground Electric Line Easements and Release of Underground Electric and Partial Release of Overhead Electric Line and Pole Easement recorded August 28, 2014 as Document No. 5094684.

24. Notes as disclosed by Certified Survey Map No. 12600, recorded on December 18, 2008 as Document No. 4487383; as corrected by Affidavit of Correction recorded on January 09, 2009 as Document No. 4492149. (Affidavit of Correction does not affect this survey)

    (Affects Parcels A and C)

25. Declaration of Conditions and Covenants for the Certified Survey Map No. 12600 recorded January 12, 2009 as Document No. 4492666. (Declaration affects surveyed property but is not a survey matter) (Affects Parcels A, B and C)

26. Declaration of Conditions and Covenants for the Certified Survey Map No. 12600 recorded January 12, 2009 as Document No. 4492669. (Declaration affects surveyed property but is not a survey matter)

    (Affects Parcels A, B and C)

27. Declaration of Conditions, Covenants and Restrictions for Maintenance of Stormwater Management Measures recorded March 26, 2009 as Document No. 4523135. (Affects surveyed property, not plottable refer to document)

    (Affects Parcels A and C)

    Partial Release of Declaration recorded March 11, 2013 as Document No. 4968443. (Affects Parcel B)

28. Terms, conditions, restrictions and provisions relating to the use and maintenance of the Operation and Easement Agreement recorded on April 01, 2009, as Document No. 4525865. (Affects Parcels, is not plottable)

    (Affects Parcels A, B and C)

    Modification and/or amendment by instrument: First Amendment to Operation and Easement Agreement
    Recording Information: March 11, 2013 as Document No. 4968445

29. Declaration Establishing a No-Build Easement Area recorded on April 28, 2009 as Document No. 4538078. (As shown on map)

    (Affects Parcels A and C)

    Modification and/or amendment by instrument: First Amendment to Declaration Establishing a No- Build Easement Area
    Recording Information: November 08, 2012 as Document No. 4931073

30. Underground Electric Easement granted to Madison Gas and Electric Company and conditions as set forth in instrument recorded August 19, 2009 as Document Number 4587297; as corrected by Affidavit of Correction recorded September 2, 2009 as Document Number 4591782. (As shown on map)

31. Utility Easement to Madison Gas and Electric Company, a Wisconsin corporation, dated May 04, 2009, recorded/filed October 21, 2009 as Document No. 4604511. (As shown on map)

    (Affects Parcel C)

32. Notes as disclosed by Certified Survey Map No. 12790 recorded October 26, 2009 in Volume 81 of Certified Survey Maps, Page 55 as Document No. 4605498 as corrected by Affidavit of Correction recorded December 30, 2009 as Document No. 4623128. (Affects surveyed property, not plottable refer to document)

    (Affects Parcels A and C)

33. Covenants, conditions, restrictions, easements, limitations, reservations, terms, lien rights, provisions and charges, including, but not limited to, the use of, and the rights of others in and to the use of the limited common elements, contained in Declaration of Condominium of South Madison Community Condominium, recorded March 05, 2010, as Document No. 4639192, and any and all subsequent amendments thereto. (Affects surveyed property, not plottable refer to document)

    Statutory Reserve Account Statement South Madison Community Condominium recorded March 11, 2010 as Document No. 4640593.

    (Affects Parcel C)

35. Notes as disclosed by Certified Survey Map No. 13468 recorded on March 08, 2013 in Volume 87 of Certified Survey Maps, Page 296 as Document No. 4968225. (Not plottable refer to document)

    (Affects Parcels A and B)

36. Terms, conditions, restrictions and provisions relating to the use and maintenance of the Perpetual Subsurface Parking Easement Agreement recorded on March 11, 2013, as Document No. 4968446.

    (Affects Parcels A and B)

37. Declaration of Conditions and Covenants for Certified Survey Map No. 13468 recorded March 11, 2013 as Document No. 4968447.

    (Affects Parcel B)

40. Declaration of Conditions, Covenants and Restrictions for Maintenance of Stormwater Management Measures recorded November 12, 2013 as Document No. 5037380.

    (Affects Parcel B)

41. Utility Easement to Madison Gas and Electric Company, a Wisconsin corporation, dated August 25, 2014, recorded/filed August 28, 2014 as Document No. 5094684.

STORM SEWER

No	Type	RIM ELEV	IE	IE	IE	IE	Notes
1	Inlet	880.70	NW=876.60' 6" HDPE	E=876.57' 6" HDPE			
2	Rectangular Inlet	878.69	W=876.72' 8" PVC	E=876.72' 8" PVC	S=876.28' 12" RCP		
3	Inlet	880.82	W=875.24' HDPE	N=875.18' RCP	SE=875.58' HDPE	S=875.39' RCP	
4	Inlet	880.62	Could not measure.				
6	Inlet	882.70	Could not measure.				
7	Inlet	881.03	N=877.77 12"RCP	W= 877.47 12"RCP	BOT. MH =874.21		
8	Rectangular Inlet	880.81	S=876.52' RCP	W=877.61' 8" PVC	N=876.50' RCP	E=876.37' 12" RCP	
9	Rectangular Inlet	880.64	Could not measure.				
10	Curb Inlet		NE=878.94' 6" PVC				
11	Curb Inlet		S=877.30' 18" RCP	NW= Could not measure. 6" PVC	N= Could not measure. 8" PVC	E= Could not measure. RCP	
12	Inlet	882.32	SW=879.02' RCP				
13	Inlet	883.21	W=878.79' to flange invert. 12" RCP with 16" Flange				
16	Curb Inlet	886.97	N= 880.57' 8" PVC	S= 880.77' 8" PVC			
17	Stand Pipe	885.90	Center= 1" 8" PVC				Below manhole grate is a vertically oriented PVC pipe centered in structure.
18	Curb Inlet		Could not measure.				
19	Beehive	886.94	SE= 884.89' 8" HDPE				
20	Beehive	886.98	NW= 885.23' 6" HDPE	NE= 884.03' 12" PVC	SW= 884.38' 8" PVC		
21	???Culvert???	884.26	Could not measure.				
22	Curb Inlet		S= 882.09' 15" HDPE				
23	Curb Inlet		N= 880.86' 15" HDPE	S= 880.82' 15" HDPE	E= 880.86' 14" RCP		
24	Rectangular Inlet	885.77	W= 882.30' 12" PVC				
25	Curb Inlet		N= 879.95' 15" HDPE	S= 879.38' 24" HDPE			
26	Curb Inlet		N= 875.38' 24" HDPE	S= 874.97' 30" HDPE			
28	Curb Inlet		E= 876.03' 12" PVC				
29	Inlet	880.64	Center= 873.78'	N= Could not measure.	S= Could not measure.		
31	Inlet	881.23	NW= 876.23' 18" HDPE	E= 876.16' 18" HDPE	SW= 876.34' 6" HDPE		
33	Manhole	879.40	Center= 875.24'	N= 875.48'	E= 875.28', 30" RCP		Field verify, pipes are recessed in manhole.
34	Manhole	881.40	Center= 873.98'	W= Could not measure. 42" RCP	W= Could not measure. 42" RCP	S= Could not measure.	
36	Manhole	885.62	Center= 871.41'	W= Could not measure 42" RCP	E= Could not measure. 42" RCP		
38	Manhole	886.90	Center= 873.35'	NW= Could not measure. 36"	W= Could not measure. 24"	E= Could not measure. 42" RCP	
40	Curb Inlet	885.70	SW= 882.95' 12" HDPE	E= 882.90' 15" RCP			Concrete buildup in bottom of structure.
42	Curb Inlet	884.04	NE=876.89' 6" HDPE	SE=876.56' 15" HDPE			
43	Inlet	879.83	S=876.10' 6" HPDE	N=876.14' 15" HDPE			
44	Curb Inlet	880.67	E=877.84' 12" RCP				

SANITARY SEWER

No	Type	RIM ELEV	IE	IE	IE	IE	Notes
5	Manhole	881.10	N=871.68'	S=871.57'			
14	Manhole		Could not measure.				Could not remove lid.
15	Manhole	886.83	S=873.25'	N= could not measure, pipe plugged	NW= could not measure.		
32	Manhole	882.38	Center= 872.83'	S=872.53'	N=872.44'		
35	Manhole	879.30	N=871.46'	E=871.16' 8" VP	W=871.24' 8" VP		
37	Manhole	885.93	Center=876.44'	E= 876.4 8" Clay	W= 876.40 8" Clay		
39	Manhole	886.52	Center=877.32'	E= Could not measure.	W= Could not measure.		

MARK	REVISION	DATE	BY
2	UPDATE INVERT INFORMATION	08-20-21	EEL
1	COMMENTS	07-29-21	

Engineer: EEL | Checked By: CHKD | Scale: 1" = 40'
Technician:TECH | Date: 06-11-21 | T-R-S: T7N-R9W-S5

Project No:121.0555.30

Sheet 1 of 1

CITY OF MADISON, DANE COUNTY, WISCONSIN

ALTA / NSPS SURVEY

VILLAGE ON PARK

SNYDER & ASSOCIATES, INC.

5010 VOGES ROAD
MADISON, WISCONSIN 53718
608-838-0444 | www.snyder-associates.com

SNYDER & ASSOCIATES

Project No: 121.0555.30

Sheet 1 of 1

V:\Projects\2021\121.0555.30\CAD\121.0555.30_BNDY_ALTA.dwg ERIC LINDAAS, 2/23/24 EXHIBIT L, 2021/11/24, 3:28 PM, ANSI FULL BLEED D (34.00 X 22.00 INCHES)

ALL PROPOSED IMPROVEMENTS WITHIN THE PUBLIC RIGHT-OF-WAY OR CONNECTIONS TO CITY OWNED UTILITIES SHALL BE COMPLETED PER THE CITY ISSUED IMPROVEMENTS PLAN (CONTRACT NO. _____, PROJECT NO. _____). IMPROVEMENTS PROPOSED WITHIN THE RIGHT-OF-WAY ON THE VILLAGE ON PARK PARKING STRUCTURE/VILLAGE GREEN DRAWINGS ARE SHOWN FOR REFERENCE ONLY. CITY ISSUED PLANS GOVERN.

REMOVE DRIVEWAY APRON
REMOVE & RETAIN STOP SIGN FOR RELOCATION
REMOVE & RETAIN LIGHT POLE FOR RELOCATION, TYP.
PRESERVE & PROTECT EXISTING COMMUNICATION LINE
PRESERVE & PROTECT EXISTING SHED AND WALL
REMOVE EXISTING ASPHALT AND BASE
CONCRETE CURB AND GUTTER TO REMAIN
REMOVE CURB AND GUTTER, TYP.
SAWCUT, TYP.
REMOVE ASPHALT PARKING LOT
RELOCATE UNDERGROUND GAS LINE (BY MG&E)
REMOVE EXISTING CONCRETE SURROUNDING LIFT
REMOVE & RETAIN HYDRAULIC LIFT FOR REINSTALLATION
(6) REMOVE SIGN
REMOVE & DISCARD LIGHT POLE
REMOVE CURB & GUTTER, TYP.
PRESERVE & PROTECT EXISTING MG&E GAS & ELECTRIC LINE
REMOVE & RETAIN (4) PLANTER BOXES. PLANTERS TO BE SUPPLIED BACK TO CITY FOR FUTURE USE
REMOVE ASPHALT PARKING LOT
REMOVE (6) SIGNS
REMOVE & RETAIN (5) BIKE RACKS. BIKE RACKS TO BE SUPPLIED BACK TO CITY FOR FUTURE USE
REMOVE TREE, TYP.
REMOVE ELECTRIC WIRE
REMOVE STORM PIPE
REMOVE EXISTING ASPHALT AND BASE
REMOVE EXISTING CONCRETE SIDEWALK
REMOVE SIGN
REMOVE (2) BIKE RACKS
REMOVE TREE
REMOVE SIGN

VILLAGER SHOPPING CENTER

CONCRETE CURB AND GUTTER TO REMAIN
PRESERVE & PROTECT TREE, TYP.
REMOVE SIGN
REMOVE STORM LINE & INLET, TYP.
SAWCUT, TYP.
CONCRETE CURB AND GUTTER TO REMAIN
REMOVE EXISTING PAVEMENT MARKINGS, TYP.
CONCRETE CURB AND GUTTER TO REMAIN
REMOVE CURB & GUTTER, TYP.
REMOVE CONCRETE SURFACE, TYP.
SAWCUT, TYP.
REMOVE LANDSCAPE MATERIALS, TYP.
REMOVE STORM LINE & INLET, TYP.
REMOVE ELECTRIC WIRE, TYP.
SAWCUT, TYP.
REMOVE ASPHALT SURFACE, TYP.
REMOVE & RETAIN LIGHT POLE FOR RELOCATION
PRESERVE CURB & GUTTER
PRESERVE & PROTECT EXISTING AT&T COMMUNICATION LINES
PRESERVE & PROTECT EXISTING UNDERGROUND STORMWATER MANAGEMENT SYSTEM. NO MATERIAL STAGING OR HEAVY EQUIPMENT CROSSING PERMITTED
CONCRETE CURB AND GUTTER TO REMAIN
REMOVE ELECTRIC WIRE
PRESERVE STORM UTILITIES
REMOVE CONCRETE SIDEWALK
REMOVE ELECTRICAL WIRE
PRESERVE STORM UTILITIES
REMOVE STORM LINE & INLET, TYP.
REMOVE TREE, TYP.
REMOVE CONCRETE SIDEWALK
REMOVE CURB AND GUTTER, TYP.
REMOVE STORM LINE & INLET, TYP.
REMOVE STORM LINE & INLET, TYP.
REMOVE SIGN
PRESERVE & PROTECT TREE, TYP.
REMOVE ELECTRIC WIRE
REMOVE CURB AND GUTTER, TYP.
REMOVE CONCRETE SIDEWALK
PRESERVE CURB & GUTTER
REMOVE ASPHALT PARKING LOT
REMOVE ASPHALT PARKING LOT
REMOVE CURB AND GUTTER (TYP)
CONCRETE CURB AND GUTTER TO REMAIN
PRESERVE & PROTECT TREE, TYP.
REMOVE SHRUBS, TYP.

URBAN LEAGUE HUB

MADISON PUBLIC LIBRARY
URBAN LEAGUE
PLANNED PARENTHOOD

REMOVE EXISTING MONUMENT SIGN AND BASE
REMOVE SIGN
REMOVE DRIVEWAY APRON
REMOVE TREE, TYP.
REMOVE SHRUBS, TYP.
REMOVE CONCRETE
RELOCATE HYDRANT
REMOVE TREE

HUGHES PLACE

SOUTH PARK STREET (SB)

THE RIGHT OF WAY IS THE SOLE JURISDICTION OF THE CITY OF MADISON AND IS SUBJECT TO CHANGE AT ANY TIME PER THE RECOMMENDED PLAN BY TRAFFIC ENGINEERING AND CITY ENGINEERING DEPARTMENT.

ALL PROPOSED IMPROVEMENTS WITHIN THE PUBLIC RIGHT-OF-WAY OR CONNECTIONS TO CITY OWNED UTILITIES SHALL BE COMPLETED PER THE CITY ISSUED IMPROVEMENTS PLAN (CONTRACT NO. _____, PROJECT NO. _____). IMPROVEMENTS PROPOSED WITHIN THE RIGHT-OF-WAY ON THE VILLAGE ON PARK PARKING STRUCTURE/VILLAGE GREEN DRAWINGS ARE SHOWN FOR REFERENCE ONLY. CITY ISSUED PLANS GOVERN.

north

SCALE IN FEET
20' 0 20'

GRAEF
275 West Wisconsin Avenue,
Suite 300
Milwaukee, WI 53203
414 / 259 1500

www.graef-usa.com

JSD

CLIENT:
COMMUNITY DEVELOPMENT AUTHORITY OF CITY OF MADISON

CDA

Madison Municipal Building
215 Martin Luther King Jr Blvd
Suite 161
Madison, WI 53703

PROJECT TITLE:
CDA VILLAGER ON PARK - PARKING STRUCTURE

2300 SOUTH PARK STREET
MADISON, WI 53713

ISSUE:
09/26/2022 SCHEMATIC DESIGN
10/31/2022 UDC SUBMITTAL

PROJECT INFORMATION:
PROJECT NUMBER: 20225013.00
DATE: 10/31/2022
DRAWN BY: MWS
CHECKED BY: KJY
APPROVED BY:
AS NOTED

SHEET TITLE:
DEMO PLAN

SHEET NUMBER:
C200

SITE INFORMATION BLOCK	
SITE ADDRESS	2300 S PARK ST, MADISON, WI 53713
PROPERTY ACREAGE	307,341 SF
	7.06 ACRES
NUMBER OF BUILDING STORIES	5
EXISTING BUILDING SQUARE FOOTAGE	64,742
PROPOSED ADDITION SQUARE FOOTAGE	20,725
TOTAL BUILDING SQUARE FOOTAGE	85,467
NUMBER OF PARKING STALLS	
SURFACE	
LARGE	318
ACCESSIBLE	16
TOTAL SURFACE	334
NUMBER OF BICYCLE STALLS:	30

PROPOSED PARKING STRUCTURE

VILLAGER SHOPPING CENTER

URBAN LEAGUE HUB

MADISON PUBLIC LIBRARY
URBAN LEAGUE
PLANNED PARENTHOOD

10.0' MG&E EASEMENT

5.0' BUILDING SETBACK

10.0' MG&E EASEMENT

39.7' UTILITY EASEMENT

12' STORMWATER EASEMENT

7.0' AT&T EASEMENT

35.9' STORMWATER EASEMENT

LOADING ZONE

HUGHES PLACE

SOUTH PARK STREET (SB)

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north

SCALE IN FEET
20' 0 20'

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275 West Wisconsin Avenue,
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JSD

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Madison Municipal Building
215 Martin Luther King Jr Blvd
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Madison, WI 53703

PROJECT TITLE:
CDA VILLAGER ON PARK - PARKING STRUCTURE

2300 SOUTH PARK STREET
MADISON, WI 53713

ISSUE:
09/26/2022 SCHEMATIC DESIGN
10/31/2022 UDC SUBMITTAL

PROJECT INFORMATION:

PROJECT NUMBER:	20225013.00
DATE:	10/31/2022
DRAWN BY:	MWS
CHECKED BY:	KJY
APPROVED BY:	
	AS NOTED

SHEET TITLE:
SITE PLAN - OVERALL

SHEET NUMBER:
C300

VILLAGER SHOPPING CENTER

PROPOSED PARKING STRUCTURE

URBAN LEAGUE HUB

HUGHES PLACE

MATCHLINE

RELOCATED HYDRAULIC LIFT

CONCRETE SIDEWALK, TYP.

12.4'

24.0'

EXISTING SHED

18" STANDARD CURB AND GUTTER, TYP

HEAVY DUTY CONCRETE PAVEMENT, TYP

TRASH ENCLOSURE (REFER TO ARCHITECTURE)

ASPHALT PAVEMENT, TYP

TRANSFORMER PAD (BY MG&E)

58.2'

10'x10' VISION TRIANGLE (PROPOSED IMPROVEMENTS SHALL NOT EXCEED 30" ABOVE EXISTING GRADE)

10.0'

CONCRETE SIDEWALK, TYP.

COMMERCIAL ENTRANCE

24.0'

5.0'

24.0'

5.0'

2' BICYCLE STALL OVERHANG

(10) B-CYCLE PARKING STALL

ADA ACCESSIBLE RAMP WITH DETECTABLE WARNING FIELD

PLANTER WALL (REFER TO GRADING PLAN)

18" STANDARD CURB AND GUTTER, TYP

CONCRETE SIDEWALK, TYP.

ADA ACCESSIBLE RAMP WITH DETECTABLE WARNING FIELD

26.0'

EXISTING TRANSFORMER

CROSS WALK 2' X 6' BARS, 4' C-C

44.0'

ASPHALT PAVEMENT, TYP

ADA ACCESSIBLE RAMP WITH DETECTABLE WARNING FIELD

CONCRETE STAIR AND RAIL

18" STANDARD CURB AND GUTTER, TYP

4.6'

7.0'

CONCRETE SIDEWALK, TYP.

15.4'

TYPE R-1 STOP SIGN

north

SCALE IN FEET

10' 0 10'

GRAEF

275 West Wisconsin Avenue,
Suite 300
Milwaukee, WI 53203
414 / 259 1500

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JSD

CLIENT:

COMMUNITY DEVELOPMENT AUTHORITY OF CITY OF MADISON

CDA

Madison Municipal Building
215 Martin Luther King Jr Blvd
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Madison, WI 53703

PROJECT TITLE:

CDA VILLAGER ON PARK - PARKING STRUCTURE

2300 SOUTH PARK STREET
MADISON, WI 53713

ISSUE:

09/26/2022 SCHEMATIC DESIGN
10/31/2022 UDC SUBMITTAL

PROJECT INFORMATION:

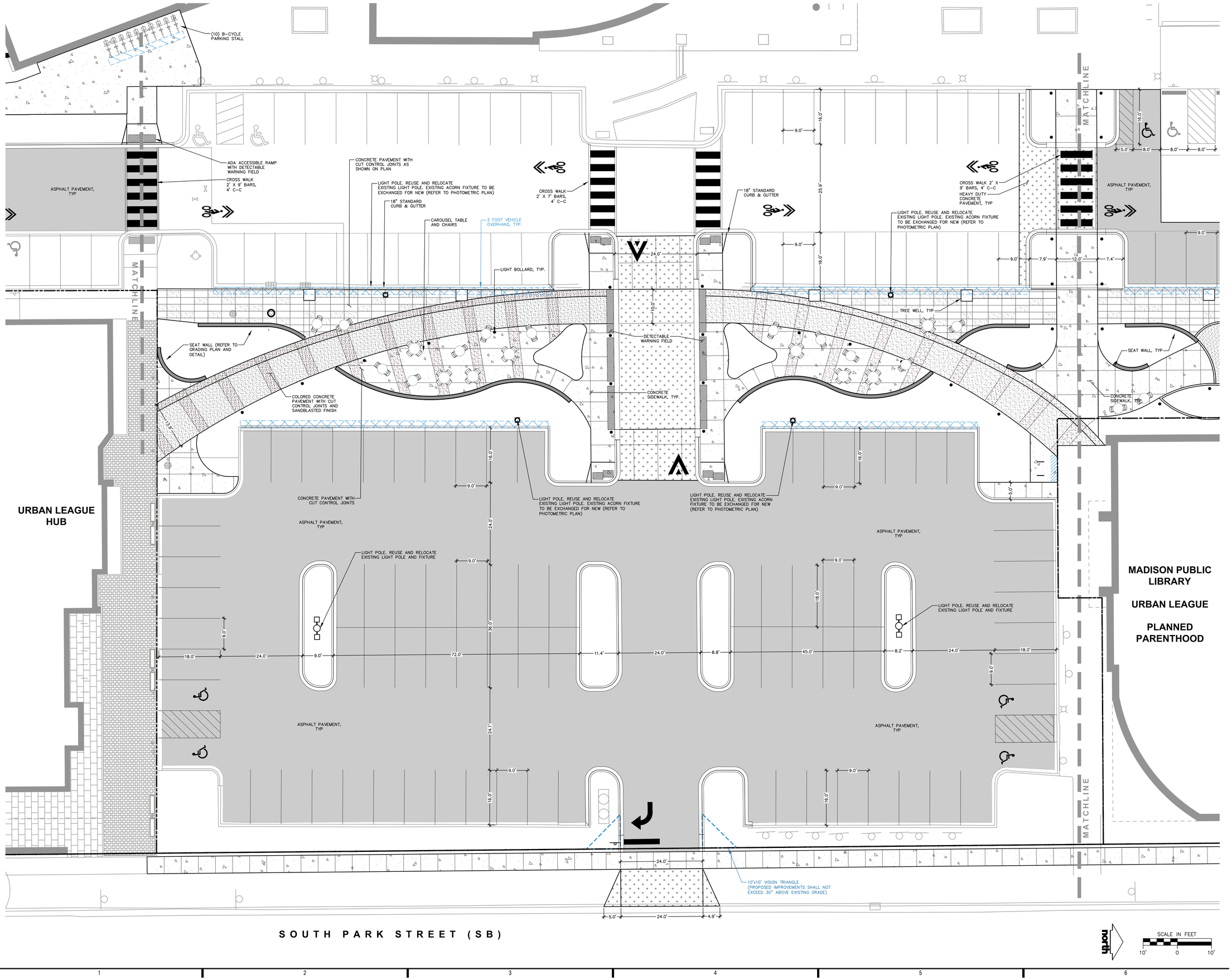
PROJECT NUMBER:	20225013.00
DATE:	10/31/2022
DRAWN BY:	MWS
CHECKED BY:	KJY
APPROVED BY:	
	AS NOTED

SHEET TITLE:

SITE PLAN - PARKING STRUCTURE

SHEET NUMBER:

C301



GRAEF
275 West Wisconsin Avenue,
Suite 300
Milwaukee, WI 53203
414 / 259 1500

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JSD

CLIENT:
COMMUNITY DEVELOPMENT AUTHORITY OF CITY OF MADISON

CDA

Madison Municipal Building
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PROJECT TITLE:
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2300 SOUTH PARK STREET
MADISON, WI 53713

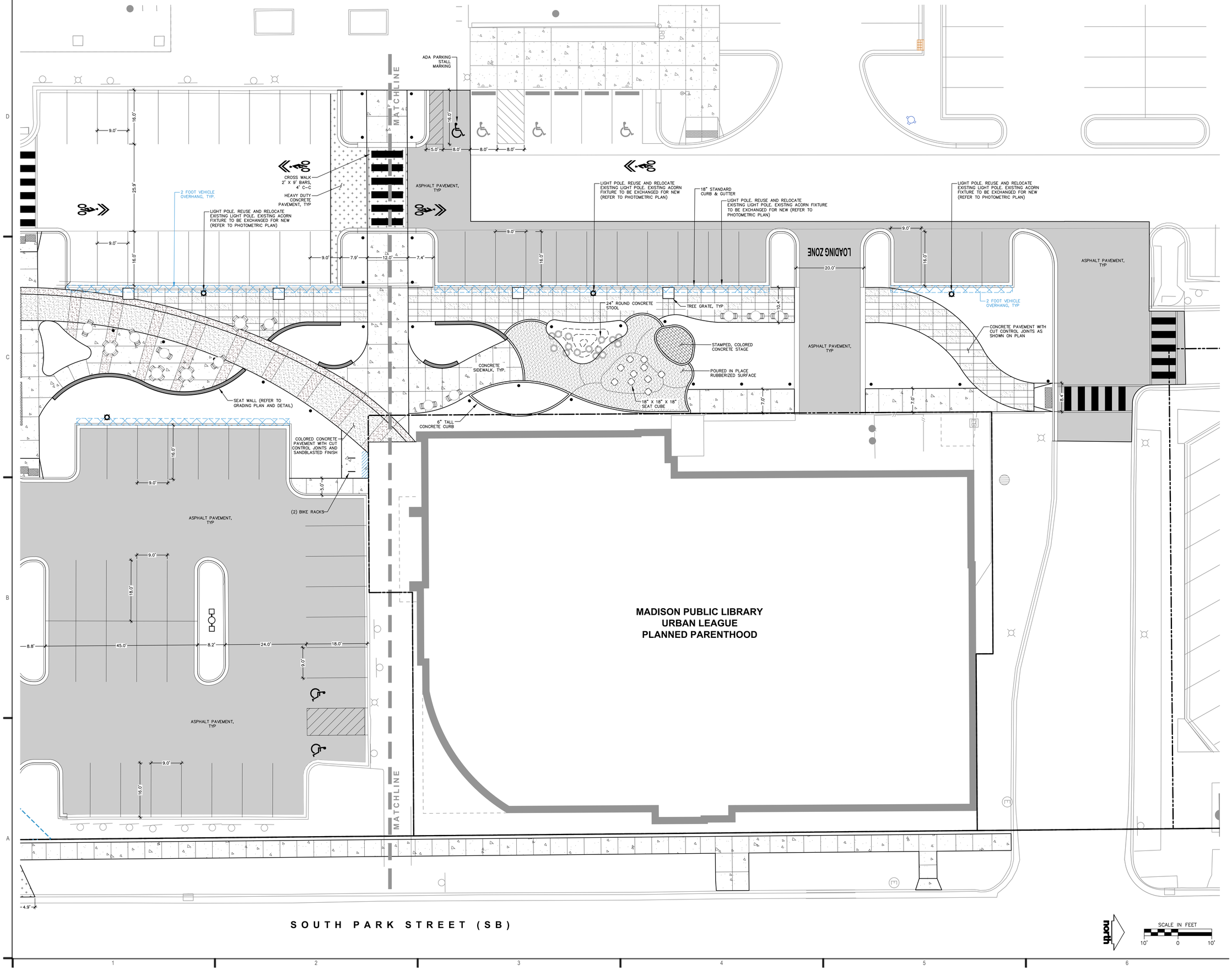
ISSUE:
09/26/2022 SCHEMATIC DESIGN
10/31/2022 UDC SUBMITTAL

PROJECT INFORMATION:

PROJECT NUMBER:	20225013.00
DATE:	10/31/2022
DRAWN BY:	MWS
CHECKED BY:	KJY
APPROVED BY:	
	AS NOTED

SHEET TITLE:
SITE PLAN - VILLAGE GREEN SOUTH

SHEET NUMBER:
C302



GRAEF
275 West Wisconsin Avenue,
Suite 300
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414 / 259 1500

www.graef-usa.com

JSD

CLIENT:
COMMUNITY DEVELOPMENT AUTHORITY OF CITY OF MADISON

CDA

Madison Municipal Building
215 Martin Luther King Jr Blvd
Suite 161
Madison, WI 53703

PROJECT TITLE:
CDA VILLAGER ON PARK - PARKING STRUCTURE

2300 SOUTH PARK STREET
MADISON, WI 53713

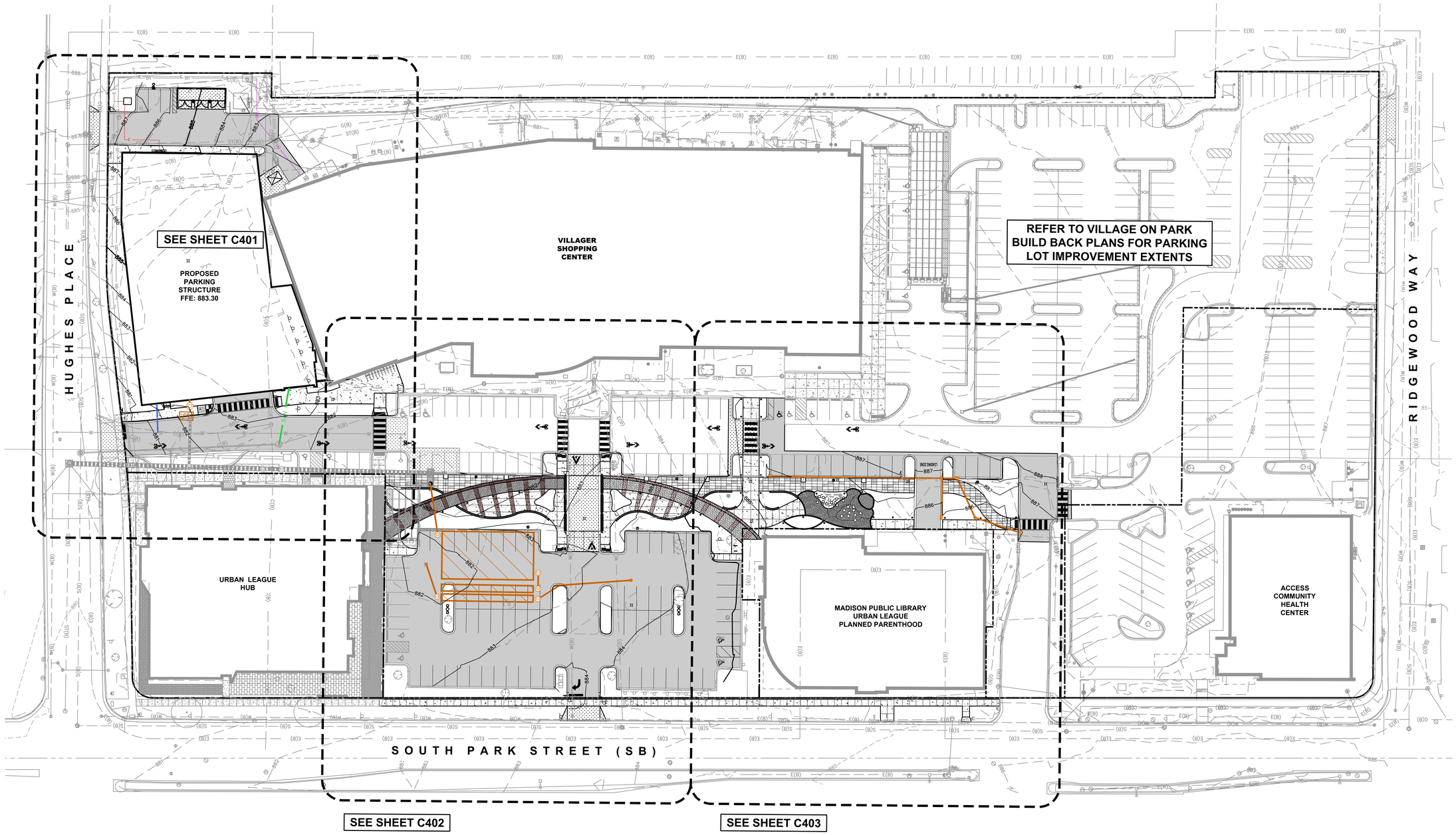
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SHEET TITLE:
SITE PLAN - VILLAGE GREEN NORTH

SHEET NUMBER:
C303



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PROJECT TITLE:
CDA VILLAGER ON PARK - PARKING STRUCTURE

2300 SOUTH PARK STREET
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CHECKED BY:	MAH
APPROVED BY:	
	AS NOTED

SHEET TITLE:
GRADING PLAN - OVERALL

SHEET NUMBER:
C400

North

SCALE IN FEET
30' 0 30'

VILLAGER
SHOPPING
CENTER

PROPOSED
PARKING
STRUCTURE
FFE: 883.30

URBAN
LEAGUE
HUB

HUGHES PLACE

north

SCALE IN FEET
10' 0 10'

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Madison, WI 53703

PROJECT TITLE:
CDA VILLAGER ON PARK -
PARKING STRUCTURE

2300 SOUTH PARK STREET
MADISON, WI 53713

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	AS NOTED

SHEET TITLE:
GRADING PLAN -
PARKING STRUCTURE

SHEET NUMBER:
C401

VILLAGER SHOPPING CENTER

URBAN LEAGUE HUB

SOUTH PARK STREET (SB)

north

SCALE IN FEET
10' 0 10'

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JSD

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PROJECT TITLE:
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2300 SOUTH PARK STREET
MADISON, WI 53713

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SHEET TITLE:
GRADING PLAN - VILLAGE GREEN SOUTH

SHEET NUMBER:
C402

MADISON PUBLIC LIBRARY
URBAN LEAGUE
PLANNED PARENTHOOD

VILLAGER
SHOPPING
CENTER

LOADING ZONE

SOUTH PARK STREET (SB)

north

SCALE IN FEET
10' 0 10'

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PROJECT TITLE:
CDA VILLAGER ON PARK -
PARKING STRUCTURE

2300 SOUTH PARK STREET
MADISON, WI 53713

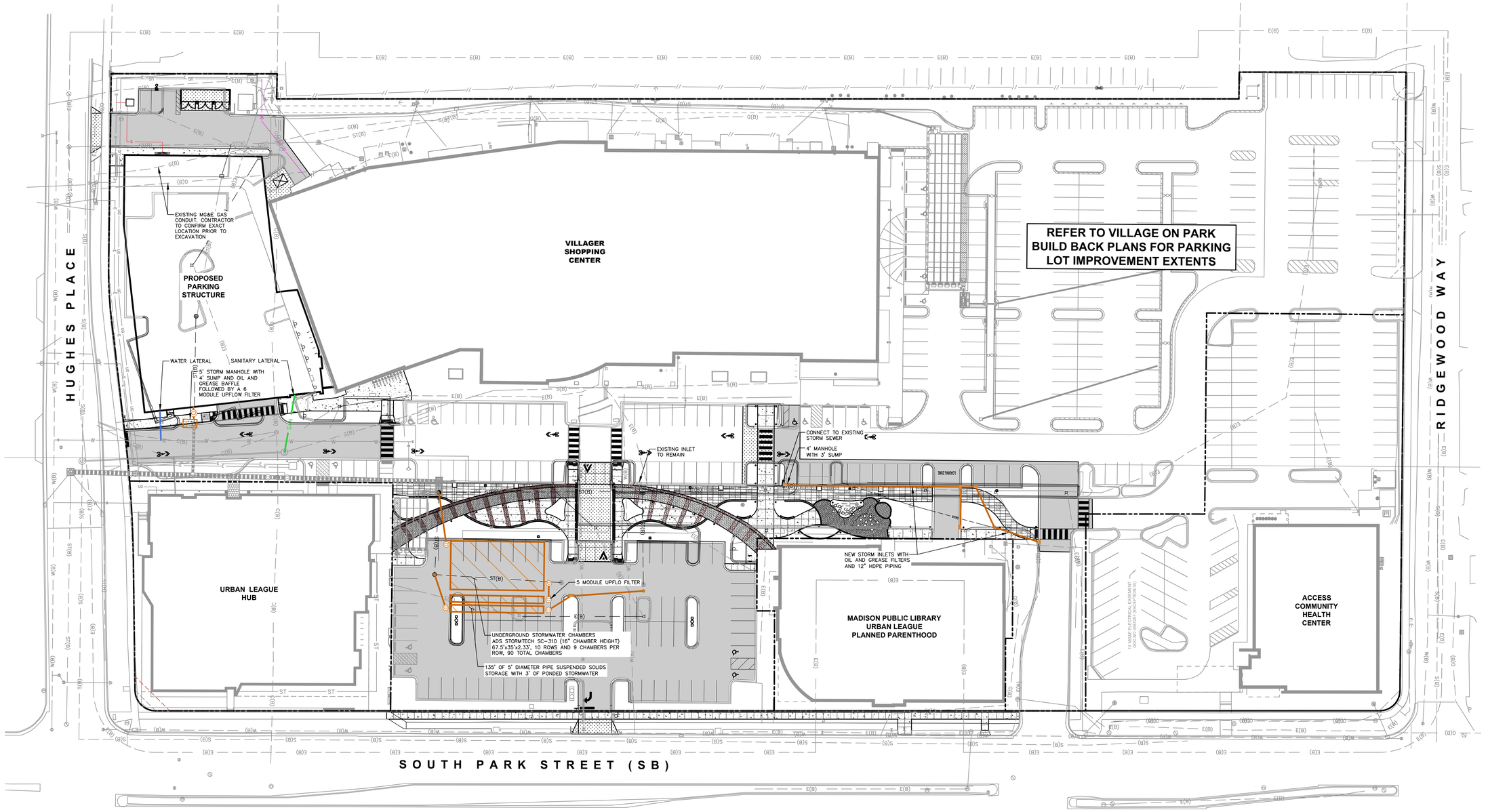
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	AS NOTED

SHEET TITLE:
GRADING PLAN -
VILLAGE GREEN NORTH

SHEET NUMBER:
C403



north

SCALE IN FEET
30' 0 30'

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PROJECT TITLE:
CDA VILLAGER ON PARK - PARKING STRUCTURE

2300 SOUTH PARK STREET
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DATE:	10/31/2022
DRAWN BY:	MSS
CHECKED BY:	ACG
APPROVED BY:	
	AS NOTED

SHEET TITLE:
UTILITY PLAN

SHEET NUMBER:
C500

LANDSCAPE EXTENTS
(LANDSCAPE POINTS CALCULATED UTILIZING IMPERVIOUS AREA THROUGHOUT LANDSCAPE EXTENTS BOUNDARY)

PROPOSED PARKING STRUCTURE

SEE SHEET L1.1

VILLAGER SHOPPING CENTER

SEE SHEET L1.2

SEE SHEET L1.3

URBAN LEAGUE HUB

MADISON PUBLIC LIBRARY

HUGHES PLACE

SOUTH PARK STREET (SB)

EXISTING STREET TREES

FUTURE STREET TREES

THE RIGHT OF WAY IS THE SOLE JURISDICTION OF THE CITY OF MADISON AND IS SUBJECT TO CHANGE AT ANY TIME PER THE RECOMMENDED PLAN BY TRAFFIC ENGINEERING AND CITY ENGINEERING DEPARTMENT

PLANT SCHEDULE

ORNAMENTAL TREES	CODE	BOTANICAL / COMMON NAME
	CCJN	Carpinus caroliniana 'J.N. Strain' J.N. Strain American Hornbeam
	CECA	Cercis canadensis 'Columbus' Columbus Strain Eastern Redbud
	MAAM	Maackia amurensis Amur Maackia
OVERSTORY DECIDUOUS TREES	**CODE**	**BOTANICAL / COMMON NAME**
	ACMM	Acer miyabei 'Morton' State Street™ Miyabe Maple
	COPP	Celtis occidentalis 'Prairie Pride' Prairie Pride Hackberry
	GIBI	Ginkgo biloba 'Autumn Gold' TM Autumn Gold Maidenhair Tree
	GBPS	Ginkgo biloba 'Princeton Sentry' Princeton Sentry Maidenhair Tree
	GLTR	Gleditsia triacanthos inermis 'Shademaster' TM Shademaster Locust
	GYDE	Gymnocladus dioica 'Espresso' Kentucky Coffeetree
	PAMC	Platanus x acerifolia 'Morton Circle' Exclamation!™ London Plane Tree
UPRIGHT EVERGREEN SHRUB	**CODE**	**BOTANICAL / COMMON NAME**
	THTE	Thuja occidentalis 'Techny' Techny Arborvitae
DECIDUOUS SHRUBS	**CODE**	**BOTANICAL / COMMON NAME**
	ARME	Aronia melanocarpa 'Morton' TM Iroquis Beauty Black Chokeberry
	CLAH	Clethra alnifolia 'Hummingbird' Hummingbird Summersweet
	COSE	Cornus sericea 'Farrow' Arctic Fire® Red Twig Dogwood
	FOVB	Forsythia viridissima 'Bronxensis' Bronx Forsythia
	HPDP	Hydrangea paniculata 'Dvp Pinky' TM Pinky Winky Panicle Hydrangea
	HPLQ	Hydrangea paniculata 'Little Quick Fire' Little Quick Fire Hydrangea
	PHAJ	Physocarpus opulifolius 'Amber Jubilee' Ninebark
	SYPA	Syringa x 'SMNJRP' TM Bloomerang Dwarf Pink Lilac
	VDLJ	Viburnum dentatum 'ICMeseventeen' Little Joe™ Arrowwood Viburnum
EVERGREEN SHRUBS	**CODE**	**BOTANICAL / COMMON NAME**
	BUGV	Buxus x 'Green Velvet' Green Velvet Boxwood
	JCPK	Juniperus chinensis 'Pfitzerana Kallaya Compacta' Kally Pfitzer Compact Juniper
	JUCH	Juniperus chinensis 'Sea Green' Sea Green Juniper
	JUMA	Juniperus sabina 'Mini-Arcadia' Mini Arcadia Juniper
PERENNIALS & GRASSES	**CODE**	**BOTANICAL / COMMON NAME**
	ALSU	Allium x 'Summer Beauty' Summer Beauty Allium
	AQCA	Aquilegia canadensis Eastern Columbine
	ASAZ	Aster azureus Sky Blue Aster
	CAAC	Calamagrostis x acutiflora 'Karl Foerster' Karl Foerster Feather Reed Grass
	CANE	Calamintha nepeta 'Montrose White' Montrose White Catmint
	ECPU	Echinacea purpurea 'PAS782917' PowWow® Wild Berry Coneflower
	LISK	Liatris spicata 'Kobold' Kobold Spike Gayfeather
	MNFI	Monarda fistulosa Bergamot
	PAVI	Panicum virgatum 'Shenandoah' Shenandoah Switch Grass
	PVNW	Panicum virgatum 'Northwind' Northwind Switch Grass
	PNDT	Penstemon x 'Dark Towers' Dark Towers Beardtongue
	RUFU	Rudbeckia fulgida sullivantii 'Goldsturm' Goldsturm Coneflower +
	SCSC	Schizachyrium scoparium 'Prairie Blues' Prairie Blues Little Bluestem +
	SPHE	Sporobolus heterolepis 'Tara' Prairie Dropseed

CONTRACTOR NOTES

1. ALL LANDSCAPE AREAS TO RECEIVE SHREDDED HARDWOOD BARK MULCH UNLESS OTHERWISE SPECIFIED.
2. REFERENCE SHEET C1.0 FOR LEGEND.

north

SCALE IN FEET
20' 0 20'

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JSD

CLIENT:
COMMUNITY DEVELOPMENT AUTHORITY OF CITY OF MADISON

CDA

Madison Municipal Building
215 Martin Luther King Jr Blvd
Suite 161
Madison, WI 53703

PROJECT TITLE:
CDA VILLAGER ON PARK - PARKING STRUCTURE

2300 SOUTH PARK STREET
MADISON, WI 53713

ISSUE:
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10/31/2022 UDC SUBMITTAL

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CHECKED BY: KJY
APPROVED BY:
AS NOTED

SHEET TITLE:
LANDSCAPE PLAN - OVERALL

SHEET NUMBER:
L100

PLANT SCHEDULE PARKING STRUCTURE

UPRIGHT EVERGREEN SHRUB	CODE	BOTANICAL / COMMON NAME
	THTE	*Thuja occidentalis 'Techny'* *Techny Arborvitae*
DECIDUOUS SHRUBS	**CODE**	**BOTANICAL / COMMON NAME**
	ARME	*Aronia melanocarpa 'Morton' TM* *Iroquis Beauty Black Chokeberry*
	CLAH	*Clethra alnifolia 'Hummingbird'* *Hummingbird Summersweet*
	COSE	*Cornus sericea 'Farrow'* *Arctic Fire® Red Twig Dogwood*
	HPDP	*Hydrangea paniculata 'Dvp Pinky' TM* *Pinky Winky Panicle Hydrangea*
	PHAJ	*Physocarpus opulifolius 'Amber Jubilee'* *Ninebark*
	SYPA	*Syringa x 'SMNJRPI' TM* *Bloomerang Dwarf Pink Lilac*
	VDLJ	*Viburnum dentatum 'KLMseventeen'* *Little Joe™ Arrowwood Viburnum*
EVERGREEN SHRUBS	**CODE**	**BOTANICAL / COMMON NAME**
	JCPK	*Juniperus chinensis 'Pfitzerana Kallays Compacta'* *Kally Pfitzer Compact Juniper*
	JUCH	*Juniperus chinensis 'Sea Green'* *Sea Green Juniper*
	JUMA	*Juniperus sabina 'Mini-Arcadia'* *Mini Arcadia Juniper*
PERENNIALS & GRASSES	**CODE**	**BOTANICAL / COMMON NAME**
	ALSU	*Allium x 'Summer Beauty'* *Summer Beauty Allium*
	CAAC	*Calamagrostis x acutiflora 'Karl Foerster'* *Karl Foerster Feather Reed Grass*
	CANE	*Calamintha nepeta 'Montrose White'* *Montrose White Catmint*
	ECPU	*Echinacea purpurea 'PAS782917'* *PowWow® Wild Berry Coneflower*
	PAVI	*Panicum virgatum 'Shenandoah'* *Shenandoah Switch Grass*
	PVNW	*Panicum virgatum 'Northwind'* *Northwind Switch Grass*
	SPHE	*Sporobolus heterolepis 'Tara'* *Prairie Dropseed*

MATCHLINE

VILLAGER SHOPPING CENTER

PROPOSED PARKING STRUCTURE

URBAN LEAGUE HUB

HUGHES PLACE

(3) CAAC
(2) ARME

(8) CAAC
(8) ARME
(7) CAAC

(5) JUMA
(17) CANE
(6) JUMA

(6) ALSU
(4) CAAC

(15) PAVI
(12) SPHE
(1) JCPK

(3) JCPK
(18) PHAJ

(2) VDLJ
(5) PVNW
(2) VDLJ
(3) JCPK
(14) PAVI
(14) SPHE

(1) JUCH
(1) THTE
(3) HPDP

(1) THTE
(4) JUCH

(1) THTE
(3) HPDP
(3) JUCH
(9) PAVI

SIGNAGE

(7) ARME
(3) HPDP
(1) THTE

(23) PAVI
(4) JUCH
(8) PAVI

(4) PAVI
(5) SYPA
(4) PAVI

(15) ALSU

(12) SPHE
(4) COSE
(1) JCPK

(1) JCPK
(4) CANE
(4) ARME

(5) CANE
(6) ECPU
(8) PAVI
(1) JCPK

(7) ARME
(9) SPHE
(1) JCPK
(7) ALSU

(11) SPHE
(1) JCPK

(1) JCPK
(9) ECPU
(5) CANE
(1) JCPK

(1) JCPK
(6) CANE
(10) ECPU

(1) JCPK
(13) ALSU
(7) SYPA
(11) COSE

(6) PAVI
(8) ALSU
(8) ECPU
(4) ARME

(4) CANE
(1) JCPK
(3) CANE

FUTURE STREET TREES

EXISTING STREET TREES

CONTRACTOR NOTES

1. ALL LANDSCAPE AREAS TO RECEIVE SHREDDED HARDWOOD BARK MULCH UNLESS OTHERWISE SPECIFIED.

north

SCALE IN FEET
10' 0 10'

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CDA VILLAGER ON PARK - PARKING STRUCTURE

2300 SOUTH PARK STREET
MADISON, WI 53713

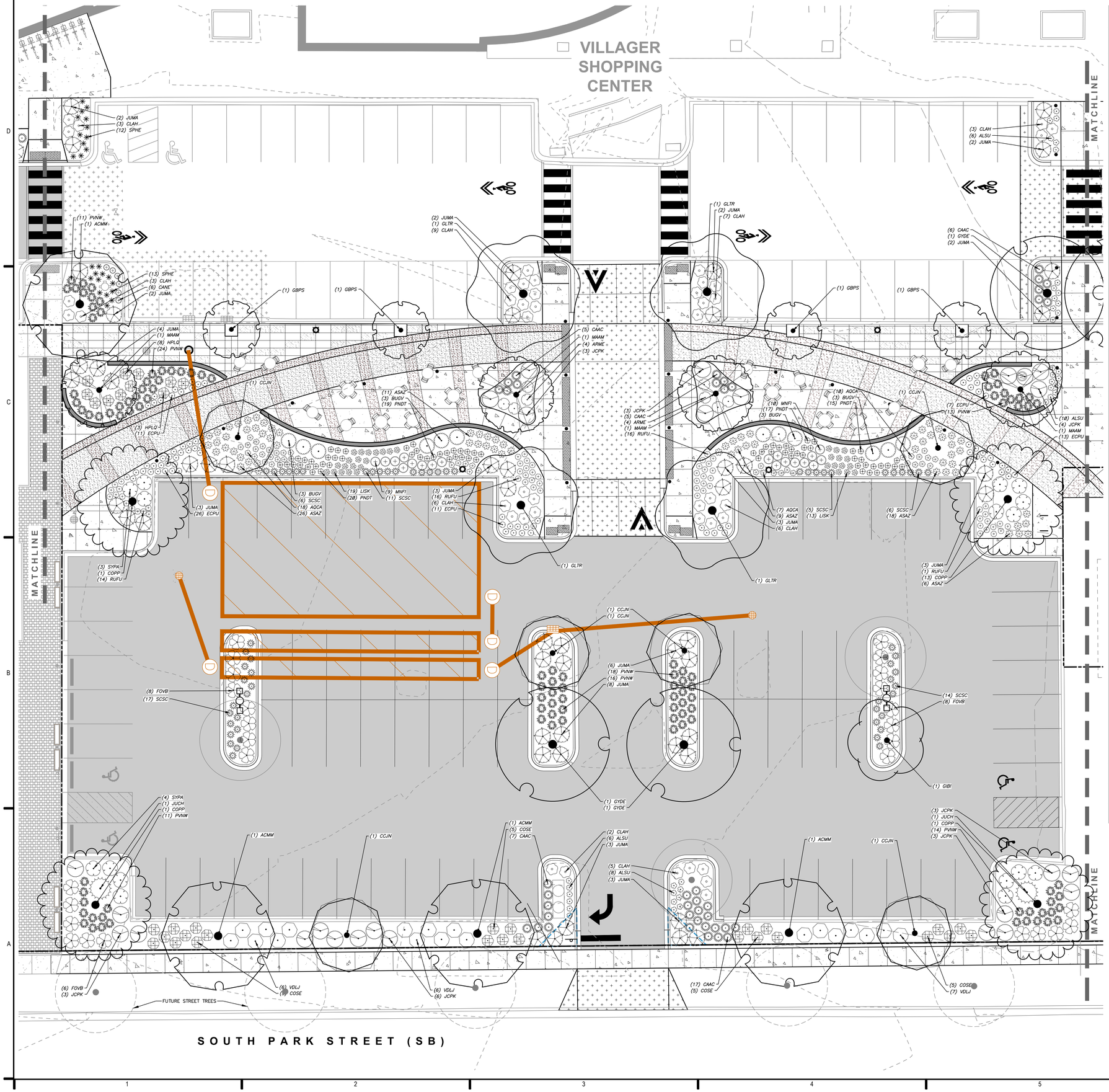
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SHEET TITLE:
LANDSCAPE PLAN - PARKING STRUCTURE

SHEET NUMBER:
L101



PLANT SCHEDULE VILLAGE GREEN

ORNAMENTAL TREES	CODE	BOTANICAL / COMMON NAME
	CCJN	*Carpinus caroliniana 'J.N. Strain' J.N. Strain American Hornbeam*
	CECA	*Cercis canadensis 'Columbus' Columbus Strain Eastern Redbud*
	MAAM	*Maackia amurensis Amur Maackia*
OVERSTORY DECIDUOUS TREES	**CODE**	**BOTANICAL / COMMON NAME**
	ACMM	*Acer miyabei 'Morton' State Street™ Miyabe Maple*
	COPP	*Celtis occidentalis 'Prairie Pride' Prairie Pride Hackberry*
	GIBI	*Ginkgo biloba 'Autumn Gold' TM Autumn Gold Maidenhair Tree*
	GBPS	*Ginkgo biloba 'Princeton Sentry' Princeton Sentry Maidenhair Tree*
	GLTR	*Gleditsia triacanthos inermis 'Shademaster' TM Shademaster Locust*
	GYDE	*Gymnocladus dioica 'Espresso' Kentucky Coffeetree*
	PAMC	*Platanus x acerifolia 'Morton Circle' Exclamation!™ London Plane Tree*
DECIDUOUS SHRUBS	**CODE**	**BOTANICAL / COMMON NAME**
	ARME	*Aronia melanocarpa 'Morton' TM Iroquis Beauty Black Chokeberry*
	CLAH	*Clethra alnifolia 'Hummingbird' Hummingbird Summersweet*
	COSE	*Cornus sericea 'Farrow' Arctic Fire® Red Twig Dogwood*
	FOVB	*Forsythia viridissima 'Bronxensis' Bronx Forsythia*
	HPLQ	*Hydrangea paniculata 'Little Quick Fire' Little Quick Fire Hydrangea*
	SYPA	*Syringa x 'SMNJRPI' TM Bloomerang Dwarf Pink Lilac*
	VDLJ	*Viburnum dentatum 'KLMseventeen' Little Joe™ Arrowwood Viburnum*
EVERGREEN SHRUBS	**CODE**	**BOTANICAL / COMMON NAME**
	BUGV	*Buxus x 'Green Velvet' Green Velvet Boxwood*
	JCPK	*Juniperus chinensis 'Pfitzerana Kallays Compacta' Kally Pfitzer Compact Juniper*
	JUCH	*Juniperus chinensis 'Sea Green' Sea Green Juniper*
	JUMA	*Juniperus sabina 'Mini-Arcadia' Mini Arcadia Juniper*
PERENNIALS & GRASSES	**CODE**	**BOTANICAL / COMMON NAME**
	ALSU	*Allium x 'Summer Beauty' Summer Beauty Allium*
	AQCA	*Aquilegia canadensis Eastern Columbine*
	ASAZ	*Aster azureus Sky Blue Aster*
	CAAC	*Calamagrostis x acutiflora 'Karl Foerster' Karl Foerster Feather Reed Grass*
	CANE	*Calamintha nepeta 'Montrose White' Montrose White Catmint*
	ECPU	*Echinacea purpurea 'PAS782917' PowWow® Wild Berry Coneflower*
	LISK	*Liatris spicata 'Kobold' Kobold Spike Gayfeather*
	MNFI	*Monarda fistulosa Bergamot*
	PAVI	*Panicum virgatum 'Shenandoah' Shenandoah Switch Grass*
	PVNW	*Panicum virgatum 'Northwind' Northwind Switch Grass*
	PNDT	*Penstemon x 'Dark Towers' Dark Towers Beardtongue*
	RUFU	*Rudbeckia fulgida sullivantii 'Goldsturm' Goldsturm Coneflower* ★
	SCSC	*Schizachyrium scoparium 'Prairie Blues' Prairie Blues Little Bluestem* ★
	SPHE	*Sporobolus heterolepis 'Tara' Prairie Dropseed*

CONTRACTOR NOTES

1. ALL LANDSCAPE AREAS TO RECEIVE SHREDDED HARDWOOD BARK MULCH UNLESS OTHERWISE SPECIFIED.

north

SCALE IN FEET
10' 0 10'

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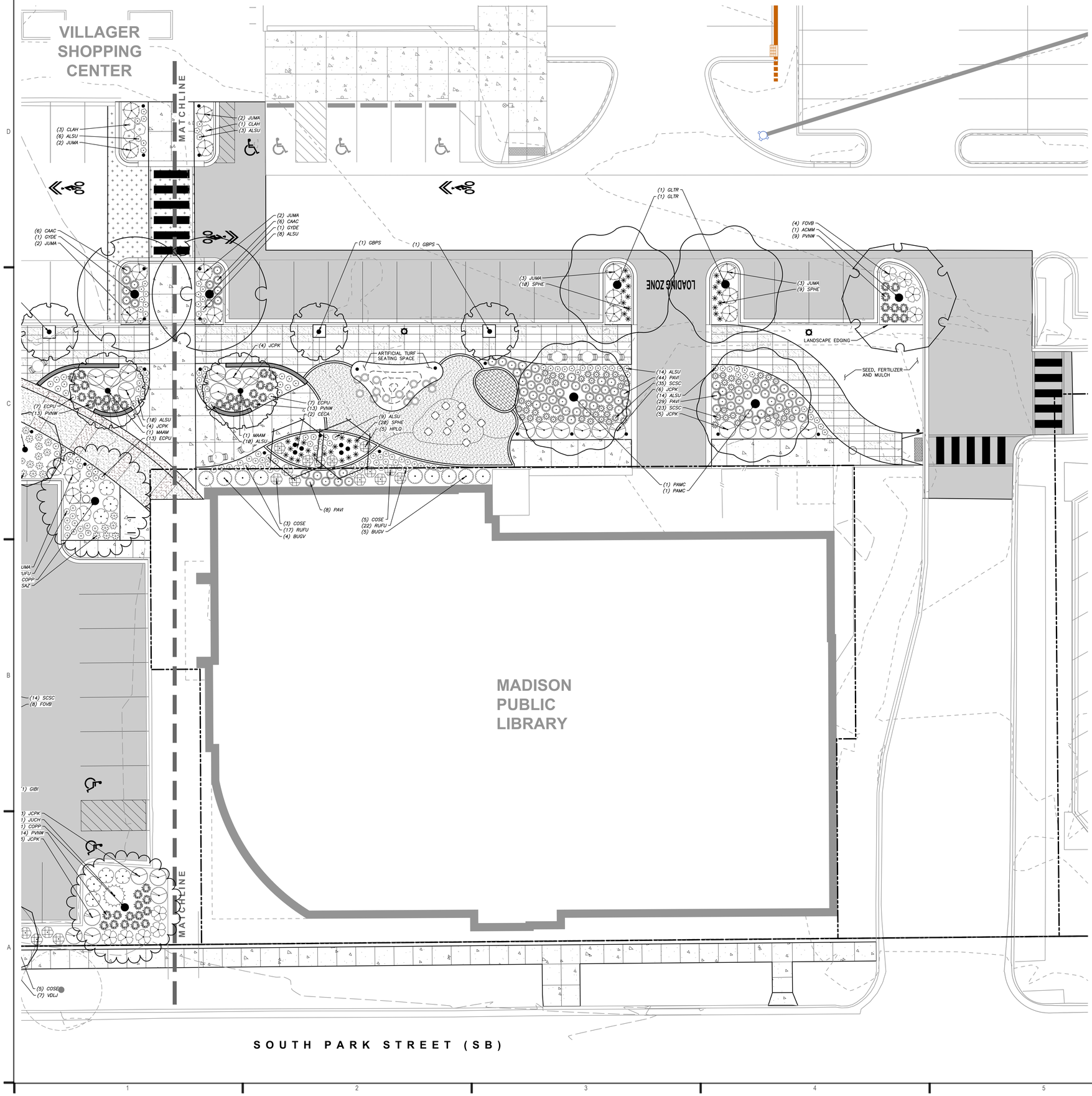
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APPROVED BY:
AS NOTED

SHEET TITLE:
LANDSCAPE PLAN - VILLAGE GREEN SOUTH

SHEET NUMBER:
L102



PLANT SCHEDULE VILLAGE GREEN

ORNAMENTAL TREES	CODE	BOTANICAL / COMMON NAME
	CCJN	*Carpinus caroliniana 'J.N. Strain'* *J.N. Strain American Hornbeam*
	CECA	*Cercis canadensis 'Columbus'* *Columbus Strain Eastern Redbud*
	MAAM	*Maackia amurensis* *Amur Maackia*
OVERSTORY DECIDUOUS TREES	**CODE**	**BOTANICAL / COMMON NAME**
	ACMM	*Acer miyabei 'Morton'* *State Street™ Miyabe Maple*
	COPP	*Celtis occidentalis 'Prairie Pride'* *Prairie Pride Hackberry*
	GIBI	*Ginkgo biloba 'Autumn Gold' TM* *Autumn Gold Maidenhair Tree*
	GBPS	*Ginkgo biloba 'Princeton Sentry'* *Princeton Sentry Maidenhair Tree*
	GLTR	*Gleditsia triacanthos inermis 'Shademaster' TM* *Shademaster Locust*
	GYDE	*Gymnocladus dioica 'Espresso'* *Kentucky Coffeetree*
	PAMC	*Platanus x acerifolia 'Morton Circle'* *Exclamation!™ London Plane Tree*
DECIDUOUS SHRUBS	**CODE**	**BOTANICAL / COMMON NAME**
	ARME	*Aronia melanocarpa 'Morton' TM* *Iroquois Beauty Black Chokeberry*
	CLAH	*Clethra alnifolia 'Hummingbird'* *Hummingbird Summersweet*
	COSE	*Cornus sericea 'Farrow'* *Arctic Fire® Red Twig Dogwood*
	FOVB	*Forsythia viridissima 'Bronxensis'* *Bronx Forsythia*
	HPLQ	*Hydrangea paniculata 'Little Quick Fire'* *Little Quick Fire Hydrangea*
	SYPA	*Syringa x 'SMNJRPI' TM* *Bloomerang Dwarf Pink Lilac*
	VDLJ	*Viburnum dentatum 'KLMseventeen'* *Little Joe™ Arrowwood Viburnum*
EVERGREEN SHRUBS	**CODE**	**BOTANICAL / COMMON NAME**
	BUGV	*Buxus x 'Green Velvet'* *Green Velvet Boxwood*
	JCPK	*Juniperus chinensis 'Pfitzerana Kallays Compacta'* *Kally Pfitzer Compact Juniper*
	JUCH	*Juniperus chinensis 'Sea Green'* *Sea Green Juniper*
	JUMA	*Juniperus sabina 'Mini—Arcadia'* *Mini Arcadia Juniper*
PERENNIALS & GRASSES	**CODE**	**BOTANICAL / COMMON NAME**
	ALSU	*Allium x 'Summer Beauty'* *Summer Beauty Allium*
	AQCA	*Aquilegia canadensis* *Eastern Columbine*
	ASAZ	*Aster azureus* *Sky Blue Aster*
	CAAC	*Calamagrostis x acutiflora 'Karl Foerster'* *Karl Foerster Feather Reed Grass*
	CANE	*Calamintha nepeta 'Montrose White'* *Montrose White Catmint*
	ECPU	*Echinacea purpurea 'PAS782917'* *PowWow® Wild Berry Coneflower*
	LISK	*Liatris spicata 'Kobold'* *Kobold Spike Gayfeather*
	MNFI	*Monarda fistulosa* *Bergamot*
	PAVI	*Panicum virgatum 'Shenandoah'* *Shenandoah Switch Grass*
	PVNW	*Panicum virgatum 'Northwind'* *Northwind Switch Grass*
	PNDT	*Penstemon x 'Dark Towers'* *Dark Towers Beardtongue*
	RUFU	*Rudbeckia fulgida sullivantii 'Goldsturm'* *Goldsturm Coneflower* *
	SCSC	*Schizachyrium scoparium 'Prairie Blues'* *Prairie Blues Little Bluestem* *
	SPHE	*Sporobolus heterolepis 'Tara'* *Prairie Dropseed*

CONTRACTOR NOTES

1. ALL LANDSCAPE AREAS TO RECEIVE SHREDDED HARDWOOD BARK MULCH UNLESS OTHERWISE SPECIFIED.

north

SCALE IN FEET
10' 0 10'

GRAEF
275 West Wisconsin Avenue,
Suite 300
Milwaukee, WI 53203
414 / 259 1500

www.graef-usa.com

JSD

CLIENT:
COMMUNITY DEVELOPMENT AUTHORITY OF CITY OF MADISON

CDA

Madison Municipal Building
215 Martin Luther King Jr Blvd
Suite 161
Madison, WI 53703

PROJECT TITLE:
CDA VILLAGER ON PARK - PARKING STRUCTURE

2300 SOUTH PARK STREET
MADISON, WI 53713

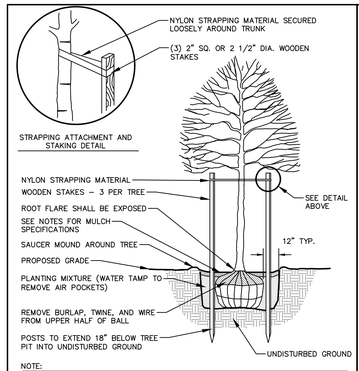
ISSUE:
09/26/2022 SCHEMATIC DESIGN
10/31/2022 UDC SUBMITTAL

PROJECT INFORMATION:

PROJECT NUMBER:	20225013.00
DATE:	10/31/2022
DRAWN BY:	MWS
CHECKED BY:	KJY
APPROVED BY:	
	AS NOTED

SHEET TITLE:
LANDSCAPE PLAN - VILLAGE GREEN NORTH

SHEET NUMBER:
L103

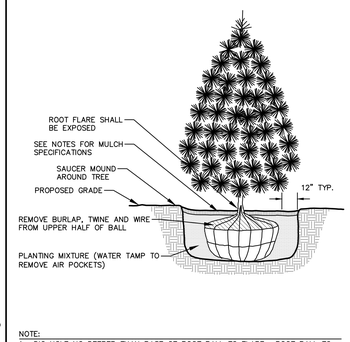


NOTE:
1. DIG HOLE NO DEEPER THAN BASE OF ROOT BALL TO FLARE. ROOT BALL TO BE SET ON UNDISTURBED SOIL UNLESS COMPACTED AGGREGATE STONE REMAINS FROM SITE EXCAVATOR. REMOVE REMAINING AGGREGATE STONE UNTIL SOIL LAYER IS REACHED.
2. REMOVE NYLON STRAPPING WITHIN 9–18 MONTHS FOLLOWING INSTALLATION

DECIDUOUS TREE PLANTING DETAIL

N.T.S.

REV. 01-04-2019

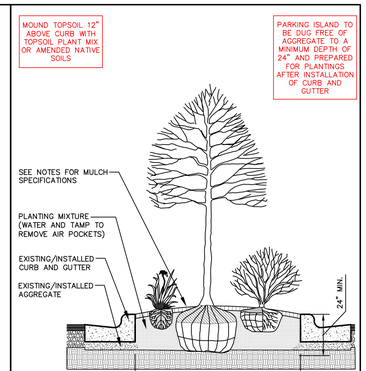


NOTE:
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EVERGREEN TREE PLANTING DETAIL

N.T.S.

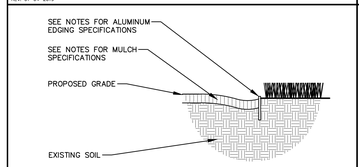
REV. 01-03-2019



PARKING ISLAND LANDSCAPE DETAIL

N.T.S.

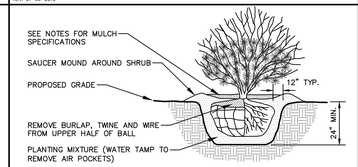
REV. 01-03-2019



ALUMINUM LANDSCAPE EDGING DETAIL

N.T.S.

REV. 01-03-2019

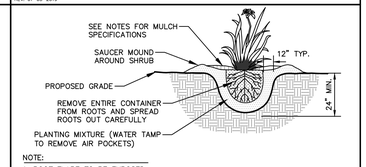


NOTE:
1. ROOT FLARE TO BE EXPOSED.

SHRUB PLANTING DETAIL

N.T.S.

REV. 01-03-2019



NOTE:
1. ROOT FLARE TO BE EXPOSED

PERENNIAL/ORNAMENTAL GRASS PLANTING DETAIL

N.T.S.

REV. 01-03-2019

LANDSCAPE CALCULATIONS AND DISTRIBUTIONS

Required landscaped areas shall be calculated based upon the total developed area of the property. Developed area is defined as that area within a single, contiguous, boundary which is made up of structures, parking, driveways and docking/loading facilities, but excluding the area of any building footprint at grade, land designated for open space uses such as athletic fields, and undeveloped land area on the same zoning lot. There are three methods for calculating landscape points depending on the size of the lot and Zoning District.

(A) For all lots except those described in (B) and (C) below, five (5) landscape points shall be provided for each three hundred (300) square feet of developed area.

Total square footage of developed area: **80,544 Square Feet**

Total landscape points required: **1,342 Points**

(B) For lots larger than five (5) acres, points shall be provided at five (5) points per three hundred (300) square feet for the first Five (5) developed acres, and one (1) point per one hundred (100) square feet for all additional acres.

Total square footage of developed area: _____

Five (5) acres = _____

First five (5) developed acres = _____

Remainder of developed area: _____

Total landscape points required _____

(C) For the Industrial – Limited (IL) and Industrial – General (IG) districts, one (1) point shall be provided per one hundred (100) square feet of developed area.

Total square footage of developed area: _____

Total landscape points required: _____

TABULATION OF LANDSCAPE CREDITS AND POINTS

			CREDITS / EXISTING LANDSCAPING		NEW / PROPOSED LANDSCAPING	
PLANT TYPE/ELEMENT	MINIMUM INSTALLATION SIZE	POINTS	QUANTITY	POINTS ACHIEVED	QUANTITY	POINTS ACHIEVED
OVERSTORY DECIDUOUS TREE	2.5" CAL MIN.	35	0	0	28	980
TALL EVERGREEN TREE	5-6' TALL MIN.	35	0	0	0	0
ORNAMENTAL TREE	1.5" CAL MIN.	15	0	0	13	195
UPRIGHT EVERGREEN SHRUB	3-4' TALL, MIN.	10	0	0	4	40
SHRUB, DECIDUOUS	#3 CONT., MIN. 12"-24"	3	0	0	249	747
SHRUB, EVERGREEN	#3 CONT., MIN. 12"-24"	4	0	0	165	660
ORNAMENTAL GRASS & PERENNIAL	#1 CONT., MIN. 8"-18"	2	0	0	1253	2506
ORNAMENTAL / DECORATIVE FENCING OR WALL	4 POINTS / 10 LF	.4	0	0	0	0
EXISTING SIGNIFICANT SPECIMAN TREE	14 POINTS / CAL. (MAXIMUM 200 POINTS PER TREE)	14	0	0	0	0
LANDSCAPE FURNITURE	5 POINTS PER SEAT (WITHIN PUBLICALLY ACCESSIBLE DEVELOPED AREA - CANNOT COMPRISE MORE THAN 5% OF TOTAL REQUIRED POINTS)	5	0	0	0	0
		SUBTOTAL		0		5,128
		TOTAL NUMBER OF POINTS PROVIDED		5,128		

PLANT SCHEDULE

ORNAMENTAL TREES	CODE	BOTANICAL / COMMON NAME	CONT	SIZE	QTY
	CCJN	Carpinus caroliniana 'J.N. Strain' J.N. Strain American Hornbeam	B & B	1.5"Cal	6
	CECA	Cercis canadensis 'Columbus' Columbus Strain Eastern Redbud	B & B	2" Cal (Multi-Stem)	2
	MAAM	Maackia amurensis Amur Maackia	B & B	2"Cal	5
OVERSTORY DECIDUOUS TREES	CODE	BOTANICAL / COMMON NAME	CONT	SIZE	QTY
	ACMM	Acer miyabei 'Morton' State Street™ Miyabe Maple	B & B	2"Cal	5
	COPP	Celtis occidentalis 'Prairie Pride' Prairie Pride Hackberry	B & B	2.5"Cal	4
	GIBI	Ginkgo biloba 'Autumn Gold' TM Autumn Gold Maidenhair Tree	B & B	2.5"Cal	1
	GBPS	Ginkgo biloba 'Princeton Sentry' Princeton Sentry Maidenhair Tree	B & B	2"Cal	6
	GLTR	Gleditsia triacanthos inermis 'Shademaster' TM Shademaster Locust	B & B	2.5"Cal	6
	GYDE	Gymnocladus dioica 'Espresso' Kentucky Coffeetree	B & B	2"Cal	4
	PAMC	Platanus x acerifolia 'Morton Circle' Exclamation!™ London Plane Tree	B & B	2"Cal	2
UPRIGHT EVERGREEN SHRUB	CODE	BOTANICAL / COMMON NAME	CONT	SIZE	QTY
	THTE	Thuja occidentalis 'Techny' Techny Arborvitae	B & B	Min. 5' Ht.	4
DECIDUOUS SHRUBS	CODE	BOTANICAL / COMMON NAME	CONT	SIZE	QTY
	ARME	Aronia melanocarpa 'Morton' TM Iroquis Beauty Black Chokeberry	#3	Min. 12"–24"	40
	CLAH	Clethra alnifolia 'Hummingbird' Hummingbird Summersweet	#5	Min. 24"–36"	45
	COSE	Cornus sericea 'Farrow' Arctic Fire® Red Twig Dogwood	B & B	Min. 12"–24"	47
	FOVB	Forsythia viridissima 'Bronxensis' Bronx Forsythia	#3	Min. 24" wide	31
	HPDP	Hydrangea paniculata 'Dvp Pinky' TM Pinky Winky Panicle Hydrangea	B & B	Min. 24" Ht.	9
	HPLQ	Hydrangea paniculata 'Little Quick Fire' Little Quick Fire Hydrangea	#3	Min. 12"–24"	16
	PHAJ	Physocarpus opulifolius 'Amber Jubilee' Ninebark	B & B	Min. 24" Ht.	10
	SYPA	Syringa x 'SMNJRPI' TM Bloomerang Dwarf Pink Lilac	B & B	Min. 24" Ht.	28
	VDLJ	Viburnum dentatum 'KLMseventeen' Little Joe™ Arrowwood Viburnum	#5	Min. 24"–36"	23
EVERGREEN SHRUBS	CODE	BOTANICAL / COMMON NAME	CONT	SIZE	QTY
	BUGV	Buxus x 'Green Velvet' Green Velvet Boxwood	#3	Min. 24" tall	21
	JCPK	Juniperus chinensis 'Pfitzerana Kallays Compacta' Kally Pfitzer Compact Juniper	B & B	Min. 12" Wide	58
	JUCH	Juniperus chinensis 'Sea Green' Sea Green Juniper	B & B	Min. 24" wide	14
	JUMA	Juniperus sabina 'Mini-Arcadia' Mini Arcadia Juniper	#3	Min. 12" Wide	72
PERENNIALS & GRASSES	CODE	BOTANICAL / COMMON NAME	CONT	SIZE	QTY
	ALSU	Allium x 'Summer Beauty' Summer Beauty Allium	#1	Min. 8"–18"	145
	AQCA	Aquilegia canadensis Eastern Columbine	#1	Min 8"–18"	41
	ASAZ	Aster azureus Sky Blue Aster	#1	Min 8"–18"	70
	CAAC	Calamagrostis x acutiflora 'Karl Foerster' Karl Foerster Feather Reed Grass	#1	Min. 8"–18"	68
	CANE	Calamintha nepeta 'Montrose White' Montrose White Catmint	#1	Min. 8"–18"	50
	ECPU	Echinacea purpurea 'PAS702917' PowWow® Wild Berry Coneflower	#1	Min 8"–18"	114
	LISK	Liatris spicata 'Kobold' Kobold Spike Gayfeather	#1	Min. 8"–18"	32
	MNFI	Monarda fistulosa Bergamot	#1	Min 8"–18"	19
	PAVI	Panicum virgatum 'Shenandoah' Shenandoah Switch Grass	#1	Min. 8"–18"	172
	PVNW	Panicum virgatum 'Northwind' Northwind Switch Grass	#1	Min 8"–18"	134
	PNDT	Penstemon x 'Dark Towers' Dark Towers Beardtongue	#1	Min 8"–18"	71
	RUFU	Rudbeckia fulgida sullivantii 'Goldsturm' Goldsturm Coneflower *	#1	Min. 8"–18"	98
	SCSC	Schizachyrium scoparium 'Prairie Blues' Prairie Blues Little Bluestem *	#1	Min. 8"–18"	117
	SPHE	Sporobolus heterolepis 'Tara' Prairie Dropseed	#1	Min. 8"–18"	122

CONTRACTOR AND OWNER RESPONSIBILITY NOTES

1. GUARANTEE: THE CONTRACTOR SHALL GUARANTEE ALL PLANTS THROUGH ONE (1) YEAR AFTER ACCEPTANCE BY THE OWNER'S REPRESENTATIVE. PLANTS SHALL BE ALIVE AND IN HEALTHY AND FLOURISHING CONDITION AT THE END OF THE GUARANTEE PERIOD. THE CONTRACTOR SHALL REPLACE (AT NO COST TO OWNER) ANY PLANTS THAT ARE DEAD OR NOT IN A VIGOROUS THRIVING CONDITION. REPLACEMENT PLANTS SHALL BE OF THE SAME KIND AND SIZE AS ORIGINALLY SPECIFIED UNLESS OTHERWISE DIRECTED BY OWNER'S REPRESENTATIVE. RESTORE BEDS AS NECESSARY FOLLOWING PLANT REPLACEMENT, INCLUDING BUT NOT LIMITED TO BEDDING, EDGING, MULCH, ETC. REPLACE PLANTS DAMAGED AT TIME OF PLANTING. REPAIR AREAS DISTURBED IN ANY WAY DURING PLANT REPLACEMENT AT NO COST TO OWNER. CONTRACTOR SHALL PROVIDE A ONE (1)–YEAR STRAIGHTENING GUARANTEE FOR ALL TREES.
2. CONTRACTOR IS RESPONSIBLE FOR STAKING THE PLANT MATERIALS FOR REVIEW BY OWNER'S REPRESENTATIVE PRIOR TO DIGGING AND PLACEMENT AND SHALL COORDINATE ALL FINE GRADING AND RESTORATION WITH THE GRADING CONTRACTOR.
3. MAINTENANCE: (CONTRACTOR) FOR ALL PLANTINGS, SEEDED AND/OR SODDED LAWN AREAS: THE CONTRACTOR SHALL MAINTAIN ALL PLANTINGS AND LAWN AREAS FOR A MINIMUM TIME PERIOD OF 60 DAYS, UNTIL FINAL ACCEPTANCE BY OWNER'S REPRESENTATIVE. THE CONTRACTOR IS RESPONSIBLE FOR ADEQUATELY WATERING PLANTS AND LAWN/TURFGRASS DURING THIS 60 DAY ESTABLISHMENT PERIOD. CONTRACTOR IS RESPONSIBLE FOR THE ESTABLISHMENT OF HEALTHY VIGOROUS PLANT MATERIALS AND LAWN/TURFGRASS GROWTH. CONTRACTOR IS ALSO RESPONSIBLE FOR ANY PRUNING OF PLANT MATERIALS, AND SHAPING AND/OR REPLACEMENT OR SUPPLEMENT OF DEFICIENT SHREDDED HARDWOOD BARK MULCH DURING THIS PERIOD. LONG TERM PLANT MATERIALS AND LAWN/TURFGRASS MAINTENANCE AND ANY PROGRAM FOR SUCH IS THE RESPONSIBILITY OF THE OWNER. ALL PLANTINGS AND LAWN/TURFGRASS AREAS SHALL BE MAINTAINED IN A MANICURED CONDITION UNTIL THE TIME WHEN THE OWNER'S ACCEPTANCE IS GIVEN.
4. MAINTENANCE: (OWNER) THE OWNER IS RESPONSIBLE FOR THE CONTINUED MAINTENANCE, REPAIR AND REPLACEMENT OF ALL LANDSCAPING MATERIALS AND WEED BARRIER FABRIC AS NECESSARY FOLLOWING THE ONE (1) YEAR CONTRACTOR GUARANTEE PERIOD.

GENERAL NOTES

1. GENERAL: ALL WORK IN THE R–O–W AND PUBLIC EASEMENTS SHALL BE IN ACCORDANCE WITH LOCAL MUNICIPAL REQUIREMENTS. JSD SHALL BE HELD HARMLESS AND DOES NOT WARRANT ANY DEVIATIONS BY THE OWNER/CONTRACTOR FROM THE APPROVED CONSTRUCTION PLANS THAT MAY RESULT IN DISCIPLINARY ACTIONS BY ANY OR ALL REGULATORY AGENCIES. LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE DONE TO UTILITIES. CONTRACTOR MUST CALL 1–800–242–8511 FOR UTILITY LOCATIONS AT LEAST THREE DAYS PRIOR TO DIGGING. HAND DIG AND INSTALL ALL PLANTS THAT ARE NEAR EXISTING UTILITIES. PROTECT PREVIOUSLY INSTALLED WORK OF OTHER TRADES. CONTRACTOR IS RESPONSIBLE FOR STAKING THE PLANT MATERIALS FOR REVIEW BY OWNER PRIOR TO DIGGING AND PLACEMENT AND SHALL COORDINATE ALL FINE GRADING AND RESTORATION WITH THE GRADING CONTRACTOR.
2. DELIVERY AND HANDLING: DO NOT DELIVER MORE PLANT MATERIALS THAN CAN BE PLANTED IN ONE DAY, UNLESS ADEQUATE, APPROPRIATE AND SECURE STORAGE IS PROVIDED AND APPROVED BY OWNER'S REPRESENTATIVE. AT ALL TIMES, PROTECT ALL PLANT MATERIALS FROM WIND AND DIRECT SUN. DELIVER PLANTS WITH LEGIBLE IDENTIFICATION LABELS. PROTECT PLANTS DURING DELIVERY AND DO NOT PRUNE PRIOR TO DELIVERY. ALL TREES AND SHRUBS SHALL BE PLANTED ON THE DAY OF DELIVERY; IF THIS IS NOT POSSIBLE, PROTECT THE PLANT MATERIALS NOT PLANTED BY STORING THEM IN A SHADED, SECURE AREA, PROTECTING THE ROOT MASS WITH WET SOIL, MULCH, HAY OR OTHER SUITABLE MEDIUM. CONTRACTOR TO KEEP ALL PLANT MATERIALS ADEQUATELY WATERED TO PREVENT ROOT DESICCATION. DO NOT REMOVE CONTAINER GROWN STOCK FROM CONTAINERS BEFORE TIME OF PLANTING. DO NOT PICK UP CONTAINER OR BALLED PLANTS BY STEM OR ROOTS. ALL PLANTS SHALL BE LIFTED AND HANDLED FROM THE BOTTOM OF THE CONTAINER OR BALL. PERFORM ACTUAL PLANTING ONLY WHEN WEATHER AND SOIL CONDITIONS ARE SUITABLE IN ACCORDANCE WITH LOCALLY ACCEPTED BEST HORTICULTURAL PRACTICES.
3. MATERIALS – PLANTS: ALL PLANTS SHALL CONFORM TO THE LATEST VERSION OF THE AMERICAN STANDARD FOR NURSERY STOCK ANSI Z60.1. PLANTS SHALL BE TRUE TO SPECIES AND VARIETY SPECIFIED AND NURSERY GROWN IN ACCORDANCE WITH GOOD HORTICULTURAL PRACTICES UNDER CLIMATIC CONDITIONS SIMILAR TO THOSE IN THE LOCALITY OF THE PROJECT FOR AT LEAST 2 YEARS. PLANTS SHALL BE FRESHLY DUG (DURING THE MOST RECENT FAVORABLE HARVEST SEASON). PLANTS SHALL BE SO TRAINED IN DEVELOPMENT AND APPEARANCE AS TO BE UNQUESTIONABLY SUPERIOR IN FORM, COMPACTNESS, AND SYMMETRY. PLANTS SHALL BE SOUND, HEALTHY, VIGOROUS, WELL BRANCHED AND DENSELY FOLIATED WHEN IN LEAF, AND FREE OF DISEASE AND INSECTS (ADULT EGGS, PUPAE OR LARVAE). THEY SHALL HAVE HEALTHY, WELL-DEVELOPED ROOT SYSTEMS AND SHALL BE FREE FROM PHYSICAL DAMAGE OR OTHER CONDITIONS THAT WOULD PREVENT THRIVING GROWTH OR PREMATURE MORTALITY. PLANTS SHALL BE OF THE HIGHEST QUALITY, POSSESS TYPICAL GROWTH HABITS AND FORM FOR THEIR SPECIES AND BE FREE OF INJURY. PARKWAY TREES AND PARKING LOT TREES SHALL HAVE A MINIMUM BRANCHING HEIGHT OF SIX (6) FEET ABOVE THE GROUND TO ALLOW ADEQUATE VISUAL AND PHYSICAL CLEARANCE.
4. PRUNING: THE CONTRACTOR SHALL PRUNE ALL TREES AND REPAIR ANY INJURIES THAT OCCURRED DURING THE PLANTING PROCESS. DOUBLE LEADERS, DEAD BRANCHES, AND LIMBS DAMAGED OR BROKEN DURING THE PLANTING PROCESS, SHALL BE PRUNED. THIS SHALL BE THE ONLY PRUNING ALLOWED AT PLANTING. PRUNING SHALL CONFORM TO THE LATEST VERSION OF THE AMERICAN STANDARD FOR TREE CARE OPERATIONS, ANSI A300. PRUNE TREES IN ACCORDANCE WITH NAA GUIDELINES. DO NOT TOP TREES. PRUNE SHRUBS ACCORDING TO STANDARD HORTICULTURAL PRACTICES. ON CUTS OVER 3/4" IN DIAMETER AND BRUISES OR SCARS ON BARK, TRACE THE INJURED CAMBIUM LAYER BACK TO LIVING TISSUE AND REMOVE. SMOOTH AND SHAPE WOUNDS SO AS NOT TO RETAIN WATER. TREAT THE AREA WITH AN APPROVED NONSPECIOUS LATEX BASED ANTISEPTIC TREE PAINT, IF PRUNING OCCURS "IN SEASON". DO NOT PRUNE ANY OAK TREES DURING THE MONTHS FROM APRIL TO OCTOBER.
5. CLEANUP: THE WORK AREA SHALL BE KEPT SAFE AND NEAT AT ALL TIMES. DISPOSED OF EXCESS SOIL. REMOVE ALL CUTTINGS AND WASTE MATERIALS. SOIL AND BRANCHES. BIND AND WRAP THESE MATERIALS, ANY REJECTED PLANTS, AND ANY OTHER DEBRIS RESULTING FROM ALL PLANTING TASKS AND PROMPTLY CLEAN UP AND REMOVE FROM THE PROJECT SITE. UNDER NO CIRCUMSTANCES SHALL THE ACCUMULATION OF SOIL, BRANCHES OR OTHER DEBRIS BE ALLOWED UPON A PUBLIC PROPERTY IN SUCH A MANNER AS TO RESULT IN A PUBLIC SAFETY HAZARD OR DAMAGE. LIKEWISE, UNDER NO CIRCUMSTANCES SHALL ANY DEBRIS OR INCIDENTAL MATERIALS BE ALLOWED UPON ADJACENT PRIVATE PROPERTY.
6. ANY SUBSTITUTIONS IN PLANT TYPE, LOCATION, OR SIZE SHALL BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
7. CONTRACTOR TO VERIFY PLANT MATERIAL QUANTITIES AND SQUARE FOOTAGES. QUANTITIES SHOWN ON PLAN TAKE PRECEDENCE OVER THOSE ON SCHEDULE.

LANDSCAPE MATERIAL NOTES

1. MATERIALS – PLANTING MIXTURE: ALL HOLES EXCAVATED FOR TREES, SHRUBS, PERENNIALS AND ORNAMENTAL GRASSES SHALL BE BACKFILLED WITH TWO (2) PARTS TOPSOIL, ONE (1) PART SAND AND ONE (1) PART COMPOST. SOIL MIXTURE SHALL BE WELL BLENDED PRIOR TO INSTALLATION.
2. MATERIALS – TOPSOIL: TOPSOIL TO BE CLEAN, FRIABLE LOAM FROM A LOCAL SOURCE, FREE FROM STONES OR DEBRIS OVER 1/4" IN DIAMETER, AND FREE FROM OXINS OR OTHER DELETERIOUS MATERIALS. TOPSOIL SHALL HAVE A pH VALUE BETWEEN 6 AND 7. TOPSOIL AND PLANTING SOIL SHALL BE TESTED TO ENSURE CONFORMANCE WITH THESE SPECIFICATIONS AND SHALL BE AMENDED TO MEET THESE SPECIFICATIONS. PROVIDE TEST RESULTS TO OWNER'S REPRESENTATIVE PRIOR TO PLACEMENT. DO NOT PLACE FROZEN OR MUDDY TOPSOIL. APPLY SOIL AMENDMENTS TO ALL LANDSCAPE AREAS PER SOIL TEST.
3. MATERIALS – SHREDDED HARDWOOD BARK MULCH: ALL PLANTING AREAS LABELED ON PLAN SHALL RECEIVE CERTIFIED WEED FREE SHREDDED HARDWOOD BARK MULCH INSTALLED TO A MINIMUM AND CONSISTENT DEPTH OF 3–INCHES. SHREDDED HARDWOOD BARK MULCH SIZE & COLOR TO BE APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION. FERTILIZER SHALL BE IN ACCORDANCE WITH APPLICABLE LOCAL, COUNTY AND STATE REQUIREMENTS. SHREDDED HARDWOOD BARK MULCH AREAS SHALL NOT RECEIVE WOVEN WEED BARRIER FABRIC.
4. MATERIALS – TREE & SHRUB RINGS: ALL TREES AND/OR SHRUBS PLANTED IN SEEDED LAWN AREAS TO BE INSTALLED WITH A MINIMUM 4' DIAMETER SHREDDED HARDWOOD BARK MULCH TREE RING SPREAD TO A CONSISTENT DEPTH OF 3–INCHES. ALL TREE RINGS SHOULD BE INSTALLED WITH A 5" DEPTH SHOVEL CUT EDGE, ANGLED 45 DEGREES INTO SOIL AT A 5' DIAMETER ABOUT THE CENTER OF THE TREE PLANTING. A PRE–EMERGENT GRANULAR HERBICIDE WEED–PREVENTER SHOULD BE MIXED WITH MULCH USED TO INSTALL TREE RING AS WELL AS TOPICALLY APPLIED TO COMPLETED INSTALLATION OF TREE RING.
5. MATERIALS – ALUMINUM EDGING: EDGING SHALL BE 1/8" X 4", ALUMINUM EDGING, MILL FINISH. OWNER'S REPRESENTATIVE SHALL APPROVE PRODUCT SPECIFICATION PROVIDED BY LANDSCAPE CONTRACTOR.

SEEDING, SODDING, & POND VEGETATION NOTES

1. MATERIALS – TURFGRASS SEED: DISTURBED LAWN AREAS LABELED ON PLAN AS SUCH, SHALL RECEIVE 6" OF TOPSOIL AND EARTH CARPET'S "MADISON PARKS" GRASS SEED, OR EQUIVALENT AS APPROVED BY THE OWNER'S REPRESENTATIVE, INSTALLED PER MANUFACTURER'S RECOMMENDATIONS. IN ADDITION TO TURFGRASS SEED, ANNUAL RYE SHALL BE APPLIED TO ALL DISTURBED AREAS AT A RATE OF 1 1/2 LBS PER 1000 SQUARE FEET. FERTILIZE AND MULCH PER MANUFACTURER'S RECOMMENDATIONS. MULCH SHALL BE CERTIFIED NOXIOUS WEED SEED–FREE

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JSD

CLIENT:
COMMUNITY DEVELOPMENT AUTHORITY OF CITY OF MADISON

CDA

Madison Municipal Building
215 Martin Luther King Jr Blvd
Suite 161
Madison, WI 53703

PROJECT TITLE:
CDA VILLAGER ON PARK - PARKING STRUCTURE

2300 SOUTH PARK STREET
MADISON, WI 53713

ISSUE:
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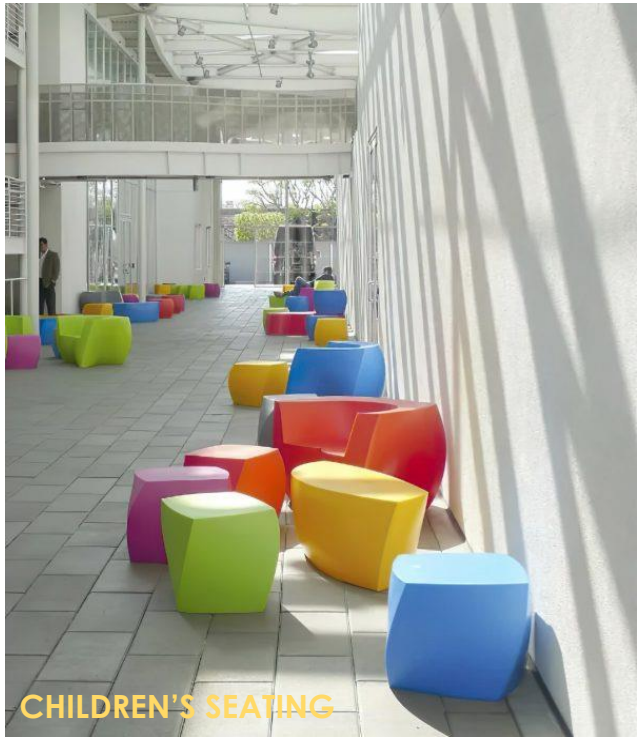
SHEET TITLE:
LANDSCAPE DETAILS & NOTES

SHEET NUMBER:
L200

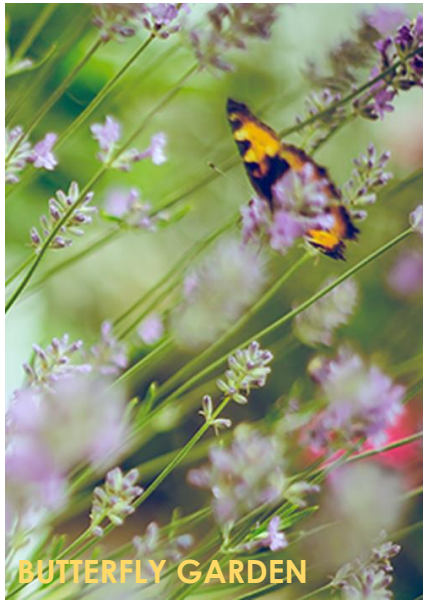
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LIGHT BOLLARDS

SITE ELEMENTS


CHILDREN'S SEATING


TURF PLAY AREA


BUTTERFLY GARDEN


CUT CONTROL JOINTING AND FINISH


TABLES AND CHAIRS


SEAT WALLS















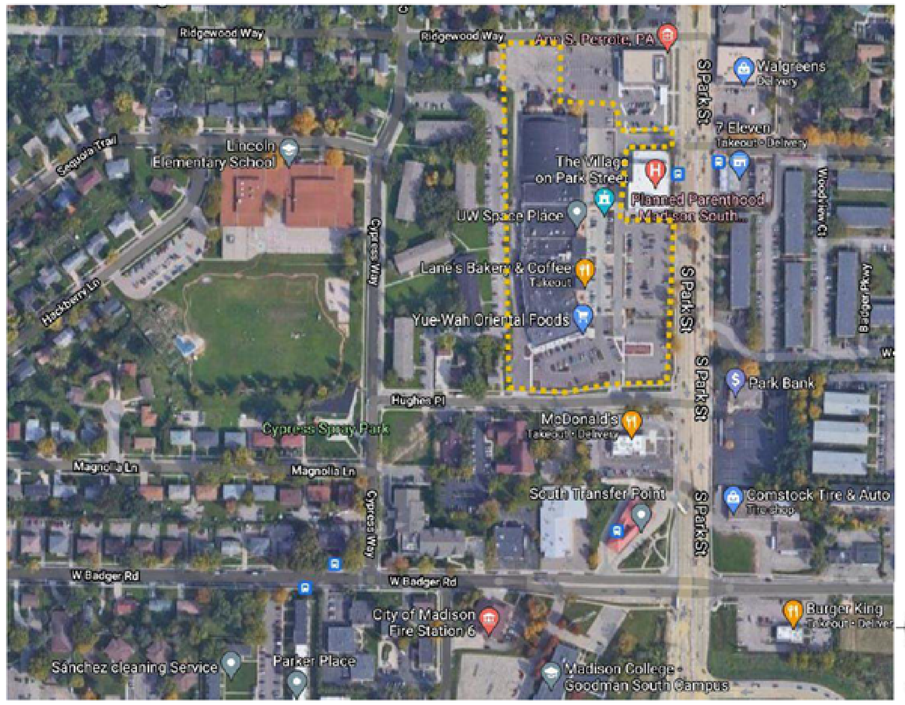




VILLAGE ON PARK - PARKING STRUCTURE

UDC INITIAL / FINAL

0.5 CONTEXTUAL SITE INFORMATION: PHOTOGRAPHS & LAYOUT OF ADJACENT BUILDINGS & STRUCTURES



VILLAGE ON PARK - ATRIUM BUILDING









VIEW ON SITE
LOOKING SOUTH



VIEW ON PARK
STREET
LOOKING WEST



VIEW AT PARK
STREET AND
HUGHES PLACE
LOOKING
NORTHWEST



VIEW ON
HUGHES PLACE
LOOKING
NORTH



VIEW ON
HUGHES PLACE
LOOKING
NORTHEAST

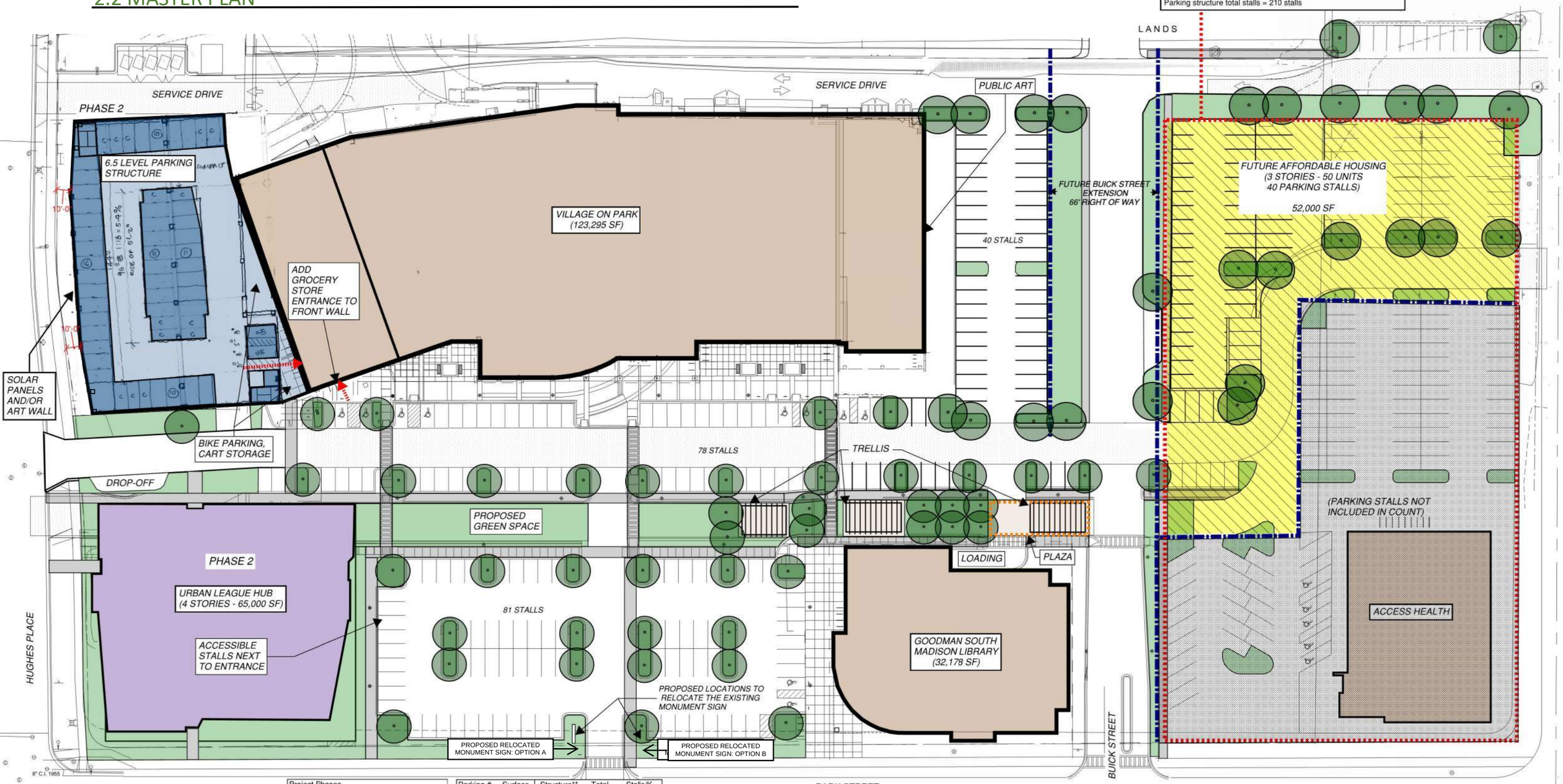
FOR REFERENCE: FROM 2021 VILLAGE ON PARK MASTER PLAN UPDATE

2.2 MASTER PLAN

PHASE 3 & 4 ALTERNATE OPTION: Access Health & Housing Site:

Access Health:
-Building: 44,880 SF + 22,000 SF expansion = 66,880 SF
-Parking: 160 structure stalls + 30 surface stalls = 190 stalls
-Parking Ratio: 2.8K

Housing (50 units) requires 50 parking stalls
Parking structure total stalls = 210 stalls



VILLAGE ON PARK

PROPOSED SITE PLAN - PHASE 4

07/13/2021

0 30 60

1"= 60' @ 11"x17"

Project Phases
Phase 1: -Demolish North Side of Village on Park -Construct North Parking Lot
Phase 2: -Construct Urban League Hub -Construct Parking Structure
Phase 3: -Construct Housing along Ridgewood Way
Phase 4: -Construct Buick Street Extension

Parking #	Surface	Structure** (6.5 Level)	Total	Stalls/K
Existing:	357	0	357	1.9
Phase 1:	457	0	457	2.9
Phase 2:	336	369	705	3.2
Phase 3:	278	369	647	2.4
Phase 4:	258	369	627	2.3

EXISTING			
Parking Req.	SF	Min.*	Max.*
Office	153,312	383	613
Retail	17,422	44	87
Medical	8,134	27	40
Library	12,000	0	30
Total	190,868	454	770

PHASE 1: North Pkg Lot			
Parking Req.	SF	Min.*	Max.*
Office	117,917	294	471
Retail	17,422	44	87
Medical	8,134	27	40
Library	12,000	0	30
Total	155,473	365	628

PHASE 2: Urban Lge/Pkg Structure			
Parking Req.	SF	Min.*	Max.*
Office	172,677	431	690
Retail	27,662	44	87
Medical	8,134	28	42
Library	12,000	0	30
Total	220,473	502	847

PHASE 3: Affordable Housing			
Parking Req.	SF	Min.*	Max.*
Office	172,677	431	690
Retail	27,662	44	87
Medical	8,134	28	42
Library	12,000	0	30
Res. 50 Units	52,000	50	50
Total	272,473	552	897

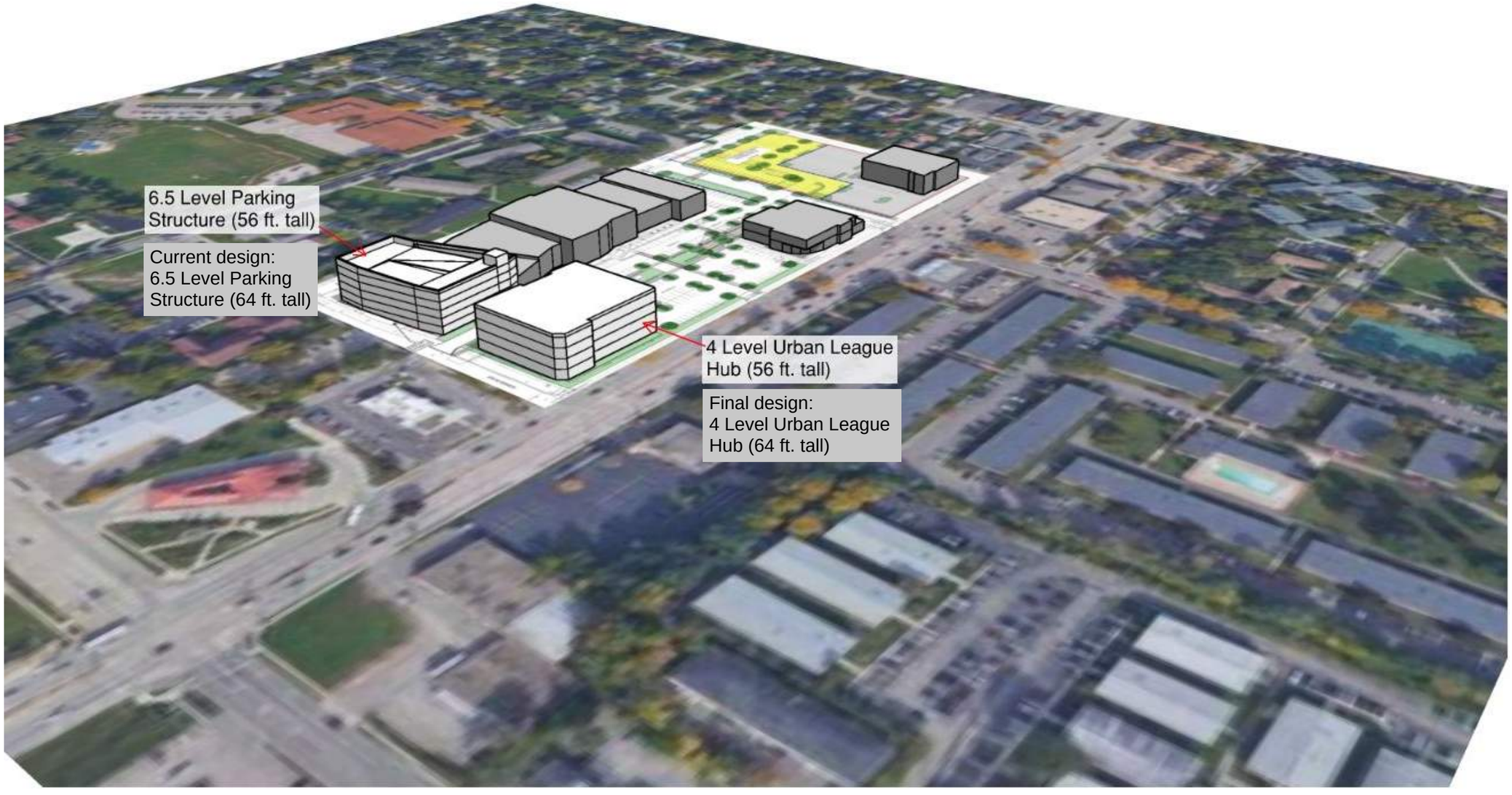
*Note: Minimums and maximums per Madison Zoning Code
**Note: A 4 story Urban League Hub building is 56' high, which is equivalent to:
1) A 6.5 level structure without a green roof (Only the Stair & Elevator towers are an additional 10')
2) A 5.5 level structure with a green roof

STRANG

© 2021

FOR REFERENCE: FROM 2021 VILLAGE ON PARK MASTER PLAN UPDATE

2.3 CONCEPTUAL BUILDING MASSING





1 A450 **NE PERSPECTIVE**
SCALE: 12" = 1'-0"

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CDA
MADISON MUNICIPAL BUILDING
215 MARTIN LUTHER KING JR BLVD
SUITE 161
MADISON, WI 53703

PROJECT TITLE:
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SHEET TITLE:
EXTERIOR RENDERINGS

SHEET NUMBER:
A450

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1 A451 **SE PERSPECTIVE**
SCALE: 12" = 1'-0"

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A451

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10/31/2022 9:51:28 AM



1 A452 **SW PERSPECTIVE**
SCALE: 1/2" = 1'-0"

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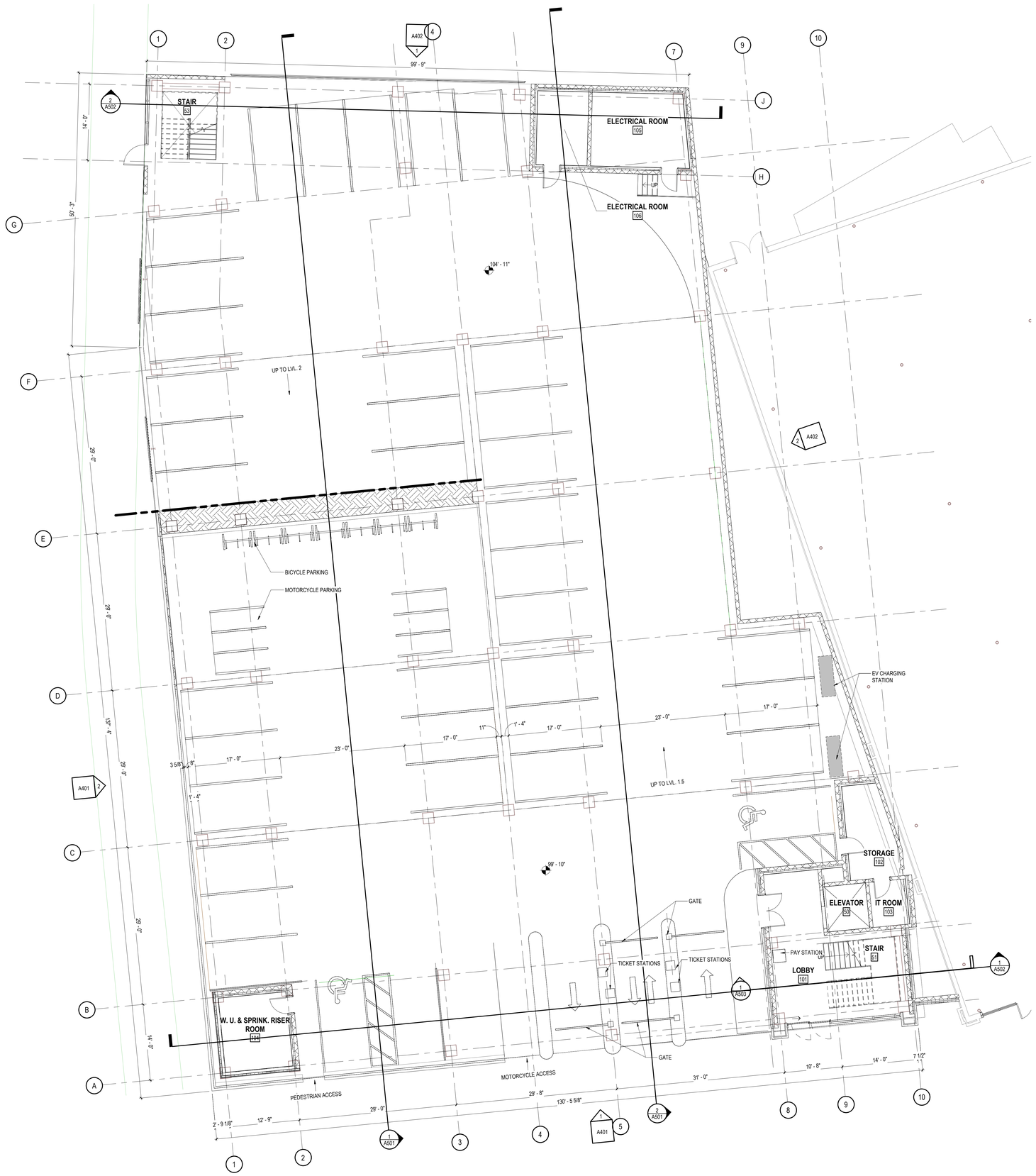
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EXTERIOR RENDERINGS

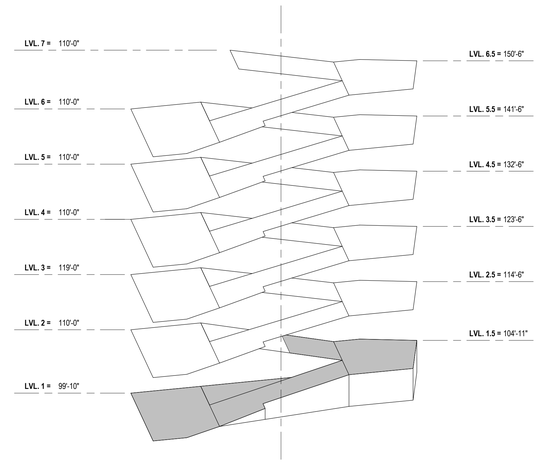
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1 A201 **LEVEL ONE PLAN**
SCALE: 1/8" = 1'-0"



2 A201 **ISOMETRIC KEY PLAN - LEVEL 1**
SCALE: 1" = 40'-0"

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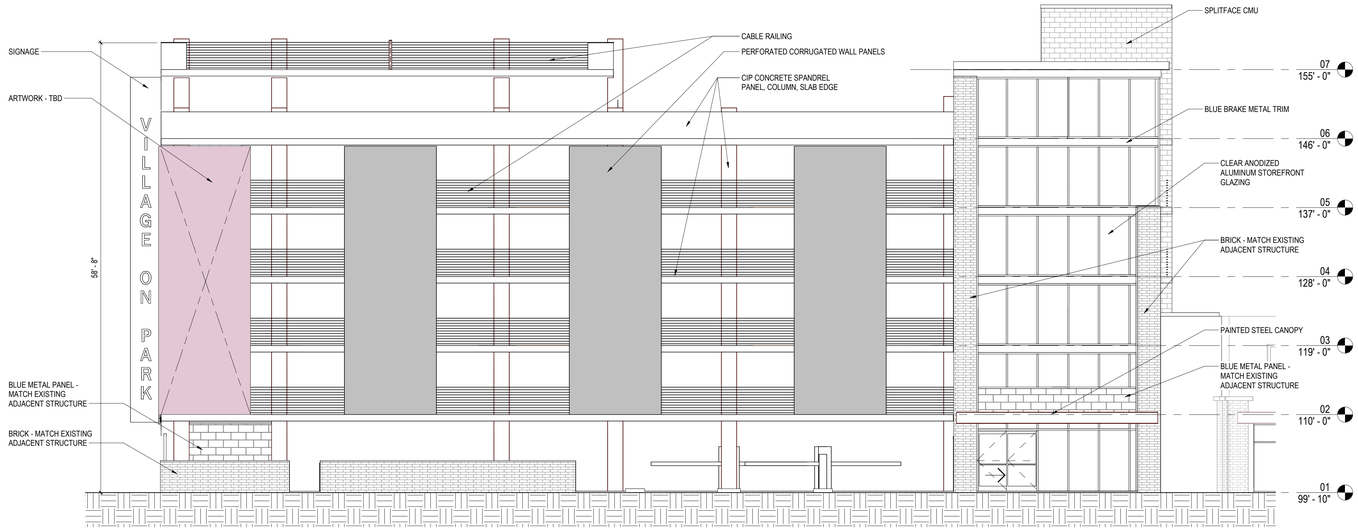
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LEVEL ONE PLAN

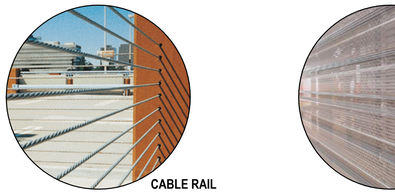
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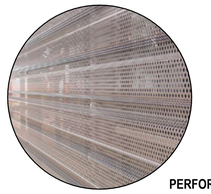


1 A401 **ELEVATION - EAST**

SCALE: 1/8" = 1'-0"



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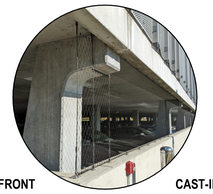
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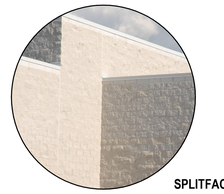
BRICK COLUMN WRAP



ANODIZED ALUMINUM STOREFRONT & METAL TRIM / FASCIA



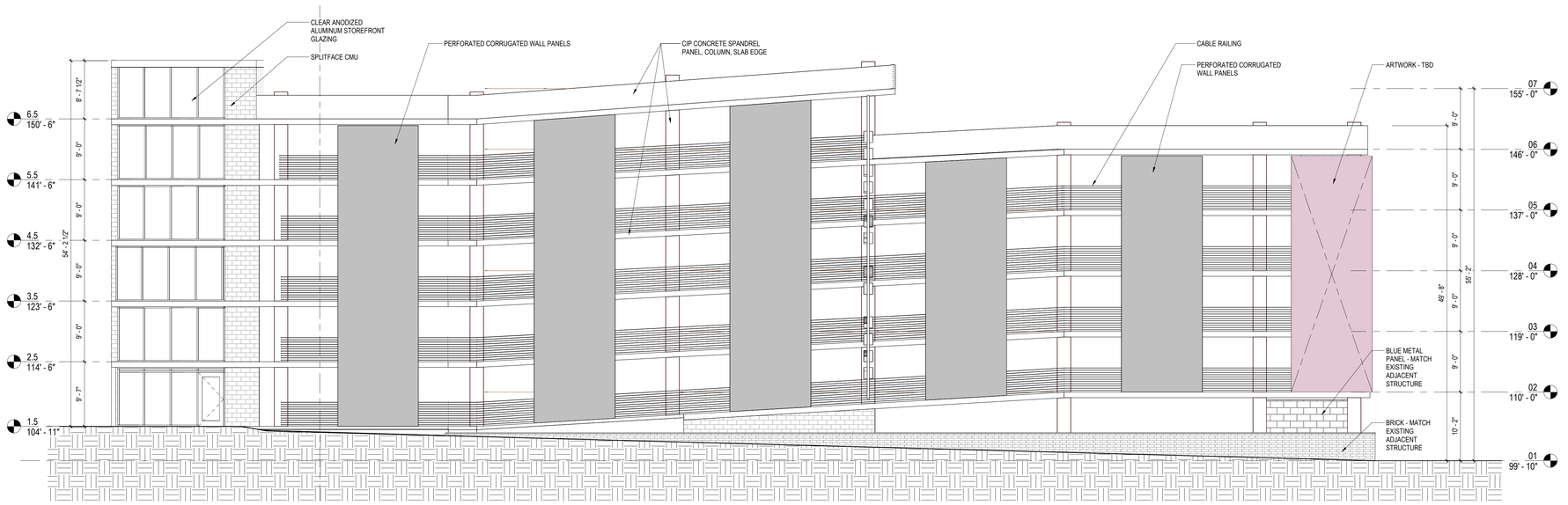
CAST-IN-PLACE CONCRETE RUBBED FINISH



SPLITFACE CMU



BLUE METAL PANEL



2 A401 **ELEVATION - SOUTH**

SCALE: 1/8" = 1'-0"

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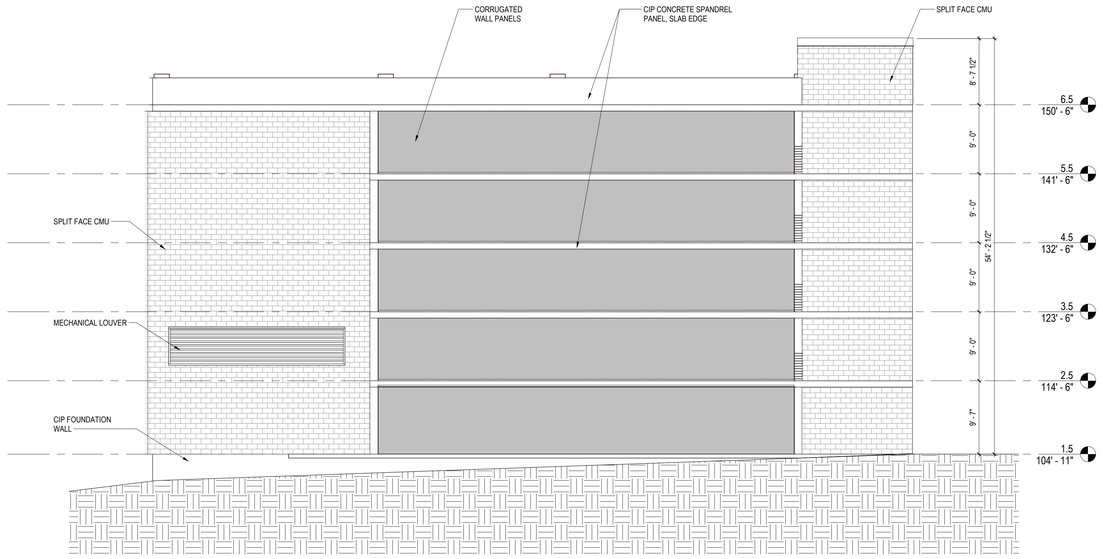
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EXTERIOR ELEVATIONS

SHEET NUMBER:

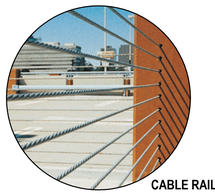
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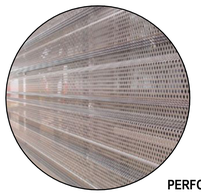


1 A402 **ELEVATION - WEST**

SCALE: 1/8" = 1'-0"



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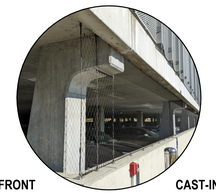
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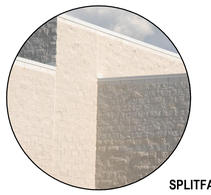
BRICK COLUMN WRAP



ANODIZED ALUMINUM STOREFRONT & METAL TRIM / FASCIA



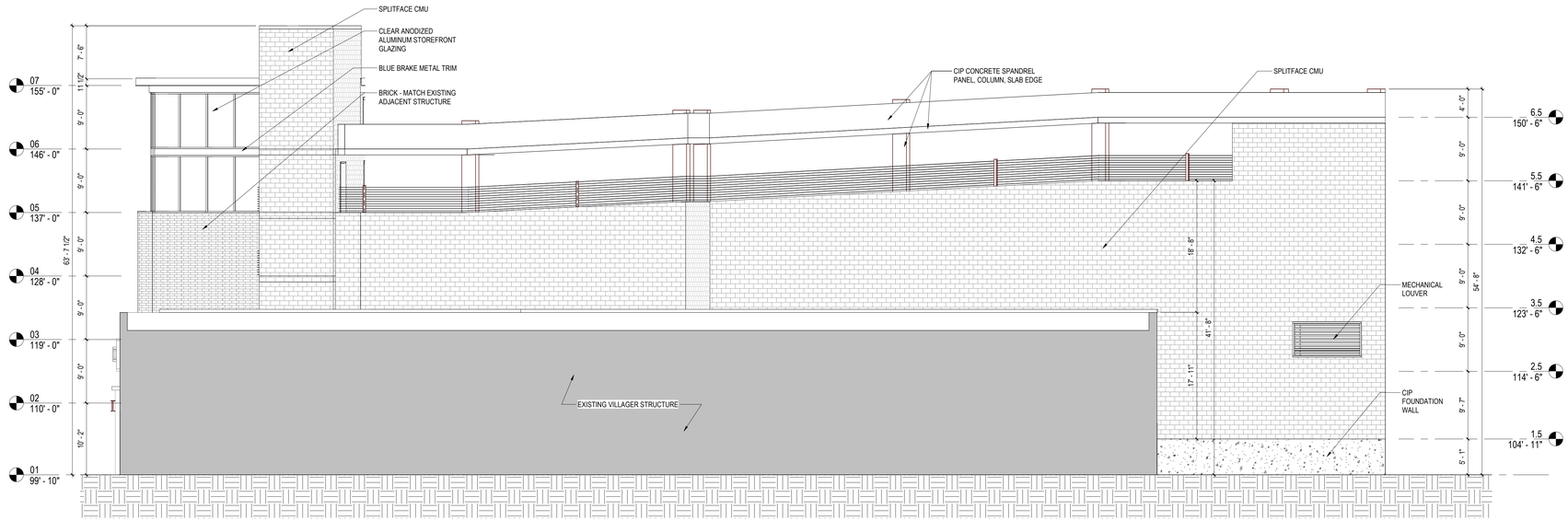
CAST-IN-PLACE CONCRETE RUBBED FINISH



SPLITFACE CMU



BLUE METAL PANEL



2 A402 **ELEVATION - NORTH**

SCALE: 1/8" = 1'-0"

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EXTERIOR ELEVATIONS

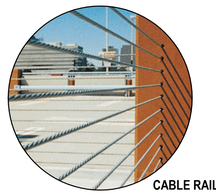
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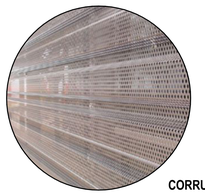
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COLOR ORTHOGRAPHIC ELEVATION - EAST



CABLE RAIL



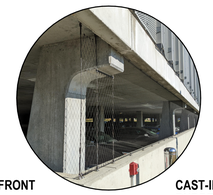
CORRUGATED METAL PANEL



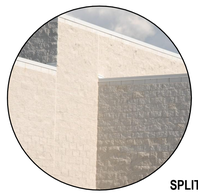
BRICK COLUMN WRAP



ANODIZED ALUMINUM STOREFRONT & METAL TRIM / FASCIA



CAST-IN-PLACE CONCRETE RUBBED FINISH



SPLITFACE CMU



BLUE METAL PANEL



COLOR ORTHOGRAPHIC ELEVATION - SOUTH

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EXTERIOR ELEVATIONS - COLOR RENDERING

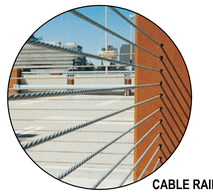
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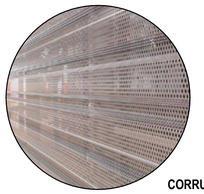
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COLOR ORTHOGRAPHIC ELEVATION - WEST



CABLE RAIL



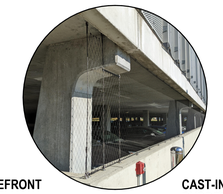
CORRUGATED METAL PANEL



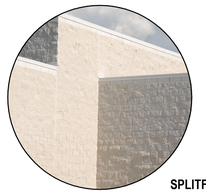
BRICK COLUMN WRAP



ANODIZED ALUMINUM STOREFRONT & METAL TRIM / FASCIA



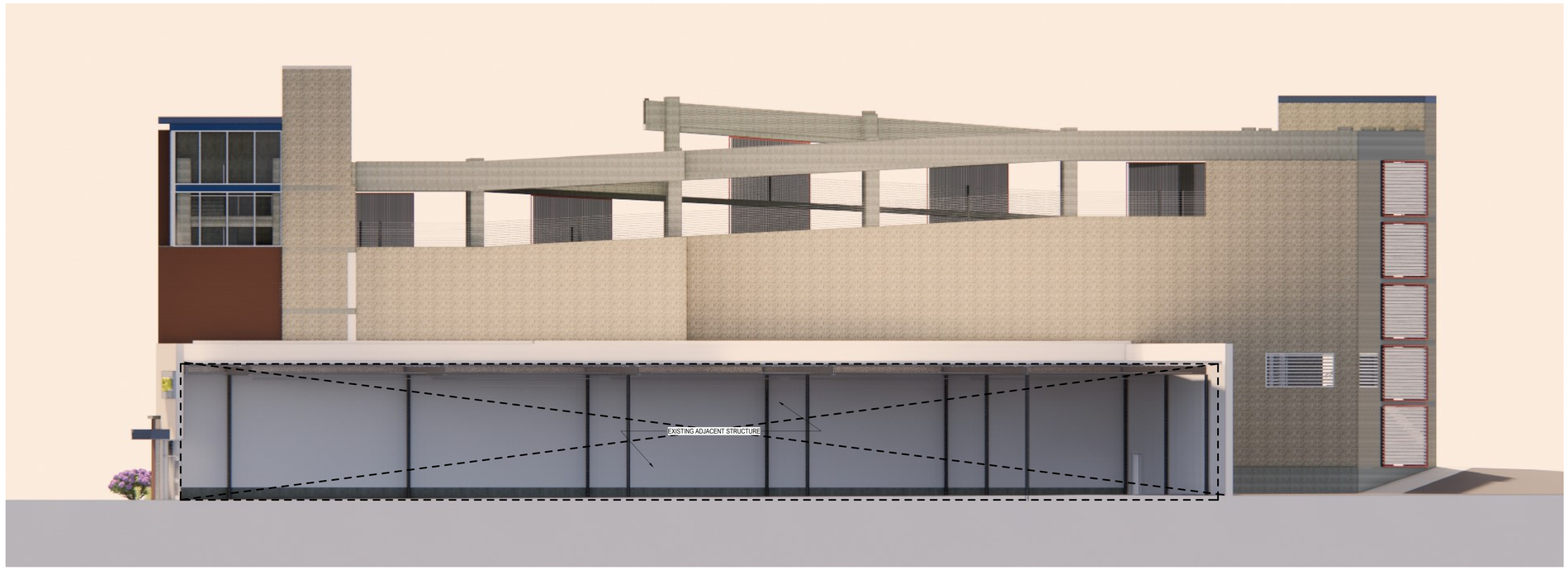
CAST-IN-PLACE CONCRETE RUBBED FINISH



SPLITFACE CMU



BLUE METAL PANEL



COLOR ORTHOGRAPHIC ELEVATION - NORTH

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EXTERIOR ELEVATIONS - COLOR RENDERING

SHEET NUMBER:

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WAYNE STRONG
LORI MANN-CAREY
EARSIE GREEN
ILDA THOMAS
ALPHONSO STUDESVILLE JR