

APPLICATION FOR  
URBAN DESIGN COMMISSION  
REVIEW AND APPROVAL

AGENDA ITEM # \_\_\_\_\_  
Project # \_\_\_\_\_  
Legistar # 10903

DATE SUBMITTED: <u>5/12/2010</u>	Action Requested
UDC MEETING DATE: <u>6/2/2010</u>	<input type="checkbox"/> Informational Presentation
	<input checked="" type="checkbox"/> Initial Approval and/or Recommendation
	<input type="checkbox"/> Final Approval and/or Recommendation

PLEASE PRINT!

PROJECT ADDRESS: 2300 S. PARK STREET

ALDERMANIC DISTRICT: 14

OWNER/DEVELOPER (Partners and/or Principals) ARCHITECT/DESIGNER/OR AGENT:  
COMMUNITY DEVELOPMENT AUTHORITY JOHN LICHTENHELD  
MARK OWINGER SCHREIBER ANDERSON ASSOCIATES  
717 JOHN NOLEN DRIVE, MADISON

CONTACT PERSON: JOHN LICHTENHELD  
Address: 717 JOHN NOLEN DRIVE  
MADISON, WI 53713  
Phone: 608-255-0800  
Fax: 608-255-7750  
E-mail address: jlichtenheld@sqa-madison.com

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TYPE OF PROJECT:  
(See Section A for:)

- Planned Unit Development (PUD)
  - General Development Plan (GDP)
  - Specific Implementation Plan (SIP)
- Planned Community Development (PCD)
  - General Development Plan (GDP)
  - Specific Implementation Plan (SIP)
- Planned Residential Development (PRD)
- New Construction or Exterior Remodeling in an Urban Design District \* (A public hearing is required as well as a fee)
- School, Public Building or Space (Fee may be required)
- New Construction or Addition to or Remodeling of a Retail, Hotel or Motel Building Exceeding 40,000 Sq. Ft.
- Planned Commercial Site

(See Section B for:)

- New Construction or Exterior Remodeling in C4 District (Fee required)

(See Section C for:)

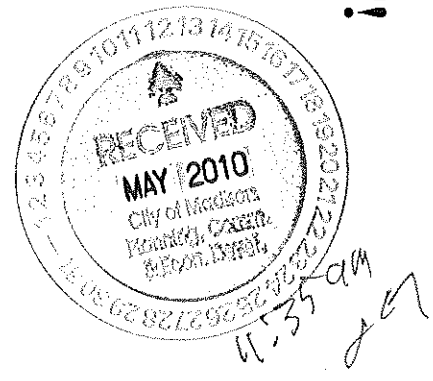
- R.P.S.M. Parking Variance (Fee required)

(See Section D for:)

- Comprehensive Design Review\* (Fee required)
- Street Graphics Variance\* (Fee required)
- Other \_\_\_\_\_

\*Public Hearing Required (Submission Deadline 3 Weeks in Advance of Meeting Date)

Where fees are required (as noted above) they apply with the first submittal for either initial or final approval of a project.

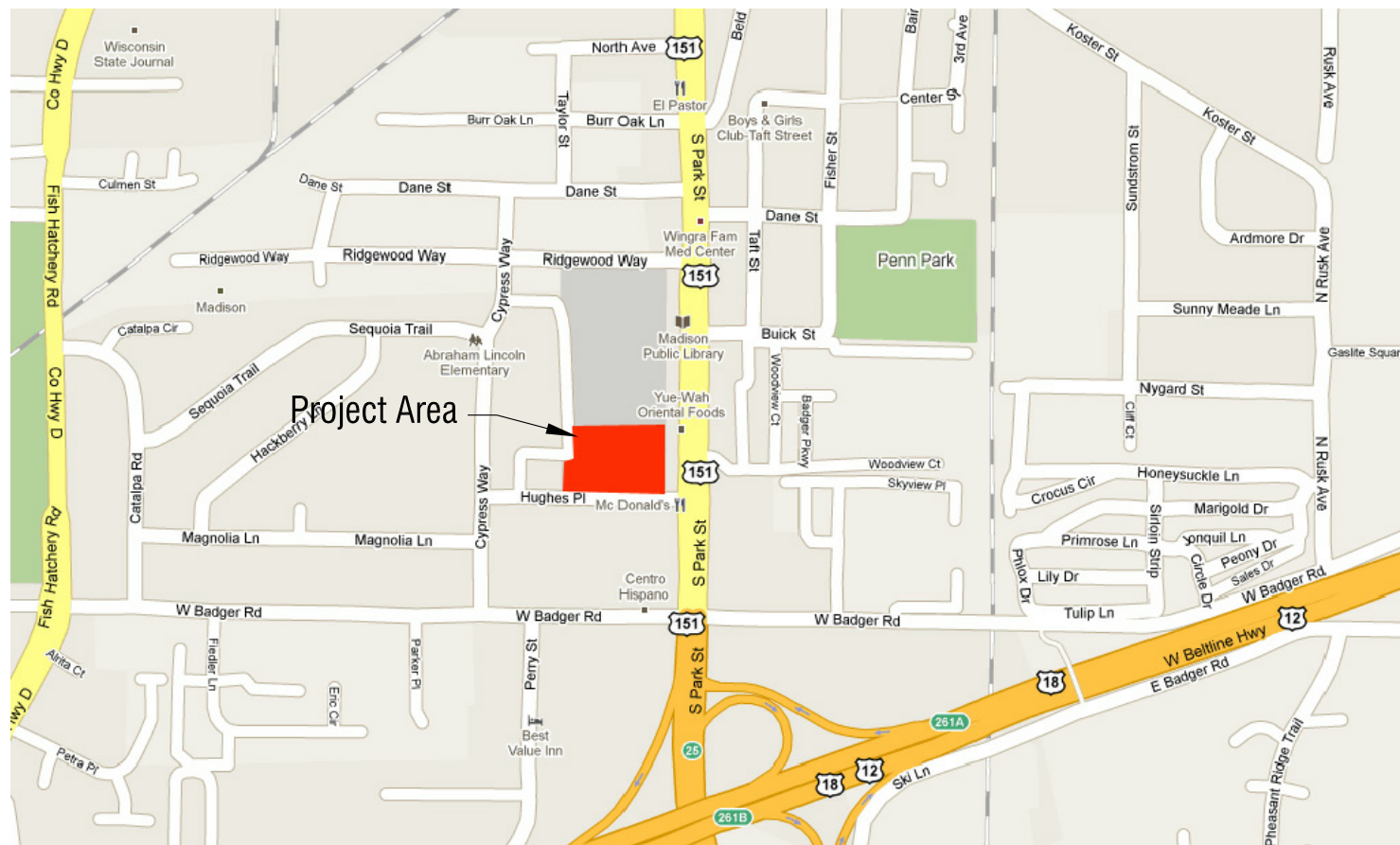


# The Villager Phase II

2300 S. Park Street, Madison, Wisconsin

Sheet Index

- Cover Sheet
- Project Summary
- Site Plan - Overall
- Site Plan - Temporary Parking
- Landscape Plan - Temporary Parking
- Construction Details
- 2008 Approved Master Plan
- Site Photos





**SCHREIBER / ANDERSON ASSOCIATES, INC.**  
 717 John Nolen Drive  
 Madison, WI 53713  
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 Fx. 608.255.7750  
 www.saa-modison.com



**STRANG**

Professional Seal

Revision \_\_\_\_\_ Date \_\_\_\_\_

Project Name \_\_\_\_\_

**The Villager**

**Phase II Demolition and Temporary Parking**

Schreiber/Anderson Associates, Inc.

Drawn By: PH  
 Checked By: JL  
 File:  
 Issued For: Approval  
 Date: 0602|2010  
 Project No. 2349.02

Sheet Title

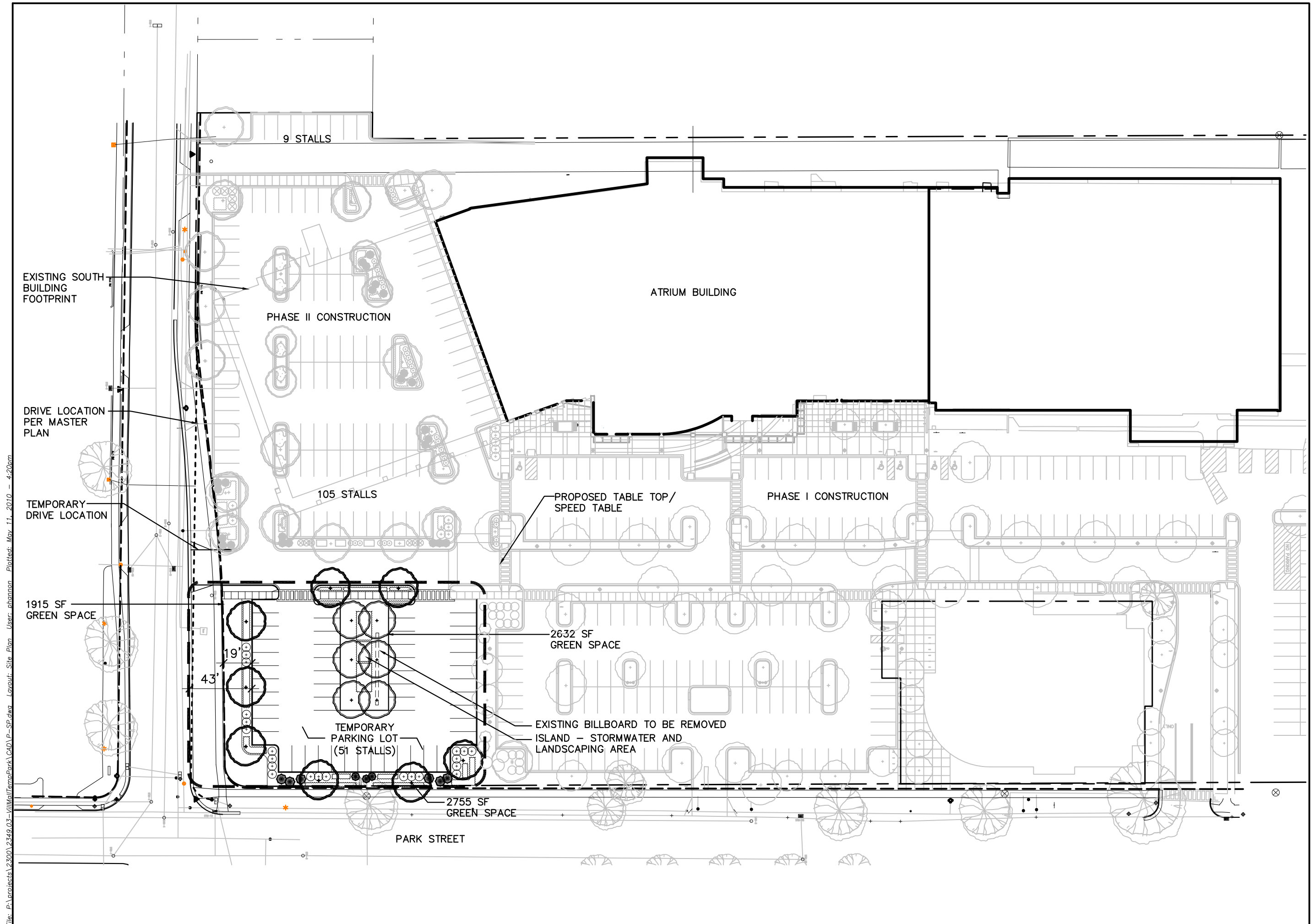
**Site Plan**



0 15 30 60

Sheet Number

**C100**



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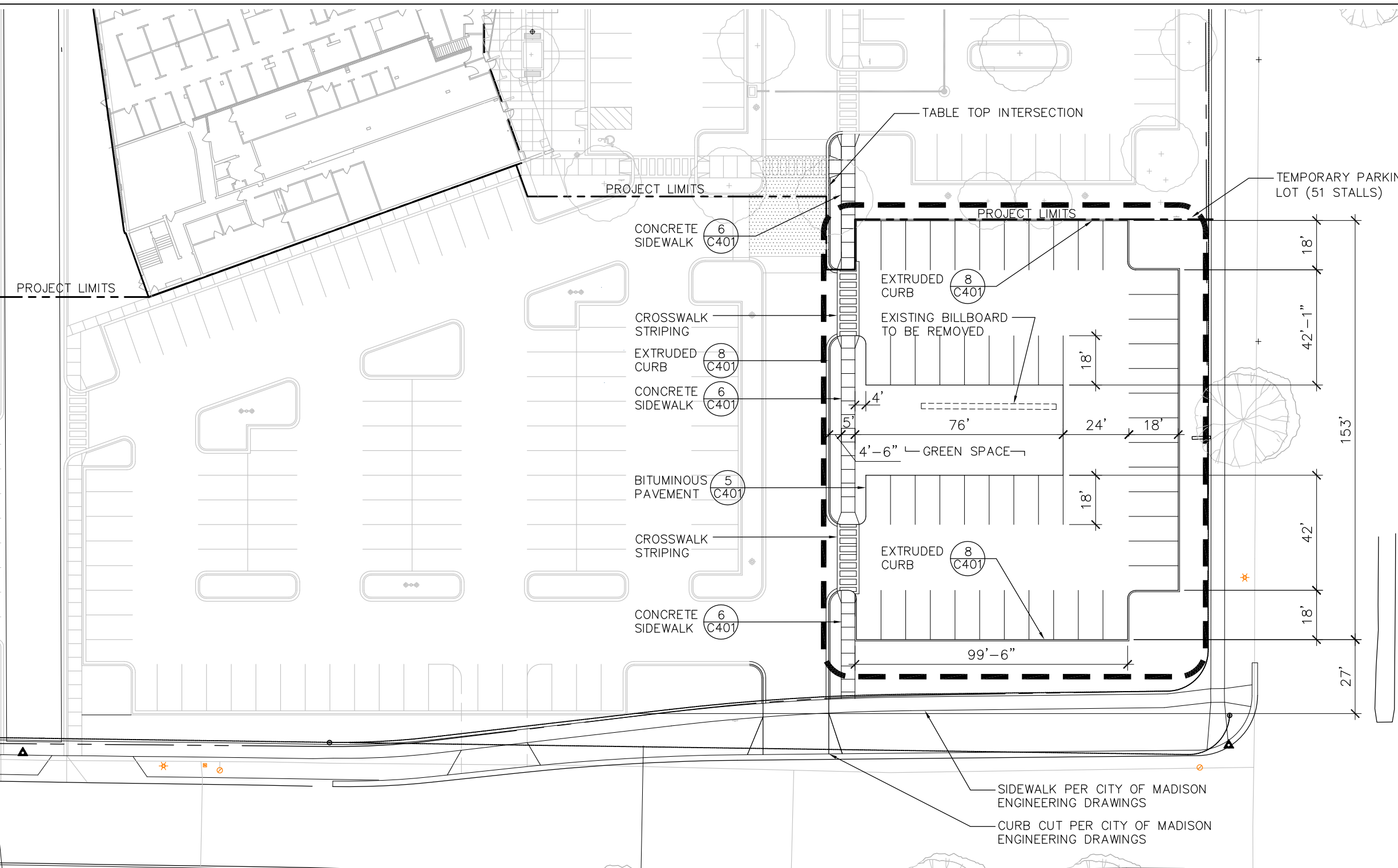
Site Plan Detail



0 10 20 40

Sheet Number

C200



**LEGEND**

TABLE TOP INTERSECTION	
PROJECT LIMIT LINE	
SINGLE HEADED LIGHT FIXTURE	
DOUBLE HEADED LIGHT FIXTURE	

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

**TEMPORARY PARKING AREA:**

SITE AREA	24,160 SF
IMPERVIOUS SURFACE	15,700 SF
GREEN SPACE	8,460 SF
ISR	0.64

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Phase II Demolition and Temporary Parking

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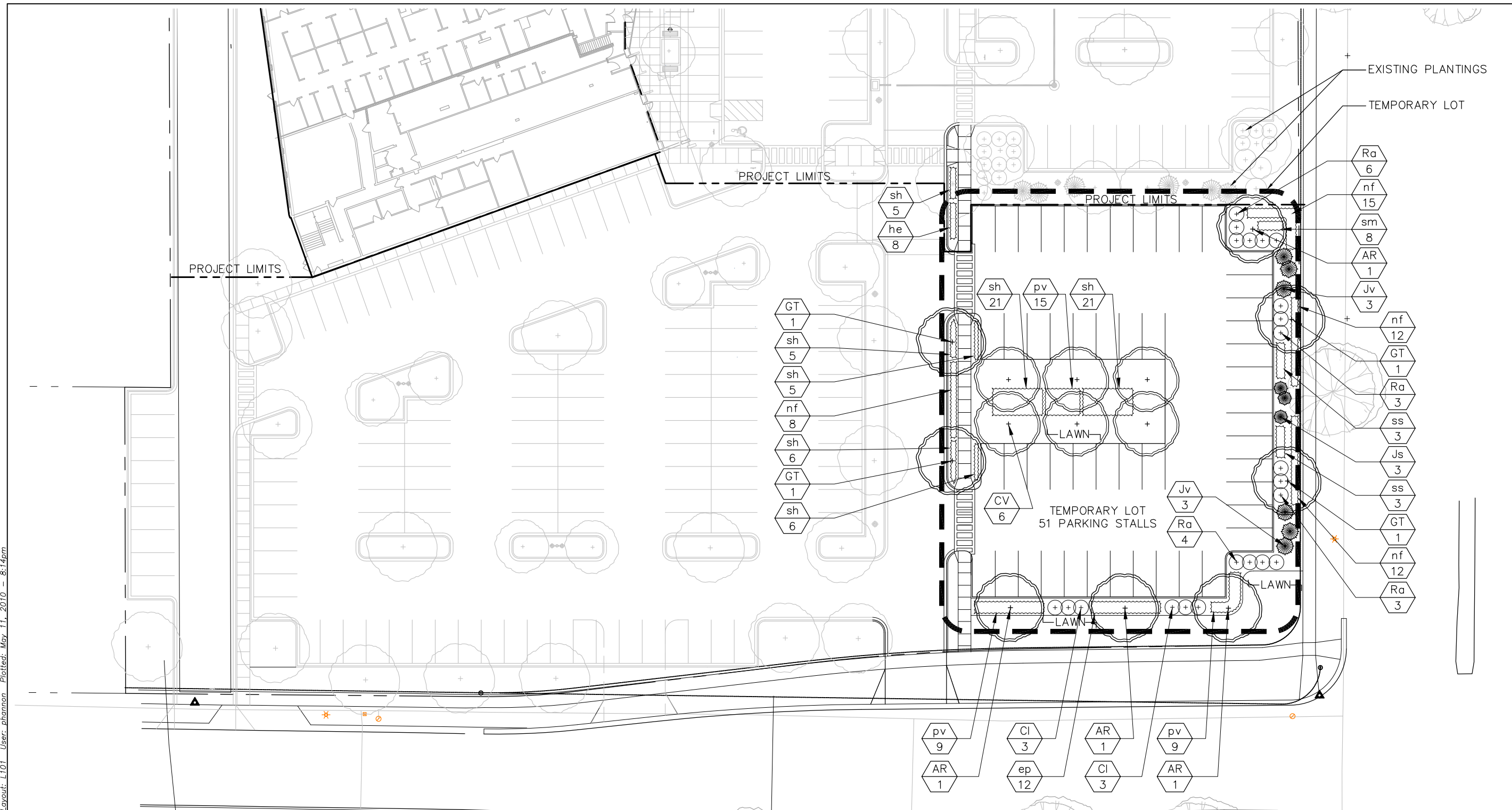
Landscape Plan



0 10 20 40

Sheet Number

L101



LANDSCAPE POINTS – TEMPORARY LOT:

NUMBER OF TREES REQUIRED:		TABULATION OF POINTS PROVIDED:			
NUMBER OF PARKING STALLS	51	CANOPY TREES	35pts	4	140
LOADING AREAS	0	DECIDUOUS SHRUBS	2pts	22	44
CANOPY TREES REQUIRED	4	EVERGREEN SHRUBS	3pts	9	27
NUMBER OF LANDSCAPE POINTS REQUIRED:		EVERGREEN TREES	15pts	0	0
POINTS REQUIRED PER PARKING STALLS	243	ORNAMENTAL TREES	15pts	6	90
POINTS REQUIRED PER LOADING AREA	0	TOTAL POINTS			301 pts
TOTAL POINTS REQUIRED	243				

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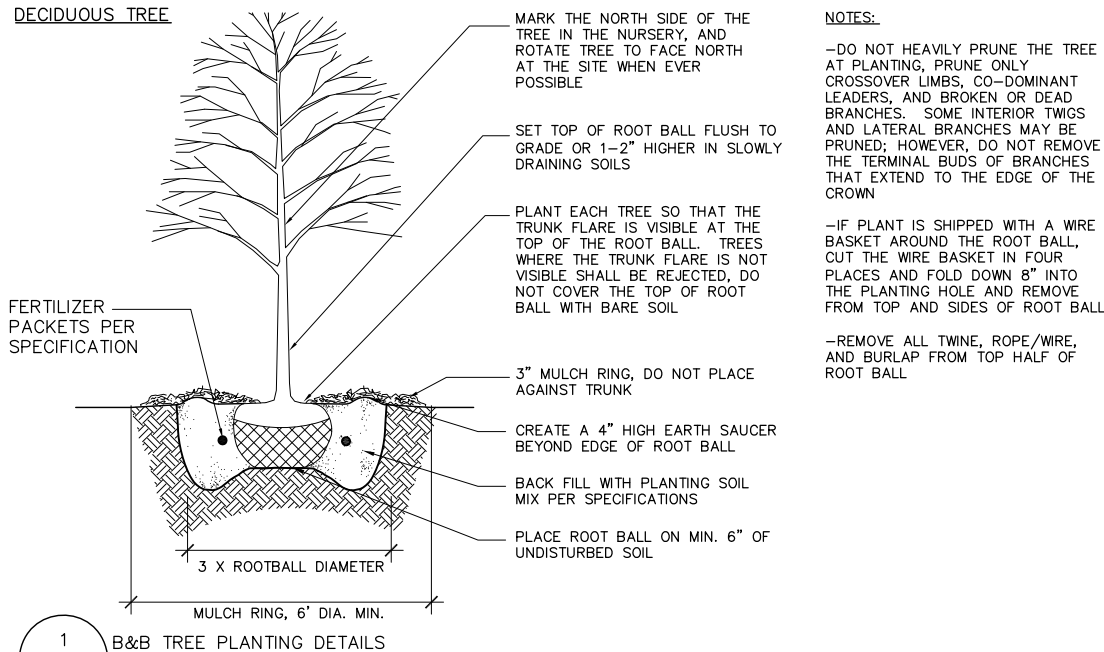
LANDSCAPE PLANT LEGEND

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

EVERGREEN TREES/SHRUBS							
Bm	Buxus microphylla 'Green Velvet'	Green Velvet Boxwood	3 Gal.	CG	x		*
Js	Juniperus sabinia 'Arcadia'	Arcadia Juniper	3 Gal.	CG	x		*
Jv	Juniperus virginiana 'Grey Owl'	Grey Owl Juniper	5 Gal.	CG	x		*

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

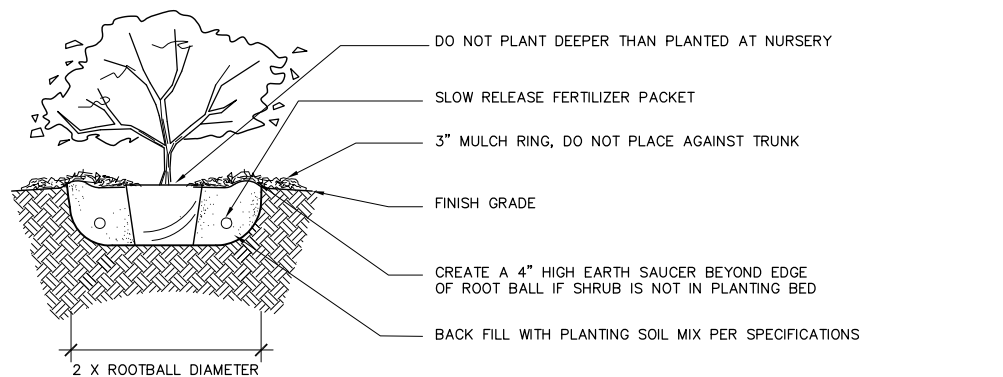
PERENNIALS / GROUNDCOVERS / GRASSES							
cp	Carex pennsylvanica	Pennsylvania Sedge	4"	Cont.	x	18" spacing	*
ef	Euonymus fortunei 'Wo-long Ghost'	Wo-long Ghost Wintercreeper	4"	Cont.	x	18" spacing	
ep	Echinacea purpurea 'Kim's Knee High'	Kim's Knee High Coneflower	1 Gal.	Cont.	x	24" spacing	*
he	Hemerocallis 'Pardon Me'	Pardon Me Daylily	4"	Cont.	x	24" spacing	
nf	Nepeta faassenii 'Kit Kat'	Kit Kat Catmint	1 Gal.	Cont.	x	24" spacing	*
pv	Panicum virgatum 'Shenandoah'	Shenandoah Switch Grass	1 Gal.	Cont.	x	36" spacing	*
sm	Salvia 'May Night'	May Night Salvia	4"	Cont.	x	24" spacing	
rf	Rudbeckia fulgida 'Sullivantii'	Sullivantii Black Eyed Susan	4"	Cont.	x	24" spacing	
sh	Sporobolus heterolepis	Prairie Dropseed	1 Gal.	Cont.	x	30" spacing	*
ss	Spodiopogon sibericus	Frost Grass	1 Gal.	Cont.	x	36" spacing	*



1 B&B TREE PLANTING DETAILS  
L102

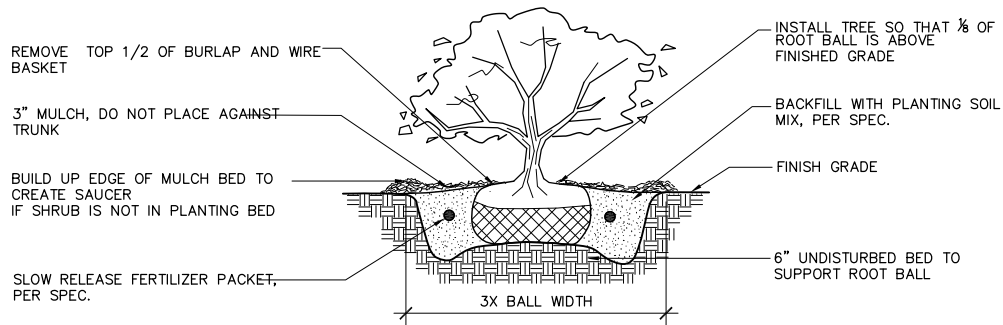
SCALE 1" = 1'-0"

**NOTES:**  
 -DO NOT HEAVILY PRUNE THE TREE AT PLANTING, PRUNE ONLY CROSSOVER LIMBS, CO-DOMINANT LEADERS, AND BROKEN OR DEAD BRANCHES. SOME INTERIOR TWIGS AND LATERAL BRANCHES MAY BE PRUNED; HOWEVER, DO NOT REMOVE THE TERMINAL BUDS OF BRANCHES THAT EXTEND TO THE EDGE OF THE CROWN  
 -IF PLANT IS SHIPPED WITH A WIRE BASKET AROUND THE ROOT BALL, CUT THE WIRE BASKET IN FOUR PLACES AND FOLD DOWN 8" INTO THE PLANTING HOLE AND REMOVE FROM TOP AND SIDES OF ROOT BALL  
 -REMOVE ALL TWINE, ROPE/WIRE, AND BURLAP FROM TOP HALF OF ROOT BALL



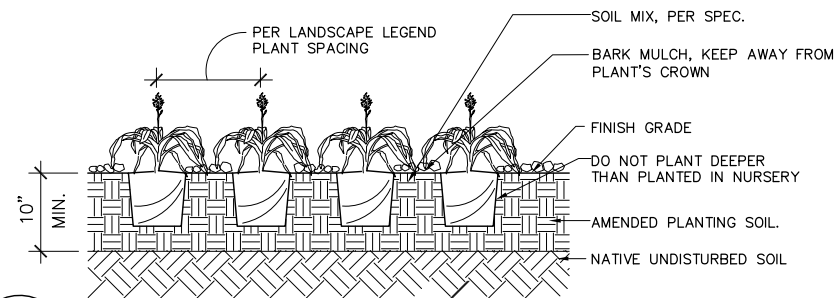
2 CONTAINER SHRUB PLANTING DETAIL  
L102

SCALE 1" = 1'-0"



3 B&B SHRUB PLANTING DETAIL  
L102

SCALE 1" = 1'-0"



4 GROUNDCOVER/PERENNIAL/BULB PLANTING DETAIL  
L102

SCALE 1" = 1'-0"

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The Villager

Phase II Demolition and Temporary Parking

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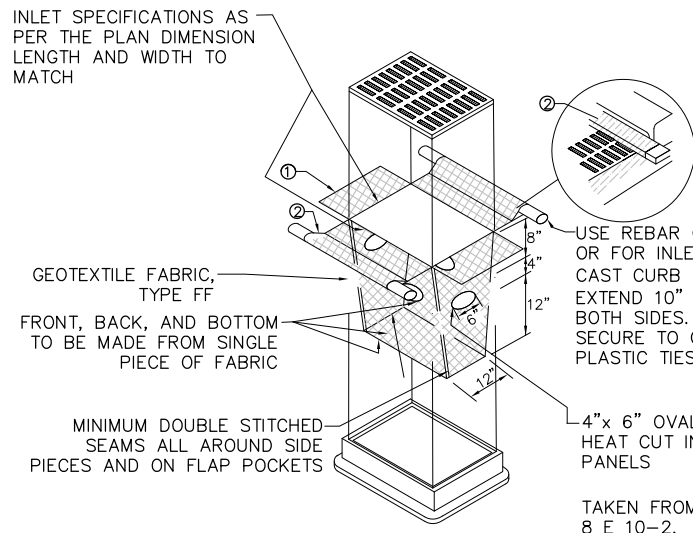
Landscape Plant Schedule



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Sheet Number

L102



① INLET SPECIFICATIONS AS PER THE PLAN DIMENSION LENGTH AND WIDTH TO MATCH

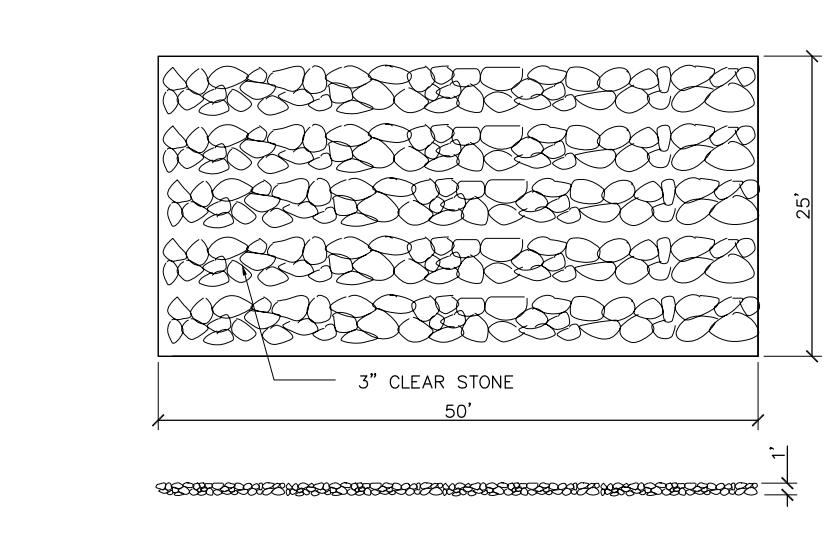
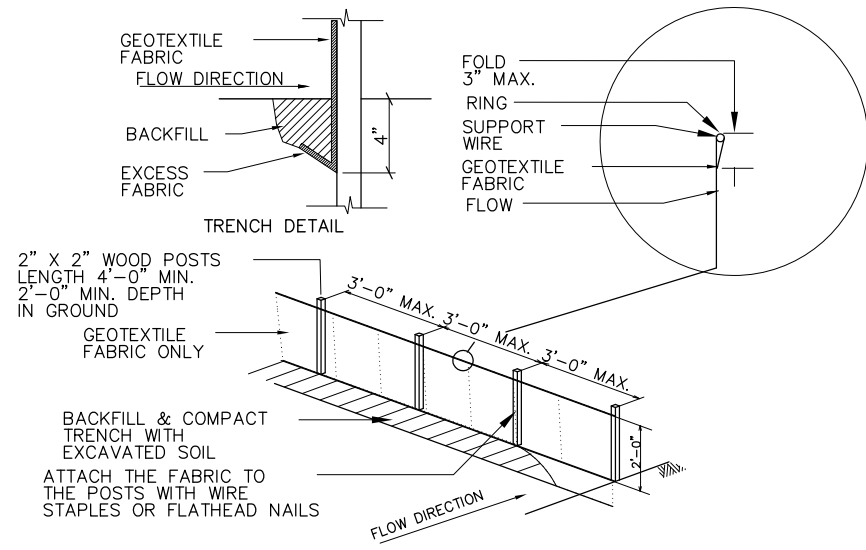
② EXTEND FABRIC AT LEAST 10" AROUND THE PERIMETER.

③ FLAP POCKETS SHALL BE LARGE ENOUGH TO ACCEPT WOOD 2X4.

USE REBAR OR STEEL ROD FOR REMOVAL OR FOR INLETS WITH CAST CURB BOX USE WOOD 2"x4", EXTEND 10" BEYOND GRATE WIDTH ON BOTH SIDES. LENGTH VARIES. SECURE TO GRATE WITH WIRE OR PLASTIC TIES

4"x 6" OVAL HOLE SHALL BE HEAT CUT INTO ALL FOUR SIDE PANELS

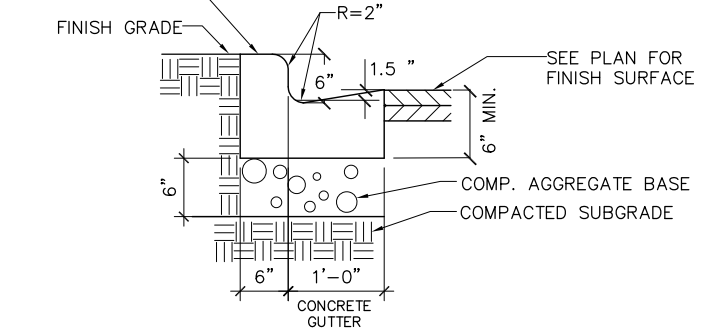
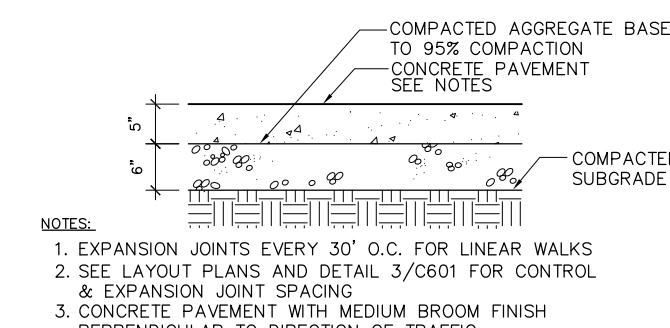
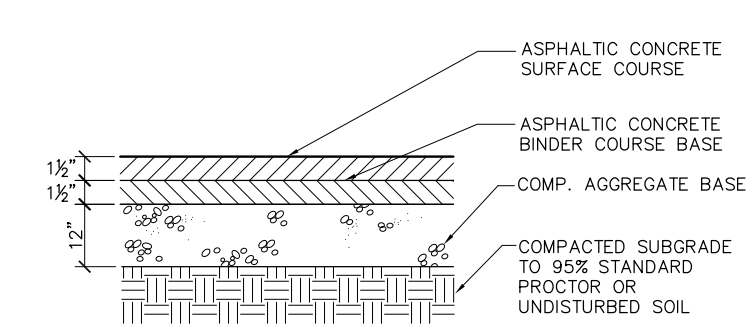
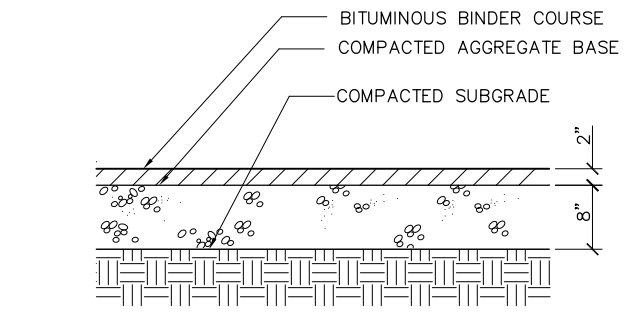
TAKEN FROM WDOT S.D.D. 8 E 10-2.



1 INLET PROTECTION, TYPE D  
C401 NTS

2 SILT FENCE DETAIL  
C401 NTS

3 TRACK MAT DETAIL  
C401 NTS SCALE 1/8" = 1'-0"

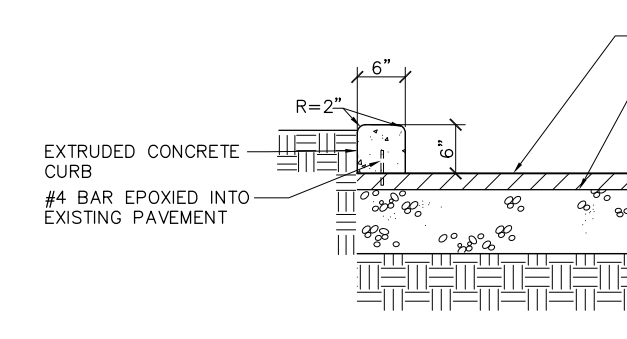


4 BITUMINOUS PAVEMENT - TEMPORARY LOT  
C401 SECTION SCALE 1" = 1'-0"

5 3" BITUMINOUS PAVEMENT - PERMANENT LOT  
C401 SECTION SCALE 1" = 1'-0"

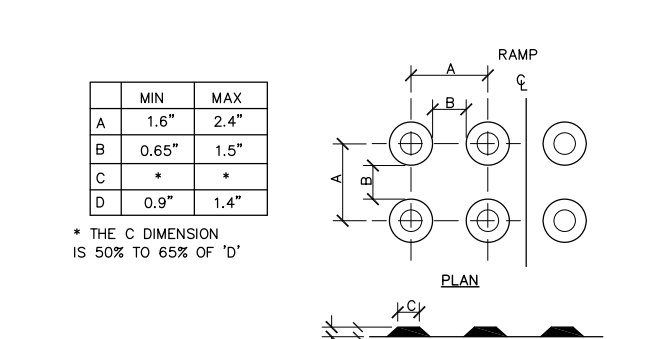
6 CONCRETE PAVEMENT - PEDESTRIAN LOAD  
C401 SECTION SCALE 1" = 1'-0"

7 CONCRETE CURB AND GUTTER - PERMANENT LOT  
C401 SECTION SCALE 1" = 1'-0"



4 BITUMINOUS PAVEMENT  
C401 TEMPORARY LOT

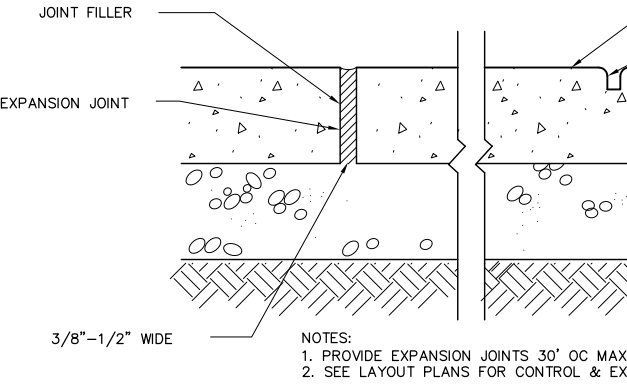
NOTES:  
1. CONCRETE SHALL BE 3000 PSI MIN.  
2. 3/8" EXPANSION JOINTS SHALL BE PLACED AT ALL CHANGES IN DIRECTION, 1/2" CONTRACTION JOINTS SHALL BE PLACED AT 10' INTERVALS  
3. PAVEMENT SHALL BE DRY AND CLEANED OF LOOSE AND DELETERIOUS MATERIAL PRIOR TO PLACEMENT OF CURB.  
4. #4 BARS TO BE PLACED 1 FOOT FROM EACH SIDE OF ALL JOINTS



8 EXTRUDED CONCRETE CURB  
C401 TEMPORARY LOT SCALE 1" = 1'-0"

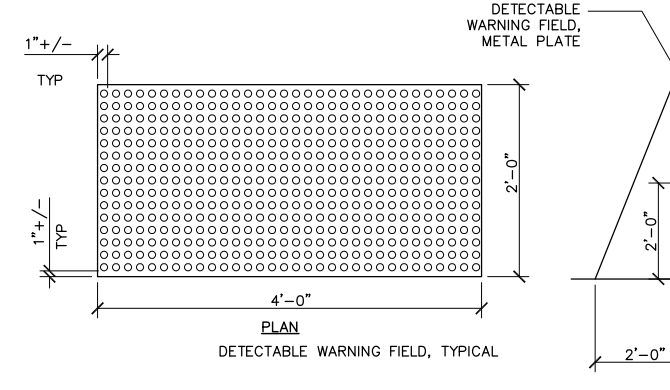
9 EXPANSION/CONTROL JOINT  
C401 SECTION SCALE 1" = 1'-0"

10 ACCESSIBLE RAMP  
C401 SECTION SCALE 1" = 1'-0"



NOTES:  
1. PROVIDE EXPANSION JOINTS 30' OC MAX. ALL WAYS  
2. SEE LAYOUT PLANS FOR CONTROL & EXPANSION JOINT LAYOUTS

9 EXPANSION/CONTROL JOINT  
C401 SECTION SCALE 1" = 1'-0"



10 ACCESSIBLE RAMP  
C401 SECTION SCALE 1" = 1'-0"

Revision	Date

The Villager  
Phase II Demolition and Temporary Parking

Schreiber/Anderson Associates, Inc.

Drawn By: PH  
Checked By: JL  
File:  
Issued For: Approval  
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Project No. 2349.02

Sheet Title  
Details

Sheet Number

**C401**

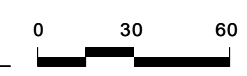
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**PARKING SUMMARY:**  
 PARKING REQUIRED: 706 STALLS  
 (CALCULATED AT 3 STALLS PER 1,000 SQUARE FEET)  
 PARKING PROVIDED: 433 STALLS  
 (1.83 STALLS PER 1,000 SQUARE FEET)  
 \*PARKING DEFICIENCY: 273 STALLS

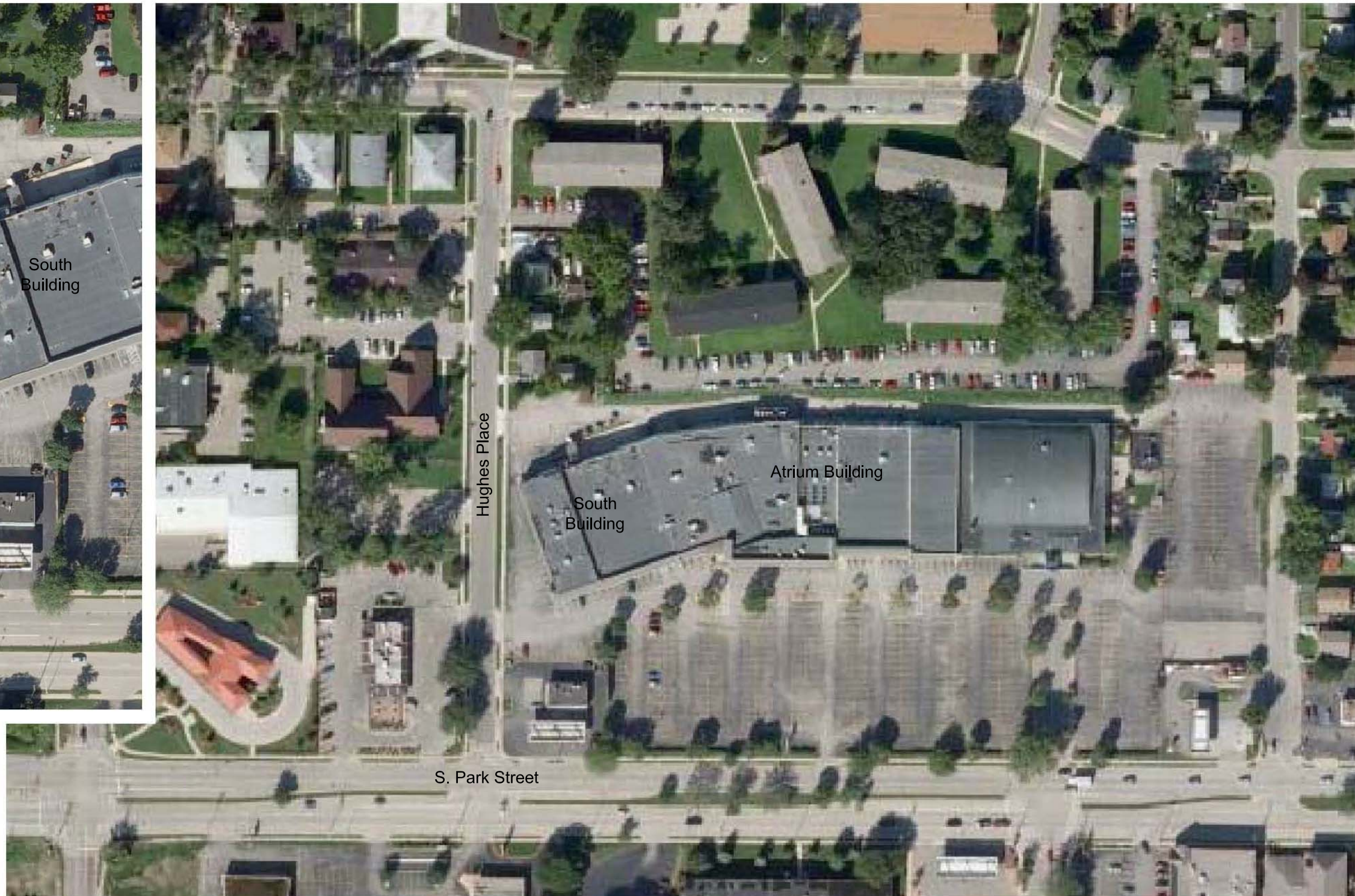
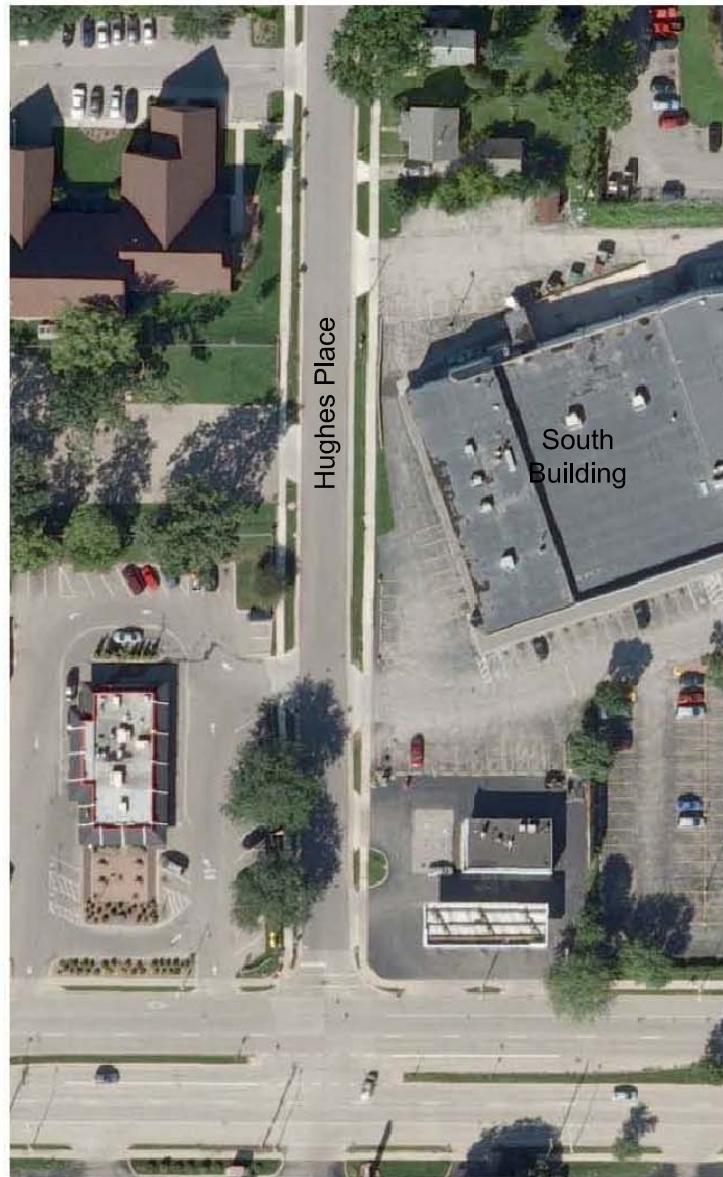
# The Villager Master Plan



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# The Villager

## Phase II Demolition and Temporary Parking

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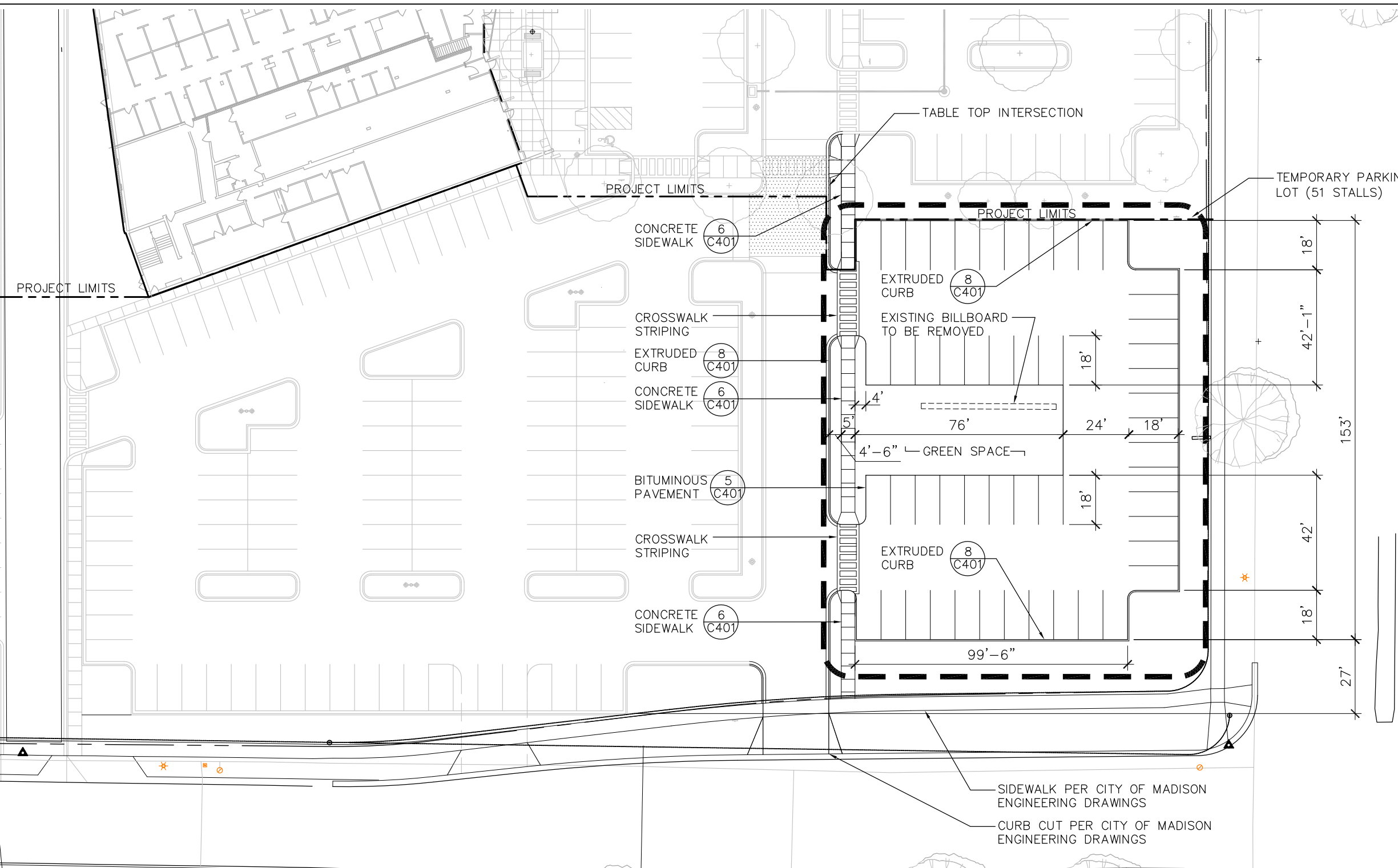
Site Plan Detail



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Sheet Number

# C200



LEGEND	
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SINGLE HEADED LIGHT FIXTURE	
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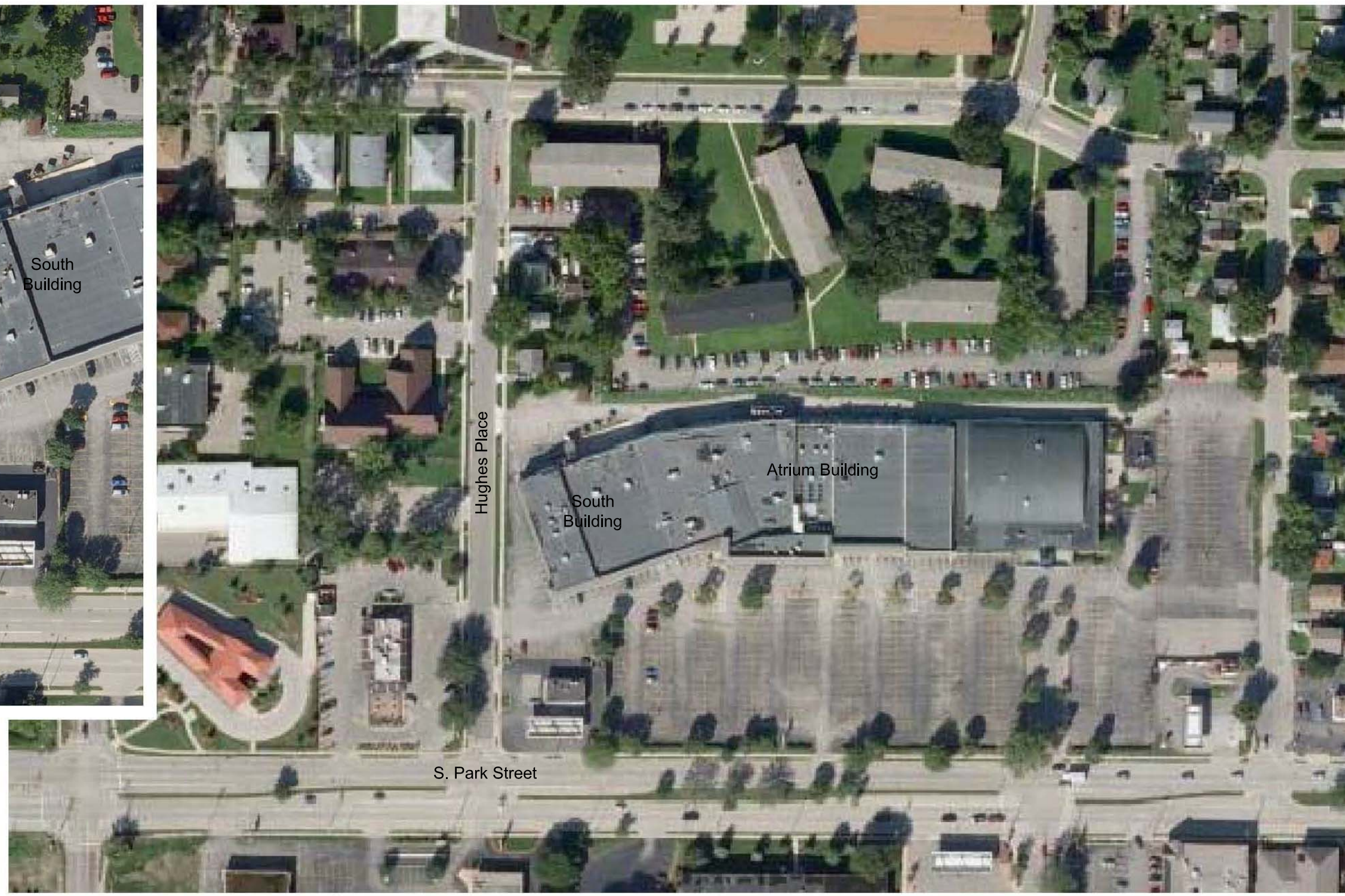
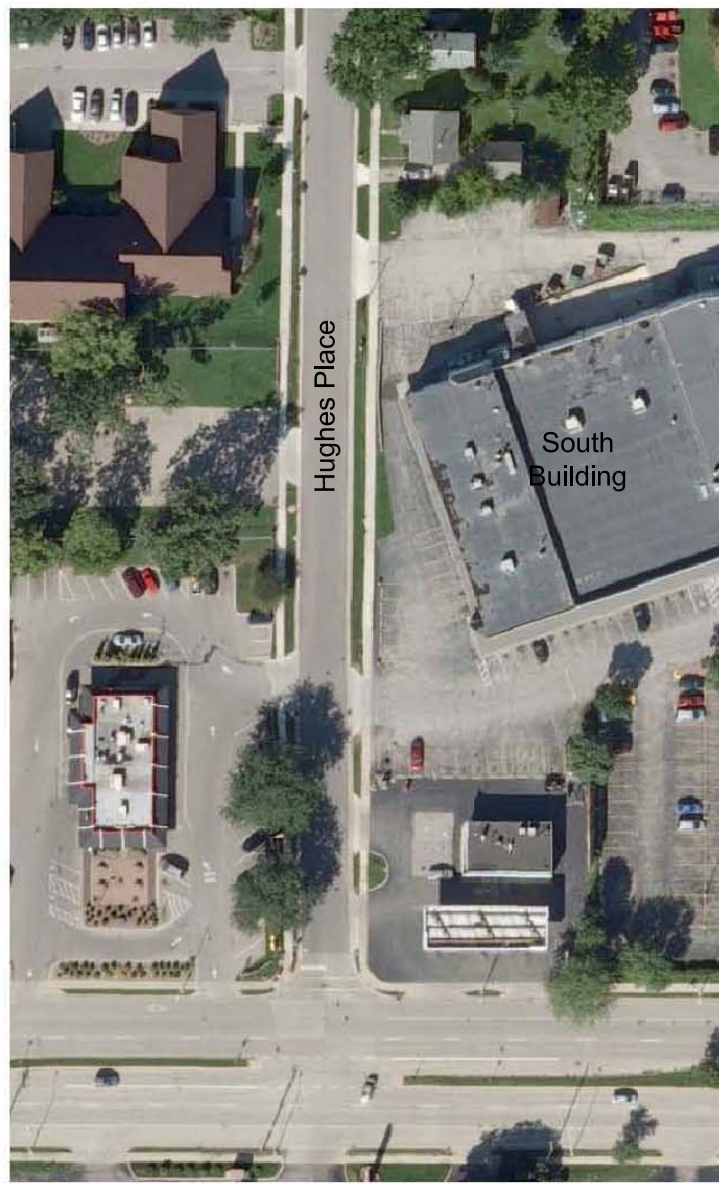
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TEMPORARY PARKING AREA:	
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GREEN SPACE	8,460 SF
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The Villager

Phase II  
Demolition  
and  
Temporary  
Parking

Schreiber/Anderson  
Associates, Inc.

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LANDSCAPE PLANT LEGEND

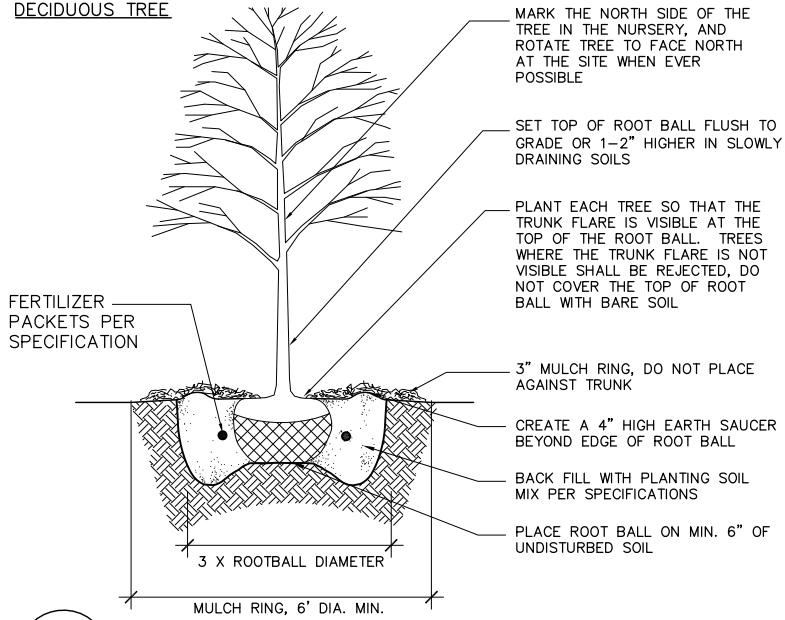
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CV	Crataegus crusgalli var. inermis	Thornless Cockspur Hawthorn	1.5" Cal.	B&B	x		*
GT	Gleditsia triacanthos var. inermis	Thornless Honeylocust	2.5" Cal.	B&B	x		*
PC	Pyrus calleryana 'Chanticleer'	Chanticleer Flowering Pear	2" Cal.	B&B	x		
TC	Tilia cordata 'Chancellor'	Chancellor Littleleaf Linden	2" Cal.	B&B	x		*

EVERGREEN TREES/SHRUBS							
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Js	Juniperus sabinia 'Arcadia'	Arcadia Juniper	3 Gal.	CG	x		*
Jv	Juniperus virginiana 'Grey Owl'	Grey Owl Juniper	5 Gal.	CG	x		*

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

PERENNIALS / GROUNDCOVERS / GRASSES							
cp	Carex pennsylvanica	Pennsylvania Sedge	4"	Cont.	x	18" spacing	*
ef	Euonymus fortunei 'Wo-long Ghost'	Wo-long Ghost Wintercreeper	4"	Cont.	x	18" spacing	
ep	Echinacea purpurea 'Kim's Knee High'	Kim's Knee High Coneflower	1 Gal.	Cont.	x	24" spacing	*
he	Hemerocallis 'Pardon Me'	Pardon Me Daylily	4"	Cont.	x	24" spacing	
nf	Nepeta faassenii 'Kit Kat'	Kit Kat Catmint	1 Gal.	Cont.	x	24" spacing	*
pv	Panicum virgatum 'Shenandoah'	Shenandoah Switch Grass	1 Gal.	Cont.	x	36" spacing	*
sm	Salvia 'May Night'	May Night Salvia	4"	Cont.	x	24" spacing	
rf	Rudbeckia fulgida 'Sullivantii'	Sullivantii Black Eyed Susan	4"	Cont.	x	24" spacing	
sh	Sporobolus heterolepis	Prairie Dropseed	1 Gal.	Cont.	x	30" spacing	*
ss	Spodiopogon sibericus	Frost Grass	1 Gal.	Cont.	x	36" spacing	*

DECIDUOUS TREE



1 B&B TREE PLANTING DETAILS

L102

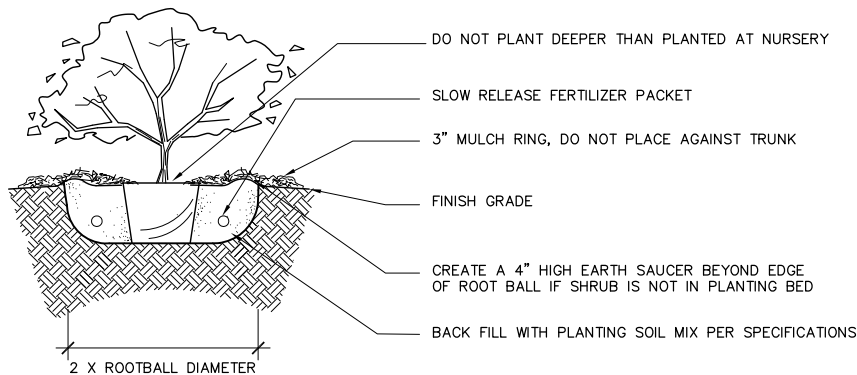
SCALE 1" = 1'-0"

NOTES:

-DO NOT HEAVILY PRUNE THE TREE AT PLANTING, PRUNE ONLY CROSSOVER LIMBS, CO-DOMINANT LEADERS, AND BROKEN OR DEAD BRANCHES. SOME INTERIOR TWIGS AND LATERAL BRANCHES MAY BE PRUNED; HOWEVER, DO NOT REMOVE THE TERMINAL BUDS OF BRANCHES THAT EXTEND TO THE EDGE OF THE CROWN

-IF PLANT IS SHIPPED WITH A WIRE BASKET AROUND THE ROOT BALL, CUT THE WIRE BASKET IN FOUR PLACES AND FOLD DOWN 8" INTO THE PLANTING HOLE AND REMOVE FROM TOP AND SIDES OF ROOT BALL

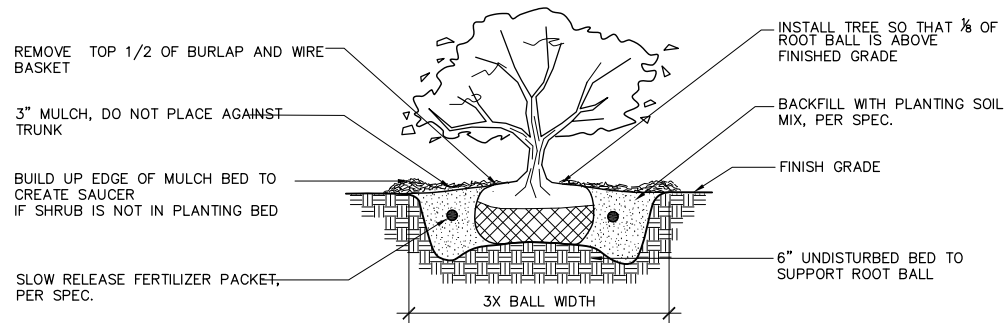
-REMOVE ALL TWINE, ROPE/WIRE, AND BURLAP FROM TOP HALF OF ROOT BALL



2 CONTAINER SHRUB PLANTING DETAIL

L102

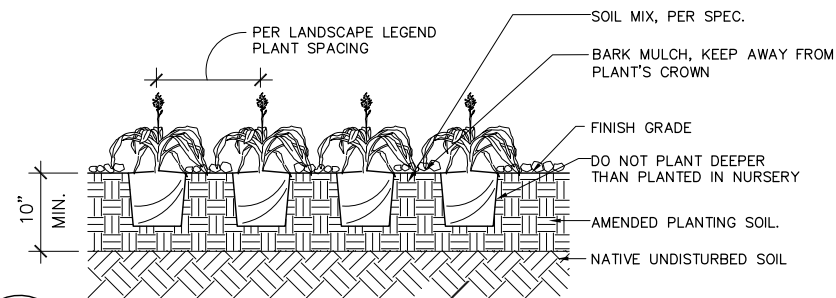
SCALE 1" = 1'-0"



3 B&B SHRUB PLANTING DETAIL

L102

SCALE 1" = 1'-0"



4 GROUNDCOVER/PERENNIAL/BULB PLANTING DETAIL

L102

SCALE 1" = 1'-0"

File: P:\projects\2300\2349.03-VillageTempPark\CAD\PLS.dwg Layout: L102 User: phannon Plotted: May 11, 2010 8:15pm



Professional Seal

Revision Date

Project Name

The Villager

Phase II Demolition and Temporary Parking

Schreiber/Anderson Associates, Inc.

Drawn By: PH  
Checked By: JL  
File:  
Issued For: Approval  
Date: 0602|2010  
Project No. 2349.02

Sheet Title

Landscape Plant Schedule



0 10 20 40

Sheet Number

L102

File: P:\projects\2300\2349.03-VillagerTempPark\CAD\PLS.dwg Layout: L101 User: phannon Plotted: May 11, 2010 - 8:14pm

**The Villager**

**Phase II  
 Demolition and  
 Temporary Parking**

Schreiber/Anderson  
 Associates, Inc.

Drawn By: PH  
 Checked By: JL  
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Sheet Title

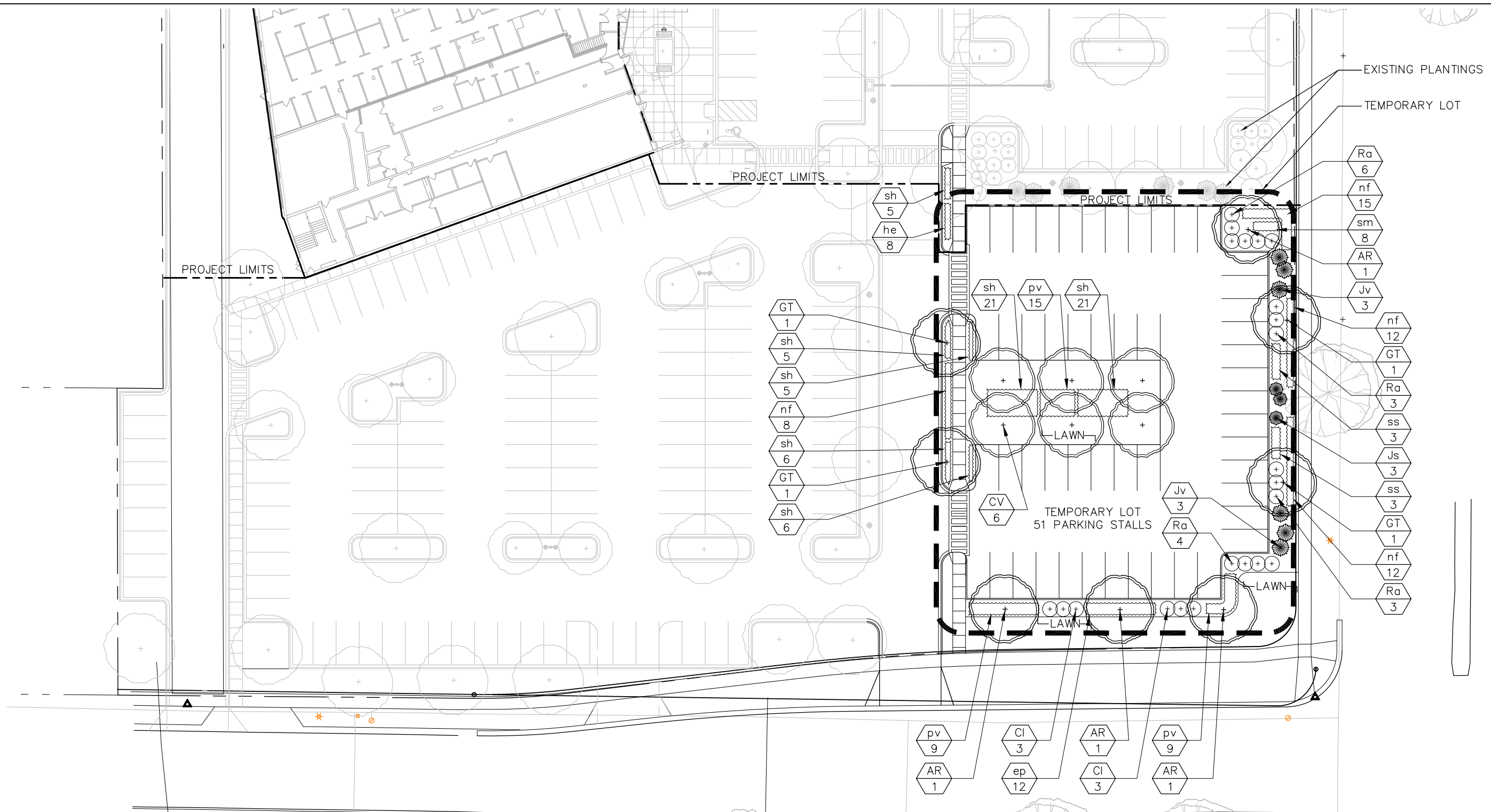
**Landscape Plan**



0 10 20 40

Sheet Number

**L101**



**LANDSCAPE POINTS – TEMPORARY LOT:**

<b>NUMBER OF TREES REQUIRED:</b>		<b>TABULATION OF POINTS PROVIDED:</b>			
NUMBER OF PARKING STALLS	51	CANOPY TREES	35pts	4	140
LOADING AREAS	0	DECIDUOUS SHRUBS	2pts	22	44
CANOPY TREES REQUIRED	4	EVERGREEN SHRUBS	3pts	9	27
		EVERGREEN TREES	15pts	0	0
		ORNAMENTAL TREES	15pts	6	90
<b>NUMBER OF LANDSCAPE POINTS REQUIRED:</b>		<b>TOTAL POINTS</b>			
POINTS REQUIRED PER PARKING STALLS	243				301 pts
POINTS REQUIRED PER LOADING AREA	0				
<b>TOTAL POINTS REQUIRED</b>	<b>243</b>				