

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

AGENDA ITEM # _____
Project # _____

DATE SUBMITTED: <u>12/10/08</u>	Action Requested
UDC MEETING DATE: <u>12/17/08</u>	<input type="checkbox"/> Informational Presentation
	<input type="checkbox"/> Initial Approval and/or Recommendation
	<input checked="" type="checkbox"/> Final Approval and/or Recommendation

PROJECT ADDRESS: 2202-2300 SOUTH PARK ST., MADISON, WI

ALDERMANIC DISTRICT: 14

OWNER/DEVELOPER (Partners and/or Principals) ARCHITECT/DESIGNER/OR AGENT:
 Community Development Authority of City of Madison Strang, Inc.
 Madison Municipal Building, Suite LL100 6411 Mineral Point road
 215 Martin Luther King Jr. Blvd. Madison, Wisconsin 53705
 Madison, Wisconsin 53703

CONTACT PERSON: Mark Olinger, CDA Executive Director
Address: Madison Municipal Building, Suite LL100
215 Martin Luther King Jr. Blvd.
Phone: Madison, Wisconsin 53703
Fax: Phone 608-266-4635
E-mail address Fax 608-267-8739
Email: Molinger@cityofmadison.com

TYPE OF PROJECT:
(See Section A for:)

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

(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.



December 10, 2008

Letter of Intent

To: Urban Design Commission

Project: The Atrium at The Villager (2008 037)
2200 – 2300 South Park Street
Madison, Wisconsin

Owner: City of Madison Community Development Authority
Madison Municipal Building, Suite LL100
215 Martin Luther King Jr. Boulevard
Madison, WI 53703

Architect: Strang, Inc.
6411 Mineral Point Road
Madison, WI 53705
Lawrence Barton, Principal in Charge
608-276-9200

Civil/Landscape: Schreiber Anderson Associates
717 John Nolen Drive
Madison, WI 53713
Christopher Thiel, Project Manager
608-255-0800

ARCHITECTURE
ENGINEERING
INTERIOR DESIGN

This submittal is to request final approval of the first phase of implementation of the master plan that was approved by UDC on September 24, 2008. Phase I includes:

- Demolition and reconstruction of the atrium entry portion of the existing building.
- Remodeling and reconstruction of storefronts on both sides of atrium entry.
- Redevelopment of the existing parking lot in the center portion of the existing site.

This submittal does not include the new freestanding building that is being planned for the Urban League of Greater Madison but it does include the site redevelopment around the ULGM building.

The Villager is an existing building that was originally constructed in a series of phases in the 1960's, 1970's and 1980's. Portions of the existing building vary in height from one story to two stories with basement.

The current use of the building is a mix of retail, office, education, and institutional uses. This project is not intended to change the existing uses. The majority of the current tenants are expected to remain during and after the remodeling. The purpose of the project is to upgrade the



appearance of the building and site, and improve the functioning of the property by remodeling the building to meet current standards.

Project Schedule:

Construction will begin in May, 2009 and be completed by December, 2009.

Project Statistics:

Site Area: 412,613 square feet total area (9.47 acres)
130,000 square feet being altered

Building Area: 109,568 square feet total "footprint"
10,734 square feet being demolished
8,725 square feet being new construction

Building height above grade is 1 to 2 stories; 32'-0" to top of parapet.

Description of Building Use (Project Area Only):

Retail tenants (ex: Sportstown Sporting Goods, Cricket Cellular Telephone).

Office/institutional tenants (ex: Dane County Department of Human Services, Wisconsin Women in Business Council).

Educational tenants (ex: Madison Area Technical College, UW Financial Education Center).

Hours of Operation: 8:00am to 9:00pm, Monday through Friday.
9:00am to 5:00pm, Saturday and Sunday.

Delivery Truck Parking: Service drive on west (back) side of building.

Mechanical Systems: Rooftop HVAC equipment concealed from view behind building parapets.

THE ATRIUM REMODELING AT THE VILLAGER

2300 S. PARK STREET
MADISON, WISCONSIN

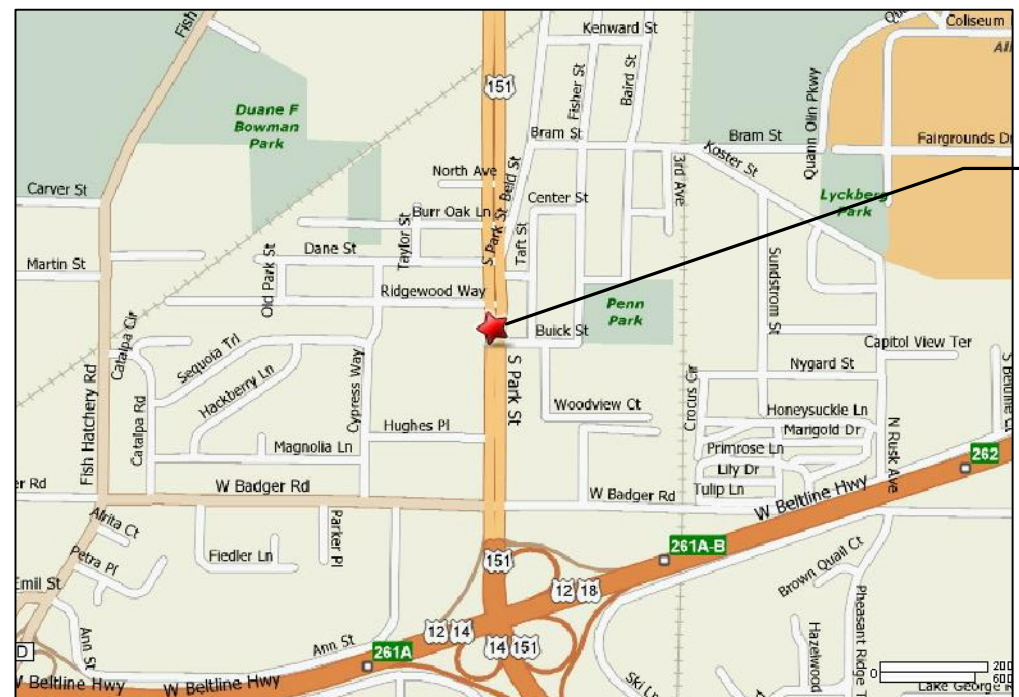
DECEMBER 10, 2008

ARCHITECT:

STRANG, INC.

CIVIL ENGINEER:

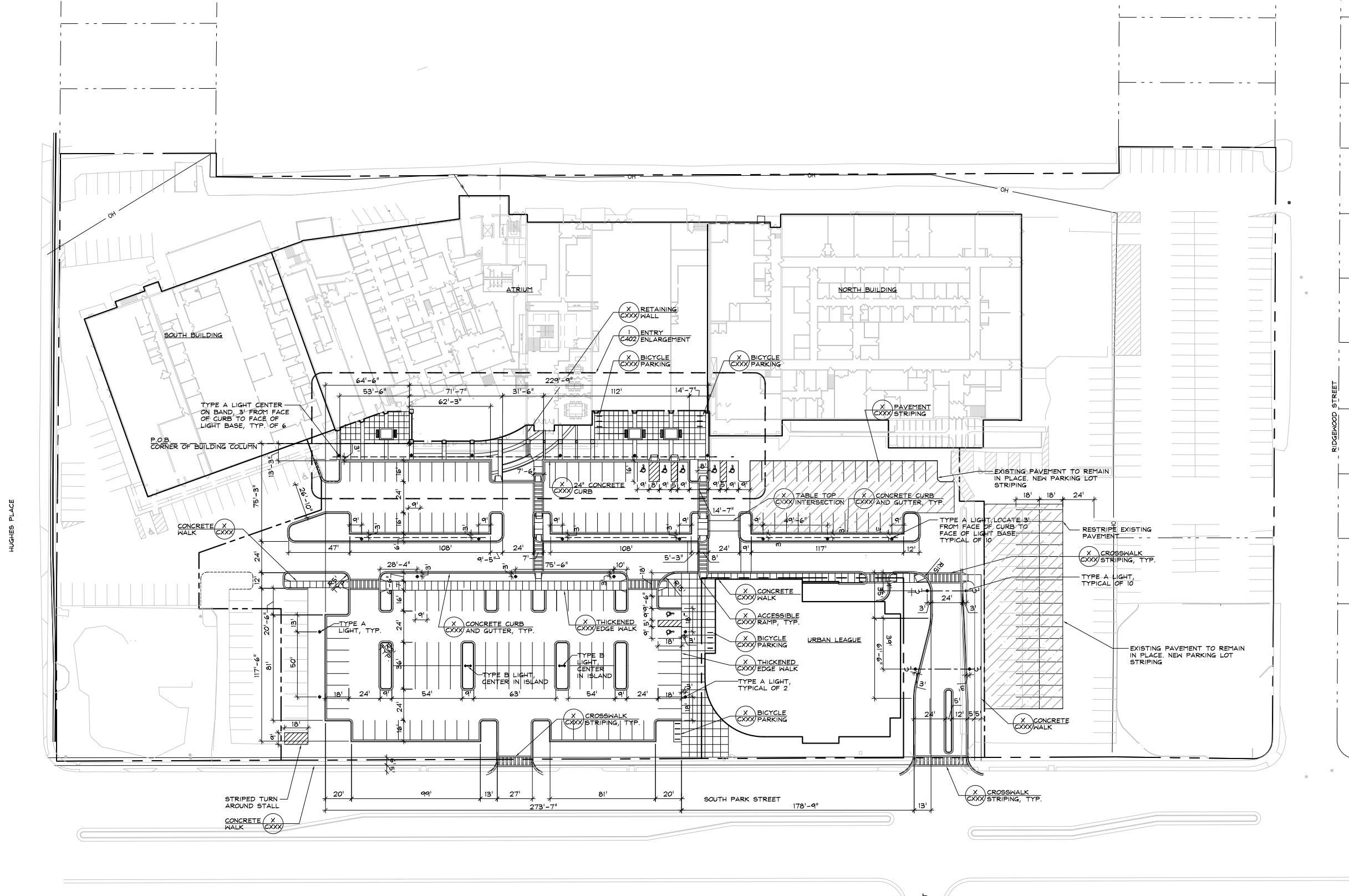
SCHREIBER / ANDERSON ASSOCIATES, INC.



PROJECT LOCATION

SHEET INDEX

- SITE PLAN
- GRADING PLAN
- LANDSCAPE PLAN
- BUILDING ELEVATIONS
- PERSPECTIVES
- PERSPECTIVES
- PROPOSED SIGNAGE
- LIGHTING PLAN WITH PHOTOMETRICS
- PUD TEXT WITH LETTER OF INTENT



LEGEND:

● P.O.B. POINT OF BEGINNING
--- ALIGN

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. SEE SHEET XXXX FOR GRADING PLAN
5. SEE SHEET XXXX FOR LANDSCAPE PLANTS AND LOCATION
6. MAXIMUM SLOPE AT ALL WALKS 1:20. MAXIMUM SLOPE AT HANDICAP RAMPS 1:12.
7. ALL DIMENSIONS ARE TO FACE OF CURB OR EDGE OF PAVEMENT.

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REVISIONS	

DRAWN	PH
CHECKED	CT
DATE	12-09-08
PROJECT NO.	2008037

PROJECT TITLE

**THE ATRIUM
REMODELING AT
THE VILLAGER
PHASE A**

2300 S. PARK ST
MADISON, WI 53713

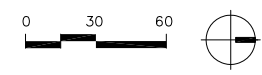

SHEET TITLE

SITE LAYOUT PLAN

SHEET NO.

C401

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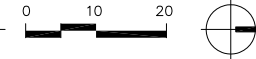
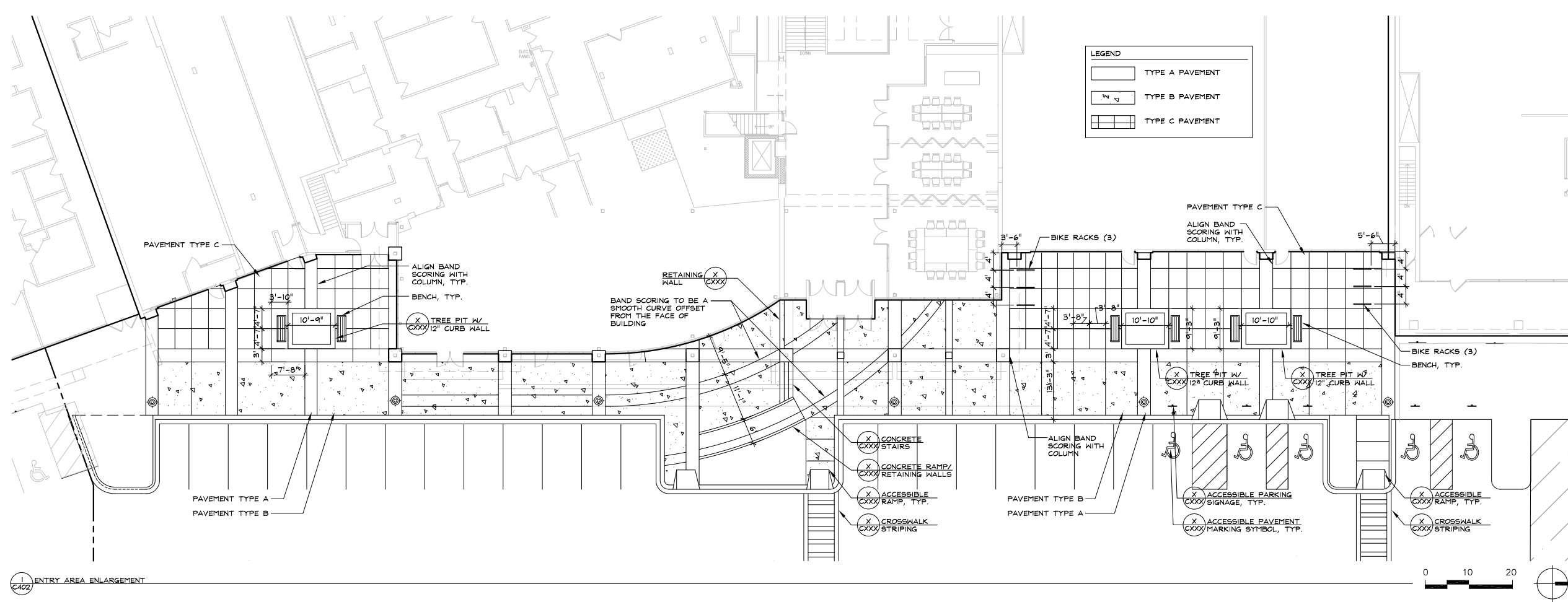



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Ph: 608 253 8800
F: 608 255 3750
www.saa-madison.com



ARCHITECTURE
ENGINEERING
INTERIOR DESIGN

STRANG, INC.
8425 SCENIC POINT ROAD
MADISON, WI 53708-4998
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F: 608 278 8204



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**THE ATRIUM
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MADISON, WI 53713

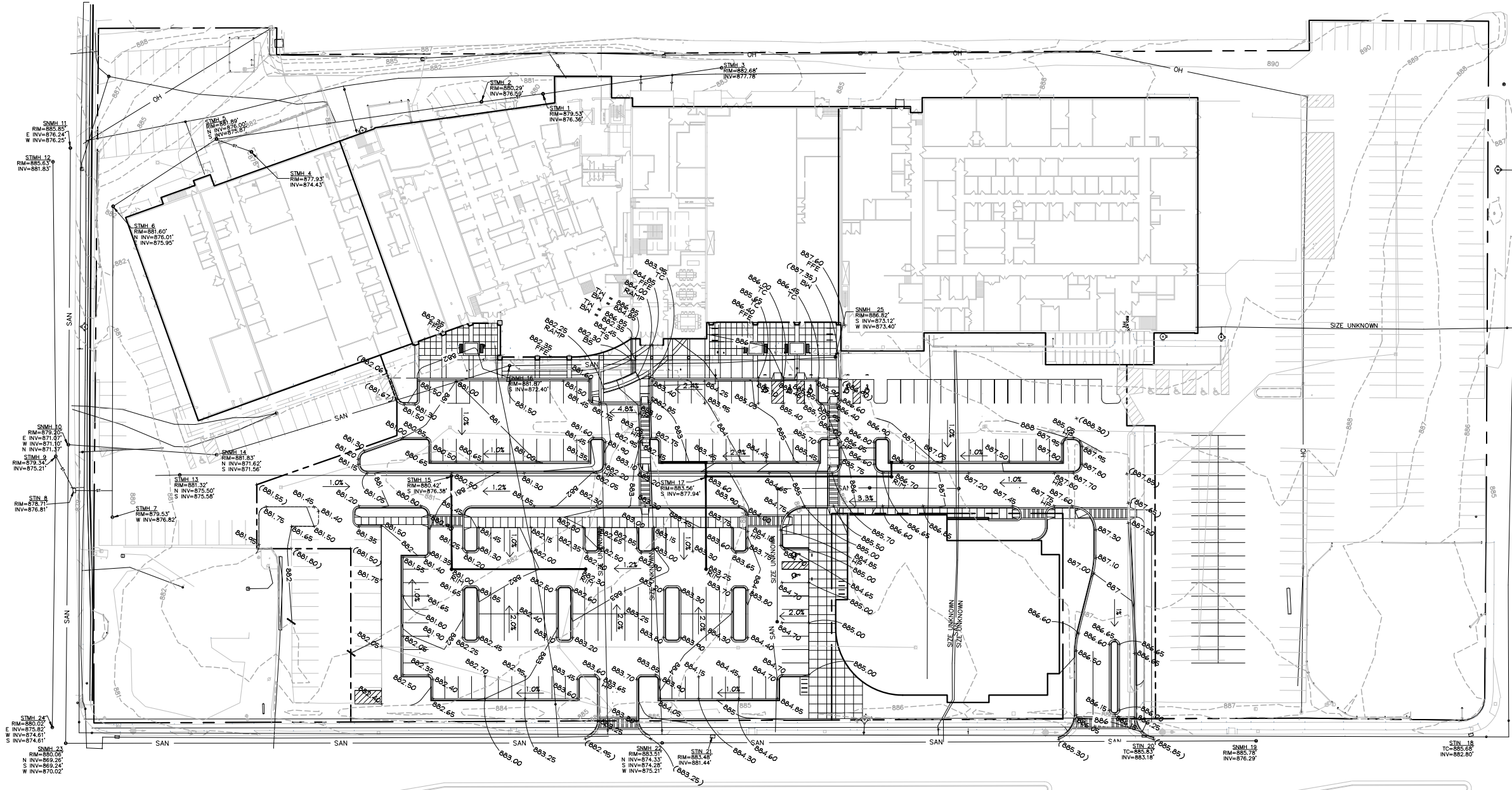
SHEET TITLE
SITE LAYOUT PLAN

SHEET NO.
C402



ARCHITECTURE
 MECHANICAL
 ELECTRICAL
 INTERIOR DESIGN

STRANG INC.
 6425 MINERAL POINT ROAD
 MADISON, WI 53705-4895
 T/ 608 276 8800
 F/ 608 276 8804



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DATE 12-09-08

PROJECT NO. 200837



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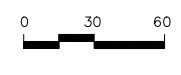
**THE ATRIUM
 REMODELING AT
 THE VILLAGER
 PHASE A**

2300 S. PARK ST
 MADISON, WI 53713

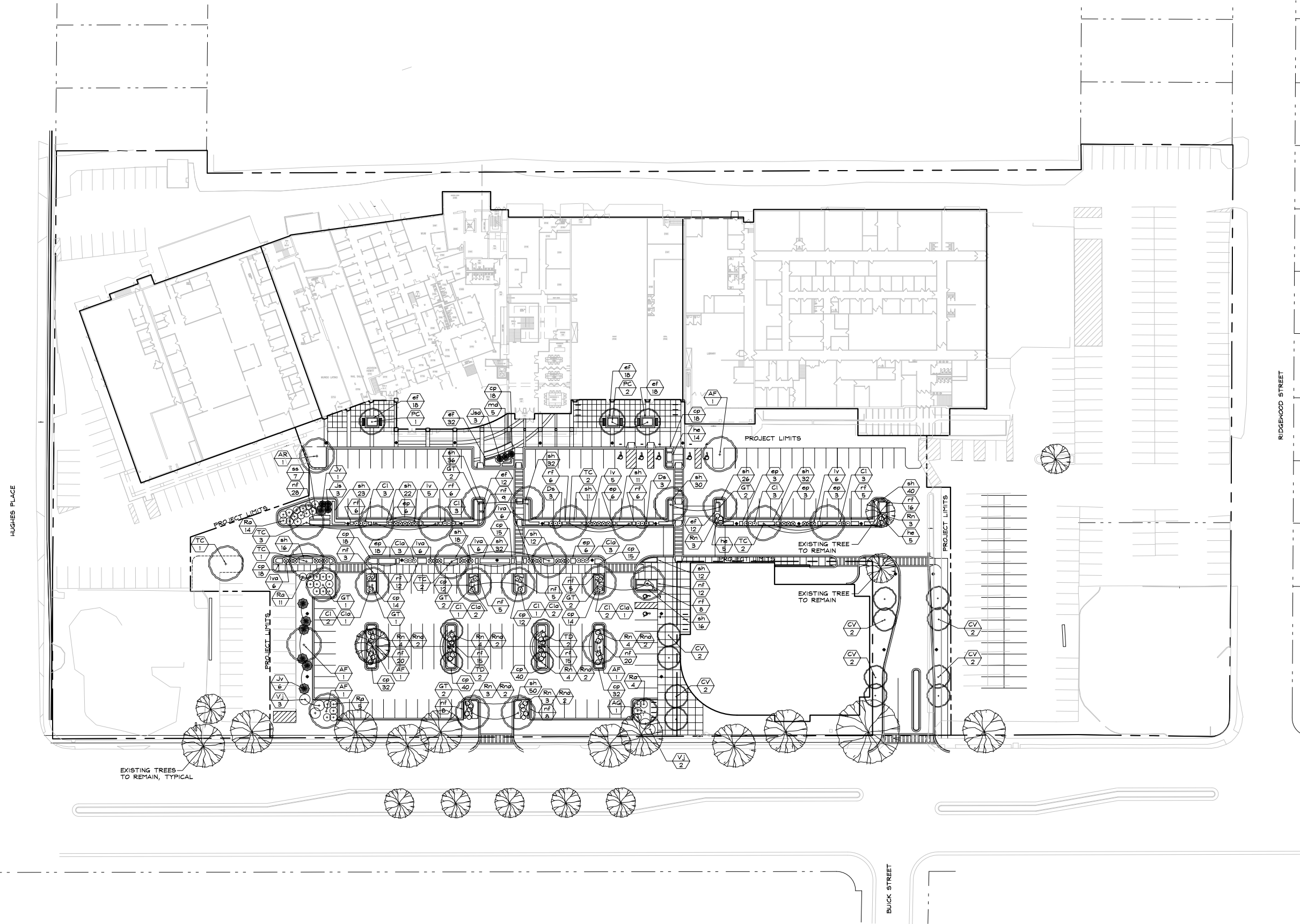
SHEET TITLE
SITE GRADING PLAN

SHEET NO.
C301

LEGEND:		NOTES:	
HP	HIGH POINT	1.	ALL PROPOSED PAVING, CURBS, AND PLANTING AREAS SHALL TRANSITION SMOOTHLY TO EXISTING ADJACENT FEATURES. PROVIDE POSITIVE DRAINAGE ON ALL PAVING AND THROUGHOUT ALL PLANTING AREAS.
LP	LOW POINT	2.	EXCAVATED MATERIAL NOT SUITABLE FOR BACKFILLING SHALL BE REMOVED AND LEGALLY DISPOSED OF OFF-SITE
FS	FINISH SURFACE	3.	CONTOUR INTERVAL IS ONE (1) FOOT.
FG	FINISH GRADE	4.	SPOT ELEVATIONS REPRESENT THE DESIGN INTENT OF FINISH GRADES AND FINISH SURFACES. SUBGRADES SHALL BE PER THE DETAILS.
FFE	FINISH FLOOR ELEVATION	5.	CONTRACTOR SHALL MEET EXISTING GRADE AT PROJECT LIMIT LINES WITH A SMOOTH AND CONTINUOUS TRANSITION.
INV	INVERT ELEVATION	6.	SITE SURVEY DOES NOT CONTAIN PIPE SIZES OR INVERT ELEVATIONS FOR EXISTING UTILITIES. VERIFY PRIOR TO CONSTRUCTION.
TC	TOP OF CURB	7.	SPOT ELEVATIONS REPRESENT EDGE OF PAVEMENT ELEVATIONS UNLESS OTHERWISE NOTED BY LEGEND DESCRIPTION NOTE.
TM	TOP OF WALL		
TS	TOP OF STAIRS		
BS	BOTTOM OF STAIRS		
BW	BOTTOM OF WALL		
(XXX.X)	EXISTING GRADE		
	SWALE		
	SLOPE DIRECTION		



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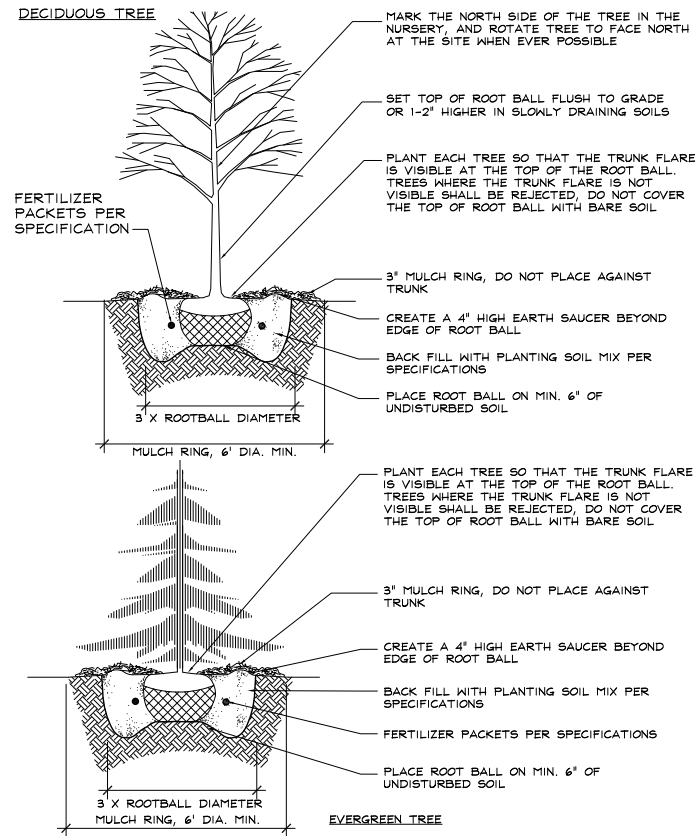
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**THE ATRIUM
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THE VILLAGER
PHASE A**

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MADISON, WI 53713

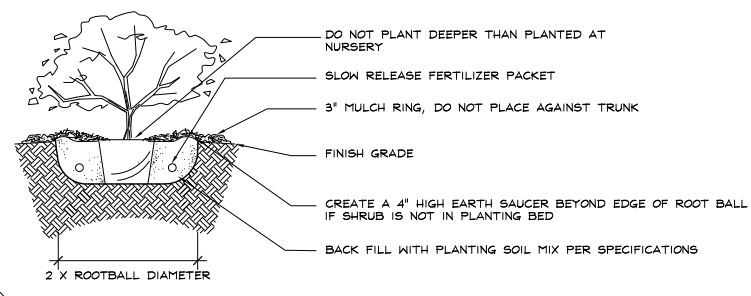
SHEET TITLE
LANDSCAPE PLAN

SHEET NO.
C501



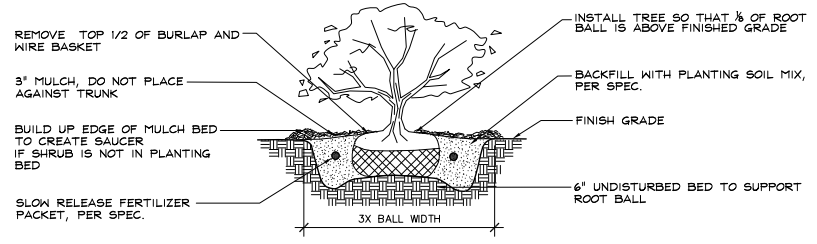
3 B&B TREE PLANTING DETAILS
L2.1

SCALE 1" = 1'-0"



3 CONTAINER SHRUB PLANTING DETAIL
L2.1

SCALE 1" = 1'-0"

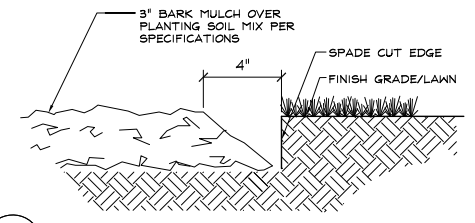


4 B&B SHRUB PLANTING DETAIL
L2.1

SCALE 1" = 1'-0"

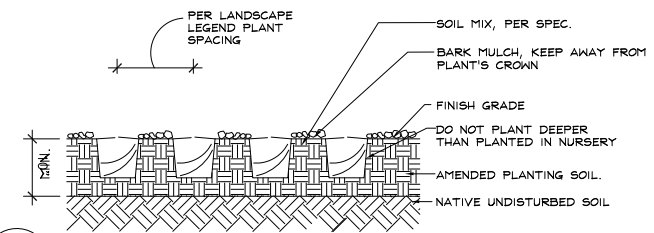
LANDSCAPE PLANT LEGEND

Symbol	Botanical name	Common Name	Size	Root	Quantity	Comments	WI Native
TREES							
AF	Acer x Freemanii 'Marmo'	Marmo Maple	2' Cal.	B&B	-	Matched sizes	*
AG	Amelanchier x grandiflora 'Autumn Brilliance'	Autumn Brilliance Serviceberry	1.5' Cal.	B&B	-	Multi-stem	*
CV	Crataegus crusgalli var. inermis	Thornless Cockspur Hawthorn	1.5' Cal.	B&B	-		*
GT	Gleditsia triacanthos var. inermis	Thornless Honeylocust	2.5' Cal.	B&B	-		*
PC	Pyrus calleryana 'Chanticleer'	Chanticleer Flowering Pear	2' Cal.	B&B	-		*
TC	Tilia cordata 'Chancellor'	Chancellor Littleleaf Linden	2' Cal.	B&B	-		*
EVERGREEN TREES/SHRUBS							
Ja	Juniperus sabina 'Arcadia'	Arcadia Juniper	3 Gal.	CG	-		*
Jsa	Juniperus sabina 'Arcadia'	Arcadia Juniper	5 Gal.	CG	-		*
Jv	Juniperus virginiana 'Grey Owl'	Grey Owl Juniper	5 Gal.	CG	-		*
Jc	Juniperus virginiana 'Cupressifolia'	Hillspire Juniper	5'-7' Ht.	B&B	-		*
TD	Taxodium distichum 'Autumn Gold'	Autumn Gold Bald Cypress	5'-7' Ht.	B&B	-	Limb up lower branches	
DECIDUOUS SHRUBS							
Cl	Clethra alnifolia 'Hummingbird'	Hummingbird Clethra	15"-24" Ht.	Cont.	-		*
ClA	Clethra alnifolia 'Hummingbird'	Hummingbird Clethra	24"-36" Ht.	Cont.	-		*
Da	Diervilla sessilifolia 'Butterfly'	Butterfly Bush Honeysuckle	3 Gal.	Cont.	-		*
Iv	Itea virginica 'Henry's Garnet'	Henry's Garnet Sweetspire	15"-24" Ht.	Cont.	-		*
Iva	Itea virginica 'Henry's Garnet'	Henry's Garnet Sweetspire	24"-36" Ht.	Cont.	-		*
Ra	Rhus aromatica 'Gro-Low'	Gro-Low Fragrant Sumac	3 Gal.	Cont.	-		*
Rn	Rosa x 'Nearly Wild'	Nearly Wild Rose	15"-24" Ht.	Cont.	-		*
Rna	Rosa x 'Nearly Wild'	Nearly Wild Rose	24"-36" Ht.	Cont.	-		*
Vj	Viburnum x Juddii	Judd Viburnum	5 Gal.	Cont.	-		*
PERENNIALS / GROUNDCOVERS / GRASSES							
cp	Carex pennsylvanica	Pennsylvania Sedge	4"	Cont.	-	18" spacing	*
ef	Euonymus fortunei 'Wo-long Ghost'	Wo-long Ghost Wintercreeper	4"	Cont.	-	18" spacing	*
ep	Echinacea purpurea 'Kim's Knee High'	Kim's Knee High Coneflower	1 Gal.	Cont.	-	24" spacing	*
hp	Heuchera 'Purple Palace'	Purple Palace Heuchera	4"	Cont.	-	24" spacing	*
he	Hemerocallis 'Pardon Me'	Pardon Me Daylily	4"	Cont.	-	24" spacing	*
nf	Nepeta faassenii 'Kit Kat'	Kit Kat Catmint	1 Gal.	Cont.	-	24" spacing	*
md	Monarda didyma 'Petite Delight'	Petite Delight Monarda	4"	Cont.	-	24" spacing	*
sm	Salvia 'May Night'	May Night Salvia	4"	Cont.	-	24" spacing	*
rf	Rudbeckia fulgida 'Pot of Gold'	Pot of Gold Rudbeckia	4"	Cont.	-	24" spacing	*
ms	Miscanthus sinensis 'Malepartus'	Malepartus Maiden Grass	1 Gal.	Cont.	-	36" spacing	*
sh	Sporobolus heterolepis 'Tara'	Tara Prairie Dropseed	1 Gal.	Cont.	-	30" spacing	*
ss	Spodiopogon sibiricus	Frost Grass	1 Gal.	Cont.	-	36" spacing	*



1 SHOVEL CUT EDGE
L2.1

SCALE 1" = 1'-0"



2 GROUNDCOVER/PERENNIAL/BULB PLANTING DETAIL
L2.1

SCALE 1" = 1'-0"



ARCHITECTURE
ENGINEERING
INTERIOR DESIGN

STRANG INC.
8425 MONROE POINT ROAD
MADISON, WI 53708-4998
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F: 608 278 8204

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PROJECT TITLE	

THE ATRIUM
REMODELING AT
THE VILLAGER
PHASE A

2300 S. PARK ST
MADISON, WI 53713

SHEET TITLE
LANDSCAPE PLAN

SHEET NO.
C502



SCHREIBER / ANDERSON
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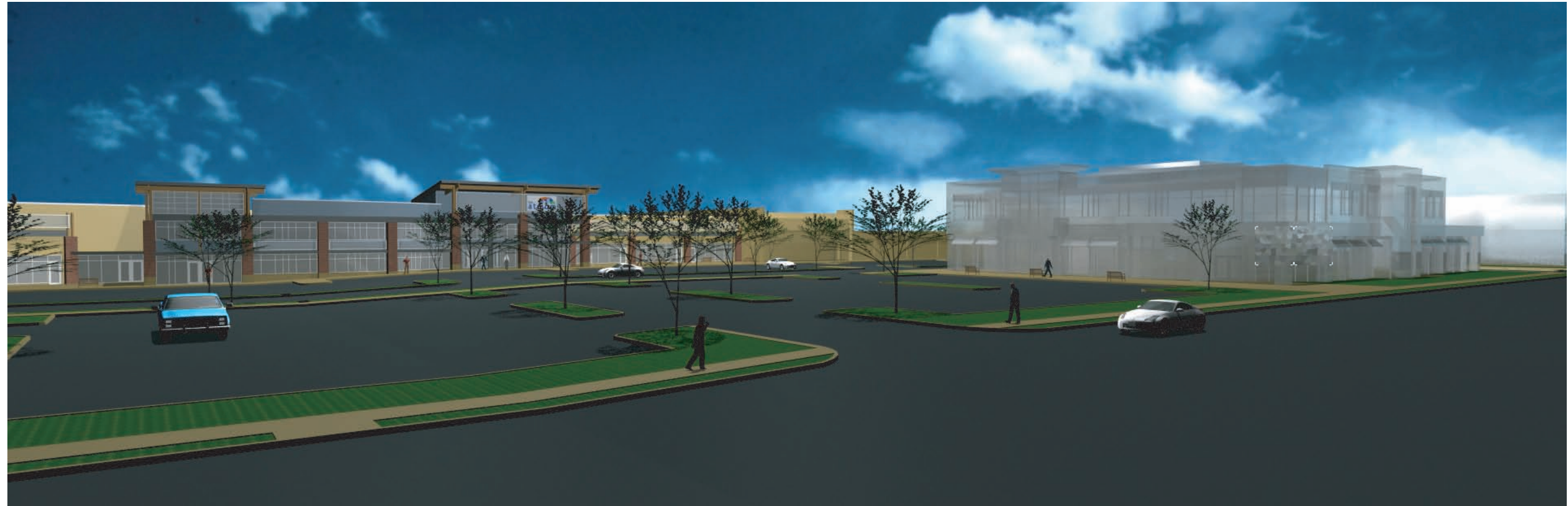
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ARCHITECTURE
ENGINEERING
INTERIOR DESIGN



V ILLAGER AT R I U M
EAS T ELEV AT ION



VIEW FROM SOUTH EAST



VIEW FROM EAST

ARCHITECTURE
ENGINEERING
INTERIOR DESIGN



V ILLAGER AT R I U M
P E R S P E C T I V E S - 1



VIEW FROM NORTH EAST



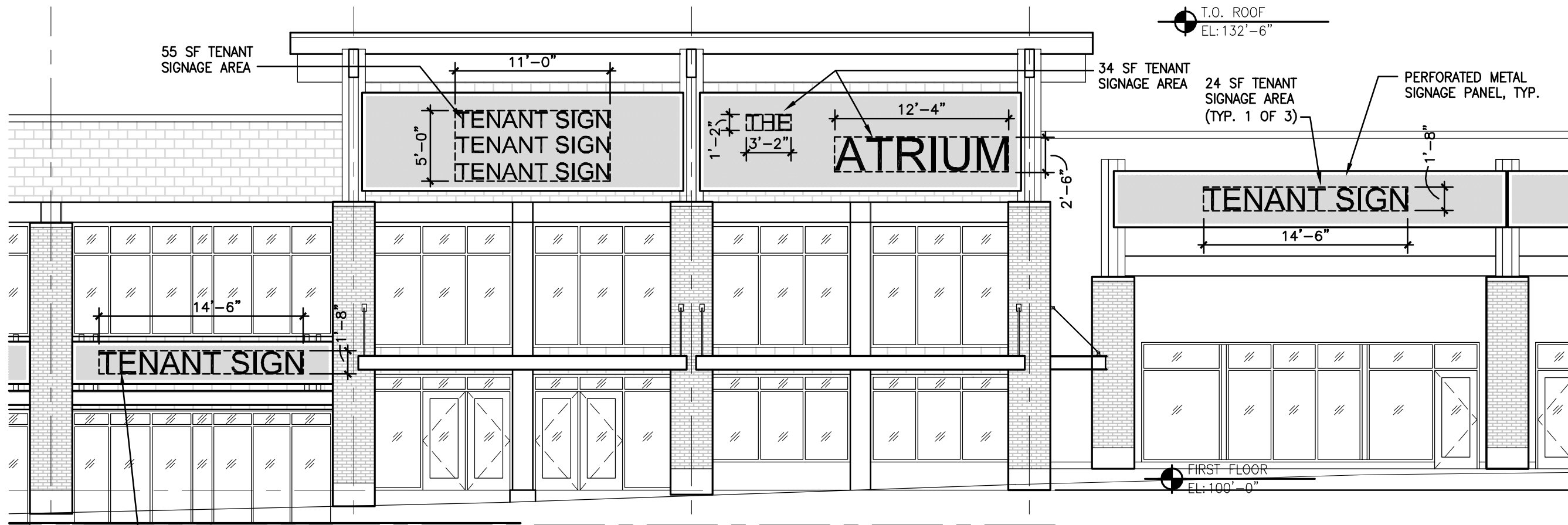
VIEW FROM SOUTH EAST

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INTERIOR DESIGN



STRANG

V ILLAGER AT R I U M
P E R S P E C T I V E S - 2



55 SF TENANT SIGNAGE AREA

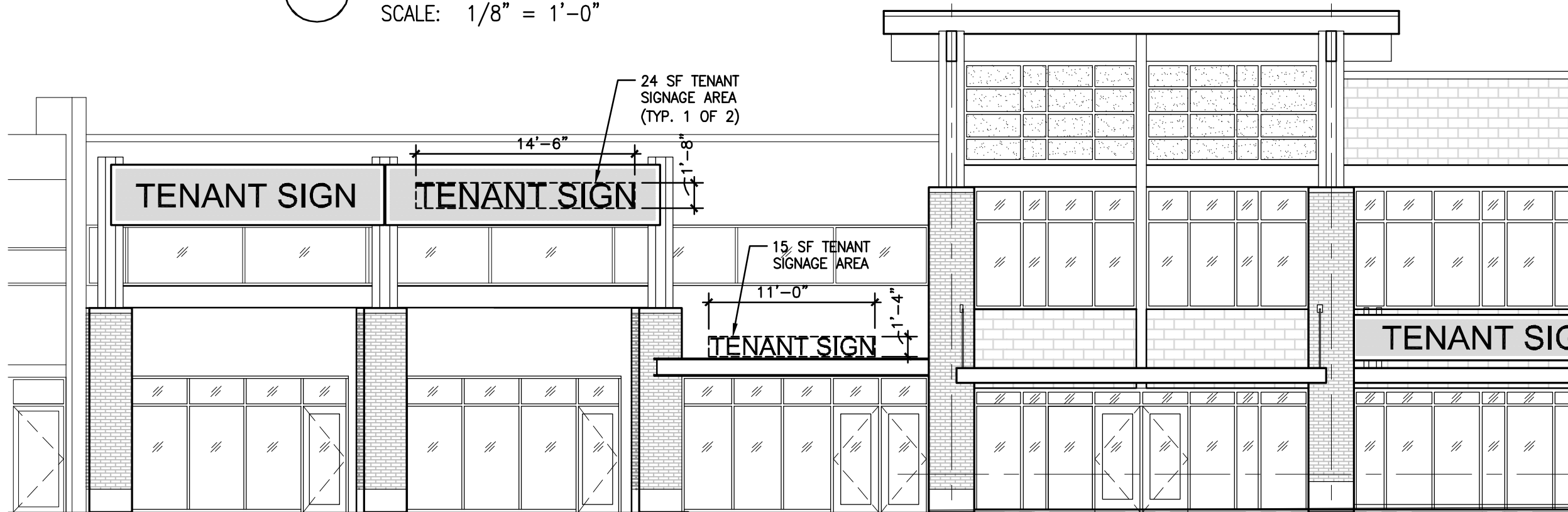
34 SF TENANT SIGNAGE AREA

24 SF TENANT SIGNAGE AREA (TYP. 1 OF 3)

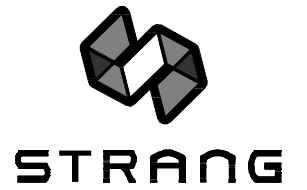
PERFORATED METAL SIGNAGE PANEL, TYP.

24 SF TENANT SIGNAGE AREA (TYP. 1 OF 3)

○ PARTIAL EAST ELEVATION
SCALE: 1/8" = 1'-0"



○ PARTIAL EAST ELEVATION
SCALE: 1/8" = 1'-0"



ARCHITECTURE
ENGINEERING
INTERIOR DESIGN

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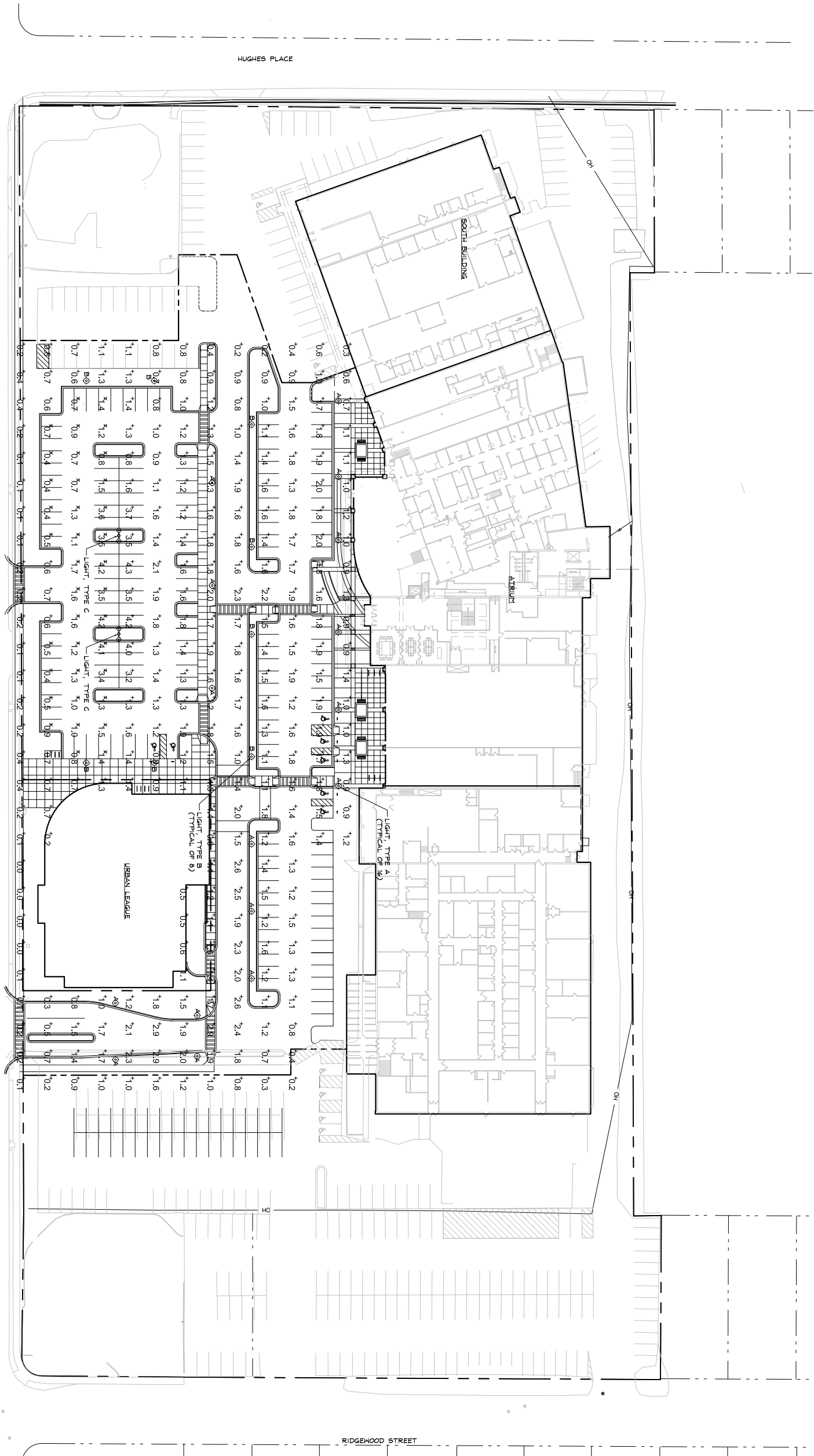
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PROJECT TITLE	

CITY OF MADISON
THE ATRIUM
AT VILLAGER

2202-22-24 S. PARK STREET
MADISON, WI 53703

SHEET TITLE
EXTERIOR SIGNAGE

SHEET NO.
S001



LUMINAIRE SCHEDULE						
TYPE SYMBOL	DESCRIPTION	LAMP	LUMENS	L.F.	MOUNT. HGT.	
A	HOLDRIANE GRANVILLE PREMIER, ASYMMETRIC DISTRIBUTION GV/SPDHEN 1/4' POST	PARBOUNDED	14,000	0.67	195	16
B	HOLDRIANE GRANVILLE PREMIER, SYMMETRIC DISTRIBUTION GV/SPDHEN 1/4' POST	PARBOUNDED	14,000	0.67	195	9
C	HOLDRIANE TONGOSE GEOPOLIFF 25' POLE	TSSOQUHTSFS	22,000	0.70	540	2

CALCULATION SUMMARY						
	AVE.	MAX.	MIN.	MAX/MIN	AVER/MIN	
LARGE PARKING FIELD	1.7 FC	4.3 FC	0.4 FC	10.81	4.51	
SMALL PARKING FIELD	1.5 FC	2.0 FC	0.7 FC	2.91	2.11	

BUICK STREET

RIDGENOOD STREET

HUGHES PLACE

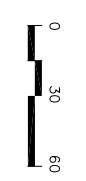
SOUTH BUILDING

ATRIUM

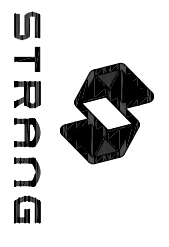
URBAN LEAGUE

LIGHT TYPE A
(TYPICAL OF 16)

LIGHT TYPE B
(TYPICAL OF 5)



SCREIBER/ANDERSON
ARCHITECTS, INC.
2170 S. PARK ST.
MADISON, WI 53710
P: 608.553.7570
WWW.SMAARCHITECTS.COM



ARCHITECTURE
INTERIOR DESIGN

STRANG, INC.
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MILWAUKEE, WI 53212
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F: 414.274.8224

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REMODELING AT
THE VILLAGER
PHASE A
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MADISON, WI 53713
SHEET TITLE
PHOTOMETRICS

SHEET NO.
C701