

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



FOR OFFICE USE ONLY:

Paid _____ Receipt # _____

Date received _____

Received by _____

Aldermanic District _____

Zoning District _____

Urban Design District _____

Submittal reviewed by _____

73349

Legistar # _____

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.

1. Project Information

Address: _____

Title: _____

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

UDC meeting date requested _____

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

4. Applicant, Agent, and Property Owner Information

Applicant name _____

Street address _____

Telephone _____

Project contact person _____

Street address _____

Telephone _____

Property owner (if not applicant) _____

Street address _____

Telephone _____

Company _____

City/State/Zip _____

Email _____

Company _____

City/State/Zip _____

Email _____

City/State/Zip _____

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.

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.*

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.

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  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

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

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 Initial and Final Approval by the Urban Design Commission. 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 height 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



ALTA/ACSM LAND TITLE SURVEY

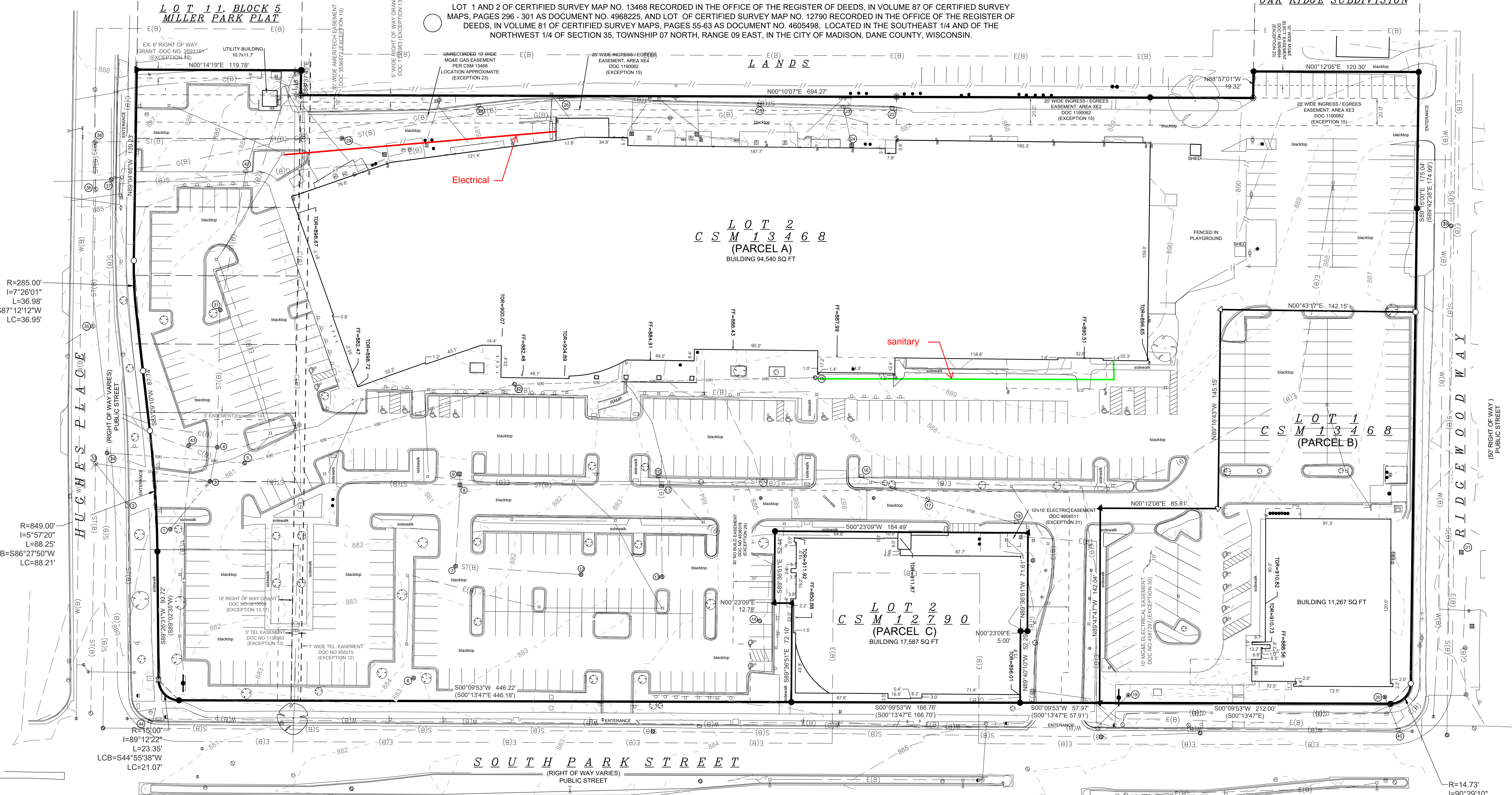
LOT 1 AND 2 OF CERTIFIED SURVEY MAP NO. 13468 RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS, IN VOLUME 87 OF CERTIFIED SURVEY MAPS, PAGES 296 - 301 AS DOCUMENT NO. 4968225, AND LOT OF CERTIFIED SURVEY MAP NO. 12790 RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS, IN VOLUME 81 OF CERTIFIED SURVEY MAPS, 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
OAK RIDGE SUBDIVISION

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

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

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



LEGEND

FEATURES

PK NAIL
1/2" Rebar, Cap # 11579
(Unless Otherwise Noted)
ROW Marker
ROW Rail
Control Point
Bench Mark
Platted Distance
Measured Bearing & Distance
Recorded As
Deed Distance
Calculated Distance
Minimum Protection Elevation
Centerline
Section Line
1/4 Section Line
1/4 1/4 Section Line
Easement Line

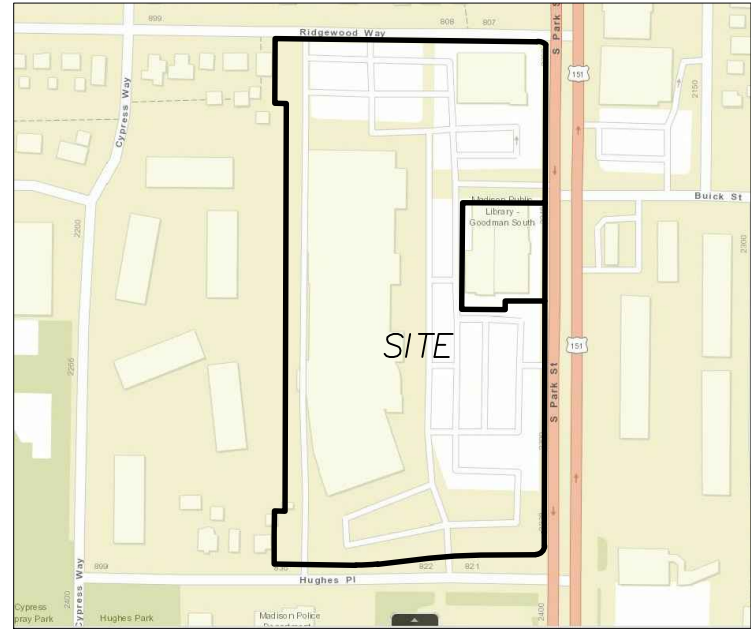
FOUND

Spot Elevation
Contour Elevation
Fence (Barbed, Field, Hog)
Fence (Chain Link)
Fence (Wood)
Fence (Silt)
Tree Line
Tree Stump
Deciduous Tree \\ Shrub
Coniferous Tree \\ Shrub
Communication
Fiber Optic
Underground Electric
Overhead Electric
Gas Main with Size
High Pressure Gas Main with Size
Water Main with Size
Sanitary Sewer with Size
Duct Bank
Test Hole Location for SUE w/ID

EXISTING

Sanitary Manhole
Storm Sewer with Size
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
Above Ground Storage Tank
Sign
Satellite Dish
Mailbox
Sprinkler Head
Irrigation Control Valve
Soil Boring
Top of Roof Elevation
Finished Floor Elevation

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



ALTA / NSPS SURVEY

VILLAGE ON PARK

CITY OF MADISON, DANE COUNTY, WISCONSIN

SNYDER & ASSOCIATES, INC. |



Project No: 121.0555.30

Sheet 1 of 1

UTILITIES	COMMENTS	REVISION	DATE	BY
2	1	MARK	11-24-21	EEL
Engineer: EEL	Checked By: CHKD	Scale: 1"=40'	Date: 06-11-21	T-R-S: TTN-RRW-SS
Technician: TECH				

Project No: 121.0555.30

Sheet 1 of 1

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:

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



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, 202122209442, 20212209459 Dated 05-28-2021.
(Surveyors note: Utilities shown hereon were 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 on map)
13. Utility Easement to Wisconsin Telephone Company, dated June 25, 1965, recorded/fled 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.
- 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. 12800, 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. 12800 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/fled 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/fled 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.				
⑤	Inlet	882.70	Could not measure.				
⑥	Inlet	881.03	N=877.77 12"RCP	W= 877.47 12"RCP	BOT. MH =874.21		
⑦	Rectangular Inlet	880.81	S=876.52' RCP	W=877.61' 8" PVC	N=876.50' RCP	E=876.37' 12" RCP	
⑧	Rectangular Inlet	880.64	Could not measure.				
⑨	Curb Inlet		NE=878.94' 6" PVC				
⑩	Curb Inlet		S=877.30' 18" RCP	NW= Could not measure. 6" PVC	N= Could not measure. 8" PVC	E= Could not measure. RCP	
⑪	Inlet	882.32	SW=879.02' RCP				
⑫	Inlet	883.21	W=878.79' to flange invert. 12" RCP with 16" Flange				
⑬	Curb Inlet	886.97	N= 880.57' 8" PVC	S= 880.77' 8" PVC			
⑭	Stand Pipe	885.90	Center= 1' 8" PVC				Below manhole grate is a vertically oriented PVC pipe centered in structure.
⑮	Curb Inlet		Could not measure.				
⑯	Beehive	886.94	SE= 884.89' 8" HDPE				
⑰	Beehive	886.98	NW= 885.23' 6" HDPE	NE= 884.03' 12" PVC	SW= 884.38' 8" PVC		
⑱	???Culvert???	884.26	Could not measure.				
⑲	Curb Inlet		S= 882.09' 15" HDPE				
⑳	Curb Inlet		N= 880.86' 15" HDPE	S= 880.82' 15" HDPE	E= 880.86' 14" RCP		
㉑	Rectangular Inlet	885.77	W= 882.30' 12" PVC				
㉒	Curb Inlet		N= 879.95' 15" HDPE	S= 879.38' 24" HDPE			
㉓	Curb Inlet		N= 875.38' 24" HDPE	S= 874.97' 30" HDPE			
㉔	Curb Inlet		E= 876.03' 12" PVC				
㉕	Inlet	880.64	Center= 873.78'	N= Could not measure.	S= Could not measure.		
㉖	Inlet	881.23	NW= 876.23' 18" HDPE	E= 876.16' 18" HDPE	SW= 876.34' 6" HDPE		
㉗	Manhole	879.40	Center= 875.24'	N= 875.48'	E= 875.28', 30" RCP		Field verify, pipes are recessed in manhole.
㉘	Manhole	881.40	Center= 873.98'	W= Could not measure. 42" RCP	W= Could not measure. 42" RCP	S= Could not measure.	
㉙	Manhole	885.62	Center= 871.41'	W= Could not measure 42" RCP	E= Could not measure. 42" RCP		
㉚	Manhole	886.90	Center= 873.35'	NW= Could not measure. 36"	W= Could not measure. 24"	E= Could not measure. 42" RCP	
㉛	Curb Inlet	885.70	SW= 882.95' 12" HDPE	E= 882.90' 15" RCP			Concrete buildup in bottom of structure.
㉜	Curb Inlet	884.04	NE=876.89' 6" HDPE	SE=876.56' 15" HDPE			
㉝	Inlet	879.83	S=876.10' 6" HPDE	N=876.14' 15" HDPE			
㉞	Curb Inlet	880.67	E=877.84' 12" RCP				

SANITARY SEWER						
No	Type	RIM ELEV	IE	IE	IE	IE
①	Manhole	881.10	N=871.68'	S=871.57'		
②	Manhole		Could not measure.			Could not remove lid.
③	Manhole	886.83	S=873.25'	N= could not measure, pipe plugged	NW= could not measure.	
④	Manhole	882.38	Center= 872.83'	S=872.53'	N=872.44'	
⑤	Manhole	879.30	N=871.46'	E=871.16' 8" VP	W=871.24' 8" VP	
⑥	Manhole	885.93	Center=876.44'	E= 876.4 8" Clay	W= 876.40 8" Clay	
⑦	Manhole	886.52	Center=877.32'	E= Could not measure.	W= Could not measure.	

ALTA / NSPS SURVEY

VILLAGE ON PARK

CITY OF MADISON, DANE COUNTY, WISCONSIN

SNYDER & ASSOCIATES, INC. |



Project No: 121.0555.30

Sheet 1 of 1

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

Sheet 1 of 1

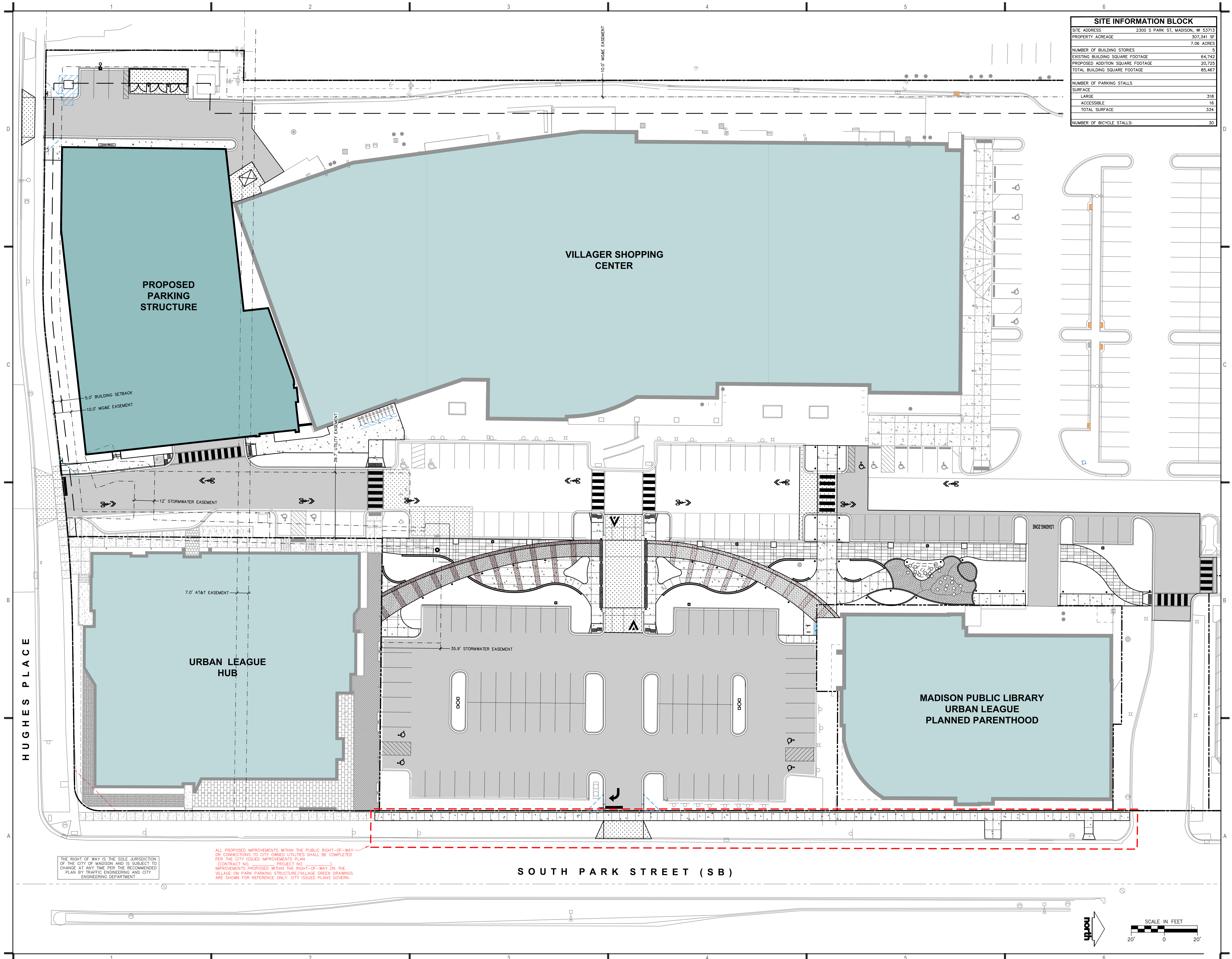
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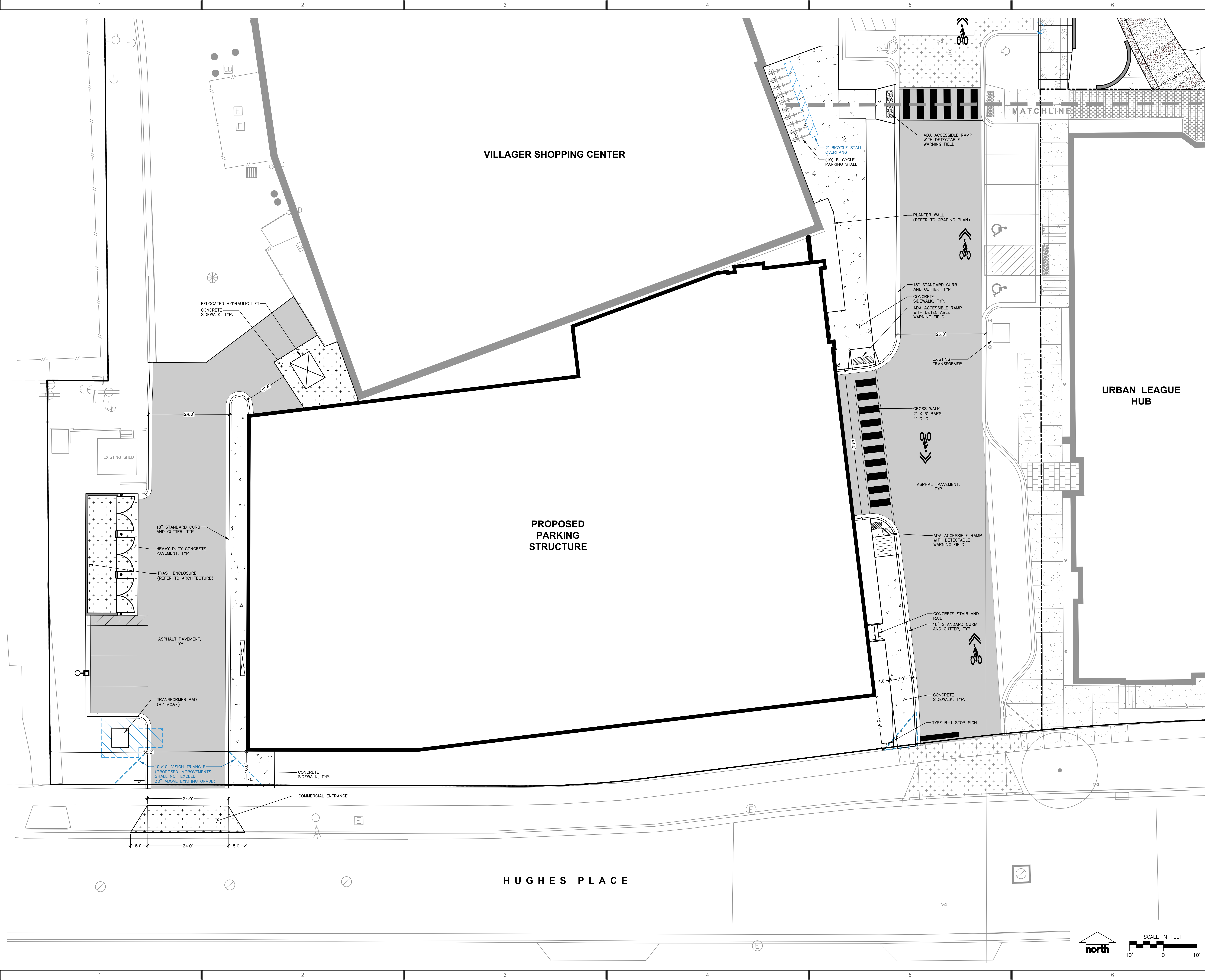
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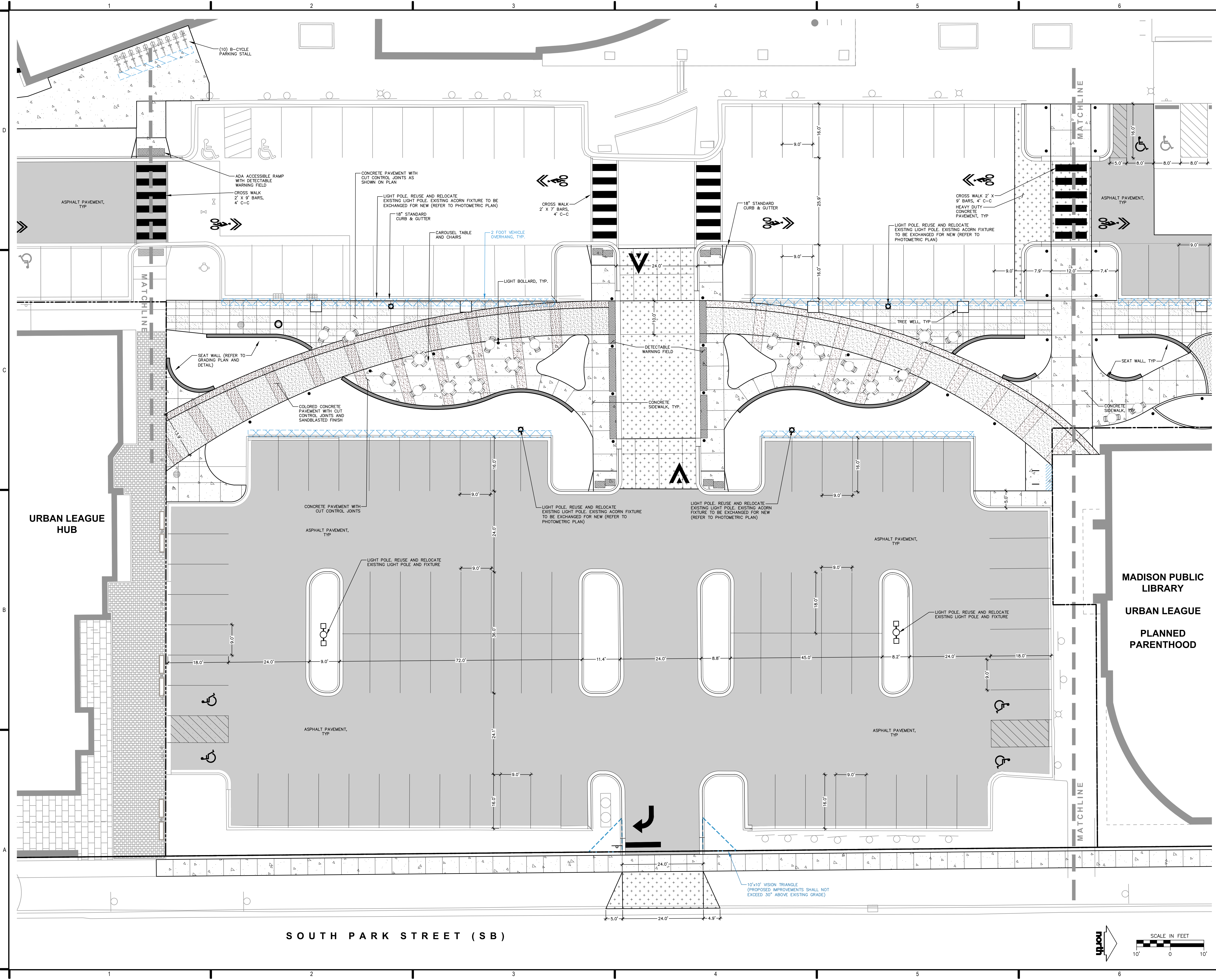
SCALE IN FEET



0 10 20







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CLIENT:

COMMUNITY DEVELOPMENT
AUTHORITY OF CITY OF MADISON

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: KYJ

APPROVED BY:

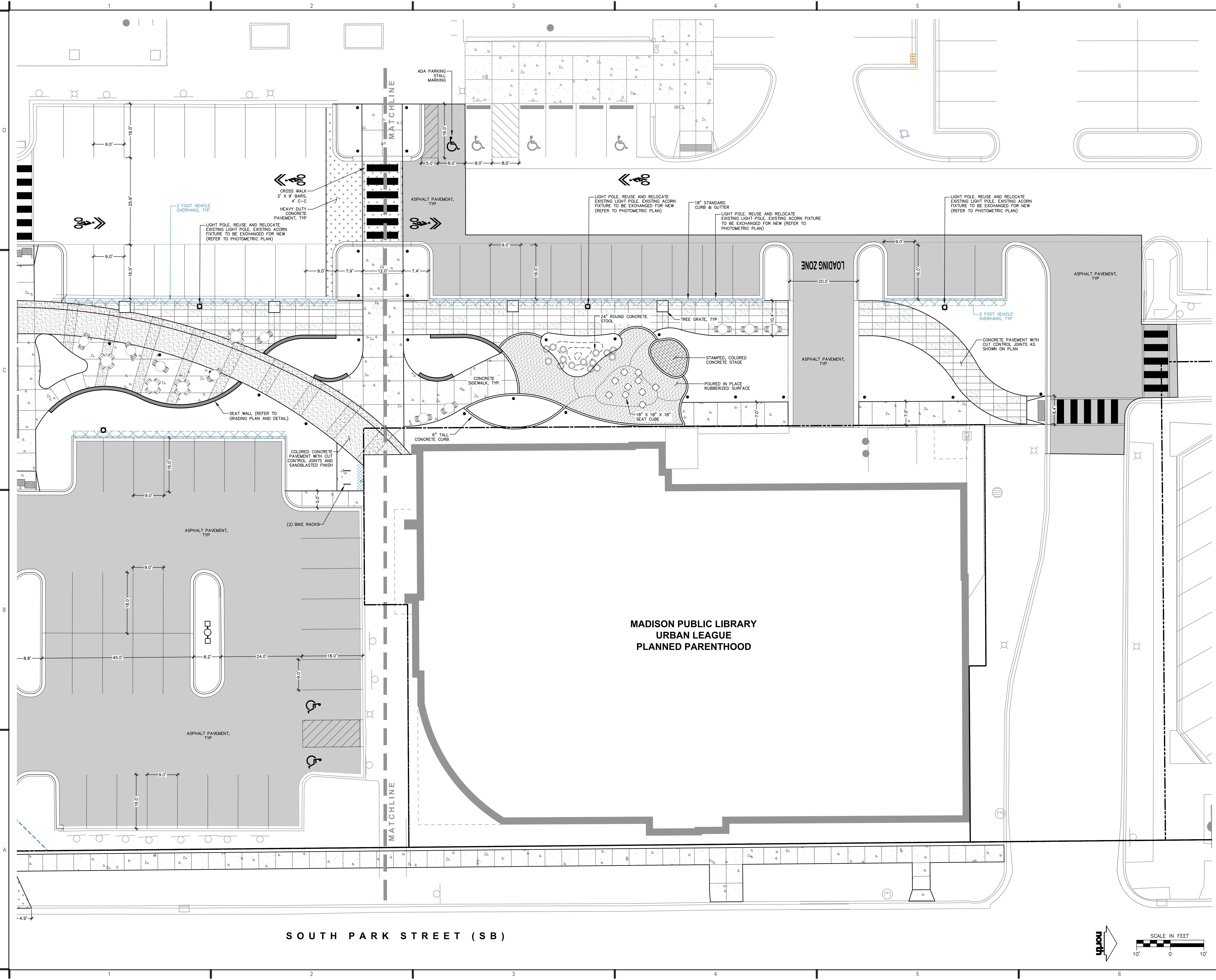
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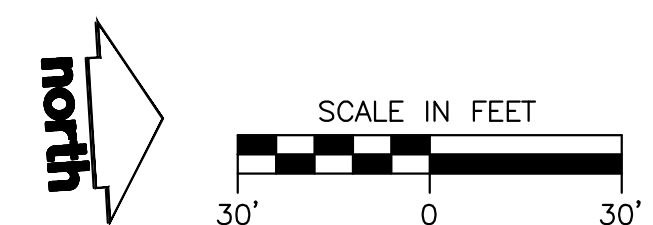
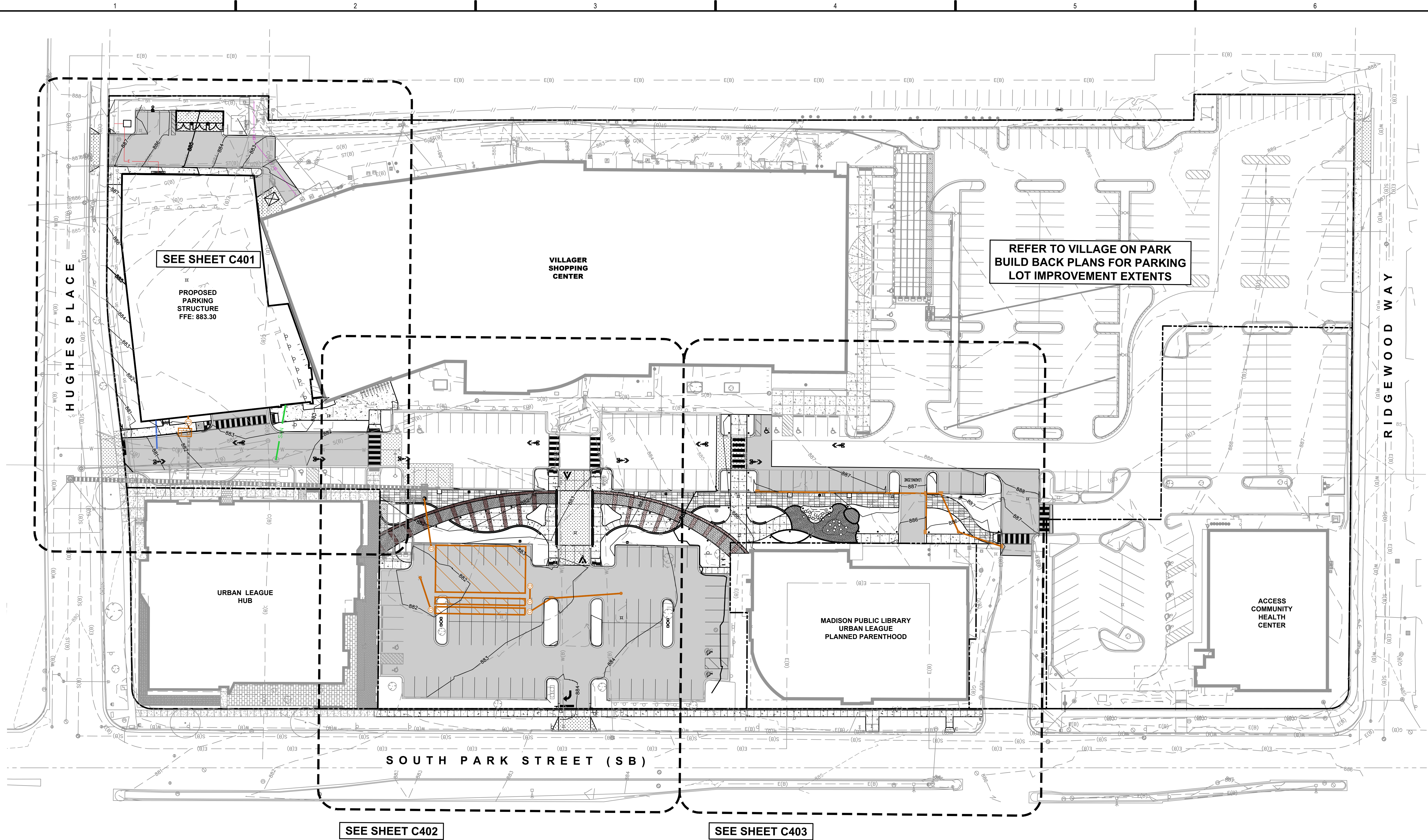
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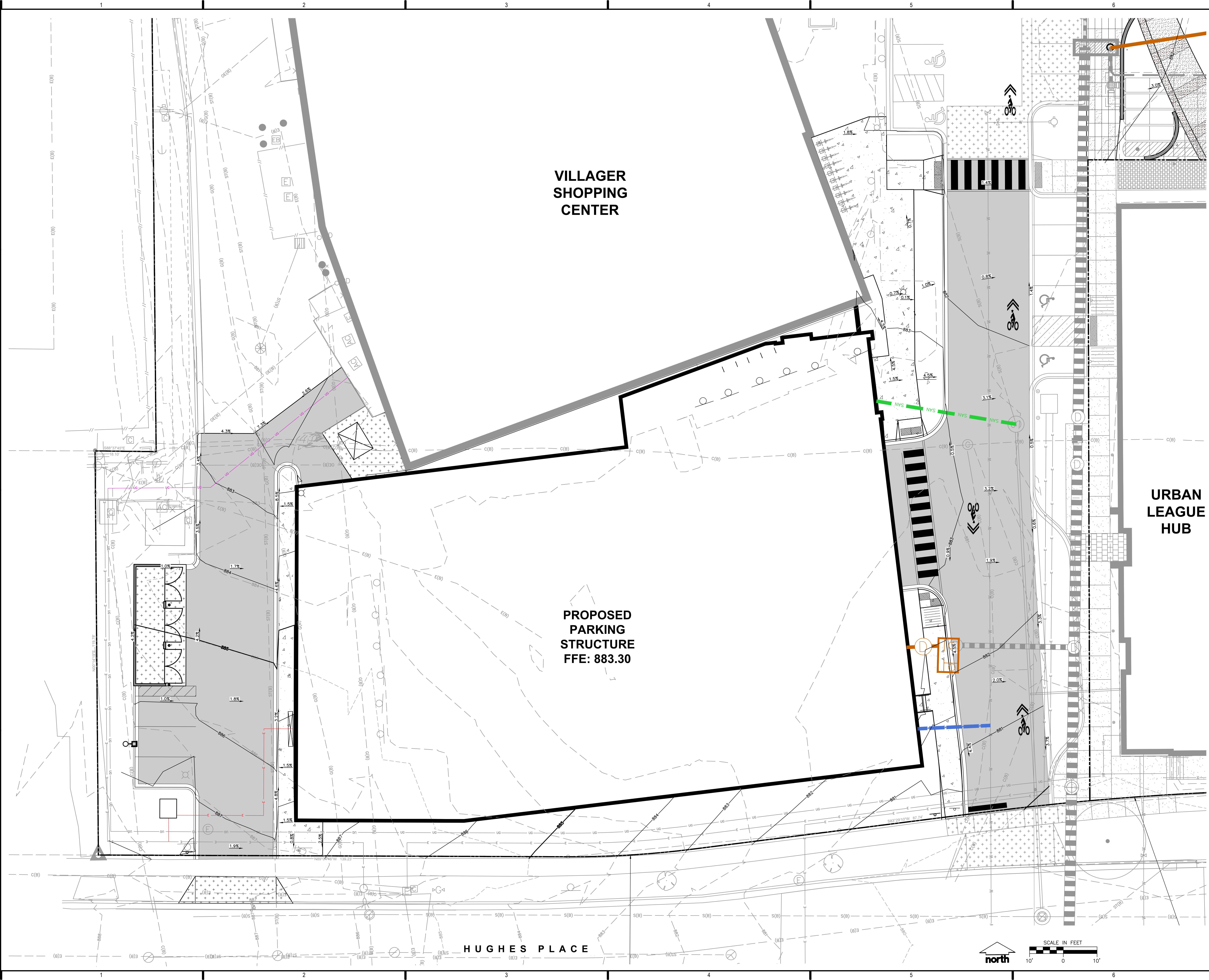
SITE PLAN -
VILLAGE GREEN SOUTH

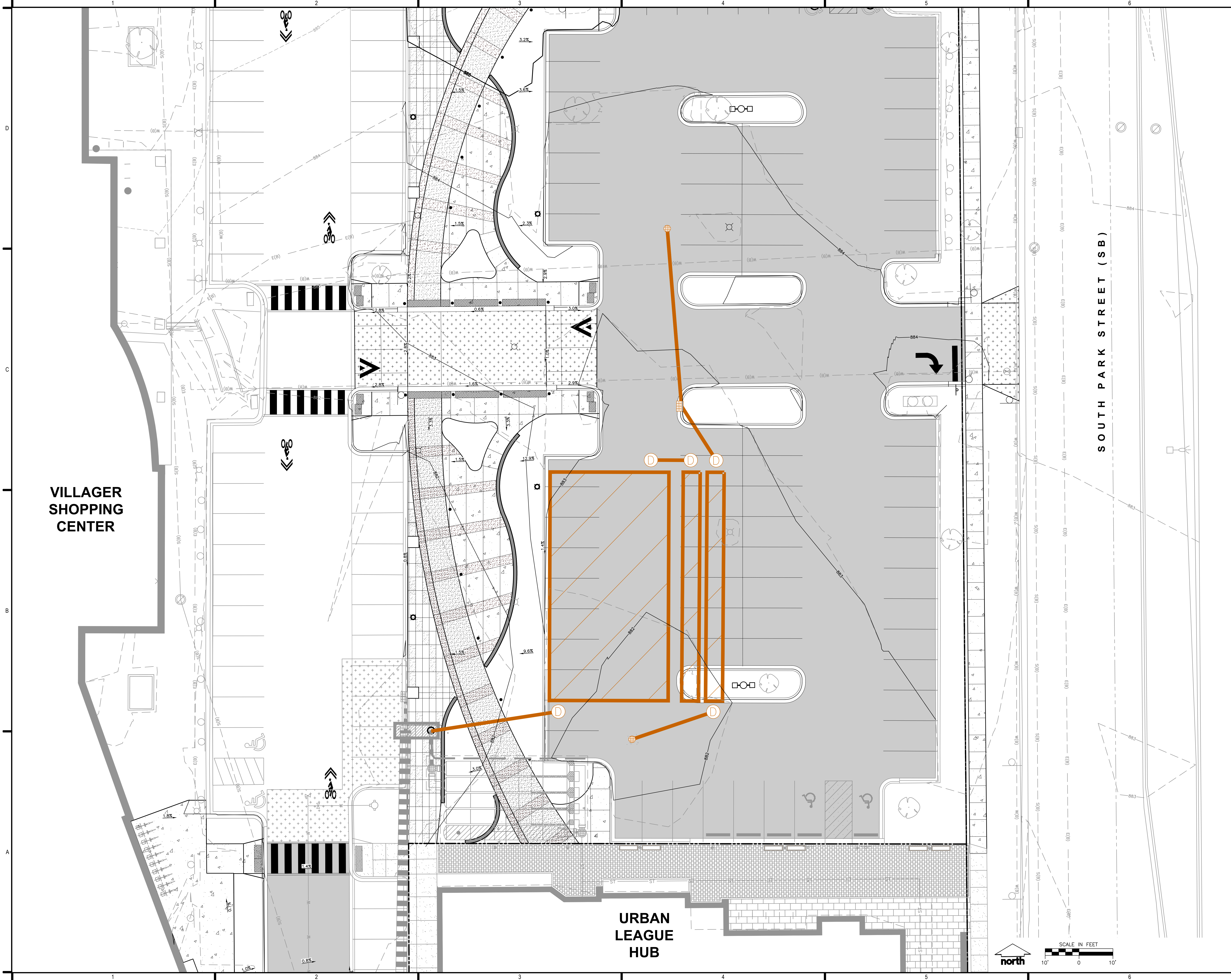
SHEET NUMBER:

C302









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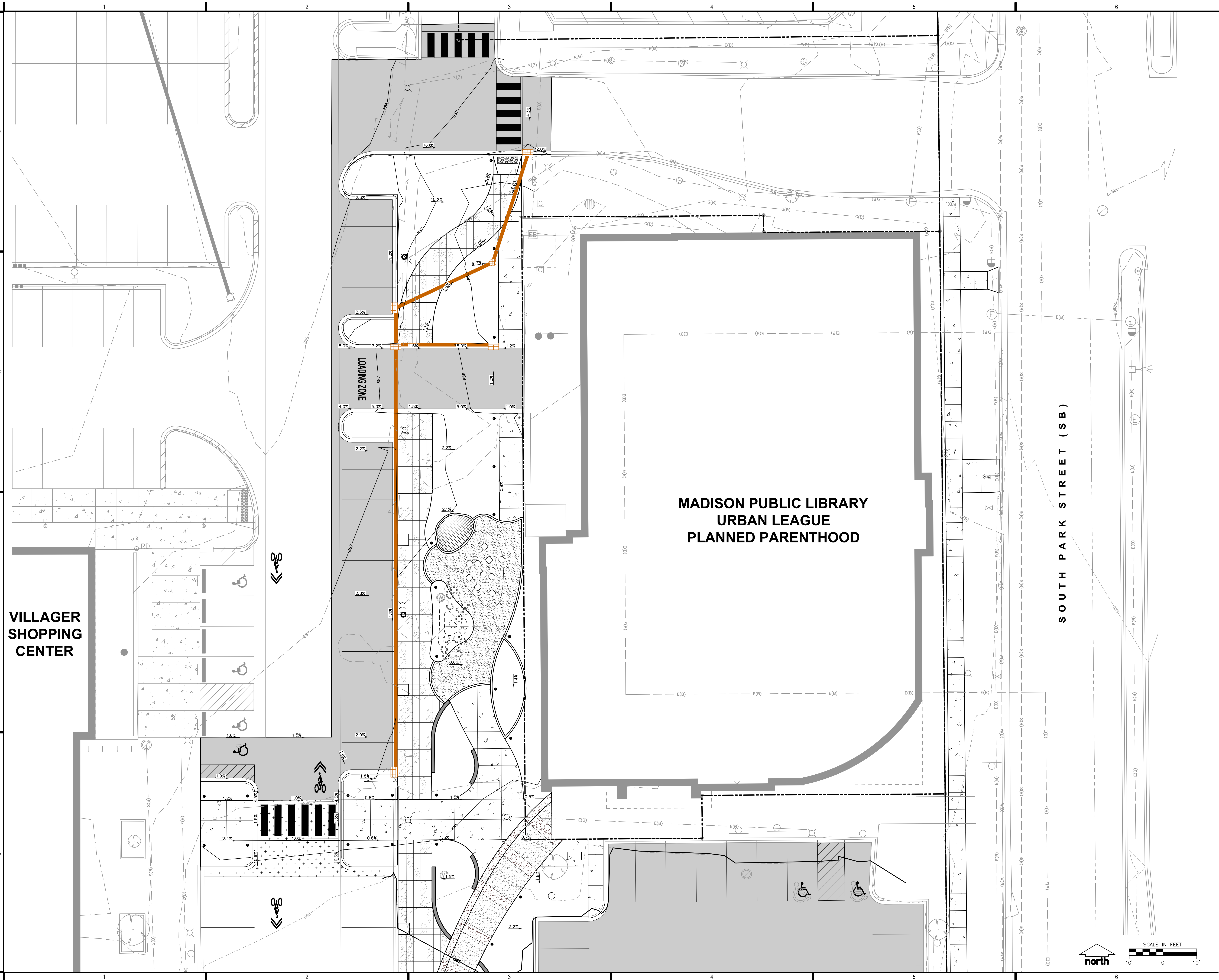
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DATE: 10/31/2022
DRAWN BY: MSS
CHECKED BY: MAH
APPROVED BY:
AS NOTED

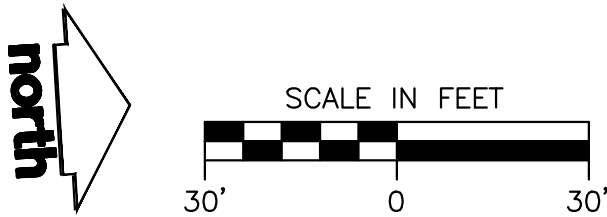
SHEET TITLE:

GRADING PLAN -
VILLAGE GREEN SOUTH

SHEET NUMBER:

C402





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

SOUTH PARK STREET (SB)

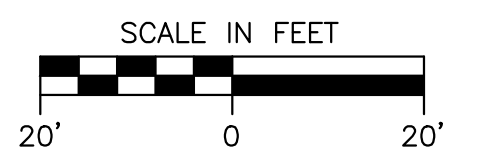
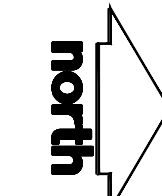
THE RIGHT OF WAY IS THE SOLE JURISDICTION
OF THE CITY OF MADISON AND IS SUBJECT TO
CHANGE AT ANY TIME PER THE RECOMMENDED
PLAN BY TRAFFIC ENGINEERING AND CITY
ENGINEERING DEPARTMENT

EXISTING STREET TREES

FUTURE STREET TREES

CONTRACTOR NOTES

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



PLANT SCHEDULE

ORNAIMENTAL TREES	CODE	BOTANICAL / COMMON NAME
	CCJN	Carpinus caroliniana '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
	ACMV	Acer glabrum 'Morton' State Street™ Myrtle Maple
	QOPR	Quercus occidentalis 'Prairie Pride' Prairie Pride Hackberry
	GBN	Ginkgo biloba 'Autumn Gold'™ TM Autumn Gold Maidenhair Tree
	GBPS	Ginkgo biloba 'Priston Sentry' Priston Sentry Maidenhair Tree
	QLTR	Quercus laevis 'Shademaster'™ TM Shademaster Liveoak
	GYDE	Gymnocladus dioica 'Expresso' Kentucky Coffeetree
	PMAC	Platanus x acerifolia 'Morton Circle' Ecclesium™ London Plane Tree
UPRIGHT EVERGREEN SHRUB	CODE	BOTANICAL / COMMON NAME
	THTE	Thuja occidentalis 'Tachy' Tachy Arborvitae
DECIDUOUS SHRUBS	CODE	BOTANICAL / COMMON NAME
	ARKE	Arundo donax 'Munro'™ TM Munro Beauty Black Chokeberry
	CLAN	Calluna alba 'Hummingbird' Hummingbird Summerweet
	CDSE	Cornus sericea 'Ribbon' Arctic Fire Red Twig Dogwood
	FDWB	Forsythia viridissima 'Bronzeola' Bronze Forsythia
	HPSP	Hydrangea paniculata 'Dip Pinky'™ TM Pink Waxy Panicle Hydrangea
	HPLO	Hydrangea paniculata 'Little Quick Fire' Little Quick Fire Hydrangea
	PHAL	Physocarpus opulifolius 'Amber Jubilee' Amber Jubilee
	SYRA	Syringa x 'SARABRY'™ TM Blossoming Dwarf Pink Lilac
	VDLI	Viburnum dentatum 'X'Meridian' Little Leaf™ Arrowwood Viburnum
EVERGREEN SHRUBS	CODE	BOTANICAL / COMMON NAME
	BGVV	Buxus x 'Green Velvet' Green Velvet Boxwood
	JCPK	Juniperus chinensis 'Pillarana Kabayo Compact' Katy Pillar Compact Juniper
	JUCH	Juniperus chinensis 'Sea Green' Sea Green Juniper
	JUNA	Juniperus sabina 'Mini-Arcado' Mini Arcado Juniper
PERENNIALS & GRASSES	CODE	BOTANICAL / COMMON NAME
	ALSU	Allium x 'Summer Beauty' Summer Beauty Allium
	ADCA	Aquilegia canadensis Eastern Columbine
	ASAZ	Aster dumosus Sky Blue Aster
	CAAC	Calamagrostis x acutiflora 'Earl Fawcett' Earl Fawcett Feather Reed Grass
	CAKE	Colomantha repens 'Montrose White' Montrose White Catmint
	ECPU	Echinacea purpurea 'R45782917' Purple Heart™ Echinacea
	LSK	Liatris spicata 'Kobold' Kobold Spike Gayfeather
	MANI	Manisuris fluitans Bergamot
	PAW	Panicum virgatum 'Shenandoah' Shenandoah Switch Grass
	PWW	Panicum virgatum 'Northwind' Northwind Switch Grass
	PNDT	Peristrophe x 'Dark Towers' Dark Towers Beardtongue
	RUFU	Rudbeckia fulgida multiflora 'Goldsturm' Goldsturm Coneflower
	SCSC	Schizanthus luteus 'Prairie Blues' Prairie Blues Little Bushman
	SPNE	Sporobolus heterolepis 'Tara' Prairie Dropseed



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

PROJECT INFORMATION:

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DATE: 10/31/2022

DRAWN BY: MWS

CHECKED BY: KJY

APPROVED BY:

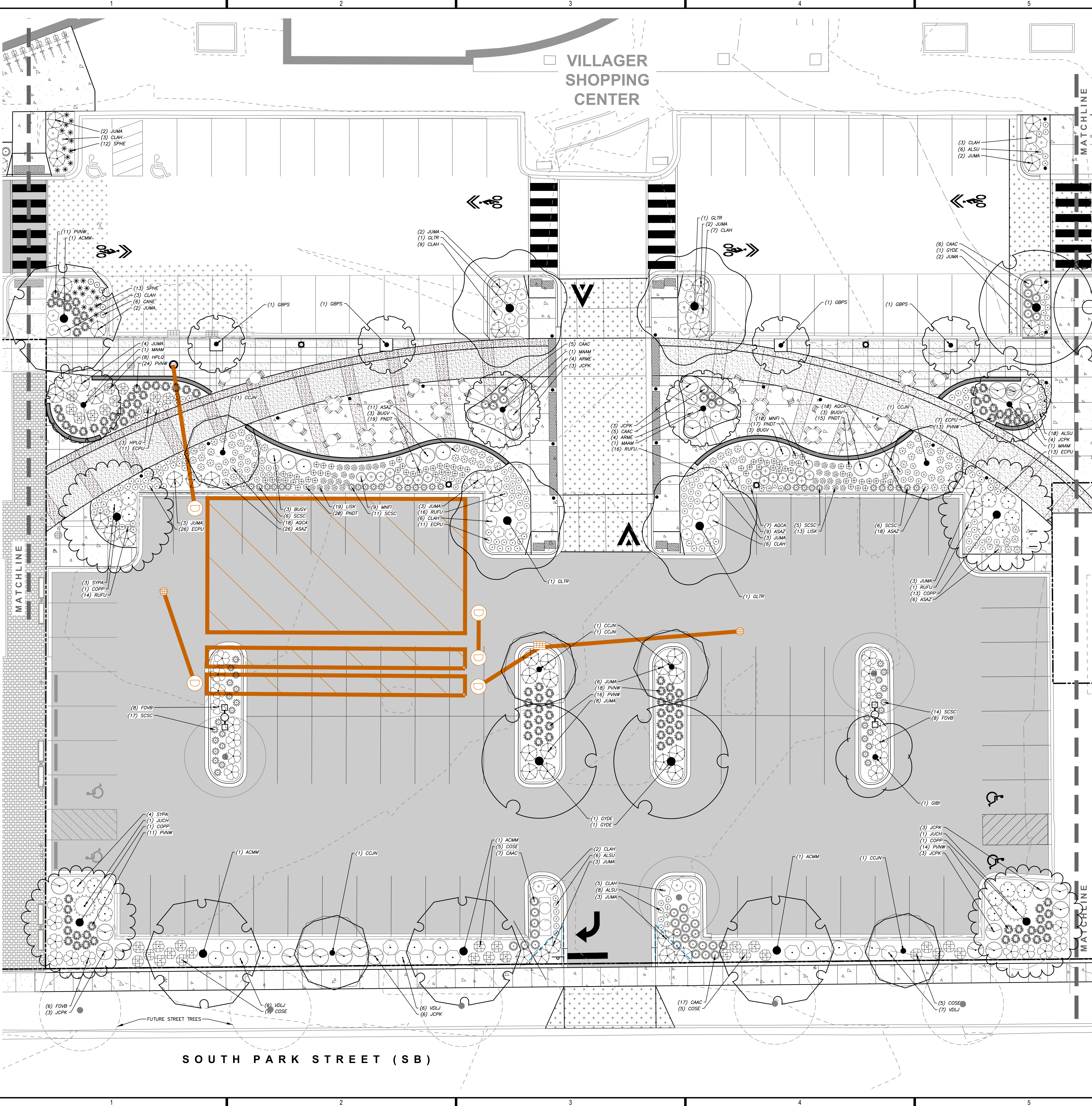
AS NOTED

SHEET TITLE:

LANDSCAPE PLAN -
OVERALL

SHEET NUMBER:

L100



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		
	ACMM	Acer miyabei 'Morton' State Street™ Miyabe Maple
	COPP	Celtis occidentalis 'Prairie Pride' Prairie Pride Hackberry
	GIBI	Ginkgo biloba 'Autumn Gold'™ Autumn Gold Maidenhair Tree
	GBPS	Ginkgo biloba 'Princeton Sentry' Princeton Sentry Maidenhair Tree
	GLTR	Gleditsia triacanthos inermis 'Shademaster'™ Shademaster Locust
	GYDE	Gymnocladus dioica 'Espresso' Kentucky Coffeetree
	PAMC	Platanus x acerifolia 'Morton Circle' Exclamation!™ London Plane Tree
DECIDUOUS SHRUBS		
	ARME	Aronia melanocarpa 'Morton'™ Ironquise 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'™ Blooming Dwarf Pink Lilac
	VOLJ	Viburnum dentatum 'KLMseventeen' Little Joe™ Arrowwood Viburnum
EVERGREEN SHRUBS		
	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		
	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 'Monrose White' Monrose White Catmint
	ECPU	Echinacea purpurea 'PAS782917' PowWow® Wild Berry Coneflower
	LISK	Liatris spicata 'Kabold' Kabold Spike Gayfeather
	MNFI	Monarda fistulosa Bergamot
	PAVI	Panicum virgatum 'Shenandoah' Shenandoah Switch Grass
	PIVN	Panicum virgatum 'Northwind' Northwind Switch Grass
	PNDT	Penstemon x 'Dark Towers' Dark Towers Beardlongue
	RUFU	Rudbeckia fulgida sultivantii '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.



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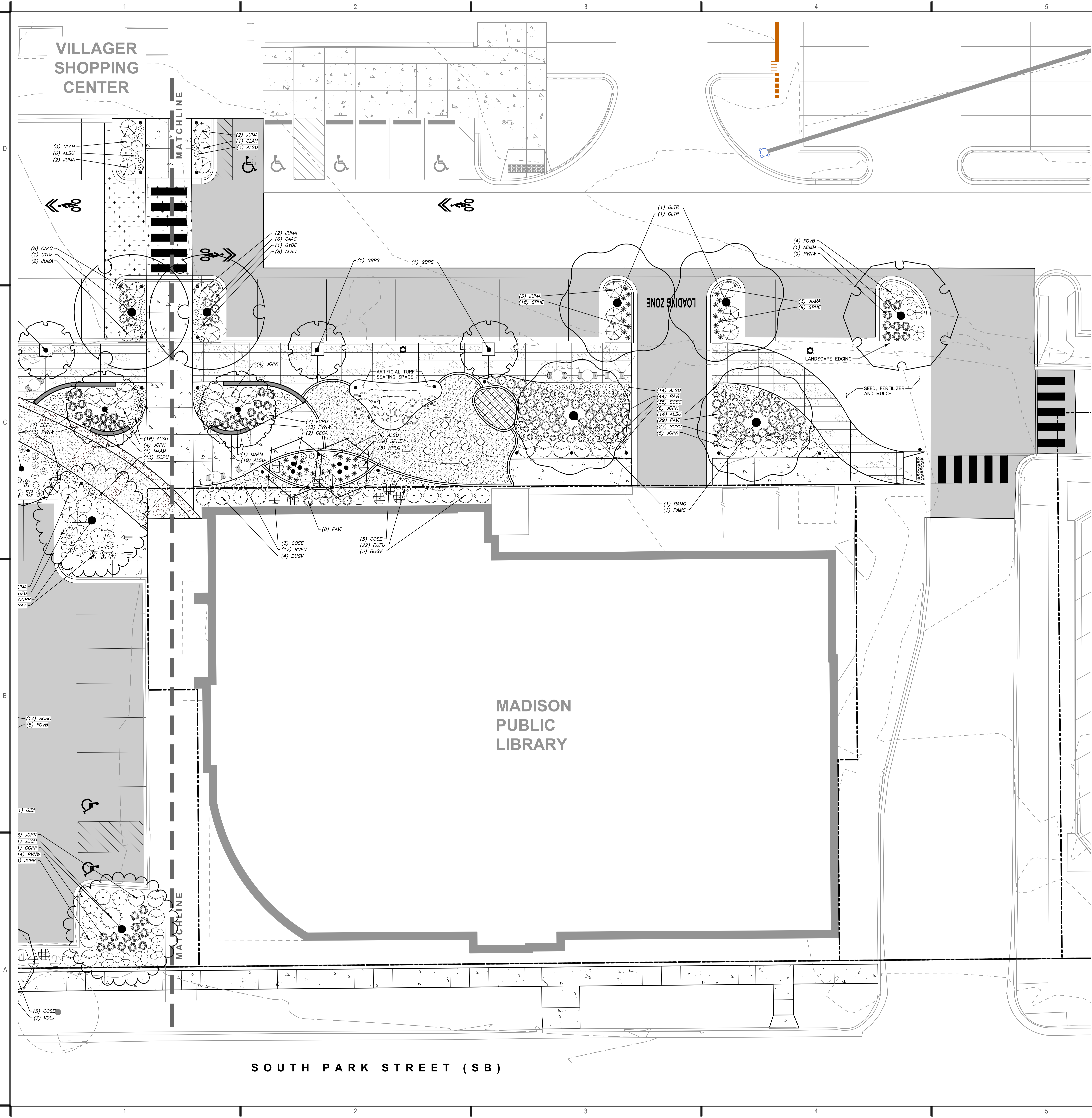
ISSUE:
09/26/2022 SCHEMATIC DESIGN
10/31/2022 UDC SUBMITTAL

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 SOUTH

SHEET NUMBER:

L102



PLANT SCHEDULE VILLAGE GREEN

ORNAMENTAL TREES	CODE	BOTANICAL / COMMON NAME
	CCJN	<i>Carpinus caroliniana</i> 'J.N. Strain' J.N. Strain American Hornbeam
	CECA	<i>Cercis canadensis</i> 'Columbus' Columbus Strain Eastern Redbud
	MAAM	<i>Maackia amurensis</i> Amur Maackia
OVERSTORY DECIDUOUS TREES	CODE	BOTANICAL / COMMON NAME
	ACMM	<i>Acer miyabei</i> 'Morton' State Street™ Miyabe Maple
	COPP	<i>Celtis occidentalis</i> 'Prairie Pride' Prairie Pride Hackberry
	GIBI	<i>Ginkgo biloba</i> 'Autumn Gold' TM Autumn Gold Maidenhair Tree
	GBPS	<i>Ginkgo biloba</i> 'Princeton Sentry' Princeton Sentry Maidenhair Tree
	GLTR	<i>Gleditsia triacanthos inermis</i> 'Shademaster' TM Shademaster Locust
	GYDE	<i>Gymnocladus dioica</i> 'Espresso' Kentucky Coffeetree
	PAMC	<i>Platanus x acerifolia</i> 'Morton Circle' Exclamation!™ London Plane Tree
DECIDUOUS SHRUBS	CODE	BOTANICAL / COMMON NAME
	ARME	<i>Aronia melanocarpa</i> 'Morton' TM Iraqus Beauty Black Chokeberry
	CLAH	<i>Clethra alnifolia</i> 'Hummingbird' Hummingbird Summersweet
	COSE	<i>Cornus sericea</i> 'Farrow' Arctic Fire® Red Twig Dogwood
	FOVB	<i>Forsythia viridissima</i> 'Bronxensis' Bronx Forsythia
	HPLQ	<i>Hydrangea paniculata</i> 'Little Quick Fire' Little Quick Fire Hydrangea
	SYPA	<i>Syringa x 'SMNJRP'</i> TM Blooming Dwarf Pink Lilac
	VDLJ	<i>Viburnum dentatum</i> 'KLMseventeen' Little Joe™ Arrowwood Viburnum
EVERGREEN SHRUBS	CODE	BOTANICAL / COMMON NAME
	BUGV	<i>Buxus x 'Green Velvet'</i> Green Velvet Boxwood
	JCPK	<i>Juniperus chinensis</i> 'Pfitzerana Kallays Compacta' Kally Pfitzer Compact Juniper
	JUCH	<i>Juniperus chinensis</i> 'Sea Green' Sea Green Juniper
	JUMA	<i>Juniperus sabin</i> 'Mini-Arcadia' Mini Arcadia Juniper
PERENNIALS & GRASSES	CODE	BOTANICAL / COMMON NAME
	ALSU	<i>Allium x 'Summer Beauty'</i> Summer Beauty Allium
	AQCA	<i>Aquilegia canadensis</i> Eastern Columbine
	ASAZ	<i>Aster azureus</i> Sky Blue Aster
	CAAC	<i>Calamagrostis x acutiflora</i> 'Karl Foerster' Karl Foerster Feather Reed Grass
	CANE	<i>Calamintha nepeta</i> 'Montrose White' Montrose White Catmint
	ECPU	<i>Echinacea purpurea</i> 'PAST702917' PowWow® Wild Berry Coneflower
	LISK	<i>Liatris spicata</i> 'Kobold' Kobold Spike Gayfeather
	MNFI	<i>Monarda fistulosa</i> Bergamot
	PAVI	<i>Panicum virgatum</i> 'Shenandoah' Shenandoah Switch Grass
	PVNW	<i>Panicum virgatum</i> 'Northwind' Northwind Switch Grass
	PNDT	<i>Penstemon x 'Dark Towers'</i> Dark Towers Beardtongue
	RUFU	<i>Rudbeckia fulgida sultivantii</i> 'Goldsturm' Goldsturm Coneflower
	SCSC	<i>Schizachyrium scoparium</i> 'Prairie Blues' Prairie Blues Little Bluestem
	SPHE	<i>Sporobolus heterolepis</i> 'Tara' Prairie Dropseed

CONTRACTOR NOTES

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



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CLIENT:
COMMUNITY DEVELOPMENT
AUTHORITY OF CITY OF MADISON



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

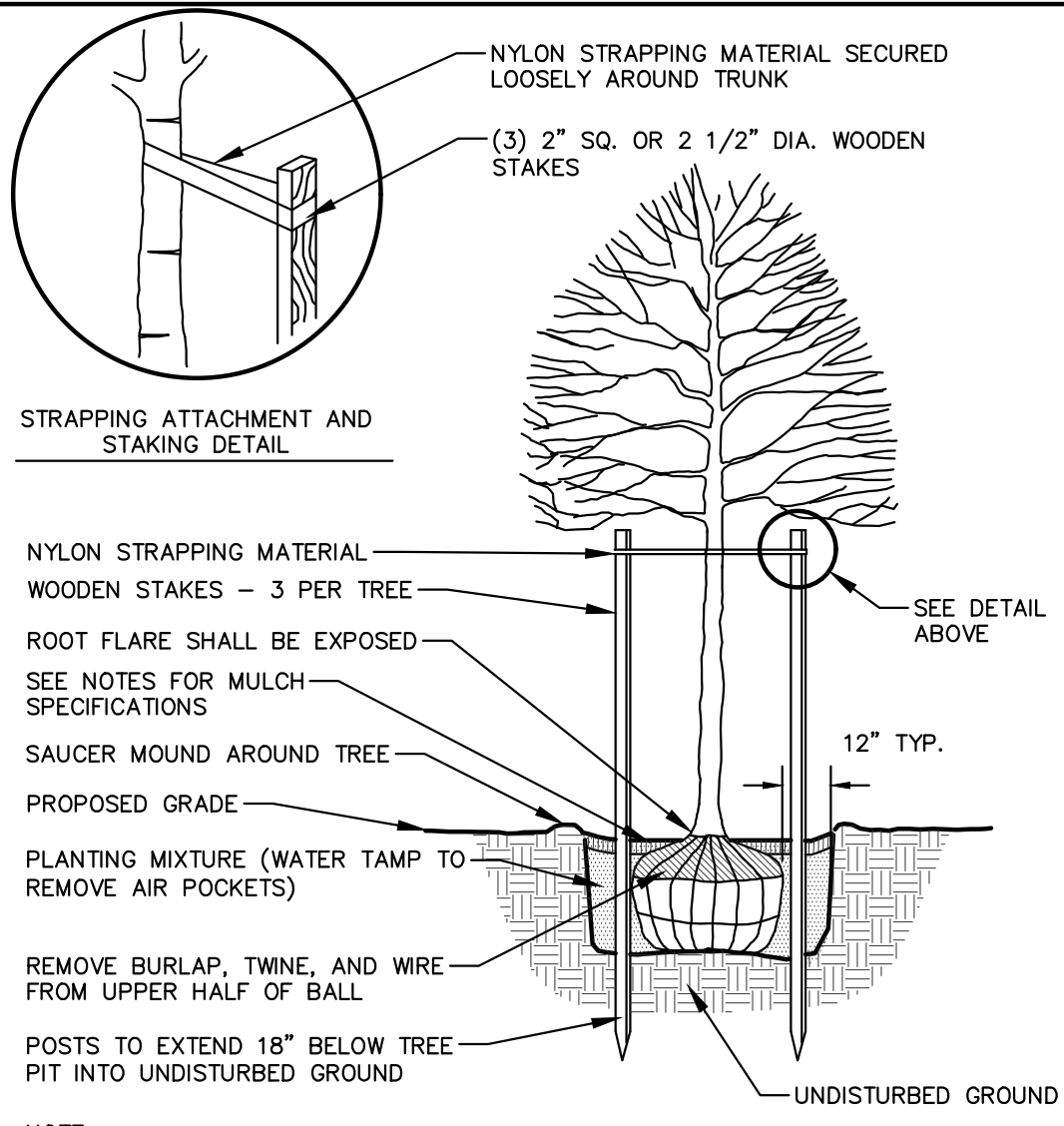
ISSUE:
09/26/2022 SCHEMATIC DESIGN
10/31/2022 UDC SUBMITTAL

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

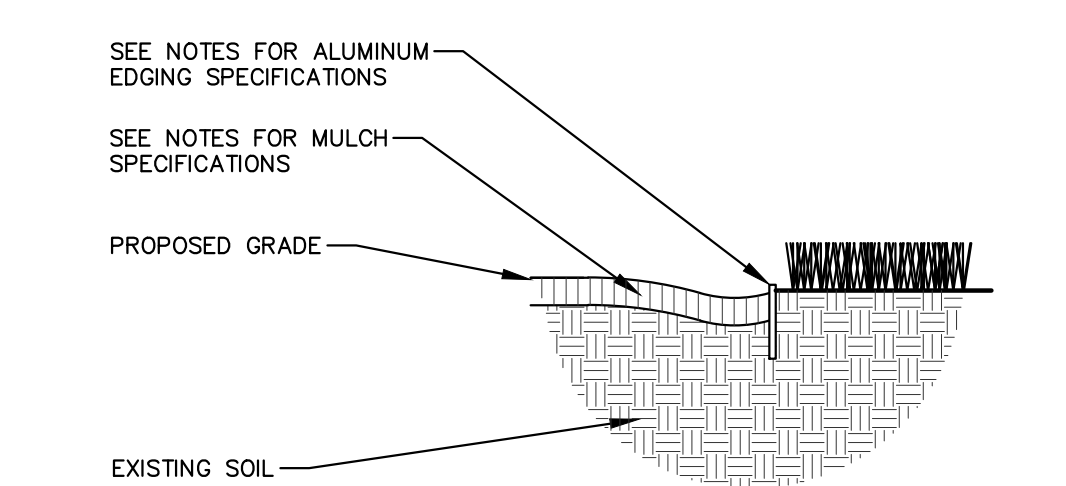


NOTE:
1. DIG HOLE NO DEEPER THAN BASE OF ROOT BALL TO FLARE. ROOT BALL TO BE SET ON UNDISTURBED SOIL UNLESS COMPACTED AGGREGATE STONE REMAINS FROM SITE EXCAVATOR. REMOVE REMAINING AGGREGATE STONE UNTIL SOIL LAYER IS REACHED.

2. REMOVE NYLON STRAPPING WITHIN 9-18 MONTHS FOLLOWING INSTALLATION

DECIDUOUS TREE PLANTING DETAIL

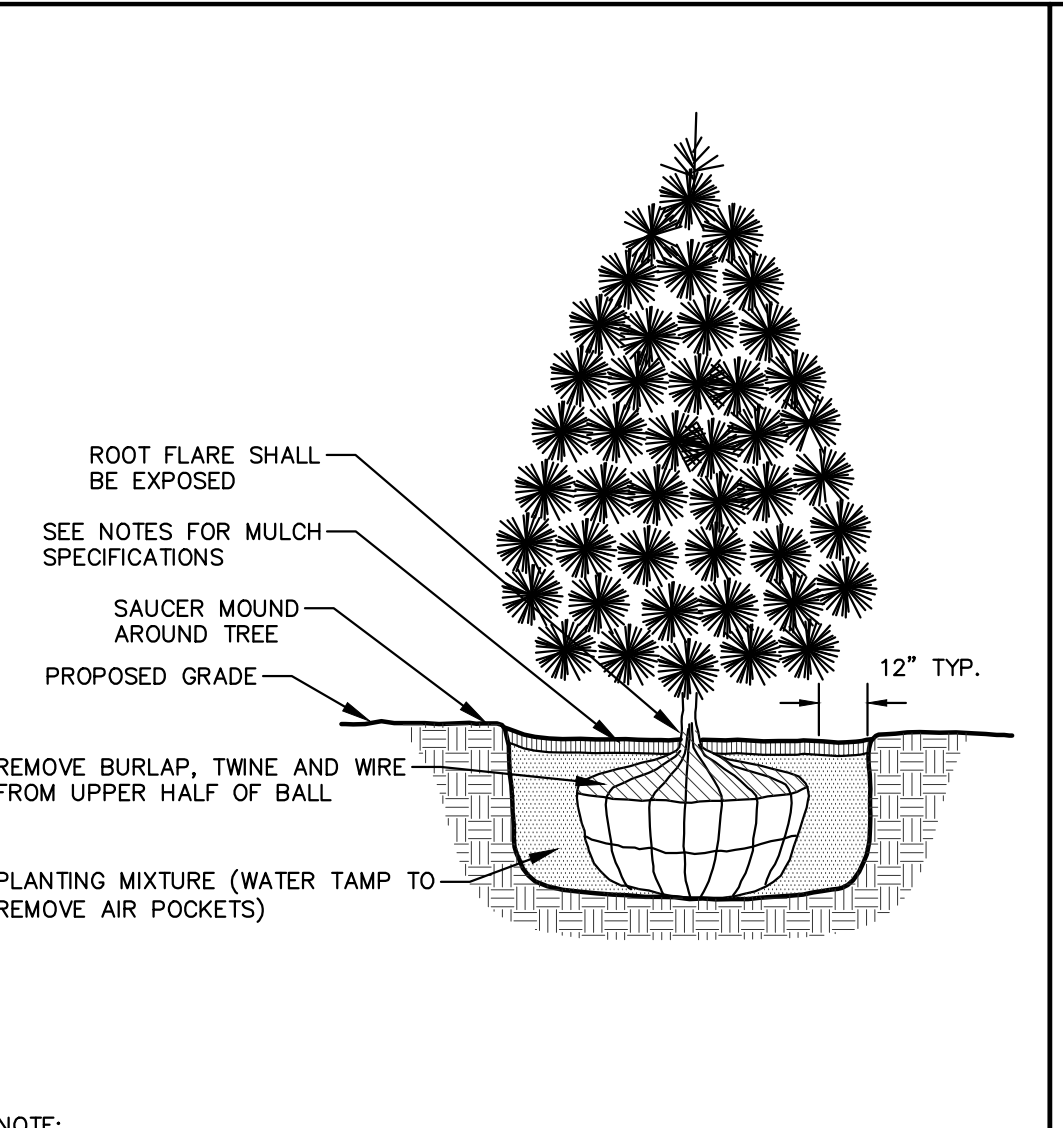
N.T.S.



NOTE:
1. ROOT FLARE TO BE EXPOSED.

SHRUB PLANTING DETAIL

N.T.S.

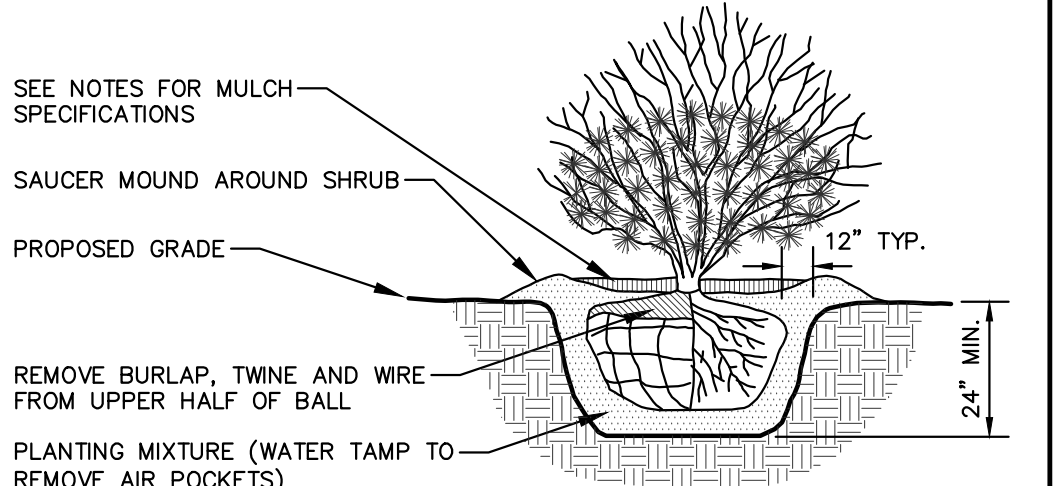


NOTE:
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2. REMOVE NYLON STRAPPING WITHIN 9-18 MONTHS FOLLOWING INSTALLATION

EVERGREEN TREE PLANTING DETAIL

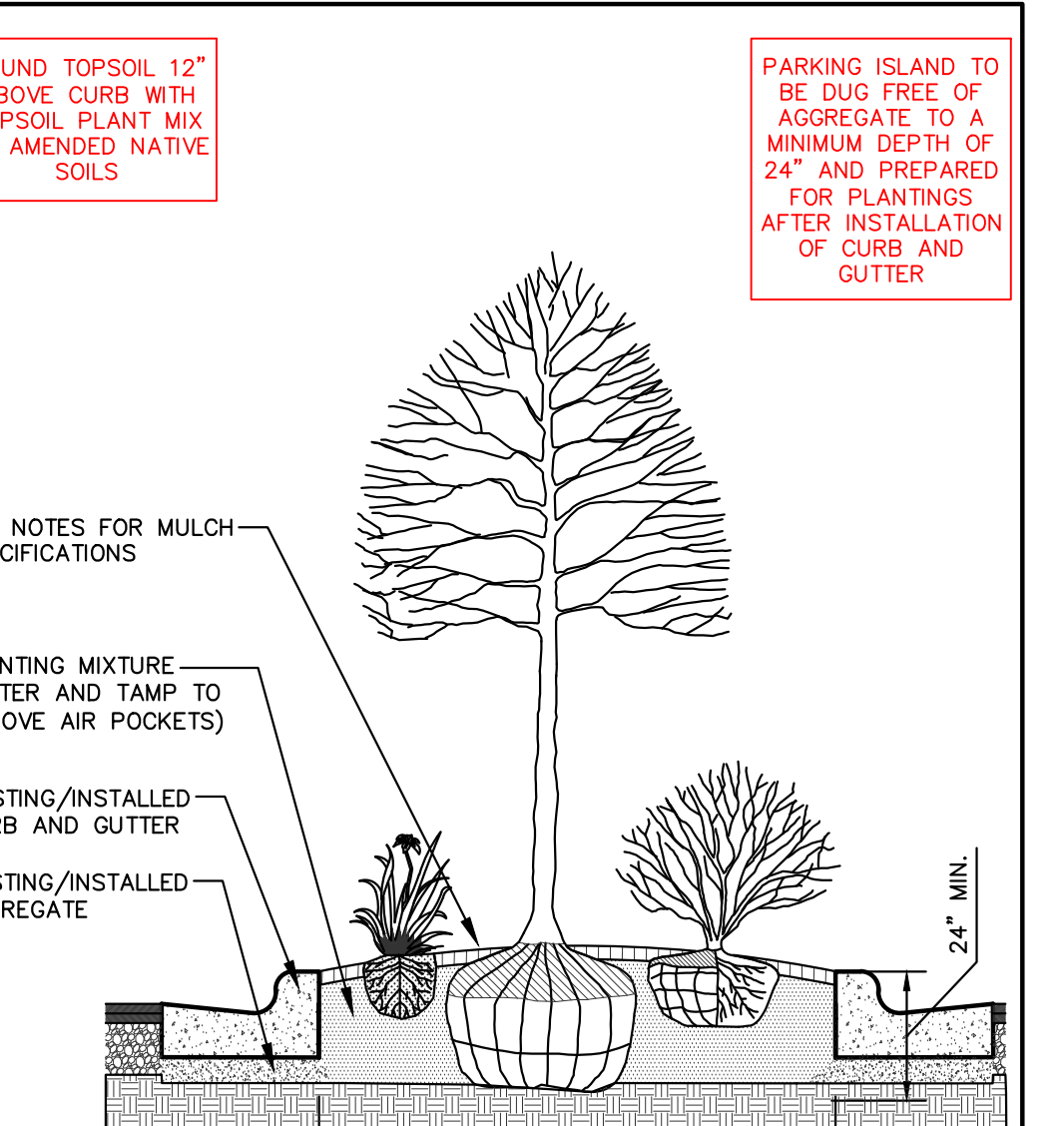
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NOTE:
1. ROOT FLARE TO BE EXPOSED.

SHRUB PLANTING DETAIL

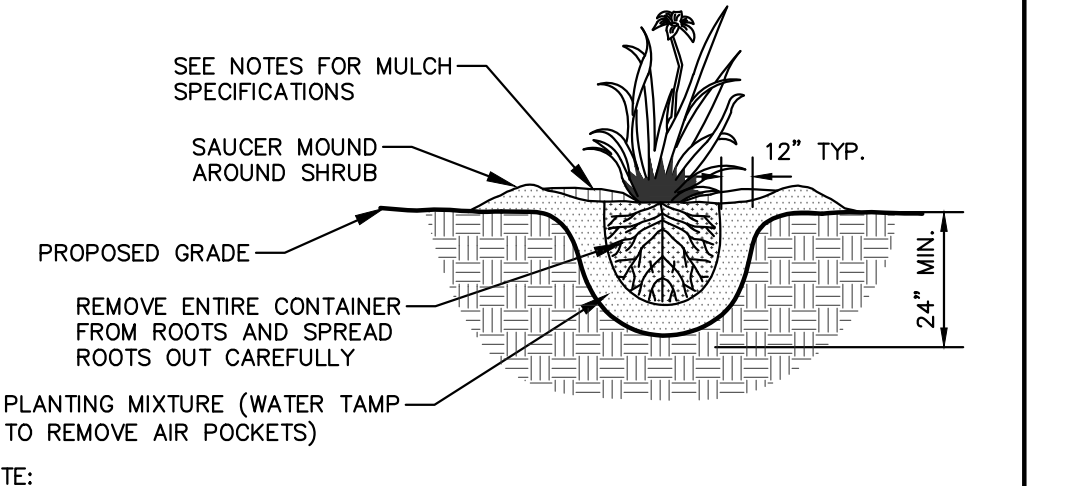
N.T.S.



NOTE:
1. ROOT FLARE TO BE EXPOSED.

PERENNIAL/ORNAMENTAL GRASS PLANTING DETAIL

N.T.S.



NOTE:
1. ROOT FLARE TO BE EXPOSED.

SHRUB PLANTING DETAIL

N.T.S.

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.	80,644 Square Feet
Total square footage of developed area:	1,342 Points
Total landscape points required:	
(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						
PLANT TYPE/ELEMENT	MINIMUM INSTALLATION SIZE	POINTS	CREDITS / EXISTING LANDSCAPING		NEW / PROPOSED LANDSCAPING	
			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 SPECIMEN TREE	14 POINTS / CAL. (MINIMUM 200 POINTS PER TREE)	14	0	0	0	0
LANDSCAPE FURNITURE	5 POINTS PER SEAT (WITHIN PUBLICALLY ACCESSIBLE DEVELOPED AREAS. CANNOT COMPREHENSIVE 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		<i>Carpinus caroliniana</i> 'J.N. Strain' J.N. Strain American Hornbeam	B & B	1.5" Cal	6
	CECA		<i>Cercis canadensis</i> 'Columbus' Columbus Strain Eastern Redbud	B & B	2" Cal (Multi-Stem)	2
	MAAM		<i>Maackia amurensis</i> Amur Maackia	B & B	2" Cal	5
	ACMM		<i>Acer miyabei</i> 'Morton' State Street™ Miyabe Maple	B & B	2" Cal	5
OVERSTORY DECIDUOUS TREES		CODE	BOTANICAL / COMMON NAME	CONT	SIZE	QTY
	COPP		<i>Celtis occidentalis</i> 'Prairie Pride' Prairie Pride Hackberry	B & B	2.5" Cal	4
	GIBI		<i>Ginkgo biloba</i> 'Autumn Gold'™ Autumn Gold Maidenhair Tree	B & B	2.5" Cal	1
	GBPS		<i>Ginkgo biloba</i> 'Princeton Sentry' Princeton Sentry Maidenhair Tree	B & B	2" Cal	6
	GLTR		<i>Gleditsia triacanthos inermis</i> 'Shademaster'™ Shademaster Locust	B & B	2.5" Cal	6
	GYDE		<i>Gymnocladus dioica</i> 'Espresso' Kentucky Coffeetree	B & B	2" Cal	4
	PAMC		<i>Platanus x oerentifolia</i> 'Morton Circle' Exclamation!™ London Plane Tree	B & B	2" Cal	2
UPRIGHT EVERGREEN SHRUB		CODE	BOTANICAL / COMMON NAME	CONT	SIZE	QTY
	THTE		<i>Thuja occidentalis</i> 'Techny' Techny Arborvitae	B & B	Min. 5' Ht.	4
DECIDUOUS SHRUBS		CODE	BOTANICAL / COMMON NAME	CONT	SIZE	QTY
	ARME		<i>Aronia melanocarpa</i> 'Morton'™ Iroquois Beauty Black Chokeberry	#3	Min. 12"-24"	40
	CLAH		<i>Clethra alnifolia</i> 'Hummingbird' Hummingbird Summersweet	#5	Min. 24"-36"	45
	COSE		<i>Cornus sericea</i> 'Farrow' Arctic Fire® Red Twig Dogwood	B & B	Min. 12"-24"	47
	FOVB		<i>Forsythia viridissima</i> 'Bronxensis' Bronx Forsythia	#3	Min. 24" wide	31
	HPDP		<i>Hydrangea paniculata</i> 'Dip Pinky'™ Pinky Panicle Hydrangea	B & B	Min. 24" Ht.	9
	HPLQ		<i>Hydrangea paniculata</i> 'Little Quick Fire' Little Quick Fire Hydrangea	#3	Min. 12"-24"	16
	PHAJ		<i>Physocarpus opulifolius</i> 'Amber Jubilee' Winebark	B & B	Min. 24" Ht.	10
	SYPA		<i>Syringa x 'SMNJRPI'</i> ™ Bloomerang Dwarf Pink Lilac	B & B	Min. 24" Ht.	28
	VDLJ		<i>Viburnum dentatum</i> 'XLMseventeen' Little Joe™ Arrowwood Viburnum	#5	Min. 24"-36"	23
EVERGREEN SHRUBS		CODE	BOTANICAL / COMMON NAME	CONT	SIZE	QTY
	BUGV		<i>Buxus x 'Green Velvet'</i> Green Velvet Boxwood	#3	Min. 24" tall	21
	JCPK		<i>Juniperus chinensis</i> 'Pfitzerana Kallays Compacta' Kally Pfitzer Compact Juniper	B & B	Min. 12" Wide	58
	JUCH		<i>Juniperus chinensis</i> 'Sea Green' Sea Green Juniper	B & B	Min. 24" wide	14
	JUMA		<i>Juniperus sabina</i> 'Mini-Arcadia' Mini Arcadia Juniper	#3	Min. 12" Wide	72
PERENNIALS & GRASSES		CODE	BOTANICAL / COMMON NAME	CONT	SIZE	QTY
	ALSU		<i>Allium x 'Summer Beauty'</i> Summer Beauty Allium	#1	Min. 8"-18"	145
	AQCA		<i>Aquilegia canadensis</i> Eastern Columbine	#1	Min. 8"-18"	41
	ASAZ		<i>Aster azureus</i> Sky Blue Aster	#1	Min. 8"-18"	70
	CAAC		<i>Calamagrostis x acutiflora</i> 'Karl Foerster' Karl Foerster Feather Reed Grass	#1	Min. 8"-18"	68
	CANE		<i>Calamintha nepeta</i> 'Monrose White' Monrose White Catmint	#1	Min. 8"-18"	50
	ECPU		<i>Echinacea purpurea</i> 'PAS702917' PowWow® Wild Berry Coneflower	#1	Min. 8"-18"	114
	LISK		<i>Liatris spicata</i> 'Kabold' Kabold Spike Gayfeather	#1	Min. 8"-18"	32
	MNFI		<i>Monarda fistulosa</i> Bergamot	#1	Min. 8"-18"	19
	PAVI		<i>Panicum virgatum</i> 'Shenandoah' Shenandoah Switch Grass	#1	Min. 8"-18"	172
	PVNW		<i>Panicum virgatum</i> 'Northwind' Northwind Switch Grass	#1	Min. 8"-18"	134
	PNDT		<i>Penstemon x 'Dark Towers'</i> Dark Towers Beardtongue	#1	Min. 8"-18"	71
	RUFU		<i>Rudbeckia fulgida sulivantii</i> 'Goldsturm' Goldsturm Coneflower	#1	Min. 8"-18"	98
	SCSC		<i>Schizachyrium scoparium</i> 'Prairie Blues' Prairie Blues Little Bluestem	#1	Min. 8"-18"	117
	SPHE		<i>Sporobolus heterolepis</i> 'Tara' Prairie Dropseed	#1	Min. 8"-18"	122

CONTRACTOR AND OWNER RESPONSIBILITY NOTES

- 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.
- 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.**
- MAINTENANCE:** (CONTRACTOR) FOR ALL PLANTINGS, SEEDING 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 SHREDED HARDWOOD BARK MULCH DURING THIS PERIOD. LONG TERM PLANT MATERIALS AND LAWN/TURFGRASS MAINTENANCE AND SUCH PROGRAM AS 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.
- 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

- 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.
- 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 MATERIALS. CONTRACTOR TO KEEP 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.
- 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.
- 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 PRUNE TREES 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 INCONSPICUOUS LATEX BASED ANTISEPTIC TREE PAINT, IF PRUNING OCCURS "IN SEASON". DO NOT PRUNE ANY OAK TREES DURING THE MONTHS FROM APRIL TO OCTOBER.
- 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, BEND 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.
- ANY SUBSTITUTIONS IN PLANT TYPE, LOCATION, OR SIZE SHALL BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.**
- CONTRACTOR TO VERIFY PLANT MATERIALS AND SQUARE FOOTAGES. QUANTITIES SHOWN ON PLAN TAKE PRECEDENCE OVER THOSE ON SCHEDULE.**

LANDSCAPE MATERIAL NOTES

- 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.
- MATERIALS - TOPSOIL:** TOPSOIL TO BE CLEAN, FRIABLE LOAM FROM A LOCAL SOURCE, FREE FROM STONES OR DEBRIS OVER 3/4" IN DIAMETER, AND FREE FROM TOXINS 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.
- MATERIALS - SHREDED HARDWOOD BARK MULCH:** ALL PLANTING AREAS LABELED ON PLAN SHALL RECEIVE CERTIFIED WEED FREE SHREDED HARDWOOD BARK MULCH INSTALLED TO A MINIMUM AND CONSISTENT DEPTH OF 3-INCHES. SHREDED 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. SHREDED HARDWOOD BARK MULCH AREAS SHALL NOT RECEIVE WOVEN WEED BARRIER FABRIC.
- MATERIALS - TREE & SHRUB RINGS:** ALL TREES AND/OR SHRUBS PLANTED IN SEEDED LAWN AREAS TO BE INSTALLED WITH A MINIMUM 4" DIAMETER SHREDED 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.
- 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

- 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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CLIENT:
COMMUNITY DEVELOPMENT
AUTHORITY OF CITY OF MADISON



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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:

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APPROVED BY:
AS NOTED

SHEET TITLE:
LANDSCAPE DETAILS & NOTES

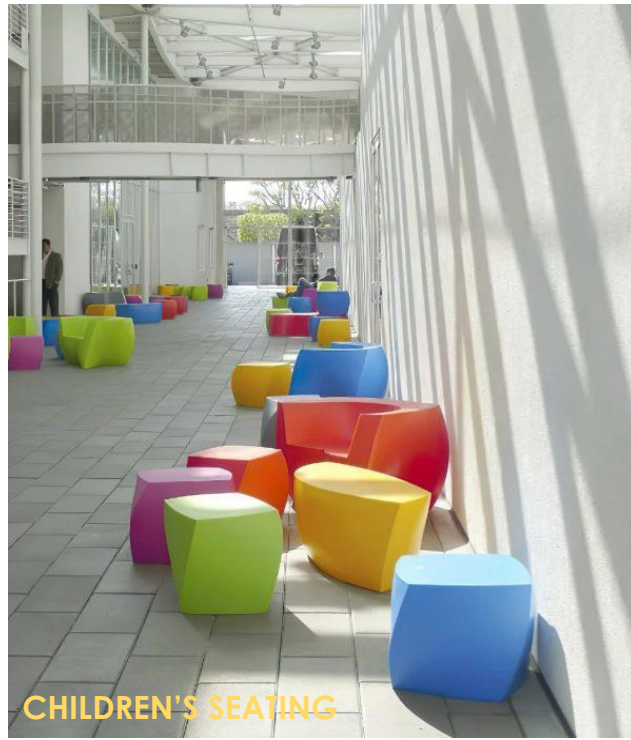
SHEET NUMBER:

L200



LIGHT BOLLARDS

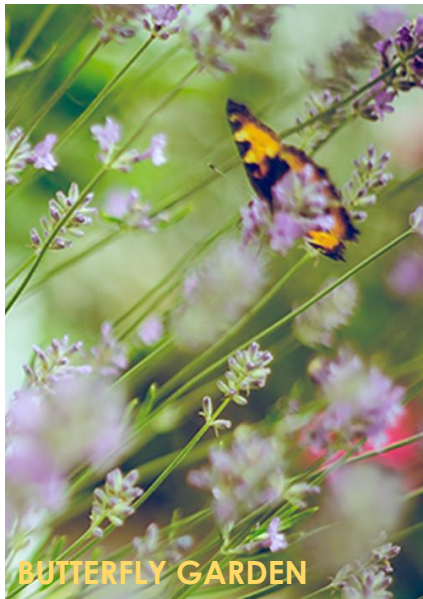
SITE ELEMENTS



CHILDREN'S SEATING



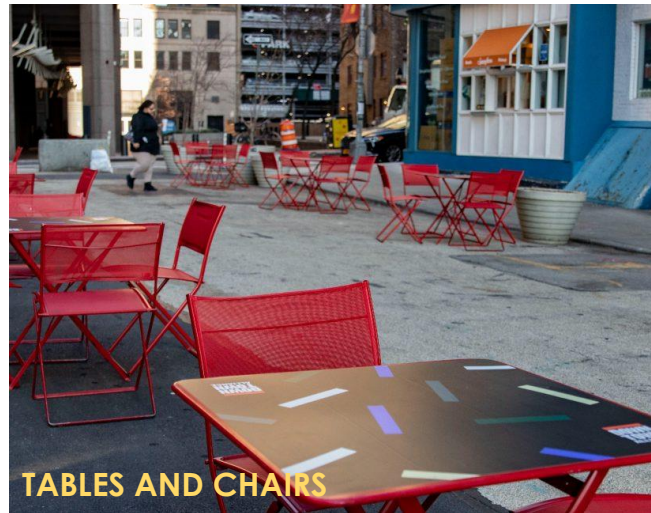
TURF PLAY AREA



BUTTERFLY GARDEN



CUT CONTROL JOINTING
AND FINISH



TABLES AND CHAIRS



SEAT WALLS



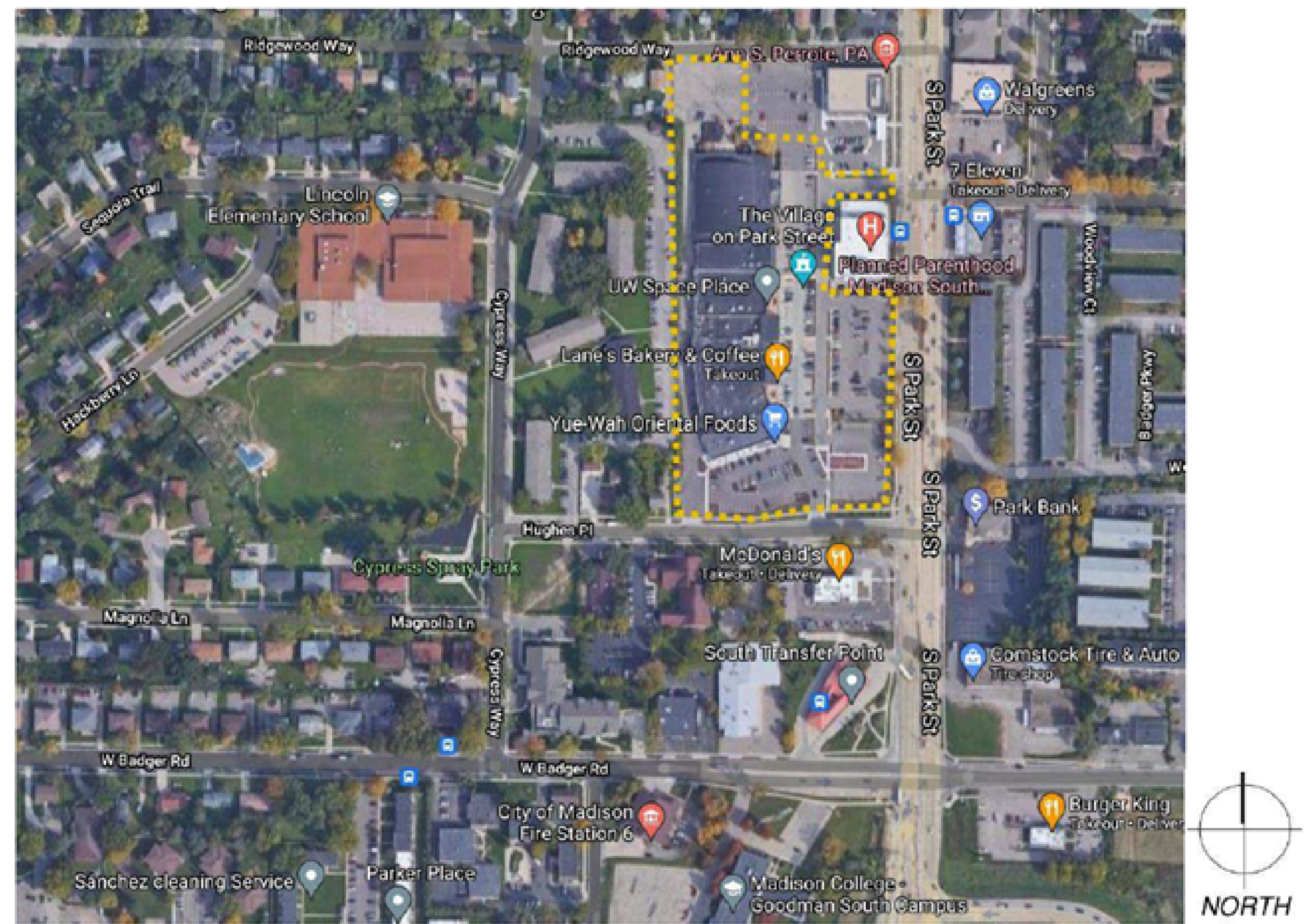




VILLAGE ON PARK - PARKING STRUCTURE

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



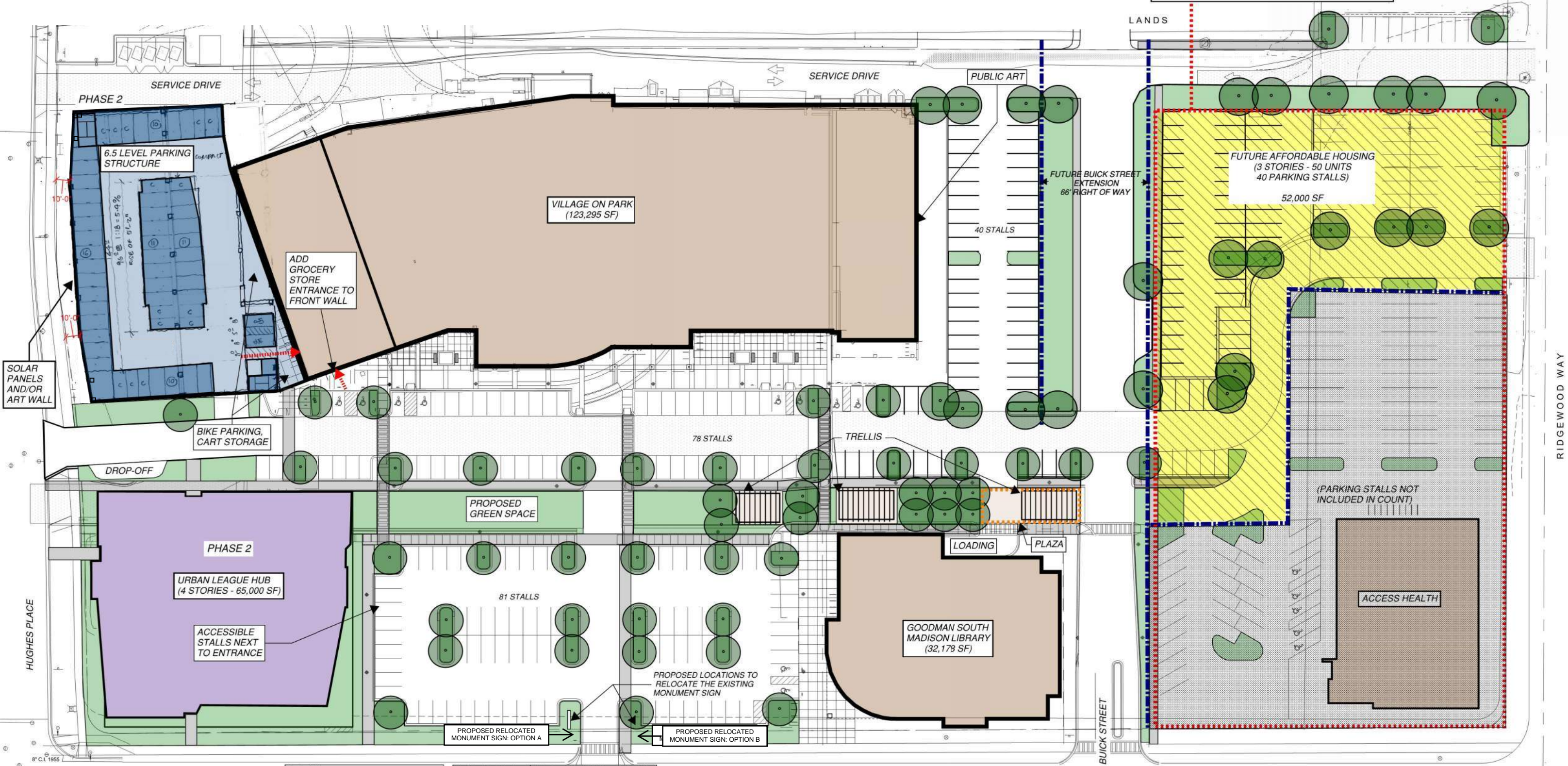
VIEW ON
HUGHES PLACE
LOOKING
NORTHEAST

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



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	

*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

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	

FOR REFERENCE: FROM 2021 VILLAGE ON PARK MASTER PLAN UPDATE

2.3 CONCEPTUAL BUILDING MASSING





1 NE PERSPECTIVE
SCALE: 1/2" = 1'-0"

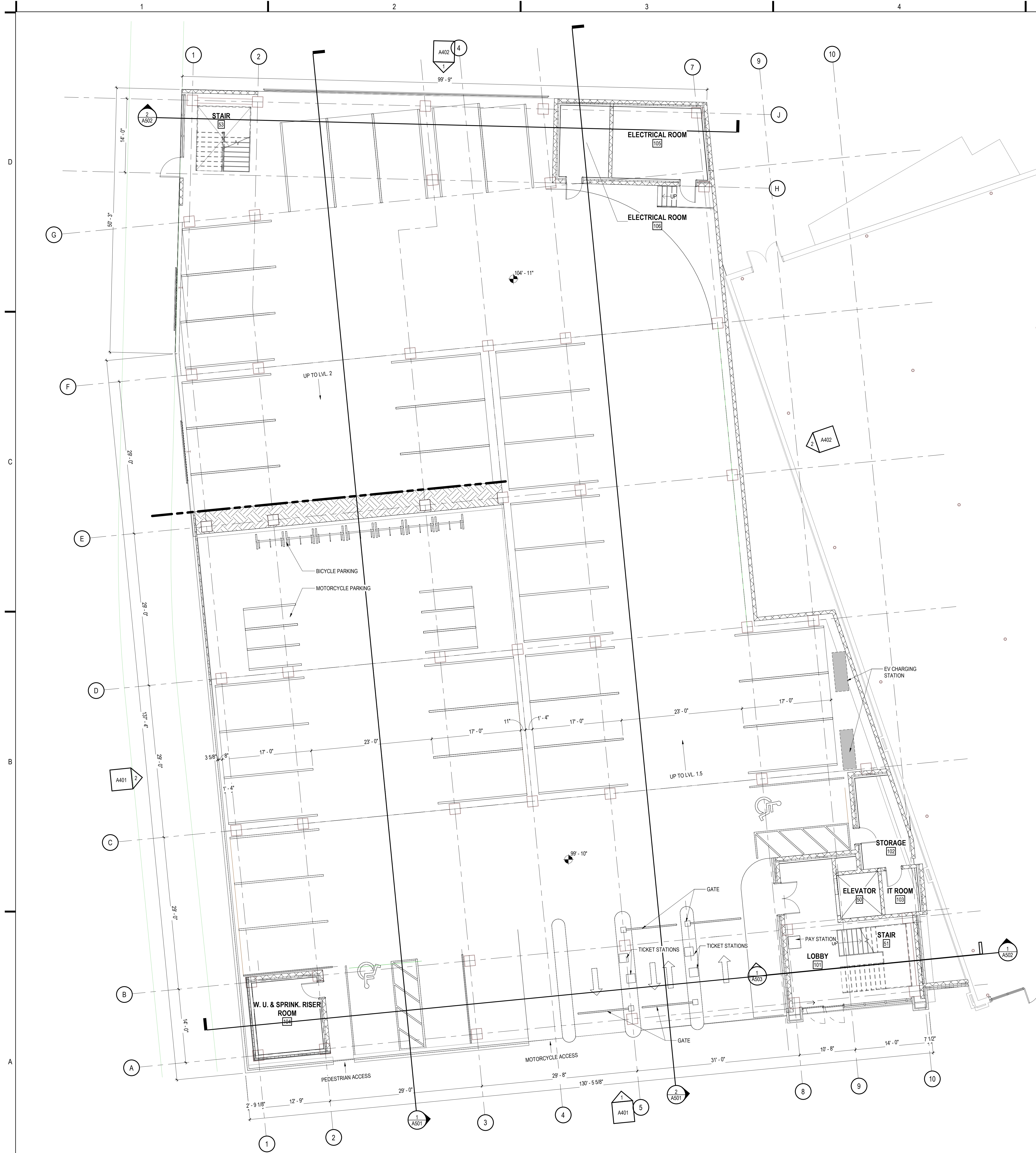


1 SE PERSPECTIVE
A451 SCALE: 1/2" = 1'-0"



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

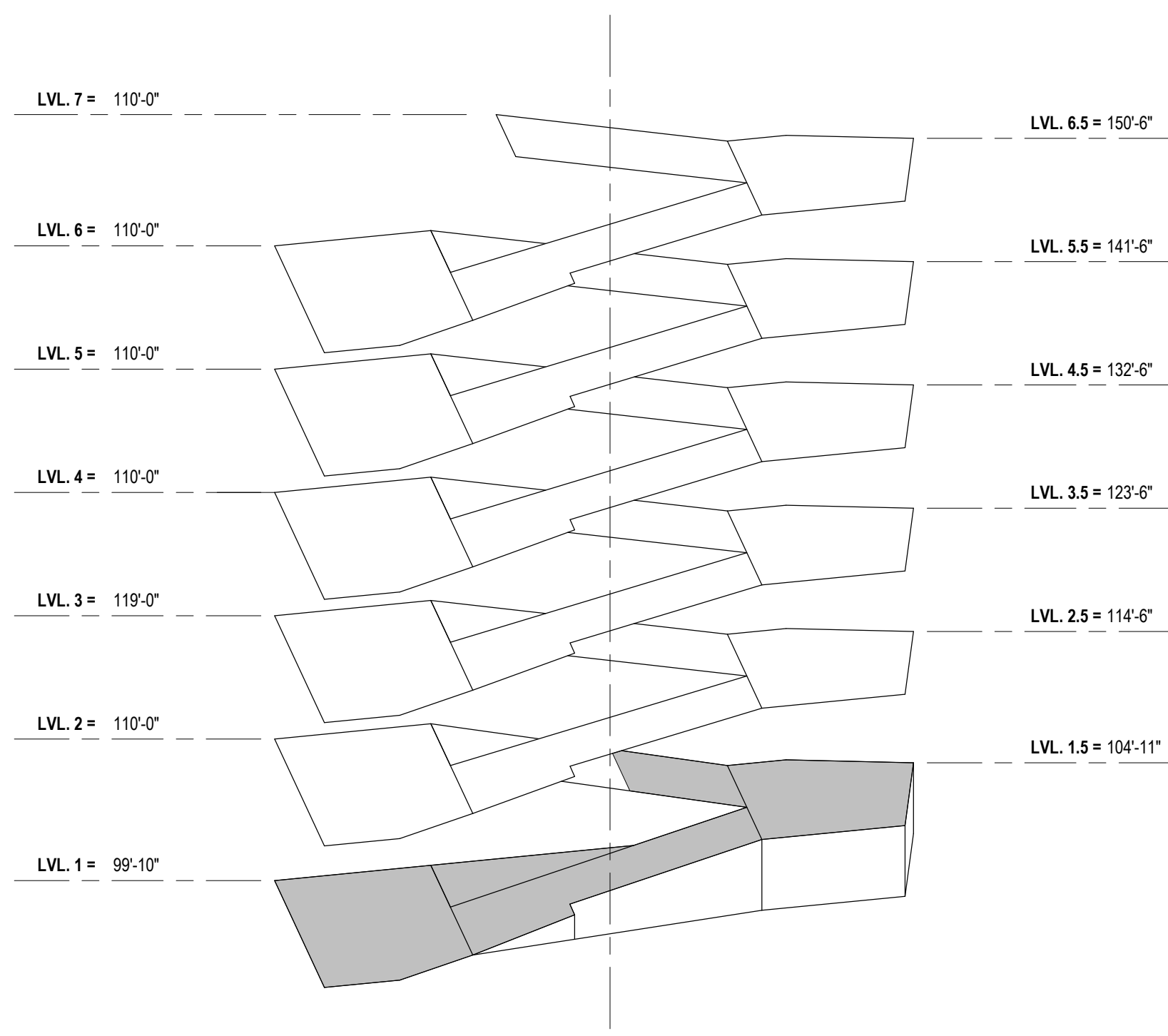
Autodesk Docs://20225013.00 - Village on Park Garage/20225013.00_A.rvt
10/31/2022 9:51:16 AM



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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MADISON



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

PROJECT TITLE:

CDA VILLAGER ON PARK -
PARKING STRUCTURE

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MADISON, WI 53713

ISSUE:

10/31/22 UDC SUBMITTAL

PROJECT INFORMATION:

PROJECT NUMBER: 20225013.00

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DRAWN BY: DRW by

CHECKED BY: CHK by

APPROVED BY: Approver

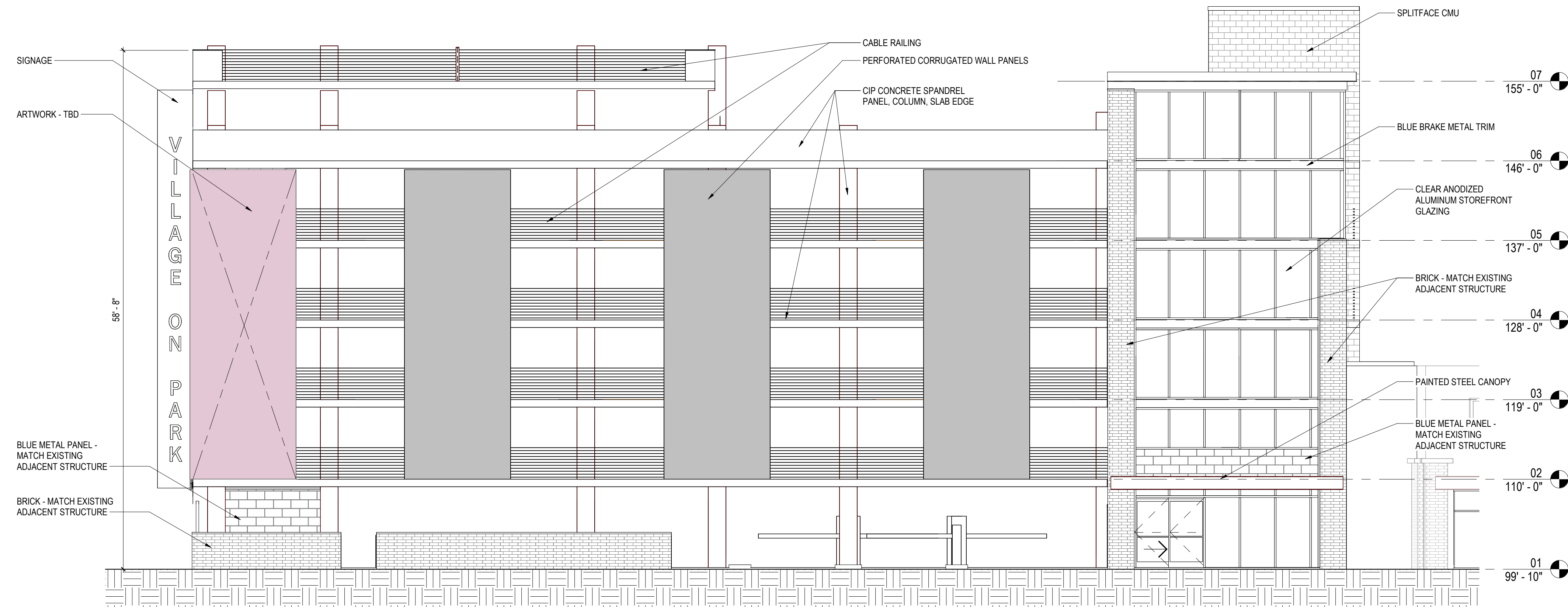
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SHEET TITLE:

LEVEL ONE PLAN

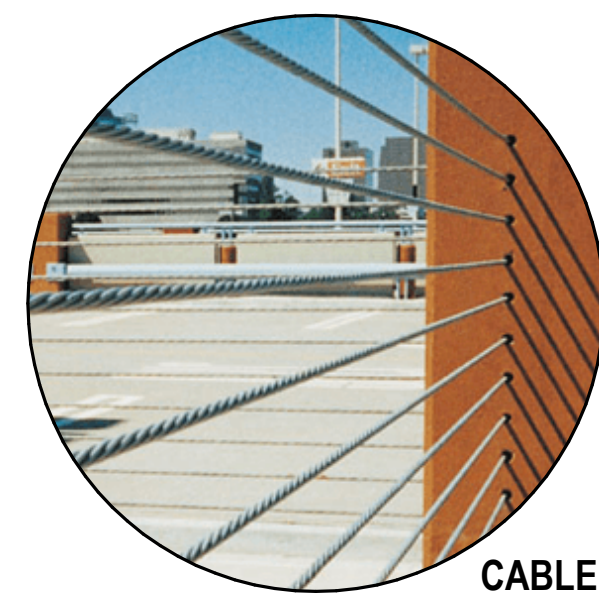
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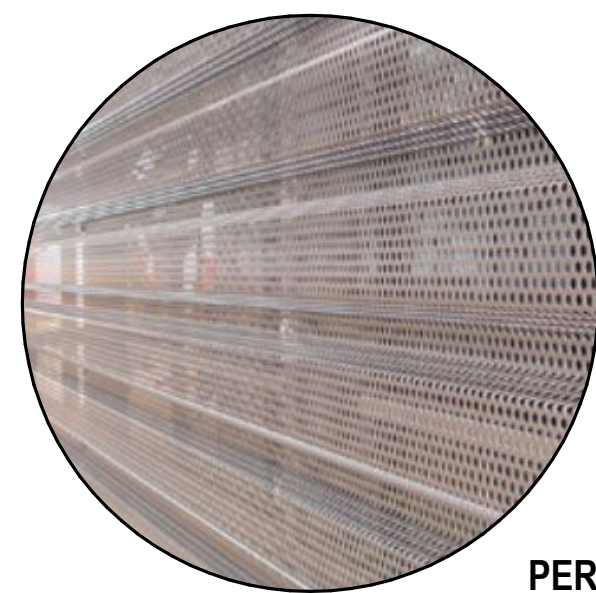


ELEVATION - EAST

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



CABLE RAIL



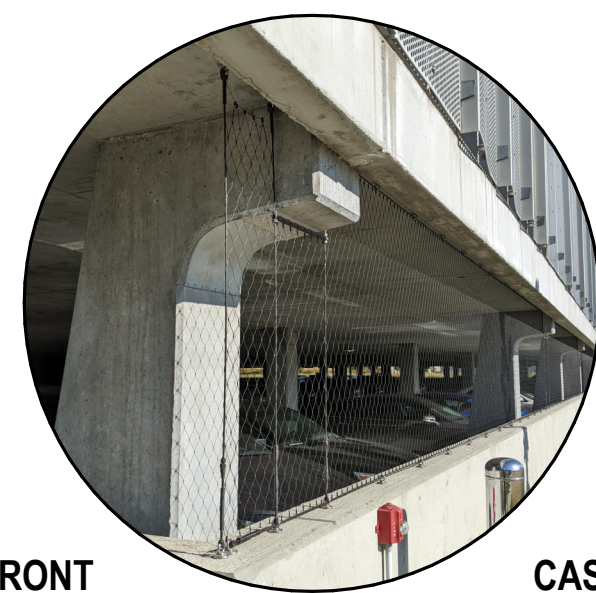
PERFORATED METAL PANEL



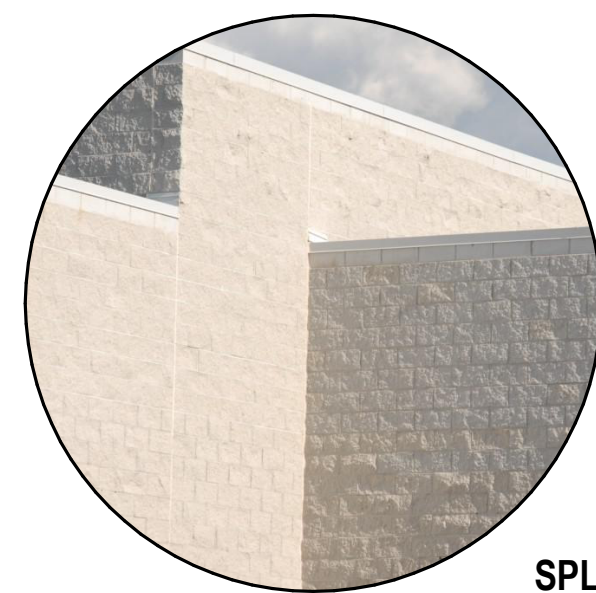
BRICK COLUMN WRAP



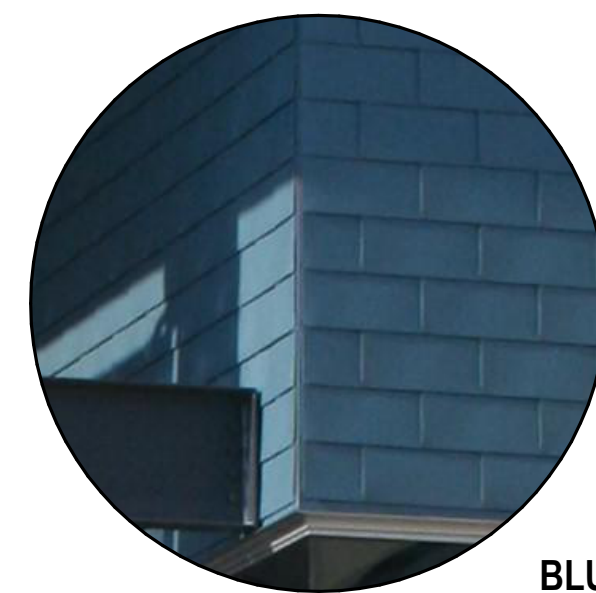
ANODIZED ALUMINUM STOREFRONT
& METAL TRIM / FASCIA



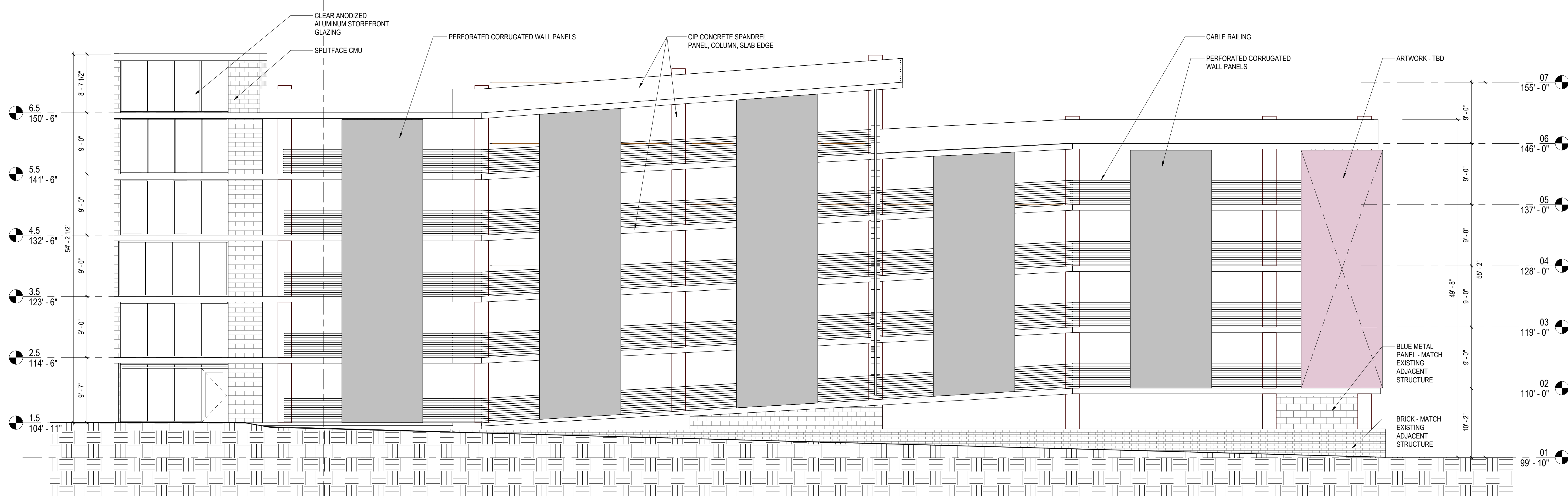
CAST-IN-PLACE CONCRETE
RUBBED FINISH



SPLITFACE CMU

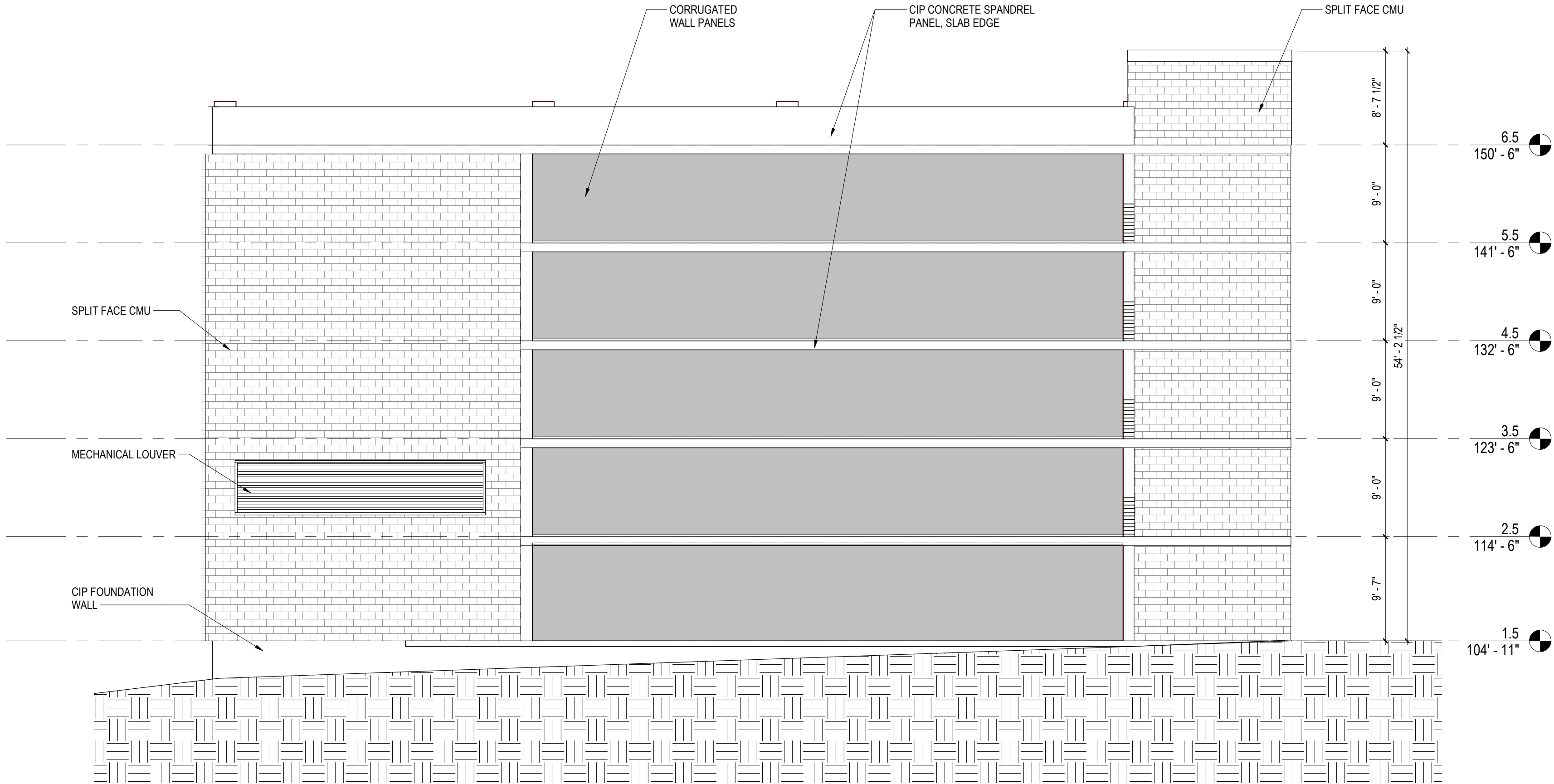


BLUE METAL PANEL



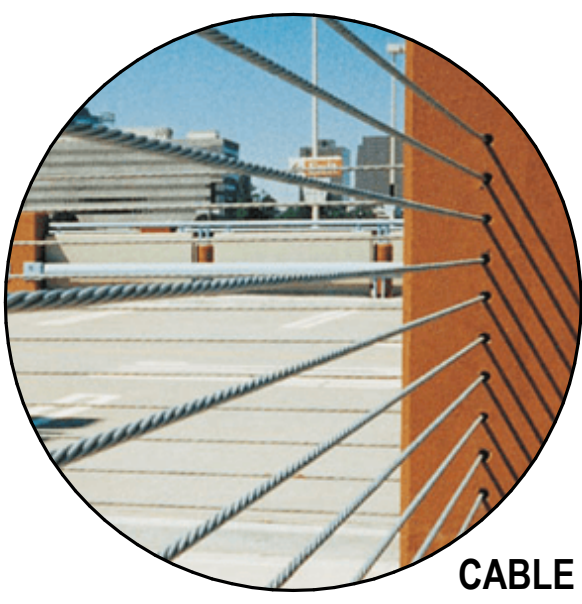
ELEVATION - SOUTH

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

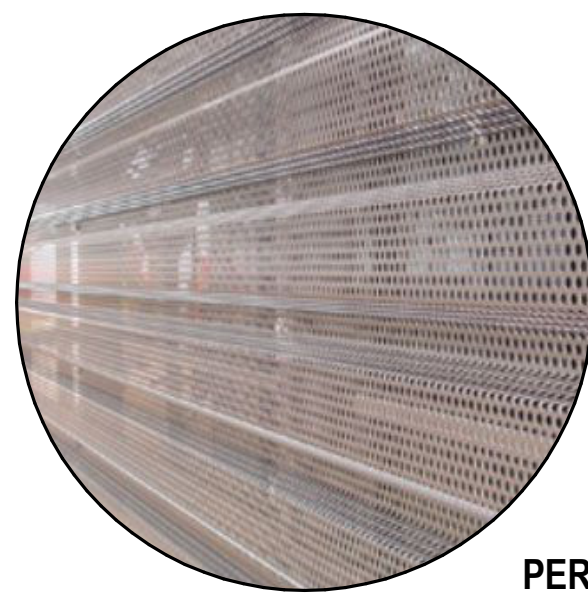


1 ELEVATION - WEST

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



CABLE RAIL



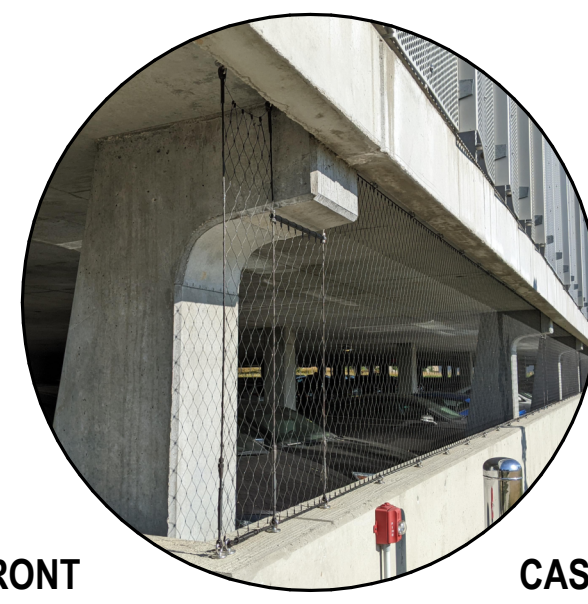
PERFORATED METAL PANEL



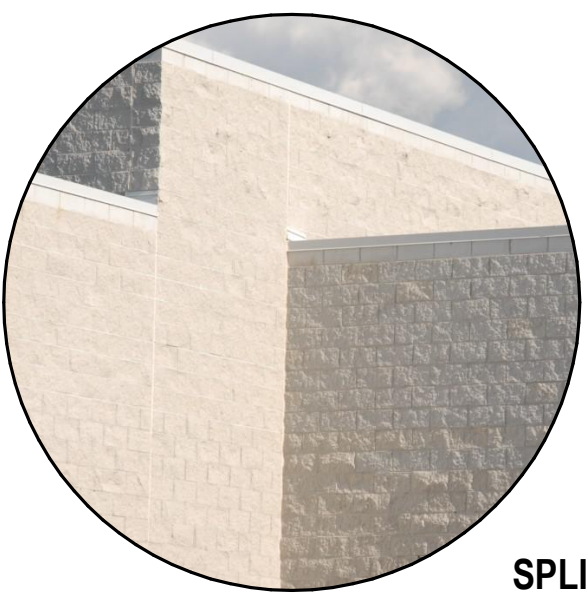
BRICK COLUMN WRAP



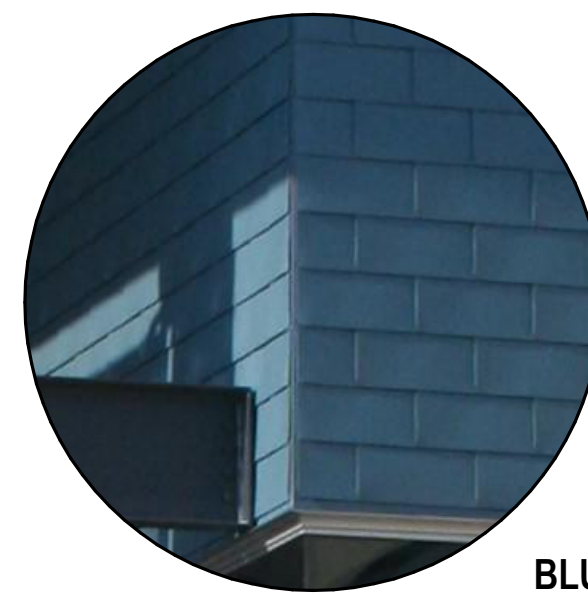
ANODIZED ALUMINUM STOREFRONT
& METAL TRIM / FASCIA



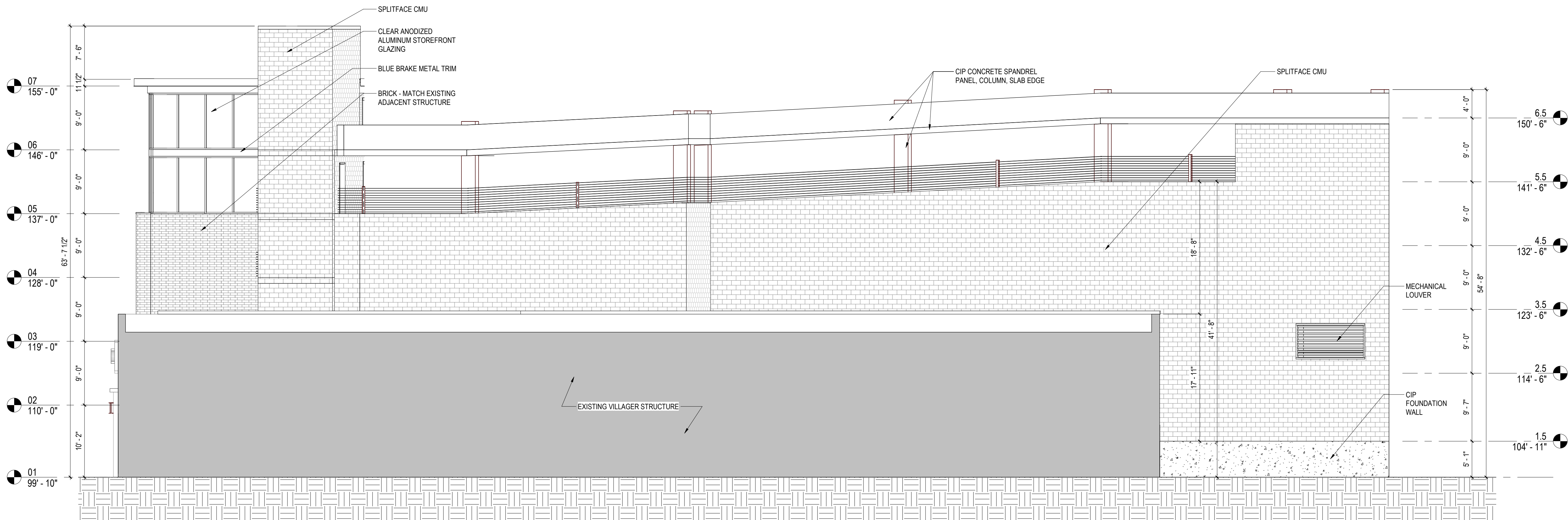
CAST-IN-PLACE CONCRETE
RUBBED FINISH



SPLITFACE CMU



BLUE METAL PANEL



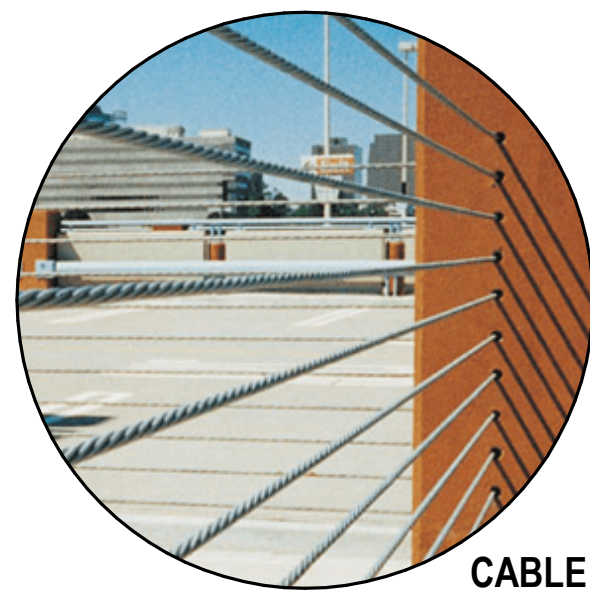
2 ELEVATION - NORTH

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

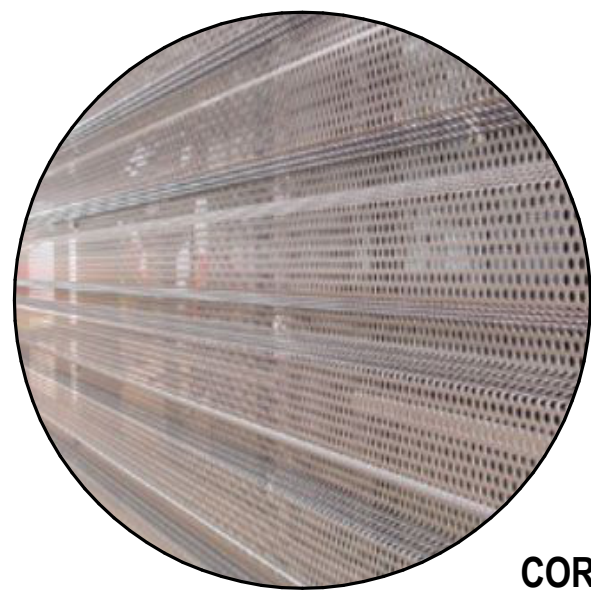
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COLOR ORTHOGRAPHIC ELEVATION - EAST



CABLE RAIL



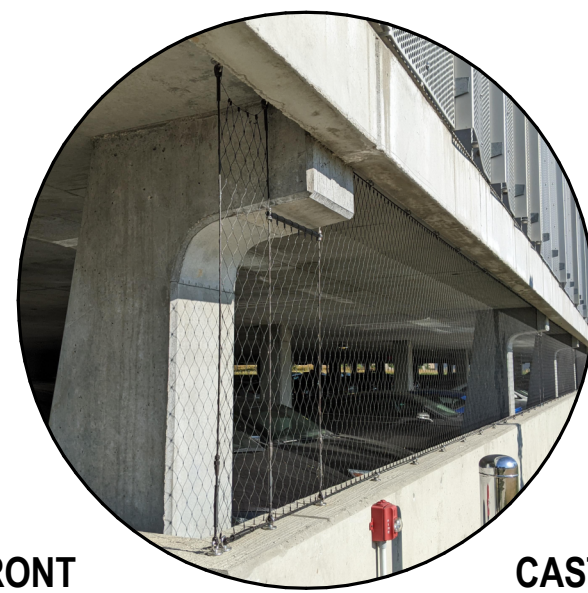
CORRUGATED METAL PANEL



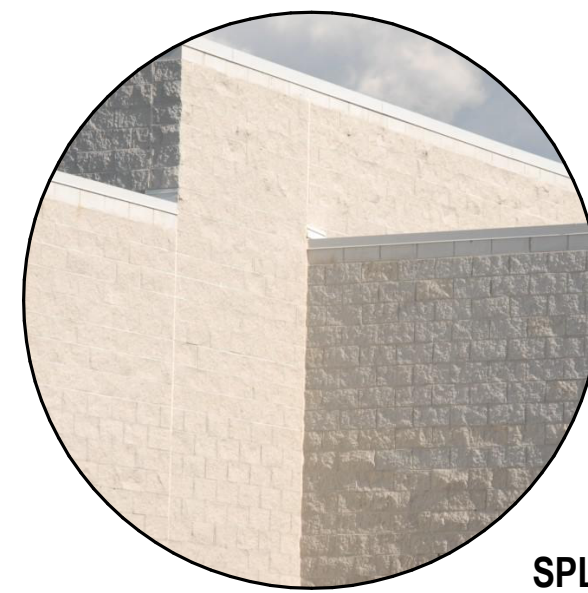
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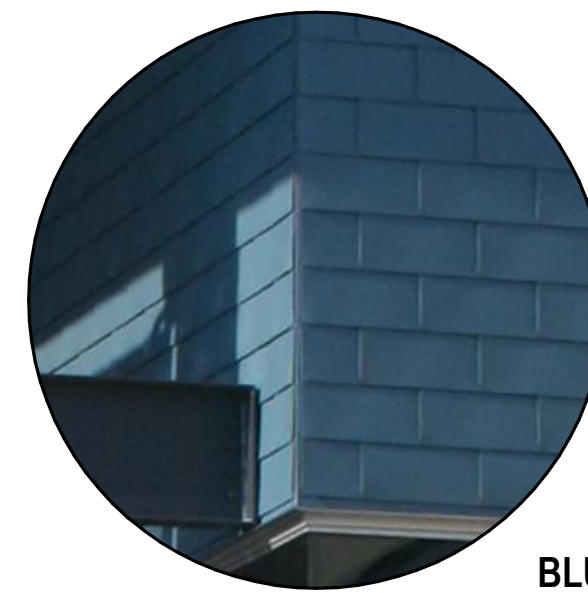
ANODIZED ALUMINUM STOREFRONT
& METAL TRIM / FASCIA



CAST-IN-PLACE CONCRETE
RUBBED FINISH



SPLITFACE CMU



BLUE METAL PANEL



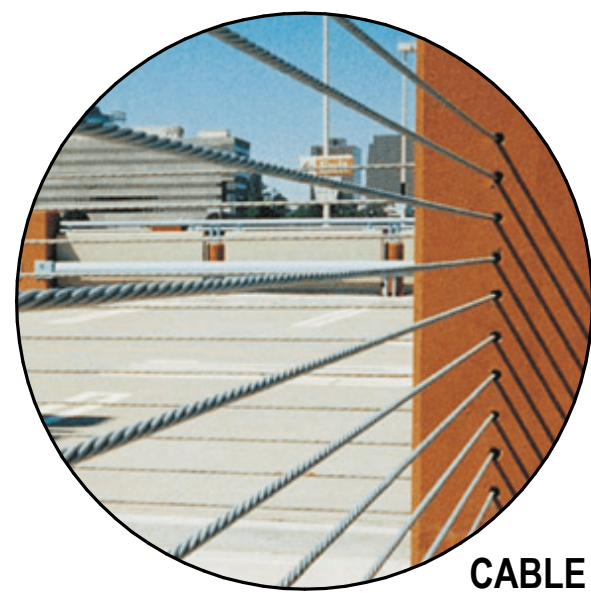
COLOR ORTHOGRAPHIC ELEVATION - SOUTH



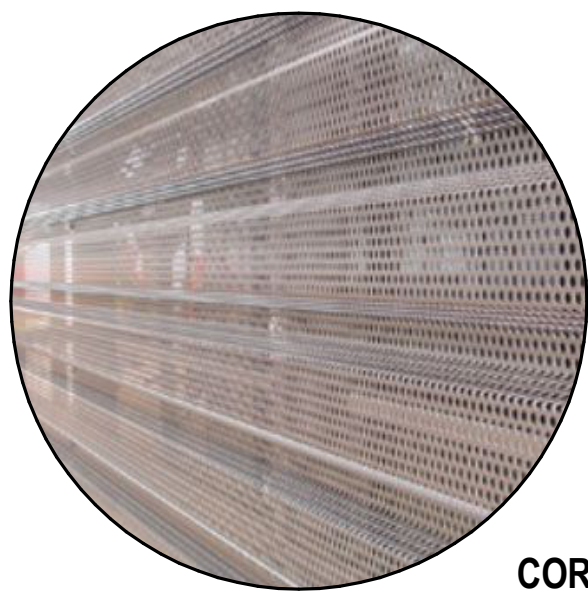
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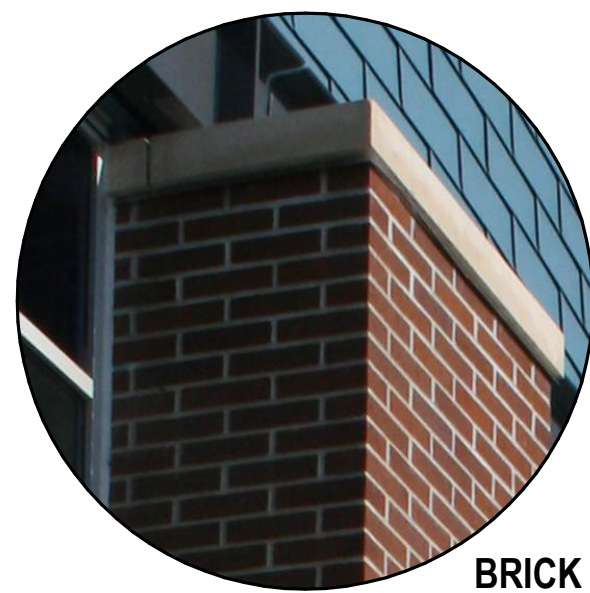
COLOR ORTHOGRAPHIC ELEVATION - WEST



CABLE RAIL



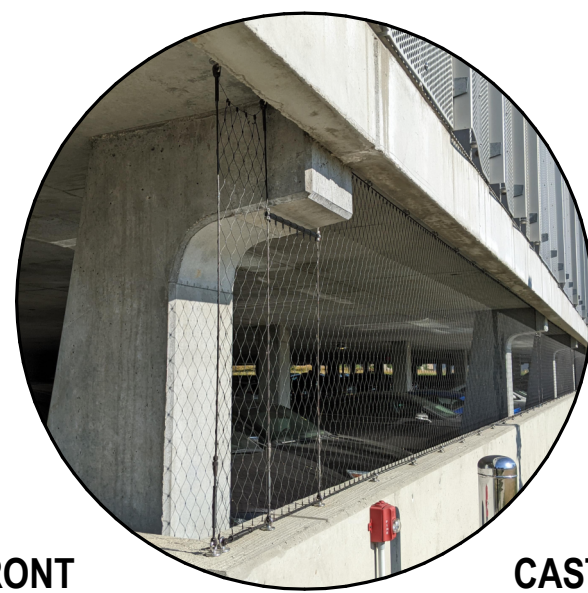
CORRUGATED METAL PANEL



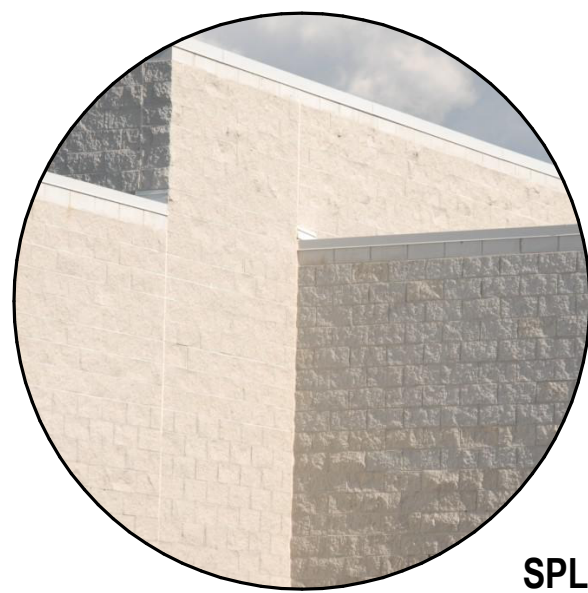
BRICK COLUMN WRAP



ANODIZED ALUMINUM STOREFRONT
& METAL TRIM / FASCIA



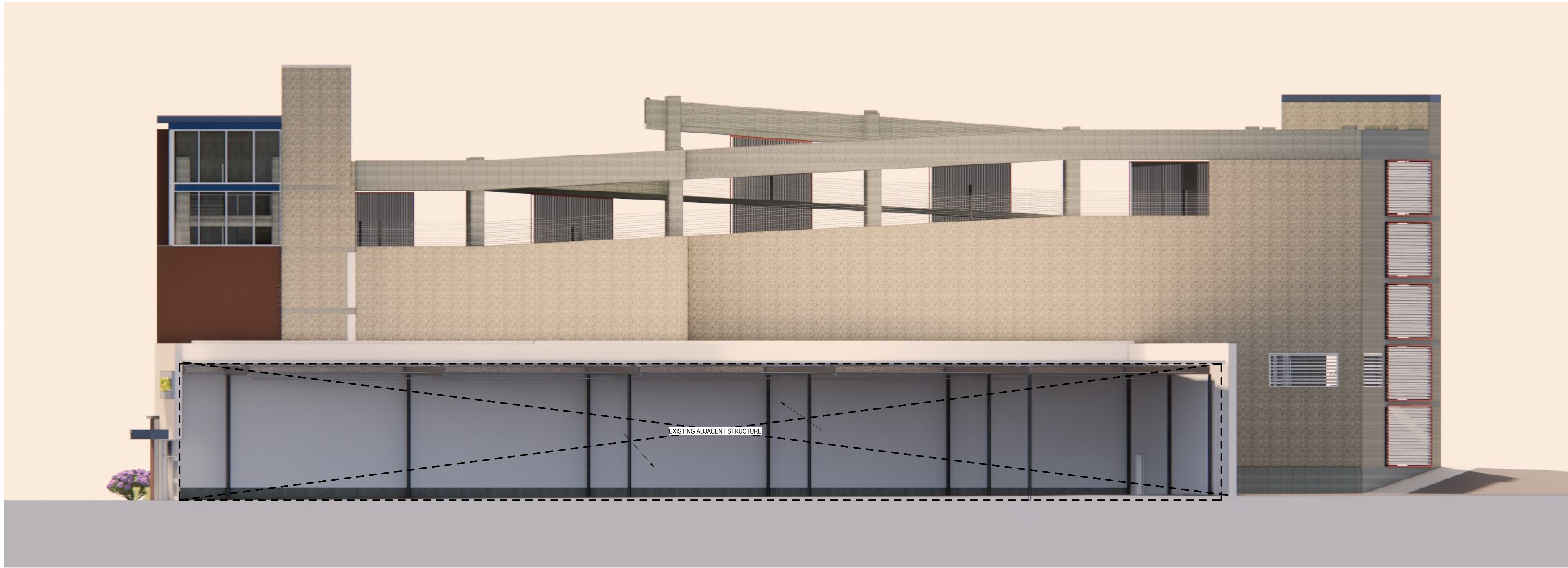
CAST-IN-PLACE CONCRETE
RUBBED FINISH



SPLITFACE CMU



BLUE METAL PANEL



COLOR ORTHOGRAPHIC ELEVATION - NORTH

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SCALE: AS NOTED

SHEET TITLE:

EXTERIOR ELEVATIONS - COLOR
RENDERING

SHEET NUMBER:

A404



VILLAGE ON PARK

WAYNE STRONG

LORI MANN-CAREY

EARSIE GREEN

ILIDA THOMAS

ALPHONSO STUDEVILLE JR