

ABERDEEN
CORRESPONDENCE
(TYP.)

Aberdeen Apartments

The Very Finest in UW Campus
Living at Affordable Pricing

RECEIVED OCT 03 2011

September 30, 2011

Mr. John Leach, Traffic Specialist
215 Martin Luther King Jr. Blvd Suite 100
Madison, WI 53701-2986

Dear Mr. Leach:

I would like to suggest an alternative to our drive aisle controversy. I realize your goal is to keep semi-trucks from parking alongside the curb to unload their deliveries. I'm sure you realize my goal is to not subject my residents and visitors to the many hazards that will surely entail if there is a connecting drive aisle between my property and the Raymond Group property. I would like to suggest a compromise that we can both live with.

Your letter of August 11, 2011 states that the Raymond Group thinks they may require some semi-truck loading when their hotel is built and the only way to accommodate said loading and unloading is by connecting our properties with a drive aisle. The Raymond Group is not sure how much, if any, semi-truck traffic they will have, but they want to have the option remain open in case they need supplies for their commercial space.

I would like to suggest the following compromise. Enlarge the loading zone on Bassett Street alongside the Embassy Apartments. Make the loading zone a loading zone for trucks only during the usual week-day delivery hours. Make that loading zone large enough for two or more semi-trucks at one time. The drivers can reach it without the hazards of the drive-aisle and make deliveries to The Aberdeen, The Embassy and the Raymond Group property directly across the street. That loading zone is off to the side of Bassett Street; it does not block traffic or present a hazard to traffic; it is already existing and does not need to be created and it is not on anyone's private property. The loading zone is in the middle of a short block with a marked cross-walk at both ends of the block.

I have been working on this problem a long time, John, and I believe this is a workable, acceptable compromise that allows all parties to achieve their goal without inviting in the glare of unwanted media publicity or the expense of legal action. Hopefully, you will agree.

Sincerely,


Wayne Dishaw

Cc: Mayor Paul Soglin

437 W. Gorham Street, Madison, WI 53703
email: AberdeenApartments@charter.net
www.TheAberdeenApartments.com
608.251.2069





Traffic Engineering and Parking Divisions

David C. Dryer, P.E., City Traffic Engineer

Suite 100
215 Martin Luther King, Jr. Boulevard
P.O. Box 2986
Madison, Wisconsin 53701-2986
PH 608 266 4761
FAX 608 267 1158

October 5, 2011

Mr. Wayne Dishaw
Managing Member
Aberdeen Apartments
437 W. Gorham Street
Madison WI 53703

Re: Aberdeen Apartments Letter of September 30, 2011 request for alternative loading accommodations

Dear Mr. Dishaw:

In response to your September 30, 2011 letter to Mr. John Leach in Traffic Engineering, it is the policy of City Traffic Engineering and the City Parking Utility to review requests for on street loading zones after a building is completed. We appreciate your suggestion to enlarge the existing loading zone on Bassett Street in front of the Embassy Apartments, however the street width and curve of the street are not sufficient to accommodate a larger loading zone. Additionally we do not support serving a building's loading needs from across the street.

If you have additional questions or need assistance please call John Leach at 608-267-8755.

Sincerely,

Bill Putnam, P.E., CPP
Engineer 4
City of Madison Parking Utility

C: Mayor Paul Soglin
Anne Monks, Mayor's office
David Dryer, City Traffic Engineer
Brad Murphy, City Planning
Bill Knobloch, City Parking Utility

Tim Case File

Aberdeen Apartments

The Very Finest in UW Campus
Living at Affordable Pricing
December 20, 2011

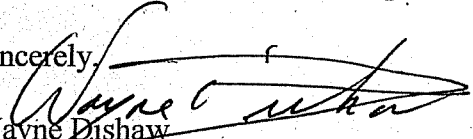
Mr. John Leach, Traffic Engineer
215 Martin Luther King, Jr. Blvd Suite 100
P. O. Box 2986
Madison, WI 53701-2986

Dear John:

Thank you for your letter of December 16, 2011 regarding connecting the drive aisles of our property and the property behind us. As I read your letter, it became obvious that I had not clearly stated the problem that exists in our drive aisle. A semi-tractor trailer leaving our drive aisle and entering onto W. Gorham Street or entering our drive aisle from W. Gorham Street will hit the ceiling of our drive aisle and will probably damage our fire suppressant system and dump 85 gallons of glycol on vehicles below. This was clearly demonstrated on August 17th, 2010 when a semi-tractor trailer entered our drive aisle from W. Gorham Street and hit our drive aisle ceiling, sheared off a sprinkler head and dumped glycol on our drive aisle.

Every time you and I have discussed our drive aisle, John, you have told me that the primary purpose of the drive aisle connection is to facilitate semi-tractor trailer traffic that would be entering the hotel property (I have repeatedly pointed out that except for our one exciting semi-tractor event, we have prohibited semi traffic on our property). The wording of signs and/or the placing of warning bars will not change the main point that a semi-tractor trailer caused \$5,000.00 damage to the ceiling of our drive aisle and similar trucks will cause similar damage.

If the letters you have sent me were truthful, John, and I'm sure they were, the purpose of the connected drive aisles was so the hotel could accommodate semi-tractor trailer deliveries. I have looked at the proposed hotel site plan and they can accommodate all other traffic, including delivery trucks, without converting our private property to a public road. The benefit of hotel guests being able to shave a minute or two off their travel time is really minimal compared to the hazard of all that traffic entering our drive aisle and adding to the current pedestrian, bicycle, scooter and car traffic. It's time to kill the connected drive aisles concept and give us back our private property.

Sincerely,

Wayne Dishaw
Aberdeen, LLC

Cc: Mayor Paul Soglin
Ann Monks, Mayor's Office
Brad Murphy, City Planning
David Dryer, City Traffic Engineer
437 W. Gorham Street, Madison, WI 53703
TheAberdeenApartments.com
www.TheAberdeenApartments.com
608.251.2069





ABERDEEN APPROVAL
LETTER (2003)

385 ✓

Department of Planning & Development
Planning Unit

Madison Municipal Building
215 Martin Luther King, Jr. Boulevard
P.O. Box 2985
Madison, WI 53701-2985
TDD (608) 266-4747
FAX (608) 267-8739
PH (608) 266-4635

April 9, 2003

Wayne Dishaw
2344 Hidden Meadows Drive
Sun Prairie, WI 53590

SUBJECT: 437 West Gorham Street

Dear Mr. Dishaw:

The Common Council, at its April 8, 2003 meeting, conditionally approved your application for rezoning from C2 to PUD(GDP-SIP) for property located at 437 West Gorham Street.

The conditions of approval are:

Please contact John Leach, City Traffic Engineering, at 266-4761 if you have questions regarding the following eighteen items:

- 1. To address loading concerns, the applicant has agreed to grant an ingress/egress easement with the adjacent property owner for a future traffic corridor from West Gorham Street to West Johnson Street accommodating future land uses.
2. To address loading concerns, the applicant shall provide a Letter of Understanding to address the lack of truck service provisions being provided with this facility as follows: City Zoning requires only one (1) 10 foot by 35 foot loading area outside any drive aisle off-street. The property owner and developer of the facility are of the opinion only one (1) loading area is necessary to accommodate the facility's commercial and residential uses. The property owner and developer will inform and enforce all tenants and businesses truck service to occur off-street in the facility and any vehicles using on-street to load and unload will be issued traffic tickets.
3. When the applicant submits final plans for approval, the applicant shall show the following: items in the terrace as existing (e.g., signs and street light poles), type of surfaces, existing property lines, addresses, one contiguous plan (showing all easements, all pavement markings, building placement and stalls), adjacent driveway approaches to lots on either side and across the street, signage, percent of slope, vehicle routes, dimensions of radii, aisles, driveways, stalls including the two (2) feet overhang, and a scaled drawing at 1" = 20'.
4. When site plans are submitted for approval, the developer shall provide a recorded copy of the reciprocal land agreement for passage over, upon, across and through the facilities and ingress and egress for each building, loading and parking site. This land agreement for

vehicular and pedestrian access shall be a perpetual, non-exclusive, unimpeded or unobstructed land agreement for the lots in the commercial site.

5. The applicant shall provide drawings demonstrating grades, ingress/egress points and inside ceiling elevations to accommodate single unit and/or semi trailers trucks, slopes, driveway aisle, loading berths and profiles from West Gorham Street approach to West Johnson Street approach.
6. The applicant shall dimension minimum fourteen (14) feet vertical truck clearance movement through the building from West Gorham Street to West Johnson Street.
7. The applicant will be required to modify the single-unit truck ingress/egress to the proposed loading berth. The noted parking space #12 and #13 shall be eliminated to accommodate single-unit truck ingress/egress to the loading berth.
8. The applicant shall modify the underground parking demonstrating the single-unit truck ingress/egress movement accommodating proposed loading area from the street.
9. The developer shall post a deposit or reimburse the City for all costs associated with any modifications to Street Lighting, Signing and Pavement Marking including labor and materials for both temporary and permanent installation. The applicant shall provide a 1" = 20' scale drawing showing all structures, utilities, etc. on North Bassett Street and West Gorham Street right-of-way. The drawing shall be submitted to Traffic Engineering prior to final approval of the site plans.
10. The applicant shall modify the underground parking for width, length and backing up for parking spaces, according for Figures II "Medium and Large Vehicles" and "Small Vehicles" parking design standards in Section 10.08(6)(b)2 and 3. Aisles, ramps, columns, street light poles, offices or work areas are to be excluded from these rectangular areas, when designing the parking areas. The applicant shall demonstrate vehicle turning movements in the lower level of parking are accommodated. The applicant should modify the lower parking level to accommodate vehicle turning movements on this level.
11. The parking facility shall be modified to provide for adequate internal circulation for vehicles. This can be accommodated by eliminating a parking stall at the dead ends. The eliminated stall shall be modified to provide a turn around area ten (10) to twelve (12) feet in width and signed "No Parking Anytime".
12. The applicant shall install bollards behind the property line along both sides of the driveway to the underground parking and 30-50 feet along the West Gorham Street public sidewalk as determined by the City Traffic Engineer. These bollards are to prevent vehicles parking on the 15-foot private and public sidewalk in front of the building.
13. The developer shall work with the City to resolve construction-related issues. The construction-related issues are not yet resolved, so staff cannot commit to anything until it can perform a detailed review, but staff will work with the developer to do so.
14. "Stop" and "Left Turn Only" signs shall be installed at a height of seven (7) feet at all driveway approaches behind the property line and noted on the plan. All directional/regulatory signage and pavement markings on the site shall be shown and noted on the plan.
15. Public signing and marking related to the development may be required by the City Traffic Engineer for which the developer shall be financially responsible.

16. The Traffic Engineer may have additional comments and/or requirements upon review of the final building plans and site plans. This proposed project shall comply with all applicable Madison General Ordinances and policies.
17. No residential parking permits will be issued for this proposed project at 437 West Gorham Street. This would be consistent with the similar nearby projects. In addition, the applicant shall inform all owners and/or tenants of this facility of the requirement in their condominium documentation or apartment leases.
18. The Common Council requested that all exterior bicycle parking facilities be reviewed and approved by the Office of the Traffic Engineer.

Please contact Gary Dallmann, City Engineering, at 266-4751 if you have questions regarding the following twenty-two items:

19. The applicant shall enter into a City/Developer agreement for the improvements required for this development. The applicant shall be required to provide deposits to cover City labor and materials and surety to cover the cost of construction. The applicant shall meet with the City Engineer to schedule the development of the plans and the agreement. The City Engineer will not sign off on this project without the agreement executed by the developer. The developer shall sign the Developer's Acknowledgment prior to the City Engineer signing off on this project.
20. The applicant shall close all abandoned driveways by replacing the curb in front of the driveways and restoring the terrace with grass.
21. The construction of this building will require removal and replacement of sidewalk, curb and gutter and possibly other parts of the City's infrastructure. The applicant shall enter into a City/developer agreement with the City for restoration of public improvements inside the right-of-way.
22. The approval of this conditional use does not include the approval of the changes to roadways, sidewalks or utilities. The applicant shall obtain separate approval by the Board of Public Works and the Common Council for the restoration of the public right-of-way including any changes requested by the developer. The City Engineer shall complete the final plans for the restoration with input from the developer. The curb location, grades, tree locations, tree species, lighting modifications and other items required to facilitate the development or restore the right-of-way shall be reviewed by the City Engineer, City Traffic Engineer and City Forester.
23. The applicant shall provide the City Engineer with a survey indicating the grade of the existing sidewalk and street. The applicant shall hire a professional engineer to set the grade of the building entrances adjacent to the public right-of-way. The applicant shall provide the City Engineer the proposed grade of the building entrances. The City Engineer shall approve the grade of the entrances prior to signing off on this development.
24. The applicant shall replace all sidewalk and curb and gutter abutting the property which is damaged by the construction or any sidewalk and curb and gutter which the City Engineer determines to be replaced because it is not at a desirable grade regardless of whether the condition existed prior to beginning construction.

25. All work within the West Johnson Street right-of-way, including construction of the driveway opening, shall be coordinated with West Johnson Street reconstruction. The reconstruction project extends from 4/8/03 to 10/15/03. There will be additional work continuing to 11/31/03 and resuming in the spring of 2004.
26. The applicant shall demonstrate compliance with Section 37.07 and 37.08 of the Madison General Ordinances regarding permissible soil loss rates. The erosion control plan shall include Universal Soil Loss Equation (USLE) computations for the construction period. Measures shall be implemented in order to maintain a soil loss rate below 7.5 tons per acre per year.
27. The plan set shall be revised to show more information on proposed drainage for the site. This shall be accomplished by using spot elevations and drainage arrows or through the use of proposed contours. It is necessary to show the location of drainage leaving the site to the public right-of-way. It may be necessary to provide information off the site to fully meet this requirement.
28. This development is subject to satisfying Chapter 37 of the Madison General Ordinances regarding stormwater management as mandated by Dane County and implemented by the City of Madison, effective 8/22/02. At a minimum this site shall comply with the provisions of Sections 37.09 and be charged fees in accordance with the Ordinance. Contact Tim Troester at 267-1995 for guidance in complying with the condition.
29. The applicant shall obtain a Street Excavation permit for the installation of utilities required to serve this project. The applicant shall pay the permit fee, inspection fee and street degradation fee as applicable and shall comply with all the conditions of the permit.
30. The applicant shall obtain all necessary sewer connection permits and sewer plugging permits prior to any utility work.
31. All proposed utilities including gas, electric, phone, steam, chilled water, etc. shall be shown on the plan.
32. The applicant's utility contractor shall obtain a connection permit and excavation permit prior to commencing the storm sewer construction.
33. The site plans shall be revised to show the location of existing utilities, including depth, type and size in the adjacent right-of-way.
34. The site plans shall be revised to show the location of all rain gutter downspout discharges.
35. Storm sewer to serve this development has been designed and constructed. The site plans shall be revised to identify the location of this storm sewer and to show connection of an internal drainage system to the existing public storm sewer.
36. The plan set shall be revised to show a proposed private internal drainage system on the site. This information shall include the depths and locations of structures and the type of pipe to be used.
37. The applicant shall show stormwater "overflow" paths that will safely route runoff when the storm sewer is at capacity.
38. The developer shall provide information on how the Department of Commerce's requirements regarding treatment of stormwater runoff, from parking structures, shall be

satisfied prior to discharge to the public sewer system. Additionally, information shall be provided on which system (storm or sanitary) the pipe shall be connected to.

39. Prior to approval of the conditional use application, the owner shall obtain a permit to plug each existing sanitary sewer lateral that serves a building that is proposed for demolition. For each lateral to be plugged the owner shall deposit \$1,000 with the City Engineer in two separate checks in the following amounts: (1) \$100 non-refundable deposit for the cost of inspection of the plugging by City staff; and (2) \$900 for the cost of City crews to perform the plugging. If the owner elects to complete the plugging of a lateral by private contractor and the plugging is inspected and approved by the City Engineer, the \$900 fee shall be refunded to the owner.
40. The site plan shall be revised to show all existing public sanitary sewer facilities in the project area, as well as the size and alignment of the proposed service. The applicant shall note the existence of an abandoned 12-inch cast iron sanitary sewer main adjacent to the active 12-inch clay sewer main in Bassett Street. The exact location and alignment of the abandoned main is unknown. The applicant shall use caution in making a connection to the sanitary sewer in Bassett Street.

Please contact Kathy Voeck, the Assistant Zoning Administrator, at 266-4551 if you have questions regarding the following fourteen items:

41. The zoning text shall be consistent with the plans including, but not limited to:
 - a. In the statement of purpose, the number of apartments is 77 with 2 commercial spaces.
42. Meet all applicable state accessible requirements including, but not limited to:
 - a. Provide a minimum of one van accessible parking stall 8-feet wide with 8-feet of striped out area adjacent.
 - b. Provide signage at the head of the accessible stall.
 - c. Show the accessible path from the stall to the elevator.
43. All plan sheets shall be consistent.
44. The site plan shall include site plans of adjacent lots where easements, land transfers, and/or where cross access are taking place to make sure other approvals are not required.
45. The eleventh floor layout is missing from the plan set or is mislabeled.
46. Show the balconies on the floor plans and site plans. The balconies shall meet the District 2 criteria also. Since the lot is a non-rectangular site, reducing one of the side yards may be considered to allow a superior building placement on the lot per Section 28.07(6)(e)2.cii.
47. The site plan shall show the building footprint of the below grade building level and the above grade building level.
48. Applicable Downtown 2 standards and setback shall be met.
49. The plans shall state the elevation (per City Datum).
50. Provide 77 bike-parking stalls in a safe and convenient location on an impervious surface to be shown on the final plan. The bike racks shall be securely anchored to the ground or

building to prevent the racks from moving. NOTE: Bike stalls shall be a minimum dimension of 6' x 2' with a 5' access to the stalls.

51. Provide a landscape plan showing sizes and species of landscape elements.
52. Signage shall be approved by the UDC and Zoning prior to sign permit issuance.
53. The plans shall show an accurate "scale" on the plan.
54. Provide one 10' x 35' loading area exclusive of drive aisle and maneuvering space.

Please contact Peter Olson of the Planning Unit staff at 266-4635 if you have questions regarding the following item:

55. The applicant shall submit a full building security and management plan which ensures that adequate resident access to building management shall be provided as necessary to ensure the safety of residents and protection from excessive noise and other nuisances and describing in detail how the necessary security and access to management will be provided for the review of the Plan Commission.

Please contact the Madison Water Utility at 266-4651 if you have questions regarding the following three items:

56. This proposed use will require a new water service lateral.
57. Notify Madison Water Utility to remove meter prior to demolition.
58. The Water Utility will not need to sign off on the final plans, nor need a copy of the approved plans.

Please contact Si Widstrand, City Parks Division, at 266-4711 if you have questions regarding the following item:

59. The developer shall pay fees in lieu of park dedication and Park Development Impact Fees. The park dedication requirement is 77 units @ 700 square feet = 53,900 square feet. The fee in lieu of dedication is based on the actual value of the acreage otherwise required for dedication, with a maximum value of \$1.50/square foot. The value is determined by the Planning Real Estate Unit and is based on the land value prior to final plat approval. The estimated fee is \$80,850.

The Park Development Fee required for this development is 77 @ \$450 = \$34,650.

Total Park Fees = \$115,500 ESTIMATED

Please contact Scott Strassburg, Madison Fire Department, at 266-4484 if you have questions regarding the following four items:

60. Fire detection and/or automatic fire suppression systems are/may be required. Ensure contractors submit applications for installation permits along with plans for all fire protection and/or life safety systems of the Fire Department prior to installation.

61. All portions of the exterior wall of this new building shall be within 500 feet of at least TWO fire hydrants. Distances are measured along the path of the hoselay. See MGO 34.14 (9) for additional information.
62. Provide fire apparatus access as required by Comm. Chapter 66.0500 and MGO 34.19.
63. A completed "Fire Apparatus and Hydrant Worksheet" shall be included with the site plan submittal.

After the plans have been changed as per the above conditions, please file five (5) sets of the complete site plans, building elevation and floor plans with the Zoning Administrator, Room LL-100, Madison Municipal Building, 215 Martin Luther King, Jr. Boulevard.

The sets of final revised plans or documents will be circulated by the Zoning staff to the City department staff listed above for their signature of final approval.

When these conditions have been satisfied, bring in the revised plan originals to obtain signatures on the cover sheet from the following reviewing departments: City Engineering, Traffic Engineering, Zoning and Planning. After this is accomplished, submit the final plans and documents for recording to the Zoning Administrator, Room LL-100, Madison Municipal Building, 215 Martin Luther King, Jr. Boulevard.

Upon receipt of the aforementioned plans, documents and fees, and upon determining that they are complete, the Zoning Administrator shall record them with the Dane County Register of Deeds Office. The recorded originals will be returned to the applicant, with the recording information noted, when the Register of Deeds has completed the recording process.

If this plan is not recorded within one year of the date of approval by the Common Council, the approval shall be null and void.

No construction or alteration of the property included in this application shall be permitted until a Specific Implementation Plan (SIP) has been approved and recorded.

Within thirty (30) months of Common Council approval of the General Development Plan or within eighteen (18) months of the recording of the Specific Implementation Plan, whichever is less, the basis right of use for the areas, when in conformity with the approved Specific Implementation Plan, shall lapse and be null and void unless the project, as approved, is commenced by the issuance of a building permit. If a new building permit is required pursuant to Sec. 28.06(4), Madison General Ordinances, a new petition and approval process shall be required to obtain Specific Implementation Plan approval.

If you have any questions regarding recording this plan or obtaining permits, please call George Carran, Zoning Administrator, at 266-4551.

Sincerely,



Peter Olson
Planner II

c: Zoning Administrator
City Engineering
Traffic Engineering

2003 DRIVEWAY
EASEMENT

PRIVATE DRIVEWAY CROSS EASEMENT

In re: See Addendum A attached hereto and incorporated herein by reference, hereinafter "Dishaw Lands", and Addendum B attached hereto and incorporated herein by reference, hereinafter "Hound Dog Lands".

WHEREAS, Wayne A. Dishaw and Patricia R. Dishaw, hereinafter "Dishaw", are the owners of the Dishaw Lands, and Hound Dog, LLC, a Wisconsin limited liability company, hereinafter "Hound Dog", is the owner of the Hound Dog Lands;

WHEREAS, Dishaw intends to redevelop the Dishaw Lands and Hound Dog intends to redevelop the Hound Dog Lands;

WHEREAS, the City of Madison, a Wisconsin municipal corporation, hereinafter "City", in reviewing the redevelopment concepts for both the Dishaw Lands and the Hound Dog Lands, has determined that for the public health, safety and welfare, as a condition of such redevelopment, the City shall require a perpetual, reciprocal land agreement providing for an unimpeded and unobstructed common private drive from and to West Gorham Street to and from West Johnson Street across the Dishaw Lands and the Hound Dog Lands to serve the Dishaw Lands and the Hound Dog Lands in providing passage over, upon, across and through the facilities and ingress and egress for each building, loading and parking sites located thereon, hereinafter "Common Private Drive";

WHEREAS, sheet 2.01 of the approved and recorded Planned Unit Development - General Development Plan - Specific Implementation Plan for the Dishaw Lands (as shown on Exhibit C attached hereto and incorporated herein by reference) has located that portion of the Common Private Drive located upon the Dishaw Lands; and

WHEREAS, as a condition of redevelopment of the Hound Dog Lands, Hound Dog understands that the City will require the extension of the Common Private Drive from the southerly part thereof as located on the Dishaw Lands to West Johnson Street;

DANE COUNTY
REGISTER OF DEEDS
COPY
DOCUMENT #
3770757

07/29/2003 10:25:19AM

Trans. Fee:
Exempt #:

Rec. Fee: 25.00
Pages: 8

Ronald M. Trachtenberg, Esq.
Murphy Desmond S.C.
P.O. Box 2038
Madison, WI 53701-2038

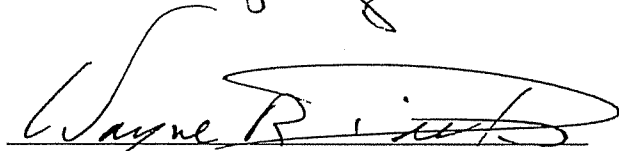
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251-0709-231-0523-7
251-0709-231-0522-9
251-0709-231-0521-1
251-0709-231-0520-3
251-0709-231-0518-8


NOW THEREFORE, in consideration of the mutual benefits and restrictions herein provided, it is hereby agreed to by and between Dishaw and Hound Dog for themselves and their respective heirs, successors and assigns that:

1. That portion of the Common Private Drive as located on sheet 2.01 of the approved and recorded Planned Unit Development - General Development Plan - Specific Implementation (PUD-GDP-SIP) Plan for the Dishaw Lands (as shown on Exhibit C attached hereto and incorporated herein by reference) constitutes that portion of the Common Private Drive located upon the Dishaw Lands;
2. At the time of the redevelopment of the Hound Dog Lands, Hound Dog shall extend the Common Private Drive from the southerly part thereof as located on the Dishaw Lands to West Johnson Street;
3. The minimum height clearance over and minimum width of the Common Private Drive as located on the Dishaw Lands shall be as specified in the Dishaw PUD-GDP-SIP. The minimum height clearance over and the minimum width of the Common Private Drive as located on the Hound Dog Lands shall be as required by the City of Madison as a condition of the redevelopment of the Hound Dog Lands;
4. If Hound Dog desires to curve that portion of the Common Private Drive located on the Dishaw Lands between the southerly building line and the southerly property line of the Dishaw Lands in order to locate that portion of the Common Private Drive to be located on the Hound Dog Lands to the east or to the west of where that Common Private Drive would be if extended straight from where shown on Exhibit C, Dishaw shall cooperate with Hound Dog provided that such relocation shall not substantially interfere with the operation of the facilities located on the Dishaw Lands and all cost of such relocation, including all costs of obtaining approval of such relocation and of constructing such relocation, shall be paid by Hound Dog;
5. Subject to paragraph 3 above, Dishaw and Hound Dog shall separately be responsible for all costs associated with the approval, construction, reconstruction, maintenance (including ice and snow removal) and repair of that portion of the Common Private Drive located upon their respective lands, each respective portion of the Common Private Drive shall be maintained free from obstruction (subject to the minimum height clearance and width requirements as set forth in paragraph 3 above) and in good and clean condition;

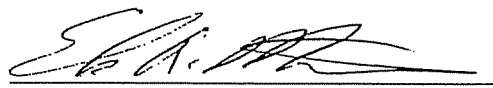
6. The Common Private Drive shall be at all times be available for automotive, bicycle and pedestrian ingress and egress and for passage over, upon, across and through the facilities to and from West Gorham Street and West Johnson Street by Dishaw and Hound Dog and their respective tenants, guests and invitees;
7. Dishaw and Hound Dog shall cooperate to do the necessary to prevent the Common Private Drive from becoming dedicated to the public;
8. This Easement shall run with the land and shall be binding upon Dishaw and Hound Dog, and their respective heirs, successors and assigns, and all parties claiming under or through Dishaw and Hound Dog and shall be for the benefit of Dishaw and Hound Dog and their respective successors and assigns, all as herein provided;
9. This Easement may be amended, modified, or terminated only by an instrument recorded in the Office of the Dane County, Wisconsin, Register of Deeds which has been executed by the parties hereto or their respective heirs, successor and assigns; and
10. This Easement shall be subject to and interpreted consistent with the laws of the State of Wisconsin and the ordinances of the City of Madison.

Executed at Madison, Wisconsin this 28th day of July, 2003.


Wayne R. Dishaw


Patricia A. Dishaw

HOUND DOG, LLC

By: 
Erik A. Minton
Authorized Member

AUTHENTICATION

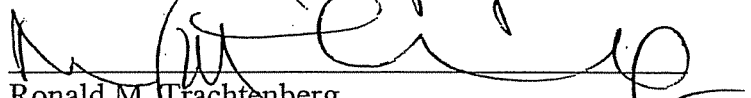
Signature(s) Wayne R. Dishaw and Patricia A. Dishaw authenticated this 25th
day of July, 2003.



Ronald M. Trachtenberg
TITLE: MEMBER STATE BAR OF WISCONSIN

AUTHENTICATION

Signature(s) Erik A. Minton authenticated this 25th day of July, 2003.



Ronald M. Trachtenberg
TITLE: MEMBER STATE BAR OF WISCONSIN

Drafted By:
Ronald M. Trachtenberg, Esq.

ADDENDUM A

DISHAW LANDS

Part of Lots Two (2), Three (3), and Four (4), Block Forty (40), ORIGINAL PLAT OF MADISON, according to the recorded plat thereof, in the City of Madison, Dane County, Wisconsin, being more fully described as follows:

Beginning at the northerly most corner of said Lot Three (3), said point also lying on the southerly right-of-way line of West Gorham Street; thence North 45 degrees 07 minutes 52 seconds East, along said southerly right-of-way line, 33.14 feet, to the northeast line of the southwest 33 feet of the aforementioned Lot Four (4); thence South 45 degrees 13 minutes 23 seconds East, along said northeast line, 135.07 feet, to the southeast line of said Lot Four (4); thence South 44 degrees 49 minutes 19 seconds West, along said southeast line, and its southwesterly extension thereof, 65.70 feet; thence North 64 degrees 18 minutes 49 seconds West, 14.82 feet; thence South 44 degrees 49 minutes 19 seconds West, 3.00 feet; thence North 73 degrees 56 minutes 47 seconds West, 9.39 feet; thence North 45 degrees 01 minute 20 seconds West, 5.00 feet; thence South 44 degrees 58 minutes 40 seconds West, 14.64 feet; thence North 89 degrees 59 minutes 16 seconds West, 80.76 feet to the easterly right-of-way line of North Bassett Street; thence North 00 degrees 42 minutes 53 seconds West, along said easterly right-of-way line, 71.50 feet to the aforementioned southerly right-of-way line of West Gorham Street; thence North 45 degrees 07 minutes 52 seconds East, along said southerly right-of-way line, 66.30 feet to the point of beginning. Said description contains 15,239 square feet, or 0.3498 acres.

ADDENDUM B

HOUND DOG, LLC PROPERTY

Part of Lots 1, 2, 3, 17 and 18, Block 40, Original Plat of Madison, in the City of Madison, Dane County, Wisconsin, more particularly described as follows: Beginning at the Southerly more corner of said Lot 17; thence S44°23'32"W along the Northwest line of West Johnson Street, 8.61 feet; thence S49°35'47"W along the Northwest line of West Johnson Street, 44.46 feet; thence along the arc of a curve to the right, having a radius of 15.00 feet and a long chord subtended bearing N87°57'02" W, 20.25 feet to the Northeasterly line of Bassett Street; thence N45°29'50"W, along the Northeasterly line of Bassett Street, 80.50 feet; thence N18°47'24"W, along the Northeast line of Bassett Street, 83.66 feet; thence N00°50'35"W along the East line of Bassett Street, 64.96 feet; thence N79°09'57"E, 70.62 feet; thence S45°22'32"E, 44.50 feet to the Southeasterly line of said Lot 3; thence S44°39'51"W along the Southeasterly line of said Lots 2 and 3, 41.19 feet; thence S45°20'58"E, 135.70 feet to the Northwesterly line of West Johnson Street; thence S44°23'32"W along the Northwesterly line of West Johnson Street, 33.15 feet to the point of beginning.

TOGETHER WITH

The Northeast Half (NE1/2) of Lot Seventeen (17), Block Forty (40), Original Plat of the City of Madison, in the City of Madison, Dane County, Wisconsin.

TOGETHER WITH

The Southwest Half (SW1/2) of Lot Sixteen (16), Block Forty (40), Original Plat of the City of Madison, in the City of Madison, Dane County, Wisconsin.

TOGETHER WITH

The Northeast Half (NE1/2) of Lot Sixteen (16), Block Forty (40), Original Plat of the City of Madison, in the City of Madison, Dane County, Wisconsin.

TOGETHER WITH

The Southwest Half (SW 1/2) of Lot Fifteen (15), Block Forty (40), Original Plat of the City of Madison, in the City of Madison, Dane County, Wisconsin.

TOGETHER WITH

Part of Lot Three (3), Block Forty (40), ORIGINAL PLAT OF MADISON, according to the recorded plat thereof, in the City of Madison, Dane County, Wisconsin, described as follows:

Commencing at the northerly corner of lot 2; thence North 45 degrees-07 minutes 52 seconds East along the south line of West Gorham Street, 99.44 feet to the north corner of the southwest 33 feet of Lot 4, of said Block 40; thence South 45 degrees 13 minutes 23 seconds East along the northeasterly line of said southwest 33 feet, 135.07 feet to the south line of Lot 4; thence South 44 degrees 49 minutes 19 seconds West along the south line of said Lots 4 and 3, 65.70 feet to the point of beginning; thence continuing along said south line of Lot 3, 26.00 feet to a point that is 8.00 feet northeasterly of the southwest corner of said Lot 3; thence North 45 degrees 06 minutes 45 seconds West parallel with the southwest line of said Lot 3, 27.27 feet; thence North 44 degrees 58 minutes 40 seconds East, 13.60 feet; thence South 45 degrees 01 minute 20 seconds East, 5.00 feet; thence South 73 degrees 56 minutes 47 seconds East, 9.39 feet; thence North 44 degrees 49 minutes 19 seconds East, 3.00 feet; thence South 64 degrees 18 minutes 49 seconds East, 14.82 feet to the point of beginning. This description contains 528.7 square feet. (Deeded from Dishaw to Hound Dog)

AND EXCLUDING

Part of Lots Two (2) and Three (3), Block Forty (40), ORIGINAL PLAT OF MADISON, according to the recorded plat thereof, in the City of Madison, Dane County, Wisconsin, described as follows:

Commencing at the northerly corner of lot 2; thence South 00 degrees 42 minutes 53 seconds East along the east line of North Bassett Street, 71.50 feet to the point to beginning; thence North 79 degrees 29 minutes 37 seconds East, 70.50 feet; thence South 45 degrees 06 minutes 45 seconds East, 17.20 feet; thence South 44 degrees 58 minutes 40 seconds West, 1.04 feet; thence North 89 degrees 59 minutes 16 seconds West, 80.76 feet to the east line of North Bassett Street and to the point of beginning. This description contains 528.7 square feet. (Deeded from Hound Dog to Dishaw)



Department of Planning & Community & Economic Development
Planning Division

Website: www.cityofmadison.com

Madison Municipal Building
215 Martin Luther King, Jr. Boulevard
P.O. Box 2985
Madison, Wisconsin 53701-2985
TDD 608 266-4747
FAX 608 266-8739
PH 608 266-4635

HOTEL APPROVAL
LETTER (2011)

June 10, 2011

Gary Brink
Gary Brink & Associates, Inc.
8401 Excelsior Drive
Madison, Wisconsin 53717

RE: Approval of a request to rezone 434-454 W. Johnson Street from R6 (General Residence District) and C2 (General Commercial District) to Planned Unit Development-General Development Plan-Specific Implementation Plan (PUD-GDP-SIP) to allow demolition of 5 existing buildings and construction of a ten-story, 194-room hotel with approximately 3,300 square feet of first floor retail space (Raymond Management Co.)

Dear Mr. Brink;

At its June 7, 2011 meeting, the Common Council **conditionally approved** your application to rezone 434-454 W. Johnson Street from R6 and C2 to PUD-GDP-SIP to allow construction of a ten-story, 194-room hotel with approximately 3,300 square feet of first floor retail space following demolition of 5 existing buildings. The following conditions of approval shall be satisfied prior to final approval and recording of the planned unit development and the issuance of permits for demolition and new construction:

Please contact Janet Dailey, City Engineering Division, at 261-9688 if you have questions regarding the following twenty-five (25) items:

1. Safe overflow paths for runoff shall be documented showing that the building is not flooded when the storm sewer reaches pipe capacity.
2. The applicant shall revise plans to show connection to the existing sanitary sewer manhole on W. Johnson Street approximately 30 feet southwest of where the connection is currently proposed.
3. Connections to public utilities will be permitted and approved under the plans issued by City Engineering for right of way improvements and restoration.
4. The approved addresses for the site will be 444 W. Johnson Street for the commercial space and 440 W. Johnson Street for the hotel.
5. A Certified Survey Map application is expected to be made to the Planning Division to dissolve the underlying lot lines. A CSM may also be required to dedicate any necessary public easements or right of way expansions for N. Bassett Street or W. Johnson Street as required by the City Engineer or the City Traffic Engineer.
6. There are also concerns relating to both existing and proposed shared private ingress-egress easements within the proposed site and on adjacent properties as well to serve this development.
7. The construction of this building will require removal and replacement of sidewalk, curb and gutter and possibly other parts of the City's infrastructure. The applicant shall enter into a City / Developer agreement for the improvements required for this development. The applicant shall be required to provide deposits to cover City labor and materials and surety to cover the cost of construction. The applicant shall meet with the City Engineer to schedule the development of the plans and the agreement. The City Engineer will not sign off on

this project without the agreement executed by the developer. The developer shall sign the Developer's Acknowledgement prior to the City Engineer signing off on this project.

8. The applicant shall close all abandoned driveways by replacing the curb in front of the driveways and restoring the terrace with 5-inch concrete.
9. The approval of this planned unit development does not include the approval of the changes to roadways, sidewalks or utilities. The applicant shall obtain separate approval by the Board of Public Works and the Common Council for the restoration of the public right of way including any changes requested by developer. The City Engineer shall complete the final plans for the restoration with input from the developer. The curb location, grades, tree locations, tree species, lighting modifications and other items required to facilitate the development or restore the right of way shall be reviewed by the City Engineer, City Traffic Engineer, and City Forester.
10. The applicant shall provide the City Engineer with a survey indicating the grade of the existing sidewalk and street. The applicant shall hire a Professional Engineer to set the grade of the building entrances adjacent to the public right of way. The applicant shall provide the City Engineer the proposed grade of the building entrances so that the City Engineer can approve the grade of the entrances prior to signing off on this development.
11. The applicant shall replace all sidewalk and curb and gutter that abuts the property, which is damaged by the construction, or any sidewalk and curb and gutter, which the City Engineer determines needs to be replaced because it is not at a desirable grade, regardless of whether the condition existed prior to beginning construction.
12. The applicant shall provide the City Engineer with the proposed soil retention system to accommodate the restoration. The soil retention system must be stamped by a Professional Engineer. The City Engineer may reject or require modifications to the retention system.
13. All work in the public right of way shall be performed by a City-licensed contractor.
14. All street tree locations and tree species within the right of way shall be reviewed and approved by City Forestry. Please submit a tree-planting plan (in PDF format) to Dean Kahl, of the City Parks Division - dkahl@cityofmadison.com or 266-4816. Approval and permitting of any tree removal or replacement shall be obtained from the City Forester and/or the Board of Public Works prior to the final approval of the project.
15. All damage to the pavement on W. Johnson Street or N. Bassett Street adjacent to this development shall be restored in accordance with the City of Madison's Pavement Patching Criteria.
16. The site plans shall be revised to show the location of all rain gutter down spout discharges.
17. The applicant shall show stormwater "overflow" paths that will safely route runoff when the storm sewer is at capacity.
18. The applicant shall demonstrate compliance with Section 37.07 and 37.08 of the Madison General Ordinances regarding permissible soil loss rates. The erosion control plan shall include Universal Soil Loss Equation (USLE) computations for the construction period. Measures shall be implemented in order to maintain a soil loss rate below 7.5-tons per acre per year.
19. For commercial sites with less than 1 acre in disturbance, the City of Madison is an approved agent of the Department of Commerce and Wisconsin Department of Natural Resources (WDNR). As this project is on a site with disturbance area less than 1 acre, and contains a commercial building, the City of Madison is authorized to review infiltration, stormwater management, and erosion control on behalf of the Department of Commerce. No separate submittal to Commerce or the WDNR is required.

20. Prior to approval, this project shall comply with Chapter 37 of the Madison General Ordinances regarding stormwater management. Specifically, this development is required to control 40% TSS (20 micron particle) off of new paved surfaces and complete an erosion control plan and complete weekly self-inspection of the erosion control practices and post these inspections to the City of Madison website as required by Chapter 37 of the Madison General Ordinances.
21. The applicant shall submit, prior to plan signoff, a digital CAD file (single file) to the Engineering Program Specialist in the Engineering Division (Lori Zenchenko). The digital CAD file shall be to scale and represent final construction. The single CAD file submittal can be either AutoCAD (dwg) Version 2001 or older, MicroStation (dgn) Version J or older, or Universal (dxf) format and contain only the following data, each on a separate layer name/level number: building footprints; internal walkway areas; internal site parking areas; other miscellaneous impervious areas lot lines; lot/ plat lines, dimensions and labels; right-of-way lines; street names, stormwater management facilities and; detail drawings associated with stormwater management facilities (including if applicable planting plans).
22. The applicant shall submit, prior to plan sign-off, digital PDF files to the City Engineering Division. The digital copies shall be to scale, shall have a scale bar on the plan set, and shall contain the following items: building footprints; internal walkway areas; internal site parking areas; lot lines and right-of-way lines; street names, stormwater management facilities and; detail drawings associated with stormwater management facilities (including if applicable planting plans).
23. The applicant shall submit prior to plan sign-off, electronic copies of any Stormwater Management File including: SLAMM DAT files; RECARGA files; TR-55/HYDROCAD/etc., and; sediment loading calculations. If calculations are done by hand or are not available electronically the hand copies or printed output shall be scanned to a PDF file and provided.
24. Prior to approval of the issuance of a demolition permit, the owner shall obtain a permit to plug each existing sanitary sewer lateral that serves a building that is proposed for demolition. For each lateral to be plugged, the owner shall deposit \$1,000 with the City Engineer in two separate checks in the following amounts: (1) \$100 non-refundable deposit for the cost of inspection of the plugging by City staff, and (2) \$900 for the cost of City crews to perform the plugging. If the owner elects to complete the plugging of a lateral by private contractor and the plugging is inspected and approved by the City Engineer, the \$900 fee shall be refunded to the owner.
25. All outstanding Madison Metropolitan Sewerage District (MMSD) and City of Madison sanitary sewer connection charges are due and payable prior City Engineering Division signoff, unless otherwise collected with a Developer's/ Subdivision Contract. Contact Janet Dailey (261-9688) to obtain the final MMSD billing a minimum of 2 working days prior to requesting City Engineering signoff.

Please contact Bryan Walker, Traffic Engineering Division, at 267-8754 if you have questions about the following twelve (12) items:

26. The applicant shall modify the site plan to accommodate the turning movements of semi trucks into the site drop-off area without encroaching onto the W. Johnson Street sidewalk. If semi trucks cannot be accommodated, a letter shall be submitted stating that the drop-off area will only allow buses and single unit trucks, and also state how large trucks will be handled.
27. The applicant shall provide a deposit for changes to the signing and marking on N. Bassett Street from W. Gorham Street to W. Johnson Street to provide safe and reasonable access provisions on N. Bassett Street.
28. The applicant shall prevent encroachment onto the W. Johnson Street sidewalk near the drop-off area by barriers of some type, which shall be noted on the face of the revised plans.
29. The applicant shall install proper signage to secure one way operation to the loading area off of N. Bassett Street. Specifically, "One-Way" signage at the N. Bassett Street entrance and "Do Not Enter" signage at the ramp down from the loading area.

30. When plans are submitted for approval, the ramps to the parking levels shall be designed to accommodate low-clearance vehicles for a transition. The applicant shall provide a profile of the ramps showing the slopes and critical clearance.
31. City of Madison radio systems are microwave directional line of sight to remote towers citywide. The building elevation will need to be reviewed by the Traffic Engineer Division to accommodate the microwave sight and building. The applicant shall submit grading plans and elevations if the building exceeds four stories prior to sign-off to be reviewed and approved by Keith Lippert, (266-4767) Traffic Engineering Shop, 1120 Sayle Street. The applicant shall return one signed approved building elevation copy to the City of Madison Traffic Engineering office with final plans for sign off.
32. When the applicant submits final plans for approval, the applicant shall show the following: items in the terrace as existing (e.g., signs and street light poles), type of surfaces, existing property lines, addresses, one contiguous plan (showing all easements, all pavement markings, building placement, and stalls), adjacent driveway approaches to lots on either side and across the street, signage, percent of slope, vehicle routes, dimensions of radii, aisles, driveways, stalls including the 2-foot overhang, and a scaled drawing at 1" = 20'.
33. When site plans are submitted for approval, the developer shall provide recorded copies of the joint driveway ingress/egress and easements.
34. "Stop" and "No Right Turn" signs shall be installed at a height of 6 feet to the bottom of the first sign at the two driveway approaches to W. Johnson Street. All signs at the approaches shall be installed behind the property line. All directional/ regulatory signage and pavement markings on the site shall be shown and noted on the plan.
35. The applicant shall design the surface or underground parking areas for stalls and backing up according to Figure II of the ordinance using the 9' or wider stall for the commercial/retail area. Per ordinance, the compact car stalls shall not exceed 25% of the total number of Medium and Large Vehicles and Small Vehicles stalls for the facility. The site plan shall show compact car parking spaces identified and properly controlled with a sign "Compact Cars Only" per each space, when final plans are submitted for approval.
36. The applicant shall post a deposit and reimburse the City for all costs associated with any modifications to traffic signals, street lighting, signing and pavement marking, and conduit and handholes, including labor, engineering and materials for both temporary and permanent installations.
37. Public signing and marking related to the development may be required by the City Traffic Engineer for which the developer shall be financially responsible.

Please contact Bill Sullivan, Madison Fire Department, at 261-9658 if you have any questions regarding the following note:

The Madison Fire Department does not object to this proposal provided the project complies with all applicable fire codes and ordinances.

Please contact Dennis Cawley, Madison Water Utility, at 261-9243 if you have any questions regarding the following two (2) items:

38. The portion of the proposed water service lateral constructed in the street right of way shall be ductile iron pipe, not PVC.
39. Note: The property is not located in a Wellhead Protection District. The Madison Water Utility shall be notified to remove the water meters prior to demolition. All wells located on this property shall be abandoned if no valid well operation permit has been obtained from the Madison Water Utility.

Please contact my office at 261-9632 if you have questions about the following three (3) items:

40. That the zoning text be revised subject to approval by the Planning Division prior to recording of the PUD as follows:
 - a.) the applicant shall work with Planning and Zoning staff prior to final approval and recording of the planned unit development to develop an enumerated list of permitted uses for the zoning text so as to eliminate the reference to C2 zoning. [Staff believes that it would be best going forward to approve PUD zoning texts with such use lists so as to avoid references to the current Zoning Code.];
 - b.) the zoning text shall permit outdoor eating areas for restaurant, brewpub, or tavern uses in the first floor commercial space as minor alterations to the approved specific implementation plan when approved by the Planning Division Director following a recommendation by the District Alderperson; said outdoor eating areas shall be subject to the Plan Commission's continuing jurisdiction, as provided for in Section 28.12(11)h.4; staff will work with the applicant to incorporate appropriate language to this effect into the final zoning text for the project.
41. That a detailed site plan showing the entire private through-block connection that will extend between the subject site and adjacent Aberdeen Apartment (Dishaw) property from W. Gorham to W. Johnson streets be included in the final plan set for this project. The site plan exhibit should reference the recorded 2003 private driveway cross easement (Document No. 3770757) between the two properties.
42. That the project receive final approval from the Urban Design Commission prior to the final approval and recording of the planned unit development and the issuance of demolition and building permits. Planning staff encourages the applicant to revise its plans prior to returning to the UDC to better mesh the first floor commercial tenant space with the first floor functions of the hotel in an effort to allow the entire building to more directly address and activate the corner of W. Johnson and N. Bassett Streets. [This condition was satisfied by the project receiving final approval from the UDC on May 25, 2011.]

The applicant is also required to satisfy the conditions of approval of the Urban Design Commission prior to the final staff approval of the project and the issuance of permits. Please contact Al Martin, Urban Design Commission Secretary, at 267-8740 if you have any questions about those conditions.

Provide a reuse/recycling plan, to be reviewed and approved by the City Recycling Coordinator prior to a demolition permit being issued. Sec 28.12(12)(e) of the Zoning Ordinance requires the submittal of documentation demonstrating compliance with the approved reuse and recycling plan. Please note, the owner must submit documentation of recycling and reuse within 60 days of completion of demolition.

After the plans have been changed as per the above conditions, please file **nine (9) sets** of the final planned unit development and any other documentation requested herein with the Zoning Administrator, Room LL-100, Madison Municipal Building, 215 Martin Luther King, Jr. Boulevard. The sets of final revised plans or documents will be circulated by the Zoning staff to the City department staff listed above for their final approval.

Upon receipt of the aforementioned plans, documents and fees, and upon determining that they are complete, the Zoning Administrator shall record them with the Dane County Register of Deeds Office. The recorded originals will be returned to the applicant, with the recording information noted, when the Register of Deeds has completed the recording process.

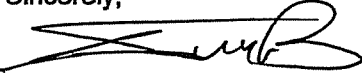
If this plan is not recorded within one year of the date of approval by the Common Council, the approval shall be null and void. No construction or alteration of the property included in this application shall be permitted until a Specific Implementation Plan (SIP) has been approved and recorded.

Within thirty-six (36) months of Common Council approval of the general development plan, the basic right of use for the areas, when in conformity with the approved specific implementation plan, shall lapse and be null and void unless 1) the project, as approved, is commenced by the issuance of a building permit, or 2) if an application for an extension is filed at least thirty (30) days prior to the expiration of the thirty-six (36) month period and the Plan Commission, after a public hearing pursuant to Sec. 28.12 (10)(e), determines that no changes in the surrounding area or neighborhood since approval of the general development plan render the project incompatible with current conditions and grants an extension of up to twenty-four (24) months in which to obtain a building permit. In no

case shall an extension allow a building permit to be issued more than sixty (60) months after approval of the general development plan by the Common Council. If a new building permit is required pursuant to sec. 29.06(4), Madison General Ordinances, a new petition and approval process shall be required to obtain general development plan approval and specific implementation plan approval.

If you have any questions regarding recording this plan or obtaining permits, please call Matt Tucker, Zoning Administrator, at 266-4551. If I may be of any further assistance, please do not hesitate to contact me at 261-9632.

Sincerely,

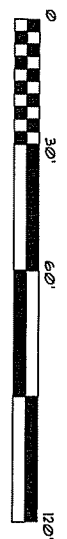
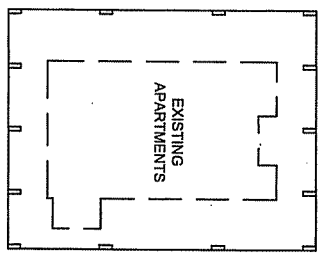
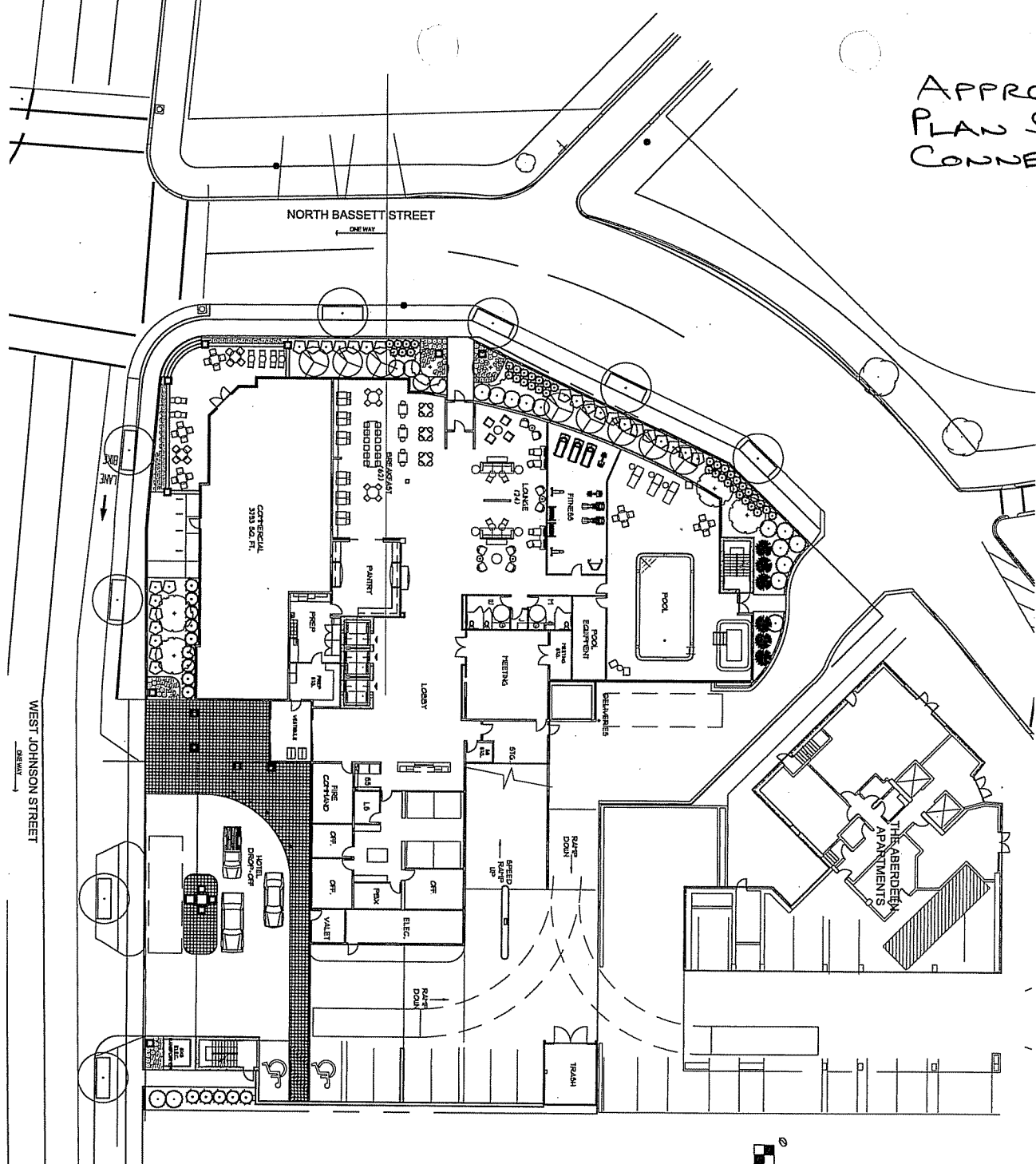


Timothy M. Parks
Planner

- cc: Janet Dailey, City Engineering Division
Bryan Walker, Traffic Engineering Division
Bill Sullivan, Madison Fire Department
Dennis Cawley, Madison Water Utility
Pat Anderson, Asst. Zoning Administrator

For Official Use Only, Re: Final Plan Routing			
<input checked="" type="checkbox"/>	Planning Div. (T. Parks)	<input checked="" type="checkbox"/>	Engineering Mapping Sec.
<input checked="" type="checkbox"/>	Zoning Administrator	<input type="checkbox"/>	Parks Division
<input checked="" type="checkbox"/>	City Engineering	<input checked="" type="checkbox"/>	Urban Design Commission
<input checked="" type="checkbox"/>	Traffic Engineering	<input checked="" type="checkbox"/>	Rec. Coord. (R&R Plan)
<input checked="" type="checkbox"/>	Fire Department	<input type="checkbox"/>	Other:

APPROVED HOTEL
 PLAN SHOWING
 CONNECTION (2011)

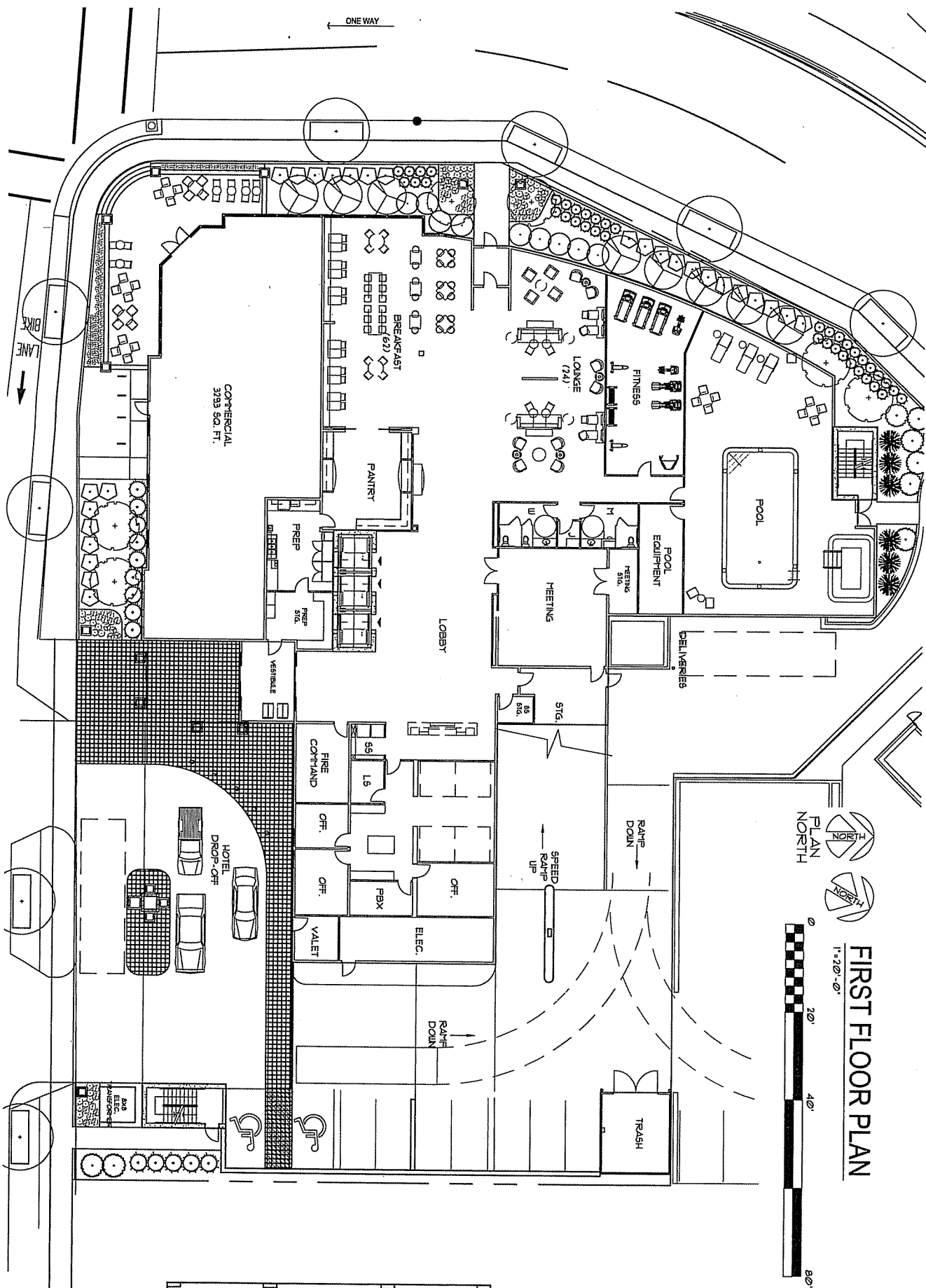


1" = 30'-0"
SITE PLAN

PROJECT: 2007
 DRAWN BY: GYM/MS
 SCALE: AS NOTED

PROJECT:
W. JOHNSON STREET & N. BASSETT STREET MIXED USE DEVELOPMENT
 W. JOHNSON STREET & N. BASSETT STREET
 MADISON, WISCONSIN 53703
 DEVELOPER:
RAYMOND MANAGEMENT COMPANY
 633 GREENWAY BLVD., SUITE 200
 WEST FISH WISCONSIN 53703

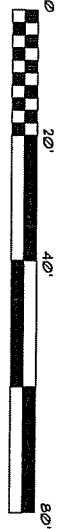




PLAN NORTH

FIRST FLOOR PLAN

1" = 20'-0"



FIRST FLOOR PLAN A701

PROJECT: W. JOHNSON STREET & N. BASSETT STREET MIXED USE DEVELOPMENT
 W. JOHNSON STREET & N. BASSETT STREET
 MADISON, WISCONSIN 53703
 DEVELOPER: RAYMOND MANAGEMENT COMPANY
 8333 GREENWAY BLVD., SUITE 200
 MADISON, WISCONSIN 53703

DATE: 03/14/12
 DRAWN BY: CSM/122
 PROJECT: 2007
 SCALE: AS NOTED

DATE: 03/14/12
 DRAWN BY: CSM/122
 PROJECT: 2007
 SCALE: AS NOTED

