

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

**AGENDA ITEM # \_\_\_\_\_  
Project # \_\_\_\_\_**

DATE SUBMITTED: <u>May 12, 2010</u>	<b>Action Requested</b>
UDC MEETING DATE: <u>May 19, 2010</u>	<input checked="" type="checkbox"/> Informational Presentation
	<input type="checkbox"/> Initial Approval and/or Recommendation
	<input type="checkbox"/> Final Approval and/or Recommendation

PROJECT ADDRESS: 434-454 W. Johnson Street

ALDERMANIC DISTRICT: (4) Mike Verveer

OWNER/DEVELOPER (Partners and/or Principals) <u>Raymond Management Company</u> <u>8333 Greenway Blvd., Suite 200</u> <u>Middleton, WI 53562</u>	ARCHITECT/DESIGNER/OR AGENT: <u>Gary Brink &amp; Associates, Inc.</u> <u>8401 Excelsior Drive</u> <u>Madison, WI 53717</u>
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CONTACT PERSON: Gary Brink  
Address: (see above)  
Phone: 608-829-1750  
Fax: 608-829-3056  
E-mail address: gary.brink@garybrink.com

**TYPE OF PROJECT:**

(See Section A for:)

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

(See Section B for:)

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

(See Section C for:)

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

(See Section D for:)

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

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

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

# W. JOHNSON STREET & N. BASSETT STREET MIXED USE DEVELOPMENT MADISON, WISCONSIN

## PROJECT DESCRIPTION:

LOCATED IN DESIGN ZONE 2, THE PROPOSED PROJECT IS ON THE CORNER OF WEST JOHNSON STREET AND NORTH BASSETT STREET, A 12-STORY MIXED USE PROJECT CONSISTING OF A 163 GUESTROOM LIMITED SERVICE HOTEL WITH MINIMAL MEETING SPACE, 112 RESIDENTIAL RENTAL UNITS & 3,916 S.F. OF COMMERCIAL SPACE. THE RESIDENTIAL UNITS WILL HAVE A TOTAL OF 262 BEDROOMS. THE BEDROOM MIX IS 39 ONE BEDROOM UNITS, 32 TWO BEDROOM UNITS, 13 THREE BEDROOM UNITS, 20 FOUR BEDROOM UNITS & 8 FIVE BEDROOM UNITS. THERE WILL BE 11 SHORT TERM SURFACE PARKING STALLS AND THREE LEVELS OF UNDERGROUND PARKING WHICH INCLUDES (190) AUTOMOTIVE PARKING STALLS FOR JOINT USE BY RESIDENTIAL RESIDENTS AND HOTEL GUESTS, (180) BICYCLE STALLS & (85) MOPED STALLS FOR RESIDENT USE & (18) BICYCLE STALLS FOR COMMERCIAL & HOTEL STAFF PARKING.

## SHEET INDEX

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A2.07	MASSING MODEL
A2.08	MASSING MODEL

## UDC INFORMATIONAL PRESENTATION

MAY 19, 2010



### DEVELOPER: RAYMOND MANAGEMENT COMPANY

8333 GREENWAY BLVD., SUITE 200  
MIDDLETON, WISCONSIN 53562  
CONTACT: JEFF KRAEMER  
PHONE: 608-662-8352  
FAX: 608-662-8353  
EMAIL: kraemer@raymondteam.com

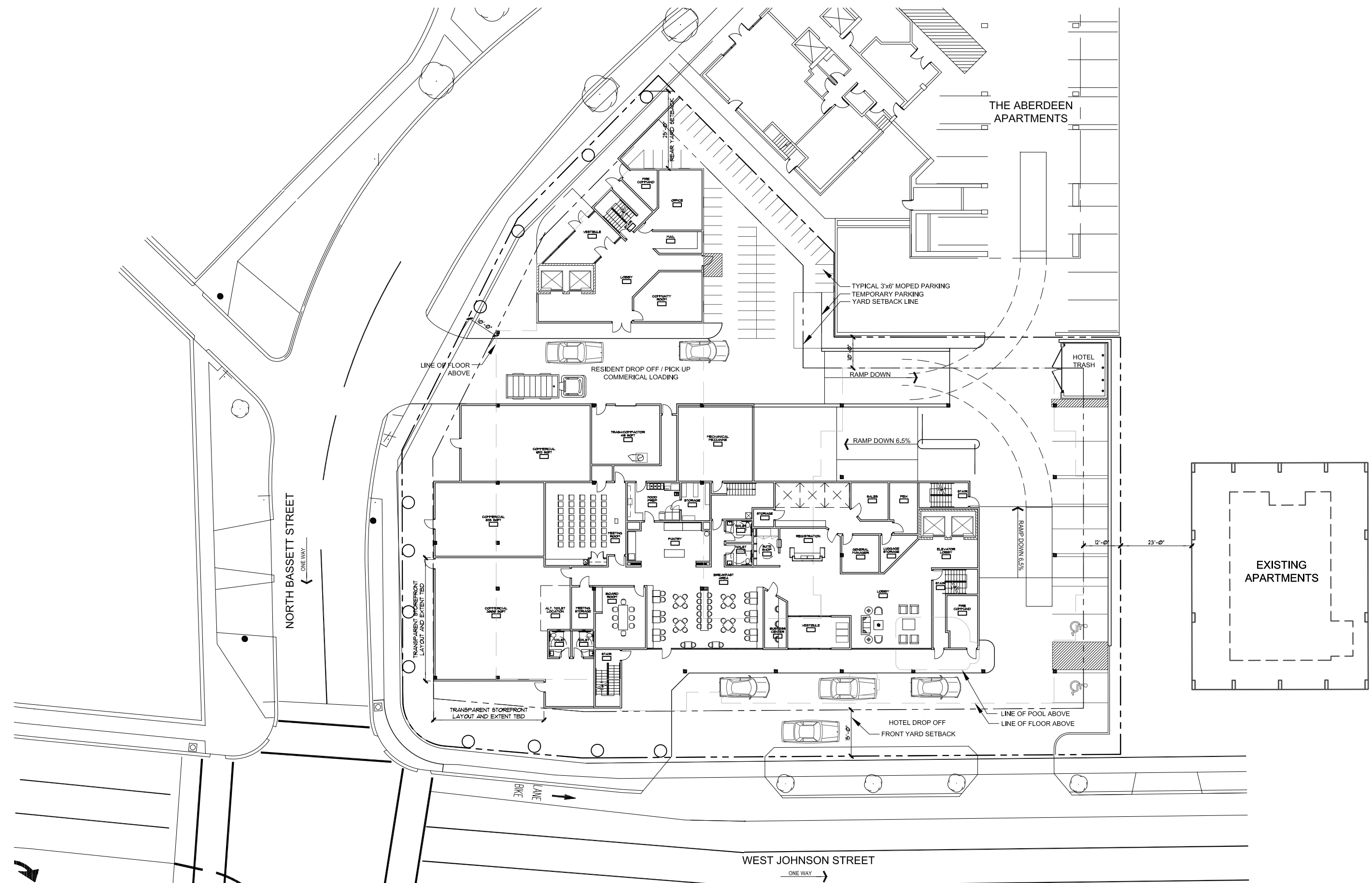


### ARCHITECT: GARY BRINK & ASSOCIATES, INC.

8401 EXCELSIOR DRIVE  
MADISON, WISCONSIN 53717  
CONTACT: GARY BRINK  
PHONE: 608-829-1750  
FAX: 608-829-3056  
EMAIL: gary.brink@garybrink.com





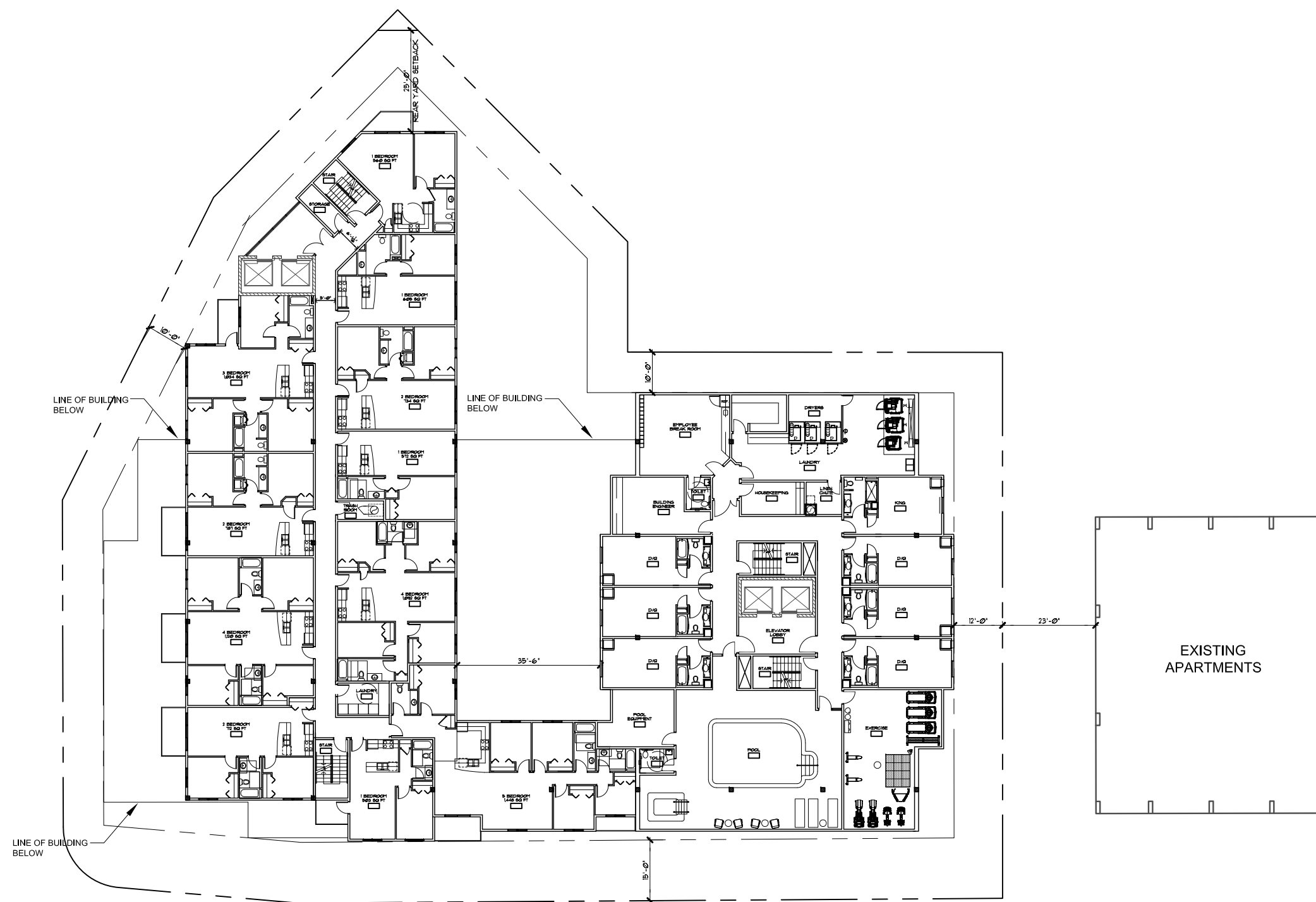


# FIRST FLOOR PLAN





GARY BRINK & ASSOCIATES  
ARCHITECTS  
8401 EXCELSIOR DRIVE  
MADISON, WI 53717  
608-829-1750  
608-829-3056 (FAX)



## SECOND FLOOR PLAN



PROJECT: **W. JOHNSON STREET & N. BASSETT STREET MIXED USE DEVELOPMENT**  
W. JOHNSON STREET & N. BASSETT STREET  
MADISON, WISCONSIN 53703

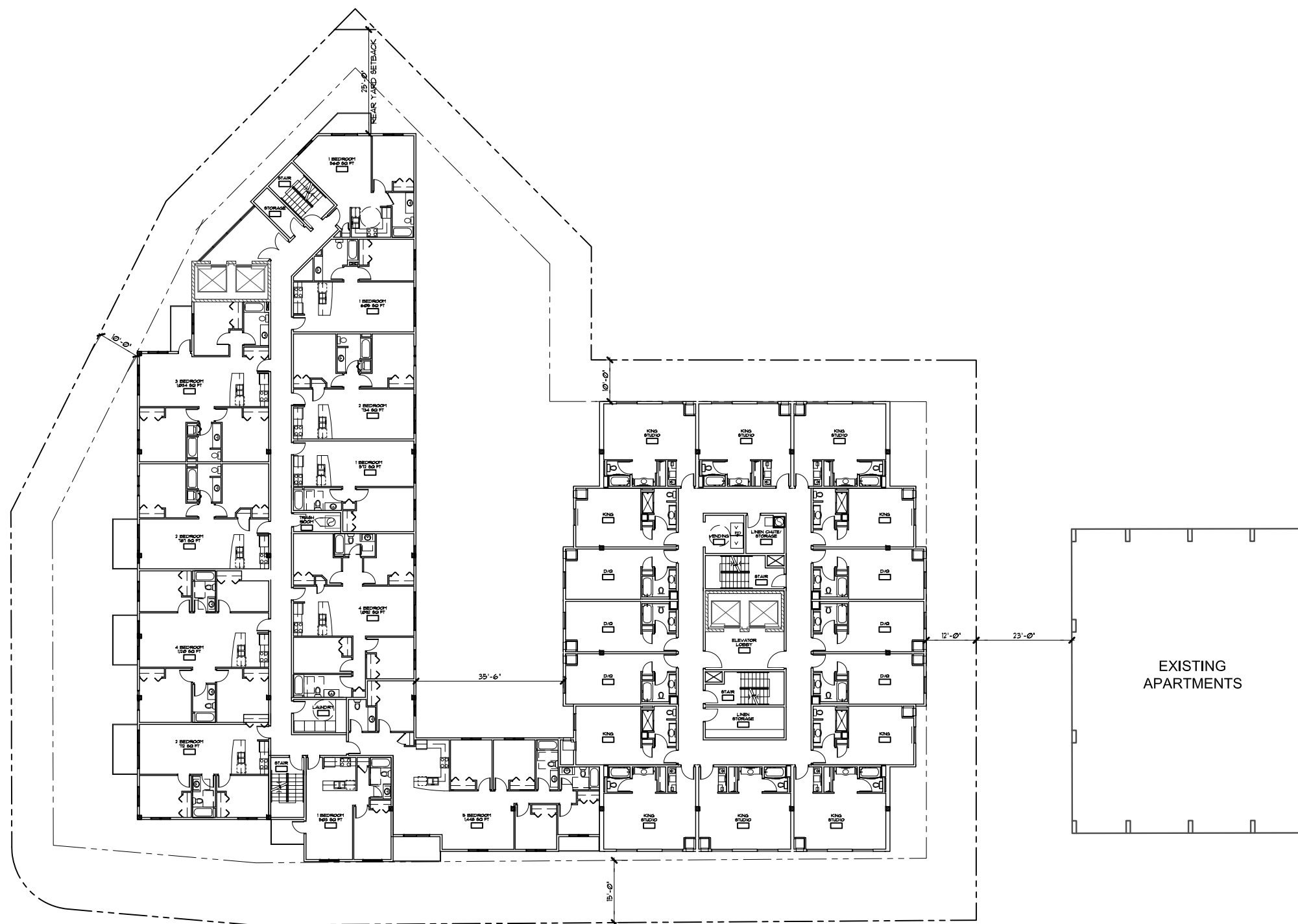
DEVELOPER: **RAYMOND MANAGEMENT COMPANY**  
8333 GREENWAY BLVD., SUITE 200  
MIDDLETON, WISCONSIN 53662

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ASSOC.

PROJECT: 200727  
DRAWN BY: KB  
DATE: 05/19/2010  
SCALE: AS NOTED



GARY BRINK & ASSOCIATES  
ARCHITECTS  
8401 EXCELSIOR DRIVE  
MADISON, WI 53717  
608-829-1750  
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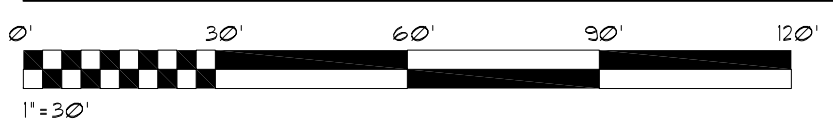
PROJECT: **W. JOHNSON STREET & N. BASSETT STREET MIXED USE DEVELOPMENT**  
W. JOHNSON STREET & N. BASSETT STREET  
MADISON, WISCONSIN 53703  
DEVELOPER: **RAYMOND MANAGEMENT COMPANY**  
8333 GREENWAY BLVD., SUITE 200  
MIDDLETON, WISCONSIN 53562

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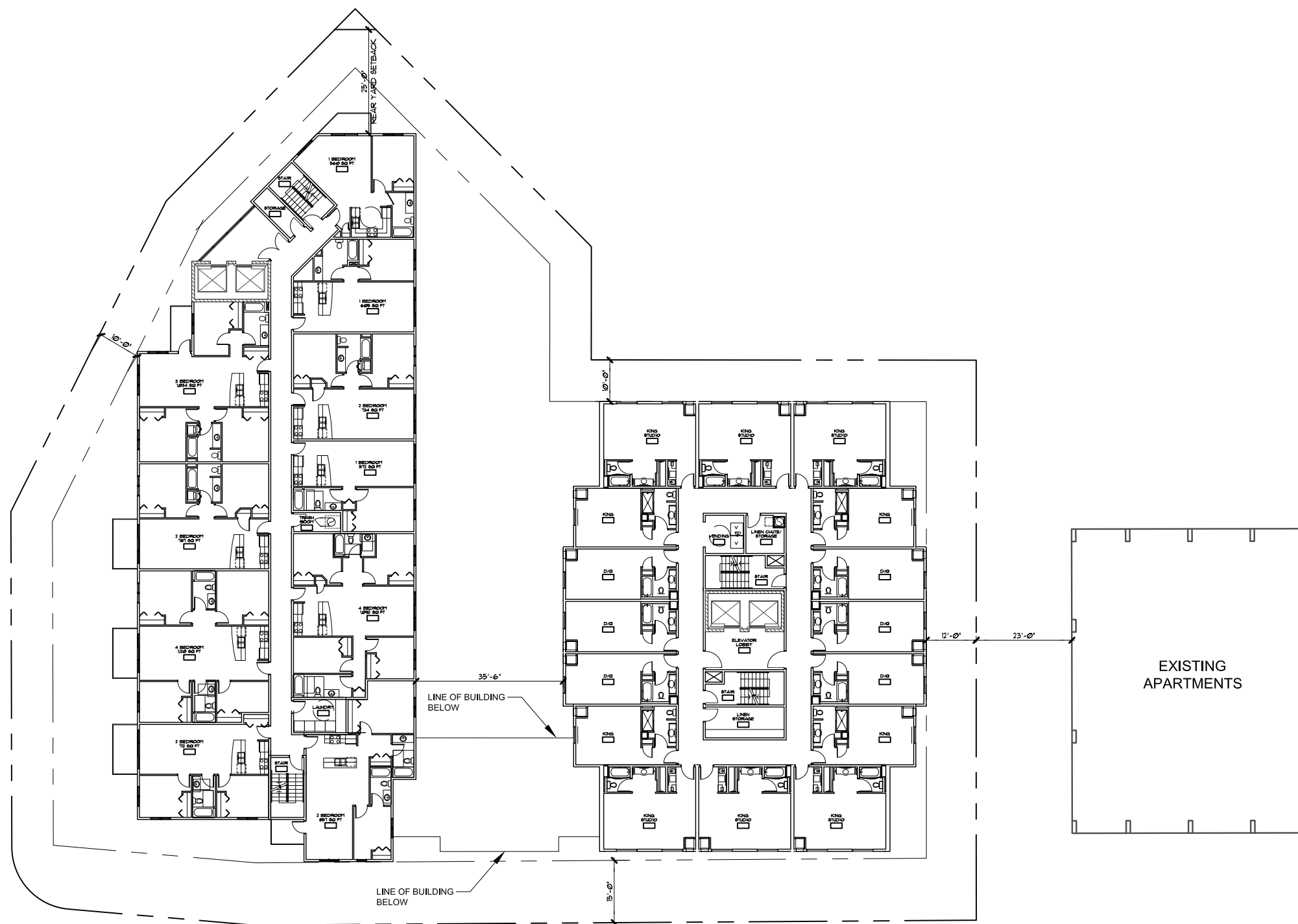


# THIRD THRU NINTH FLOOR PLANS





GARY BRINK & ASSOCIATES  
ARCHITECTS  
8401 EXCELSIOR DRIVE  
MADISON, WI 53717  
608-829-1750  
608-829-3056 (FAX)



# TENTH FLOOR PLAN



PROJECT: **W. JOHNSON STREET & N. BASSETT STREET MIXED USE DEVELOPMENT**  
W. JOHNSON STREET & N. BASSETT STREET  
MADISON, WISCONSIN 53703

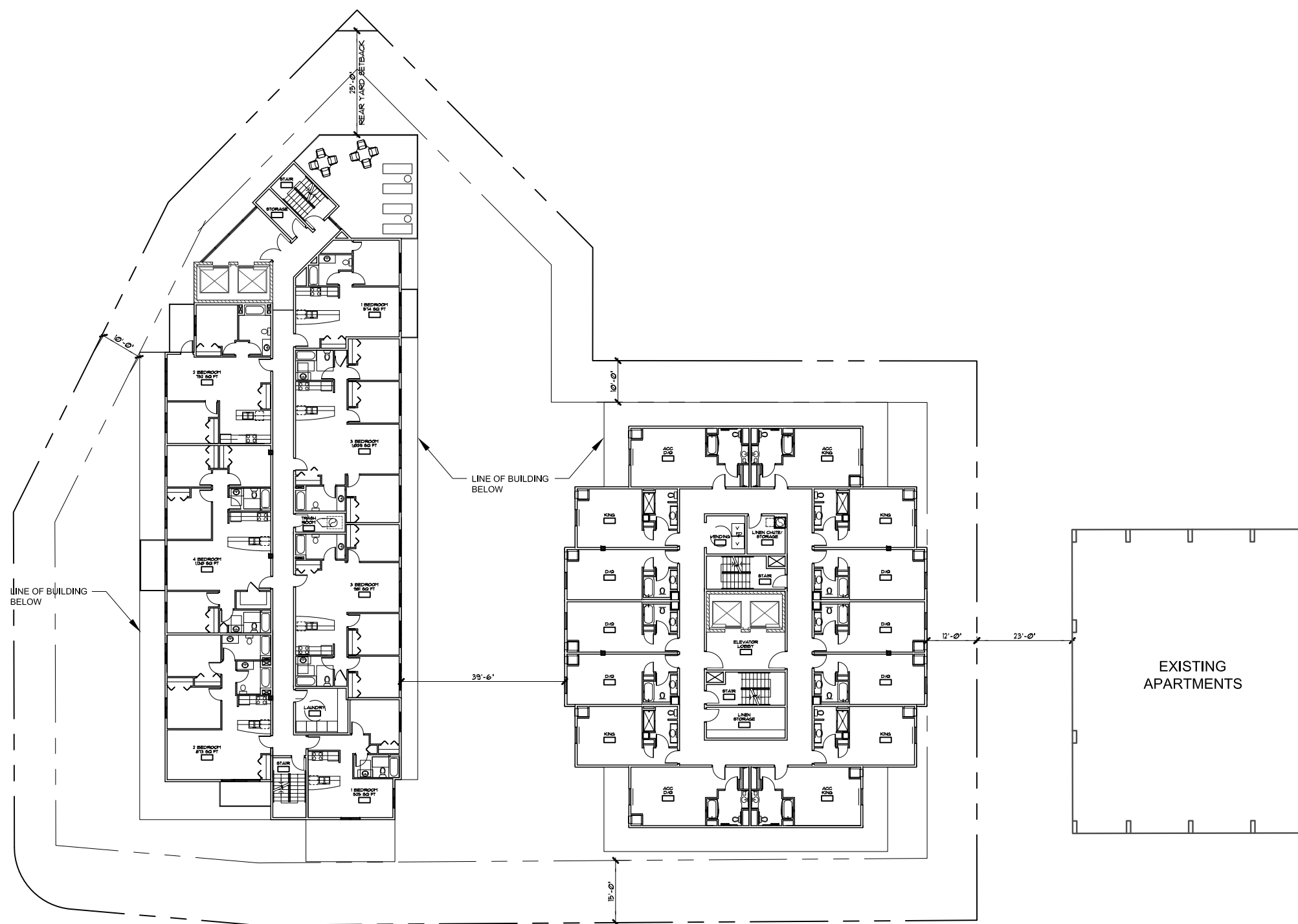
DEVELOPER: **RAYMOND MANAGEMENT COMPANY**  
8333 GREENWAY BLVD., SUITE 200  
MIDDLETON, WISCONSIN 53562

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GARY BRINK & ASSOCIATES  
ARCHITECTS  
8401 EXCELSIOR DRIVE  
MADISON, WI 53717  
608-829-1750  
608-829-3056 (FAX)



# ELEVENTH FLOOR PLAN



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  
MIDDLETON, WISCONSIN 53562

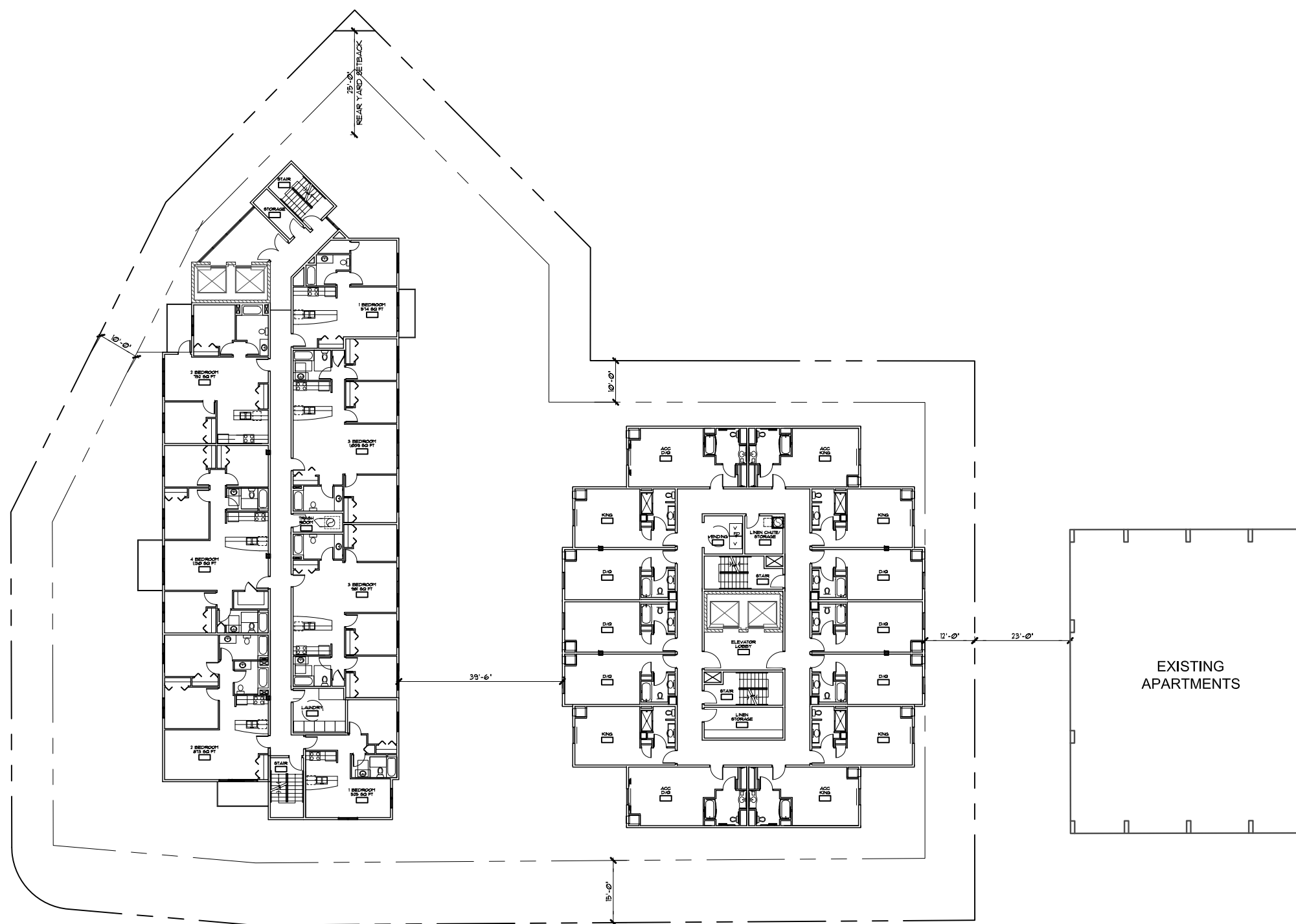
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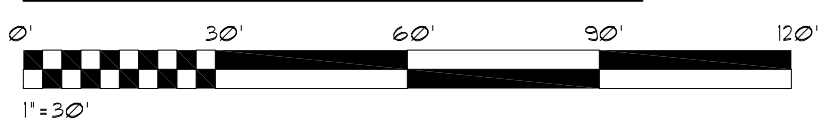


PROJECT: **W. JOHNSON STREET & N. BASSETT STREET MIXED USE DEVELOPMENT**  
 W. JOHNSON STREET & N. BASSETT STREET  
 MADISON, WISCONSIN 53703  
 DEVELOPER: **RAYMOND MANAGEMENT COMPANY**  
 8333 GREENWAY BLVD., SUITE 200  
 MIDDLETON, WISCONSIN 53562

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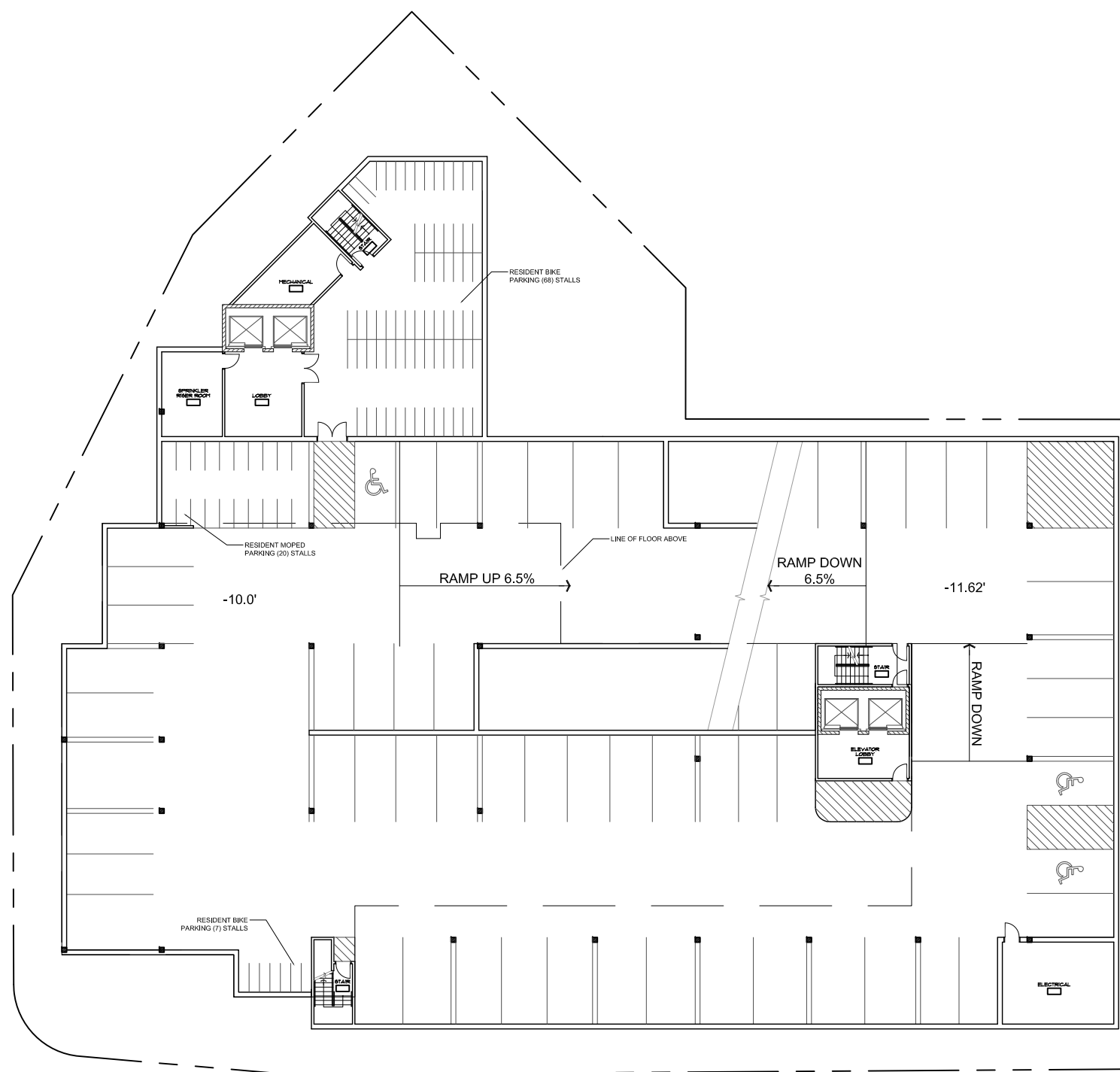


# TWELFTH FLOOR PLAN





GARY BRINK & ASSOCIATES  
ARCHITECTS  
8401 EXCELSIOR DRIVE  
MADISON, WI 53717  
608-829-1750  
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# PARKING LEVEL ONE



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  
MIDDLETON, WISCONSIN 53662

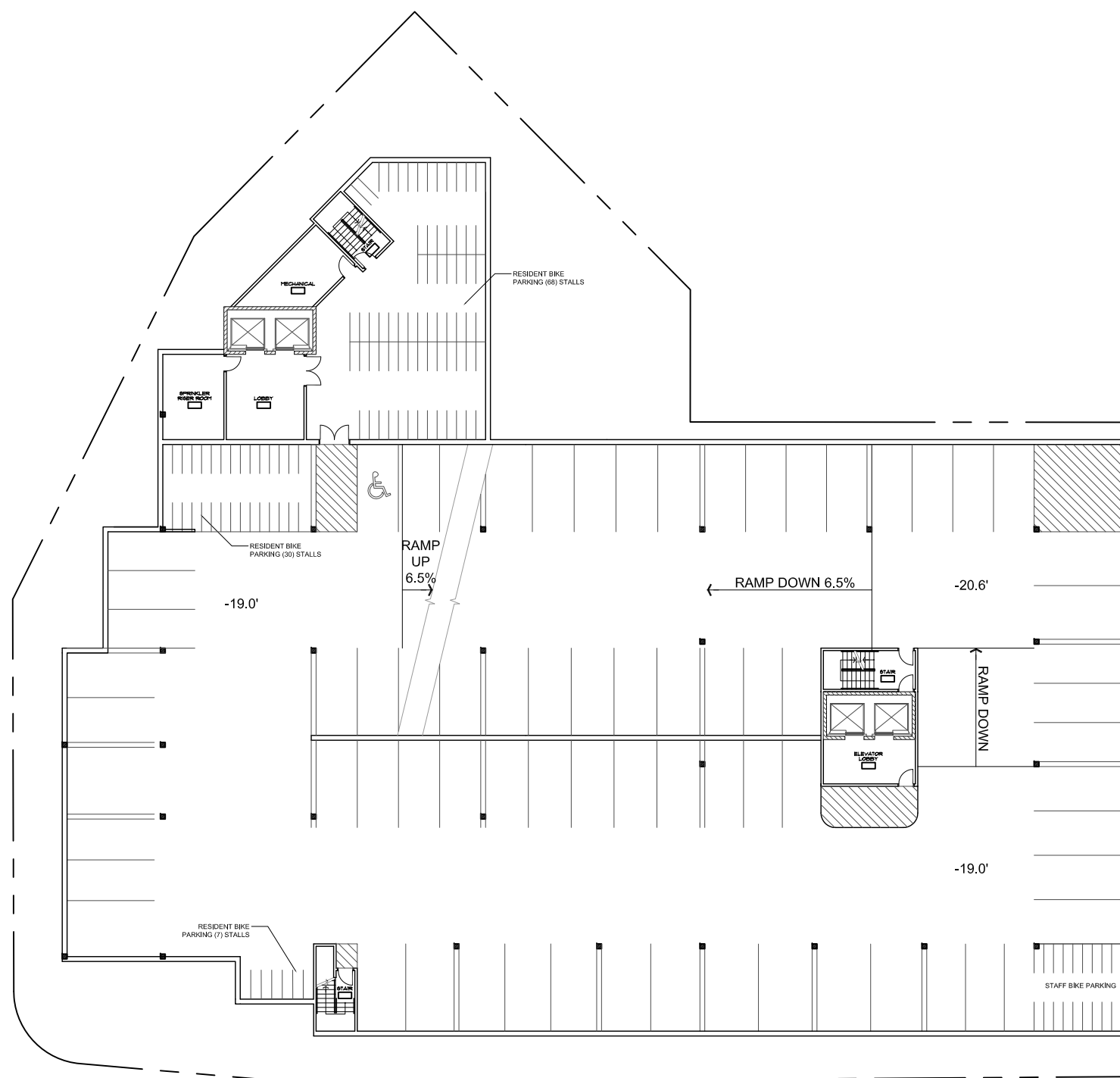
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SCALE: AS NOTED

PARKING  
LEVEL ONE  
**A2.00a**



GARY BRINK & ASSOCIATES  
ARCHITECTS  
8401 EXCELSIOR DRIVE  
MADISON, WI 53717  
608-829-1750  
608-829-3056 (FAX)



PROJECT: W. JOHNSON STREET & N. BASSETT STREET MIXED USE DEVELOPMENT  
W. JOHNSON STREET & N. BASSETT STREET  
MADISON, WISCONSIN 53703

DEVELOPER: RAYMOND MANAGEMENT COMPANY  
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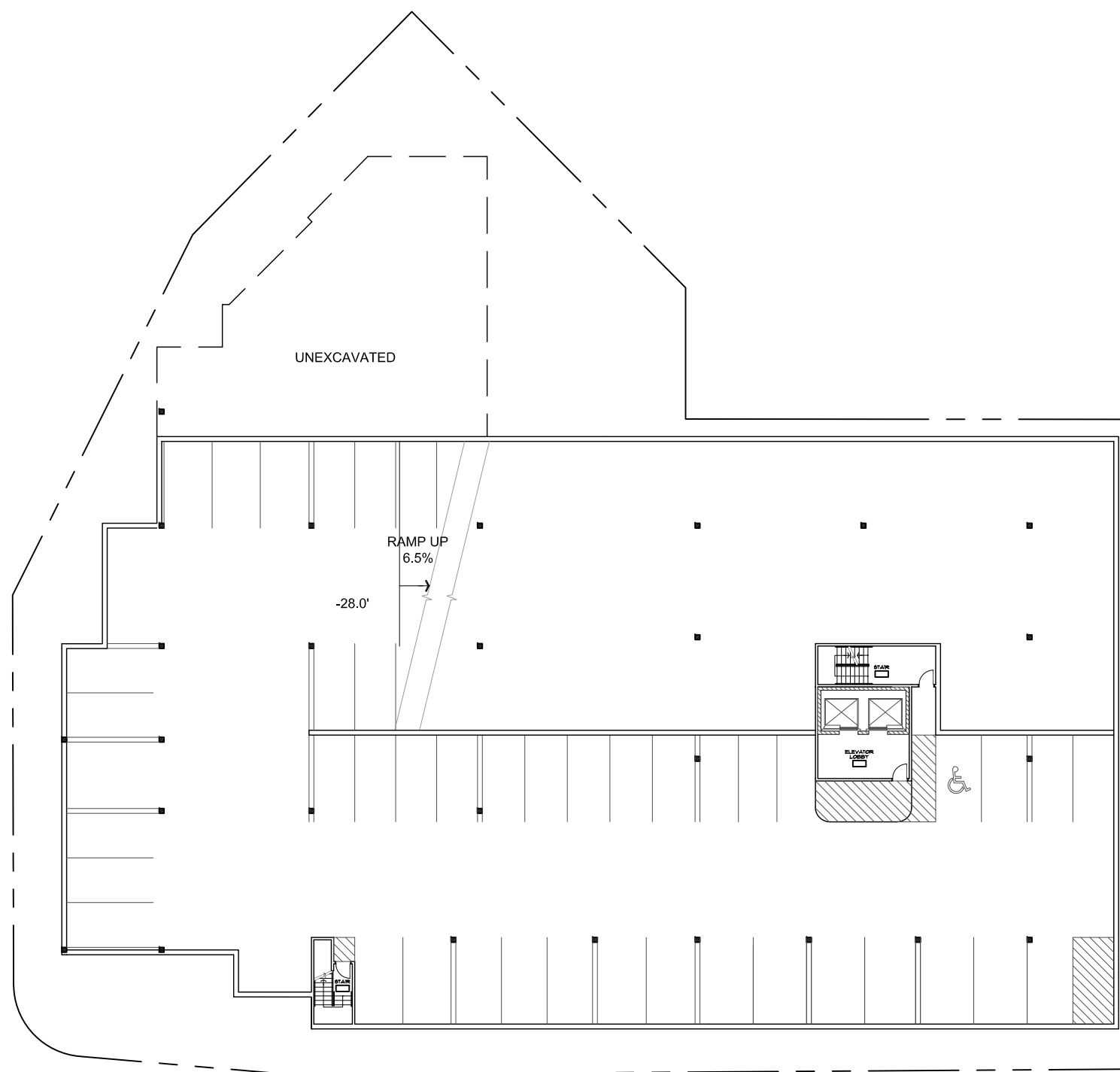
## PARKING LEVEL TWO



PARKING  
LEVEL TWO  
A2.00b



GARY BRINK & ASSOCIATES  
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PROJECT: W. JOHNSON STREET & N. BASSETT STREET MIXED USE DEVELOPMENT  
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MADISON, WISCONSIN 53703

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## PARKING LEVEL THREE



PARKING  
LEVEL THREE  
A2.00c



