

APPLICATION FOR
URBAN DESIGN COMMISSION
REVIEW AND APPROVAL

AGENDA ITEM # _____
Project # _____

DATE SUBMITTED: <u>11/9/05</u>	Action Requested
UDC MEETING DATE: <u>11/16/05</u>	<input type="checkbox"/> Informational Presentation
	<input checked="" type="checkbox"/> Initial Approval and/or Recommendation
	<input type="checkbox"/> Final Approval and/or Recommendation

PROJECT ADDRESS: 8102 Watts Road

ALDERMANIC DISTRICT: Skidmore

OWNER/DEVELOPER (Partners and/or Principals) Raymond Management Co. ARCHITECT/DESIGNER/OR AGENT: Gary Brink & Associates, Inc.
7700 Mineral Point Road, Suite 100 8401 Excelsior Drive
Madison, WI 53717 Madison, WI 53717

CONTACT PERSON: Architect
Address: _____
Phone: _____
Fax: _____
E-mail address: _____

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 * (Fee may be required)
 School, Public Building or Space (Fee may be required)
 New Construction or Addition to or Remodeling of a Retail, Hotel or Motel Building Exceeding 50,000 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)



GARY BRINK & ASSOCIATES
ARCHITECTS

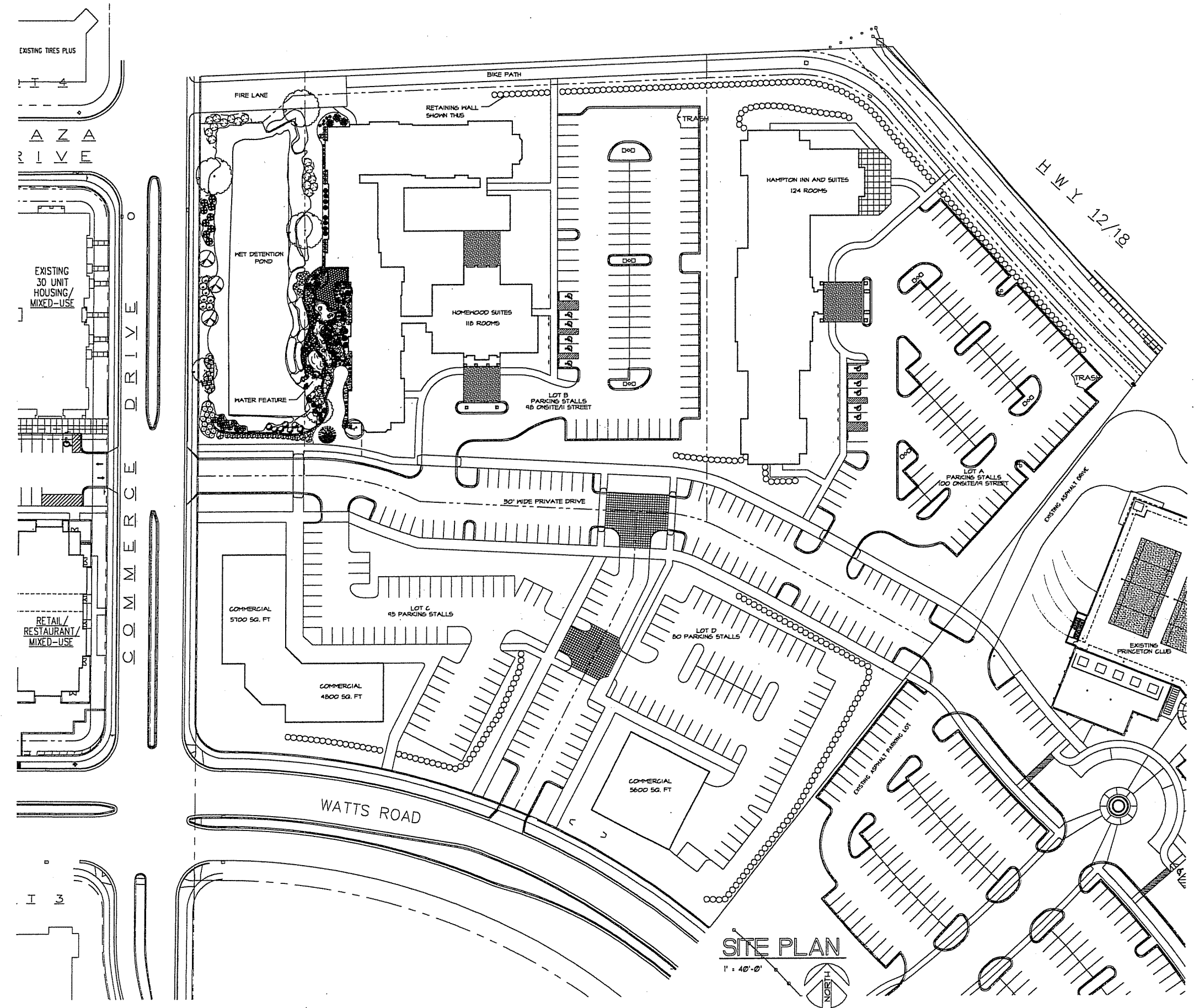
8401 EXCELSIOR DRIVE
MADISON, WI 53717
608-829-1750
608-829-3056 (FAX)

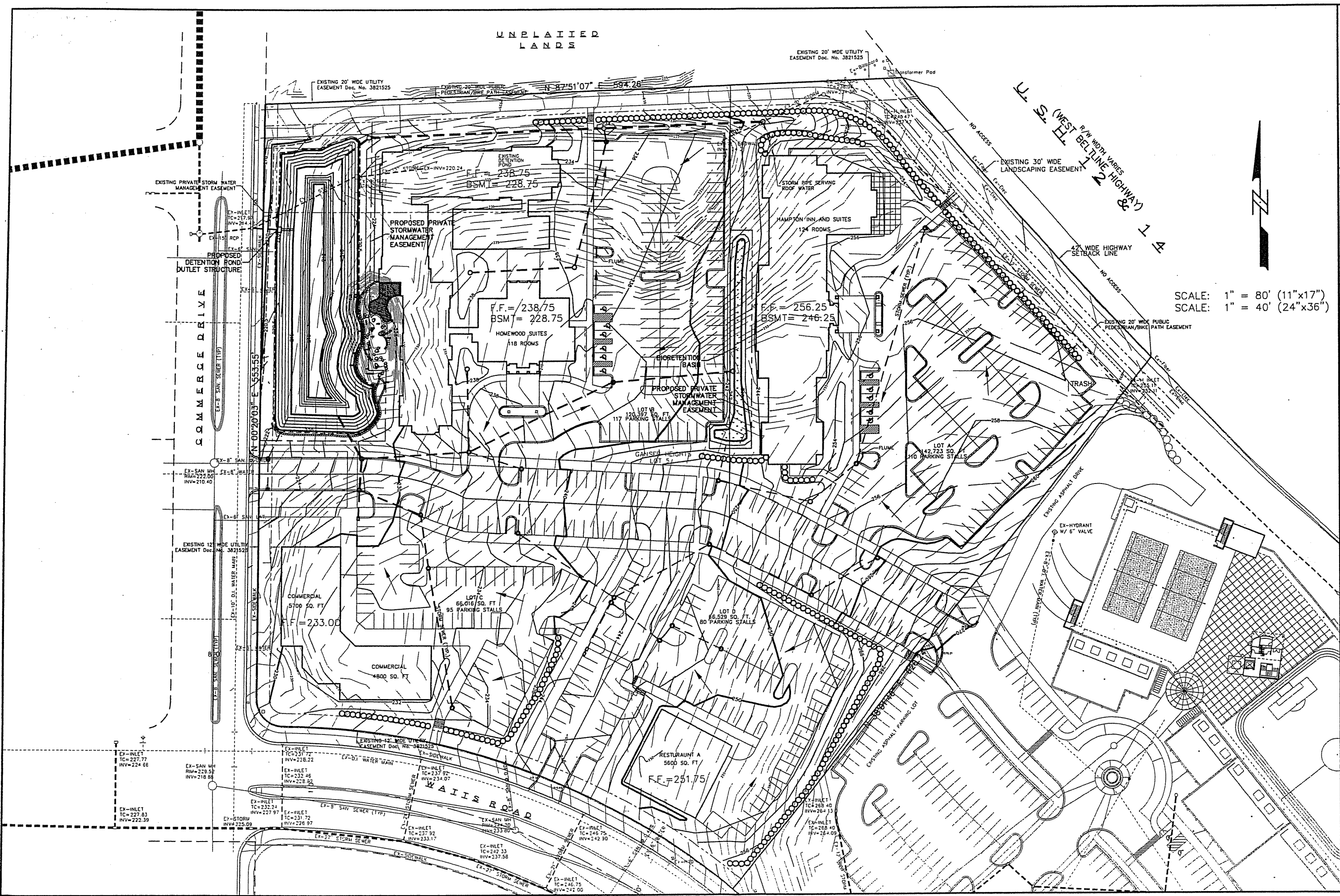
PROJECT: GANSEY HEIGHTS GENERAL DEVELOPMENT PLAN
MADISON, WISCONSIN

CLIENT: RAYMOND MANAGEMENT
MADISON, WISCONSIN

© 2005 GARY BRINK & ASSOC.
Any duplication, reproduction,
or use by any other party is
prohibited unless prior written
authorization is received from
GARY BRINK & ASSOC.

PROJECT: 200509
CAD/FILE: 201-200509
DRAWN BY: DD/rjm
DATE: 10/24/05





Calkins Engineering, LLC
 1010 Virginia Ave
 Memphis, TN 38103
 (901) 838-0444

DATE: 10-20-05
 REVISIONS:
 10-21-05

LOT 5 - GANSER HEIGHTS
 GRADING PLAN
 DRAWING NAME: P:\PERIOD\DESIGN\BASE.DWG
 PLOT: PERIOD

Calkins Engineering, LLC
 Civil Engineers & Land Surveyors

SCALE: 1" = 80' (11"x17")
 SCALE: 1" = 40' (24"x36")



UNPLANNED
LANDS

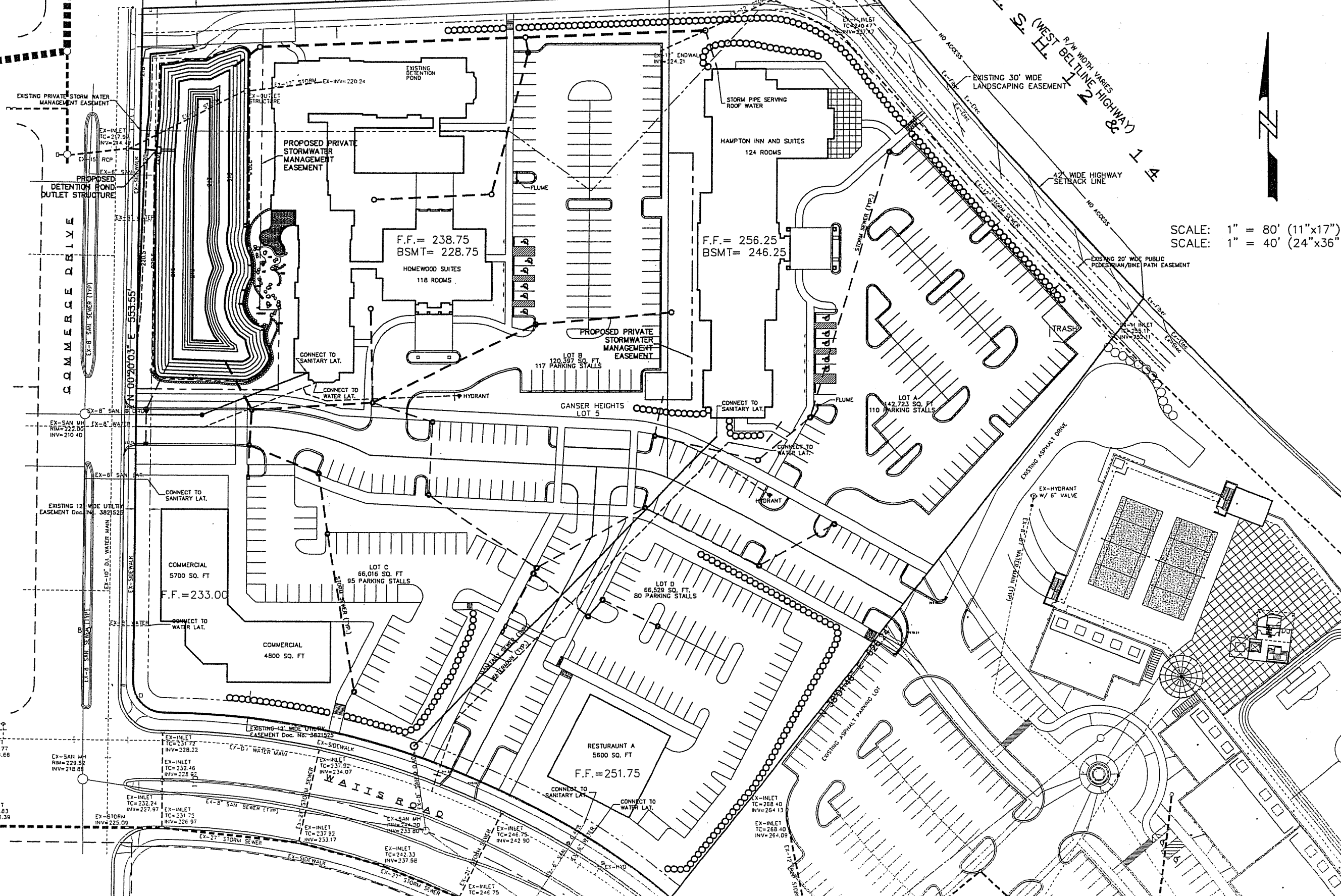
EXISTING 20' WIDE UTILITY
EASEMENT Doc. No. 3821525

EXISTING 20' WIDE PUBLIC
PEDESTRIAN/BIKE PATH EASEMENT N 87°51'07" E 594.26'

EXISTING 20' WIDE UTILITY
EASEMENT Doc. No. 3821525

U. S. (WEST BELTLINE HIGHWAY &)
1 2 1 4
R/W WIDTH VARIES
42' WIDE HIGHWAY
SETBACK LINE
EXISTING 30' WIDE
LANDSCAPING EASEMENT
NO ACCESS

SCALE: 1" = 80' (11"x17")
SCALE: 1" = 40' (24"x36")



Calkins Engineering, LLC
5010 Yonge St. #378
Mississauga, ON L4Y 1Z8
(905) 838-0444

DATE: 10-20-05
REVISIONS:
10-24-05

LOT 5 - GANSER HEIGHTS
UTILITY PLAN

Calkins Engineering, LLC
Civil Engineers & Land Surveyors

PAGE
1 OF 1

DRAWING NAME : P:\PERIOD\DESIGN\BASE.DWG
FR: PERIOD

Ganser Heights Lot 5
General Development
Plan
Questions & Answers

Prepared by
Raymond Management
Barry Perkel
October 2005

Q: Who is the sponsor/developer of the proposal?

- A: The proposed development is a joint venture between the North Central Group (NCG) & Raymond Management Company (RMC). NCM & RMC have a long history of developing & operating high quality hotels in the Madison area including: the Courtyard by Marriott, Hampton Inn (east & west), Residence Inn & Hilton Garden Inn. Both companies are recognized as award winning hotel owners & managers that construct high quality properties while providing excellent customer service.

Q: How does the proposed GDP vary from concept plans discussed in the past?

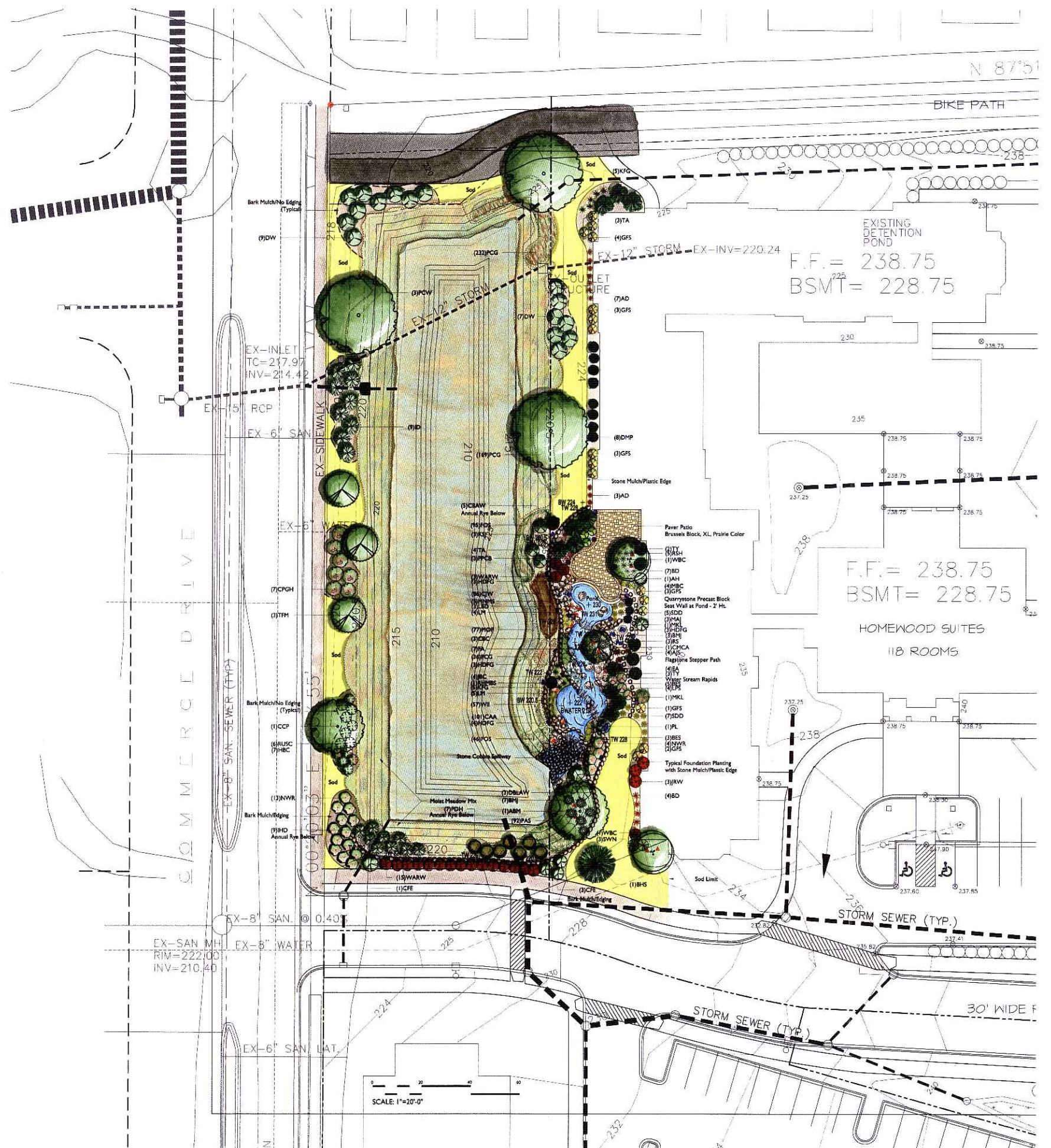
- A: The concept plans located a detention basin along the northern edge of the property, where the proposed GDP locates it at the low point along the western edge of the site. Proposed uses also vary slightly; the proposal includes two hotels vs. a single hotel. We've also omitted proposed office/retail buildings & included mixed-use restaurant/retail pads as opposed to a single restaurant in the concept plans. The current request also reduces parking from 457 stalls to 415 stalls. Otherwise, the GDP is materially unchanged from the concept plans.

Q: Why did you relocate the detention basin?

- A: The property has a significant change in grade from the top of slope adjacent to the Princeton Club, with the low point located at the northwestern corner of the property. Relocating the basin allows us to accommodate the existing grades, simplify the detention system & maximize opportunities for storm water infiltration.

Q: Are there special features involved in the basin?

- A: Yes, the detention basin is designed as a wet pond. In addition, the pond includes a water feature with tiers of moving water surrounded by extensive landscaping. There is also an informal seating area that takes advantage of a jog in the building wall to allow hotel guests to view the water feature. A graphic of the proposed water feature follows.



Plant Material List

Broadleaf Deciduous			
Quantity	Code Name	Common Name	Planting Size
1	ABM	Autumn Blaze Maple	2" B&B
1	CMCA	Candyvine Crabapple	1 3/4" B&B
1	CCP	Chandler's Callery Pear	2" B&B
3	PCW	Prairie Cascade Willow	2" B&B
3	TFM	Three-flower Maple	1 3/4" B&B
2	WBC	Whispering Gray Birch (csp)	1 1/2" B&B

Conifer Evergreen			
Quantity	Code Name	Common Name	Planting Size
1	BHS	Black Hills Spruce	10' TS
10	BMJ	Broadmoor Juniper	#5 CONT.
8	DMP	Dwarf Mugo Pine	18" POT
4	EA	Emerald Arborvitae	5" B&B
3	MAJ	Mini Arcadia Juniper	#5 CONT.
1	RHMBS	Mongomery Blue Spruce	#6 CONT.
5	TY	Taunton Yew	18" B&B
7	TA	Techy/mistral Arborvitae	5" B&B

Perennial			
Quantity	Code Name	Common Name	Planting Size
10	AD	Anzac Daylily (red 28" H Re)	#2 CONT.
4	AJS	Autumn Joy Sedum (red 24")	#1 CONT.
11	BD	Baja Daylily (red 25" H Re)	#1 CONT.
8	BES	Black-eyed Susan	#1 CONT.
7	FA	Fanal Asulbe (red)	#1 CONT.
13	HDFG	Hamel Dwarf Fountain Grass	#1 CONT.
4	JBC	Johnson's Blue Cranesbill	#1 CONT.
10	KFG	Karl Foerster's Feather Reed Grass	#1 CONT.
9	LM	Lady's Mantle	#1 CONT.
3	LBD	Little Business Daylily (red 15" Em Re)	#1 CONT.
5	MINMS	May Night Sage	#1 CONT.
4	MBC	Moonbeam Coreopsis	#1 CONT.
3	PPCB	Palace Purple Coral Bells	#1 CONT.
5	RSB	Royal Standard Hosta (green 12-24")	#1 CONT.
3	RS	Russian Sage	#1 CONT.
12	SDD	Stella De Oro Daylily (gold 18" Re)	#1 CONT.
437	PCG	Prairie Cord Grass	#5 CONT.
77	MCF	Monkey Flower	#5 CONT.
57	WII	Wild Iris	#5 CONT.
92	PAS	Palm Sedge	#5 CONT.
101	CAA	Canada Anemone	#5 CONT.
86	CJW	Chionodoxa Joe-Pye Weed	#5 CONT.
141	FOS	Fox Sedge	#5 CONT.

Shrub			
Quantity	Code Name	Common Name	Planting Size
1	AH	Annabelle Hydrangeas	#3 CONT.
4	CPE	Chicago Fire Winged Euonymus	3" B&B
3	CBC	Cranberry Cotoneaster	#5 CONT.
16	GFS	Goldflame Spirea	#2 CONT.
7	HBC	Hummingbird Clethra	#3 CONT.
9	ID	Isant Dogwood	#5 CONT.
9	IHD	Ivory Halo Dogwood	#5 CONT.
3	JRW	Java Red Weigela	#3 CONT.
3	KSJ	Kalm St Johnswort	#3 CONT.
4	LPS	Little Princess Spirea	#2 CONT.
2	MKL	Mis Kim Lilac	10" B&B
17	NWR	Nearly Wild Rose	#2 CONT.
1	PL	Palibin Lilac	10" B&B
7	PDH	Pink Diamond Hydrangeas	#5 CONT.
6	RUSC	Ruby Spice Clethra	#3 CONT.
3	SWN	Summer Wine Nimbark	#5 CONT.
18	WARW	Wine & Roses Weigela	#5 CONT.
5	CBAW	Canyon Blue Arctic Willow	#3 CONT.
16	DW	Dappled Willow	#3 CONT.
3	DBLAW	Dwarf Blue Leaf Arctic Willow	#3 CONT.
7	CPGH	Compact Pee Gee Hydrangeas	#2 CONT.



- GENERAL NOTES**
- A) Individual trees (and shrub groupings) found along perimeter of property as well as those found within lawn areas to receive bark rings (and bark beds) consisting of a mixture of hardwood shredded bark mulch spread to a minimum 3" depth (3" wide beds for shrub groupings).
 - C) *Plastic Edging* to be Valley View Black Diamond Edging or equivalent.
 - D) Areas labeled "Gravel Mulch" to receive 1-1/2" washed gravel spread to a 3" depth over fabric weed barrier.
 - E) Areas labeled "Sod" shall receive only No. 1 grade nursery-grown bluegrass sod.

the bruce company
 LANDSCAPE ARCHITECTS
 LANDSCAPE CONTRACTORS
 2830 W. BELTLINE HWY
 P.O. BOX 600330
 MIDDLETON, WI 53562-0330
 TEL: (608) 836-7041
 FAX: (608) 831-6566

GANSER HEIGHTS
WATER FEATURE

Checked By: CP
 Drawn By: MN
 Revised:
 Revised:
 Revised:
 Revised:
 Revised:

Job #
L1

Proposed Water Feature

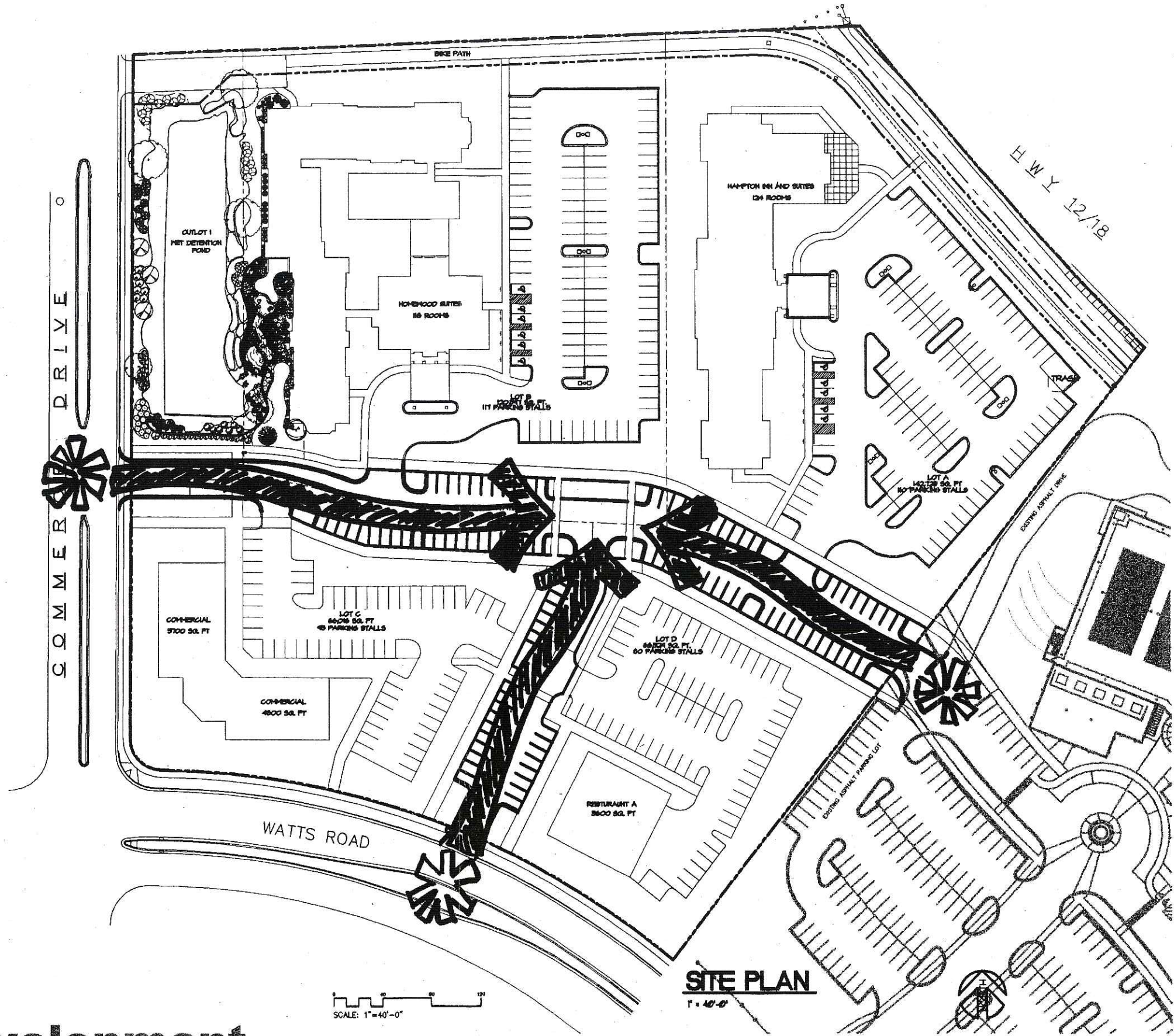
This plan made exclusively for the party named in the title block. It remains the property of The Bruce Company of Wisconsin, Inc. and may not be re-used or reproduced in whole or part for any method without prior written consent of The Bruce Company of Wisconsin, Inc.

Q: Did maintaining other aspects of the concept plans shape the current plan?

- A: Yes – the concept plans required future development maintain an internal road grid & established curb cuts permitting traffic to move between uses without accessing Watts Road, as shown on the graphic that follows. Adjoining development started this network & we intend to continue this drive through our property eventually intersecting with Commerce Drive. Maintaining this circulation shapes the pattern of development that can be sited on the property. This circulation feature, combined with the need to maintain views for adjoining property owners & accommodating existing topography, drove the ultimate form of the development.

Files To Perkel\201-PERKEL.dwg, 10/20/2005 11:39:07 AM

Effect of Internal Circulation on Development Plan



GARY BRINK & ASSOCIATES
ARCHITECTS

8401 EXCELSIOR DRIVE
MADISON, WI 53717
608-829-1750
608-829-3056 (FAX)

PROJECT: **GANSER HEIGHTS GENERAL DEVELOPMENT PLAN**
MADISON, WISCONSIN

CLIENT: **RAYMOND MANAGEMENT**
MADISON, WISCONSIN

© 2005 GARY BRINK & ASSOC.
Any duplication, reproduction,
or use by any other party is
prohibited unless prior written
authorization is received from
GARY BRINK & ASSOC.

PROJECT: 200509
CAD FILE: 201-200509
DRAWN BY: rfm
DATE: 10/20/05

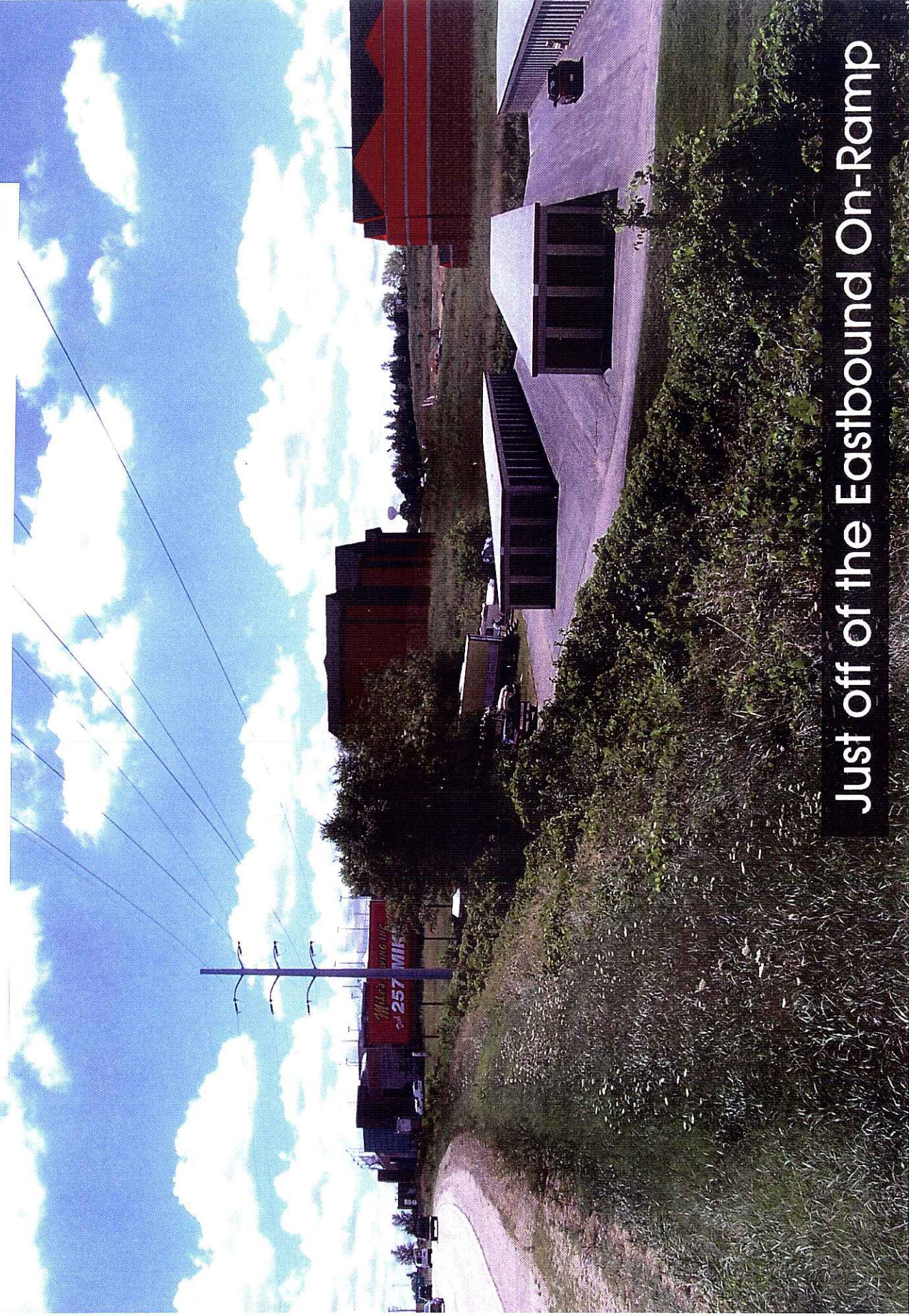
Q: How did the topography of the site influence the proposed amendment?

- A: Existing topography influenced design in a number of ways. The slope from the Princeton Club to Commerce Drive averages about 6.5% & is most pronounced near the Princeton Club, where the transition exceeds 7%. Accommodating these slopes forced the creation of terraces with extensive use of retaining walls to form relatively level building pads & parking areas. A graphic depicting the locations & dimensions of the proposed retaining walls follows. Where possible, the building foot print was reduced by adding an exposed lower level to allow the building to step down the slope. The only way to avoid these transitions is to incur extraordinary grading costs or through the use of structured parking that's cost prohibitive whether freestanding or sited below grade. Additionally, structured parking places the hotels at a competitive disadvantage since no other property in the market charges for parking.

Q: Does site topography present any advantages?

- One of the benefits of the topography is that the parking is largely screened from view from the beltline. We considered using underground parking to further reduce the amount of surface parking. Unfortunately, use of underground parking increases overall building heights. Since much of the feedback from neighboring owners centered on keeping building heights consistent and maintaining views, the idea of underground parking was eliminated given that it would result in additional building height and obstructed views. The graphics that follow show how the site presents itself from various approaches.

Approach Photographs



Just off of the Eastbound On-Ramp

Approach Photographs



Q: Have you worked with the surrounding owners in developing the proposal?

- A: Yes—during the creation of the plan we met with the owners of the Princeton Club, the Arch Diocese of Madison & the owners of Cortland Commons to integrate their comments into the amended GDP. Their comments focused on maintaining views to & from their properties through building placement & limiting building heights. Where taller buildings on our site abut lower buildings on adjoining sites, we took care to provide a buffer to reduce the conflict between existing structures and proposed buildings. A section showing the building heights & relationships follows. The recorded restrictive covenants require approval by the Design Review Board of the Bishop O'Connor Center, as well as outlining landscaping guidelines, suggesting building materials and providing setback/height limits. As part of our predevelopment activity, we reviewed the plan with the Design Review Board and received initial approval.



From Corner of Princeton Club.

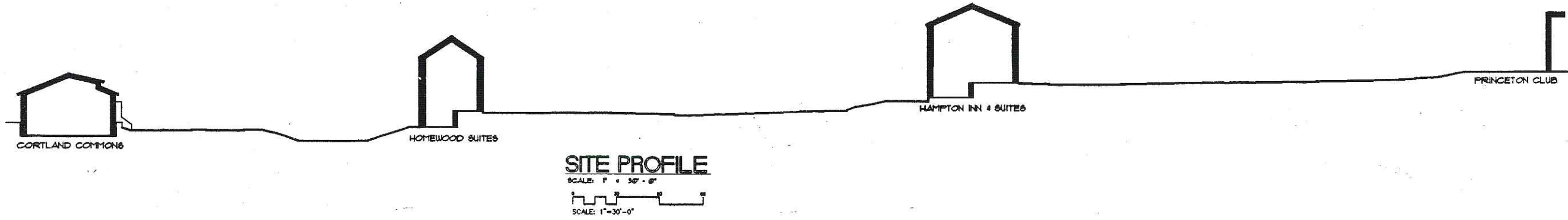
Building Section



GARY BRINK & ASSOCIATES
ARCHITECTS

8401 EXCELSIOR DRIVE
MADISON, WI 53717
608-829-1750
608-829-3059 (FAX)

F:\2005\200509\Files To Perkel\site profile.dwg, 10/20/2005 11:42:59 AM



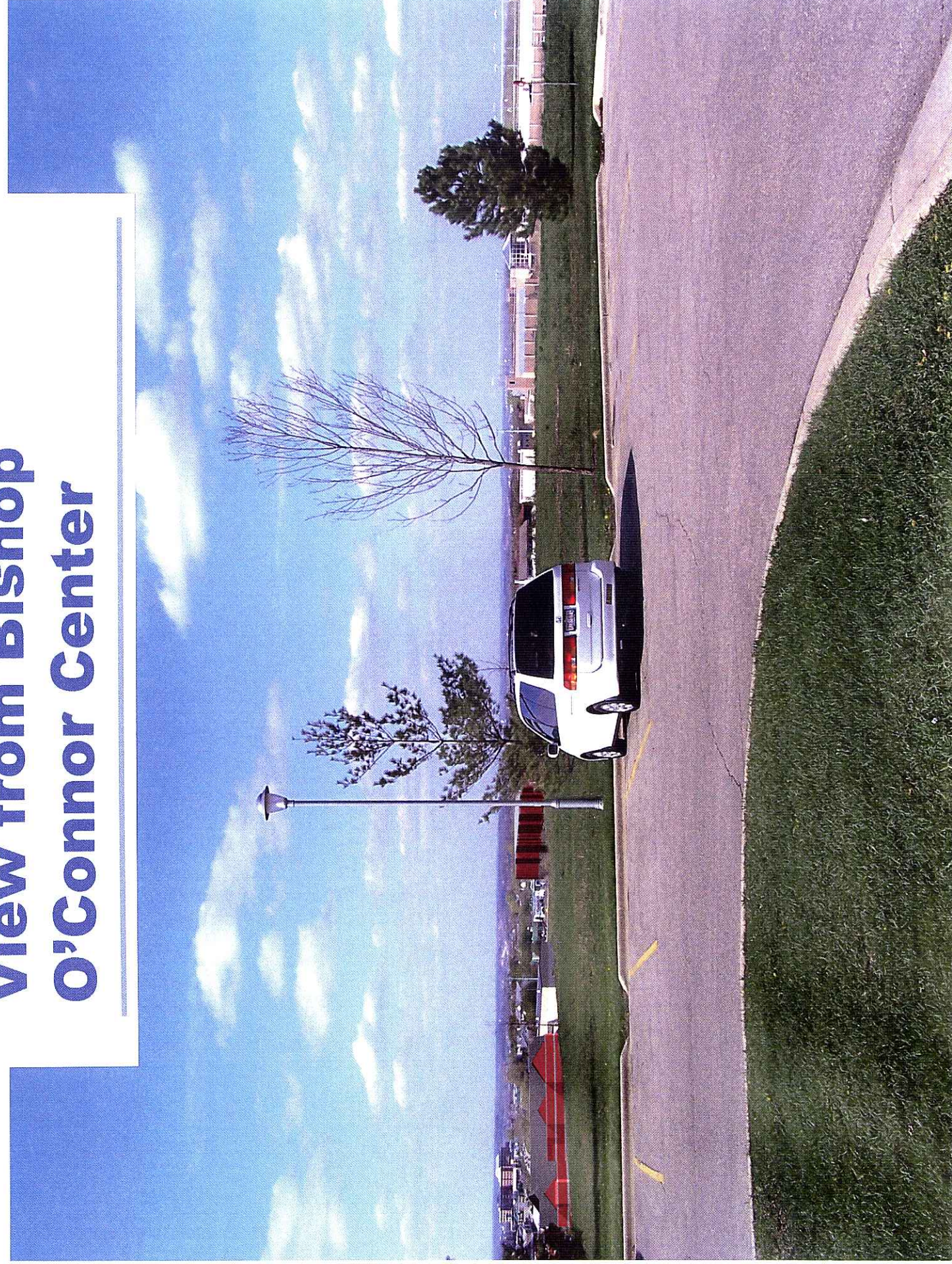
PROJECT: GANSEMER HEIGHTS GENERAL DEVELOPMENT PLAN
MADISON, WISCONSIN

CLIENT: RAYMOND MANAGEMENT
MADISON, WISCONSIN

© 2005 GARY BRINK & ASSOC.
Any duplication, reproduction,
or use by any other party is
prohibited unless prior written
authorization is received from
GARY BRINK & ASSOC.

PROJECT: 200509
CAD FILE: 200509-SITE
DRAWN BY: TB/rjm
DATE: 10/20/05

View from Bishop O'Connor Center



Q: How does the proposal compare to the original with regard to traffic generation?

- A: We undertook a traffic study as part of our predevelopment activity. Analysis of the GDP shows that the proposal will generate less traffic than the concept plans. The results are summarized below.

	2001 Concept Plans	Proposed	Variance
Daily Peak Trips	5,694	4,273	-25.00%
PM Peak trips	363	356	-1.90%

Source: Engineering Solutions Report Dated 5/4/2005: Comparison of Latest Trip Generation Projections to March 2001