



March 19, 2008

Mr. Brad Murphy  
Mr. Kevin Firchow  
City of Madison  
Planning & Development  
215 Martin Luther King Jr. Blvd  
PO Box 2985  
Madison, WI 53701-24985

Re: SIP Submittal:      Block 258 PUD-SIP  
                                 303 North Hamilton Street  
                                 Madison, Wisconsin

Dear Mr. Murphy & Mr. Firchow:

The following SIP submittal together with plans, elevations and text for staff, plan commission and council consideration of approval of the proposed development.

**Project:**            McBride Point – 303 North Hamilton Street  
                         Block 258  
                         Madison, WI

**Applicant:**        Phillip K. Hees  
                         139 West Wilson Street  
                         Madison, WI 53703  
                         Office: (608) 284-1800  
                         Fax:    (608) 284-8400

**Developer:**        The McBride Companies, LLC  
                         139 West Wilson Street  
                         Madison, WI 53703  
                         Office: (608) 284-1800  
                         Fax:    (608) 284-8400  
                         Contact: Phillip K. Hees

**Agent:**            The Alexander Company, Inc.  
                         145 East Badger Road, Suite 200  
                         Madison, WI 53713  
                         Office: (608) 258-5580  
                         Fax: (608) 258-599  
                         Contact: Ed Freer

**Architect:**        The Alexander Company, Inc.  
                         145 East Badger Road, Suite 200  
                         Madison, WI 53713  
                         Office: (608) 258-5580

Fax: (608) 258-599  
Contact: Eduard Freer and Dave Kaul

**Project Description:**

Specific Implementation of the development of approximately seven-one Dwelling Units, maintaining approximately 2,200 gsf of existing retail, and approximately 44 below grade parking stalls On Block 258 in the James Madison Park District of Capitol Neighborhoods.

The site is bound by North Hamilton, North Hancock, and East Johnson streets. This development consists of two buildings; an existing two-story mixed-use retail and residential building with retail on the first floor and 3 residential units on the second floor, along with a newly proposed 4-story building totaling approximately 67 units on the first, second, third and fourth floors. This development includes the relocation and/or removal of up to six structures that currently house 48 dwelling units.

This development eliminates 18 stalls of surface parking from the block and replaces them with below grade parking of approximately 44 stalls. Two of the three existing curb cuts will be removed. A third curb cut will be maintained to access the below grade parking.

The proposed maximum building height is 4-stories with allotments for the elevator and/or mechanical penthouses to project beyond the height of the roof of the fourth floor.

Existing street trees will be protected and retained. Any tree replacement will be coordinated and approved by the City Forester. Additional landscaping will be incorporated at building entries, where there is adequate space between the building and sidewalk and on top of the roof of the parking level along North Hamilton Street.

This project proposes to incorporate an on-street loading zone at the North Hamilton entry – at 333 North Hamilton Street, adjacent to the retail use currently located at 301 North Hamilton. This SIP seeks to maintain the ability for residents of this development to be eligible for residential parking permits similar to the current use by residents of Block 258. Additionally, bicycle parking will be provided on-site at the entrances to the building and adjacent the retail component of the development; additional bicycle parking for residents will be provided in the lower level parking area.

**Fire Apparatus Access:**

Fire Access to the existing and new building is proposed to be provided from the public right-of-way. The applicant will work directly with the Fire Department through the SIP process to develop and approved Fire Access Plan.

**Project Schedule:**

A specific project schedule has been developed for the SIP phase of the development. The schedule for neighborhood review and approval of the SIP and construction of the development will be outlined in the SIP application.

**SIP Schedule:**

Notification of Application	February 12, 2008
Neighborhood Meeting	March 26, 2008
SIP Submittal	March 19, 2008
Additional Neighborhood Meetings	April 3, 2008

Urban Design Meetings  
Plan Commission Meeting  
Common Council Meeting  
Construction

March 26, April 9, April 23  
May 19, June 2, 2008  
June 17, 2008  
TBD

**Site Development:**

**Lot Area:** .54 acres.

**Units:** Approximately 71 Units, 68 in new structure and 3 in existing structure to remain.

**Height:** The existing building will remain 2-stories. The new structure will be 4-stories

**Retail:** Approximately 2,110 gsf plus storage: maintaining existing use at 301 N. Hamilton.

**Parking:** 44 stalls below grade.

**Bicycle Parking:** 72 Visitor and Resident Parking will be provided.

**Loading:** Will request on street loading once building is completed at North Hamilton Street Entrance.

**Landscaping:** A green-roof courtyard will be incorporated on top of the below grade parking. In addition, a portion of the residential units will have private open space areas. And finally variety of building setbacks will allow unique pockets of landscaped areas.

**Existing Structures:** The Pinkus McBride Building and operation to remain as is.

**Implementation Schedule:**

Once approved, this project will proceed through construction in a timely manner. The estimated construction schedule allows for approximately 10 months for the completion of the facility once site demolition and environmental remediation has been concluded.

Thank you for your time in reviewing this proposal. We look forward to working with the neighborhood and City staff to continue the project's design development and look forward to successful completion of the SIP process and your endorsement.

Respectfully,  
THE ALEXANDER COMPANY, Inc.



Eduard J. Freer

## **PROPOSED ZONING TEXT: PUD-SIP**

(THIS SIP ALLOWS FOR MAINTENANCE OF EXISTING USES)

### **McBRIDE POINT**

### **301 NORTH HAMILTON STREET**

### **BLOCK-258 MADISON, WI**

**Legal Description:** Lots 1, 2, 3 Block 258 Original Plat to the City of Madison, City of Madison, Dane County, Wisconsin.

- A. **Statement of Purpose:** This Zoning District is established to provide a General Development Plan to guide the Specific Implementation of the construction of approximately 71 Dwelling Units, approximately 2,200 gsf of retail, and approximately 44 below grade parking stalls. This development consists of two buildings; maintaining an existing two-story mixed-use retail and residential building with retail on the first floor and 3 residential units on the second floor, along with a newly proposed 4-story building totaling approximately 68 units on the first, second, third and fourth floors. This development includes the relocation and/or removal of up to six structures that currently house 48 dwelling units. This development eliminates 18 stalls of surface parking from the block and replaces them with below grade parking of approximately 44 stalls. Please note this SIP contemplates the maintenance of the existing residential uses on site at least until the SIP for the development is approved and recorded, as well as the maintenance of the existing retail use currently operating on-site.
- B. **Permitted Uses:**
1. Those uses that are stated in the Residential, C-2 Commercial & Office Zoning Districts.
  2. Uses accessory to permitted uses as listed above
  3. Other uses listed herein and in attached Letter of Intent and in future SIP applications
  4. Maintenance of existing buildings for current uses is permitted by this GDP
- C. **Lot Area:** The total project area including lots 1, 2 and 3 of Block 258 is approximately 23,391 gross square feet or .54 acres.
- D. **Floor Area Ratio:**
1. The final floor area ratios will generally align with the structures identified on the attached conceptual site/landscape plan. Specific floor area ratios are summarized on the drawings submitted with the SIP application of the proposed development. This proposal contemplates a structure of roughly 82,000 gross square feet on 5 levels, one below-grade and 4 above-grade.
  2. The proposed maximum building height is 4-stories with allotments for the elevator and/or mechanical penthouses to project beyond the height of the roof of the fourth floor.
- E. **Yard Area Requirements:** Yard areas will be provided as shown on the attached site/landscape plan. Please note a majority of the building face aligns directly with the property limits.

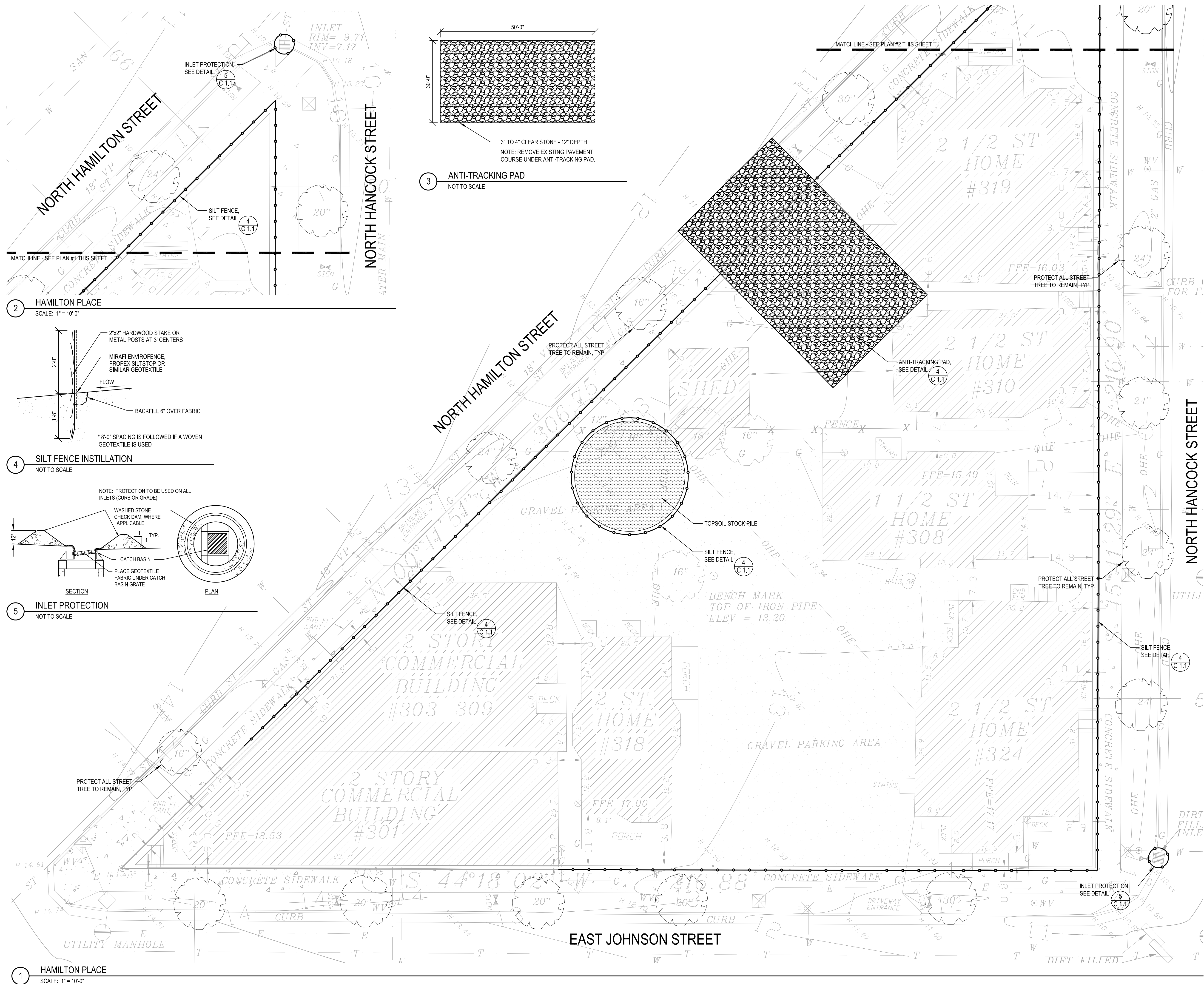
- F. **Landscaping:** Grading, utility improvements, and landscape plans are attached and represent concepts previously approved during the GDP phase.
- G. **Accessory Off-Street Parking & Loading:** Accessory off-street parking will be provided as described in the Letter of Intent. Automobile and motorcycle parking will be provided on-site below grade. This SIP proposes to add one additional on-street residential loading zone at the North Hamilton entry adjacent to the retail use currently located at 301 North Hamilton and the new entry to the apartment building. This will be requested once the construction has been completed. We understand that the long-term use or permanent dedication of an on street-loading zone cannot be guaranteed by the city. Additionally, bicycle parking will be provided on-site at the entrances to the building and adjacent the retail component of the development; 72 bicycle parking for residents will be provided in the lower level parking area.
- H. **Lighting:** Site Lighting will be limited to landscape and building accent lighting. The current SIP permits maintenance of existing street lighting.
- I. **Signage:** Signage will be allowed as per Chapter 31 of the Madison General Ordinances, and as outlined in the future SIP application or administrative amendments to existing zoning.
- J. **Family Definition:** The family definition of this PUD-SIP shall coincide with the definition given in chapter 28.03(2) of the Madison General Ordinances for the R-6 Zoning District.
- K. **Alterations and Revisions:** No alteration or revision to this Planned Unit Development shall be permitted unless approved by the City Plan Commission, however the Zoning Administrator may issue permits for minor alterations or additions which are approved by the Director of Planning and Development and the Alderperson of the District, and are compatible with the concept approved by the City Plan Commission.

2 HAMILTON PLACE  
SCALE: 1" = 10'-0"

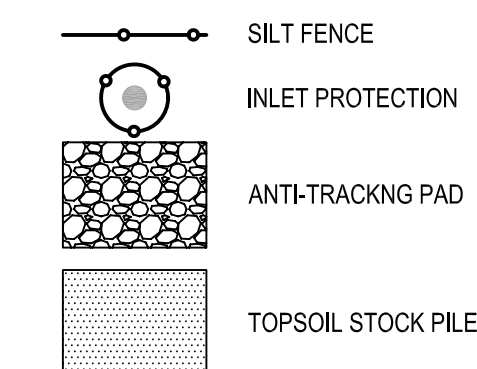
4 SILT FENCE INSTALLATION  
NOT TO SCALE

5 INLET PROTECTION  
NOT TO SCALE

3 ANTI-TRACKING PAD  
NOT TO SCALE

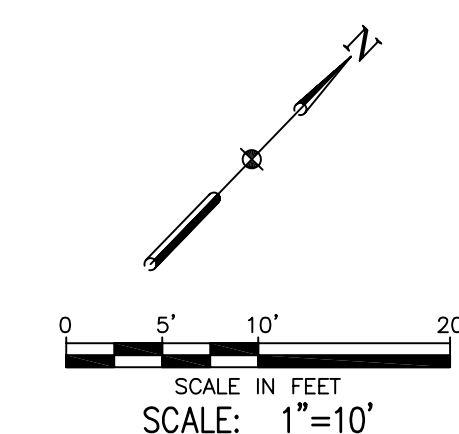


**LEGEND:**



NOTES:

1. SEE EXISTING CONDITIONS SHEET C 1.0 FOR LEGEND OF EXISTING FEATURES.
2. CONTRACTOR SHALL PROTECT ALL BURIED OR ABOVE GROUND UTILITIES AND SITE FEATURES WHICH ARE NOT MARKED FOR REMOVAL OR ABANDONMENT.
3. ALL SITE EROSION CONTROL MEASURES SHALL BE MAINTAINED BY CONTRACTOR, AND SHALL BE REPLACED OR REPAIRED AS NEEDED TO SERVE INTENDED FUNCTION.
4. SILT FENCE SHALL BE KEPT ON SITE FOR REPAIRS.



TO OBTAIN LOCATION OF  
PARTICIPANTS' UNDERGROUND  
FACILITIES BEFORE YOU  
DIG IN WISCONSIN  
**CALL DIGGERS HOTLINE**  
**1-800-242-8511**  
**TOLL FREE**  
FAX A LOCATE 1-800-338-3860  
TDD (FOR HEARING IMPAIRED) 1-800-542-2289  
WIS. STATUTE 182.0175 (1974)  
REQUIRES MIN. OF 3 WORK DAYS  
NOTICE BEFORE YOU EXCAVATE.

Architecture, Planning & Construction  
**ALEXANDER COMPANY**  
445 E. BADGER ROAD, SUITE 200  
MADISON, WISCONSIN 53713  
TELEPHONE 608-258-5580  
FAX 608-258-5599

PRELIMINARY  
FOR INFORMATION  
PURPOSE ONLY  
NOT FOR CONSTRUCTION

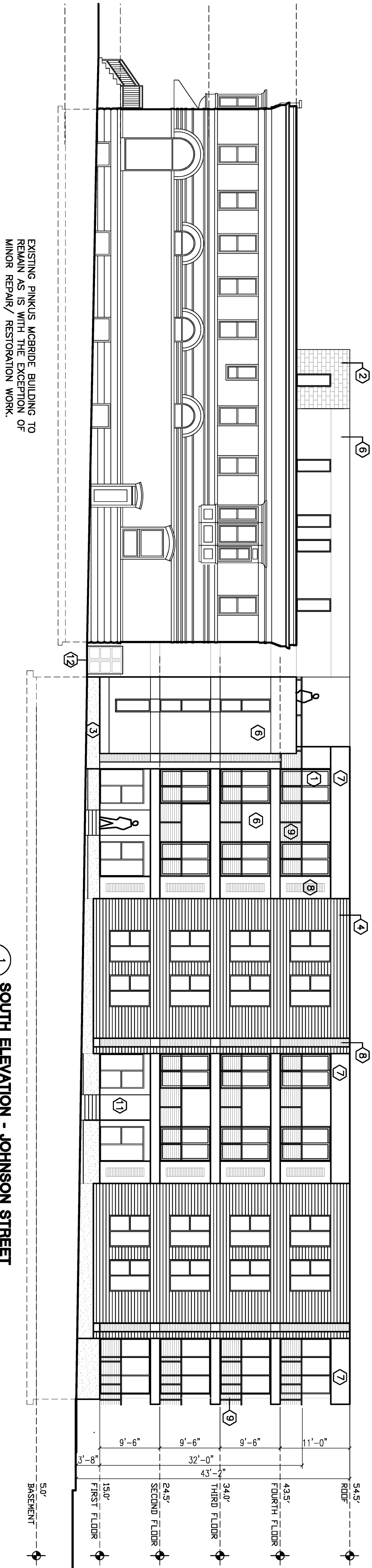
BLOCK 258  
SIP SUBMITTAL  
NORTH HAMILTON STREET  
MADISON, WISCONSIN

## EROSION CONTROL PLAN

PROJECT NO.	07-642
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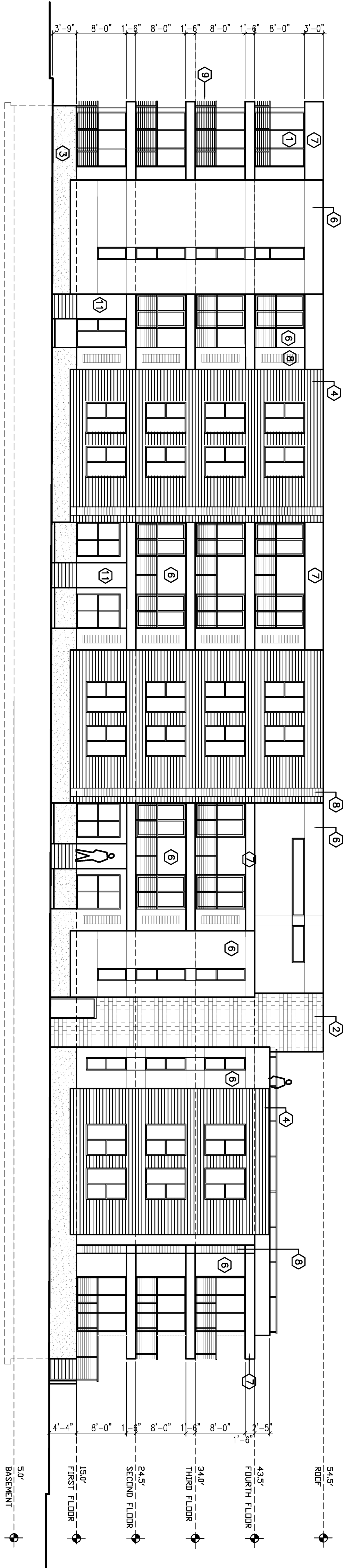
SHEET NO.

## C 1.1



**1**  
**SOUTH ELEVATION - JOHNSON STREET**  
SCALE : 1/16" = 1'-0"

- MATERIAL KEY**
- 1 CLEAR LOW-E GLASS
  - 2 ANODIZED ALUMINUM FRAME
  - 3 BURNISHED CONCRETE MASONRY UNITS
  - 4 POURED CONCRETE
  - 5 LAP SIDING-PAINTED CEMENT BOARD
  - 6 FROSTED GLASS WITH BACKLIGHT
  - 7 EIFS
  - 8 PRECOLORED ALUMINUM PANEL
  - 9 ALUMINUM OR EQUAL
  - 10 ANODIZED ALUMINUM HVAC LOUVER
  - 11 STAINLESS STEEL CABLE RAIL - POWDERCOATED STEEL SUPPORTS
  - 12 POWDERCOATED STEEL RAILING
  - 13 PARAFLEX WOOD PANEL
  - 14 POWDER COATED STEEL TUBES (ALUM. FINISH) GREENPANTHER METAL PANEL



**2**  
**EAST ELEVATION - HANCOCK STREET**  
SCALE : 1/16" = 1'-0"

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**PRELIMINARY**  
**FOR INFORMATION**  
**PURPOSE ONLY**  
**NOT FOR CONSTRUCTION**

**BLOCK 258**  
**GDP SUBMITTAL**  
**NORTH HAMILTON STREET**  
**MADISON, WISCONSIN**

**ELEVATIONS**

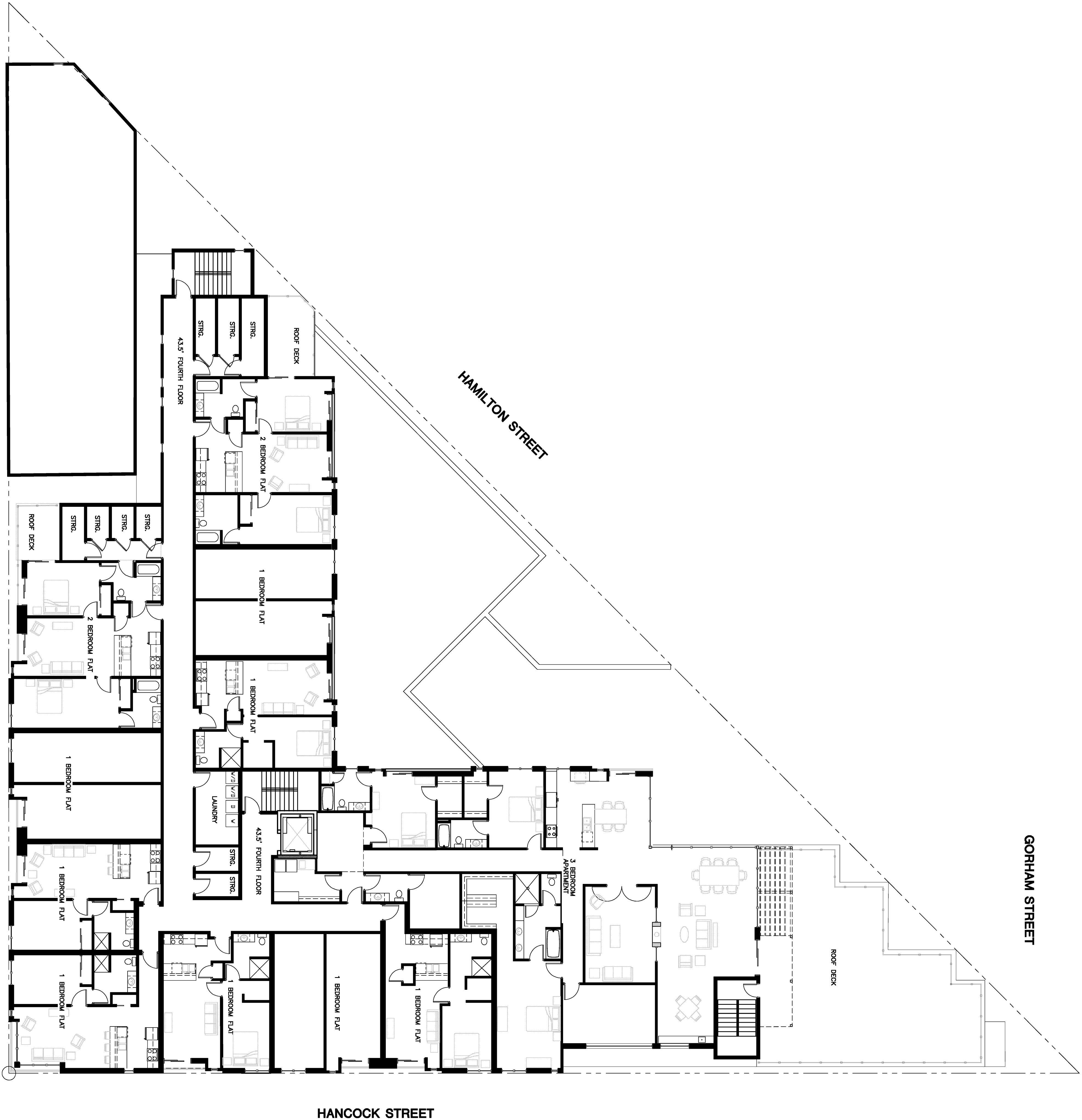
DRAWN: DNK	APPR.:			
9-5-07	GDP			
1-15-07	GDP RESUBMIT			
3-19-07	SIP SUBMITTAL			

**PROJECT NO.**  
07-642

**SHEET NO.**

**A5.0**





NEW CONSTRUCTION  
8- 1 BEDROOM FLATS  
2- 2 BEDROOM FLATS  
1 3 BEDROOM APARTMENT

13,540 S.F.  
640 S.F. AVG.  
950 S.F. AVG.  
3955 S.F.

FOURTH FLOOR PLAN

SCALE : 3/32" = 1'-0"

BLOCK 258  
GDP SUBMITTAL  
NORTH HAMILTON STREET  
MADISON, WISCONSIN

**PRELIMINARY**  
**FOR INFORMATION**  
**PURPOSE ONLY**  
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Architecture, Planning & Construction  
**ALEXANDER COMPANY**  
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FOURTH FLOOR PLAN

DRAWN: DNK | APPR.:  
9-5-07 GDP  
1-15-07 GDP RESUBMIT  
3-19-07 SIP SUBMITTAL

PROJECT NO.  
07-642

SHEET NO.

A3.4





NEW CONSTRUCTION  
18- 1 BEDROOM FLATS  
1- 2 BEDROOM FLAT  
PINKUS MABRIDE SECOND FLOOR REMODEL:  
3-1 BEDROOM FLATS

15,716 S.F.  
640 S.F., AVG.  
1090 S.F.  
650 S.F., AVG.

1 THIRD FLOOR PLAN  
SCALE: 1/32" = 1'-0"

THIRD FLOOR PLAN

DRAWN: DNK	APPR.:				
9-5-07	GDP				
1-15-07	GDP RESUBMIT				
3-19-07	SIP SUBMITTAL				

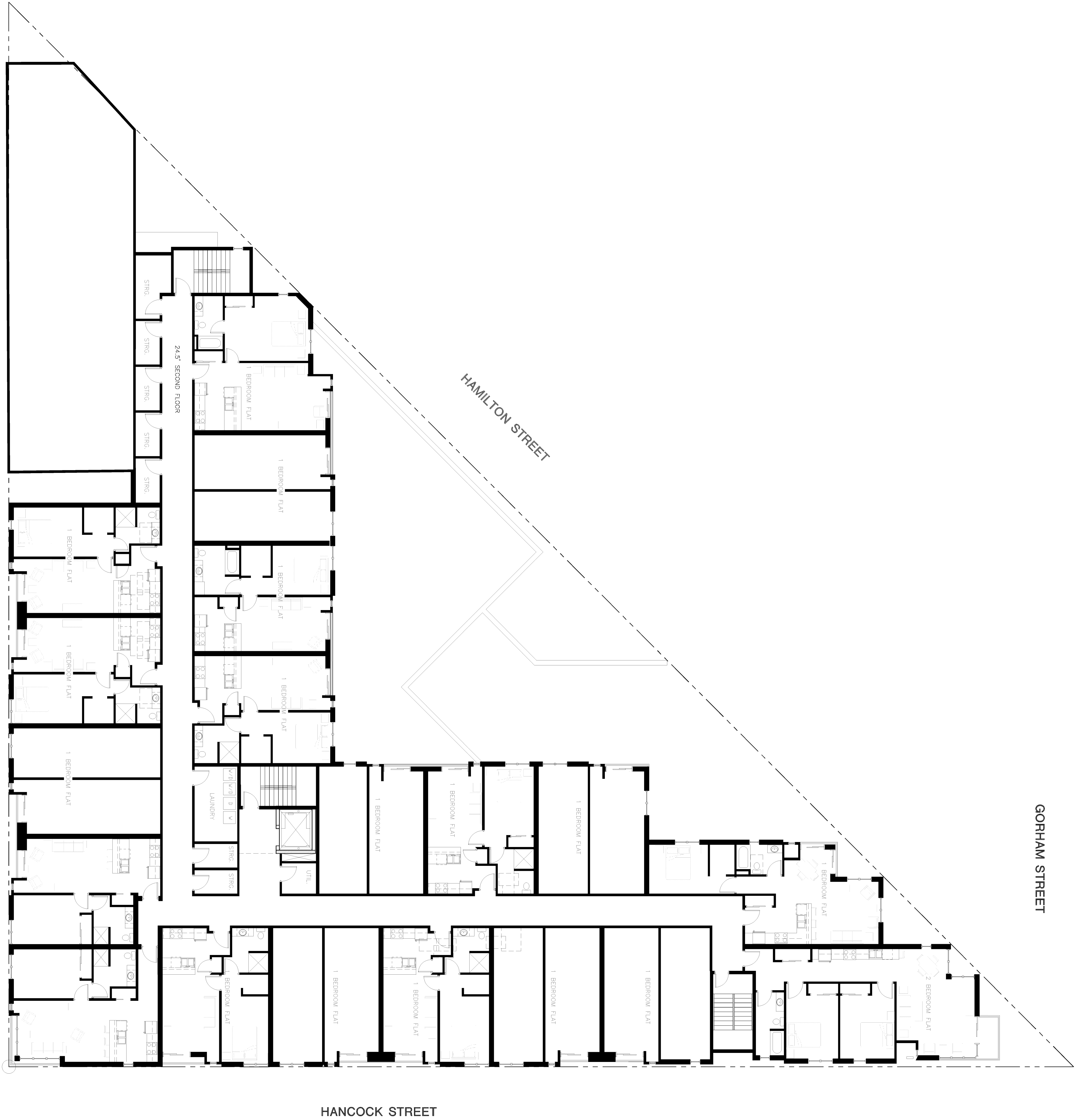
PROJECT NO.  
07-642

SHEET NO.

BLOCK 258  
GDP SUBMITTAL  
NORTH HAMILTON STREET  
MADISON, WISCONSIN

**PRELIMINARY**  
**FOR INFORMATION**  
**PURPOSE ONLY**  
**NOT FOR CONSTRUCTION**

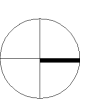
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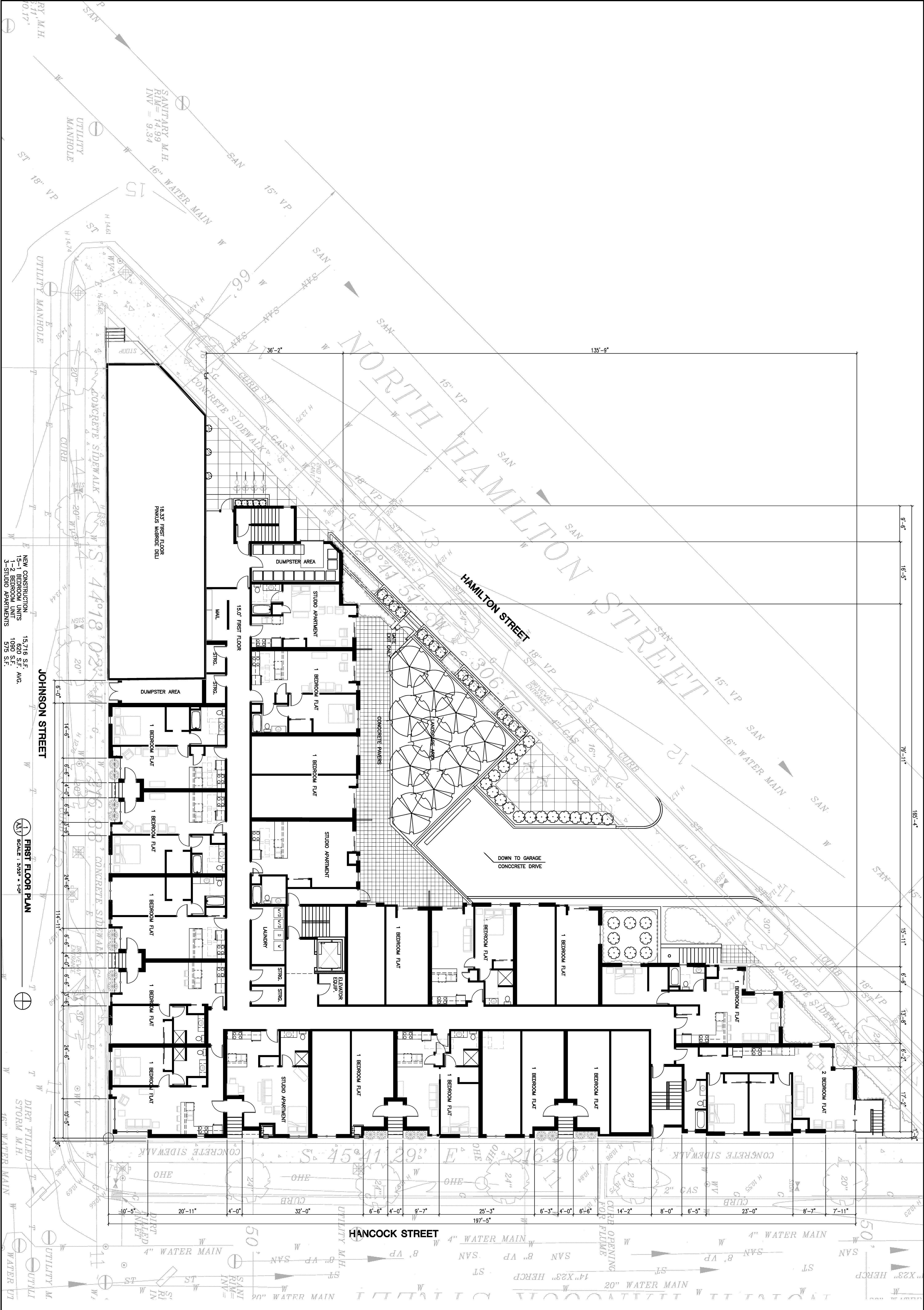


NEW CONSTRUCTION  
18-2 BEDROOM FLATS  
1-2 BEDROOM FLATS

15,716 S.F.  
640 S.F. AVG.  
950 S.F. AVG.

1  
13.2  
SCALE 3/32" = 1'-0"

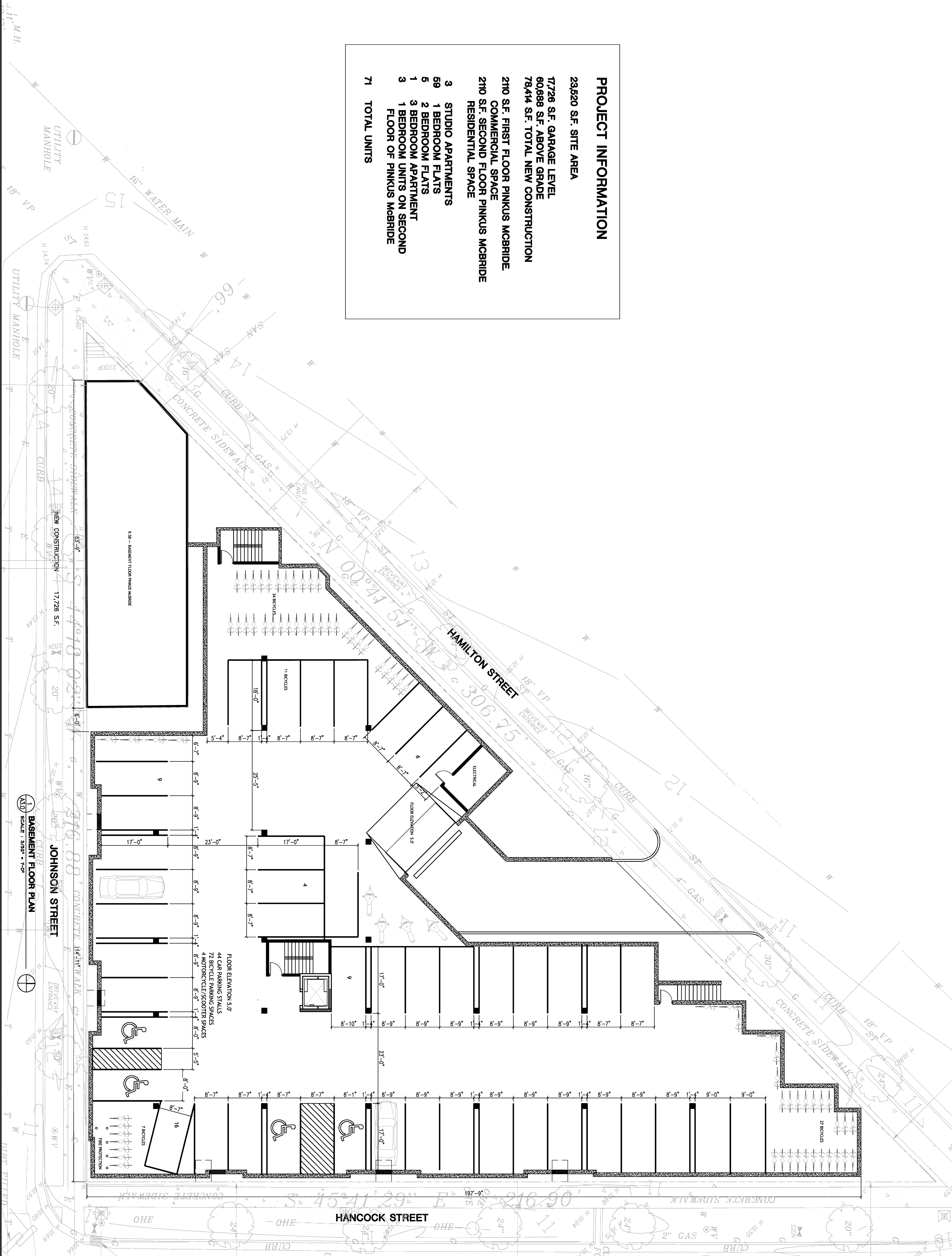




<div><div>A3.1</div><div>SHEET NO.</div></div>		<div><div>FIRST FLOOR PLAN</div><div><div><div>DRAWN: DNK</div><div>9-5-07 GDP</div><div>1-15-07 GDP RESUBMIT</div><div>3-19-07 SIP SUBMITTAL</div></div><div><div>APPR.:</div><div></div><div></div><div></div></div></div></div>	<div><div>BLOCK 258</div><div>GDP SUBMITTAL</div><div>NORTH HAMILTON STREET</div><div>MADISON, WISCONSIN</div></div>	<div><div>PRELIMINARY</div><div>FOR INFORMATION PURPOSE ONLY</div><div>NOT FOR CONSTRUCTION</div></div>	<div><div>Architecture, Planning &amp; Construction</div><div>ALEXANDER COMPANY</div><div>145 E. BADGER ROAD, SUITE 200</div><div>MADISON, WISCONSIN 53713</div><div>TELEPHONE 608-258-5580</div><div>FAX 608-258-5599</div></div>
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- PROJECT INFORMATION**
- 23,620 S.F. SITE AREA
- 17,726 S.F. GARAGE LEVEL  
60,688 S.F. ABOVE GRADE  
78,414 S.F. TOTAL NEW CONSTRUCTION
- 210 S.F. FIRST FLOOR PINKUS MCBRIDE  
COMMERCIAL SPACE
- 210 S.F. SECOND FLOOR PINKUS MCBRIDE  
RESIDENTIAL SPACE
- 3 STUDIO APARTMENTS  
59 1 BEDROOM FLATS  
6 2 BEDROOM FLATS  
1 3 BEDROOM APARTMENT  
3 1 BEDROOM UNITS ON SECOND  
FLOOR OF PINKUS MCBRIDE
- 71 TOTAL UNITS



<b>BASEMENT FLOOR PLAN</b>		<b>BLOCK 258</b> GDP SUBMITTAL NORTH HAMILTON STREET MADISON, WISCONSIN	<b>PRELIMINARY</b> FOR INFORMATION PURPOSE ONLY <b>NOT FOR CONSTRUCTION</b>	Architecture, Planning & Construction <b>ALEXANDER COMPANY</b> 145 E. BADGER ROAD, SUITE 200 MADISON, WISCONSIN 53713 TELEPHONE 608-258-5580 FAX 608-258-5599	
DRAWN: DNK	APPR.:				
9-5-07 GDP					
1-15-07 GDP RESUBMIT					
3-19-07 SIP SUBMITTAL					
PROJECT NO. 07-642					
SHEET NO.					
<b>A3.0</b>					



1 WEST ELEVATION - HAMILTON STREET  
A2.1 SCALE : 3/32" = 1'-0"

MATERIAL LEGEND

	EIFS - COLOR TBD		CLEAR GLASS ANAODIZED ALUMINUM FRAME		ALUMINUM GRILLE
	LAP SIDING (PAINTED FIBER CEMENT BOARD)		BURNISHED CONCRETE MASONRY UNITS		CABLE RAIL
	COMPOSITE ALUMINUM PANEL		POURED CONC.		

A5.4	SHEET NO.	PROJECT NO. 07-642					BLOCK 258 GDP SUBMITTAL NORTH HAMILTON STREET MADISON, WISCONSIN		Architecture, Planning & Construction <b>ALEXANDER COMPANY</b> 145 E. BADGER ROAD, SUITE 200 MADISON, WISCONSIN 53713 TELEPHONE 608-258-5580 FAX 608-258-5599	
			DRAWN:	APPR.:						
			9-5-07	GDP						
			1-15-07	GDP RESUBMIT						
			3-19-08	SIP SUBMITTAL						



1  
A2.1  
**NORTH ELEVATION - GORHAM STREET**  
SCALE : 1/16" = 1'-0"

**MATERIAL LEGEND**

		EIFS - COLOR TBD		CLEAR GLASS ANAODIZED ALUMINUM FRAME		ALUMINUM GRILLE
		LAP SIDING (PAINTED FIBER CEMENT BOARD)		BURNISHED CONCRETE MASONRY UNITS		CABLE RAIL
		COMPOSITE ALUMINUM PANEL		POURED CONC.		

A5.3

SHEET NO.

PROJECT NO.  
07-642

DRAWN:	APPR.:			
9-5-07	GDP			
1-15-07	GDP RESUBMIT			
3-19-08	SIP SUBMITTAL			

BLOCK 258  
GDP SUBMITTAL  
NORTH HAMILTON STREET  
MADISON, WISCONSIN

Architecture, Planning & Construction










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2 EAST ELEVATION - HANCOCK STREET  
A5.0 SCALE : 1/16" = 1'-0"

MATERIAL LEGEND

		EIFS - COLOR TBD		CLEAR GLASS ANAODIZED ALUMINUM FRAME		ALUMINUM GRILLE
		LAP SIDING (PAINTED FIBER CEMENT BOARD)		BURNISHED CONCRETE MASONRY UNITS		CABLE RAIL
		COMPOSITE ALUMINUM PANEL		POURED CONC.		

A5.2

SHEET NO.

PROJECT NO.  
07-642

DRAWN:		APPR.:	
9-5-07	GDP		
1-15-07	GDP RESUBMIT		
3-19-08	SIP SUBMITTAL		

BLOCK 258  
GDP SUBMITTAL  
NORTH HAMILTON STREET  
MADISON, WISCONSIN

Architecture, Planning & Construction

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TELEPHONE 608-258-5580  
FAX 608-258-5599





EXISTING PINKUS MCBRIDE BUILDING TO REMAIN AS IS WITH THE EXCEPTION OF MINOR REPAIR/RESTORATION WORK.

1 SOUTH ELEVATION - JOHNSON STREET  
A5.0 SCALE : 1/16" = 1'-0"

MATERIAL LEGEND

- EIFS - COLOR TBD
- LAP SIDING (PAINTED FIBER CEMENT BOARD)
- COMPOSITE ALIMINUM PANEL
- CLEAR GLASS ANAODIZED ALUMINUM FRAME
- BURNISHED CONCRETE MASONRY UNITS
- POURED CONC.
- ALUMINUM GRILLE
- CABLE RAIL

A5.1

SHEET NO.

PROJECT NO.  
07-642

DRAWN:	APPR.:			
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1-15-07	GDP RESUBMIT			
3-19-08	SIP SUBMITTAL			

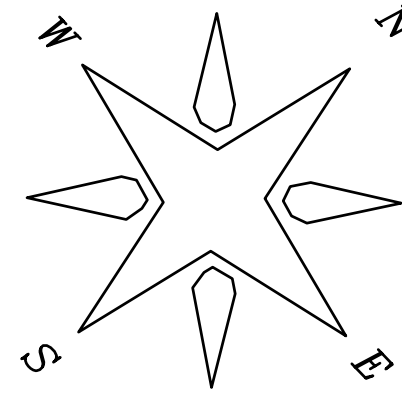
BLOCK 258  
GDP SUBMITTAL  
NORTH HAMILTON STREET  
MADISON, WISCONSIN

Architecture, Planning & Construction  
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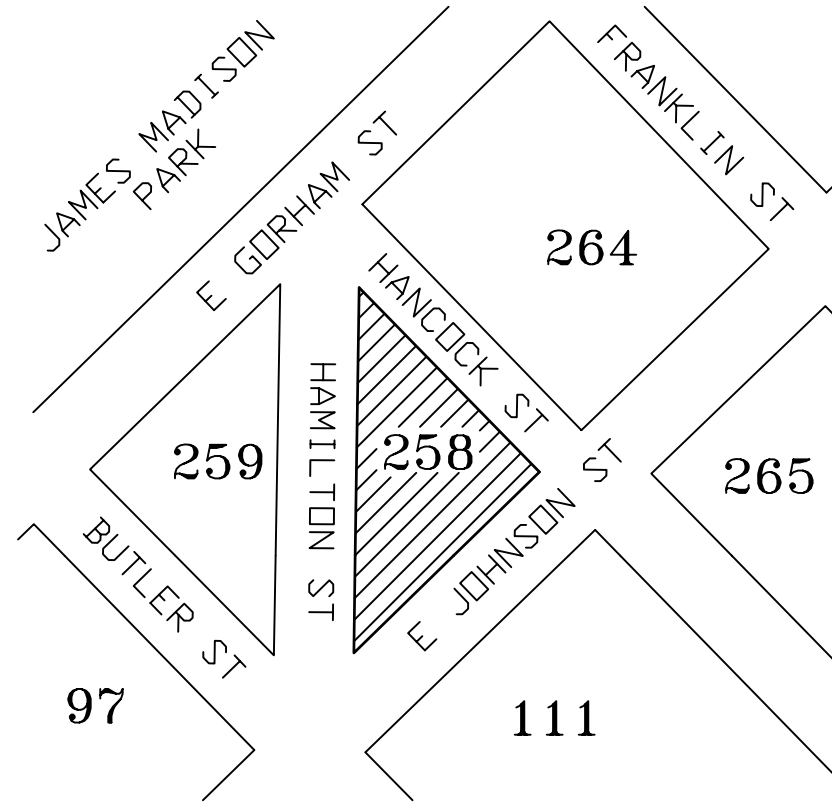
NOTES:

- THIS MAP IS BASED ON FIELD SURVEY WORK PERFORMED ON JULY 25TH AND 26TH AND COMPLETED ON AUGUST 1ST, 2007. ANY CHANGES IN SITE CONDITIONS AFTER AUGUST 1ST, 2007 ARE NOT REFLECTED BY THIS SURVEY. REVISED FEBRUARY 27TH, 2008, TO CONVERT TO CITY DATUM ONLY.
- CITY OF MADISON DATUM BENCHMARKS AS SHOWN ON SURVEY.
- CALL DIGGERS HOTLINE FOR EXACT LOCATION OF UNDERGROUND UTILITIES. 1-800-272-8511
- PREPARED FOR: THE MCBRIDE COMPANY  
P.O. BOX 191  
MADISON, WI., 53701
- TOTAL AREA = 23,520 SQ.FT. OR 0.54 ACRES
- PUBLIC UTILITIES**  
STORM SEWER - CITY OF MADISON  
SANITARY SEWER - CITY OF MADISON  
WATER - CITY OF MADISON  
NATURAL GAS - MADISON GAS AND ELECTRIC  
ELECTRIC - MADISON GAS AND ELECTRIC
- CURRENT ZONING AND BUILDING SETBACKS PER CITY OF MADISON**  
ENTIRE BLOCK IS R-6 ZONING  
20.0 FEET MIN. FRONT YARD SETBACK  
30 FOOT MIN REAR SETBACK OR 45% OF BUILDING HEIGHT WHICH EVER IS GREATEST.  
5 FOOT MIN. SIDE YARD FOR SINGLE STORY AND AN ADDITIONAL 2 FEET FOR EVERY STORY .
- WETLANDS IF PRESENT HAVE NOT BEEN DELINEATED OR SURVEYED.
- PER FEMA FLOOD MAP PANEL NO. 55025C0409F ON JUNE 17TH, 2003, SAID PARCEL IS IN ZONE "X"  
AND IS NOT LOCATED IN A 100 YEAR FLOOD PLAIN.
- ALL OVERHEAD AND UNDERGROUND UTILITIES SHOWN ON THE MAP WERE FIELD LOCATED FROM GROUND MARKINGS PLACED BY UTILITY COMPANIES OR THEIR AGENTS OR ESTABLISHED FROM PLANS PROVIDED BY UTILITY COMPANIES, CITY OF MADISON, ENGINEER AND OTHER LOCAL ENGINEERS. THE SURVEYOR CAN CERTIFY ONLY TO THE LOCATION OF UTILITIES AS PROVIDED BY OTHERS, EXCEPT WHERE SNOW AND OTHER OBSTRUCTION MAY HAVE OBSCURED THE LOCATION OF THE UTILITIES.
- EASEMENTS REFERRED TO IN THE TITLE COMMITMENTS HAVE BEEN SHOWN ON THIS SURVEY.
  - THIS SURVEY WAS PREPARED BASED ON FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NO.NCS-718055MAD  
COMMITMENT DATE: ON JANUARY 30, 2004, AT 7:00 A.M.
  - THIS SURVEY WAS PREPARED BASED ON FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NO.1073951 AMEND A  
COMMITMENT DATE: ON MARCH 06, 2005, AT 7:00 A.M.
  - THIS SURVEY WAS PREPARED BASED ON LAWYERS TITLE INSURANCE COMPANY, COMMITMENT NO.217350  
COMMITMENT DATE: ON MARCH 3, 2004, AT 5:59 A.M.
  - THIS SURVEY WAS PREPARED BASED ON FIRST AMERICAN TITLE INSURANCE COMPANY, FILE NO.03005155-630  
COMMITMENT DATE: ON AUGUST 2, 1999 AT 5:30 A.M.
- COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED JUNE 6, 1977, AS DOC. NO. 1521202 AND  
RESTATED IN INSTRUMENT RECORDED AS DOC. NO. 1559335.
- STIPULATION AND AGREEMENT FOR COMPLIANCE WITH WISCONSIN DILHR RENTAL UNIT ENERGY  
STANDARDS, RECORDED AS DOC. NO. 3009393.
- TERMS AND CONDITIONS OF THE WEATHERIZATION STIPULATION AGREEMENT RECORDED  
AUGUST 2, 1999, AS DOC. NO. 3140523.
- BOUNDARY IRONS WERE NOT TO BE SET AS NOTED IN SERVICES REQUESTED  
PER PHIL HEES, OF THE MCBRIDE COMPANY, OWNER.
- PRIVATE SEWER LATERALS WERE NOT MARKED IN THE FIELD AND  
ARE NOT SHOWN ON UTILITY PLANS. UNABLE TO MAP THEIR LOCATION.

EAST GORHAM STREET



SCALE 1" = 20'



LEGEND

- HYDRANT
- WATER VALVE
- MANHOLE
- STORM SEWER VAULT
- POWER POLE
- STREET SIGN
- INLET
- LIGHT POLE/STOP LIGHT
- GRAVEL SURFACE
- CONCRETE SURFACE
- BUILDING
- DECIDUOUS TREE

- SPOT ELEVATION AT TOP-BACK OF CURB, SIDEWALK OR GROUND
- RECORDED AS

- SAN SAN SANITARY SEWER
- ST ST STORM SEWER
- T T UNDERGROUND TELEPHONE
- W W WATER MAIN
- E E UNDERGROUND ELECTRIC
- G G GAS MAIN
- OHE OHE OVER-HEAD UTILITIES

LEGAL DESCRIPTION AS PER TITLE COMMITMENT NO. NCS-256534-MAD  
LOTS 1, 2, 3, BLOCK 258, ORIGINAL PLAT TO THE CITY OF MADISON,  
CITY OF MADISON, DANE COUNTY, WISCONSIN.

SURVEYORS CERTIFICATION  
I HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND  
THAT THE ABOVE MAP IS A TRUE REPRESENTATION THEREOF AND SHOWS THE SIZE  
AND LOCATION OF THE PROPERTY, ITS EXTERIOR BOUNDARIES, THE LOCATION OF ALL  
VISIBLE STRUCTURES AND DIMENSIONS OF A PRINCIPAL BUILDINGS THEREOF,  
BOUNDARY FENCES, APPARENT EASEMENTS, ROADWAYS AND VISIBLE  
ENCROACHMENTS, IF ANY. THE PROPERTY IS NOT LOCATED IN A 100 YEAR  
FLOOD PLAIN.  
AND THAT SURVEY IS MADE FOR THE USE OF THE PRESENT OWNERS OF THE PROPERTY  
AND ALSO THOSE WHO PURCHASE, MORTGAGE OR GUARANTEE THE TITLE THERETO  
WITHIN ONE YEAR FROM DATE HEREOF.

WILLIAMSON SURVEYING AND ASSOCIATES LLC  
BY: NOA PRIEVE

NOA PRIEVE S-2499  
MANAGING MEMBER

DATE:

Architecture, Planning & Construction  
**ALEXANDER COMPANY**  
145 E. BADGER ROAD, SUITE 200  
MADISON, WISCONSIN 53713  
TELEPHONE 608-258-5580  
FAX 608-258-5599

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BLOCK 258  
SIP SUBMITTAL  
NORTH HAMILTON STREET  
MADISON, WISCONSIN

SURVEY

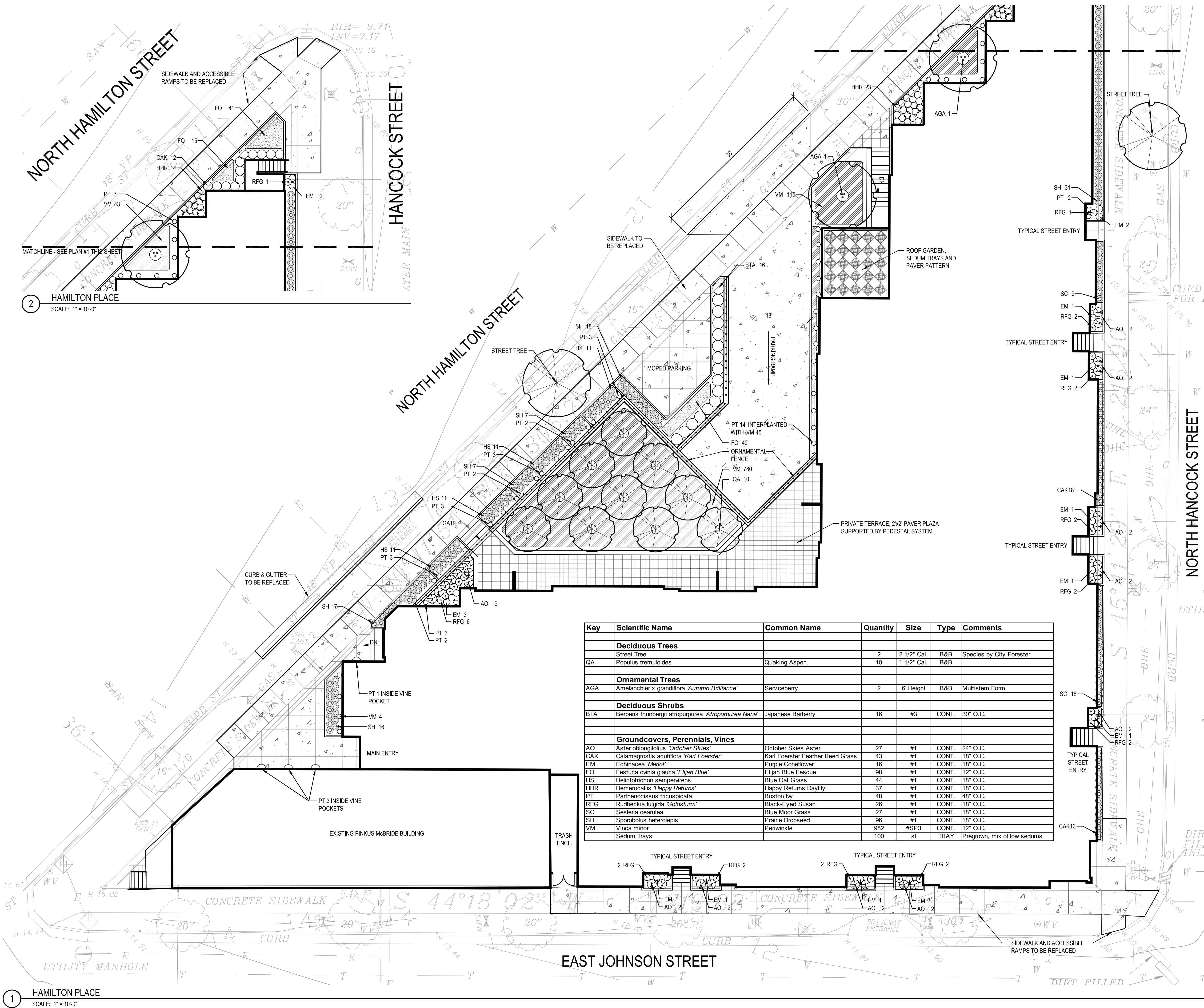
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3-19-08 SIP SUBMITTAL

PROJECT NO.  
07-642

SHEET NO.

C 1.0





LEGEND:

- CURB & GUTTER
- CONCRETE PAVEMENT
- ORNAMENTAL FENCE
- DECIDUOUS TREE
- ORNAMENTAL TREE
- PERENNIALS
- ORNAMENTAL GRASSES
- GROUND COVER
- SEDUM TRAYS

NOTES:

- ALL PLANTINGS IN RIGHT-OF-WAY MUST BE APPROVED BY CITY FORESTRY.
- ALL CONCRETE LANDSCAPE CURBS ARE 4" WIDTH UNLESS OTHERWISE NOTED.
- PLANTING BEDS TO RECEIVE 2" COMPOSTED BARK MULCH.

LANDSCAPE REQUIREMENT CHART

I. NUMBER OF TREES REQUIRED: The number of trees required for a parking lot is based on the number of parking stalls. Using the Schedule for Required Trees on the reverse side of the worksheet, determine the number of trees required. (Example: 1 tree is required for 10 parking stalls.)					
Landscape requirements for storage areas are determined by dividing the total square footage of the storage area by (300) square feet. This converts area to stalls. (Example: 10,000 square feet is equivalent to (33) stalls or (3) trees and (160) points).					
NUMBER OF PARKING STALLS					
TOTAL SQUARE FOOTAGE OF THE STORAGE AREA					0
DIVIDED BY THREE HUNDRED (300) SQUARE FEET					0
NUMBER OF CANOPY SHADE TREES REQUIRED (2'-2 1/2" CALIPER)					0
Manufacturing / Industrial (60% of requirement above)					0
II. NUMBER OF LANDSCAPE POINTS REQUIRED: The number of points required is also based on the number of parking stalls. Using the Point Schedule for Landscape Elements on the reverse side of this worksheet, determine the number of points required. (Example: 49.5 points are required for 10 stalls.) A point fraction of (.5) or less may be disregarded, while a fraction in excess of (.5) must be counted as one point. Thus: 49.5 points would be rounded down to 49.0 points required.					
The number of points required for loading areas is (75) points for each loading berth.					
NUMBER OF POINTS REQUIRED					
Manufacturing / Industrial (60% of requirement above)					0
TABULATION OF POINTS AND CREDITS Indicate below the quantity and points for all pertinent landscape elements. Also, credit information for boundary screening and any existing elements to be retained.					
ELEMENT	POINT VALUE	QUANTITY	POINTS ACHIEVED	CREDITS QUANT.	POINTS
Canopy Tree - 2'-2 1/2" **	35	0	0	0	0
Deciduous Shrub	2	16	32	0	0
Evergreen Shrub	3	0	0	0	0
Decorative wall or Fence (per 10 L.F.)	5	0	0	0	0
Earth Berm (per 10 L.F.) Ave. Height 32"	5	0	0	0	0
Ave. Height 15"	2	0	0	0	0
Evergreen Trees 3'-6" height min.	15	0	0	0	0
Canopy Tree or Small Tree 1 1/2" - 2" Cal. (i.e. Crab, Hawthorn)	15	12	180	0	0
**Trees required in Part I above, are not to be included in the point count.					
			212	+	0
					= 212

Key	Scientific Name	Common Name	Quantity	Size	Type	Comments
<b>Deciduous Trees</b>						
	Street Tree		2	2 1/2" Cal.	B&B	Species by City Forester
QA	Populus tremuloides	Quaking Aspen	10	1 1/2" Cal.	B&B	
<b>Ornamental Trees</b>						
AGA	Amelanchier x grandiflora 'Autumn Brilliance'	Serviceberry	2	6' Height	B&B	Multistem Form
<b>Deciduous Shrubs</b>						
BTA	Berberis thunbergii atropurpurea 'Atropurpurea Nana'	Japanese Barberry	16	#3	CONT.	30" O.C.
<b>Groundcovers, Perennials, Vines</b>						
AO	Aster oblongifolius 'October Skies'	October Skies Aster	27	#1	CONT.	24" O.C.
CAK	Calamagrostis acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass	43	#1	CONT.	18" O.C.
EM	Echinacea 'Merlot'	Purple Coneflower	16	#1	CONT.	18" O.C.
FO	Festuca ovina glauca 'Elijah Blue'	Elijah Blue Fescue	98	#1	CONT.	12" O.C.
HS	Helictotrichon sempervirens	Blue Oat Grass	44	#1	CONT.	18" O.C.
HHR	Hemerocallis 'Happy Returns'	Happy Returns Daylily	37	#1	CONT.	18" O.C.
PT	Parthenocissus tricuspidata	Boston Ivy	48	#1	CONT.	48" O.C.
RFG	Rudbeckia fulgida 'Goldsturm'	Black-Eyed Susan	26	#1	CONT.	18" O.C.
SC	Sesleria cearulea	Blue Moor Grass	27	#1	CONT.	18" O.C.
SH	Sporobolus heterolepis	Prairie Dropseed	98	#1	CONT.	18" O.C.
VM	Vinca minor	Periwinkle	982	#SP3	CONT.	12" O.C.
	Sedum Trays		100	sf	TRAY	Pregrown, mix of low sedums

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BLOCK 258  
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SITE LAYOUT & LANDSCAPE PLAN

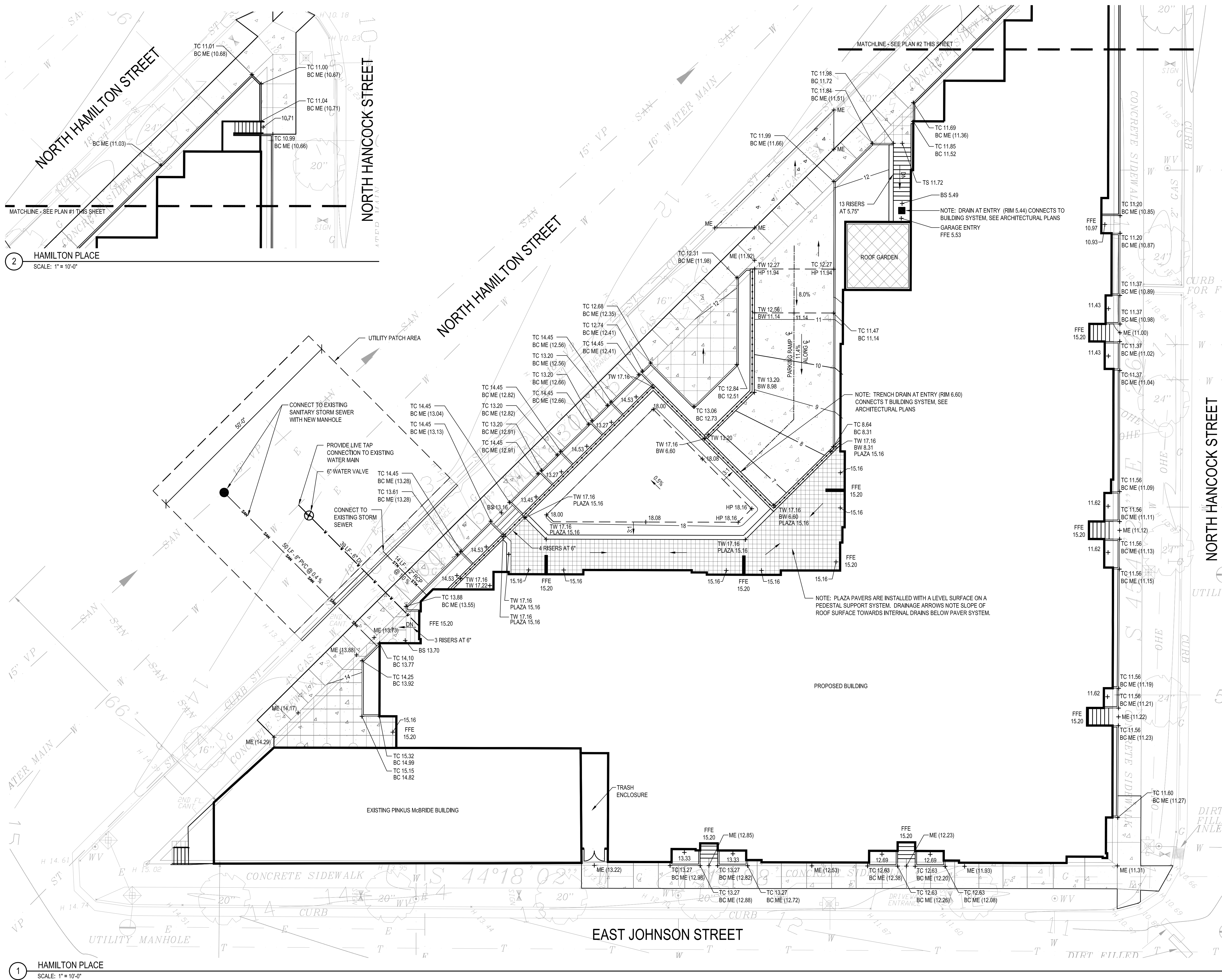
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PROJECT NO.  
07-642

SHEET NO.

L 1.0





2 HAMILTON PLACE  
SCALE: 1"=10'-0"

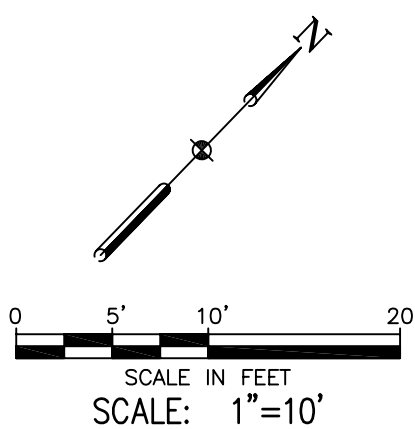
1 HAMILTON PLACE  
SCALE: 1"=10'-0"

LEGEND:

- SAN — SANITARY SEWER LINE
- W — STORM SEWER LINE
- STM — WATER LINE
- ⊗ WATER VALVE
- SANITARY MANHOLE
- STORM DRAIN
- CENTER LINE
- GRADE BREAK LINE
- FFE 15.00 FINISH FLOOR ELEVATION
- + TC 13.50 TOP OF CURB
- + BC 13.50 BOTTOM OF CURB
- + TW 13.50 TOP OF WALL
- + BW 13.50 BOTTOM OF WALL
- + ME MATCH EXISTING
- + HP 13.50 HIGH POINT
- + TS 13.50 TOP OF STAIR
- + BS 13.50 BOTTOM OF STAIR
- 10 INDEX CONTOUR
- 11 INTERMEDIATE CONTOUR

NOTES:

- SEE EXISTING CONDITIONS PLAN SHEET C 1.0 FOR LEGEND OF EXISTING FEATURES AND PROJECT CONTROL MONUMENTS.
- FOR SPOT ELEVATIONS DESIGNATED AS MATCH EXISTING, VALUE IN PARENTHESES IS APPROXIMATE EXISTING VALUE AS INTERPOLATED FROM SURVEY.



TO OBTAIN LOCATION OF PARTICIPANTS' UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN CALL DIGGERS HOTLINE 1-800-242-8511 TOLL FREE  
FAX A LOCATE 1-800-338-3860  
TDD (FOR HEARING IMPAIRED) 1-800-562-2289  
WIS. STATUTE 182.0175 (1974) REQUIRES MIN. OF 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE.

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BLOCK 258  
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UTILITY & GRADING PLAN

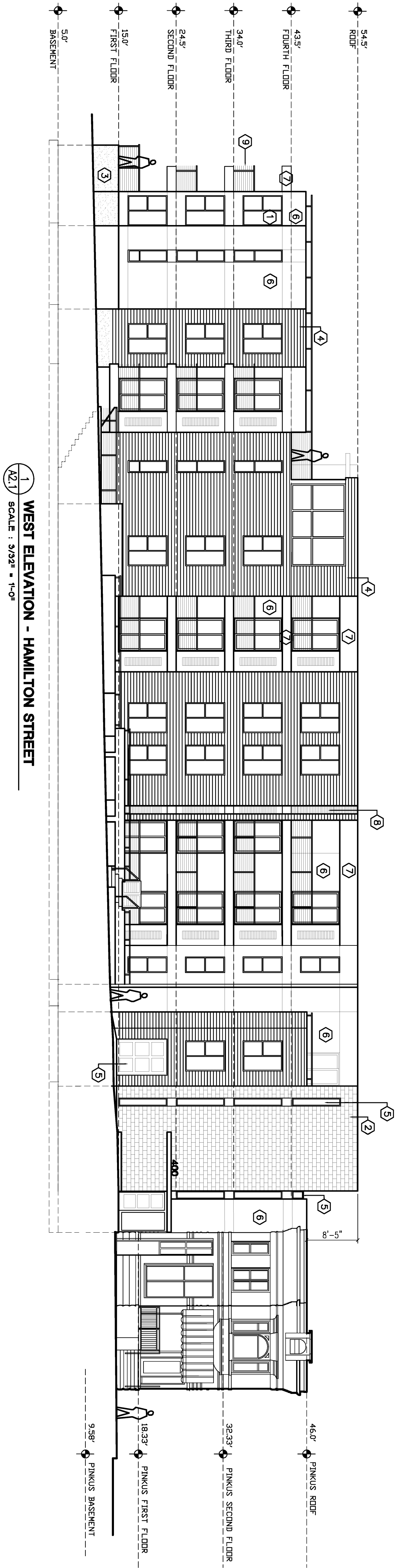
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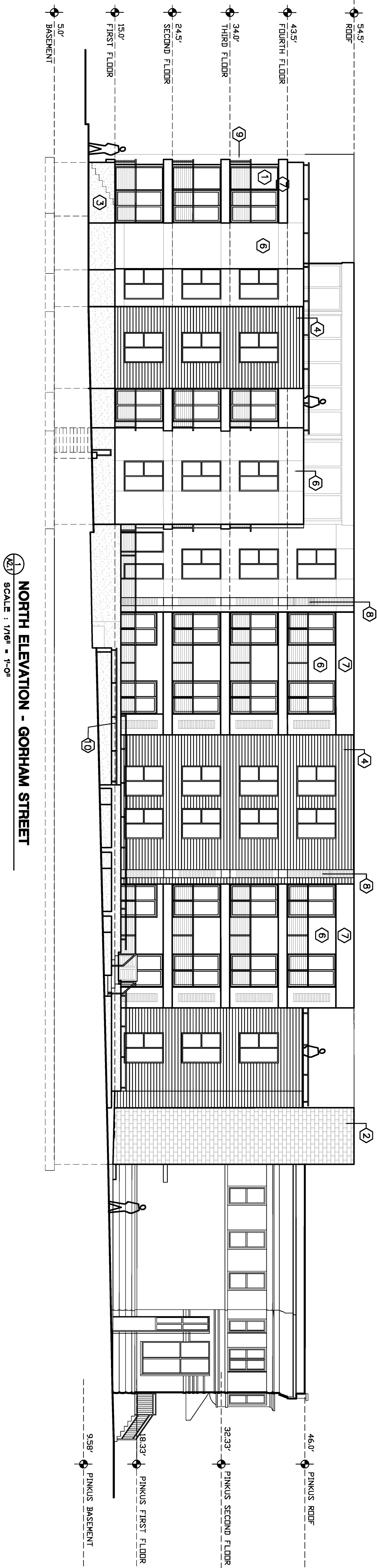
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SHEET NO.

**C 1.2**



- MATERIAL KEY**
- 1 CLEAR LOW-E GLASS ANODIZED ALUMINUM FRAME
  - 2 BURNISHED CONCRETE MASONRY UNITS
  - 3 POURED CONCRETE
  - 4 LAP SIDING-PAINTED CEMENT BOARD
  - 5 FROSTED GLASS WITH BACKLIGHT
  - 6 EIFS
  - 7 PRECOLORED ALUMINUM PANEL ALUCABOND OR EQUAL
  - 8 ANODIZED ALUMINUM HVAC LOWER
  - 9 STAINLESS STEEL CABLE RAIL - POWDERCOATED STEEL SUPPORTS
  - 10 POWDERCOATED STEEL RAILING
  - 11 PARATEX WOOD PANEL



ELEVATIONS					
DRAWN: DNK	APPR.:				
9-5-07	GDP				
1-15-07	GDP RESUBMIT				
3-19-07	SIP SUBMITTAL				

BLOCK 258  
GDP SUBMITTAL  
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SHEET NO.

A5.1