



City of Madison

Proposed Demolition and Rezoning

Location
301 North Hamilton Street

Applicant
Phillip K. Hees – The McBride Companies/
Thomas C Miller – The Alexander Company

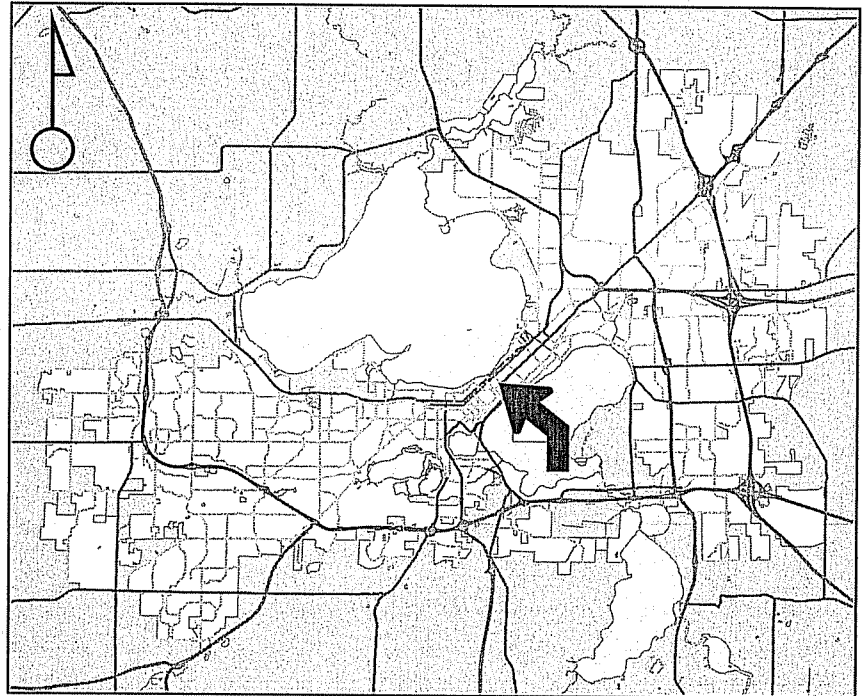
From: R6 & C1 To: PUD(GDP)

Existing Use
Residential and Commercial Buildings

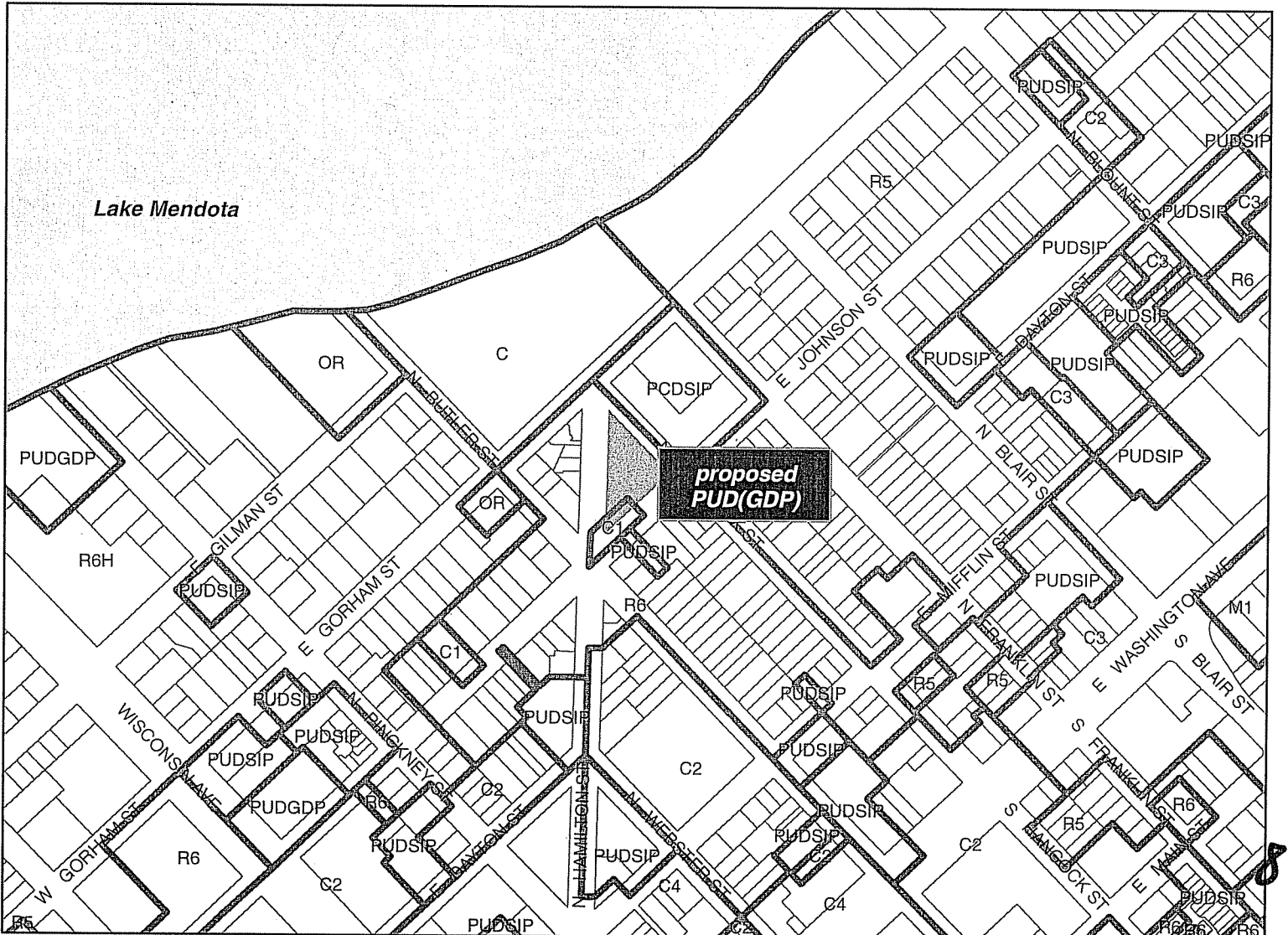
Proposed Use
Demolish 6 Buildings for Future
Construction of 70-Unit Apartment
Building

Public Hearing Date
Plan Commission
17 December 2007

Common Council
08 January 2008

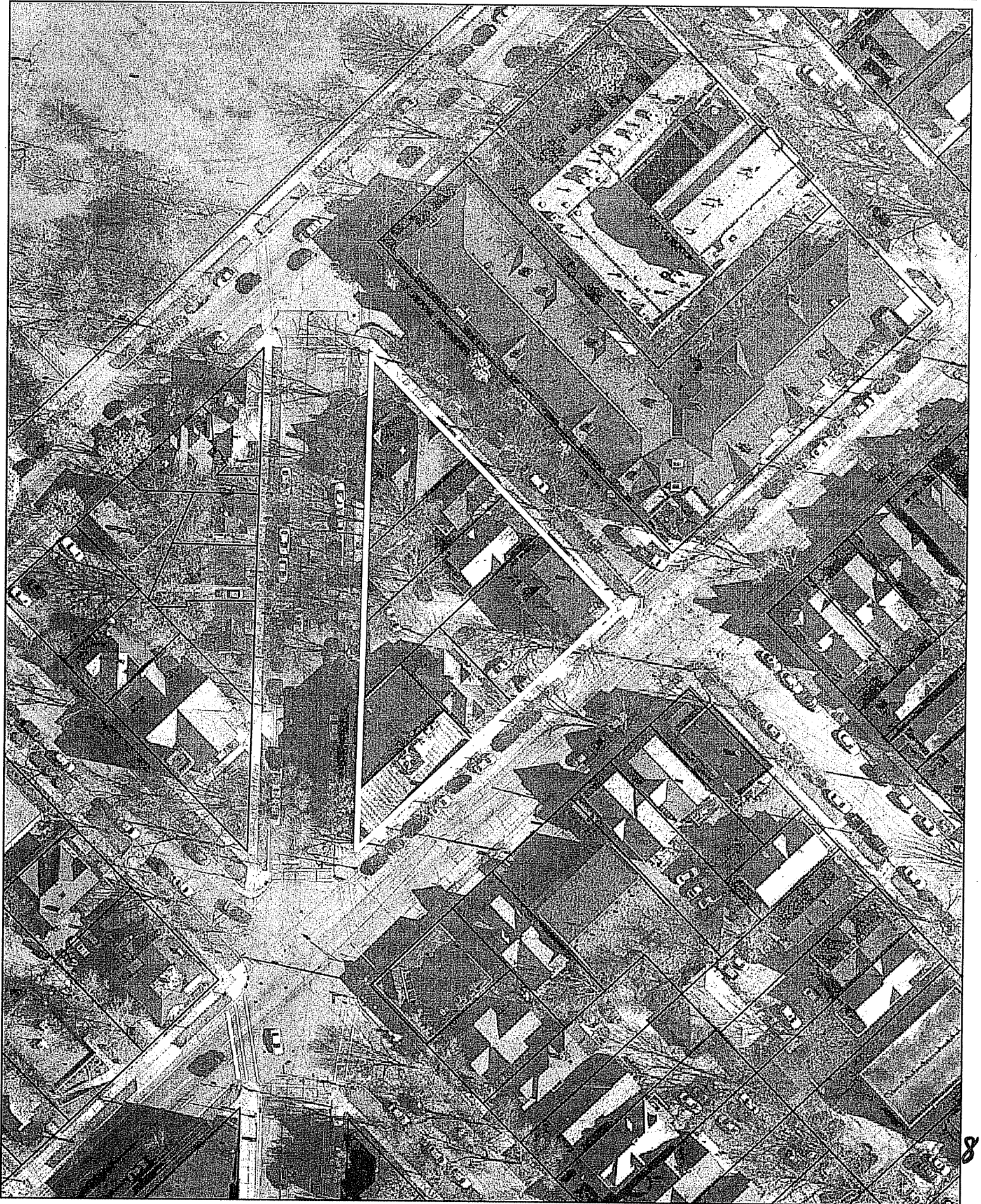


For Questions Contact: Kevin Firchow at: 267-1150 or kfirchow@cityofmadison.com or City Planning at 266-4635



Scale : 1" = 400'

City of Madison, Planning Division : RPJ : Date : 04 December 2007



LAND USE APPLICATION

Madison Plan Commission

215 Martin Luther King Jr. Blvd; Room LL-100
 PO Box 2985; Madison, Wisconsin 53701-2985
 Phone: 608.266.4635 | Facsimile: 608.267.8739

- The following information is required for all applications for Plan Commission review.
- Please read all pages of the application completely and fill in all required fields.
- This application form may also be completed online at www.cityofmadison.com/planning/plan.html
- All zoning application packages should be filed directly with the Zoning Administrator's desk.
- All applications will be reviewed against the applicable standards found in the City Ordinances to determine if the project can be approved.

FOR OFFICE USE ONLY:

Amt. Paid 1250 - Receipt No. 84483
 Date Received 9/5/07
 Received By [Signature]
 Parcel No. ~~0709-133-2204-9~~
 Aldermanic District 2 - BRENDA KANKEL
 GQ EXISTING CU
 Zoning District C1/R6
For Complete Submittal
 Application Letter of Intent
 IDUP Legal Descript.
 Plan Sets Zoning Text
 Alder Notification 7/13/07 Waiver
 Ngrhd. Assn Not. 7/13/07 Waiver
 Date Sign Issued 9/5/07

1. Project Address: Block 258 ³⁰¹ ~~333~~ N. Hamilton **Project Area in Acres:** .54 ac.
Project Title (if any): McBride Point

2. This is an application for: (check at least one)

Zoning Map Amendment (check only ONE box below for rezoning and fill in the blanks accordingly)

Rezoning from _____ to _____ Rezoning from _____ to PUD/PCD-SIP

Rezoning from C1/R6 to PUD/PCD-GDP Rezoning from PUD/PCD-GDP to PUD/PCD-SIP

Conditional Use Demolition Permit Other Requests (Specify): _____

3. Applicant, Agent & Property Owner Information:

Applicant's Name: Phillip K. Hees Company: The McBride Companies
 Street Address: 139 West Wilson St. City/State: Madison, WI Zip: 53703
 Telephone: (608) 284-1800 Fax: (608) 284-8400 Email: phil@mcbridecompanies.com

Project Contact Person: Thomas C. Miller Company: The Alexander Company, Inc
 Street Address: 145 East Badger Rd. Suite 200 City/State: Madison, WI Zip: 53713
 Telephone: (608) 258-5580 Fax: (608) 258-5599 Email: tcm@alexandercompany.com

Property Owner (if not applicant): The McBride Companies, LLC c/o Phillip K. Hees
 Street Address: 139 West Wilson St City/State: Madison, WI Zip: 53703

4. Project Information:

Provide a general description of the project and all proposed uses of the site: This development includes the removal and/or relocation of six multi-unit residential structures with surface parking on Block 258 leading to the development of one 70-unit multi-family residential structure with below grade parking; existing C-1 retail to remain.

Development Schedule: Commencement Rezone to GDP, 11/07 Completion End of the year, 2008 (estimate)

5. Required Submittals:

- Site Plans** submitted as follows below and depicts all lot lines; existing, altered, demolished or proposed buildings; parking areas and driveways; sidewalks; location of any new signs; existing and proposed utility locations; building elevations and floor plans; landscaping, and a development schedule describing pertinent project details:
 - **Seven (7) copies** of a full-sized plan set drawn to a scale of one inch equals 20 feet (collated and folded)
 - **Seven (7) copies** of the plan set reduced to fit onto 11 inch by 17 inch paper (collated, stapled and folded)
 - **One (1) copy** of the plan set reduced to fit onto 8 1/2 inch by 11 inch paper
- Letter of Intent: Twelve (12) copies** describing this application in detail but not limited to, including: existing conditions and uses of the property; development schedule for the project; names of persons involved (contractor, architect, landscaper, business manager, etc.); types of businesses; number of employees; hours of operation; square footage or acreage of the site; number of dwelling units; sale or rental price range for dwelling units; gross square footage of building(s); number of parking stalls, etc.
- Legal Description of Property:** Lot(s) of record or metes and bounds description prepared by a land surveyor.
- Filing Fee:** \$ 1,250 See the fee schedule on the application cover page. Make checks payable to: *City Treasurer.*

IN ADDITION, THE FOLLOWING ITEMS MAY ALSO BE REQUIRED WITH YOUR APPLICATION; SEE BELOW:

- For any applications proposing demolition of existing (principal) buildings, photos of the structure(s) to be demolished shall be submitted with your application. Be advised that a *Reuse and Recycling Plan* approved by the City's Recycling Coordinator is required to be approved by the City prior to issuance of wrecking permits.
- A project proposing **ten (10) or more dwelling units** may be required to comply with the City's Inclusionary Zoning requirements outlined in Section 28.04 (25) of the Zoning Ordinance. A separate **INCLUSIONARY DWELLING UNIT PLAN** application detailing the project's conformance with these ordinance requirements shall be submitted concurrently with this application form. Note that some IDUP materials will coincide with the above submittal materials.
- A *Zoning Text* must accompany **all** Planned Community or Planned Unit Development (PCD/PUD) submittals.

FOR ALL APPLICATIONS: All applicants are required to submit copies of all items submitted in hard copy with their application (including this application form, the letter of intent, complete plan sets and elevations, etc.) as **INDIVIDUAL** Adobe Acrobat PDF files compiled either on a non-returnable CD to be included with their application materials, or in an e-mail sent to pcapplications@cityofmadison.com. The e-mail shall include the name of the project and applicant. Applicants who are unable to provide the materials electronically should contact the Planning Unit at (608) 266-4635 for assistance.

6. Applicant Declarations:

Conformance with adopted City plans: Applications shall be in accordance with all adopted City of Madison plans:
→ *The site is located within the limits of* Fourth District - Old Marketplace - June 7, 1983 *Plan, which recommends:*

High Density Residential *for this property.*

Pre-application Notification: Section 28.12 of the Zoning Ordinance requires that the applicant notify the district alder and any nearby neighborhood or business associations by mail no later than **30** days prior to filing this request:
→ *List below the Alderperson, Neighborhood Association(s), Business Association(s) AND dates you sent the notices:*
Alder Brenda Konkel, CNI President Ledell Zellers - July 13, 2007


If the alder has granted a waiver to this requirement, please attach any such correspondence to this form.

Pre-application Meeting with staff: Prior to preparation of this application, the applicant is required to discuss the proposed development and review process with Zoning Counter and Planning Unit staff; note staff persons and date.
Planner Firchow/Fruhling *Date* 8/8/07 | *Zoning Staff* Greg Patmythes *Date* 8/8/07

The signer attests that this form has been completed accurately and all required materials have been submitted:

Printed Name Thomas C. Miller *Date* 9/4/07

Signature  *Relation to Property Owner* Agent

Authorizing Signature of Property Owner  *Date* 9-3-07



September 9, 2007

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

Re: Letter of Intent: Block 258 PUD-GDP

Dear Mr. Murphy:

The following is submitted together with plans; application and zoning text for staff plan commission and council consideration of approval of the proposed development.

Project: McBride Point – 333 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: Thomas Miller

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:

This Zoning District is established to provide a General Development Plan to guide the future Specific Implementation of the development of approximately 70 Dwelling Units, approximately 2,200 gsf of 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. Please note this GDP 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 on-site now and as part of the future SIP.

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. The first, second and third floors are designed to allow for landscaping between the building and the sidewalk while the fourth floor steps back to provide visual relief at the top of the building.

Streetscapes improvements as required to maintain the existing character of the streets included in the development are included in this proposal. Additionally, this GDP contemplates the accessory off-street parking will be provided in the lower level of the proposed development: 44 parking stalls as well as bicycle parking and motorcycle parking will be provided.

This GDP proposes to modify the current on-street loading zone at East Johnson and North Hancock to two stalls from the existing one stall and proposes to add one additional on-street residential loading zone at the North Hamilton entry – 333 North Hamilton Street, adjacent to the retail use currently located at 301 North Hamilton. This GDP 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. Specific numbers of bicycle parking to be included will be providing as part of the SIP application.

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 GDP process to develop and approved Fire Access Plan.

Project Schedule:

At this point a specific project schedule has been developed for the GDP phase of the development only. The schedule for neighborhood review and approval of the SIP and construction of the development will be outlined in the SIP application.

GDP Schedule:

Notification of Application	July 13, 2007
Neighborhood Meeting	August 29, 2007
GDP Submittal	September 5, 2007
Additional Neighborhood Meetings	TBD
Urban Design Meetings	TBD
Plan Commission Meeting	November 5, 2007
Common Council Meeting	November 20, 2007
SIP Schedule and Construction:	TBD

Site Development:

Lot Area: .54 acres.

Units: Approximately 70 Units, 67 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, the upper level will be stepped back to limit its visual impact from the street.

Retail: Approximately 2,200 gsf plus storage: maintaining existing use at 301 N. Hamilton.

Parking: 44 stalls below grade and residential parking permits for residents.

Bicycle Parking: Visitor and Resident Parking will be provided: quantity to be determined.

Loading: 2 Commercial Loading Zones and 1 Residential Loading Zone.

Landscaping: A green-roof courtyard will replace existing large areas of surface 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.

Social and Economic Impact:

Based on our analysis the proposed development meets the spirit and intent of the zoning ordinances when reviewed with respect to the criteria for approval set forth in Section 28.07(6)(f) of the zoning code.

Character and Intensity of Land Use:

The proposed use not only works well with the current character of the neighborhood but it meets the intention of the Neighborhood Plan for the area as well. This development improves upon plan's proposed land use by maintaining the convenience retail component as a key element of the proposal .

Economic Impact:

The proposed project will have a positive impact on the economics of the City. And the addition of this project, including the ongoing presence of neighborhood convenience retail will provide a positive impact of the economics of this neighborhood. The replacement of the existing dwelling units on-site with contemporary living facilities with more efficient operating systems provides for a more economically feasible and efficient property.

Preservation and Maintenance of Open Space:

The proposed development will add significant useable open space and landscaping to Block 258. The current surface parking and associated gravel and paved surfaces will be replaced by 'green-roof' areas, landscape beds, patios and terraces to improve the overall aesthetics and usability of the open spaces on this block. The parking provided for this development will be located below grade in order to allow for the described approach to landscaping and open space. And finally, special attention will be given to screen trash from public view in an enclosure and utilities will enter the building below grade.

Implementation Schedule:

Once approved, this project will proceed through construction in a timely manner. The estimated construction schedule allows for approximately 12 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 the review and evolution of this project through the GDP process.

Regards,


THE ALEXANDER COMPANY, Inc.

Thomas C. Miller
Planning and Development Project Manager

PROPOSED ZONING TEXT: PUD-GDP
(THIS GDP ALLOWS FOR MAINTENANCE OF EXISTING USES)

McBRIDE POINT
333 NORTH HAMILTON STREET
BLOCK-258 MADISON, WI

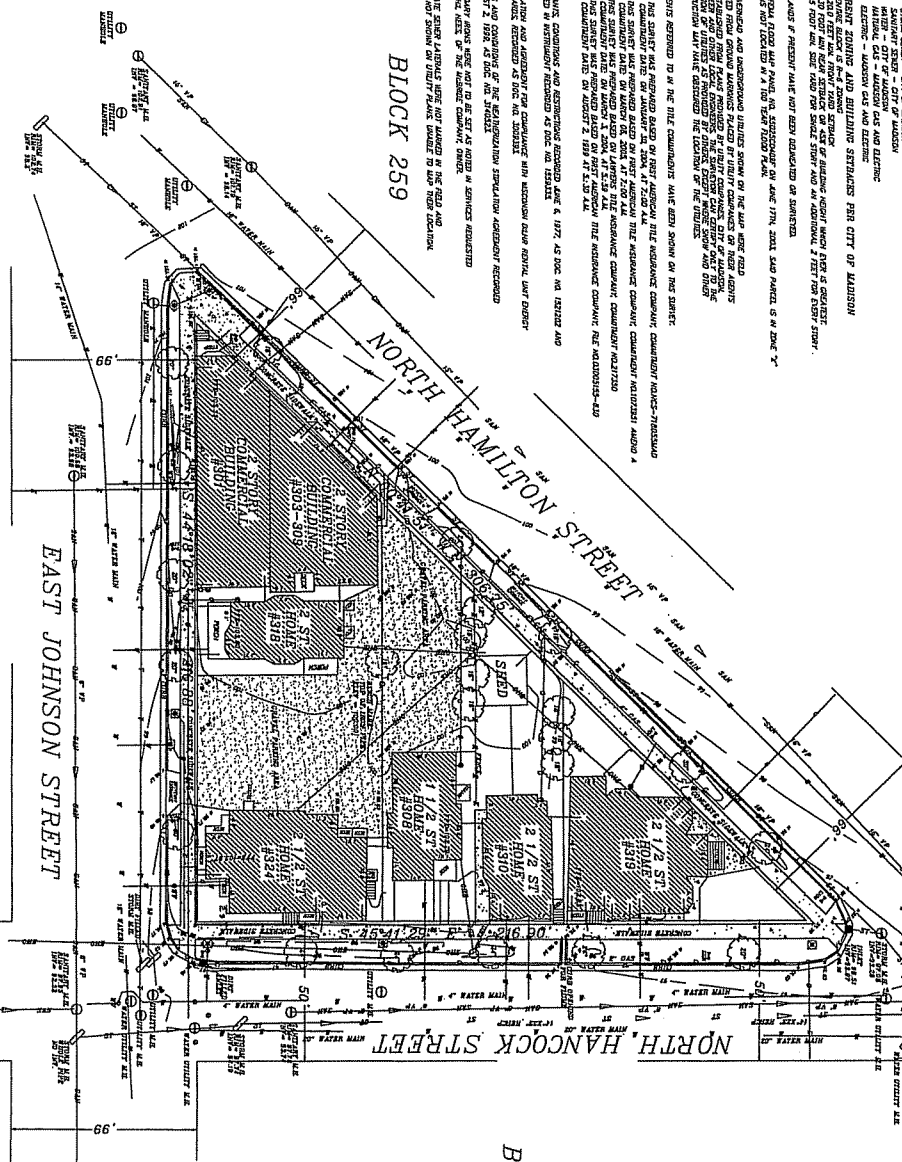
Legal Description: Lots 1, 2, 3 Block 258 Original Plat to the City of Madison, City of Madison, Dane County, Wisconsin.

- 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 70 Dwelling Units, approximately 2,200 gsf of retail, and approximately 44 below grade parking stalls. This development consist 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. Please note this GDP 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 on-site now and as part of the future SIP.
- 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 will be 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. The first, second and third floors align with property limits on East Johnson and North Hancock Streets while the fourth floor steps back to provide visual relief at the top of the building.

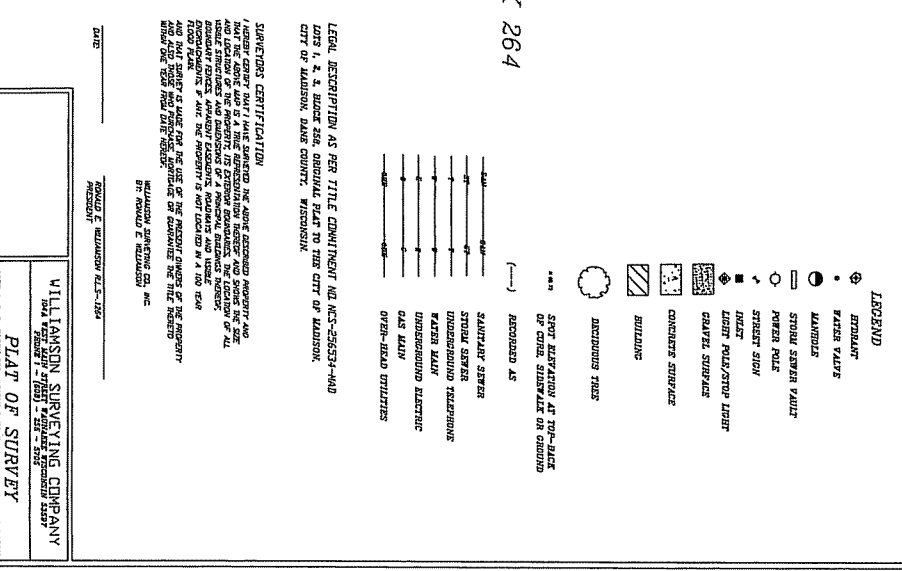
- E. **Yard Area Requirements:** Yard areas will be provided as shown on the attached conceptual site/landscape plan. Please note a majority of the building face is set back 12"-24" from the property line on Johnson and Hancock Streets, with additional setback on Hamilton Street.
- F. **Landscaping:** Conceptual plans for grading, utility improvements, and landscaping areas are attached. The specific landscaping plans will be provided with the SIP for the project and will use the approved GDP documents as the guiding principle of the site design.
- 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 GDP proposes to modify the current on-street loading zone at East Johnson and North Hancock to two stalls from the existing one stall, and 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. This GDP 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. Specific numbers of bicycle parking to be included will be providing as part of the SIP application.
- H. **Lighting:** Site Lighting will be limited to landscape and building accent lighting. Specific site lighting details and exterior building lighting details will be provided with the future SIP application for each phase of the proposed development. The current SIP permits maintenance of existing 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-GDP 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.

- NOTES:
- 1) THE MAP IS BASED ON DATA SUPPLIED BY THE CITY OF MADISON AND IS NOT GUARANTEED BY THE SURVEYOR.
 - 2) ASSUMED DATA: DIMENSIONS AS SHOWN ON PLANS.
 - 3) CALL DIMENSIONS TO THE CENTER OF GRAVITY OF THE BUILDING.
 - 4) PROPERTY OWNERS: THE SURVEYOR HAS BEEN ADVISED BY THE CITY OF MADISON THAT THE PROPERTY IS OWNED BY THE CITY OF MADISON.
 - 5) THE AREA IS ALSO SHOWN ON THE CITY OF MADISON PLANS.
 - 6) PUBLIC UTILITIES: CITY OF MADISON, WATER, GAS AND ELECTRIC.
 - 7) CHANGING ZONING AND BUILDING REQUIREMENTS PER CITY OF MADISON.
 - 8) THE CITY OF MADISON HAS BEEN ADVISED BY THE CITY OF MADISON THAT THE PROPERTY IS OWNED BY THE CITY OF MADISON.
 - 9) THE CITY OF MADISON HAS BEEN ADVISED BY THE CITY OF MADISON THAT THE PROPERTY IS OWNED BY THE CITY OF MADISON.
 - 10) THE CITY OF MADISON HAS BEEN ADVISED BY THE CITY OF MADISON THAT THE PROPERTY IS OWNED BY THE CITY OF MADISON.
 - 11) THE CITY OF MADISON HAS BEEN ADVISED BY THE CITY OF MADISON THAT THE PROPERTY IS OWNED BY THE CITY OF MADISON.
 - 12) THE CITY OF MADISON HAS BEEN ADVISED BY THE CITY OF MADISON THAT THE PROPERTY IS OWNED BY THE CITY OF MADISON.
 - 13) THE CITY OF MADISON HAS BEEN ADVISED BY THE CITY OF MADISON THAT THE PROPERTY IS OWNED BY THE CITY OF MADISON.
 - 14) THE CITY OF MADISON HAS BEEN ADVISED BY THE CITY OF MADISON THAT THE PROPERTY IS OWNED BY THE CITY OF MADISON.
 - 15) THE CITY OF MADISON HAS BEEN ADVISED BY THE CITY OF MADISON THAT THE PROPERTY IS OWNED BY THE CITY OF MADISON.
 - 16) THE CITY OF MADISON HAS BEEN ADVISED BY THE CITY OF MADISON THAT THE PROPERTY IS OWNED BY THE CITY OF MADISON.

BLOCK 259



BLOCK 264



SCALE 1" = 20'

LEGEND

- ◉ ELEVANT
- ◐ WATER VALVE
- ◑ MANHOLE
- STREET WATER VALVE
- ◐ PAVEMENT PAVE
- ◑ STREET SIGN
- ◒ LIGHT POLE/STOP LIGHT
- ◓ DRIVEWAY SURFACE
- ▨ CONCRETE SURFACE
- ▩ BUILDING
- ▧ INCLOSURE FENCE
- SWAY RELAY/VALVE AT T-JUNCTION OR CROSS STREET OR BRIDGE
- RECORDING AS
- 2 1/2 STORY HOUSE
- 3 STORY COMMERCIAL BUILDING
- 4 STORY COMMERCIAL BUILDING
- 5 STORY COMMERCIAL BUILDING
- 6 STORY COMMERCIAL BUILDING
- 7 STORY COMMERCIAL BUILDING
- 8 STORY COMMERCIAL BUILDING
- 9 STORY COMMERCIAL BUILDING
- 10 STORY COMMERCIAL BUILDING
- 11 STORY COMMERCIAL BUILDING
- 12 STORY COMMERCIAL BUILDING
- 13 STORY COMMERCIAL BUILDING
- 14 STORY COMMERCIAL BUILDING
- 15 STORY COMMERCIAL BUILDING
- 16 STORY COMMERCIAL BUILDING
- 17 STORY COMMERCIAL BUILDING
- 18 STORY COMMERCIAL BUILDING
- 19 STORY COMMERCIAL BUILDING
- 20 STORY COMMERCIAL BUILDING

LEGAL DESCRIPTION AS PER TITLE COMMITMENT NO. MCS-285531-140 LOTS 1, 2 & 3, BLOCK 259, ORIGINAL PLAT TO THE CITY OF MADISON, CITY OF MADISON, DANE COUNTY, WISCONSIN.

SURVEYOR CERTIFICATION

I, SURVEYOR, HAVE BEEN ADVISED BY THE CITY OF MADISON THAT THE PROPERTY IS OWNED BY THE CITY OF MADISON.

DATE: 10/15/2011

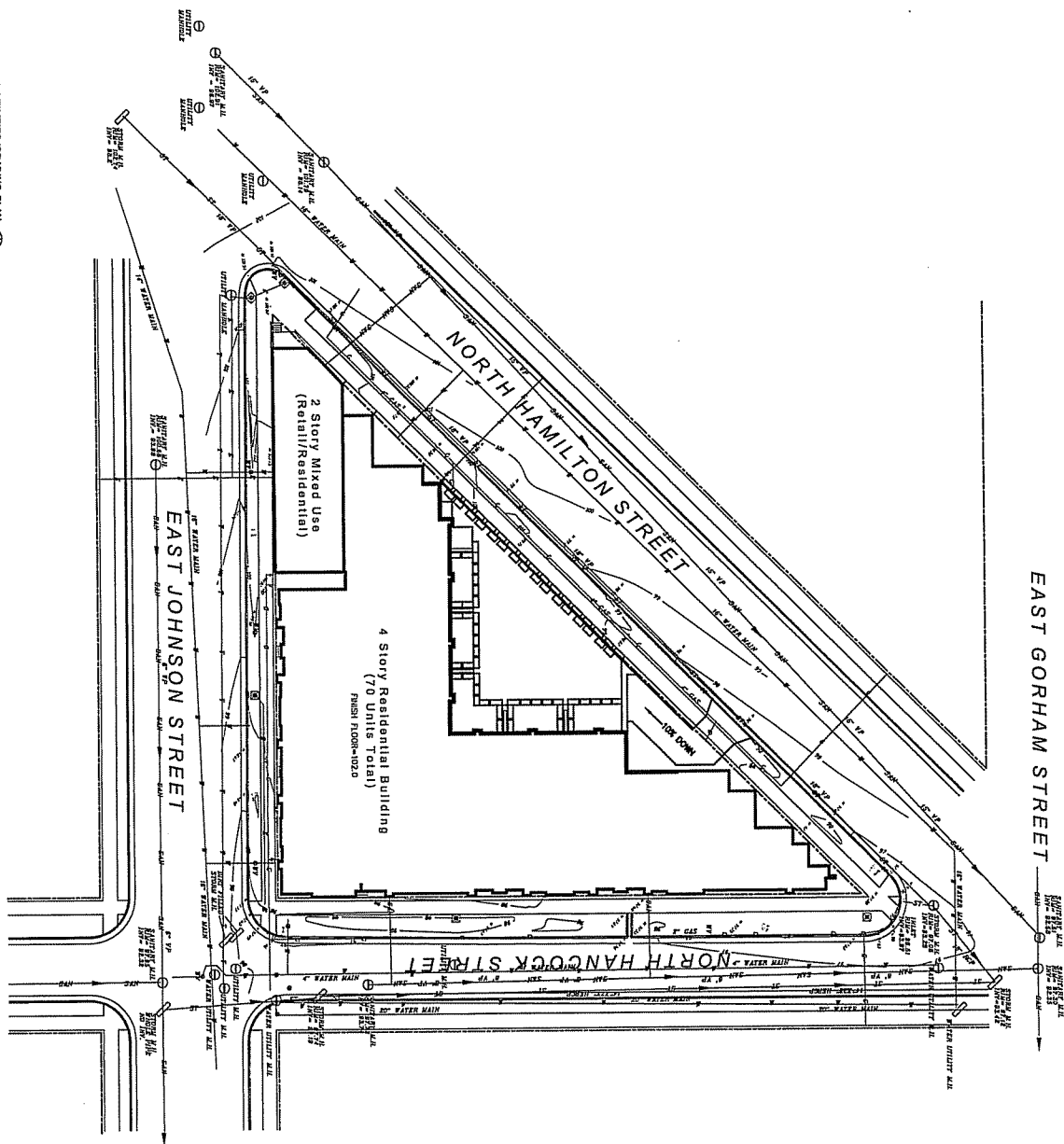
APPROVED: C. WILSON, SURVEYOR

VILLIAMSON SURVEYING COMPANY
1014 WEST MAIN STREET
MADISON, WISCONSIN 53703
PHONE: 608-263-5282

PLAT OF SURVEY

CITY OF MADISON, DANE COUNTY, WISCONSIN

DATE	10/15/2011	CHECKED BY	C. WILSON
DATE	10/15/2011	DRAWN BY	J. WILSON



- LEGEND**
- ◉ JUNCTION
 - WATER VALVE
 - MANHOLE
 - STORM SEWER VALVE
 - POWER POLE
 - STREET SIGN
 - ◆ INLET
 - ◆ LIGHT POLE/STOP LIGHT
 - ◆ GRAVEL SURFACE
 - ▨ CONCRETE SURFACE
 - ▩ BUILDING
 - DEBRIS/ROCK TRAPS
 - SPOT ELEVATION AT TOP-BACK OF CURB, SIDEWALK OR GROUND
 - RECORDED AS
 - SAMPSON CENTER
 - STORM SEWER
 - UNDERGROUND TELEPHONE
 - WATER MAIN
 - UNDERGROUND ELECTRIC
 - GAS MAIN
 - OPEN-HEAD UTILITIES

C10

SHEET NO.

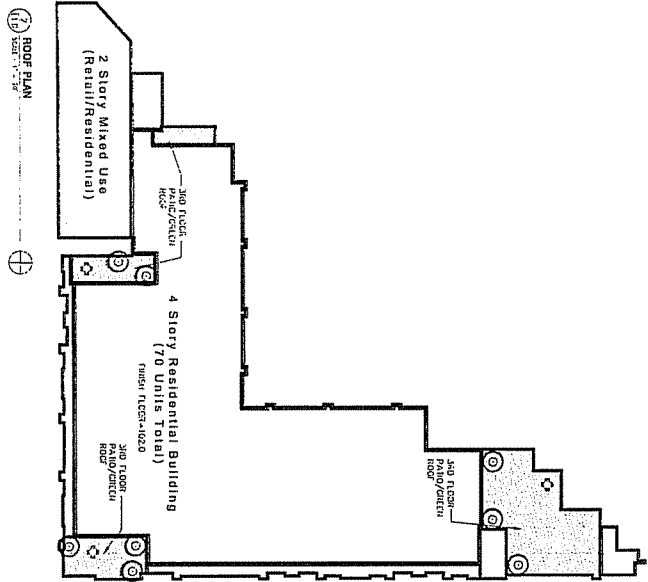
CONCEPTUAL UTILITIES/GRADING PLAN	
DRAWN: DNH	APPR.: []
CDP	SEPTEMBER 6, 2007

BLOCK 258
GDP SUBMITTAL
NORTH HAMILTON STREET
MADISON, WISCONSIN

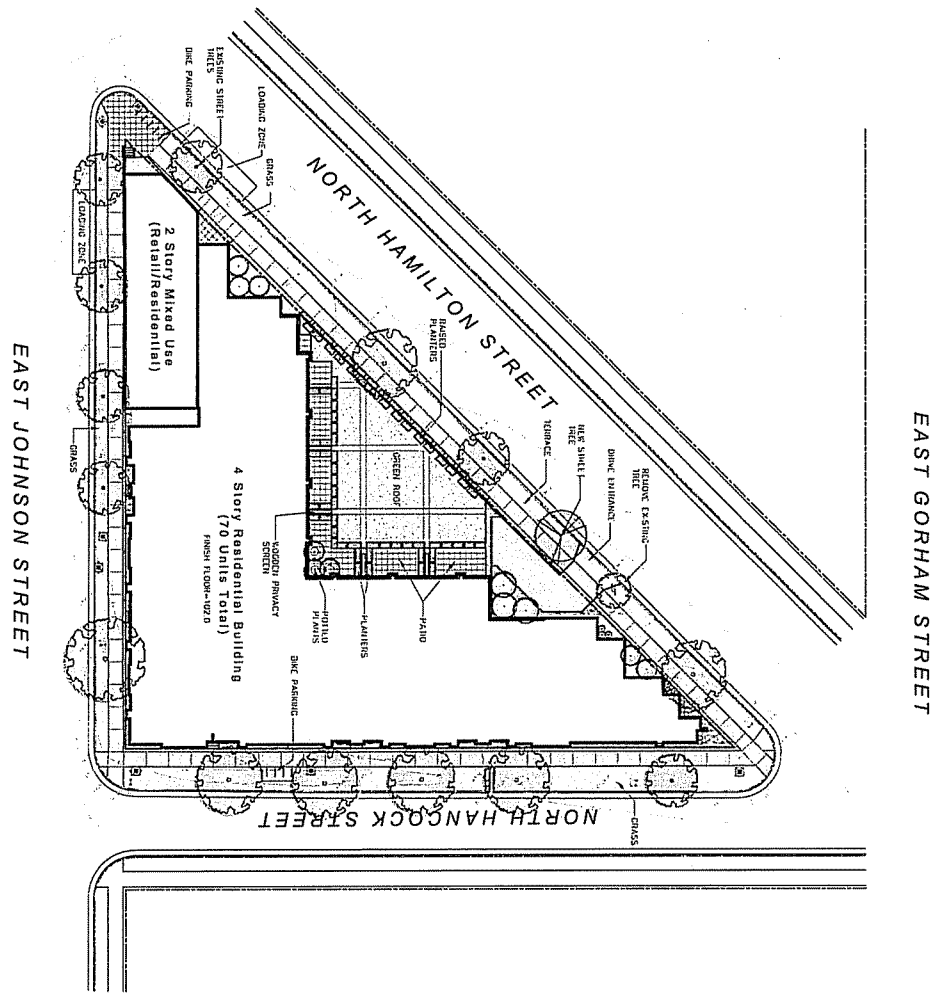
PRELIMINARY
FOR INFORMATION
PURPOSE ONLY
NOT FOR CONSTRUCTION

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

8



11b CONCEPTUAL LANDSCAPE PLAN
Scale 1" = 20'



- LEGEND**
- CANOPY TREE
 - NEW STREET TREE
 - ORNAMENTAL TREE
 - SHRUB

SHEET NO. L10	CONCEPTUAL LANDSCAPE PLAN	
	DRAWN: DNK APPR.: LIO	DATE: SEPTEMBER 5, 2007
LAND	CONCEPT	

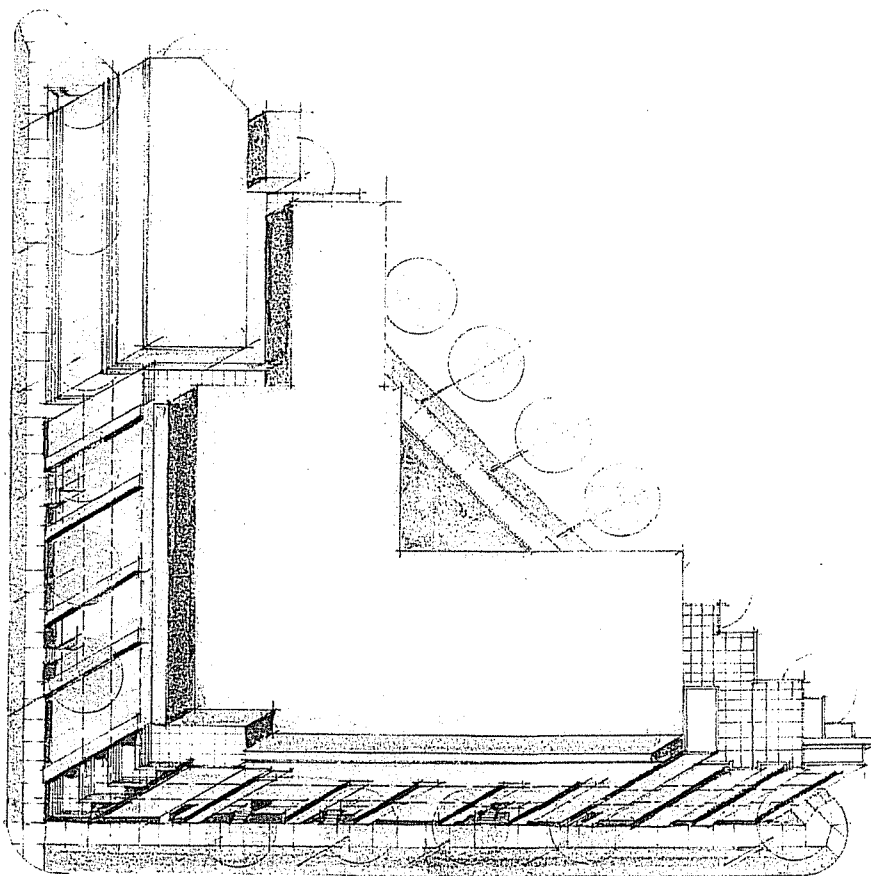
BLOCK 258
GDP SUBMITTAL
NORTH HAMILTON STREET
MADISON, WISCONSIN

PRELIMINARY
FOR INFORMATION
PURPOSE ONLY
NOT FOR CONSTRUCTION

Architecture, Planning & Consulting:
ALEXANDER COMPANY
145 E. BADGER ROAD, SUITE 200
MADISON, WISCONSIN 53713
TELEPHONE: 608-258-5590
FAX: 608-258-5599

8

⊕ MASSING STUDY ⊕



L2.0

SHEET NO.

PROJECT NO.
07-542

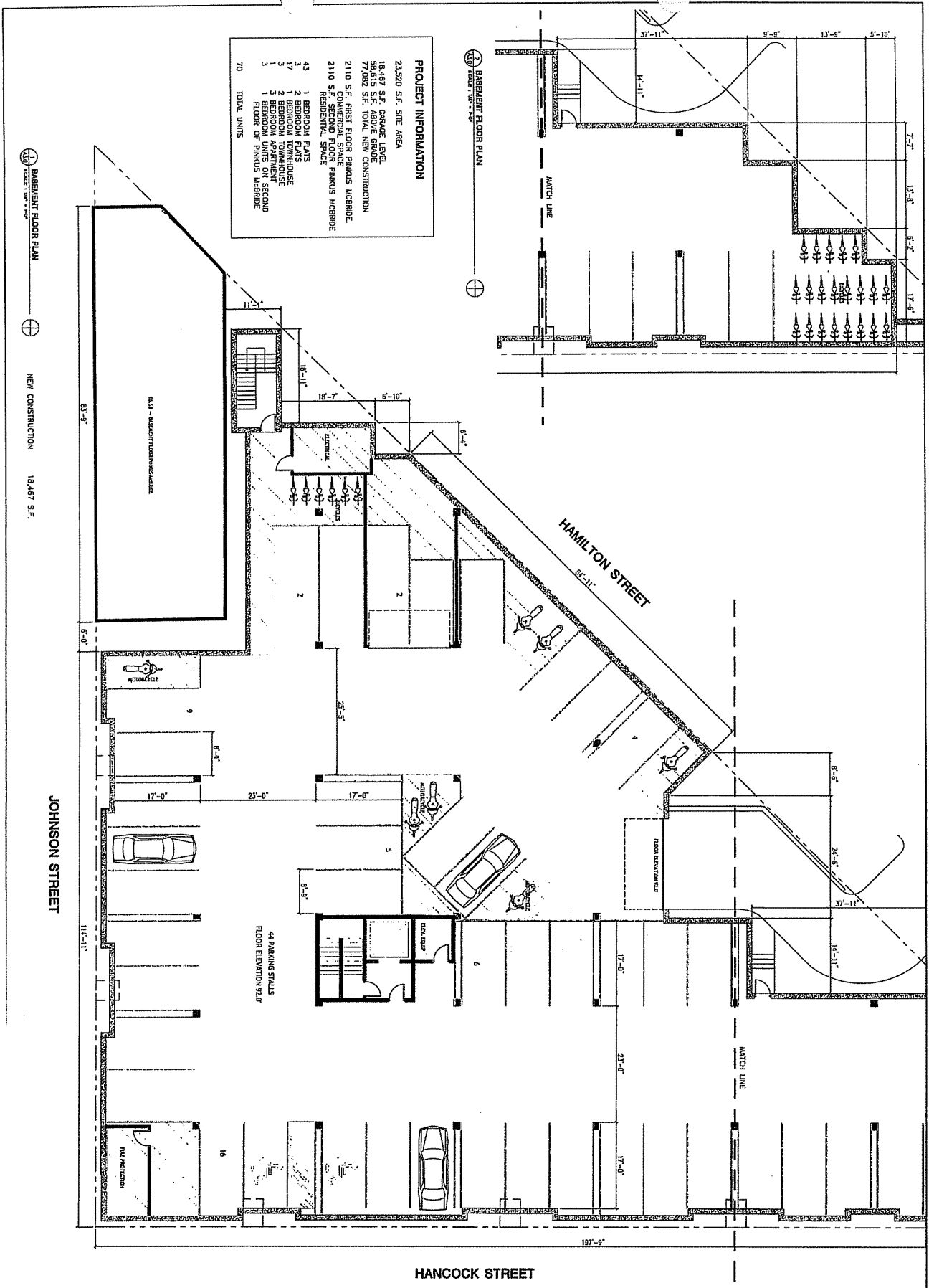
MASSING STUDY	
DRAWN:	APPR.:
GA*	SEPT. 5, 2007

BLOCK 258
GDP SUBMITTAL
NORTH HAMILTON STREET
MADISON, WISCONSIN

PRELIMINARY
FOR INFORMATION
PURPOSE ONLY
NOT FOR CONSTRUCTION

Architectural Planning & Construction
ALEXANDER COMPANY
145 E. BADGER ROAD, SUITE 200
MADISON, WISCONSIN 53703
TELEPHONE 608-258-5580
FAX 608-258-5580

8



PROJECT INFORMATION

23,520 S.F. SITE AREA
 18,487 S.F. GARAGE LEVEL
 29,619 S.F. ABOVE GRADE
 77,528 S.F. TOTAL NEW CONSTRUCTION
 2,110 S.F. FIRST FLOOR PINKUS MCBRIDE
 2,110 S.F. CONVENTIONAL SPACE PINKUS MCBRIDE
 2,110 S.F. RESIDENTIAL SPACE

43 1 BEDROOM FLAT
 3 2 BEDROOM FLATS
 17 1 BEDROOM TOWNHOUSE
 3 2 BEDROOM TOWNHOUSE
 3 1 BEDROOM UNITS ON SECOND FLOOR OF PINKUS MCBRIDE
 70 TOTAL UNITS

⊕ **BASEMENT FLOOR PLAN**

NEW CONSTRUCTION 18,487 S.F.

JOHNSON STREET

HAMILTON STREET

HANCOCK STREET

A3.0

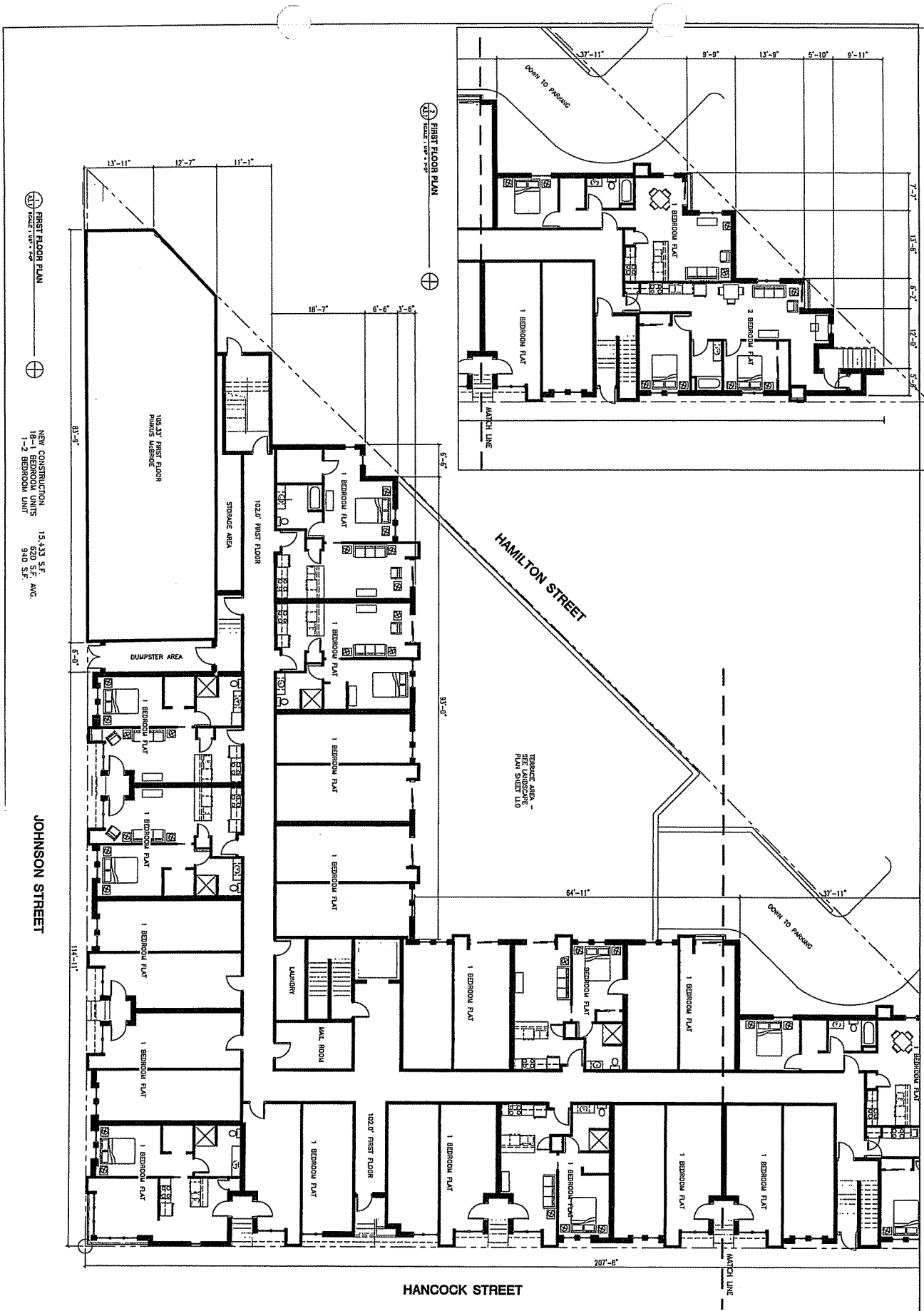
BASEMENT FLOOR PLAN	
DRAWN: DNK	APPR.:
GDP	SEPT. 6 2007
PROJECT NO. 07-542	
SHEET NO.	

BLOCK 258
 GDP SUBMITTAL
 NORTH HAMILTON STREET
 MADISON, WISCONSIN

PRELIMINARY
 FOR INFORMATION
 PURPOSE ONLY
 NOT FOR CONSTRUCTION

Architecture, Planning & Construction
ALEXANDER COMPANY
 145 E. BADGER ROAD, SUITE 200
 MADISON, WISCONSIN 53713
 TELEPHONE: 608-258-6560
 FAX: 608-258-6599

8



FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"

NEW CONSTRUCTION
18-1 BEDROOM UNITS
1-2 BEDROOM UNITS
15,433 S.F.
620 S.F. A/C
940 S.F.

JOHNSON STREET

HANCOCK STREET

HAMILTON STREET

A3.1	FIRST FLOOR PLAN	
	DRAWN: ONK	APPR.:
	GDP	SEPT. 6 2007
PROJECT NO.	07-042	
SHEET NO.	A3.1	

BLOCK 25B
GDP SUBMITTAL
NORTH HAMILTON STREET
MADISON, WISCONSIN

PRELIMINARY
FOR INFORMATION
PURPOSE ONLY
NOT FOR CONSTRUCTION

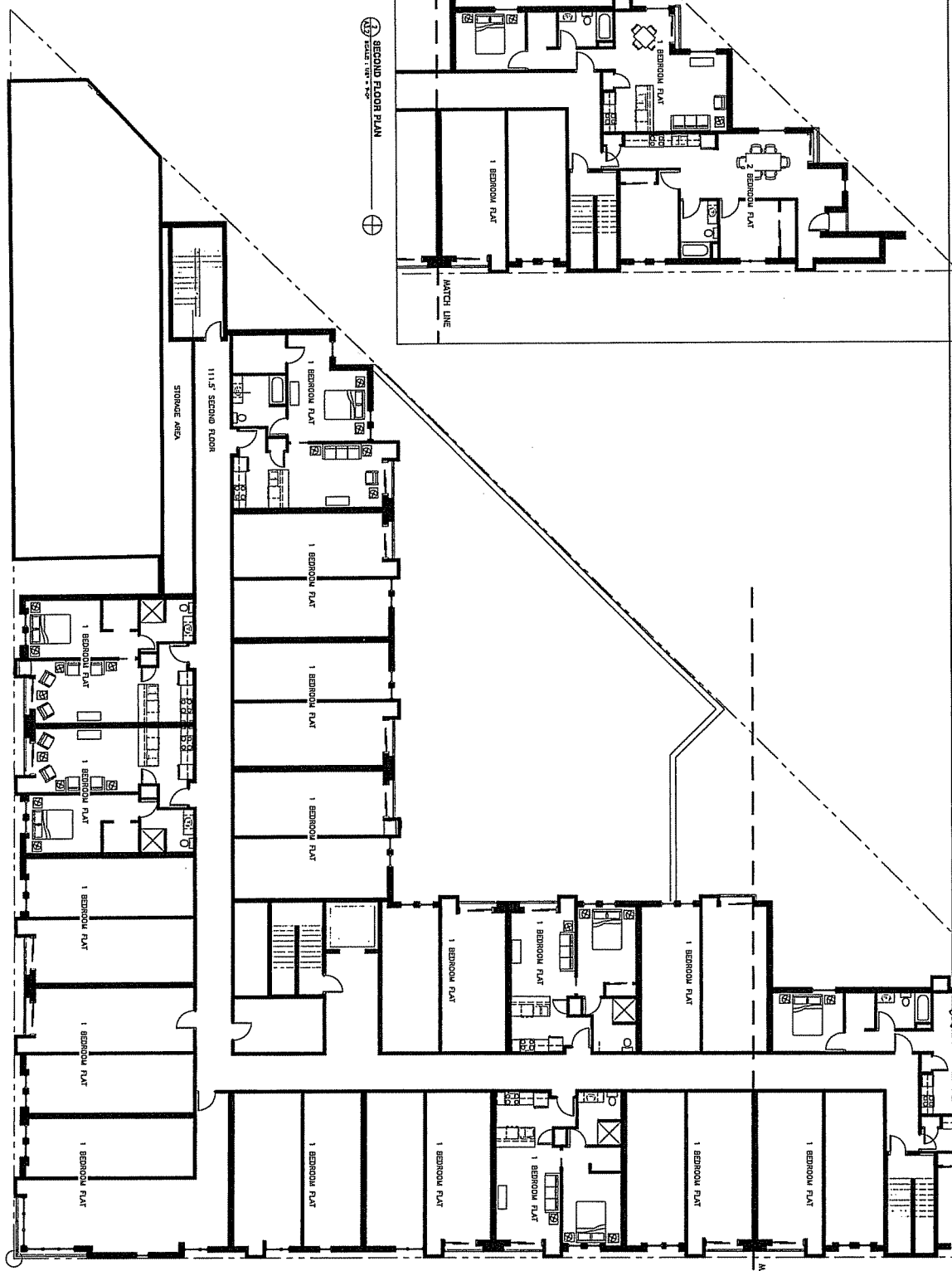
Architecture, Planning & Construction
ALEXANDER COMPANY
145 E. BADGER ROAD, SUITE 200
MADISON, WISCONSIN 53713
TELEPHONE 608-258-5580
FAX 608-258-5599

8

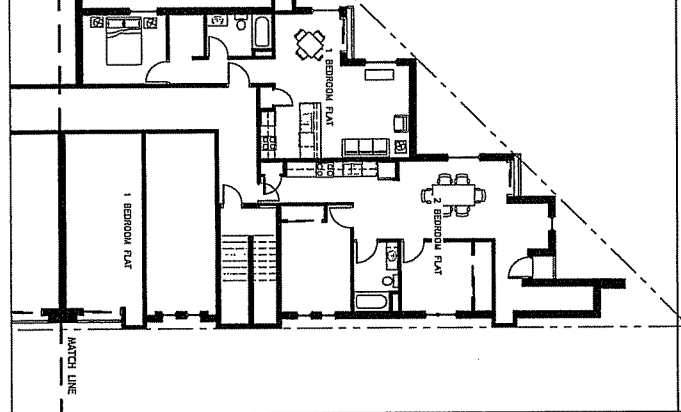
⊕ SECOND FLOOR PLAN

NEW CONSTRUCTION
1B-1 BEDROOM UNITS
1-2 BEDROOM UNITS

15,570 S.F. AVG.
640 S.F. AVG.
590 S.F.



⊕ SECOND FLOOR PLAN



A3.2

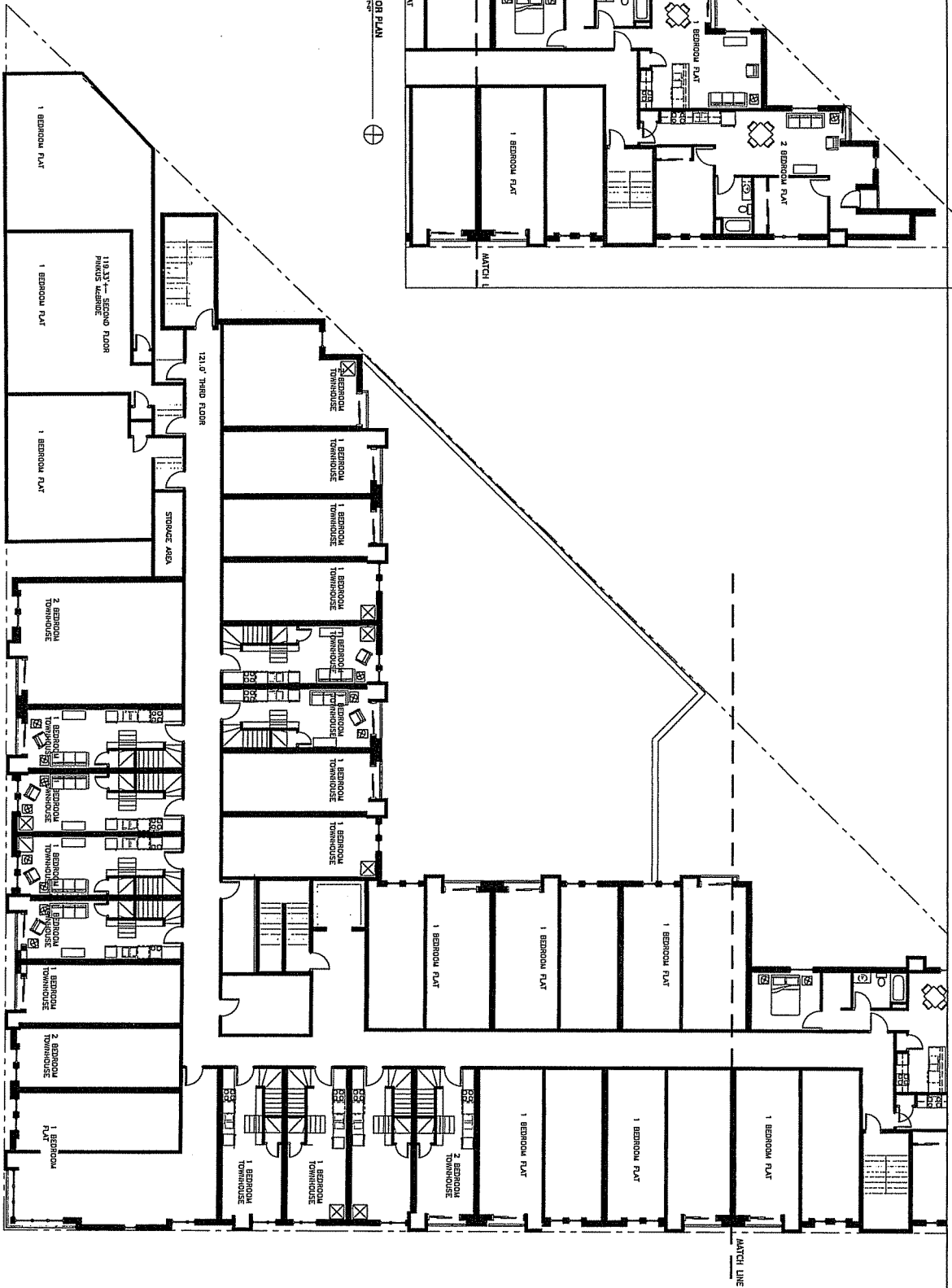
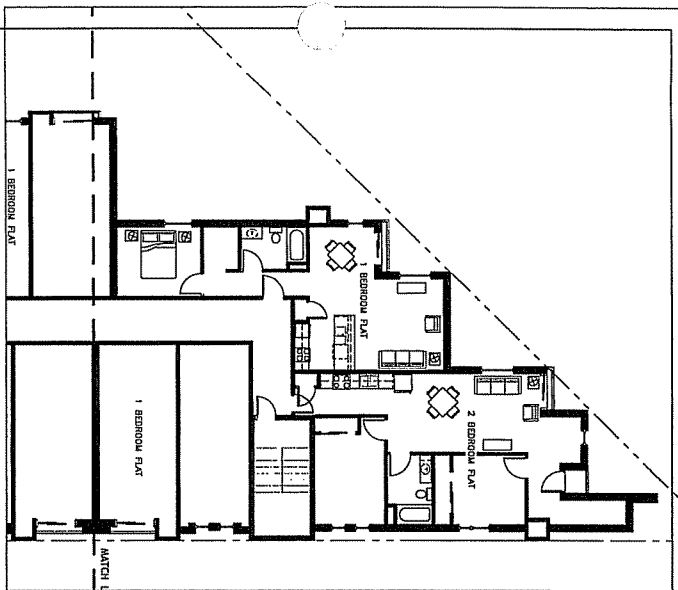
SECOND FLOOR PLAN	
DRAWN: DNK	APPR.:
GDP	SEPT. 6, 2007
PROJECT NO.	07-542
SHEET NO.	

BLOCK 258
GDP SUBMITTAL
NORTH HAMILTON STREET
MADISON, WISCONSIN

PRELIMINARY
FOR INFORMATION
PURPOSE ONLY
NOT FOR CONSTRUCTION

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

8



THIRD FLOOR PLAN
SCALE: 1/8" = 1'-0"

NEW CONSTRUCTION
 7- 1 BEDROOM FLATS
 1- 2 BEDROOM TOWNHOUSES
 17- 1 BEDROOM TOWNHOUSES
 15,670 S.F. AVG.
 640 S.F. AVG.
 340 S.F. AVG.
 930 S.F. AVG.
 17- 1 BEDROOM TOWNHOUSES
 650 S.F. AVG.
 5- 1 BEDROOM TOWNHOUSES
 850 S.F. AVG.

A3.3

SHEET NO.

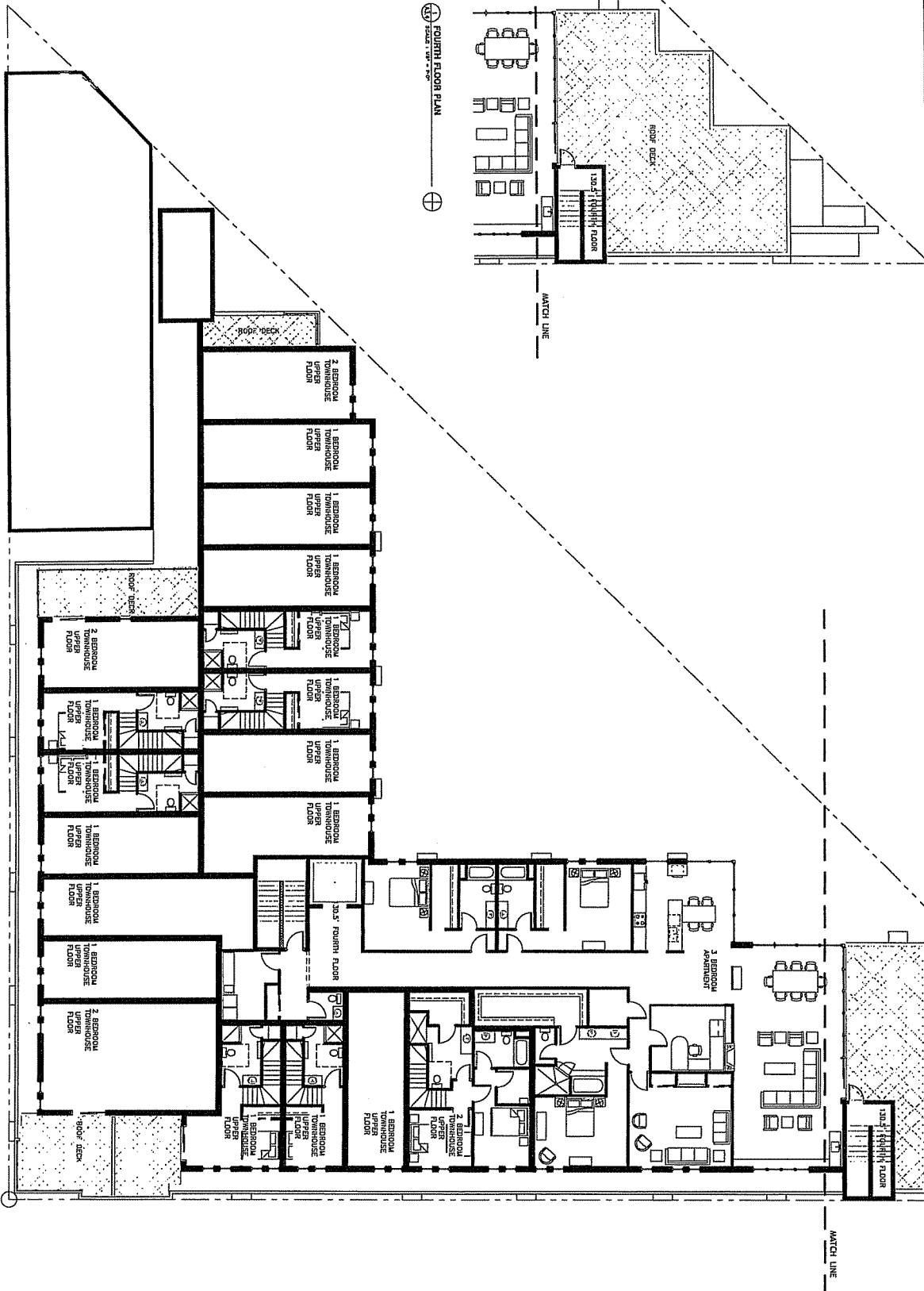
THIRD FLOOR PLAN
 DRAWN: DDK | APPR.:
 GDP | SEPT. 6, 2007

BLOCK 258
 GDP SUBMITTAL
 NORTH HAMILTON STREET
 MADISON, WISCONSIN

PRELIMINARY
 FOR INFORMATION
 PURPOSE ONLY
NOT FOR CONSTRUCTION

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

8



FOURTH FLOOR PLAN
 NEW CONSTRUCTION
 3 BEDROOM APARTMENT
 11,842 S.F.
 3,992 S.F.

A3.4

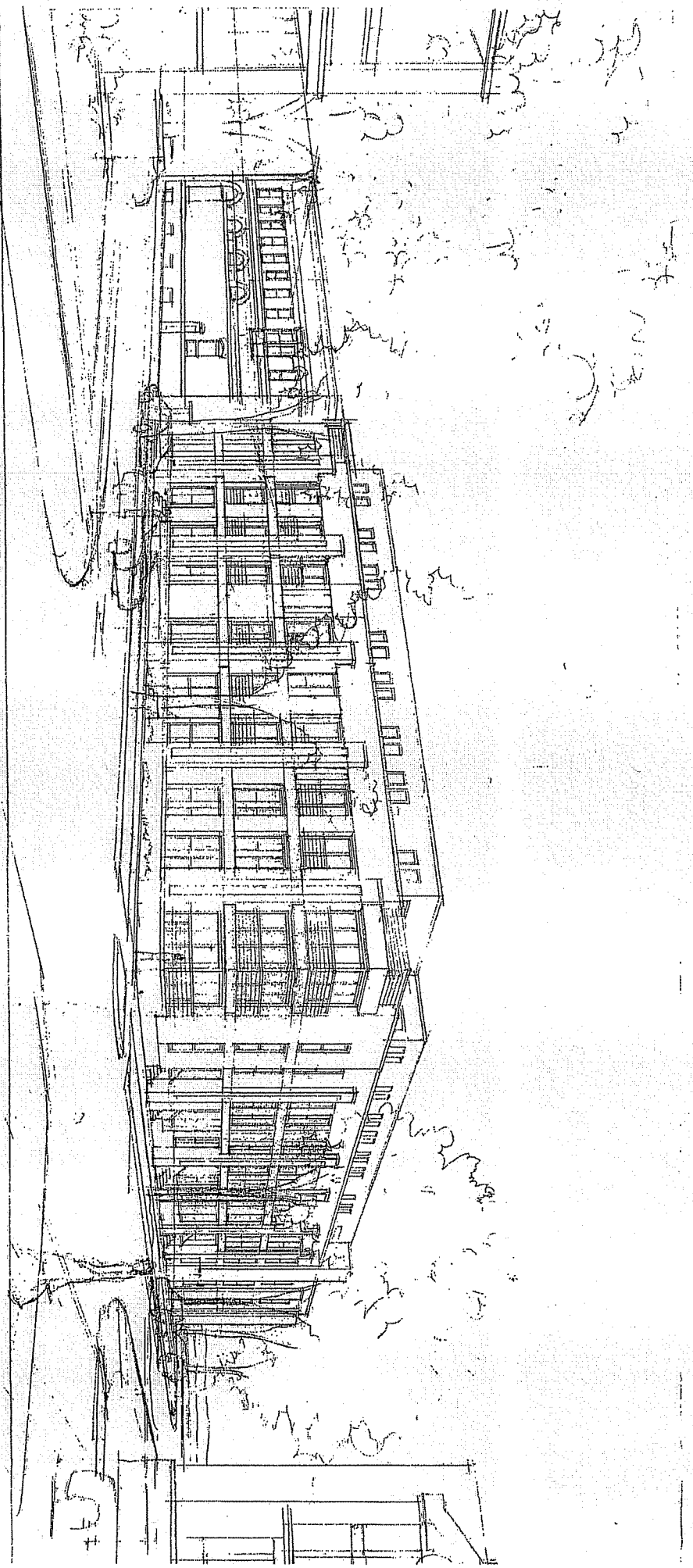
FOURTH FLOOR PLAN	
DRAWN: DDK	APPR.:
GDP	SEPT. 6, 2007

BLOCK 25B
 GDP SUBMITTAL
 NORTH HAMILTON STREET
 MADISON, WISCONSIN

PRELIMINARY
 FOR INFORMATION
 PURPOSE ONLY
NOT FOR CONSTRUCTION

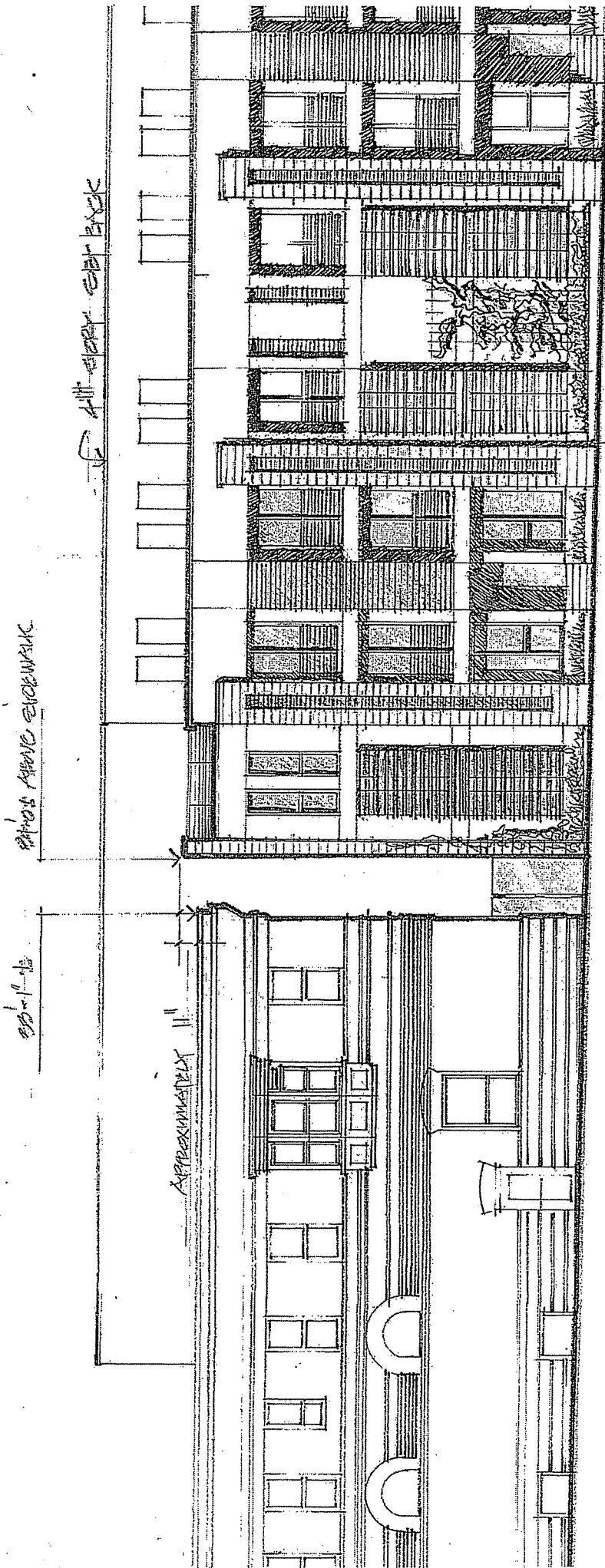
Architecture, Planning & Construction
ALEXANDER COMPANY
 145 E. BADGER ROAD, SUITE 200
 MADISON, WISCONSIN 53713
 TELEPHONE 608-258-5580
 FAX 608-258-5599

8



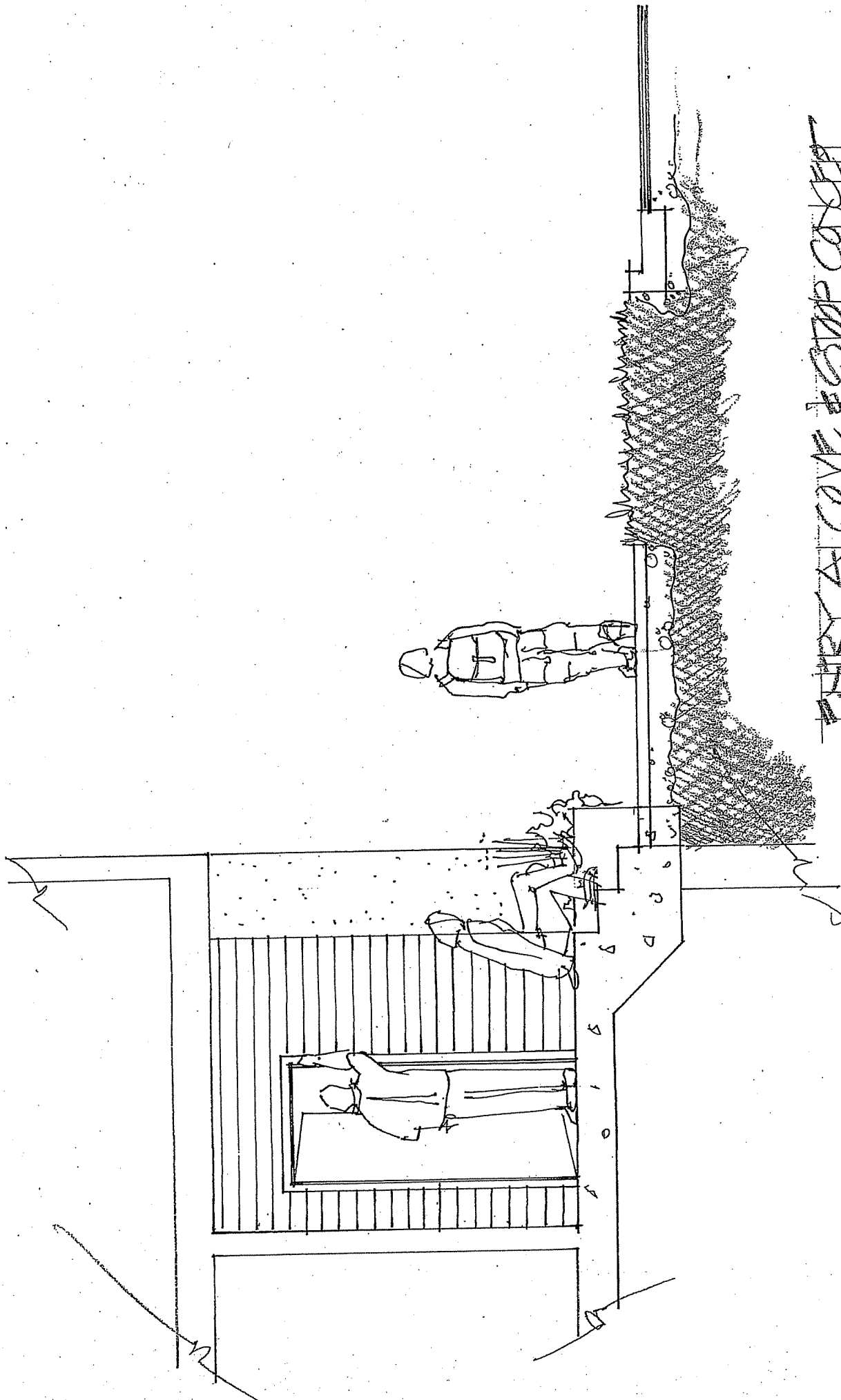
View of Massing, View of Step Back and Elevation Concept at E. Johnson and N. Hancock Streets

Block 258 PUD-GDP



PROPOSED THREE STORY ELEVATION HEIGHT ADJOINT TO
 ANKUS MORRIS BUILDING AT EAST JENKINSON.

ALEXANDER COMPANY
 11. 1907



ENTRY ALCOVE & STOP CASE
11.4.07

