



December 27, 2006

Plan Commission
C/o Department of Planning and Development
City of Madison
215 Martin Luther King Jr., Blvd.
Madison, WI 53710

Re: 454 W. Johnson Street
Letter of Intent

Dear Members of the City of Madison Plan Commission:

We are pleased to submit the Planned Unit Development – General Development Plan - Specific Implementation Plan application for the proposed project to be located at 454 W. Johnson Street and as identified on attached legal description (Exhibit A).

The proposed project will consist of a single structure consisting of 197 condominium units with a mix of 64 one-bedroom units, 128 two-bedroom units, & 5 three-bedroom units for a total of 335 bedrooms or an average of 1.70 bedrooms per condominium. In addition to the condominiums, there will be 9,205 net square feet of commercial space located on 1st floor and 9,106 square feet of health club space located on 2nd floor. There will be a total of 134 automotive parking stalls provided (128 regular and 6 handicap). 240 bike stalls will also be provided. Access to the underground parking will be off of W. Johnson and W. Gorham Streets via cross easement agreements.

The lots comprising the project area totals 37,927 square feet or .87 acres.

The total building area shall be 249,338 gross square feet consisting of 53,892 square feet of two underground parking levels, first floor 19,502, second floor 23,860 square feet, third through sixth floors 21,044 square feet each, seventh through eighth floors 20,837 square feet each, ninth & tenth floors 20,334 square feet each, eleventh & twelfth floors 19,727 square feet each.

The total building height from ground floor measured at 856.5' (City Datum) to top of architectural tower element shall be 156'-7" (actual measured height). Main roof parapet height shall be 136'-7". Top of architectural tower element shall be 1013.08' (City Datum).

We are asking for the overall density to be 235 units per acre. The total usable open space is 14,833 square feet consisting of condominium decks. This results in 44 square feet of usable open space per bedroom.

The building will be a poured concrete structure with full masonry façade.

All maintenance, including trash and snow removal, will be provided by private contract.



The proposed construction schedule is for demolition of the existing structures to commence April 2007, New Construction to commence May 2007, and Construction Completion to be August 2008. The development shall include the demolition of the existing structures on the building site. This PUD--GDP--SIP application includes a request for a demolition permit to demolish the four-woodframe residential structures and one 1-story commercial building.

The development team includes the following:

Developer: Fleming Development
2960 Triverton Pike
Madison, WI 53711
Phone: 608-277-8887
Fax: 608-277-8982
Principal Contact: Justin Harder

Architect: Gary Brink & Associates, Inc.
8401 Excelsior Drive
Madison, WI 53717
Phone: 608-829-1750
Fax: 608-829-3056
Principal Contact: Gary Brink

Civil Engineer: Calkins Engineering
5010 Voges Road
Madison, WI 53718
Phone: 608-838-0444
Fax: 608-838-0445
Principal Contact: Jason Sanger

Landscape Design: The Bruce Co.
2830 Parmenter Street
Middleton, WI 53562-0330
Phone: 608-836-7041
Fax: 608-836-3201
Principal Contact: Melissa Freer

Respectfully submitted,



Gary P. Brink
Principal



Exhibit A

PARCEL A: part of Lots One (1), Two (2), Three (3), Seventeen (17), and Eighteen (18), Block Forty (40), Original Plat of Madison, in the City of Madison, Dane County, Wisconsin, more particularly described as follows: Beginning at the Southerly most corner of said Lot 17; thence South 44°23'32" West along the Northwest line of West Johnson Street, 8.61 feet; thence South 49°35'47" West 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 North 87°57'02" West, 20.25 feet to the Northeastly line of Bassett Street; thence North 45°29'50" West, along the Northeastly line of Bassett Street, 80.50 feet; thence North 18°47'24" West along the Northeastly line of Bassett Street, 83.66 feet; thence North 00°50'35" West along the East line of Bassett Street, 64.96 feet; thence North 79°09'57" East, 70.62 feet; thence South 45°22'32" East, 44.50 feet to the Southeastly line of said Lot 3; thence South 44°39'51" West along the Southeastly line of said Lots 2 and 3, 41.19 feet; thence South 45°20'58" East, 135.70 feet to the Northwestly line of West Johnson Street; thence South 44°23'32" West along the Northwestly line of West Johnson Street, 33.15 feet to the point of beginning.

EXCEPTING a part conveyed by Warranty Deed recorded July 29, 2003, as Document Number 3770753, described as follows: 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°42'53" East along the East line of North Bassett Street, 71.50 feet to the point of beginning; thence North 79°29'37" East, 70.50 feet; thence South 45°06'45" East, 17.20 feet; thence South 44°58'40" West, 1.04 feet; thence North 89°59'16" West, 80.76 feet to the East line of North Bassett Street and to the point of beginning.

ALSO: Those lands conveyed by Warranty deed recorded July 29, 2003, as Document Number 3770754, described as follows: 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°07'52" East along the Soft 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°13'23" East along the Northeastly line of said Southwest 33 feet, 135.07 feet to the South line of Lot 4; thence South 44°49'19" West along the South line of said Lots 4 and 3, 65.70 feet to a point of beginning; thence continuing along said South line of Lot 3, 26.00 feet to a point that is 8 feet Northeastly of the Southwest corner of said Lot 3, thence North 45°06'45" West parallel with the Southwest line of said Lot 3, 27.27 feet; thence North 44°58'40" East, 13.60 feet; thence South 45°01'20" East, 5.00 feet; thence South 73°56'47" East, 9.39 feet; thence North 44°49'19" East, 3.00 feet; thence South 64°18'49" East, 14.82 feet to the point of beginning.

PARCEL B: The Northeast Half (NE 1/2) of Lot Seventeen (17), Block Forty (40), Original Plat of the City of Madison, in the City of Madison, Dane County, Wisconsin.

PARCEL C: The Southwest Half (SW 1/2) of Lot Sixteen (16), Block Forty (40), Original Plat of the City of Madison, in the City of Madison, Dane County, Wisconsin.

PARCEL D: The Northeast Half (NE 1/2) of Lot Sixteen (16), Block Forty (40), Original Plat of the City of Madison, in the City of Madison, Dane County, Wisconsin.

PARCEL E: 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 Light, Air and Pedestrian access easement created by instrument recorded as Document Number 3770755 and amended recorded as Document Number 3802246.

2. Parcel Number(s) Surveyed: 251-0709-231-0518-8; 251-0709-231-0520-3; 251-0709-231-0521-1; 251-0709-231-0522-9; 251-0709-231-0523-7.

TOWER PARAPET 296'-1"

PARAPET 236'-1"

ROOF DECK 233'-0"

WINDOW DOOR HEAD HEIGHT 230'-6"

12TH FLOOR 222'-0"

WINDOW DOOR HEAD HEIGHT 219'-6"

11TH FLOOR 211'-0"

WINDOW DOOR HEAD HEIGHT 208'-6"

10TH FLOOR 200'-0"

WINDOW DOOR HEAD HEIGHT 198'-6"

9TH FLOOR 190'-0"

WINDOW DOOR HEAD HEIGHT 188'-6"

8TH FLOOR 182'-0"

WINDOW DOOR HEAD HEIGHT 178'-6"

7TH FLOOR 170'-0"

WINDOW DOOR HEAD HEIGHT 161'-6"

6TH FLOOR 154'-0"

WINDOW DOOR HEAD HEIGHT 151'-0"

5TH FLOOR 148'-0"

WINDOW DOOR HEAD HEIGHT 141'-0"

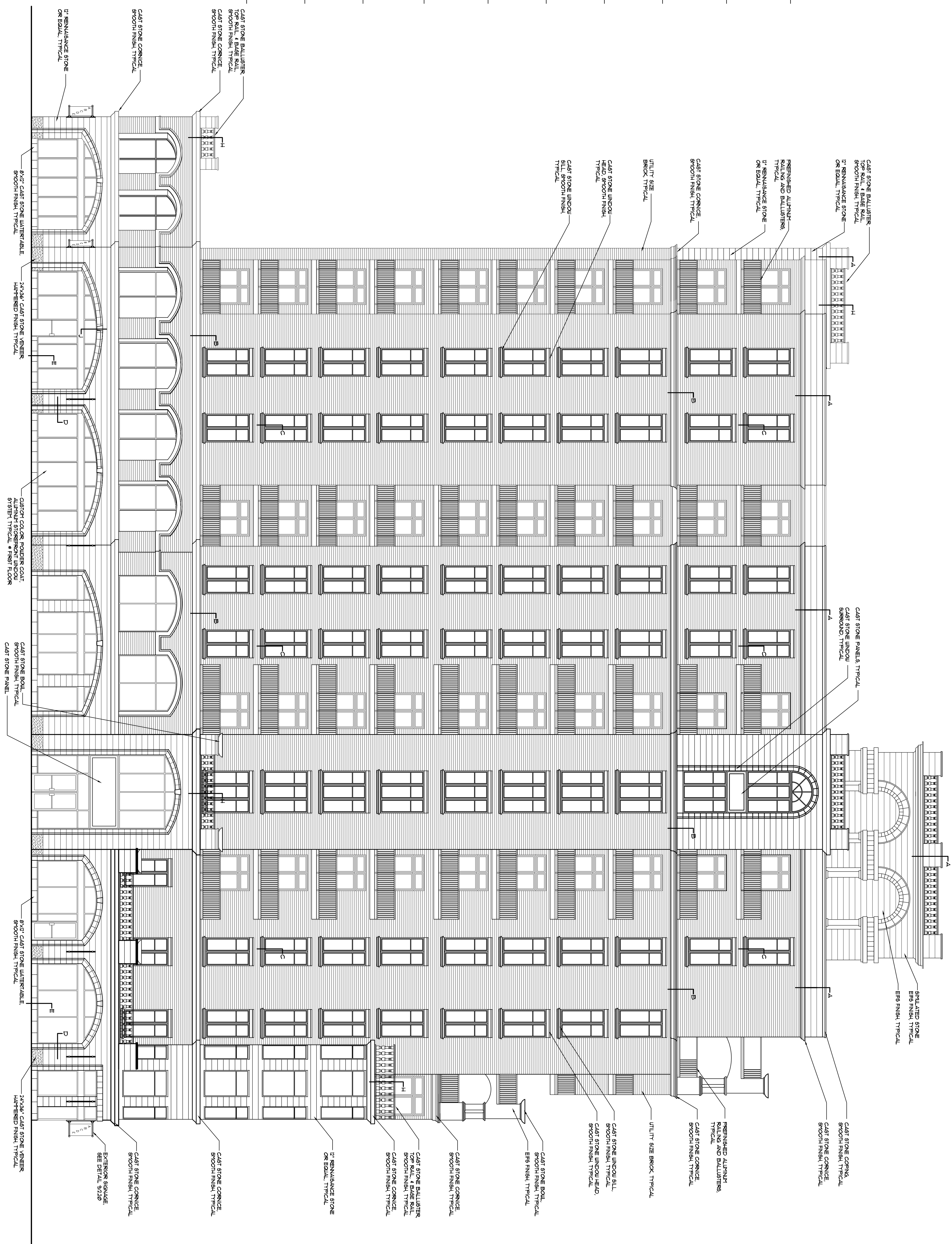
4TH FLOOR 139'-0"

WINDOW DOOR HEAD HEIGHT 131'-0"

3RD FLOOR 129'-0"

2ND FLOOR 119'-0"

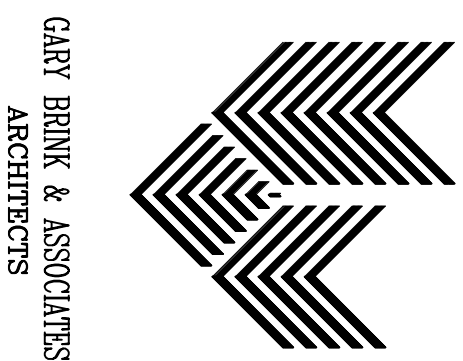
1ST FLOOR CITY DATUM 109'-0" 886.50'



NORTH BASSETT STREET ELEVATION (WEST)

1/8" = 1'-0"

DETAILS CAST STONE PROFILE SEE SHEET 605 FOR PROFILES



GARY BRINK & ASSOCIATES ARCHITECTS

8401 EXCELSIOR DRIVE MADISON, WI 53717 608-829-3050 608-829-3050 (FAX)

PROJECT: **454 WEST**
 454 WEST JOHNSON STREET MADISON, WISCONSIN

CLIENT: **FLEMING DEVELOPMENT**
 2860 TRIVERTON PIKE ROAD MADISON, WISCONSIN 53711

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PROJECT: 200621
 CAD FILE: 601-200621
 DRAWN BY: RC
 DATE: 12/21/06

TOWER PARAPET 256'-11"

CAST STONE BALUSTERS TOP RAIL, 1"

CAST STONE CORNICE

SMOOTH FINISH, TYPICAL

CAST STONE CORNICE

SMOOTH FINISH, TYPICAL

PARAPET 256'-11"

CAST STONE CORNICE

SMOOTH FINISH, TYPICAL

ROOF DECK 259'-0"

WINDOW DOOR 136'-6"

HEAD HEIGHT

2" RENAISSANCE STONE

OR EQUAL, TYPICAL

17TH FLOOR 222'-0"

WINDOW DOOR 219'-6"

HEAD HEIGHT

CAST STONE CORNICE

SMOOTH FINISH, TYPICAL

11TH FLOOR 211'-0"

WINDOW DOOR 208'-6"

HEAD HEIGHT

10TH FLOOR 209'-0"

WINDOW DOOR 199'-6"

HEAD HEIGHT

PREPARED ALUMINUM

RAILING AND BALUSTERS

TYPICAL

9TH FLOOR 190'-0"

WINDOW DOOR 188'-6"

HEAD HEIGHT

8TH FLOOR 180'-0"

WINDOW DOOR 178'-6"

HEAD HEIGHT

UTILITY SIZE

BRICK TYPICAL

7TH FLOOR 170'-0"

WINDOW DOOR 167'-6"

HEAD HEIGHT

6TH FLOOR 163'-0"

WINDOW DOOR 161'-0"

HEAD HEIGHT

5TH FLOOR 149'-0"

WINDOW DOOR 147'-0"

HEAD HEIGHT

4TH FLOOR 139'-0"

WINDOW DOOR 137'-0"

HEAD HEIGHT

CAST STONE CORNICE

SMOOTH FINISH, TYPICAL

3RD FLOOR 129'-0"

WINDOW DOOR 123'-0"

HEAD HEIGHT

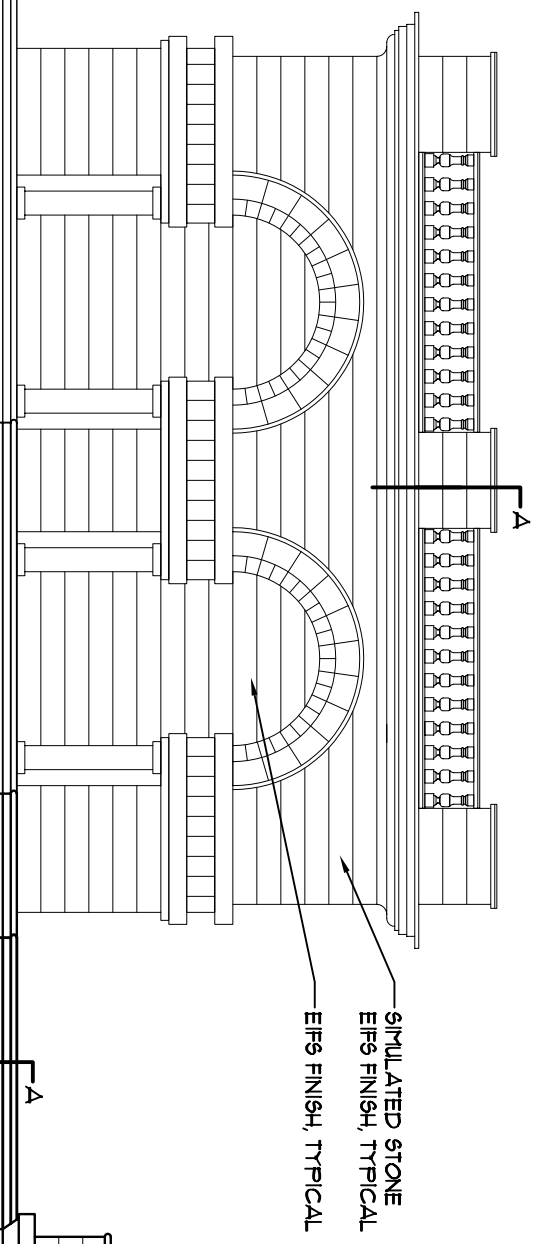
CAST STONE CORNICE

SMOOTH FINISH, TYPICAL

2ND FLOOR 115'-0"

1ST FLOOR 109'-0"

CITY DATUM 89.550'



SPALLLED STONE

EPS FINISH, TYPICAL

CAST STONE BALUSTERS

TOP RAIL, 1" BASE RAIL,

SMOOTH FINISH, TYPICAL

CAST STONE CORNICE

SMOOTH FINISH, TYPICAL

OR EQUAL, TYPICAL

2" RENAISSANCE STONE

OR EQUAL, TYPICAL

UTILITY SIZE

BRICK TYPICAL

CAST STONE WINDOW

HEAD SMOOTH FINISH,

TYPICAL

CAST STONE WINDOW

HEAD SMOOTH FINISH,

TYPICAL

CAST STONE WINDOW

HEAD SMOOTH FINISH,

TYPICAL

CAST STONE CORNICE

SMOOTH FINISH, TYPICAL

SMOOTH FINISH, TYPICAL

SMOOTH FINISH, TYPICAL

SMOOTH FINISH, TYPICAL

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SMOOTH FINISH, TYPICAL

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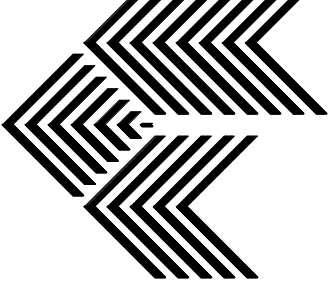
SMOOTH FINISH, TYPICAL

SMOOTH FINISH, TYPICAL

SMOOTH FINISH, TYPICAL

SMOOTH FINISH, TYPICAL

SMOOTH FINISH, TYPICAL



GARY BRINK & ASSOCIATES

ARCHITECTS

8401 EXCELSIOR DRIVE

MADISON, WI 53717

608-829-1050

608-829-3050 (FAX)

PROJECT: 454 WEST 454 WEST JOHNSON STREET MADISON, WISCONSIN CLIENT: FLEMING DEVELOPMENT 2860 TRIVERTON PIKE ROAD MADISON, WISCONSIN 53711

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NORTH ELEVATION

1/8" = 1'-0"

INDICATES CAST STONE PROFILE SEE SHEET 609 FOR PROFILES

TOWER PARAPET 236'-11"

ROOF DECK 233'-0"

17TH FLOOR WINDOW HEAD HEIGHT 227'-0"

16TH FLOOR WINDOW HEAD HEIGHT 219'-6"

15TH FLOOR WINDOW HEAD HEIGHT 211'-0"

14TH FLOOR WINDOW HEAD HEIGHT 208'-6"

13TH FLOOR WINDOW HEAD HEIGHT 199'-6"

12TH FLOOR WINDOW HEAD HEIGHT 192'-0"

11TH FLOOR WINDOW HEAD HEIGHT 187'-6"

10TH FLOOR WINDOW HEAD HEIGHT 182'-0"

9TH FLOOR WINDOW HEAD HEIGHT 178'-6"

8TH FLOOR WINDOW HEAD HEIGHT 173'-0"

7TH FLOOR WINDOW HEAD HEIGHT 169'-0"

6TH FLOOR WINDOW HEAD HEIGHT 164'-6"

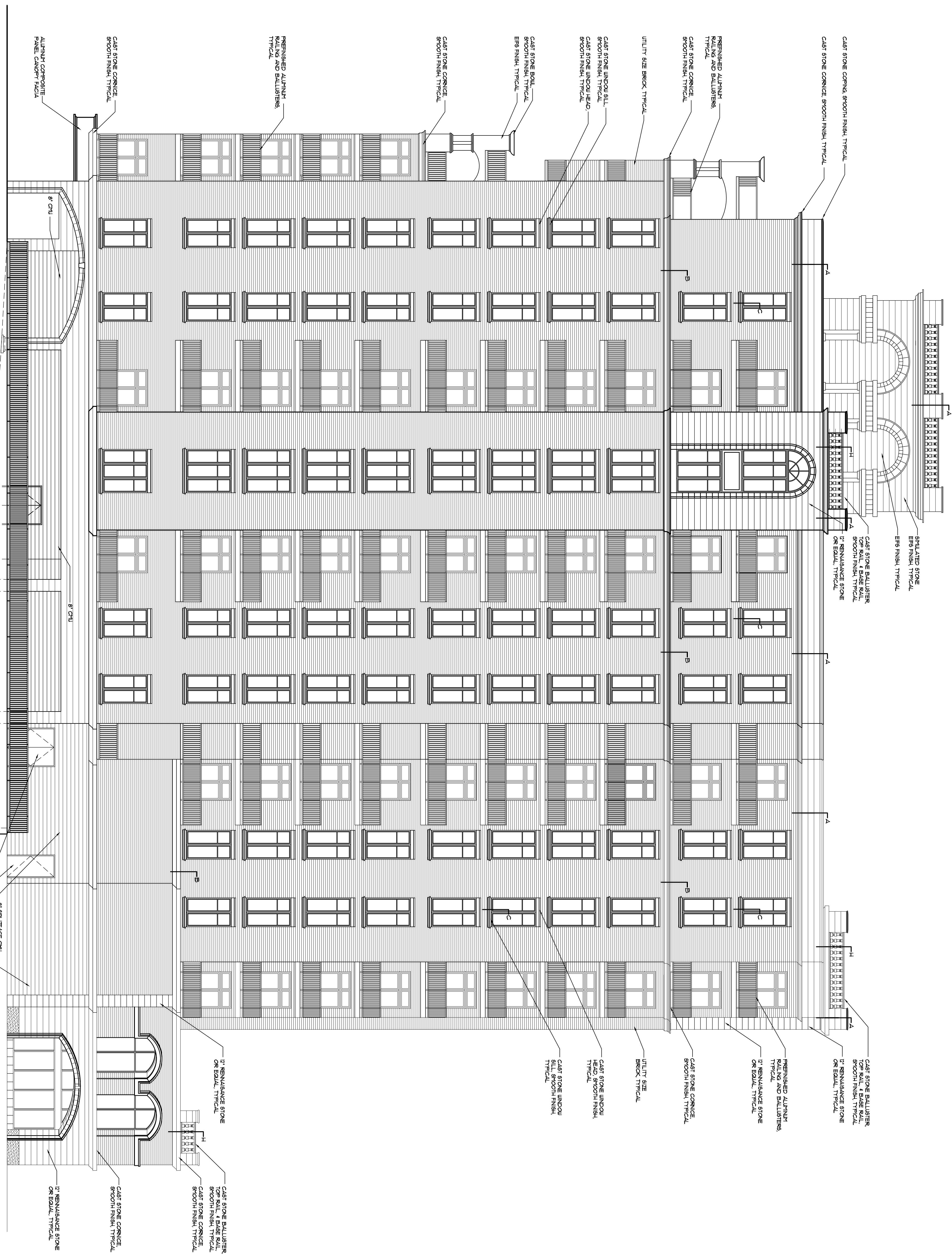
5TH FLOOR WINDOW HEAD HEIGHT 161'-0"

4TH FLOOR WINDOW HEAD HEIGHT 157'-0"

3RD FLOOR WINDOW HEAD HEIGHT 153'-0"

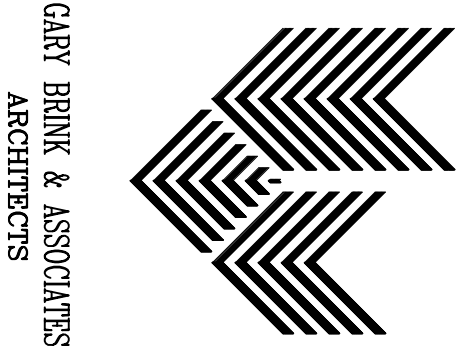
2ND FLOOR WINDOW HEAD HEIGHT 15'-0"

1ST FLOOR CITY DATUM 866.50'



EAST ELEVATION

1/8" = 1'-0" DRAWING CAST STONE PROFILE SEE SHEET 6.05 FOR PROFILES



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8401 EXCELSIOR DRIVE MADISON, WI 53717 608-829-3050 (FAX) 608-829-3050 (FAX)

PROJECT: 454 WEST 454 WEST JOHNSON STREET MADISON, WISCONSIN CLIENT: FLEMING DEVELOPMENT 2860 TRIVERTON PIKE ROAD MADISON, WISCONSIN 53711

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CAST STONE BALLUSTER TOP RAIL
BASE BALL SMOOTH FINISH TYPICAL

CAST STONE CORNICE
SMOOTH FINISH TYPICAL

CAST STONE CORNICE
SMOOTH FINISH TYPICAL

PARAPET 236'-1"

ROOF DECK 233'-0"

WINDOW HEAD HEIGHT 230'-6"

D7 RENAISSANCE STONE
OR EQUAL TYPICAL

WINDOW HEAD HEIGHT 227'-0"

WINDOW HEAD HEIGHT 218'-6"

CAST STONE CORNICE
SMOOTH FINISH TYPICAL

WINDOW HEAD HEIGHT 211'-0"

CAST STONE CORNICE
SMOOTH FINISH TYPICAL

WINDOW HEAD HEIGHT 209'-6"

WINDOW HEAD HEIGHT 199'-6"

REINFORCED ALUMINUM
RAILING AND BALLUSTERS
TYPICAL

WINDOW HEAD HEIGHT 190'-0"

WINDOW HEAD HEIGHT 188'-6"

CAST STONE BALL
SMOOTH FINISH TYPICAL

WINDOW HEAD HEIGHT 180'-0"

WINDOW HEAD HEIGHT 178'-6"

UTILITY SIZE
BRICK TYPICAL

WINDOW HEAD HEIGHT 170'-0"

WINDOW HEAD HEIGHT 161'-6"

CAST STONE BALLUSTER TOP
RAIL & BASE BALL SMOOTH
FINISH TYPICAL

WINDOW HEAD HEIGHT 159'-0"

WINDOW HEAD HEIGHT 151'-0"

D7 RENAISSANCE STONE
OR EQUAL TYPICAL

WINDOW HEAD HEIGHT 149'-0"

WINDOW HEAD HEIGHT 141'-0"

WINDOW HEAD HEIGHT 139'-0"

WINDOW HEAD HEIGHT 131'-0"

WINDOW HEAD HEIGHT 129'-0"

WINDOW HEAD HEIGHT 123'-0"

WINDOW HEAD HEIGHT 119'-0"

WINDOW HEAD HEIGHT 115'-0"

WINDOW HEAD HEIGHT 109'-0"

WINDOW HEAD HEIGHT 105'-0"

WINDOW HEAD HEIGHT 99'-0"

WINDOW HEAD HEIGHT 95'-0"

WINDOW HEAD HEIGHT 89'-0"

WINDOW HEAD HEIGHT 85'-0"

WINDOW HEAD HEIGHT 79'-0"

WINDOW HEAD HEIGHT 75'-0"

WINDOW HEAD HEIGHT 69'-0"

WINDOW HEAD HEIGHT 65'-0"

WINDOW HEAD HEIGHT 59'-0"

WINDOW HEAD HEIGHT 55'-0"

WINDOW HEAD HEIGHT 49'-0"

WINDOW HEAD HEIGHT 45'-0"

WINDOW HEAD HEIGHT 39'-0"

WINDOW HEAD HEIGHT 35'-0"

WINDOW HEAD HEIGHT 29'-0"

WINDOW HEAD HEIGHT 25'-0"

WINDOW HEAD HEIGHT 19'-0"

WINDOW HEAD HEIGHT 15'-0"

WINDOW HEAD HEIGHT 9'-0"

WINDOW HEAD HEIGHT 5'-0"

ERS FINISH TYPICAL
SPALLIED STONE
ERS FINISH TYPICAL
CAST STONE PANELS TYPICAL
CAST STONE WINDOW SURROUND TYPICAL

CAST STONE BALLUSTER
TOP RAIL & BASE BALL
SMOOTH FINISH TYPICAL
CAST STONE CORNICE
SMOOTH FINISH TYPICAL
CAST STONE CORNICE
SMOOTH FINISH TYPICAL

REINFORCED ALUMINUM
RAILING AND BALLUSTERS
TYPICAL
D7 RENAISSANCE STONE
OR EQUAL TYPICAL

CAST STONE CORNICE
SMOOTH FINISH TYPICAL
UTILITY SIZE
BRICK TYPICAL

CAST STONE BALL
SMOOTH FINISH TYPICAL
ERS FINISH TYPICAL

CAST STONE CORNICE
SMOOTH FINISH TYPICAL
D7 RENAISSANCE STONE
OR EQUAL TYPICAL



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ARCHITECTS
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MADISON, WI 53717
608-829-1750
608-829-1056 (FAX)

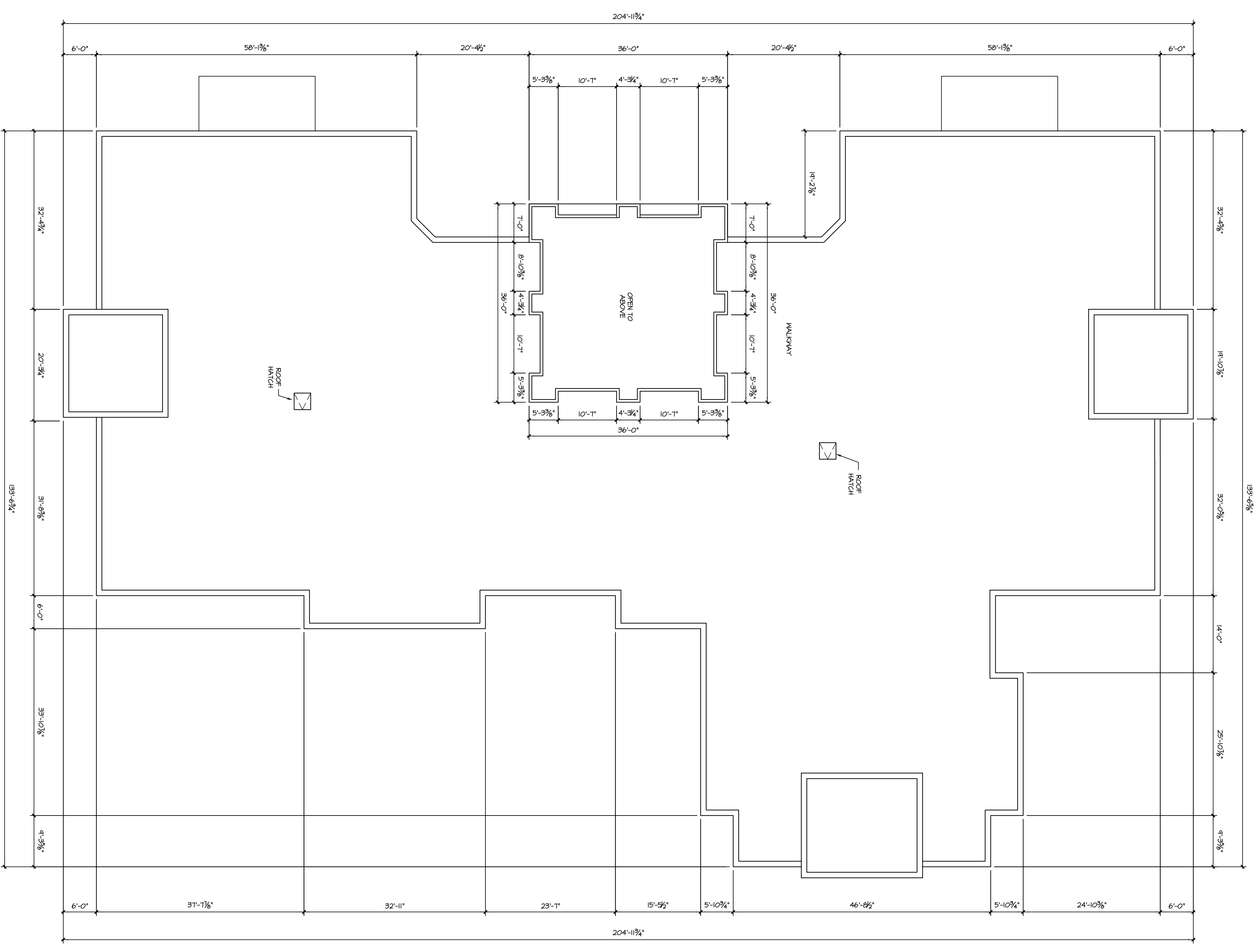
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454 WEST
454 WEST JOHNSON STREET MADISON, WISCONSIN
CLIENT:
FLEMING DEVELOPMENT
2960 TRIVERTON PIKE ROAD MADISON, WISCONSIN 53711

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DATE: 12/27/06

WEST JOHNSON STREET ELEVATION (SOUTH)

1/8" = 1'-0"

X
DENOTES CAST STONE PROFILE
SEE SHEET 605 FOR PROFILES



ROOF TOP LEVEL

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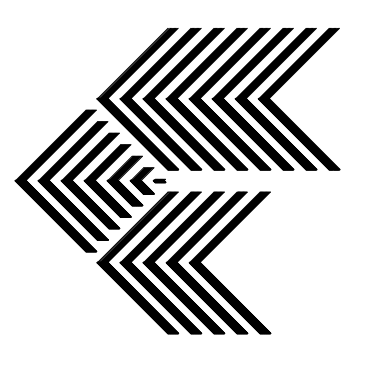
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 DATE: 12/27/06

PROJECT:
454 WEST
 454 WEST JOHNSON STREET MADISON, WISCONSIN

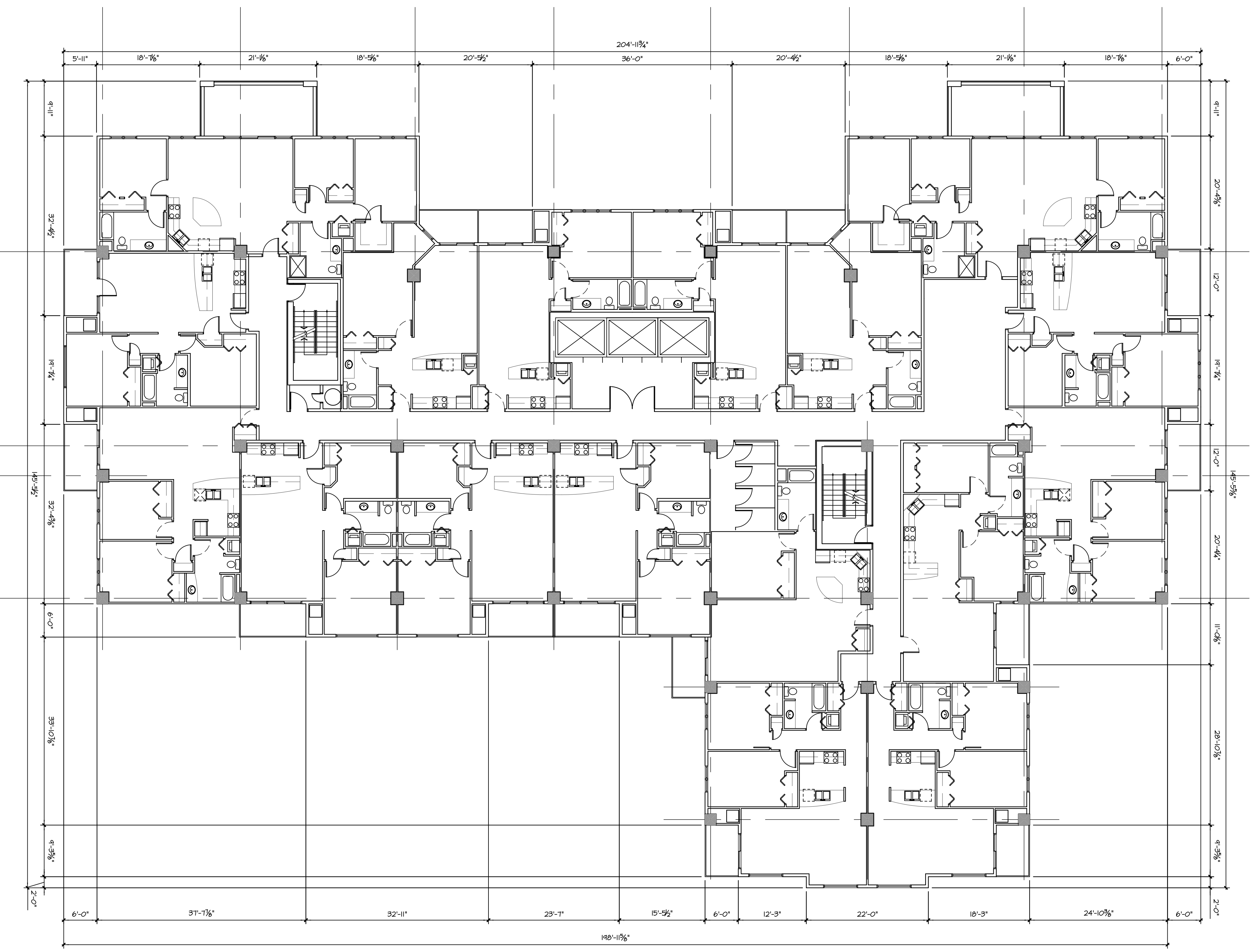
CLIENT:
FLEMING DEVELOPMENT
 2960 TRIVERTON PIKE ROAD MADISON, WISCONSIN 53711

GARY BRINK & ASSOCIATES
 ARCHITECTS

8401 EXCELSIOR DRIVE
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 608-829-3058 (FAX)



LEVEL 12 FLOOR PLAN



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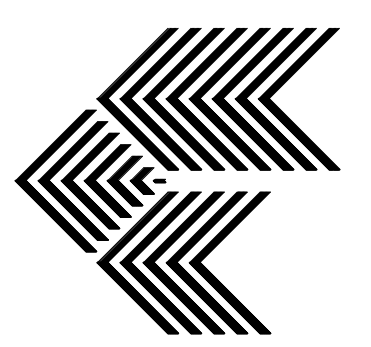
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 DATE: 12/27/06

PROJECT:
454 WEST
 454 WEST JOHNSON STREET MADISON, WISCONSIN

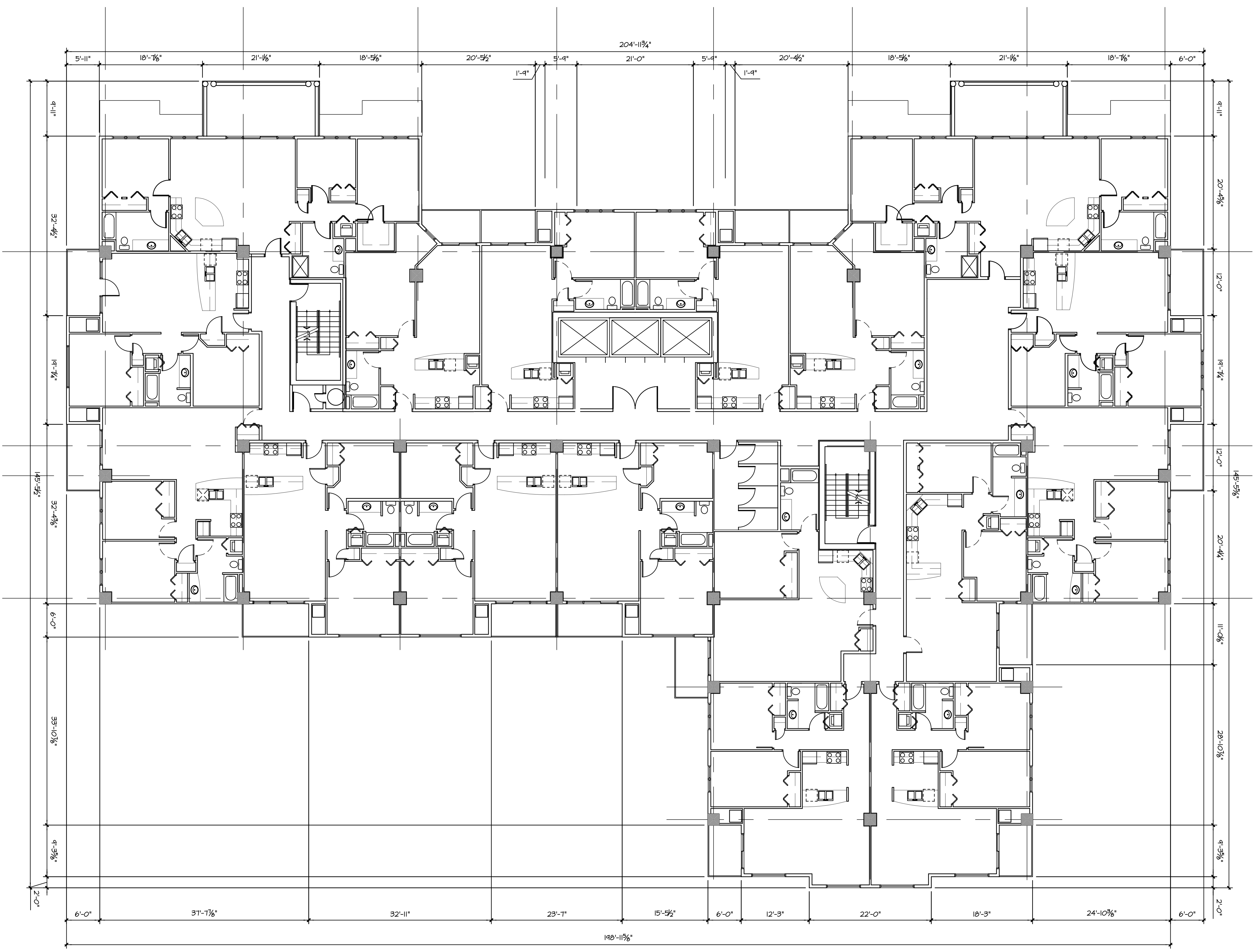
CLIENT:
FLEMING DEVELOPMENT
 2960 TRIVERTON PIKE ROAD MADISON, WISCONSIN 53711

GARY BRINK & ASSOCIATES
 ARCHITECTS

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LEVEL 1 FLOOR PLAN



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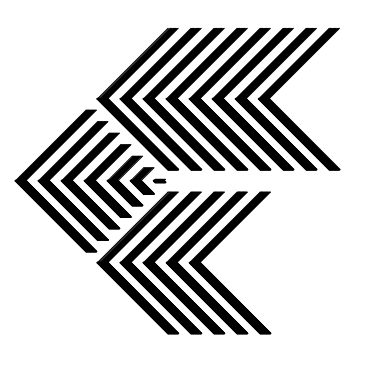
PROJECT: 200621
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PROJECT:
454 WEST
 454 WEST JOHNSON STREET MADISON, WISCONSIN

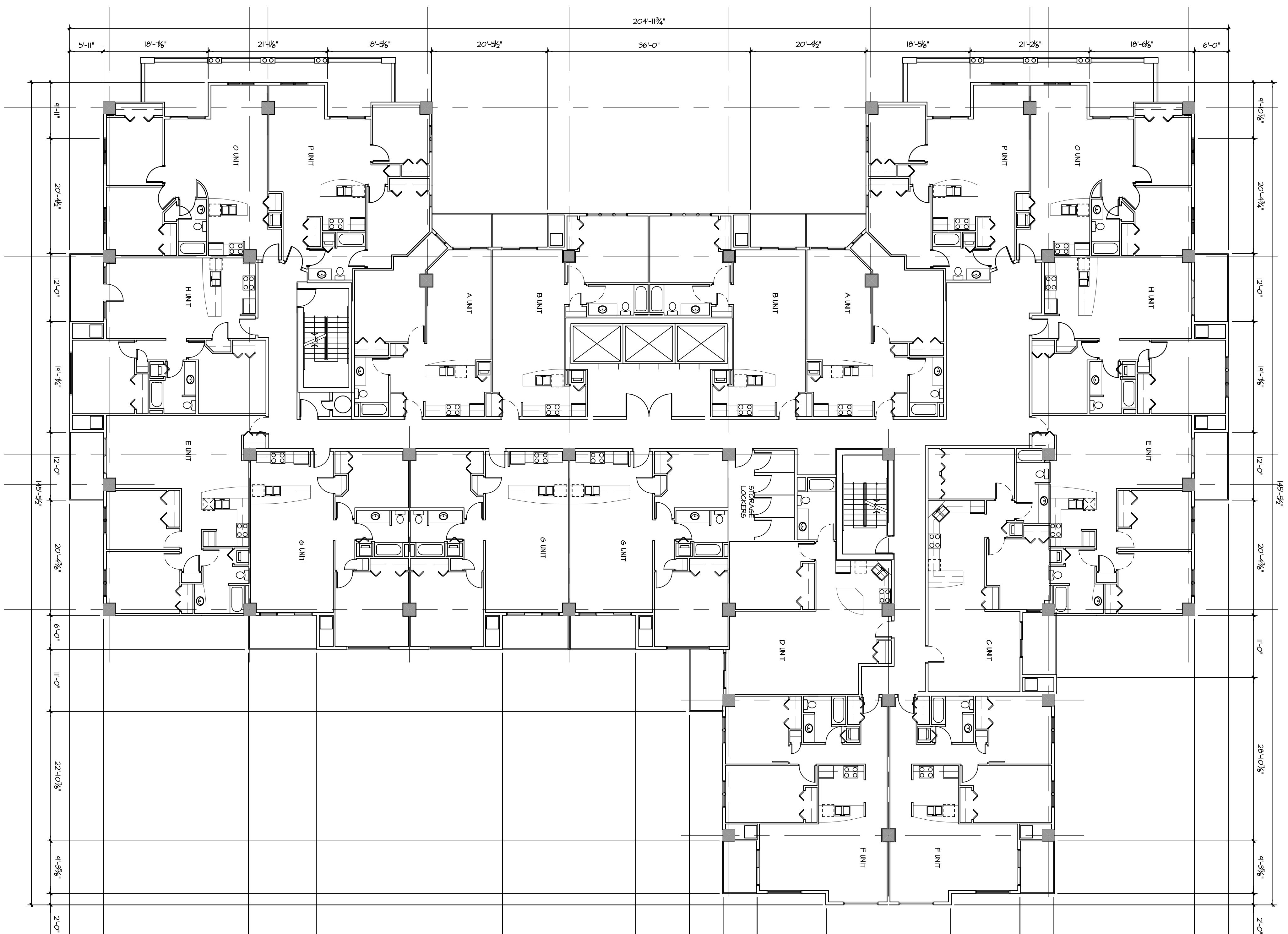
CLIENT:
FLEMING DEVELOPMENT
 2960 TRIVERTON PIKE ROAD MADISON, WISCONSIN 53711

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 ARCHITECTS

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LEVEL 9 & 10 FLOOR PLANS



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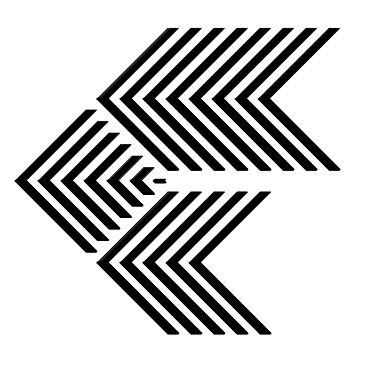
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 DATE: 12/27/06

PROJECT:
454 WEST
 454 WEST JOHNSON STREET MADISON, WISCONSIN

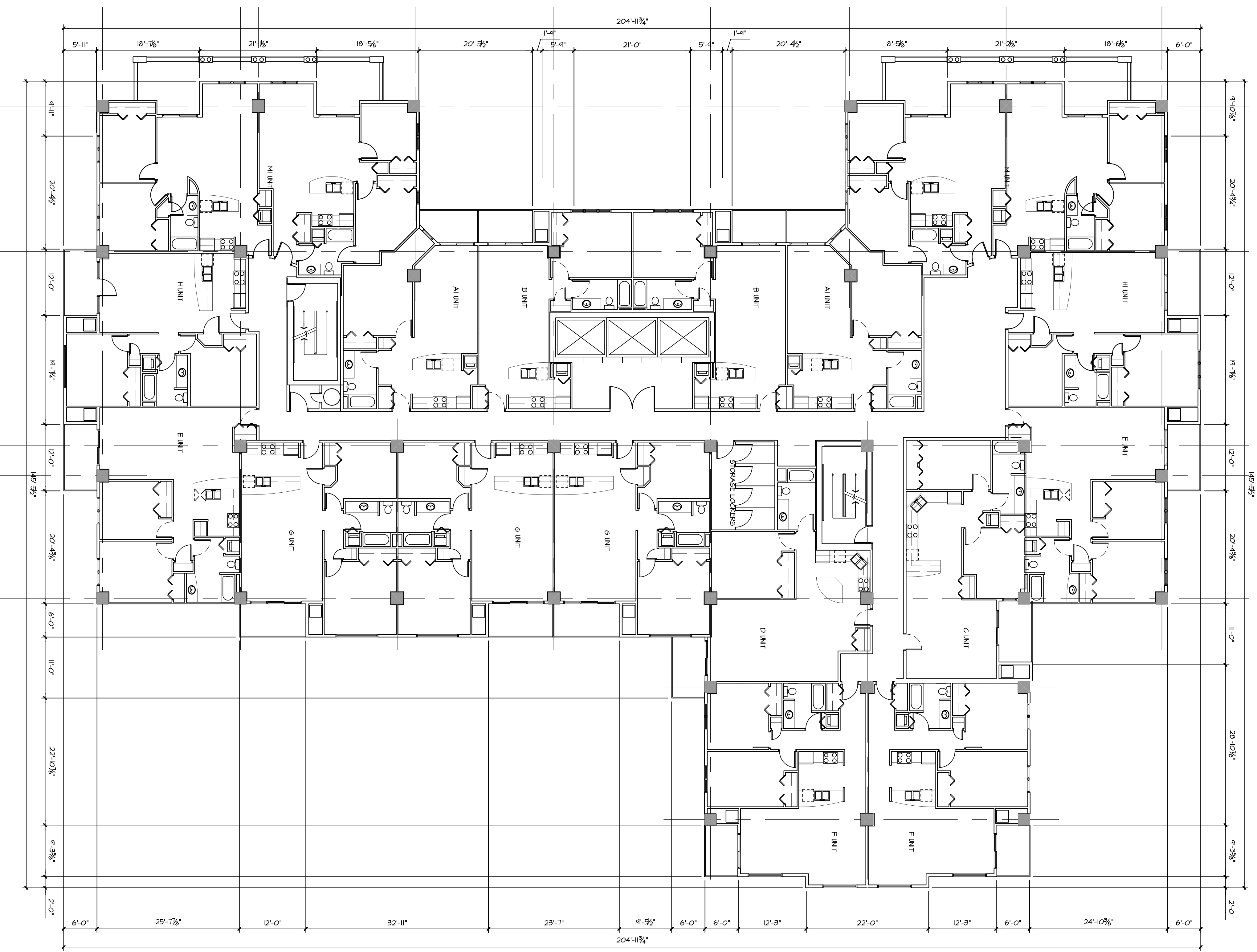
CLIENT:
FLEMING DEVELOPMENT
 2960 TRIVERTON PIKE ROAD MADISON, WISCONSIN 53711

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 ARCHITECTS

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LEVEL 8 FLOOR PLAN



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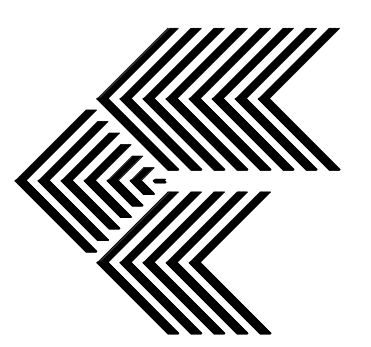
PROJECT: 200621
 CAD FILE: 407-200621
 DRAWN BY: RC
 DATE: 12/27/06

PROJECT:
454 WEST
 454 WEST JOHNSON STREET MADISON, WISCONSIN

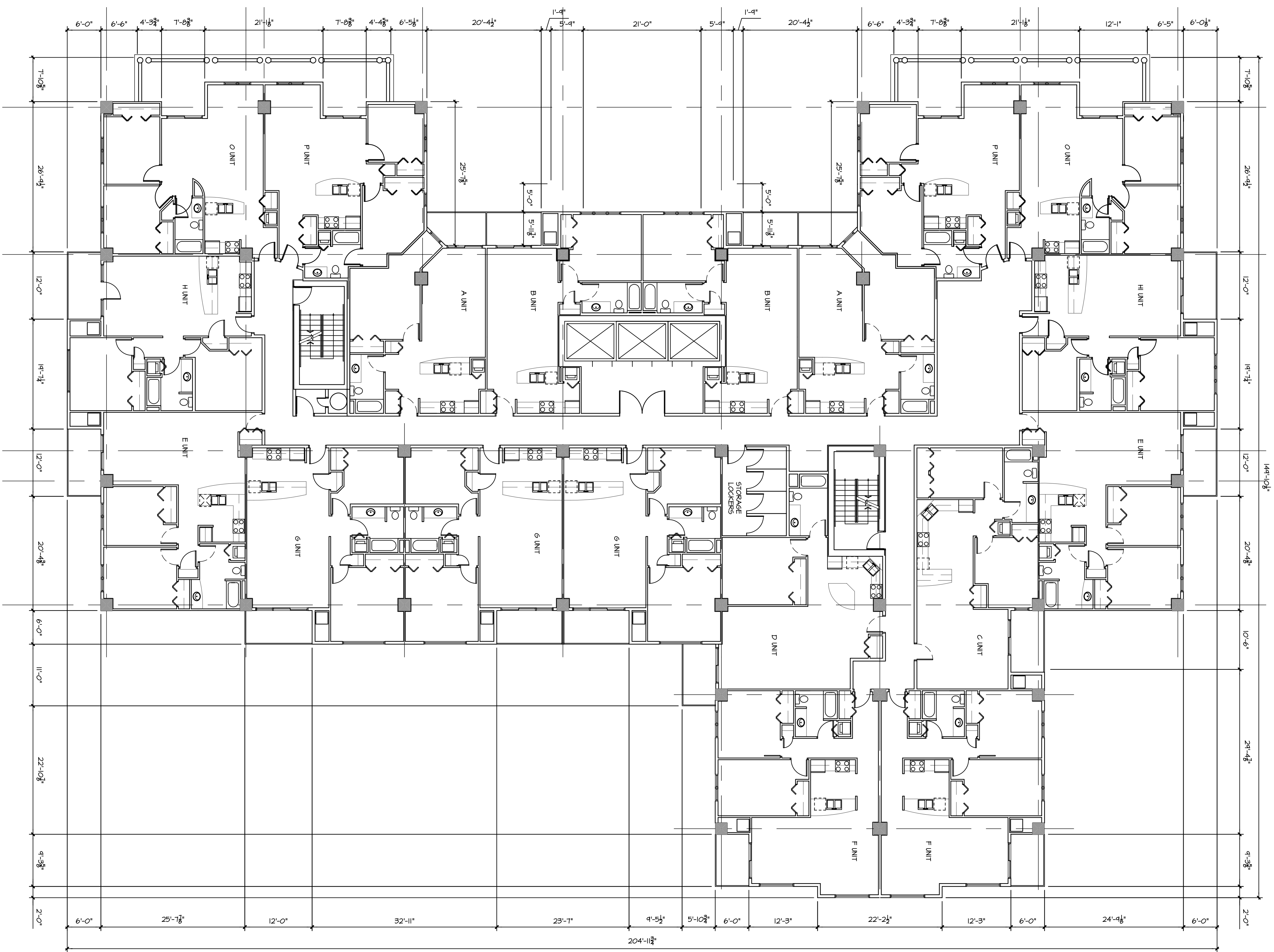
CLIENT:
FLEMING DEVELOPMENT
 2960 TRIVERTON PIKE ROAD MADISON, WISCONSIN 53711

GARY BRINK & ASSOCIATES
 ARCHITECTS

8401 EXCELSIOR DRIVE
 MADISON, WI 53717
 608-829-1150
 608-829-3058 (FAX)



LEVEL 7 FLOOR PLAN



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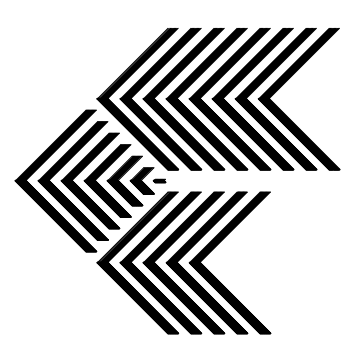
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 CAD FILE: 406-200621
 DRAWN BY: RC
 DATE: 12/27/06

PROJECT:
454 WEST
 454 WEST JOHNSON STREET MADISON, WISCONSIN

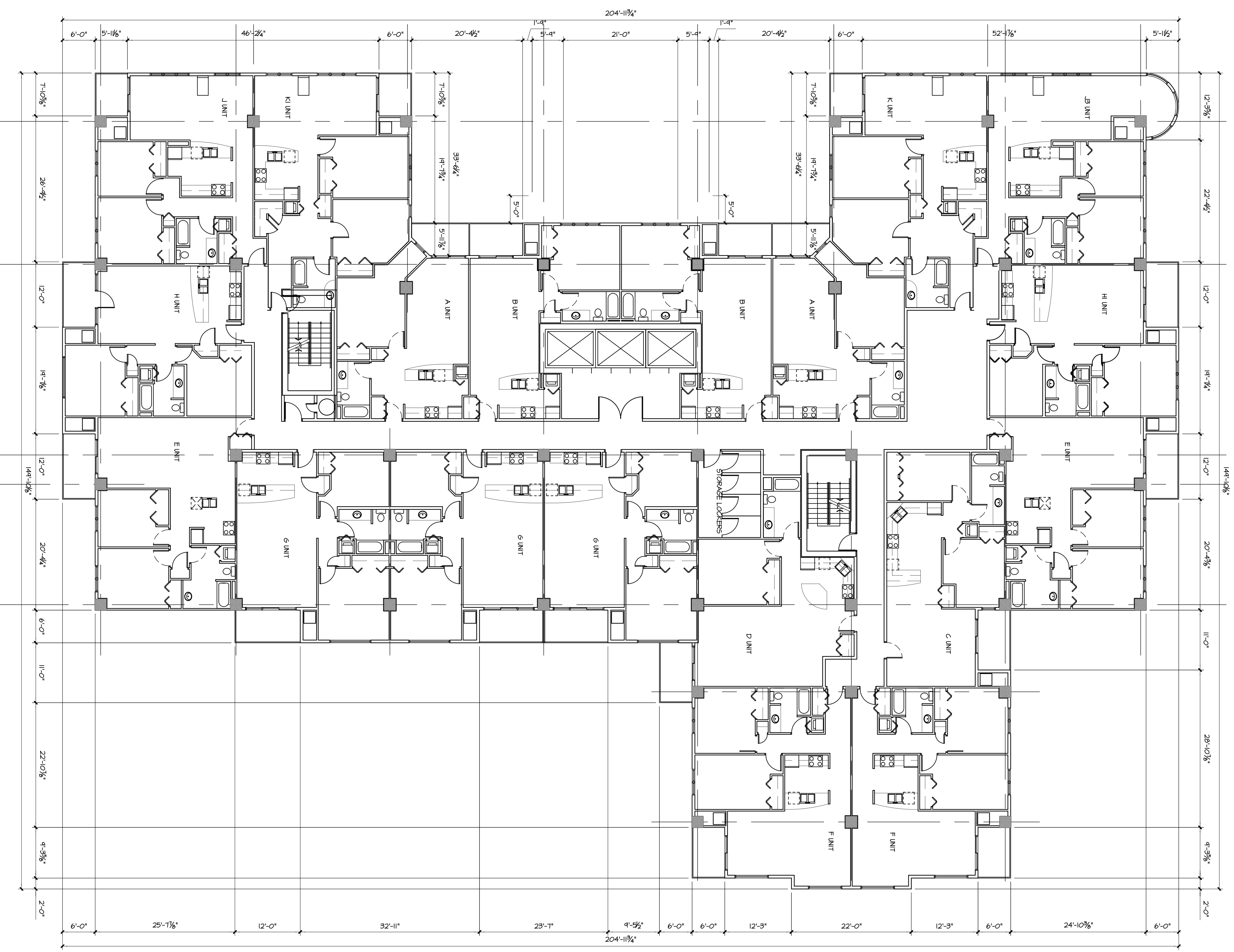
CLIENT:
FLEMING DEVELOPMENT
 2960 TRIVERTON PIKE ROAD MADISON, WISCONSIN 53711

GARY BRINK & ASSOCIATES
 ARCHITECTS

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LEVEL 4 & 5 FLOOR PLANS



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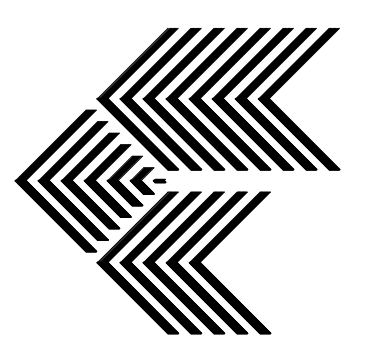
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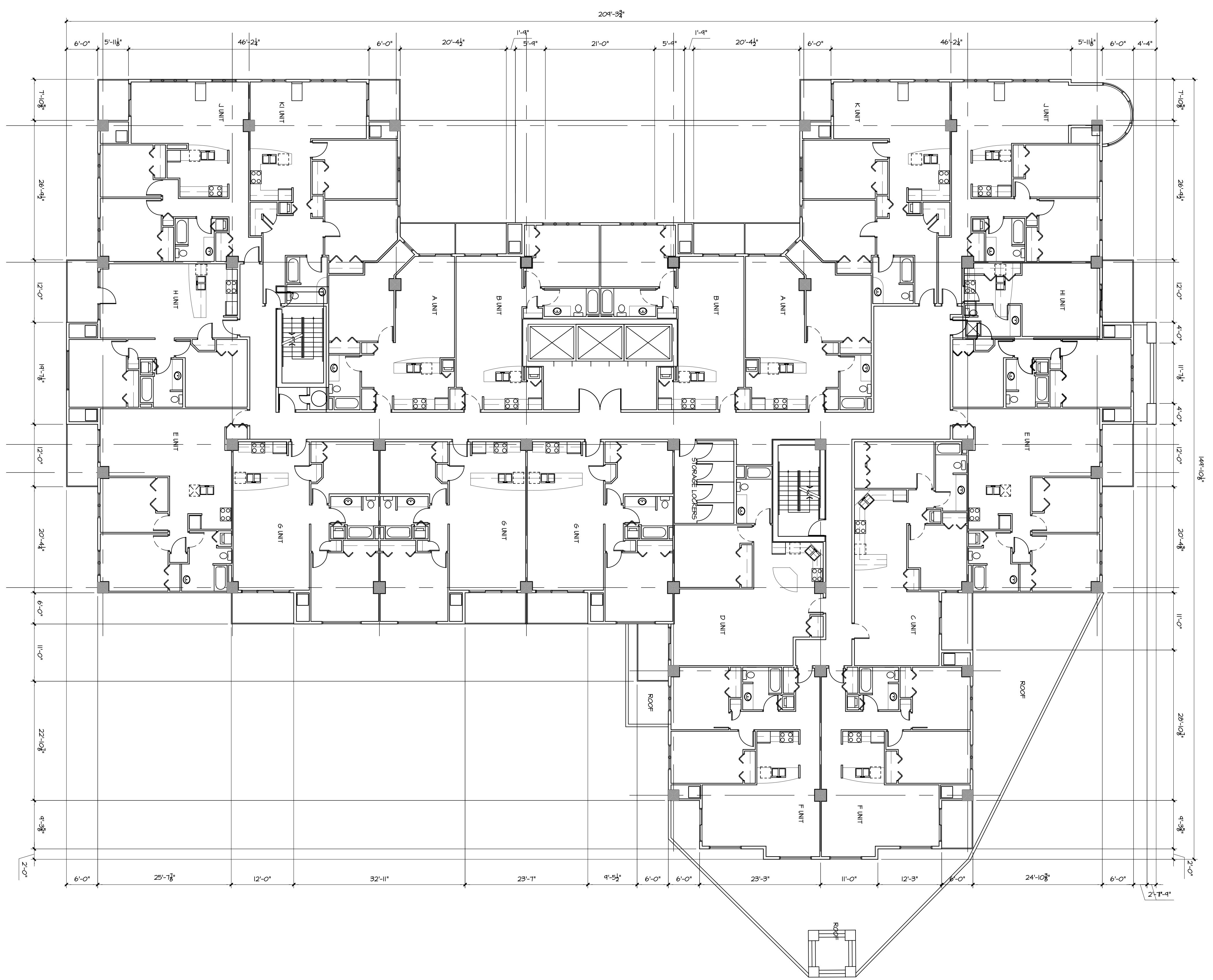
CLIENT:
FLEMING DEVELOPMENT
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THIRD FLOOR PLAN
SHEET 1-10



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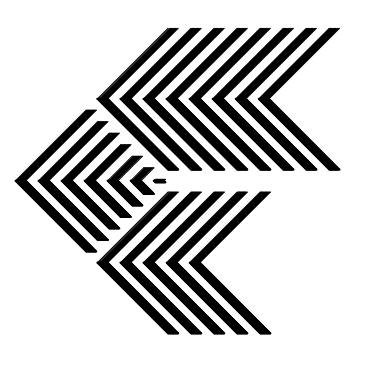
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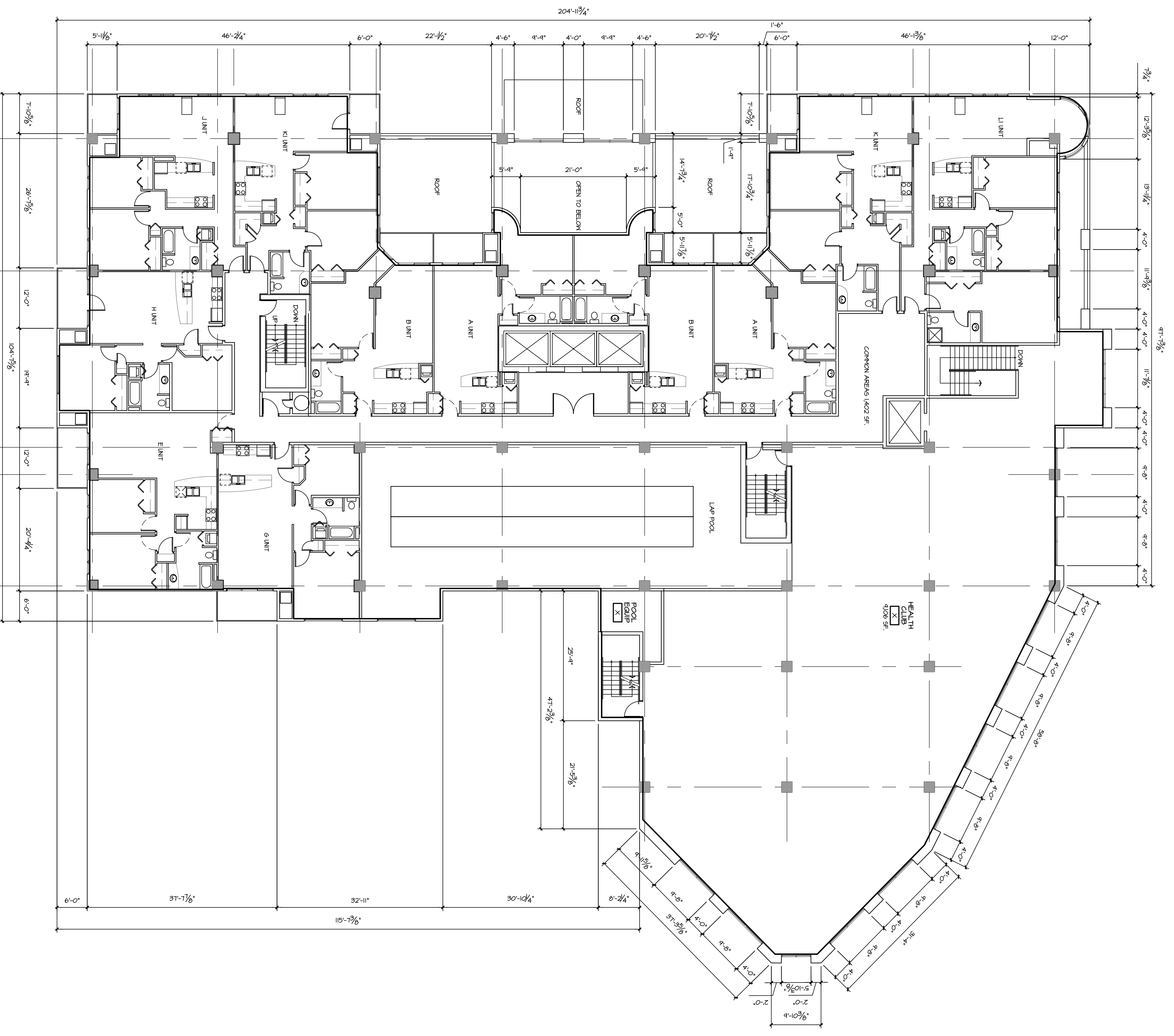
PROJECT:
454 WEST
 454 WEST JOHNSON STREET MADISON, WISCONSIN

CLIENT:
FLEMING DEVELOPMENT
 2960 TRIVERTON PIKE ROAD MADISON, WISCONSIN 53711

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SECOND FLOOR PLAN

3/32" = 1'-0"

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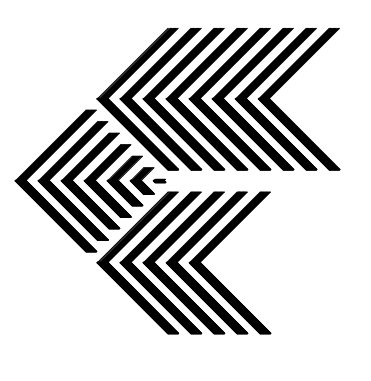
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 DATE: 12/8/06

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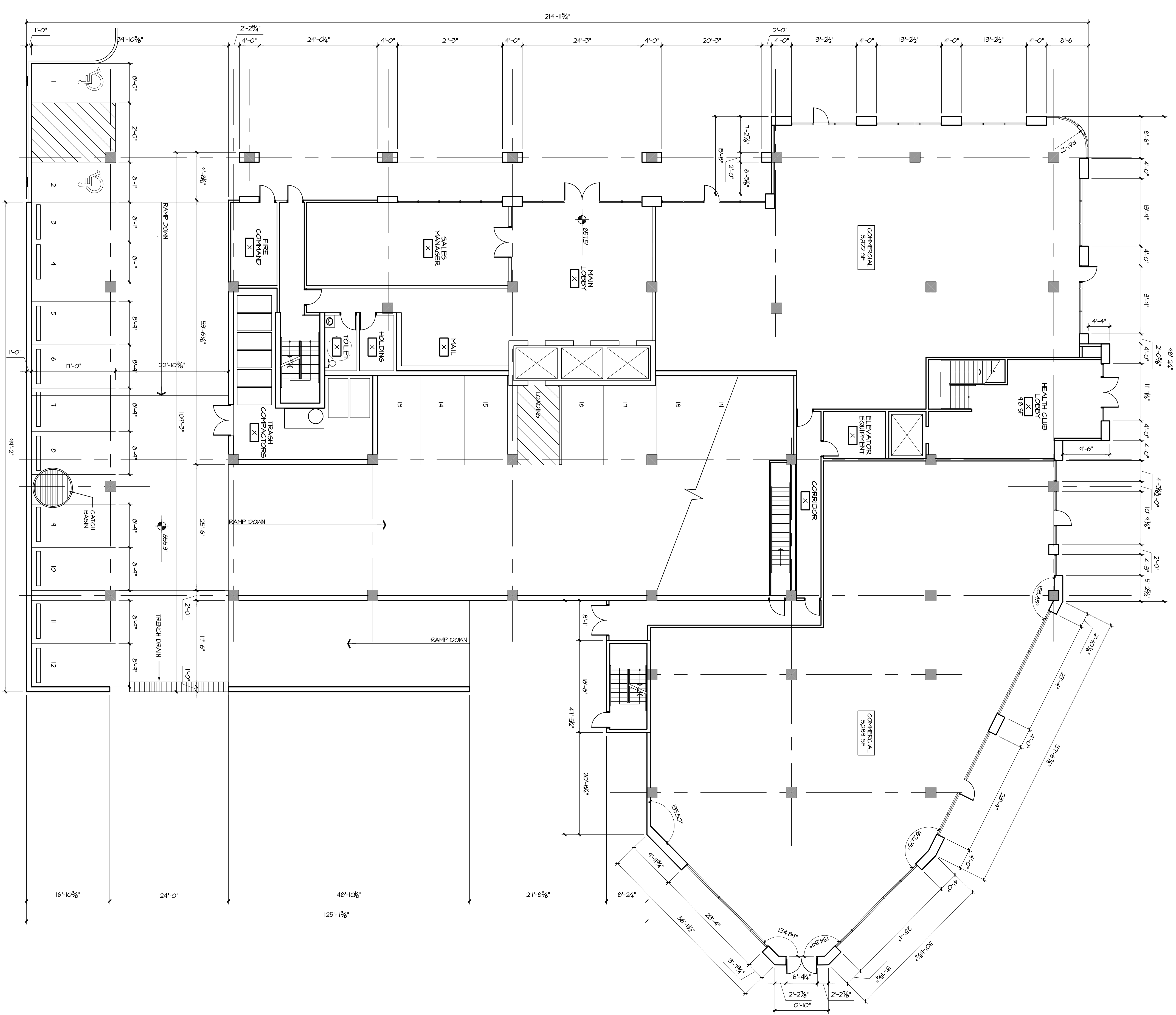
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FIRST FLOOR PLAN



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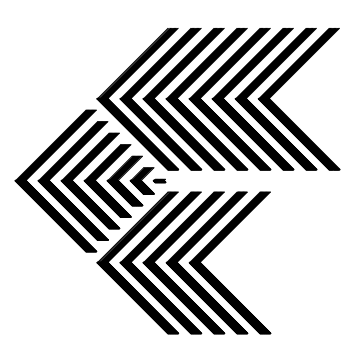
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 CAD FILE: 401-200621
 DRAWN BY: RC
 DATE: 12/27/06

PROJECT:
454 WEST
 454 WEST JOHNSON STREET MADISON, WISCONSIN

CLIENT:
FLEMING DEVELOPMENT
 2860 TRIVERTON PIKE ROAD MADISON, WISCONSIN 53711

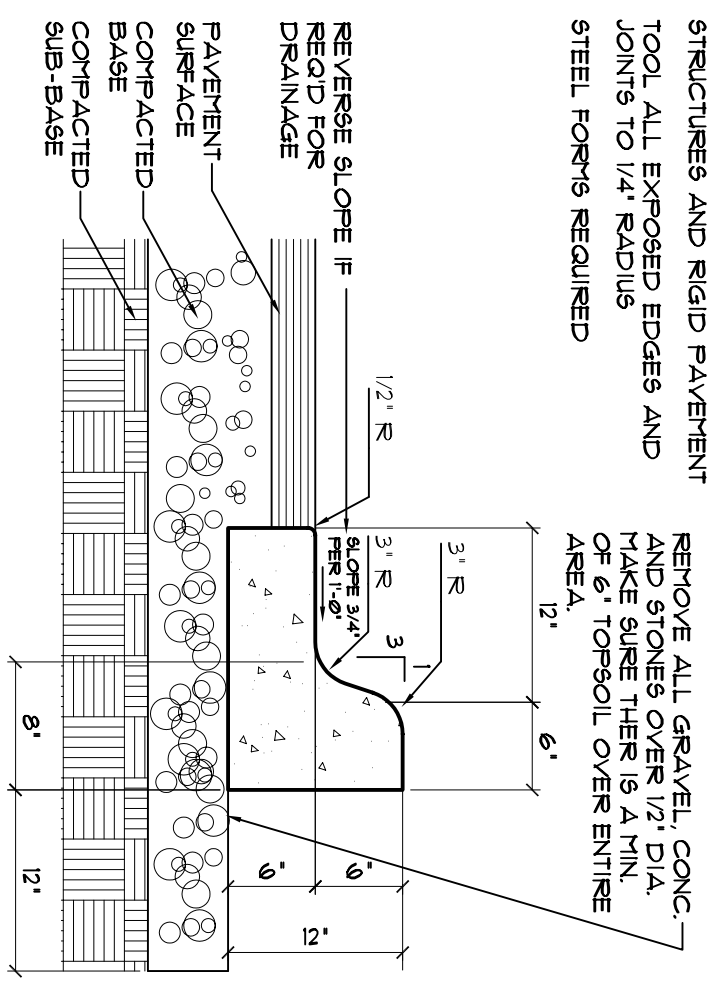
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 608-829-1150
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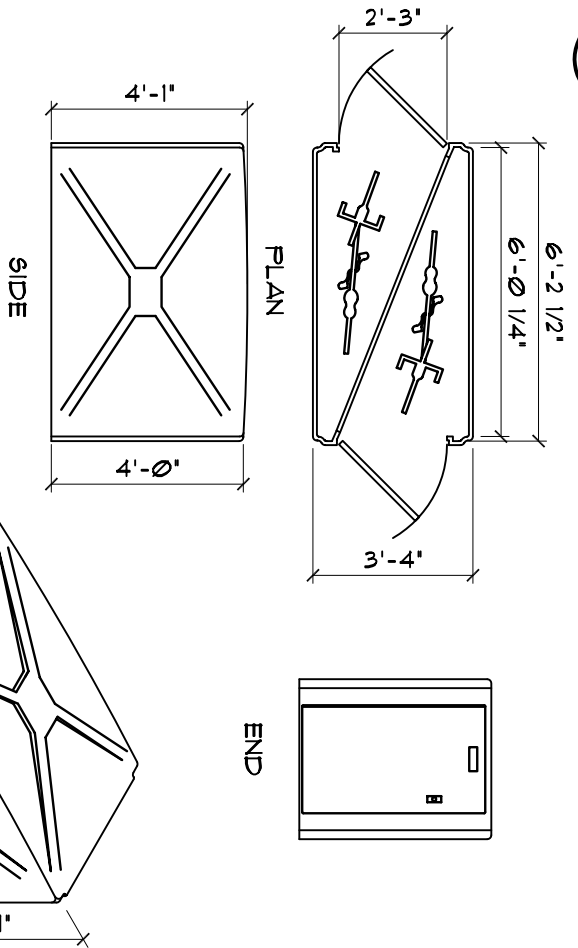


NOTES
 CONCRETE - 4000 PSI & 28 DAYS
 PROVIDE 1/2" DEEP CONTRACTION
 JOINT AT 10'-0" INTERVALS
 PROVIDE 1/2" EXPANSION JOINTS
 AT ALL WALLS, INTERSECTIONS,
 TANGENT POINTS & AT ALL RIGID
 STRUCTURES AND RIGID PAVEMENT
 TOOL, ALL EXPOSED EDGES AND
 JOINTS TO 1/4" RADIUS
 STEEL FORMS REQUIRED

SEE GRADING PLAN
 FOR SLOPE

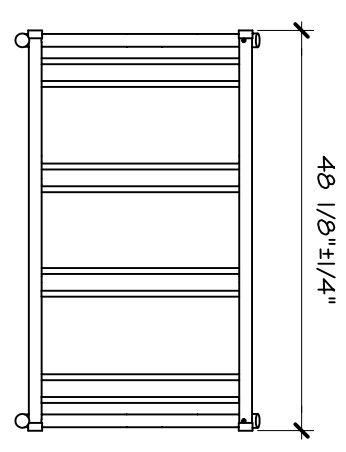


1 CURB DETAIL
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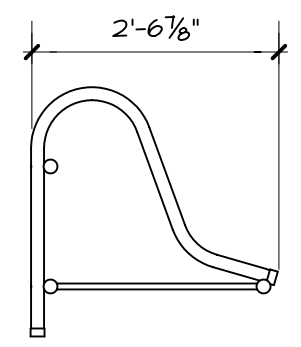


6 BIKE SHELL MODEL 302
 SCALE: NO SCALE

2 NOT USED
 SCALE: NO SCALE

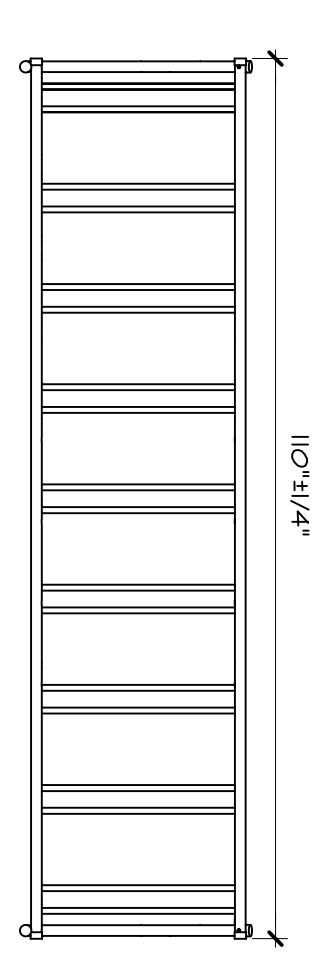


1 BIKE BICYCLE RACK
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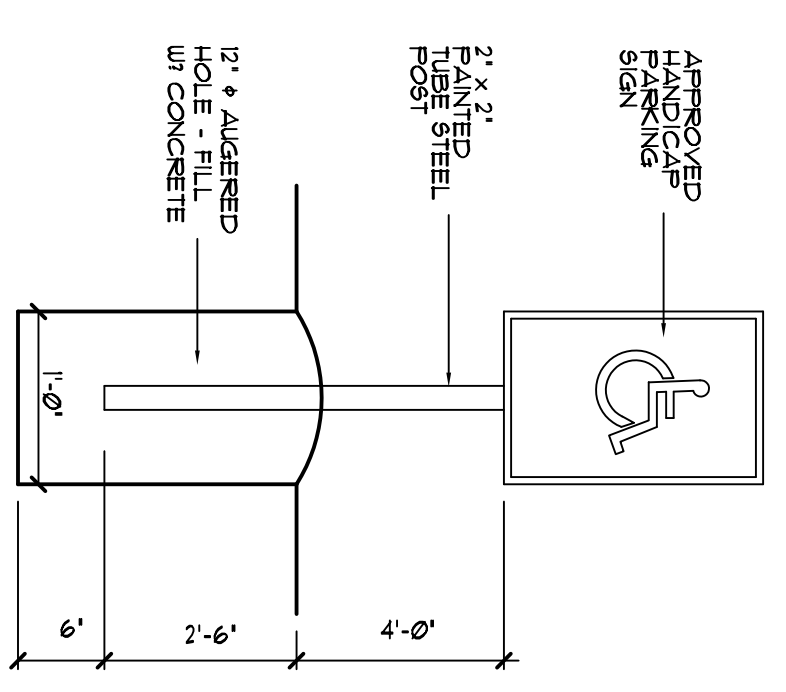


8 BIKE BICYCLE RACK
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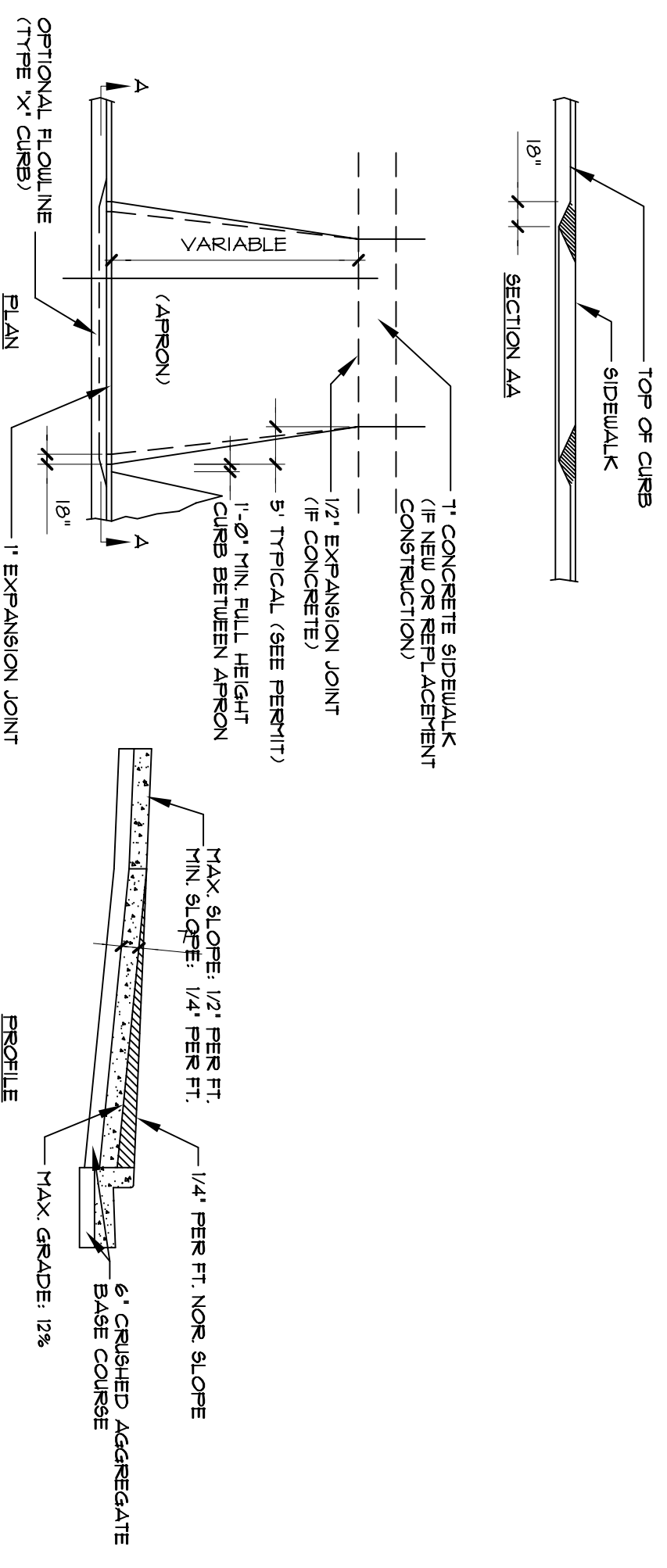
3 NOT USED
 SCALE: NO SCALE



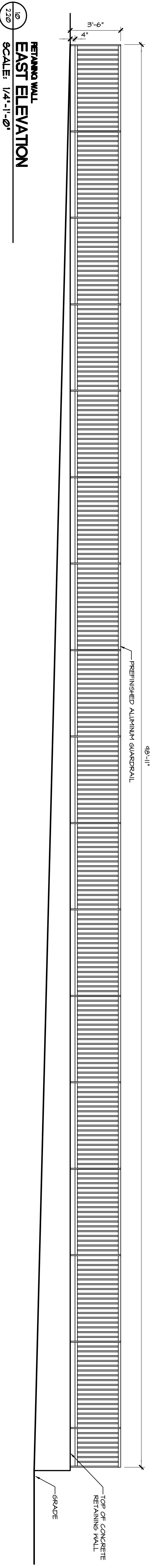
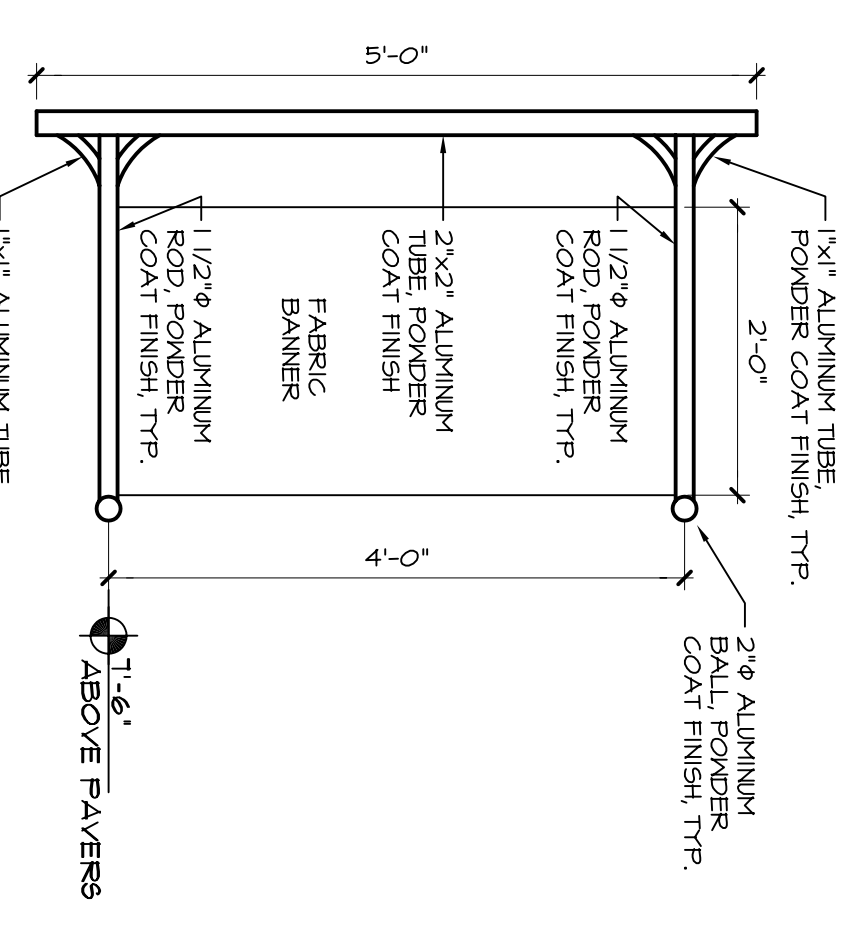
4 TYP. HANDICAP SIGN
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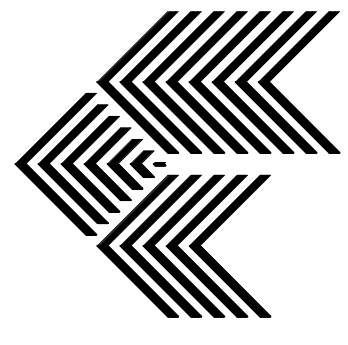
5 COMMERCIAL DRIVEWAY DETAIL
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9 EXTERIOR SIGN BANNER
 SCALE: NO SCALE



10 RETAINING WALL
 EAST ELEVATION
 SCALE: 1/4\"/>



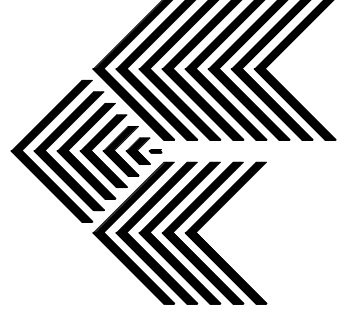
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 8401 EXCELSIOR DRIVE
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 608-829-1750
 608-829-3056 (FAX)

PROJECT:
454 WEST
 454 WEST JOHNSON STREET MADISON, WISCONSIN

CLIENT:
FLEMING DEVELOPMENT
 2960 TRIVERTON PIKE ROAD MADISON, WISCONSIN 53711

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 DRAWN BY: RC
 DATE: 12/27/06



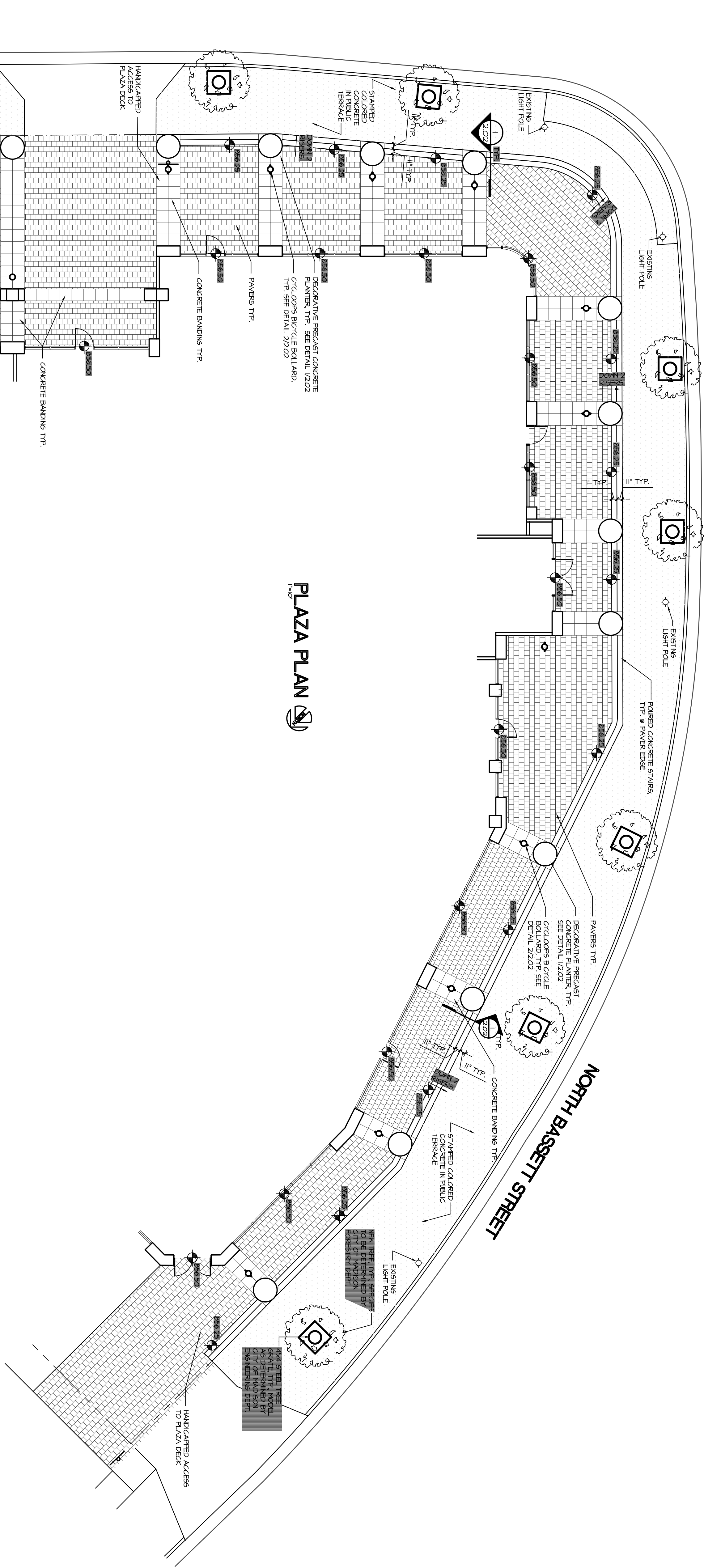
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ARCHITECTS

8401 EXCELSIOR DRIVE
MADISON, WI 53717
608-829-1750
608-829-1056 (FAX)

PROJECT:
454 WEST
454 WEST JOHNSON STREET MADISON, WISCONSIN

CLIENT:
FLEMING DEVELOPMENT
2960 TRIVERTON PIKE ROAD MADISON, WISCONSIN 53711

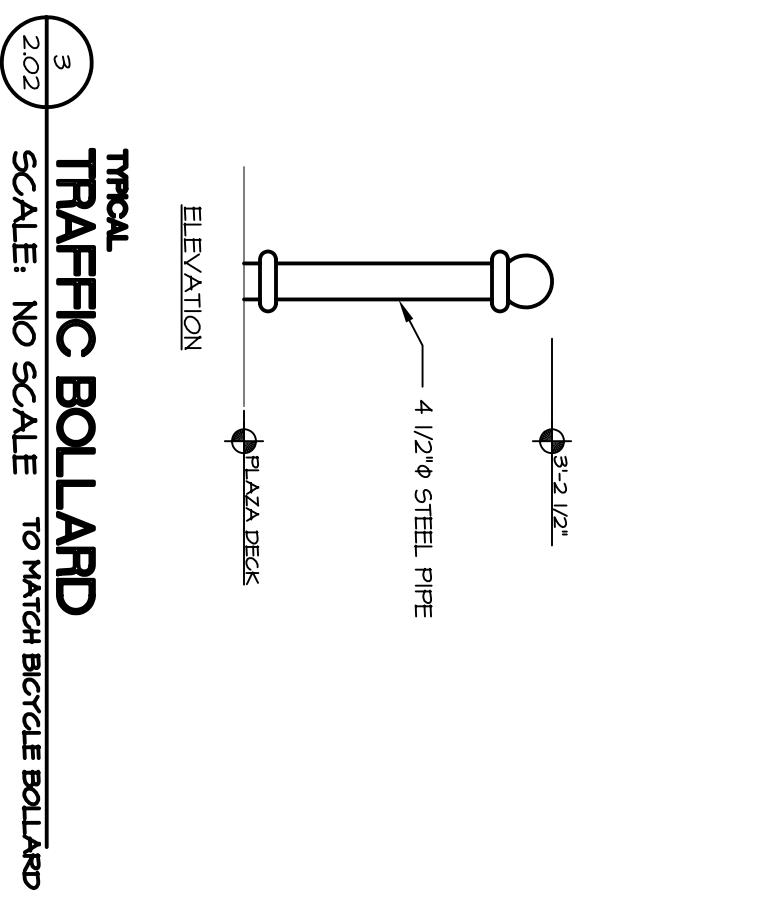
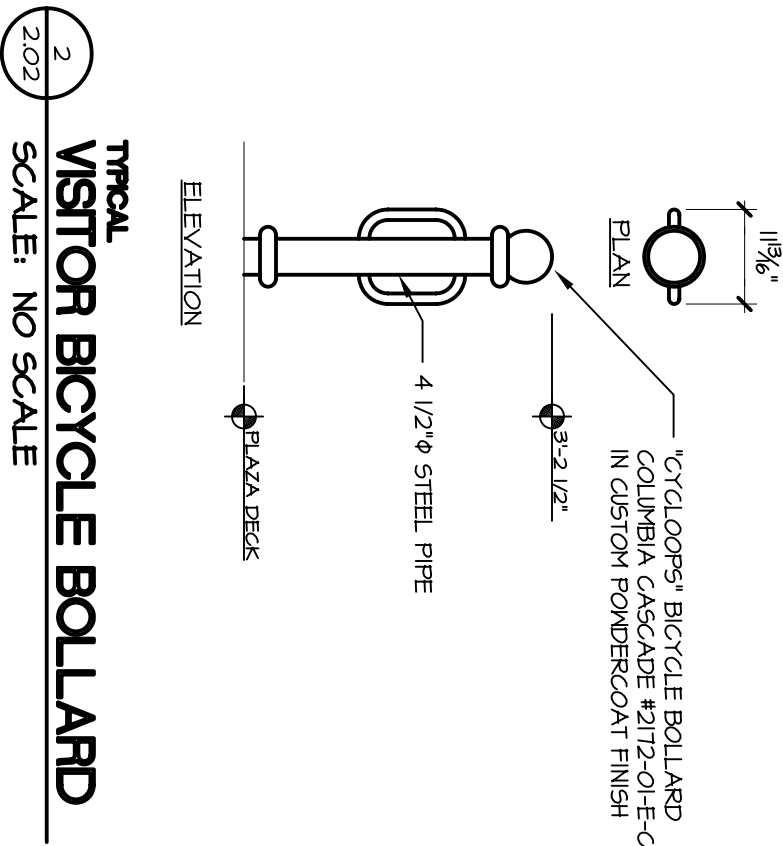
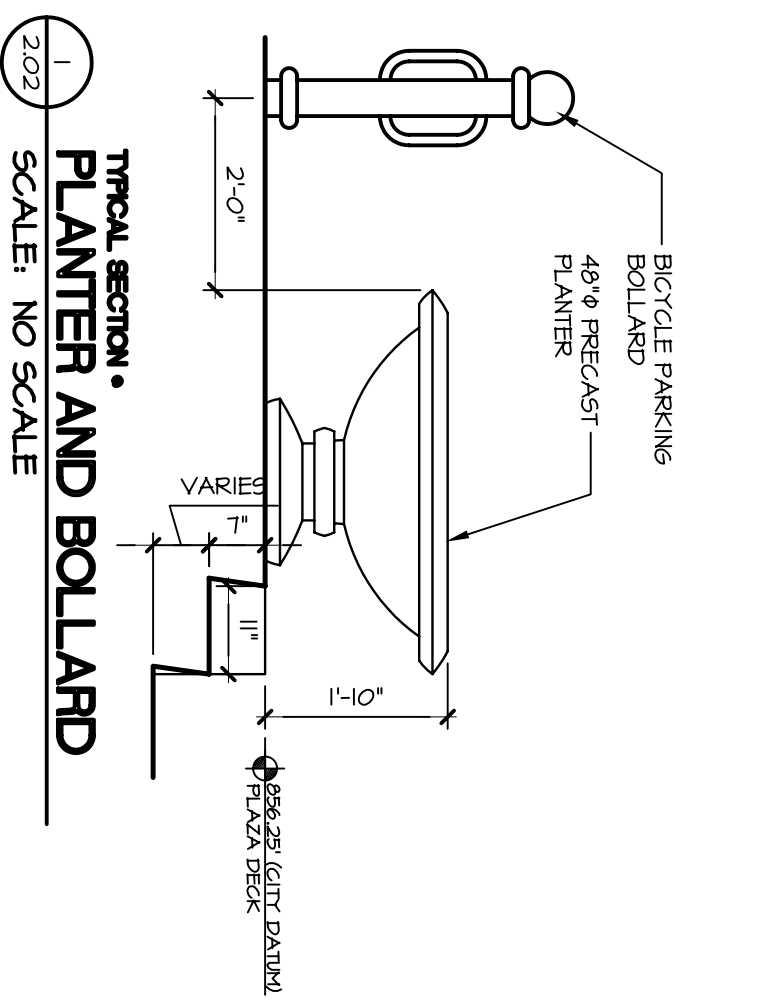
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PROJECT: 200621
CADV FILE: 202-200621
DRAWN BY: RC
DATE: 12/27/06

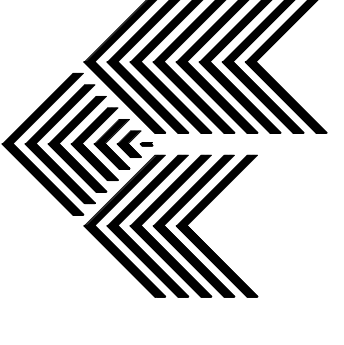


PLAZA PLAN

WEST JOHNSON STREET

NORTH BASSETT STREET





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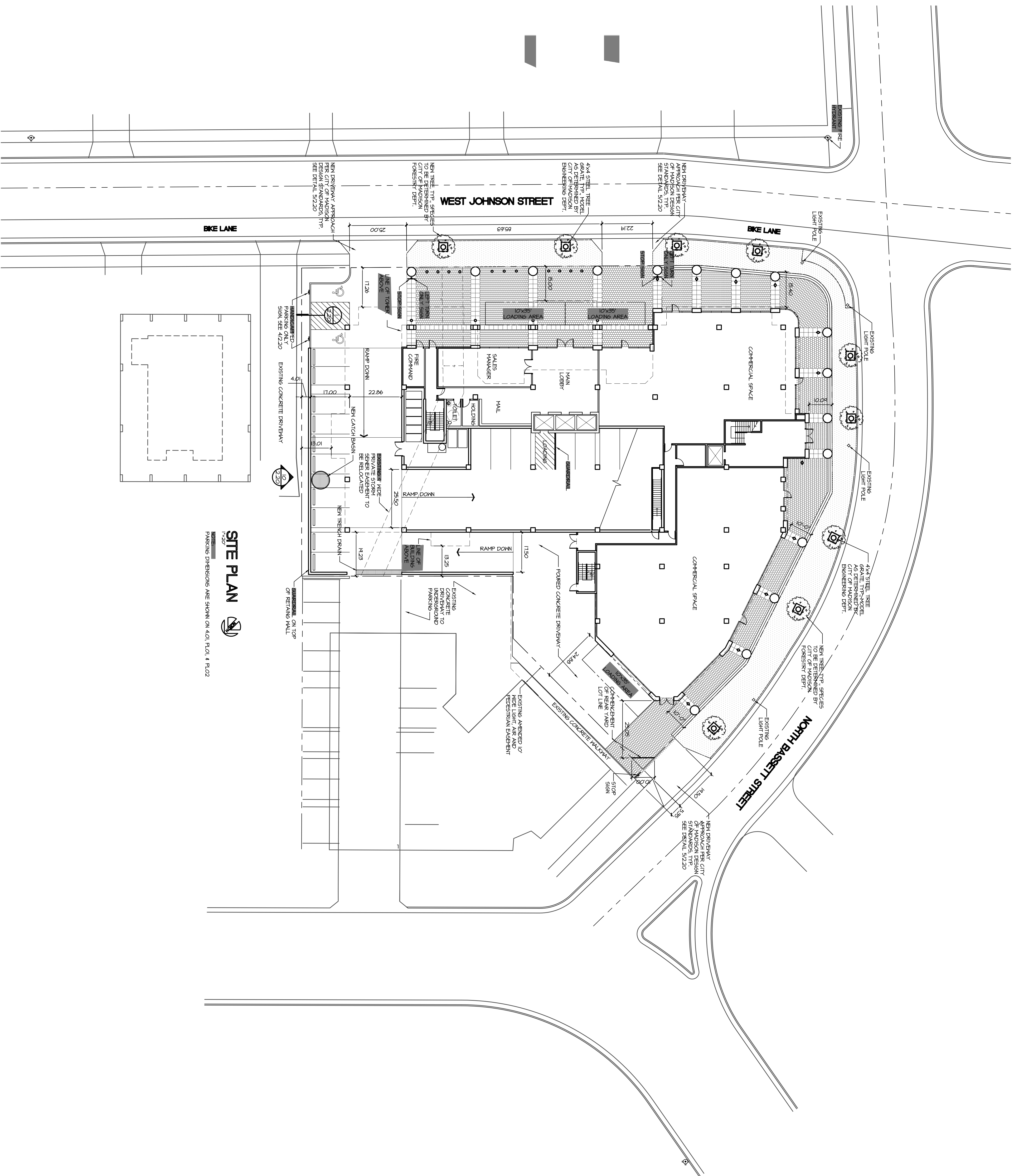
8401 EXCELSIOR DRIVE
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608-829-1750
608-829-1056 (FAX)

PROJECT:
454 WEST
454 WEST JOHNSON STREET MADISON, WISCONSIN

CLIENT:
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PROJECT: 200621
CAD FILE: 201-200621
DRAWN BY: TB/RC
DATE: 12/27/06



SITE PLAN

1:250
PARKING DIMENSIONS ARE SHOWN ON A01, PLO1, & PLO2

LEGAL DESCRIPTION:

PARCEL A, part of Lots One (1), Two (2), Three (3), Seventeen (17), and Eighteen (18), Block Forty (40), Original Plat of Madison, in the City of Madison, Dane County, Wisconsin, more particularly described as follows: Beginning at the southern most corner of said Lot 1, thence South 45°19'27" West along the Northwest line of West Johnson Street, 446 feet; thence South 45°19'27" West along the Northwest line of West Johnson Street, 446 feet; thence along the arc of a curve to the right, having a radius of 1500 feet and a long chord subtended bearing North 57°15'07" West, 20.25 feet to the Northeastly line of Bassett Street; thence North 45°29'50" West, along the Northeastly line of Bassett Street, 80.50 feet; thence North 18°41'24" West along the East line of Bassett Street, 83.66 feet; thence North 02°50'35" West along the East line of Bassett Street, 44.50 feet to the Northeastly line of said Lot 3; thence South 44°19'31" West, along the Southeastly line of said Lot 2 and 3, 41.41 feet; thence South 45°20'59" East, 135.10 feet to the Northeastly line of West Johnson Street; thence South 44°23'32" West, along the Northeastly line of West Johnson Street, 33.15 feet to the point of beginning. EXCEPTING a part conveyed by Warranty Deed recorded July 24, 2003, as Document Number 3110785, described as follows: Part of Lots Two (2) and three (3), Block Forty (40), Original Plat of Madison, according to the following plat thereof, in the City of Madison, Wisconsin, described as follows: Commencing at the Northernly corner of Lot 2, thence North 45°01'52" East along the south line of West Gorham Street, 99.44 feet to the North corner of the Southwest 33 feet of said Block 40; thence South 45°19'27" East, along the Northeastly line of said Southwest 33 feet, 195.01 feet to the south line of said Lot 4; thence South 33 feet of Lot 4, of said Block 40; thence South 45°19'27" East, along the Northeastly line of said Southwest 33 feet, 195.01 feet to the south line of said Lot 2; thence South 00°42'59" East along the East line of North Bassett Street, 115.0 feet to the point of beginning; thence North 79°29'37" East, 105.0 feet; thence South 45°06'45" East, 17.20 feet; thence South 44°59'40" West, 104 feet; thence North 84°59'16" West, 80.16 feet to the East line of North Bassett Street and to the point of beginning. PARCEL B, described as follows: Part of Lot Seventeen (17), Block Forty (40), Original Plat of Madison, according to the following plat thereof, in the City of Madison, Wisconsin, described as follows: Part of Lot Three (3), Block Forty (40), Original Plat of Madison, according to the following plat thereof, in the City of Madison, Wisconsin, described as follows: Part of Lot Sixteen (16), Block Forty (40), Original Plat of Madison, in the City of Madison, Dane County, Wisconsin. PARCEL D, The Northwest Half (NW 1/2) of Lot Sixteen (16), Block Forty (40), Original Plat of Madison, in the City of Madison, Dane County, Wisconsin. PARCEL E, The Southwest Half (SW 1/2) of Lot Fifteen (15), Block Forty (40), Original Plat of Madison, in the City of Madison, Dane County, Wisconsin.

PARKING DATA:

CAR PARKING	
LEVEL 1	18
SECURED SMALL CAR PARKING STALLS	15
SECURED HANDICAP PARKING STALLS	2
UNSECURED REGULAR PARKING STALLS	10
UNSECURED SMALL CAR PARKING STALLS	21
UNSECURED HANDICAP PARKING STALLS	2
TOTAL	64
LEVEL 2	66
SECURED REGULAR PARKING STALLS	2
SECURED HANDICAP PARKING STALLS	70
TOTAL	72
TOTAL CAR PARKING:	134
BICYCLE PARKING:	
VISITOR SECURED SURFACE PARKING LEVEL I	22
SECURED PARKING LEVEL I	52
SECURED PARKING LEVEL II	66
TOTAL BICYCLE PARKING:	242
MOFFED PARKING	
SECURED LEVEL I	2
SECURED LEVEL II	4
SECURED LEVEL III	26
TOTAL MOFFED PARKING:	32

SITE DATA:

PAVEMENT AREA	106,628 SF
BUILDING FOOTPRINT AREA	26,662 SF
TOTAL PAVEMENT AREA	36,190 SF
LAND AREA:	37,927 SF = .87 ACRES
BUILDING AREA:	221,670 SF
FLOOR AREA RATIO:	5.84
BUILDING HEIGHT:	156'-1"
12 STORIES + ARCHITECTURAL TOWER ELEMENT	

EXISTING ZONING: C-2 RB (DESIGN DISTRICT 2)

PROPOSED ZONING: T-2D, O-2B, 5B

BUILDING DATA	LEVEL	AREA	USABLE OPEN SPACE	COMMERCIAL	ONE BED	TWO BED	THREE BED	TOTAL UNITS	PERCENTAGE	
									TOTAL BEDROOMS	FLOOR AREA RATIO
PARKING II	24,684 SF*									
PARKING I	21,208 SF**									
1ST FLOOR	14,444 SF	566 SF	4205 SF	4	6	1	11			
2ND FLOOR	20,956 SF	1118 SF	4106 SF	6	13	0	14			
3RD FLOOR	19,208 SF	1144 SF	1225 SF	6	13	0	14			
4TH FLOOR	19,208 SF	1144 SF	1225 SF	6	13	0	14			
5TH FLOOR	19,208 SF	1144 SF	1225 SF	6	13	0	14			
6TH FLOOR	19,208 SF	1144 SF	1225 SF	6	13	0	14			
7TH FLOOR	19,208 SF	1144 SF	1225 SF	6	13	0	14			
8TH FLOOR	19,208 SF	1144 SF	1225 SF	6	13	0	14			
9TH FLOOR	19,208 SF	1144 SF	1225 SF	6	13	0	14			
10TH FLOOR	19,208 SF	1144 SF	1225 SF	6	13	0	14			
11TH FLOOR	11,726 SF	1394 SF		6	4	2	17			
12TH FLOOR	11,726 SF	1394 SF		6	4	2	17			
TOTALS	275,562 SF	14,833 SF		64	126	5	147			
TOTAL BEDROOMS				32,486	64,478	2,546	1008			

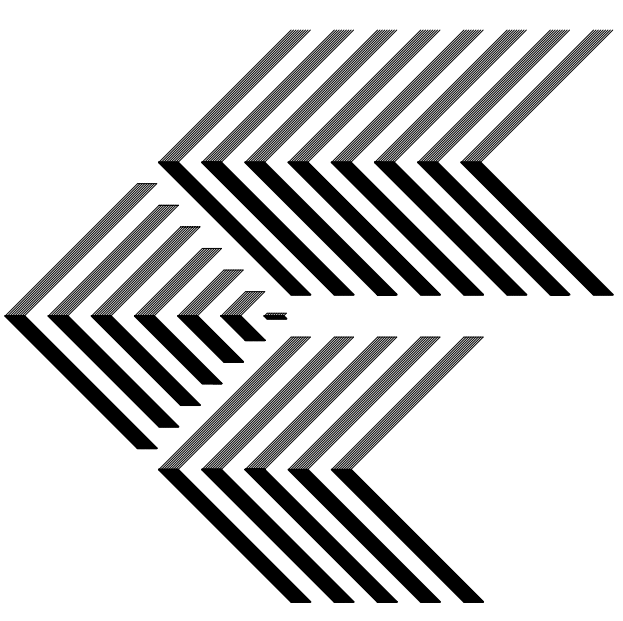
* NOT INCLUDED IN FLOOR AREA RATIO

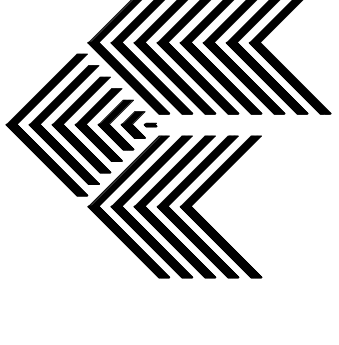
SITE LOCATION MAP



SHEET INDEX:

- 101 SITE LOCATION, PROJECT STATISTICS, SHEET INDEX
- CERTIFIED SURVEY MAP
- 201 SITE PLAN
- 202 PLAZA TERRACE PLAN
- 220 SITE DETAILS
- C10 EXISTING SITE
- C11 SITE GRADING, UTILITY, AND EROSION CONTROL PLAN
- PL-01 PARKING LEVEL PLAN
- PL-02 PARKING LEVEL PLAN
- 4.01 FIRST FLOOR PLAN
- 4.02 SECOND FLOOR PLAN
- 4.03 THIRD FLOOR PLAN
- 4.04 FOURTH & FIFTH FLOOR PLANS
- 4.05 SIXTH FLOOR PLAN
- 4.06 SEVENTH FLOOR PLAN
- 4.07 EIGHTH FLOOR PLAN
- 4.08 NINTH & TENTH FLOOR PLANS
- 4.09 ELEVENTH FLOOR PLAN
- 4.10 TWELFTH FLOOR PLAN
- 4.11 ROOF TOP PLAN
- 6.01 EXTERIOR BUILDING ELEVATIONS
- 6.02 EXTERIOR BUILDING ELEVATIONS
- 6.03 EXTERIOR BUILDING ELEVATIONS
- 6.04 EXTERIOR BUILDING ELEVATIONS
- 6.05 HIDDEN EXTERIOR BUILDING ELEVATIONS, CAST STONE PROFILES





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ARCHITECTS

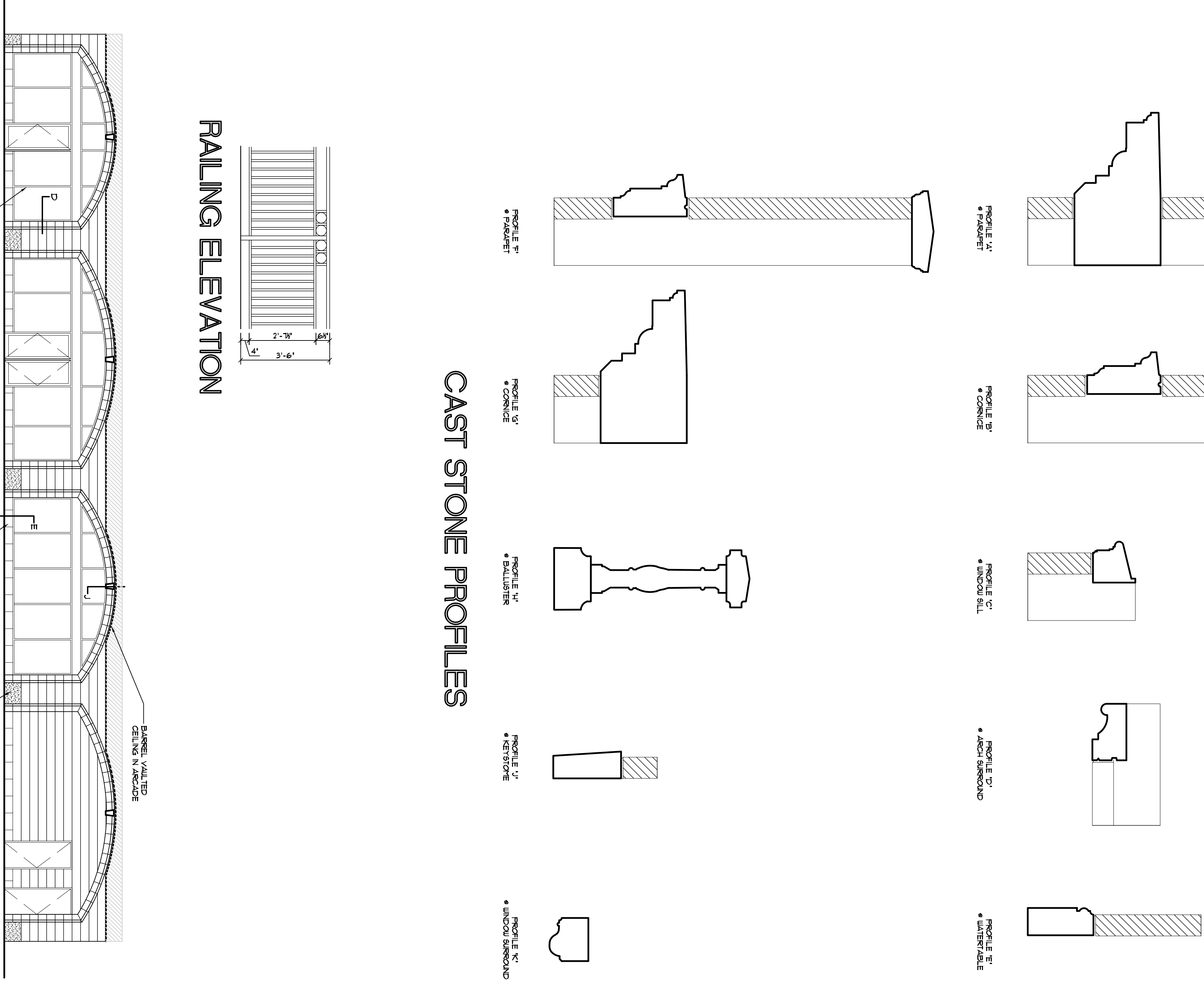
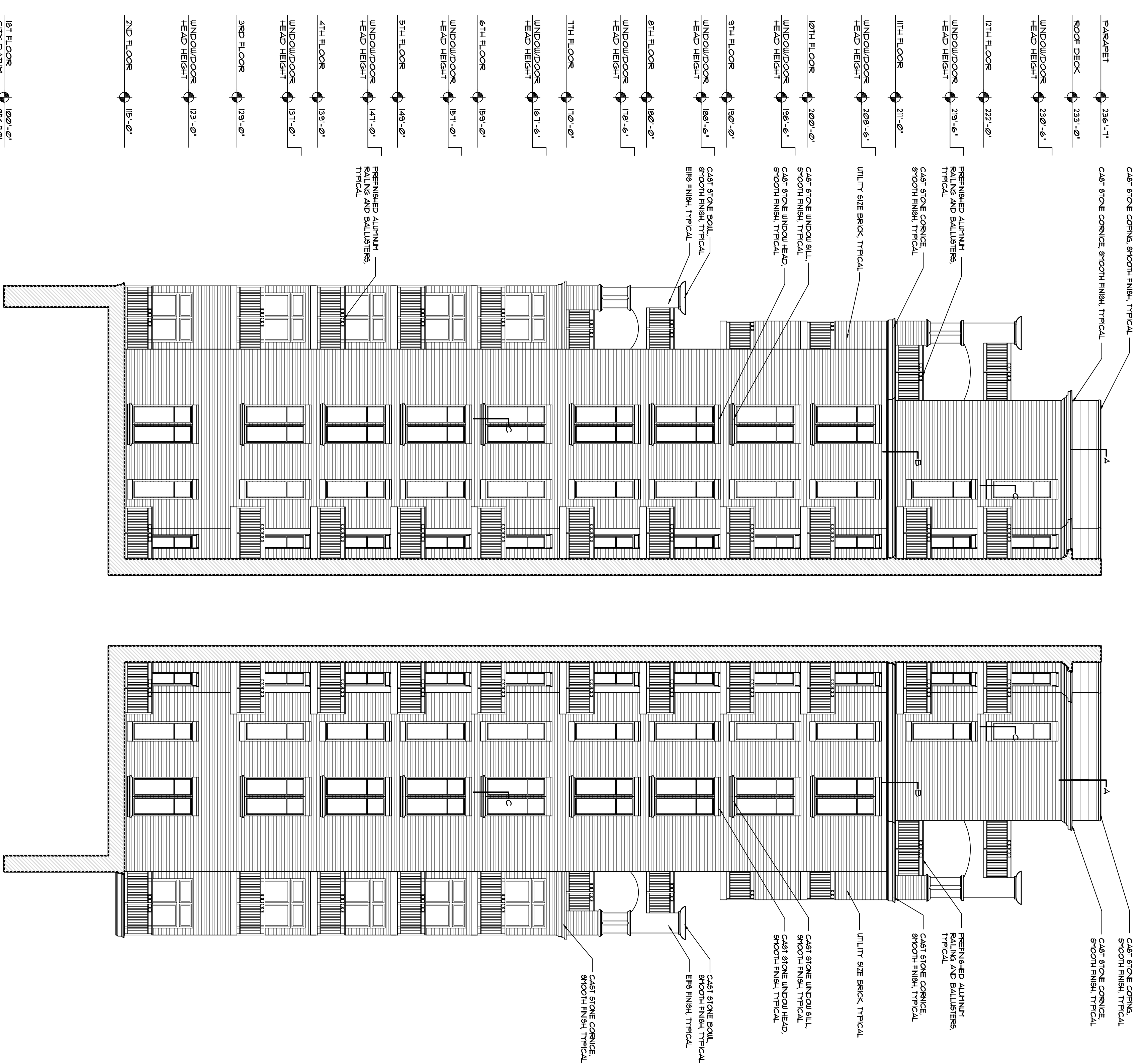
8401 EXCELSIOR DRIVE
MADISON, WI 53717
608-829-3050 (TEL)
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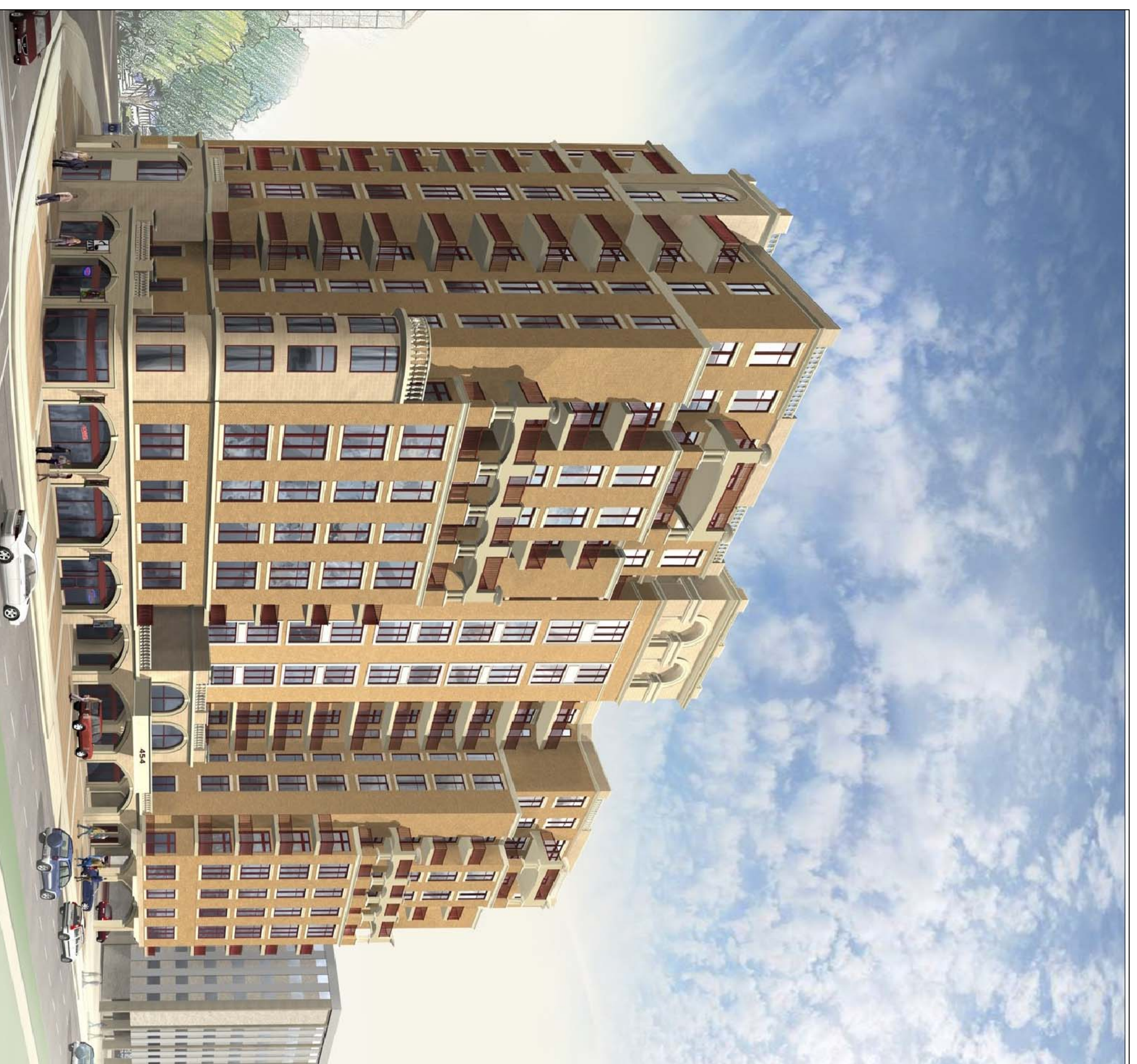
PROJECT:
454 WEST
454 WEST JOHNSON STREET MADISON, WISCONSIN

CLIENT:
FLEMING DEVELOPMENT
2860 TRIVERTON PIKE ROAD MADISON, WISCONSIN 53711

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PROJECT: 200621
CAD FILE: 601-200621
DRAWN BY: RC
DATE: 12/21/06





454 WEST
MADISON, WISCONSIN

OWNER/DEVELOPER:

FLEMING DEVELOPMENT
2960 TRIVERTON PIKE ROAD
MADISON, WISCONSIN 53711
PHONE: 608-277-8987
FAX: 608-277-8982
PRINCIPAL CONTACT: JUSTIN HARDER

ARCHITECT :

GARY BRINK & ASSOCIATES, INC.
8401 EXCELSIOR DRIVE
MADISON, WISCONSIN 53717
PHONE: 608-829-1750
FAX: 608-829-3056
PRINCIPAL CONTACT: GARY BRINK

CIVIL ENGINEER:

CALKINS ENGINEERING, LLC
5010 VOGES ROAD
MADISON, WISCONSIN 53718
PHONE: 608-838-0444 x226
FAX: 608-838-0445
PRINCIPAL CONTACT: JASON SANGER

454 W. JOHNSON STREET
PLANNED UNIT DEVELOPMENT
GENERAL DEVELOPMENT PLAN
SPECIFIC IMPLEMENTATION PLAN
PUD-SIP

ZONING TEXT

December 27, 2006

Legal Description: See Exhibit A attached.

The following is the Planned Unit Development—General Development Plan - Specific Implementation Plan (PUD-GDP-SIP) zoning text for the proposed project to be located 454 W. Johnson Street.

A. USES: Shall be used for a single structure condominium/commercial building consisting of 197 condominium units with a unit mix of 64 one bedroom units (32%), 128 two-bedroom units (65%), and five three-bedroom units (3%) for a total of 335 bedrooms or an average of 1.70 bedrooms per condominium. In addition to the condominiums, there will be 9,205 net square feet of commercial space located on first floor and 9,106 square feet of health club space located on second floor. The first and 2nd floor uses shall include those uses listed in the C2 general commercial zoning district. Access to the underground parking will be off of W. Johnson Street and W. Gorham Street via cross easement agreements.

B. BULK REGULATIONS:

1. Height Regulation:

The building shall consist of 2 underground parking levels and 12 above-ground dwelling/retail units with an architectural tower element. The total building height from ground floor measured at 856.5' (per City Datum) to top of architectural tower element shall be 156'-7" (actual measured height). Main roof parapet height shall be 136'-7". Top of architectural tower element shall be 1013.08' (per City Datum).

2. Lot Size and Building Area:

The lot comprises 37,927 square feet or .87 acres.

The total building area shall be 249,338 gross square feet consisting of 53,892 square feet of two parking levels, first floor 19,502, second floor 23,860 square

feet, third through sixth floors 21,044 square feet each, seventh through eighth floors 20,837 square feet each, ninth & tenth floors 20,334 square feet each, eleventh & twelfth floors 19,727 square feet each.

3. Floor Area Ratio: 5.15 (total building area – building area below grade/lot area).

4. Setbacks:

Side Yards: 10'-0" at ground level.

Front Yards: 15'-0" at Johnson Street.

Rear Yards: 30'-1".

5. Density: The allowed density shall be 235 units per acre.

6. Useable Open Space:

The total useable open space shall be 14,833 square feet consisting of condominium decks. The total useable open space per bedroom is 44 square feet.

7. Off-Street Loading Facilities:

Off-street loading facilities shall be provided by two 10' x 35' loading areas located on drive thru private drive on the eastern edge of the property adjacent to West Johnson Street and one 10' x 35' loading area located on the private drive along the western edge of the building.

8. Off-Street Parking:

As shown on the approved plan.

C. MANAGEMENT/MAINTENANCE PLAN:

1. Fleming Development will professionally manage the building.
2. A management office will be located on the premises and will be staffed on an as-needed basis during normal business hours.

D. FAMILY DEFINITION/PERMITTED:

Family shall be defined per M.G.O. Sec. 28.03(2) and shall be permitted as it applies to the C2/R6 zoning district with the exception of the following:

1. One bedroom unit may have a family and one additional unrelated person.
2. Two bedroom units may have a family and two additional unrelated people.
3. Three bedroom units may have a family and three additional unrelated people.

E. SITE IMPROVEMENTS:

1. Streets:

Pedestrian access to and from the site shall be directly from W. Johnson and N. Bassett Streets. Auto and delivery vehicles will be from W. Johnson and N. Bassett Streets. Curb cuts shall be deleted/added per the approved plans.

2. Water, Storm Sewer and Sanitary Sewer:

The building shall be served by the existing water, storm sewer and sanitary sewer in the existing public rights-of-way.

3. Solid Waste, Snow Removal and Maintenance:

Solid waste collection, snow removal and maintenance shall be by private contract.

F. SIGNAGE:

Signage shall be installed per the approved plans approved in the Planned Unit Development - General Development Plan - Specific Implementation Plan. Signage shall be in conformity with Chapter 31 of the Madison General Ordinances for the C2/R6 zoning district.

G. CONSTRUCTION IN CONFORMITY WITH APPROVED PLANS:

All construction of all site and building improvements, including signage as specified above, shall be in conformity with the approved plans as attached to this PUD-GDP-SIP.

H. ALTERATION TO SIP:

No amendment to this Planned Unit Development-General Development Plan-Specific Implementation Plan PUD-GDP-SIP may be made without the approval of the Common Council of the City of Madison, except that the Director of the Planning Unit of the Department of Planning and Development may approve minor alterations to the Planned Unit Development-General Development Plan-Specific Implementation Plan PUD-GDP-SIP as provided for in the Madison General Ordinances.