



Location
434-454 West Johnson Street

Applicant
Raymond Management Company/
Gary Brink - Gary Brink & Associates, Inc.

From: R4 To: PUD-GDP-SIP

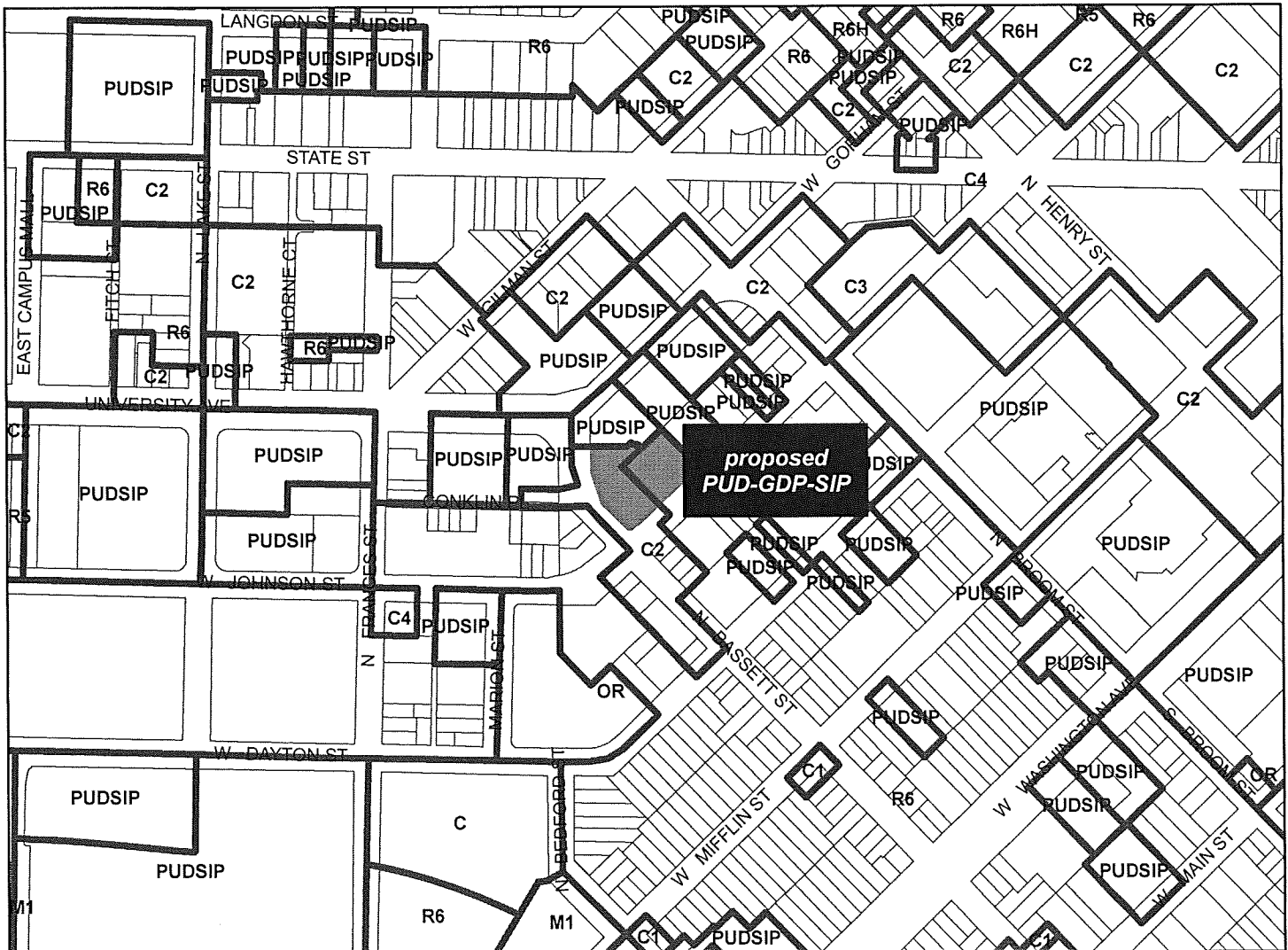
Existing Use
4 residential buildings and 1 commercial building

Proposed Use
Demolish existing buildings to allow construction of a 194-room hotel with 3,000 square feet of first floor retail space

Public Hearing Date
Plan Commission
16 May 2011
Common Council
07 June 2011

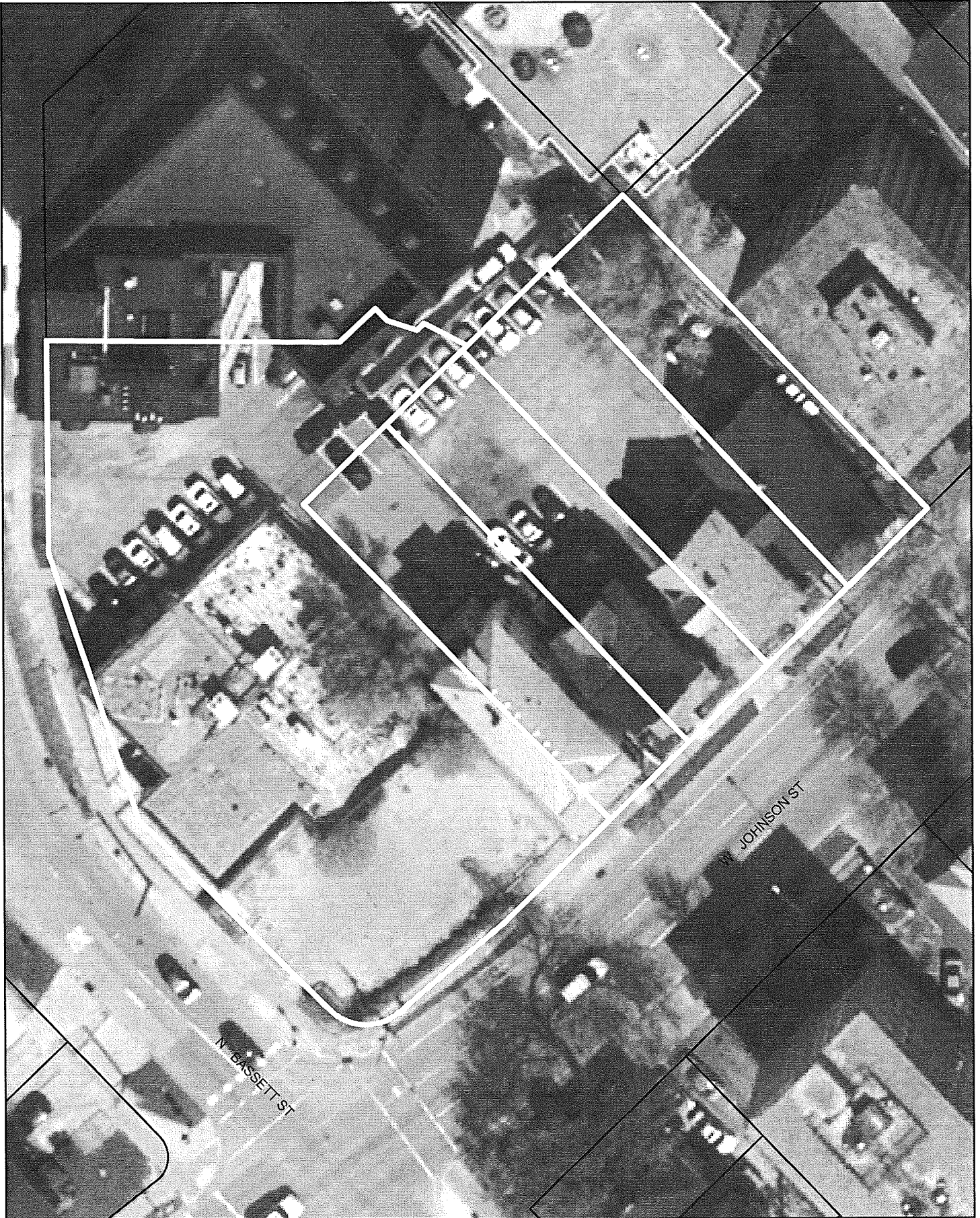


For Questions Contact: Tim Parks at: 261-9632 or tparks@cityofmadison.com or City Planning at 266-4635



Scale : 1" = 400'

City of Madison, Planning Division : RPJ : Date : 02 May 2011





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 except subdivisions or land divisions, which should be filed with the Subdivision Application.
- Before filing your application, please review the information regarding the **LOBBYING ORDINANCE** on the first page.
- 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 Land Use Applications should be filed directly with the Zoning Administrator.

FOR OFFICE USE ONLY:	
Amt. Paid	<u>1250</u> Receipt No. <u>118589</u>
Date Received	<u>3/16/11</u>
Received By	<u>P.D.A.</u>
Parcel No.	<u>0709-231-0518-8 +</u>
Aldermanic District	<u>4</u>
GQ	<u>DD22</u>
Zoning District	<u>4 MIKE VERVEER R6</u>
For Complete Submittal	
Application	Letter of Intent <input checked="" type="checkbox"/>
IDUP	Legal Descript. <input checked="" type="checkbox"/>
Plan Sets	Zoning Text <input checked="" type="checkbox"/>
Alder Notification	Waiver <input type="checkbox"/>
Ngrbrd. Assn Not.	Waiver <input type="checkbox"/>
Date Sign Issued	

1. **Project Address:** 434-454 W. Johnson Street **Project Area in Acres:** 0.86

Project Title (if any): W. Johnson Street & N. Bassett Street Mixed-Use Development

2. **This is an application for:**

Zoning Map Amendment (check the appropriate box(es) in only one of the columns below)	
<input type="checkbox"/> Rezoning to a Non-PUD or PCD Zoning Dist.: Existing Zoning: _____ to _____ Proposed Zoning (ex: R1, R2T, C3): _____	Rezoning to or Amendment of a PUD or PCD District: <input type="checkbox"/> Ex. Zoning: _____ to PUD/PCD-GDP <input type="checkbox"/> Ex. Zoning: _____ to PUD/PCD-SIP <input type="checkbox"/> Amended Gen. Dev. <input type="checkbox"/> Amended Spec. Imp. Plan
<input type="checkbox"/> Conditional Use	<input checked="" type="checkbox"/> Demolition Permit
<input checked="" type="checkbox"/> Other Requests (Specify): <u>R6/C2 to PUD-GDP/SIP</u>	

3. **Applicant, Agent & Property Owner Information:**

Applicant's Name: Gary P. Brink Company: Gary Brink & Associates, Inc.
 Street Address: 8401 Excelsior Drive City/State: Madison/WI Zip: 53717
 Telephone: (608) 829-1750 Fax: (608) 829-3056 Email: gary.brink@garybrink.com

Project Contact Person: (applicant - see above) Company: _____
 Street Address: _____ City/State: _____ Zip: _____
 Telephone: () Fax: () Email: _____

Property Owner (if not applicant): Raymond Management Company
 Street Address: 8333 Greenway Blvd., Suite 200 City/State: Middleton/WI Zip: 53562

4. **Project Information:**

Provide a brief description of the project and all proposed uses of the site: _____
9-story building consisting of a 194 room Hampton Inn & Suites Hotel w/1st floor commercial space & elevated parking.

Development Schedule: Commencement Fall 2011 Completion Late 2012 or early 2013

5. Required Submittals:

- 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:
 - **7 copies** of a full-sized plan set drawn to a scale of one inch equals 20 feet (collated and folded)
 - **7 copies** of the plan set reduced to fit onto 11 inch by 17 inch paper (collated, stapled and folded)
 - **1 copy** of the plan set reduced to fit onto 8 ½ inch by 11 inch paper
- Letter of Intent (12 copies):** describing this application in detail including, but not limited to: 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. For any application for rezoning, the description must be submitted as an electronic word document via CD or e-mail. For applications proposing rezoning to more than one district, a separate description of each district shall be submitted.
- Filing Fee:** \$ ~~4750~~ ^{1250, etc} See the fee schedule on the application cover page. Make checks payable to: *City Treasurer.*
- Electronic Submittal:** 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 Adobe Acrobat PDF files 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 unable to provide the materials electronically should contact the Planning Division at (608) 266-4635 for assistance.

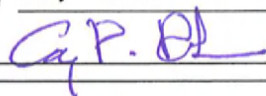
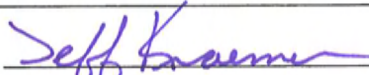
In Addition, The Following Items May Also Be Required With Your Application:

- For any applications proposing demolition or removal of existing buildings, the following items are required:
 - Prior to the filing of an application, the applicant or his/her agent is required to notify a list of interested persons registered with the City **30 or 60 days prior to filing** their application using the online notification tool found at: <https://www.cityofmadison.com/developmentCenter/demolitionNotification/>
 - A photo array (6-12 photos) of the **interior and exterior** of the building(s) to be demolished or removed. A written assessment of the condition of the building(s) to be demolished or removed is highly recommended.
 - Note: A Reuse and Recycling Plan approved by the City's Recycling Coordinator is required prior to issuance of wrecking permits and the start of construction.
- Zoning Text (12 copies):** must accompany Planned Community or Planned Unit Development (PCD/PUD) submittals.

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 Downtown Design Zone 2 Plan, which recommends: 10 stories max plus 2 story bonus for this property.
- Pre-application Notification:** Section 28.12 of the Zoning Code requires that the applicant notify the district alder and any nearby neighborhood & business associations in writing 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: Michael Verveer, Scott Resnick (State-Langdon) & Larry Warman (Mifflin-West) January 7, 2011
 - NOTE: 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 and Planning Division staff; note staff persons and date.
 - Planning Staff: Tim Parks Date: 12/16/10 Zoning Staff: Pat Anderson Date: 12/16/10
- Check here if this project will be receiving a public subsidy.** If so, indicate type in your Letter of Intent.

The signer attests that this form is accurately completed and all required materials are submitted:

Printed Name Gary P. Brink Date 3/16/11
 Signature  Relation to Property Owner Architect
 Authorizing Signature of Property Owner  Date 3/15/11



March 16, 2011
 Revised April 29, 2011

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

Re: 434-454 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 434-454 W. Johnson Street and as identified on the attached legal description (Exhibit A).

The proposed project will consist of a 10-story mixed use project featuring a 194 guest room limited service hotel with 655 square feet of meeting space and 3,293 square feet of commercial space. There will be (9) short term surface parking stalls and three levels of elevated parking which includes (194) automotive parking stalls, (18) bicycle stalls and (11) moped stalls.

The lots comprising the project area totals 37,462 square feet or .86 acres.

The total building area shall be 193,936 gross square feet:

First Floor:	17,853 sf
Second Floor:	23,913 sf
Third & Fourth Floors:	47,740 sf (total both levels)
Fifth – Tenth Floors:	104,430 sf (total all levels)

The total building height from ground floor measured at 856.5' (per City Datum) to top of architectural tower parapet shall be 119'-0" (actual measured height). 986.5' (per City Datum).

The building will be a combination of a poured concrete structure with cold formed metal framing, masonry, EIFS, glass and curtain wall.

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 fall 2011 with new construction to commence immediately thereafter, and construction completion to be early 2013. 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:

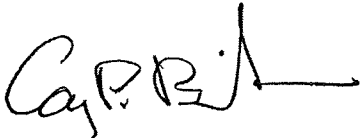
Developer: Raymond Management Company
8333 Greenway Blvd., Suite 200
Middleton, WI 53562
Phone: 608-662-8352
Fax: 608-662-8353
Principal Contact: Jeff Kraemer
kraemer@raymondteam.com

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

Civil Engineer: Quam Engineering
4604 Siggelkow Road, Suite A
McFarland, WI 53558
Phone: 608-838-7750
Fax: 608-838-7752
Principal Contact: Ryan Quam
rquam@quamengineering.com

Landscape Design: Ken Saiki Design
303 S. Paterson, Suite 1
Madison, WI 53703
Phone: 608-251-3600
Fax: 608-251-2330
Principal Contact: Ken Saiki
ksaiki@ksd-la.com

Respectfully submitted,



Gary P. Brink
Principal

434-454 W. JOHNSON STREET

GDP-SIP ZONING TEXT

PLANNED UNIT DEVELOPMENT DISTRICT

March 16, 2011

Revised April 29, 2011

Legal description: See Exhibit A attached.

I. **Statement of Purpose**

This Planned Unit Development District is established to permit development of a mixed use project.

II. **Permitted Uses**

A. Shall be used for a single structure 10-story mixed use project consisting of a 194 guest room limited service hotel with 655 square feet of meeting space and 3,293 square feet of commercial space. The first floor uses shall include those uses listed in the C2 general commercial zoning district. There will be (9) short term surface parking stalls and three levels of elevated parking which includes (194) automotive parking stalls, (18) bicycle stalls and (11) moped stalls.

III. **Lot Area:** As shown on the attached plans.

IV. **Floor Area Ratio:** 3.26 (building area excluding elevated parking garage)

V. **Yard and Height Requirements**

A. Yard areas shall be as shown on the approved plans.

B. Height restrictions shall be as shown on the approved plans.

VI. **Lighting:** Site lighting will be provided as shown on the approved plans.

VII. **Signage:** Signage will be allowed per Chapter 31 of the Madison General Ordinances as it applies to the C2 District and will be provided as approved on the recorded plans.

VIII. **Landscaping :** Landscaping will be provided as shown on the approved plans.

- IX. **Alterations and Revisions**: No alteration or revision of 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 Development and the alderperson of the district and are compatible with the concept approved by the City Plan Commission.

W. JOHNSON STREET & N. BASSETT STREET MIXED-USE DEVELOPMENT 434 - 454 W. JOHNSON STREET MADISON, WISCONSIN

PROJECT DESCRIPTION:
LOCATED IN DESIGN ZONE 2, THE PROPOSED PROJECT IS ON THE CORNER OF WEST JOHNSON STREET AND NORTH BASSETT STREET, A 10-STORY MIXED USE PROJECT CONSISTING OF A 194 GUESTROOM LIMITED SERVICE HOTEL WITH MINIMAL MEETING SPACE & 3,293 S.F. OF COMMERCIAL SPACE. THERE WILL BE 9 SHORT TERM SURFACE PARKING STALLS, (4) SURFACE BICYCLE STALLS, AND (4) SURFACE MOPED STALLS. THERE WILL BE THREE LEVELS OF ELEVATED PARKING WHICH INCLUDES (194) AUTOMOTIVE PARKING STALLS, (20) BICYCLE STALLS, & (8) MOPED STALLS.

SUBMITTAL
April 29, 2011

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

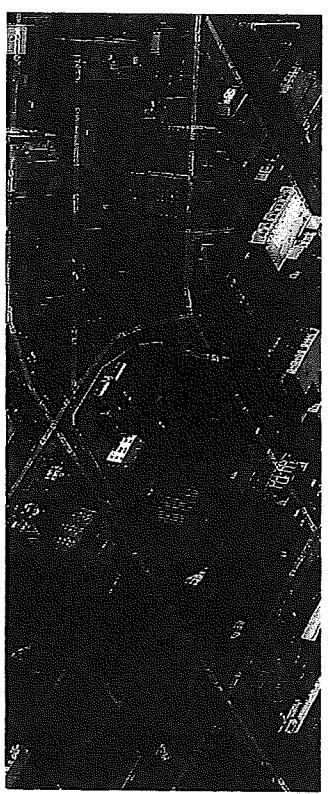


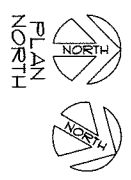
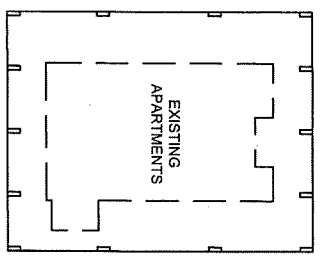
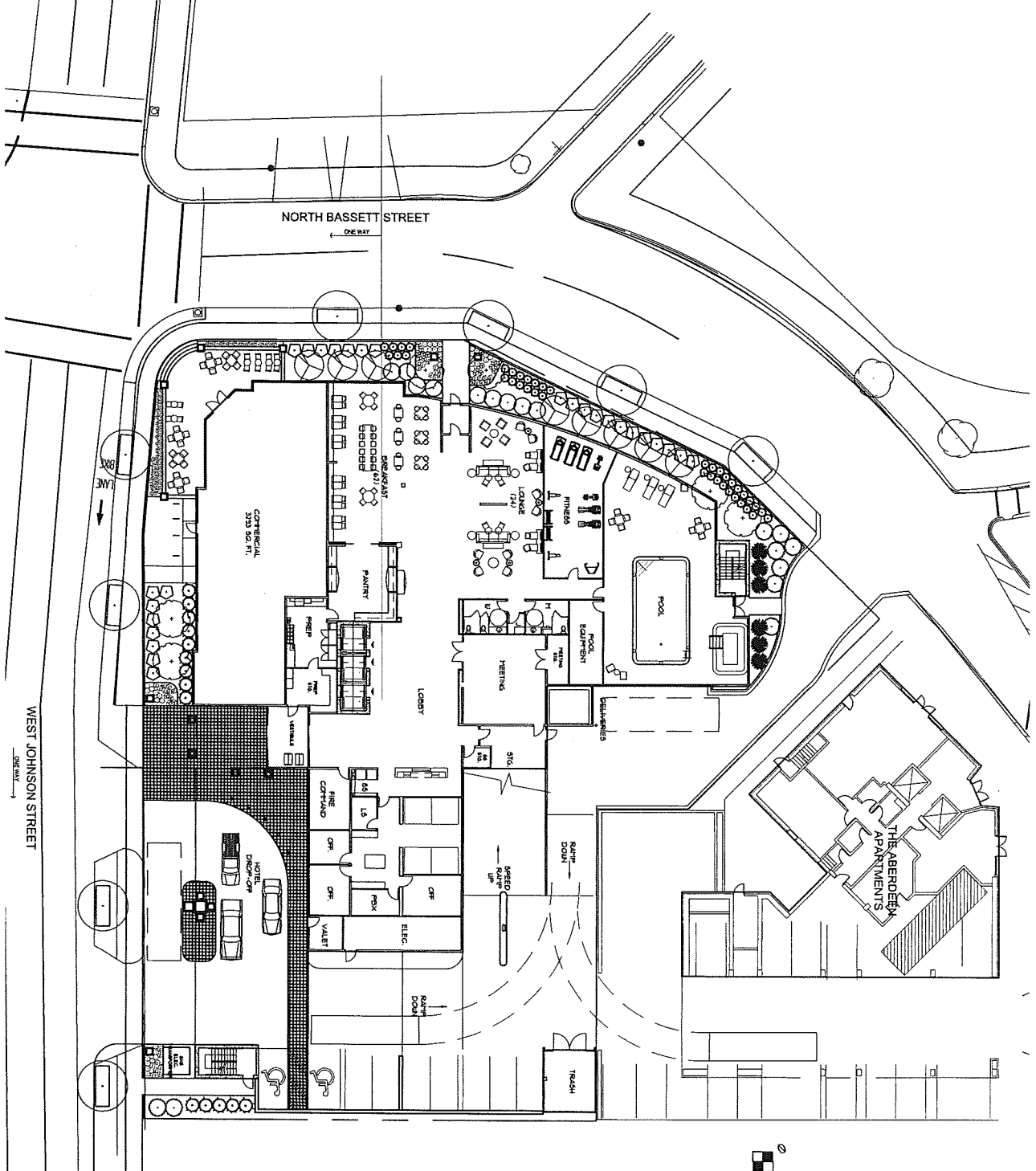
ARCHITECT: GARY BRINK & ASSOCIATES, INC.
8401 EXCELSIOR DRIVE
MADISON, WISCONSIN 53717
PHONE: 608-829-1750
FAX: 608-829-3056
EMAIL: gary.brink@garybrink.com
LANDSCAPE CONSULTANT: KEN SAIKI DESIGN INC.
303 S. PATERSON ST., SUITE ONE
MADISON, WISCONSIN 53703
PHONE: 608-251-3600
FAX: 608-251-2330

CIVIL ENGINEER: QUAM ENGINEERING, LLC
4604 SIGGELKOW ROAD, SUITE A
MCFARLAND, WISCONSIN 53558
PHONE: 608-838-7750
FAX: 608-838-7752

SHEET INDEX

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A2.03	THIRD FLOOR PLAN (PARKING)
A2.04	FOURTH FLOOR PLAN (PARKING)
A2.05	FIFTH FLOOR PLAN
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A2.07	ROOF PLAN
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A6.02	WEST ELEVATION
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L1.02	PLANTING SCHEDULE
R1	CONCEPT RENDERING
R2	CONCEPT RENDERING
R3	CONCEPT RENDERING
R4	CONCEPT RENDERING





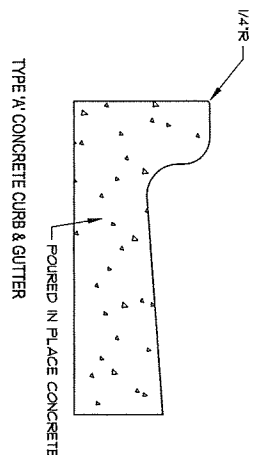
SITE PLAN
1" = 30'-0"

PROJECT: W. JOHNSON STREET & N. BASSETT STREET MIXED USE DEVELOPMENT
W. JOHNSON STREET & N. BASSETT STREET
MADISON, WISCONSIN 53703
DEVELOPER: RAYMOND MANAGEMENT COMPANY
8333 GREENWAY BLVD., SUITE 200
MILWAUKEE, WISCONSIN 53218

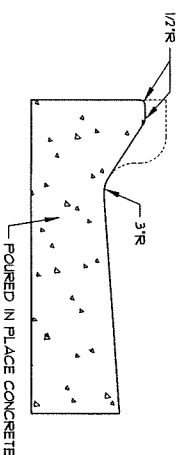
DATE: 03/16/2011
SCALE: AS NOTED

DAVE BEHR & ASSOCIATES
ARCHITECTS
4400 EAST CENTER AVENUE
MILWAUKEE, WISCONSIN 53212
(414) 224-1100
WWW.DAVEBEHR.COM





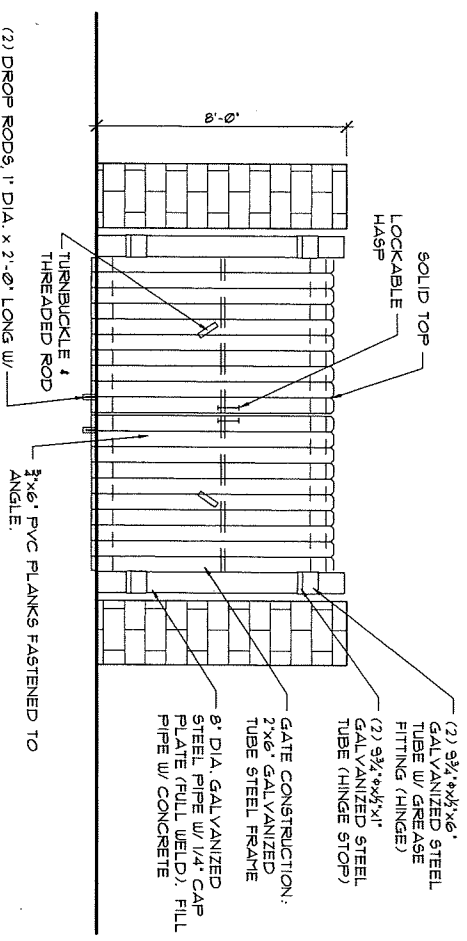
TYPE M: CONCRETE CURB & GUTTER



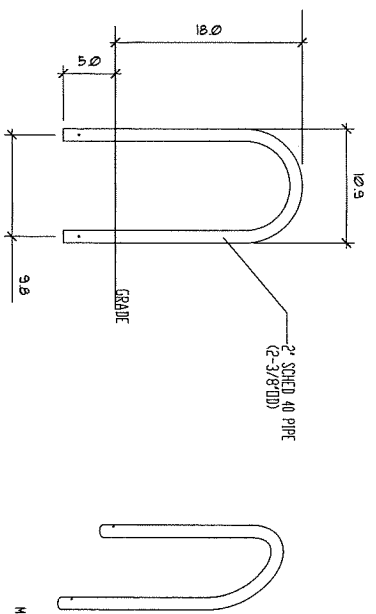
TYPE A: MOUNTABLE CONCRETE CURB & GUTTER

- CURB & GUTTER GENERAL NOTES:**
1. LATERAL CONTRACTION JOINTS SHALL BE PLACED AT INTERVALS OF NOT MORE THAN 15' NOR LESS THAN 6' IN LENGTH. THE JOINTS SHALL BE A MINIMUM OF 3" IN DEPTH.
 2. EXPANSION JOINTS SHALL BE PLACED TRANSVERSE AT RADIUS 200' OR LESS, AND AT ANGLE POINTS, OR AS DIRECTED BY THE ENGINEER. THE EXPANSION JOINT SHALL BE A ONE PIECE ASPHALTIC MATERIAL HAVING THE SAME DIMENSIONS AS CURB AND GUTTER AT THAT STATION AND BE 1/2" THICK.
 3. IN ALL CASES, CONCRETE CURB & GUTTER SHALL BE PLACED ON THOROUGHLY COMPACTED CRUSHED STONE.

1 CURB & GUTTER DETAIL
N.T.S.

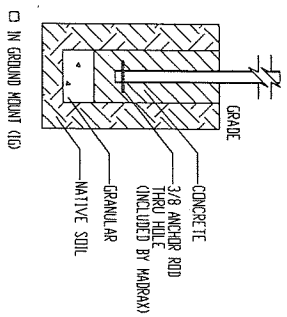


2 TRASH ENCLOSURE
SCALE: 1/4" = 1'-0"



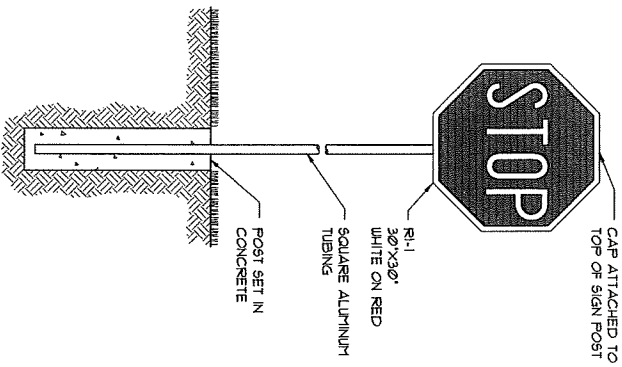
1 LOOP - 3 BIKE CAPACITY

MARRIX DIVISION
1000 INDEPENDENT AVENUE
WILMINGTON, VT 05397
PHONE: 448-7931, 848-849-1000, 848-849-1001
WWW.MARRIX.COM, E-MAIL: SALES@MARRIX.COM

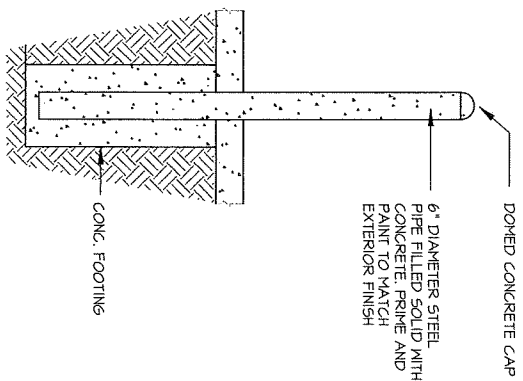


PRODUCT: CHP-3-TGS350
DESCRIPTION: CHALLENGER PLUS BIKE RACK
3 BIKES, IN GROUND MOUNT

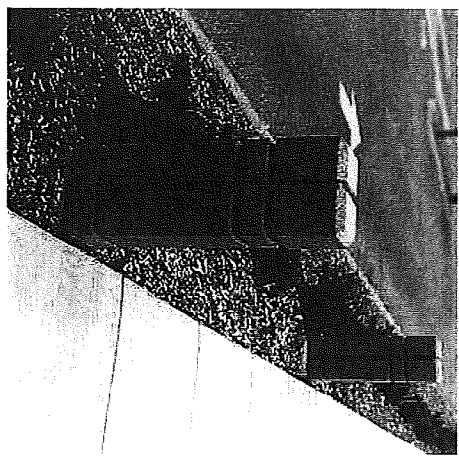
3 TYPICAL BIKE RACK
N.T.S.



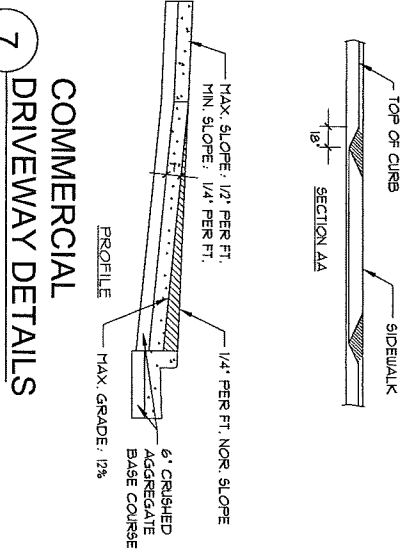
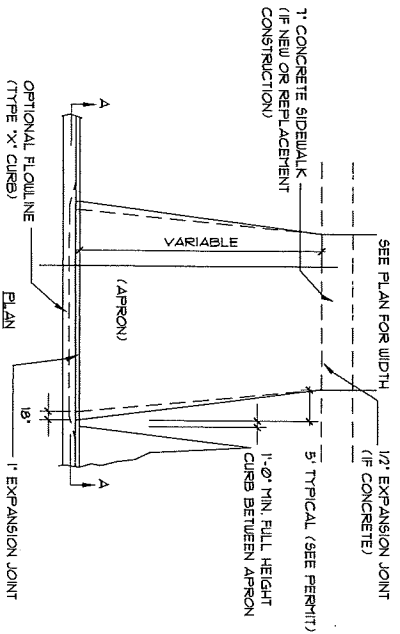
4 STOP SIGN
N.T.S.



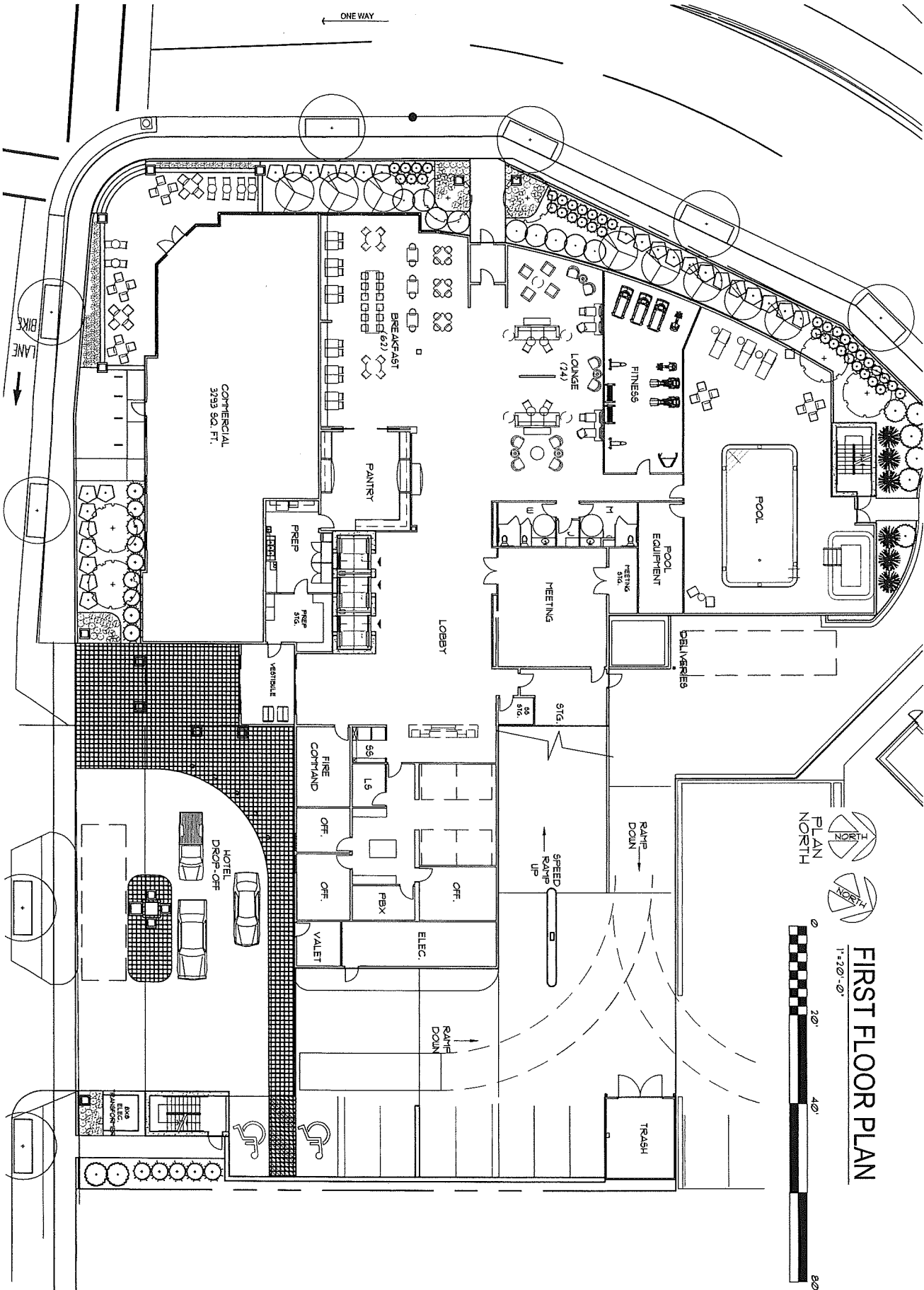
5 TYPICAL PIPE BOLLARD
SCALE: N.T.S.



6 BOLLARD @ MAIN ENTRY
N.T.S.



7 COMMERCIAL DRIVEWAY DETAILS
N.T.S.

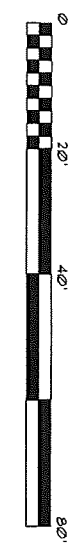
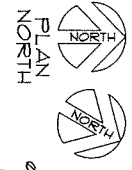


FIRST FLOOR PLAN

1" = 20'-0"

PROJECT: W. JOHNSON STREET & N. BASSETT STREET MIXED USE DEVELOPMENT
 W. JOHNSON STREET & N. BASSETT STREET
 MADISON, WISCONSIN 53703
 DEVELOPER: RAYMOND MANAGEMENT COMPANY
 8333 GREENWAY BLVD., SUITE 200
 MADISON, WISCONSIN 53703
 ARCHITECTS: DAVY BIRK & ASSOCIANT
 4401 NORTH ZEEB RD
 MADISON, WISCONSIN 53703
 DATE: 02/14/12
 SCALE: AS NOTED





SECOND LEVEL PLAN

PROJECT: 7007
 DRAWN BY: JTC
 DATE: 6/4/2010
 SCALE: AS NOTED

PROJECT: W. JOHNSON STREET & N. BASSETT STREET MIXED USE DEVELOPMENT
 W. JOHNSON STREET & N. BASSETT STREET
 MADISON, WISCONSIN 53703
 DEVELOPER: RAYMOND MANAGEMENT COMPANY
 8333 GREENWAY BLVD., SUITE 200
 MADISON, WISCONSIN 53704

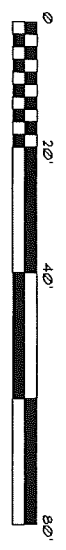
DANI BIRN & ASSOCIATES
 ARCHITECTS
 4801 EXETER ROAD, SUITE 100
 MADISON, WI 53717
 608-262-2800 (FAX)





THIRD LEVEL PLAN

1" = 20'-0"



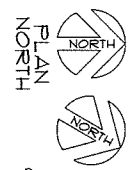
THIRD FLOOR PLAN
A 7 02

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

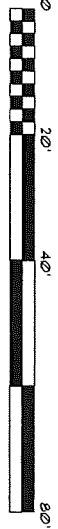
DEVELOPER:
RAYMOND MANAGEMENT COMPANY
8333 GREENWAY BLVD., SUITE 200
MILWAUKEE, WISCONSIN 53224

ARCHITECT:
GARY BINK & ASSOCIATES
ARCHITECTS
1400 EXETER DRIVE
MADISON, WI 53703
(608) 278-1000

DATE: 04/08/08
JTB
AS NOTE



FOURTH LEVEL PLAN



PROJECT: W. JOHNSON STREET & N. BASSETT STREET MIXED USE DEVELOPMENT
 W. JOHNSON STREET & N. BASSETT STREET
 MADISON, WISCONSIN 53703
 DEVELOPER: RAYMOND MANAGEMENT COMPANY
 833 GREENWAY BLVD., SUITE 200
 MIDDLETON, WISCONSIN 53552

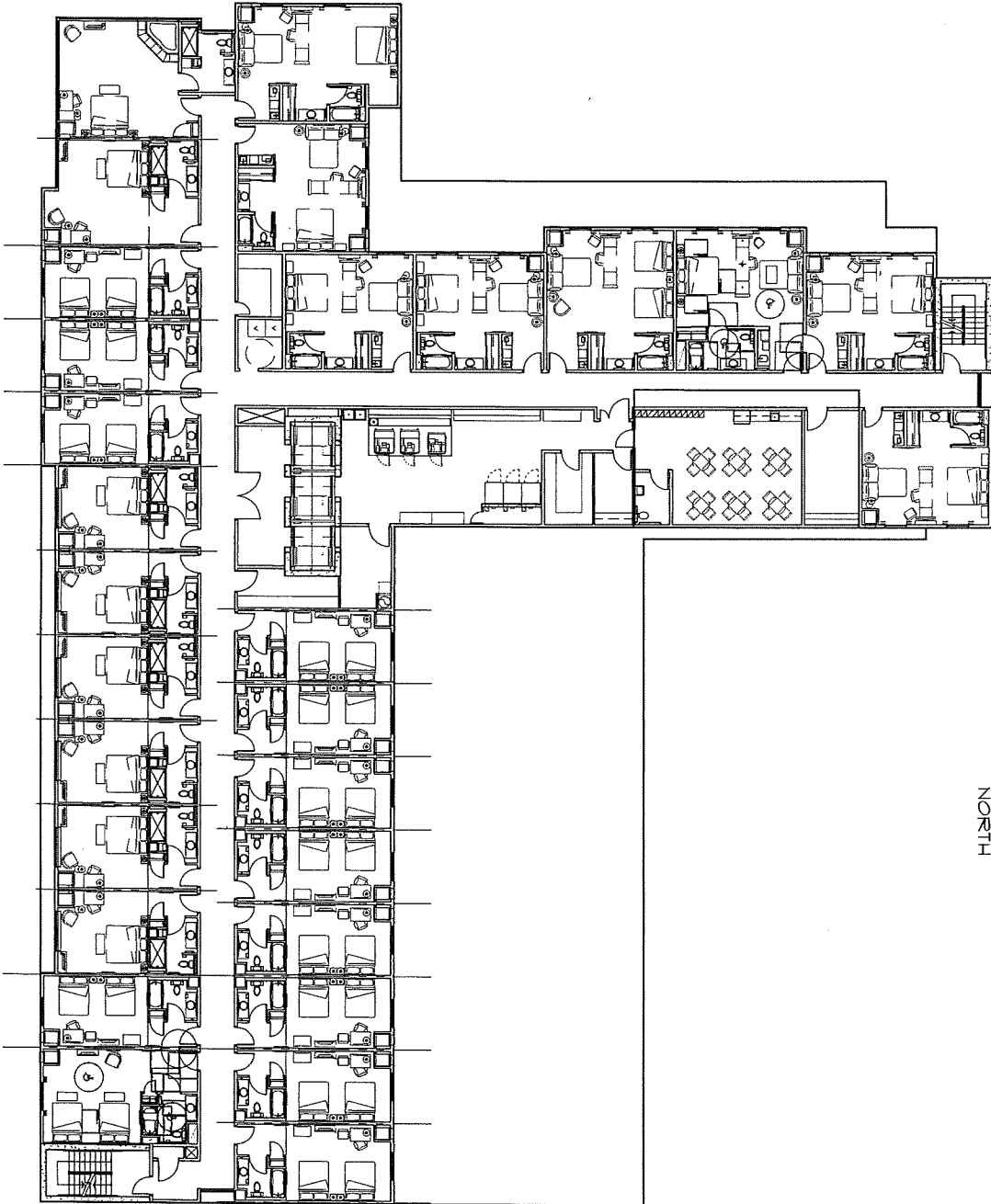
PROJECT: 2007
 DRAWN BY: JTB
 DATE: 6/4/08/08
 SCALE: AS NOTED

PROJECT: W. JOHNSON STREET & N. BASSETT STREET MIXED USE DEVELOPMENT
 W. JOHNSON STREET & N. BASSETT STREET
 MADISON, WISCONSIN 53703
 DEVELOPER: RAYMOND MANAGEMENT COMPANY
 833 GREENWAY BLVD., SUITE 200
 MIDDLETON, WISCONSIN 53552

PROJECT: 2007
 DRAWN BY: JTB
 DATE: 6/4/08/08
 SCALE: AS NOTED

PROJECT: W. JOHNSON STREET & N. BASSETT STREET MIXED USE DEVELOPMENT
 W. JOHNSON STREET & N. BASSETT STREET
 MADISON, WISCONSIN 53703
 DEVELOPER: RAYMOND MANAGEMENT COMPANY
 833 GREENWAY BLVD., SUITE 200
 MIDDLETON, WISCONSIN 53552





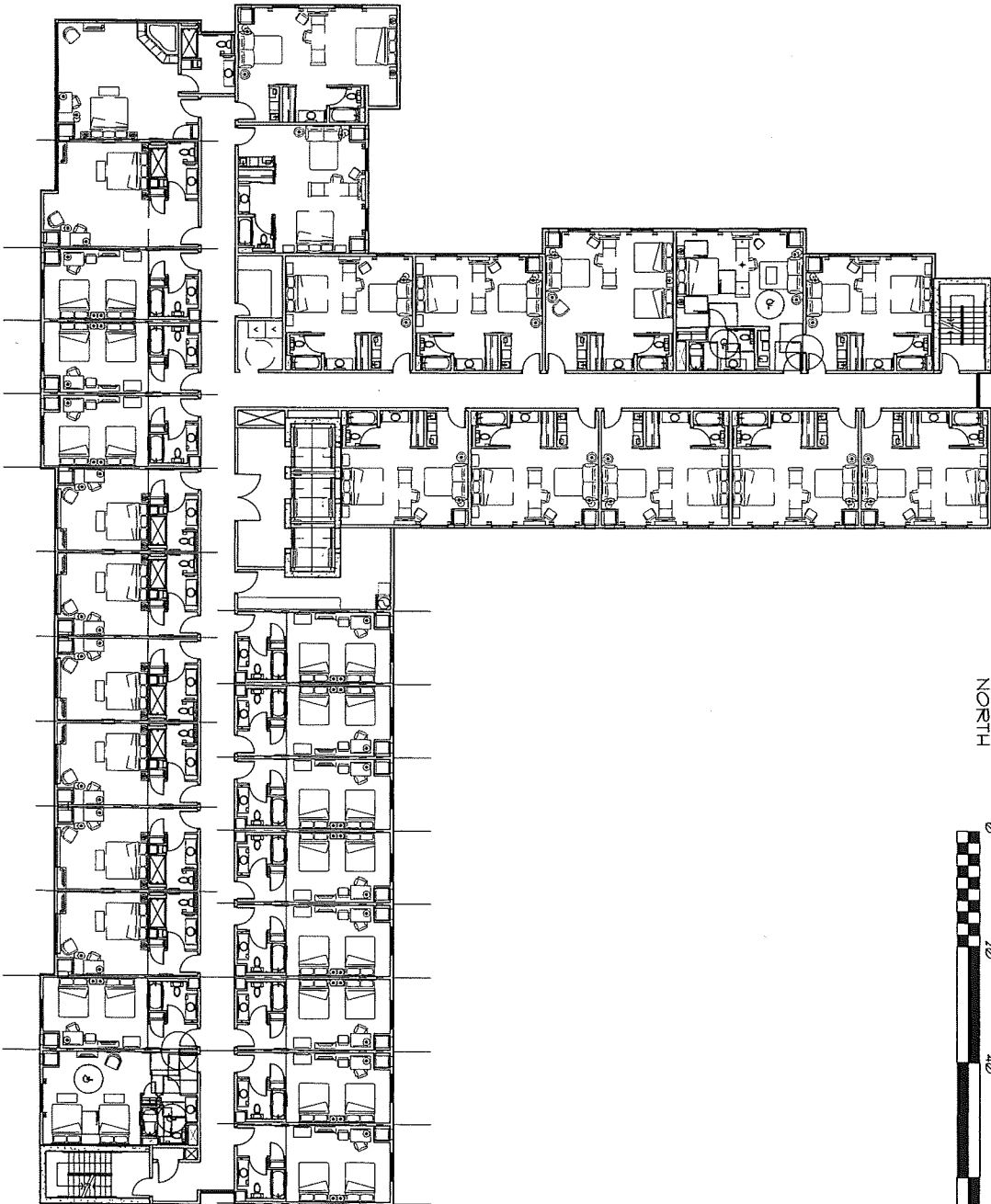
FIFTH FLOOR PLAN
1" = 20' - 0"

PROJECT: 3007
DRAWN BY: KJ
DATE: 11/07/08
SCALE: AS NOTED

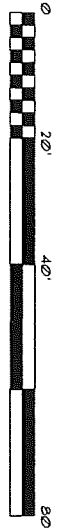
PROJECT:
W. JOHNSON STREET & N. BASSETT STREET MIXED USE DEVELOPMENT
W. JOHNSON STREET & N. BASSETT STREET
MADISON, WISCONSIN 53703
DEVELOPER:
RAYMOND MANAGEMENT COMPANY
8333 GREENWAY BLVD., SUITE 200
MILWAUKEE, WISCONSIN 53234

GARY BENKE ASSOCIATE
ARCHITECTS
1401 FORT MONROE BLVD
MADISON, WI 53704
(608) 261-1140





SIXTH THRU TENTH FLOOR PLAN



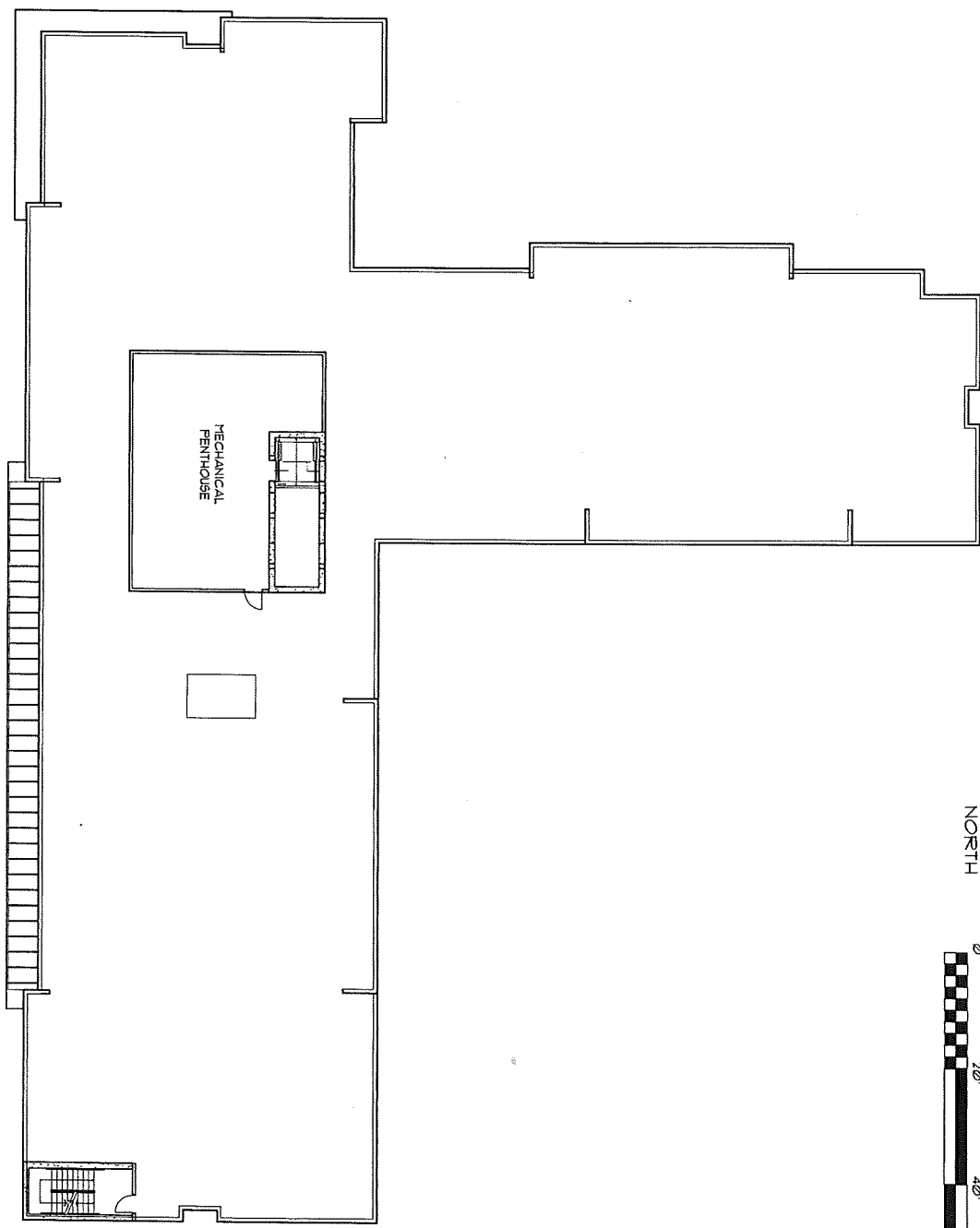
SIXTH THRU
TENTH
FLOOR PLAN
A 7 07

PROJECT: 2007
DRAWN BY: KJ
DATE: 03/16/07
SCALE: AS NOTED

PROJECT:
W. JOHNSON STREET & N. BASSETT STREET MIXED USE DEVELOPMENT
W. JOHNSON STREET & N. BASSETT STREET
MADISON, WISCONSIN 53703
DEVELOPER:
RAYMOND MANAGEMENT COMPANY
8333 GREENWAY BLVD., SUITE 200
MILWAUKEE, WISCONSIN 53226

CLAY BANK & ASSOCIATES
ARCHITECTS
4411 EXETER ROAD
MADISON, WI 53719
608.261.0000 FAX



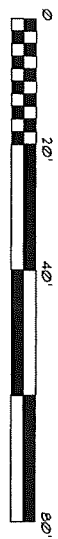


PLAN NORTH



1" = 20'-0"

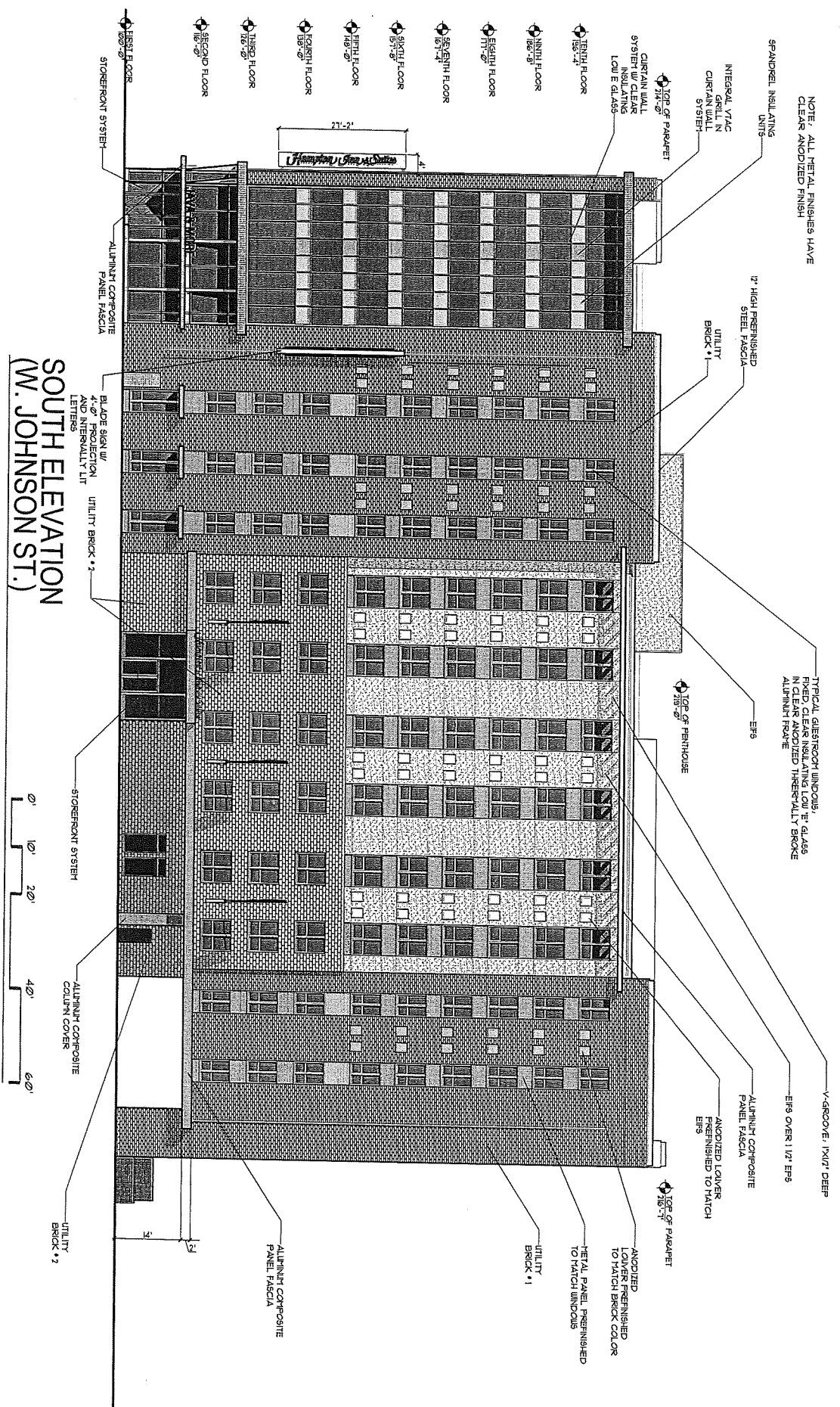
ROOF PLAN



GRANT BANK & ASSOCIATES
ARCHITECTS
4841 SPECTER DRIVE
MADISON, WI 53719
608-252-0800 (FAX)

PROJECT:
W. JOHNSON STREET & N. BASSETT STREET MIXED USE DEVELOPMENT
W. JOHNSON STREET & N. BASSETT STREET
MADISON, WISCONSIN 53703
DEVELOPER:
RAYMOND MANAGEMENT COMPANY
833 GREENWAY BLVD., SUITE 200
MILWAUKEE, WISCONSIN 53234

DATE: 03/16/2011
SCALE: AS NOTED



**SOUTH ELEVATION
(W. JOHNSON ST.)**



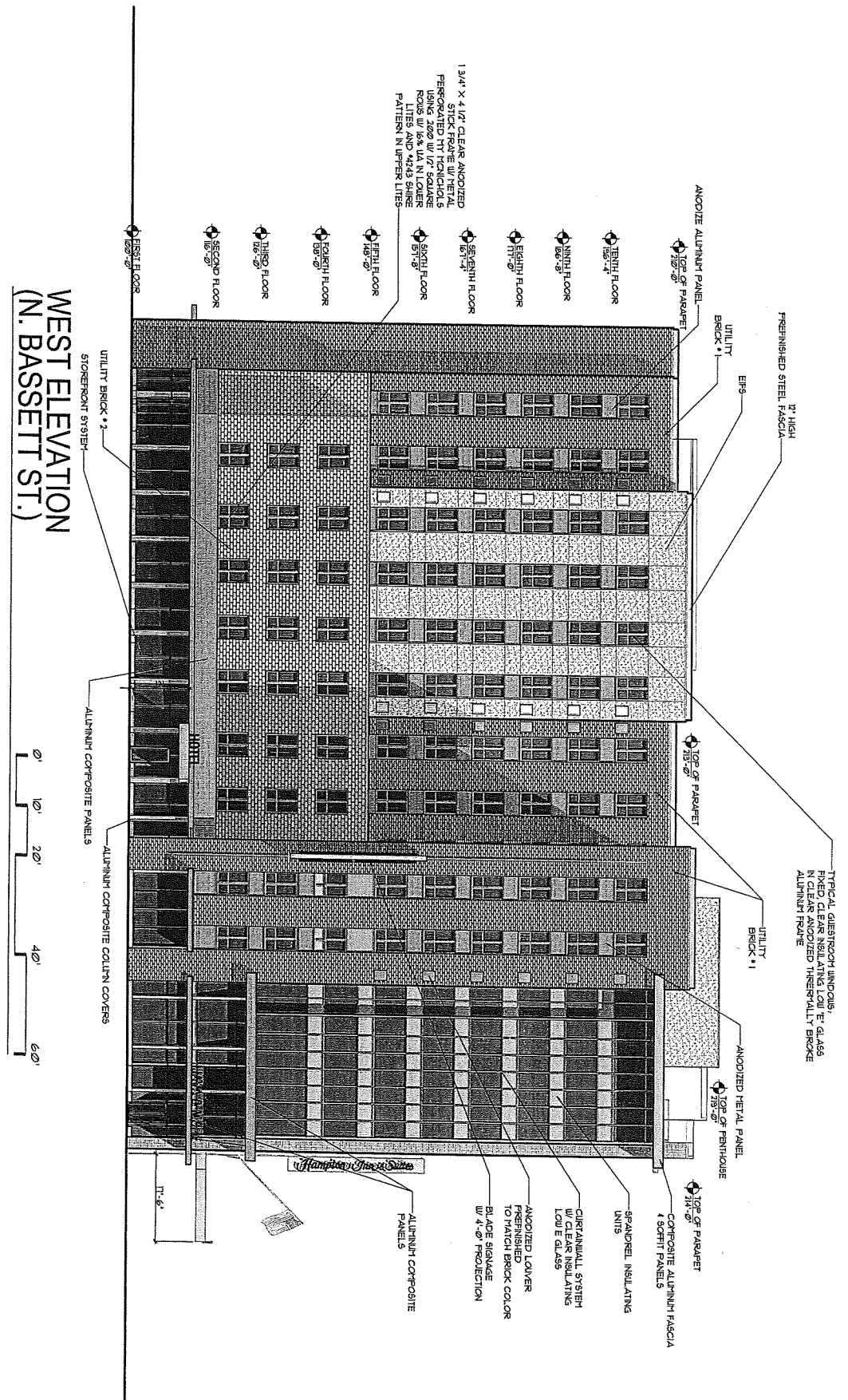
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 W. JOHNSON STREET & N. BASSETT STREET
 MADISON, WISCONSIN 53703
 DEVELOPER: RAYMOND MANAGEMENT COMPANY
 8333 GREENWAY BLVD., SUITE 200
 MIDDLETON, WISCONSIN 53552

PROJEC: 20077
 DRAWN BY: NS
 DATE: 03/16/2011
 SCALE: AS NOTED

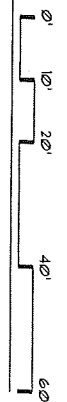
RAYMOND MANAGEMENT COMPANY
 8333 GREENWAY BLVD., SUITE 200
 MIDDLETON, WISCONSIN 53552

OLAV BERK & ASSOCIAT
 ARCHITECTS
 840 EXETER DRIVE
 MADISON, WI 53717
 608.261.8100

NOTE: ALL METAL FINISHES HAVE CLEAR ANODIZED FINISH



**WEST ELEVATION
(N. BASSETT ST.)**



PROJECT: 20277
 DATE: 03/16/2011
 SCALE: AS NOTED

PROJECT:
W. JOHNSON STREET & N. BASSETT STREET MIXED USE DEVELOPMENT
 W. JOHNSON STREET & N. BASSETT STREET
 MADISON, WISCONSIN 53703
 DEVELOPER:
RAYMOND MANAGEMENT COMPANY
 8333 GREENWAY BLVD., SUITE 200
 MIDDLETON, WISCONSIN 53552

DAVE BRINK & ASSOCIATES
 448 EXETER DRIVE
 MADISON, WI 53717
 608.278.5440 (FAX)

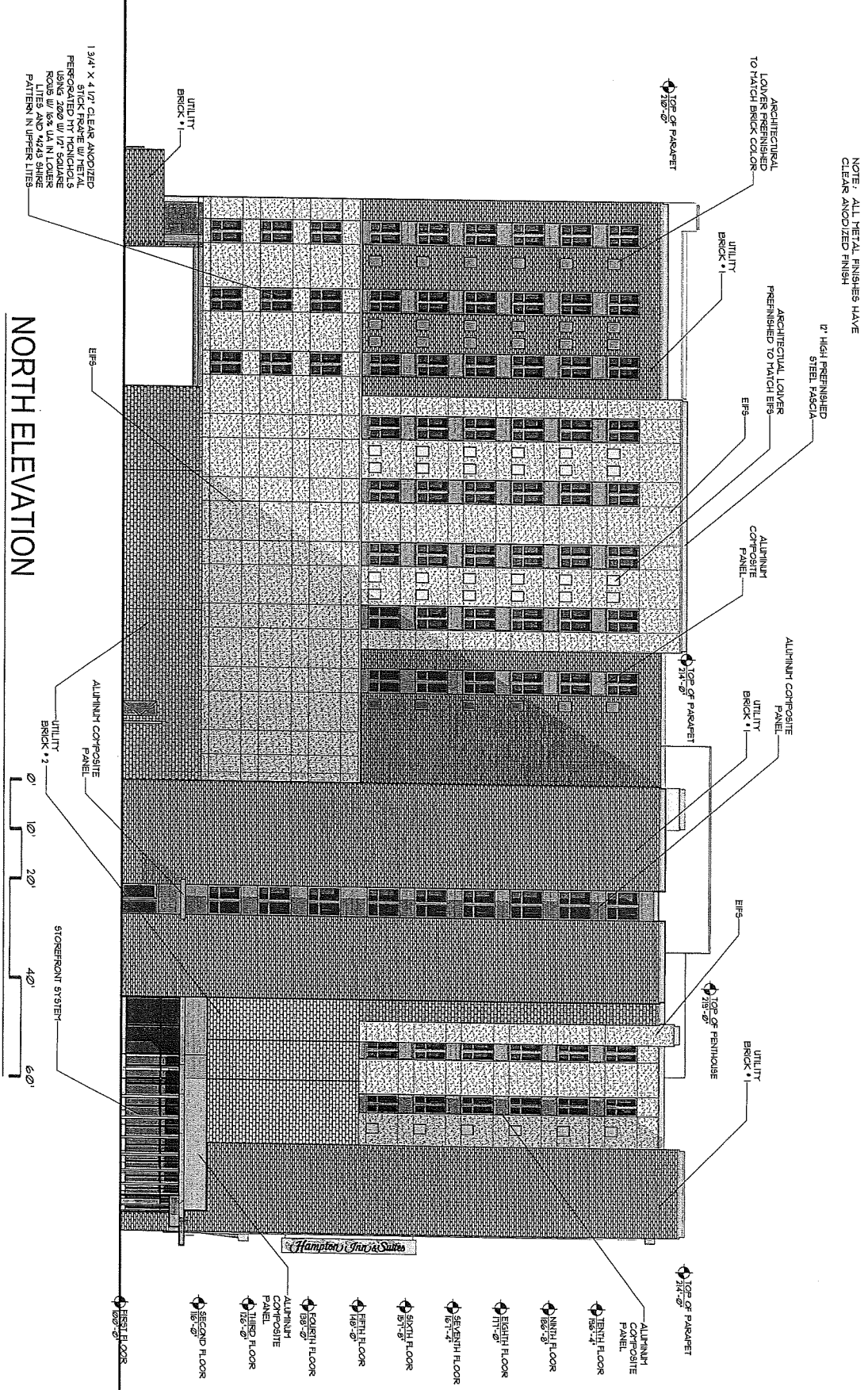




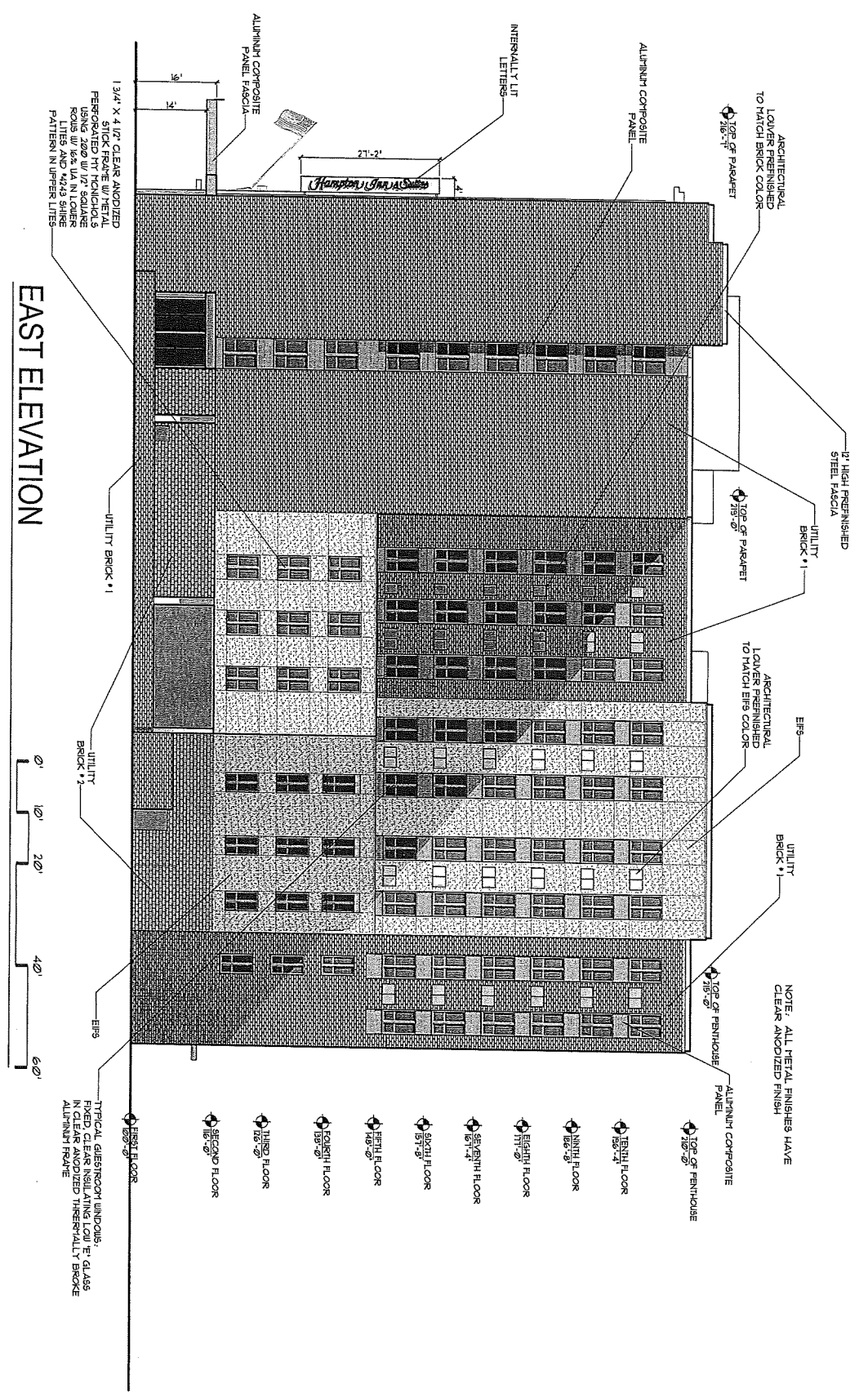
OAKBANK & ASSOCIATES
 1405 EXETER DRIVE
 MADISON, WI 53717
 (608) 251-1740

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

DATE: 03/16/2011
 DRAWN BY: KAS
 SCALE: AS NOTED



NORTH ELEVATION



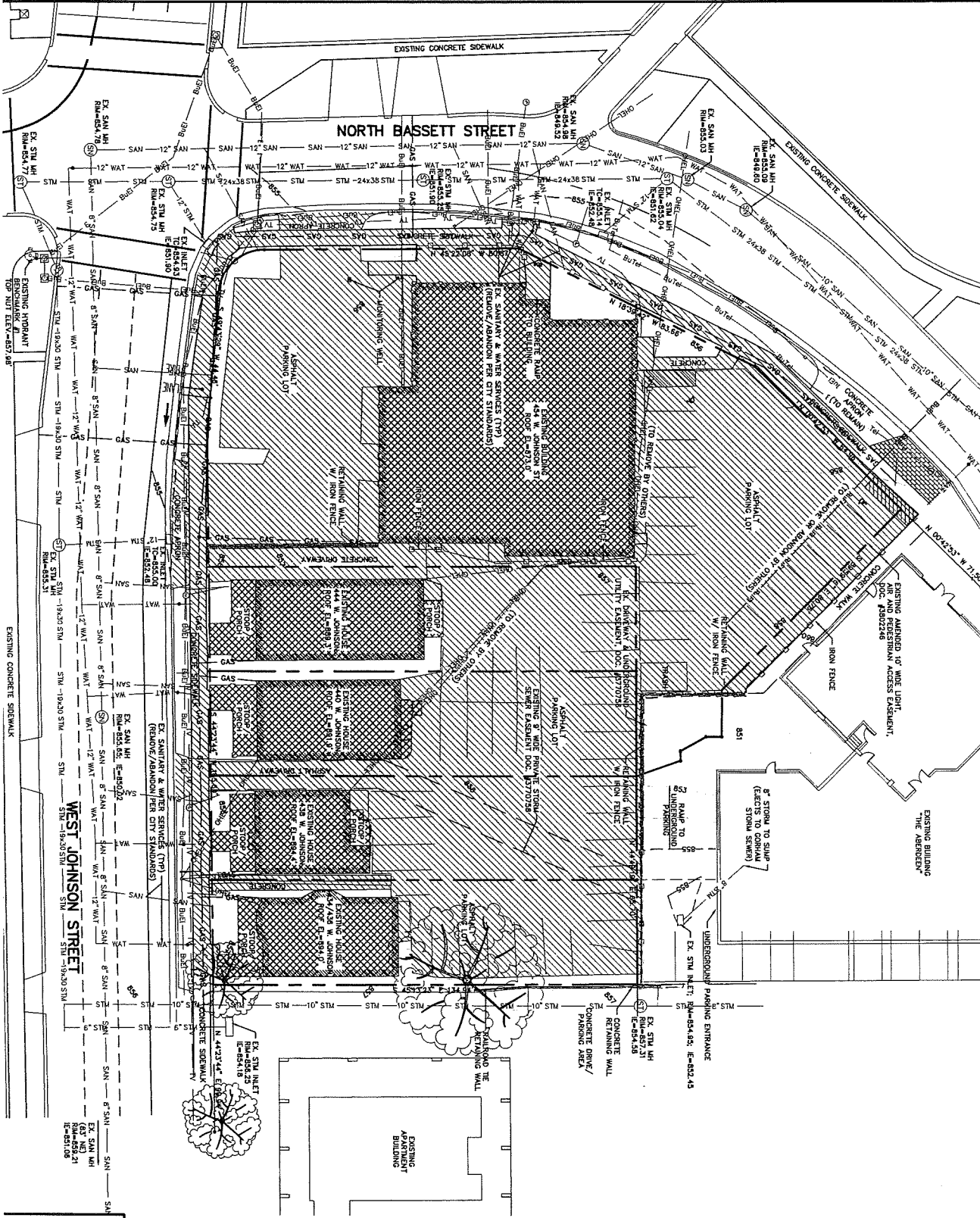
EAST ELEVATION



1 3/4" X 4 1/2" CLEAR ANODIZED
STICK FRAME W/ METAL
PERFORATED HYDROPHOBIC
USING 200 W/ 1/2" SQUARE
ROUS W/ 1/2" DIA. IN 1 QUARTER
PATTERN IN UPPER LINE

FIXED CLEAR INSULATING LOW E GLASS
ALUMINUM FRAME
TYPICAL GUESTROOM WINDOWS

NOTE, ALL METAL FINISHES HAVE
CLEAR ANODIZED FINISH



QUAM ENGINEERING, LLC
 Residential and Commercial Site Design Consultants
 4604 Siggelkow Road, Suite A, McFarland, Wisconsin 53558
 www.quamengineering.com

HAUPSTON INN & SUITES
 EXISTING SITE/DEMOLITION PLAN
 DATED: MARCH 15, 2011

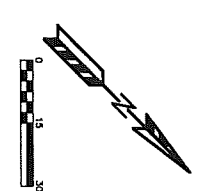
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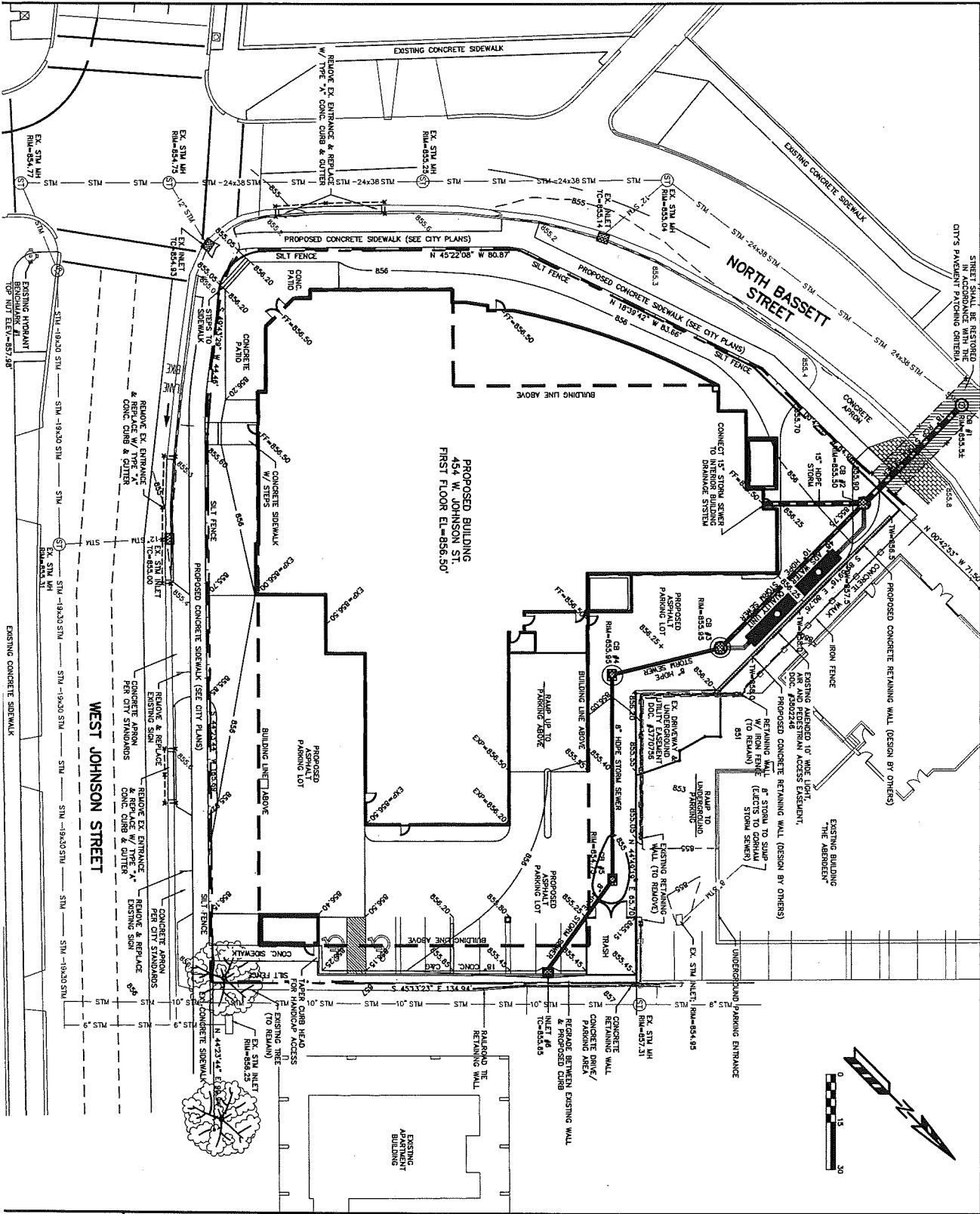
NOTES:
 1) UTILITIES SHOWN ARE BASED UPON TOPOGRAPHIC COLLECTION AND CITY OF MADISON RECORD DRAWINGS.

SITE DEMOLITION LEGEND

	DEMOLISH AND REMOVE ALL CONSTRUCTION OF FOUNDATION, FOUNDATION WALLS AND ABOVE GRADE BUILDING ELEMENTS IN THEIR ENTIRETY.
	COMPLETELY DEMOLISH AND REMOVE PAVING & CONCRETE, SUBBASE AND TO MATCH ALL REQUIREMENTS IN PROJECT SPECIFICATIONS.

- DEMOLITION GENERAL NOTES**
1. PRIOR TO COMMENCEMENT OF DEMOLITION THE GENERAL CONTRACTOR SHALL EVALUATE THE EXISTING STRUCTURES FOR THE PRESENCE OF ASBESTOS. ASBESTOS TESTING IS REQUIRED BY THE CITY OF MADISON & STATE OF WISCONSIN. HAZARDOUS MATERIALS CONTRACTOR SHALL REMOVE ALL HAZARDOUS MATERIALS FROM BUILDING PREMISES.
 2. SHUT-OFF, DISCONNECT REMOVE, SEAL AND CAP UTILITIES ACCORDING TO ALL APPLICABLE CODES AND STANDARDS. ALL UTILITIES SHALL BE DISCONNECTED AND SEALS AND STAMPS HAVE BEEN COMPLETED AND VERIFIED IN WRITING.
 3. DEMOLISH ALL FOUNDATION WALLS AND OTHER BELOW-GRADE CONSTRUCTION THAT ARE WITHIN AREA OF WORK IN THEIR ENTIRETY.
 4. COMPLETELY FILL BELOW-GRADE AREAS AND Voids RESULTING FROM BUILDING DEMOLITION OPERATIONS WITH SATISFACTORY SOIL MATERIALS.
 5. ALL EXISTOR PITS, SUMP PITS, MANHOLES, CATCH BASINS AND ALL OTHER STRUCTURES WITHIN AREA OF DEMOLITION SHALL BE REMOVED IN ACCORDANCE WITH ALL APPLICABLE CODES AND STANDARDS.
 6. MATERIAL AND QUANTITY OF SOIL WITHIN IN AREA WHERE BUILDING DEMOLITION OCCURRED SHALL BE DONE IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS.
 7. COMPLETELY REMOVE ANY AND ALL ABOVE GROUND STRUCTURES (IE. PLAY Poles, SIGNS, STOPS, RAILINGS ETC.) WITHIN AREA OF WORK.
 8. GENERAL CONTRACTOR TO PROVIDE A "RECONSTRUCTION" REPORT & RECYCLING PLAN AS REQUIRED BY THE CITY OF MADISON.
 9. THE MADISON WATER UTILITY SHALL BE NOTIFIED TO REMOVE THE WATER METER PRIOR TO DEMOLITION OF EXISTING BUILDINGS.
 10. COMPLETELY REMOVE OR ABANDON ANY AND ALL BELOW AND ABOVE GROUND UTILITIES (IE. TELEPHONE, CABLE, ELECTRIC, GAS, ETC.) WITHIN AREA OF WORK. (BY OTHERS)





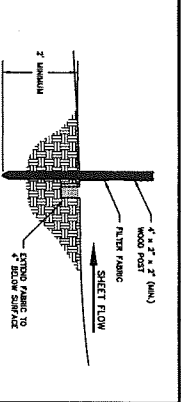
HAIPTON INN & SUITES
GRADING AND EROSION CONTROL PLAN
 DATED: MARCH 15, 2011
QUAM ENGINEERING, LLC
 Residential and Commercial Site Design Consultants
 4604 Siggelkow Road, Suite A, McFarland, Wisconsin 53558
 www.quamengineering.com

CALL DOUGLAS HOLTZLINE
 1-800-272-2751
 OR 608-838-7751
 THE QUALITY CONNECTION FOR YOUR PROJECT

SILT FENCE CONSTRUCTION (SHEET FLOW)

LEGEND:

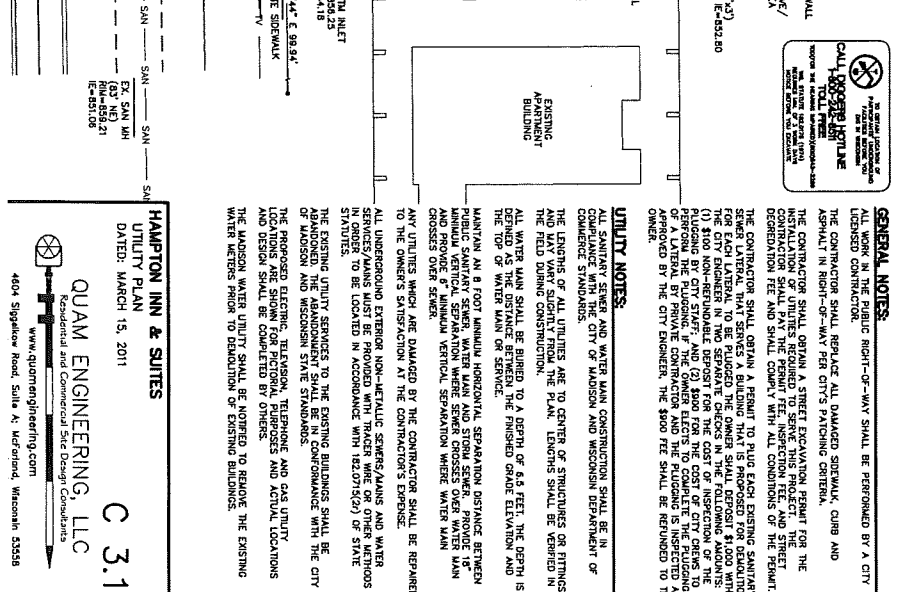
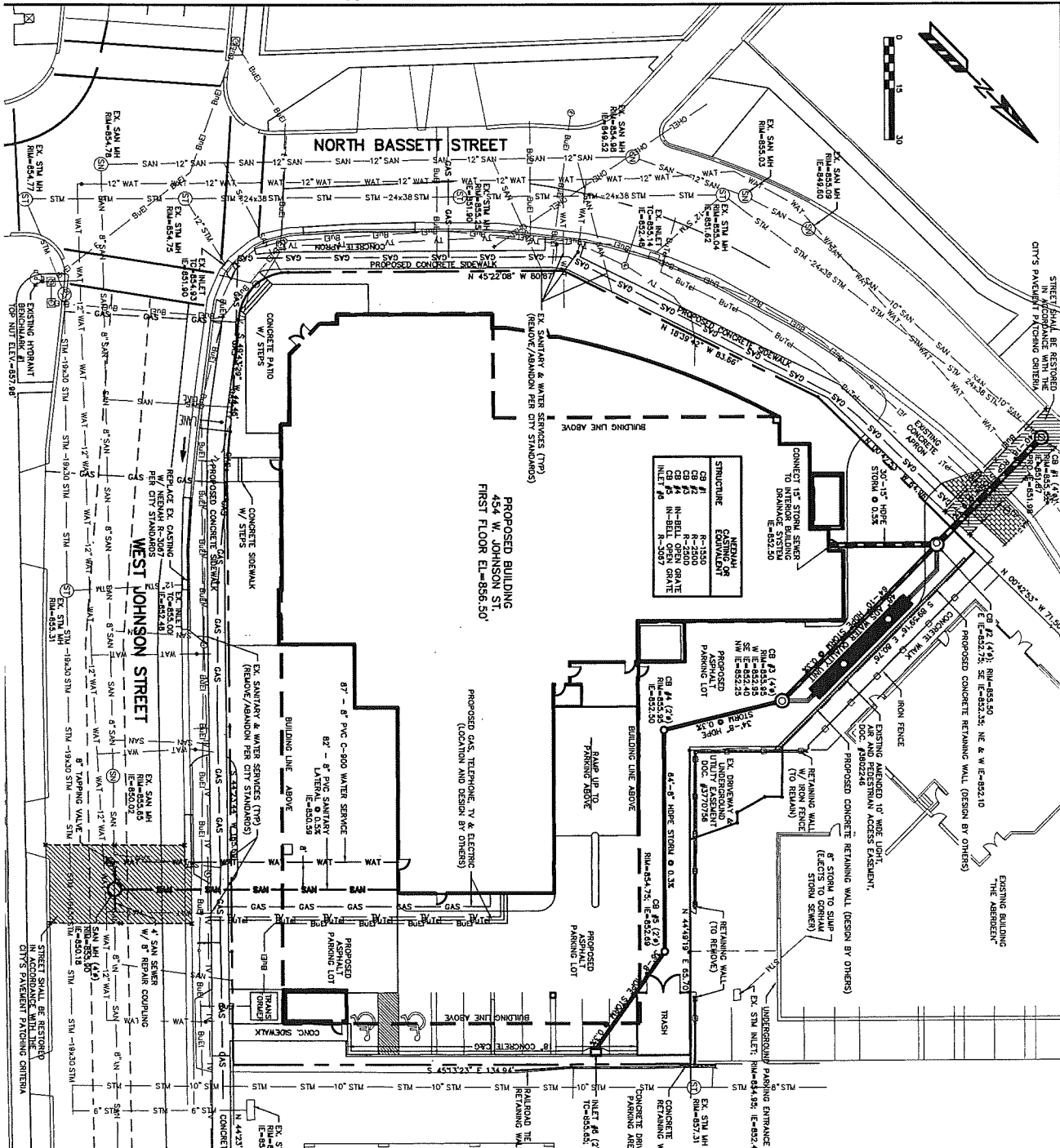
- 856 - EXISTING MAJOR CONTOUR
- 857 - EXISTING MAJOR CONTOUR
- 858 - PROPOSED MAJOR CONTOUR
- 859 - PROPOSED MAJOR CONTOUR
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- 877 - PROPOSED MAJOR CONTOUR
- 878 - PROPOSED MAJOR CONTOUR
- 879 - PROPOSED MAJOR CONTOUR
- 880 - PROPOSED MAJOR CONTOUR



EROSION NOTES:
 1. EROSION CONTROL SHALL BE INSTALLED PRIOR TO START OF EXCAVATION AND SHALL REMAIN IN PLACE THROUGHOUT THE CONSTRUCTION PERIOD.
 2. THE SCHEDULE SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
 3. THE CONTRACTOR SHALL MAINTAIN THE EROSION CONTROL SYSTEM THROUGHOUT THE CONSTRUCTION PERIOD.
 4. THE CONTRACTOR SHALL MAINTAIN THE EROSION CONTROL SYSTEM THROUGHOUT THE CONSTRUCTION PERIOD.
 5. THE CONTRACTOR SHALL MAINTAIN THE EROSION CONTROL SYSTEM THROUGHOUT THE CONSTRUCTION PERIOD.

THE SCHEDULE:
 INSTALL EROSION CONTROL SYSTEM
 EROSION CONTROL SYSTEM MAINTENANCE AND REPAIRS
 EROSION CONTROL SYSTEM MAINTENANCE AND REPAIRS
 EROSION CONTROL SYSTEM MAINTENANCE AND REPAIRS

EROSION NOTES:
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 5. THE CONTRACTOR SHALL MAINTAIN THE EROSION CONTROL SYSTEM THROUGHOUT THE CONSTRUCTION PERIOD.



GENERAL NOTES:

1. SEE STANDARD DETAILS STD-201 AND STD-202 FOR STORM WATER QUALITY UNIT PRODUCT DETAILS.

2. REFER TO TECHNICAL NOTE 183 FOR ABSORPTION DESIGN INFORMATION.

AS STORMWATER QUALITY UNIT DETAIL

UTILITY NOTES:

ALL SANITARY SEWER AND WATER MAIN CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF MADISON AND WISCONSIN DEPARTMENT OF COMMERCE STANDARDS.

THE LOCATIONS OF ALL UTILITIES ARE TO CENTER OF STRUCTURES OR FITTINGS AND MAY VARY SLIGHTLY FROM THE PLAN. LENGTHS SHALL BE CENTER IN THE FIELD DURING CONSTRUCTION.

ALL WATER MAIN SHALL BE BURIED TO A DEPTH OF 4.5 FEET. THE DEPTH IS TO BE MEASURED AS THE DISTANCE BETWEEN THE FINISHED GRADE ELEVATION AND THE TOP OF THE WATER MAIN.

MATERIAL AND ALL FOOTING HORIZONTAL SEPARATION DISTANCE BETWEEN UTILITIES SHALL BE AS SHOWN ON THE PLAN. MINIMUM VERTICAL SEPARATION WHERE WATER MAIN CROSS OVER OTHER SEWER.

ANY UTILITIES WHICH ARE DAMAGED BY THE CONTRACTOR SHALL BE REPAIRED TO THE OWNER'S SATISFACTION AT THE CONTRACTOR'S EXPENSE.

ALL UNDERGROUND EXTERIOR NON-FRUITFUL SEWERS/PUMPS AND WATER MAINS TO BE COATED IN ACCORDANCE WITH (MDS75(2)) OF STATE STATUTES.

THE EXISTING UTILITY SERVICES TO THE EXISTING BUILDINGS SHALL BE REMOVED AND THE REMOVAL SHALL BE IN ACCORDANCE WITH THE CITY OF MADISON AND WISCONSIN STATE STANDARDS.

THE PROPOSED ELECTRICAL, TELEPHONE, TELEVISION AND GAS UTILITIES SHALL BE LOCATED IN ACCORDANCE WITH (MDS75(2)) OF STATE STATUTES.

THE MADISON WATER UTILITY SHALL BE MOVED TO REMOVE THE EXISTING WATER METERS PRIOR TO DEMOLITION OF EXISTING BUILDINGS.

HAUPTON INN & SUITES

UTILITY PLAN

DATE: MARCH 15, 2011

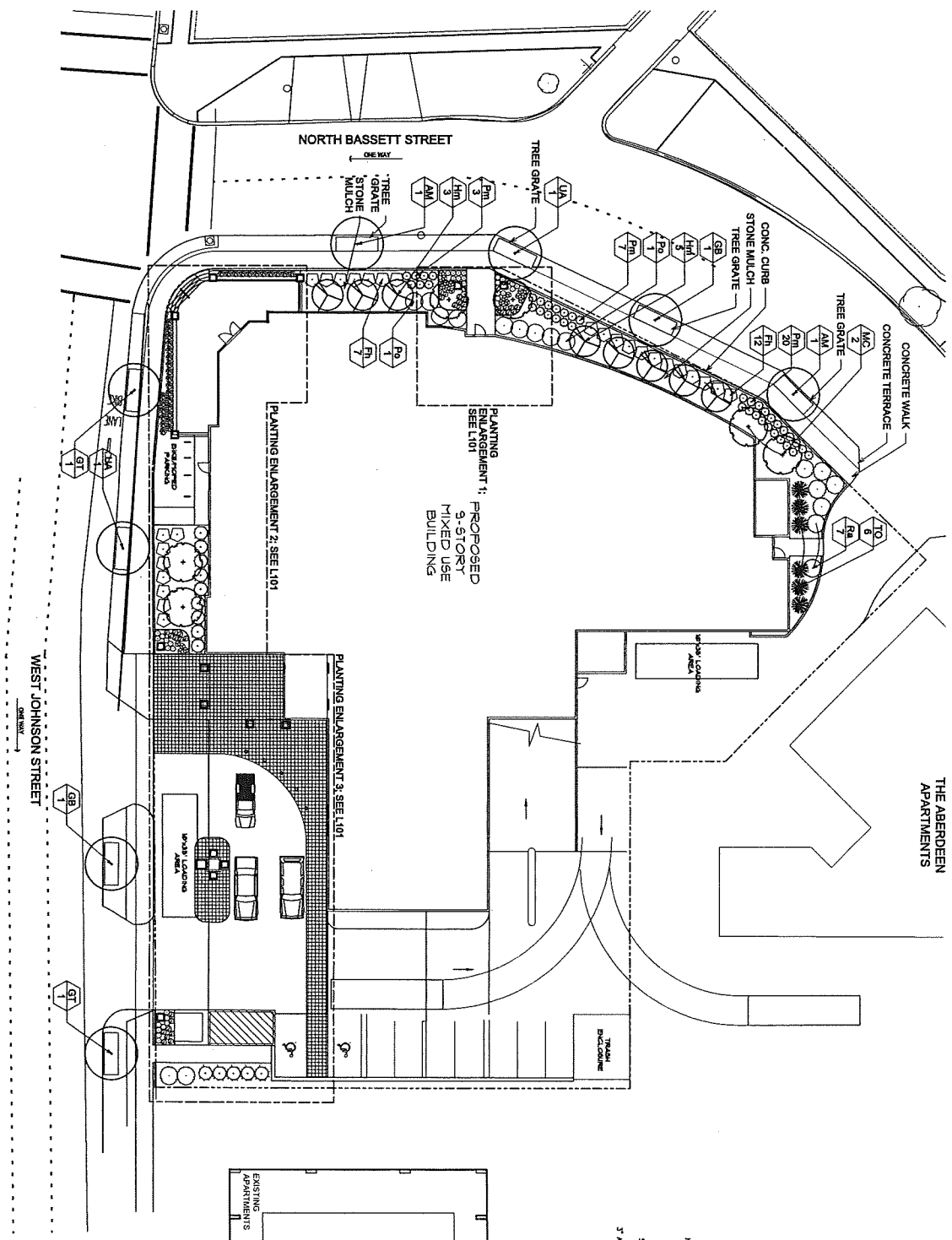
QUAM ENGINEERING, LLC

4604 Siggelkow Road, Suite A, McFarland, Wisconsin 53558

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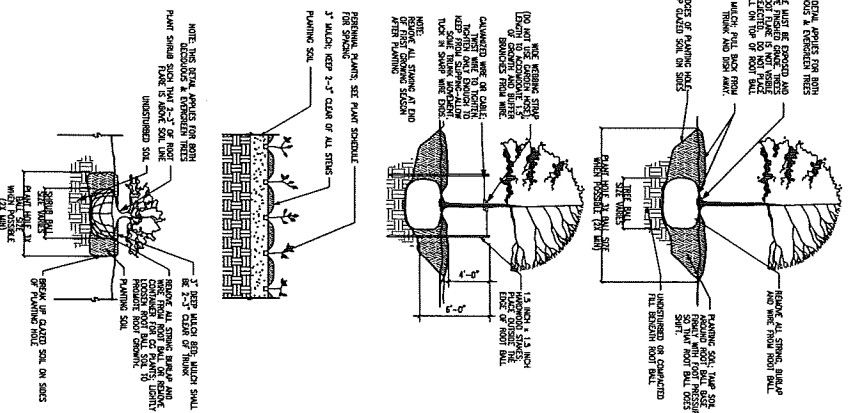
1 LANDSCAPE PLAN

L100 / 1" = 30'-0"



2 PLANTING DETAILS

L100 / 1" = 30'-0"



- GENERAL NOTES**
1. Landscape Contractor shall verify that appropriate planting soil depths are present prior to planting. Annual planters shall be filled with appropriate container soil.
 2. Protect all existing pavements, curbs, utilities, and other improvements during planting.
 3. All planters shall be planted with annuals by Owner & shall contain an automatic drip irrigation system.
 4. All mulch types adjacent to one another shall be separated by aluminum edging.
 5. Contractor shall notify City Forestry at least 48 hours prior to pouring concrete so the planting site can be located in the field.
 6. Contractor shall notify City Forestry at least 48 hours prior to the planting of terrace trees so planting stock can be inspected and planting specifications can be reviewed. Forestry will have a field inspector on site at the time of planting.



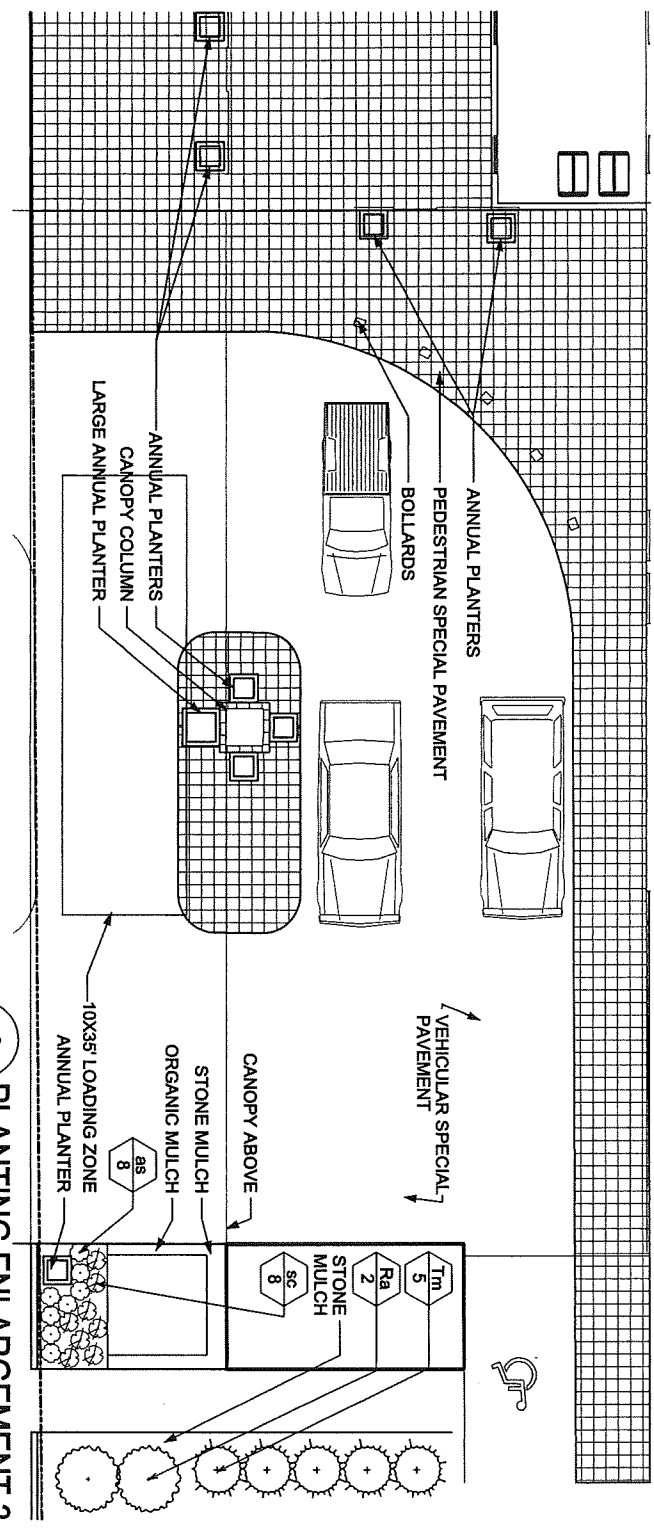
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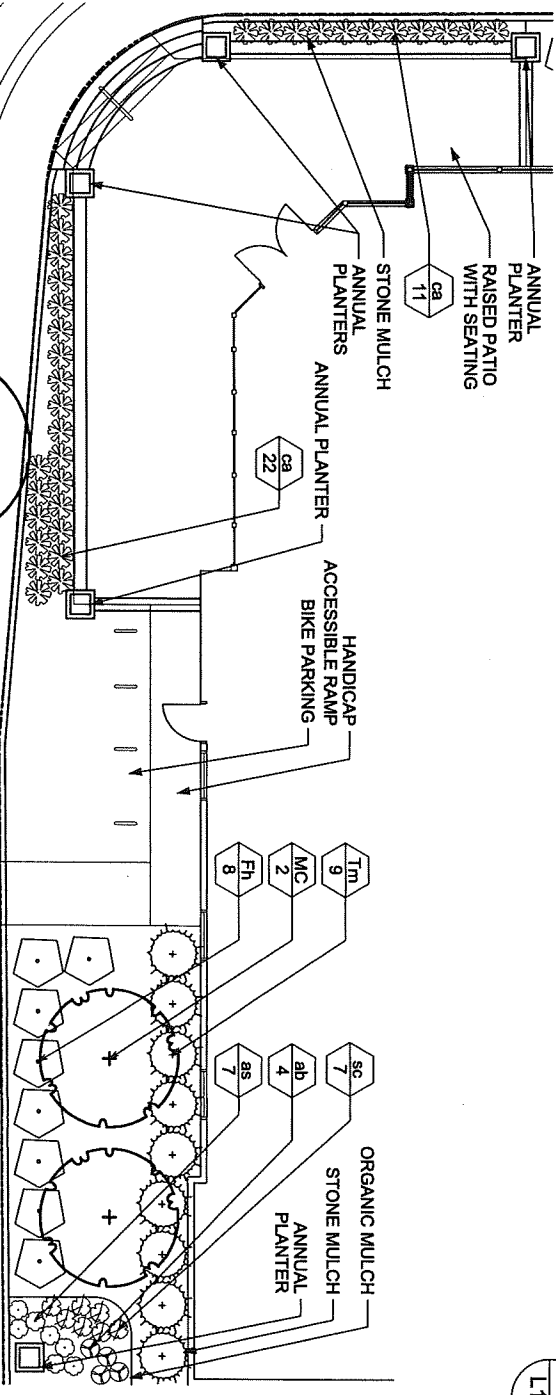
GARY BERKE & ASSOCIAT
 LANDSCAPE ARCHITECTS
 1000 UNIVERSITY AVENUE
 MADISON, WI 53706
 (608) 263-0700

PROJECT: W. JOHNSON STREET & N. BASSETT STREET MIXED USE DEVELOPMENT
 W. JOHNSON STREET & N. BASSETT STREET
 MADISON, WISCONSIN 53705
 DEVELOPER: RAYMOND MANAGEMENT COMPANY
 833 GREENWAY BLVD., SUITE 200
 MADISON, WI 53703

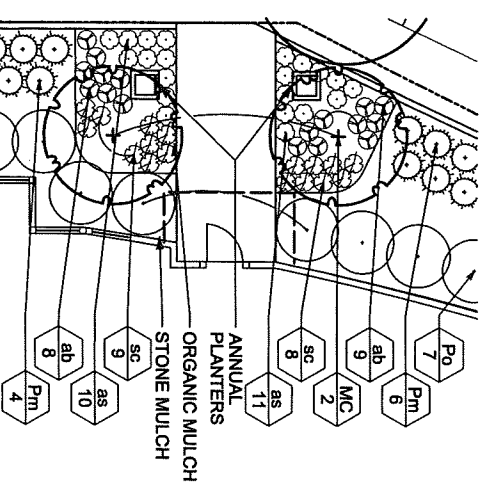
DATE: 2/20/12
 SCALE: AS SHOWN



3 PLANTING ENLARGEMENT 3
 L101 1" = 10'-0"



2 PLANTING ENLARGEMENT 2
 L101 1" = 10'-0"

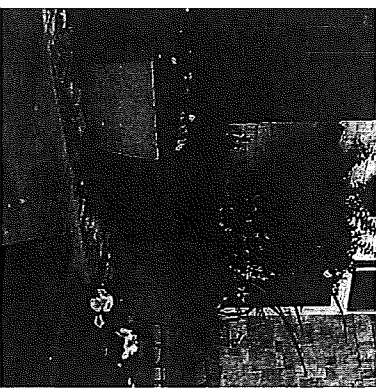


1 PLANTING ENLARGEMENT 1
 L101 1" = 4'-0"

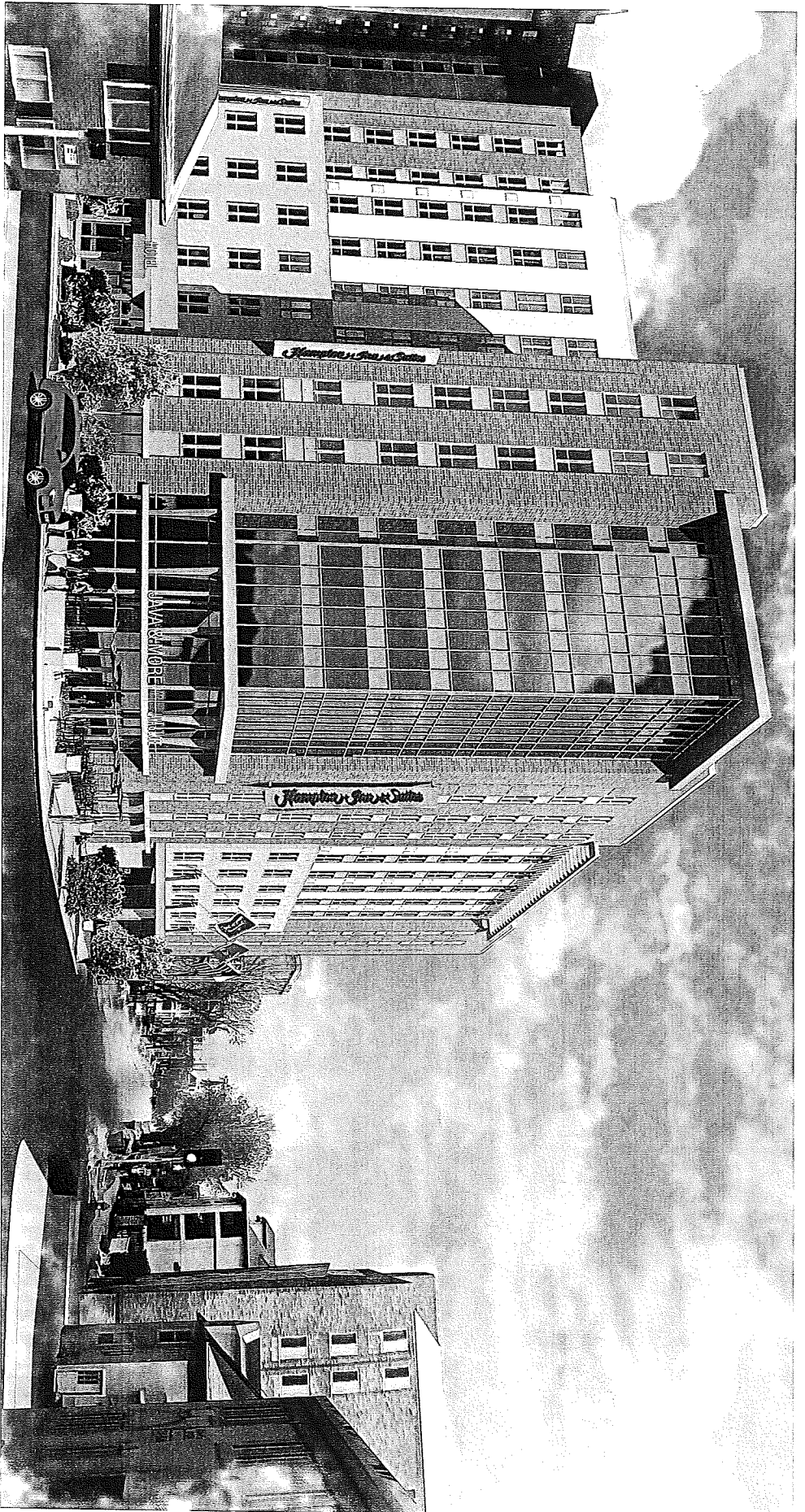
PLANTING ENLARGEMENTS

Key	Botanical Name	Common Name	Quantity	Size	Spec	Comments
	Deciduous Trees					
AM	<i>Acer myriacar 'Norton'</i>	State Street Maple	2	2.5" cal.	B&B	Single, straight leader
GB	<i>Ginkgo Biloba 'Autumn Gold'</i>	Autumn Gold Ginkgo	2	2.5" cal.	B&B	Male cultivar
GT	<i>Gleditsia thacanthos 'Inermis 'Skyline'</i>	Skyline Honeylocust	2	2.5" cal.	B&B	Single, straight leader
MC	<i>Malus 'Centauri'</i>	Centaurion Crabapple	6	2" cal.	B&B	Single, straight leader
UA	<i>Ulmus americana 'New-Horizons'</i>	New-Horizons Elm	2	2.5" cal.	B&B	Single, straight leader
	Evergreen Trees					
TO	<i>Thuja occidentalis 'Tidee Wintergreen'</i>	Wintergreen Arborvitae	6	6" H.	cont.	Single, straight leader
	Deciduous Shrubs					
Fh	<i>Forsythia x 'Happy Centennial'</i>	Happy Centennial Forsythia	27	3" H.	cont.	Space 4'-0" o.c.
Hm	<i>Hebeacodium monchoides</i>	Seven Son Flower	8	6" H.	B&B	3-5 leaders, space 1'0" o.c.
Pa	<i>Physocarpus opulifolius 'Seward'</i>	Summer Wine Ninebark	9	3" H.	cont.	Space 4'-6" o.c.
Ra	<i>Rhus aromatica 'Gro-Low'</i>	Go Low Fragrant Sumac	9	2' spr.	cont.	Space 5'-0" o.c.
	Evergreen Shrubs					
Pm	<i>Pinus mugo 'Mogos'</i>	Mops Mugo Pine	40	16" spr.	cont.	Space 2'-6" o.c.
Tm	<i>Taxus x media 'Taurinell'</i>	Taurin Yew	14	2' spr.	cont.	Space 4'-0" o.c.
	Perennials/Groundcovers					
as	<i>Allium tanacetifolium 'Summer Beauty'</i>	Summer Beauty Allium	36	1 qt.	cont.	Space 1'-6" o.c.
ab	<i>Arisaema x 'Blue Ice'</i>	Blue Ice Bluestar	21	1 qt.	cont.	Space 1'-6" o.c.
sc	<i>Sedum spectabile 'Caradonna'</i>	Caradonna Sedum	32	1 qt.	cont.	Space 1'-6" o.c.
	Ornamental Grasses					
ca	<i>Calamagrostis x acutiflora 'Karl Foerster'</i>	Karl Foerster Feather Reed Grass	33	1 gal.	cont.	Space 2'-0" o.c.

1 PLANTING SCHEDULE
L102 NTS



2 SUGGESTED ANNUAL PLANTER
L102 NTS



VIEW TO NORTHEAST FROM JOHNSON ST.

OLAV BERK & ASSOCIATES
ARCHITECTS
1000 UNIVERSITY AVENUE
MADISON, WI 53707
(608) 263-8100 FAX

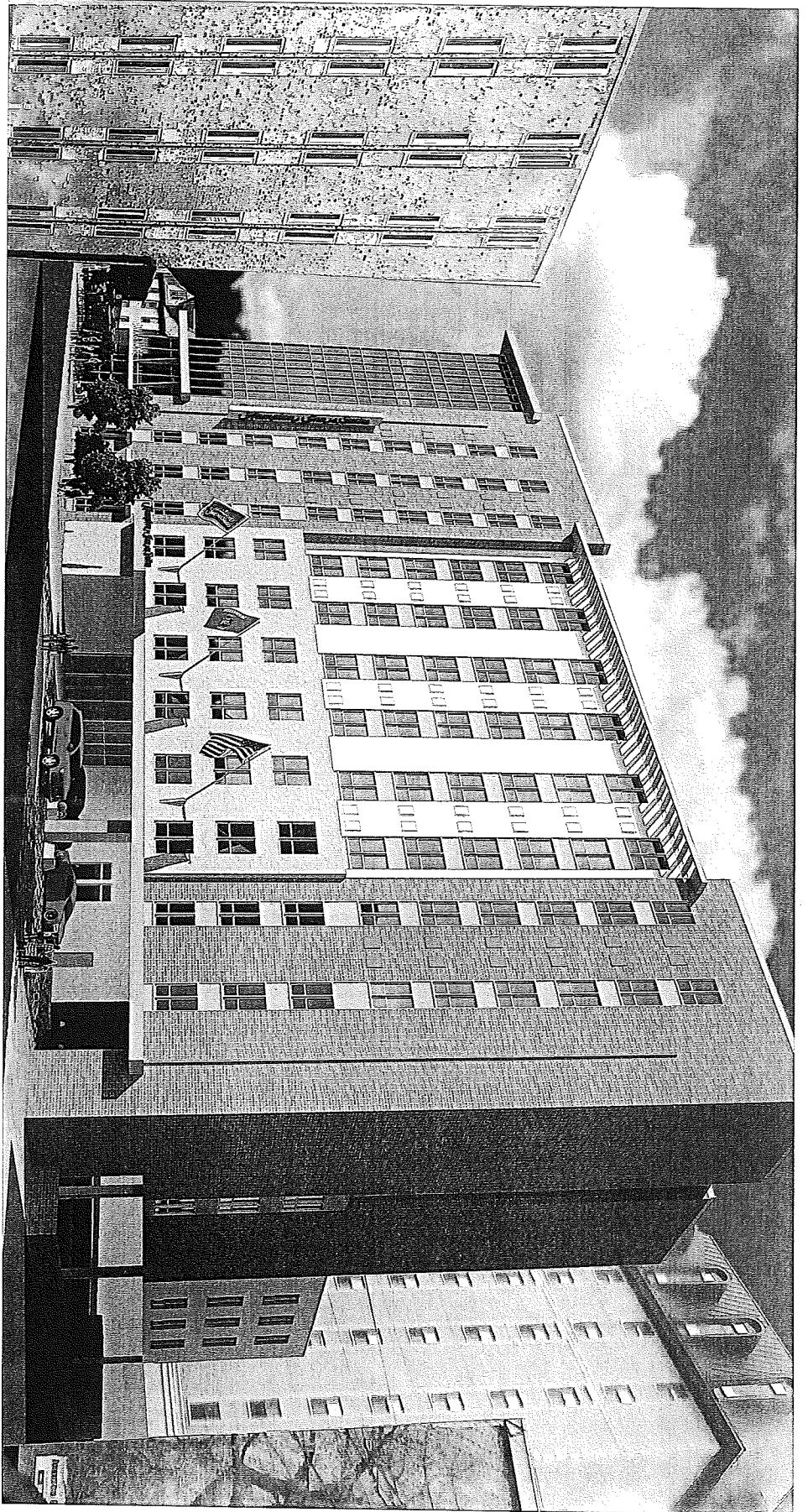


PROJECT: W. JOHNSON STREET & N. BASSETT STREET MIXED USE DEVELOPMENT
W. JOHNSON STREET & N. BASSETT STREET
MADISON, WISCONSIN 53703
DEVELOPER: RAYMOND MANAGEMENT COMPANY
8333 GREENWAY BLVD., SUITE 202
MIDDLETON, WISCONSIN 53562

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PROJECT: 300727
DRAWN BY: DJM, ACP
DATE: 03/06/07
SCALE: AS NOTED

CONCEPT
RENDERING
R1



VIEW TO NORTHWEST FROM JOHNSON ST.

8



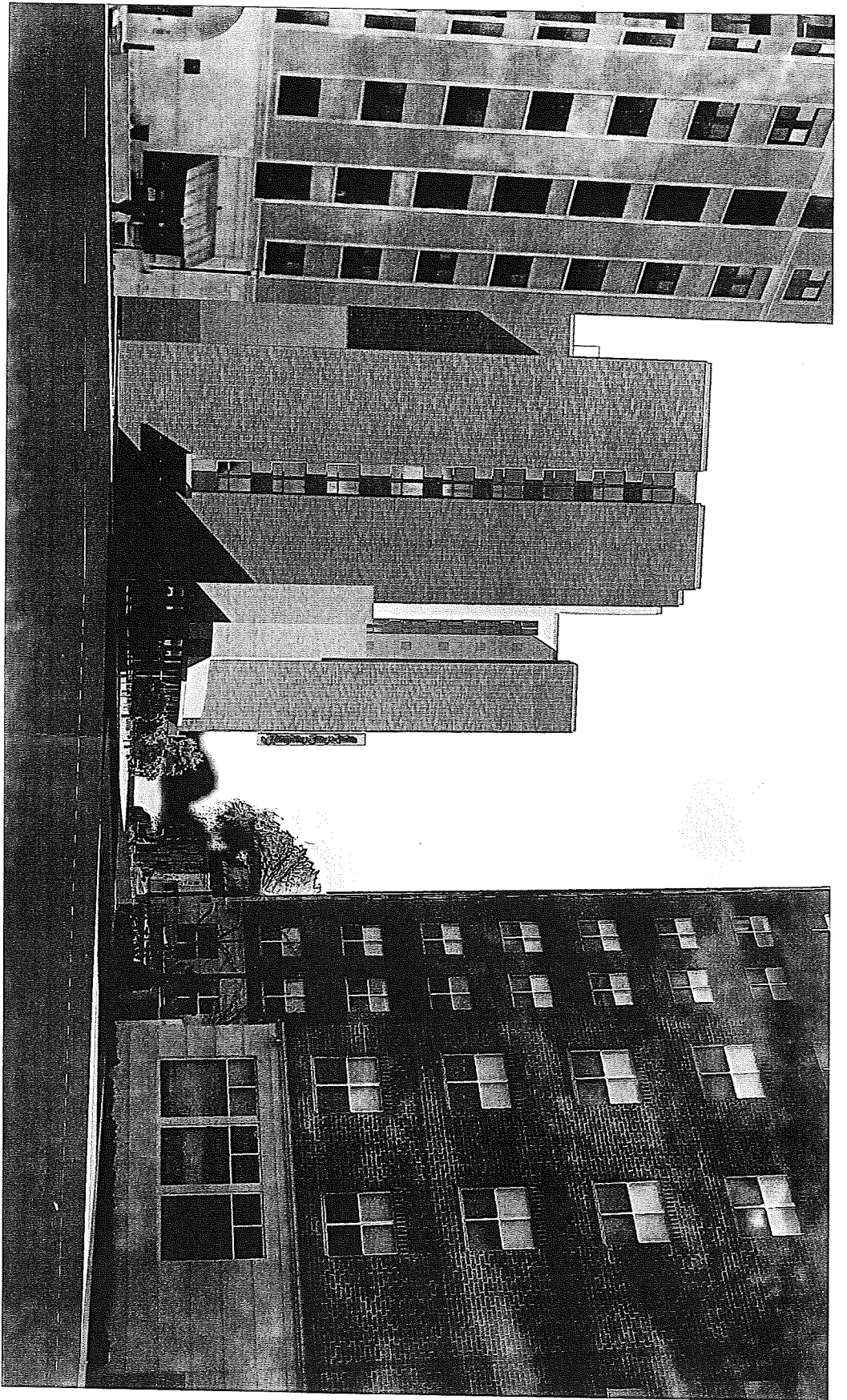
GARY BINK & ASSOCIATES
 400 KOSCIUSKO DRIVE
 MADISON, WI 53717
 608.255.8500 FAX
 608.255.8505 FAX

PROJECT:
W. JOHNSON STREET & N. BASSETT STREET MIXED USE DEVELOPMENT
 W. JOHNSON STREET & N. BASSETT STREET
 MADISON, WISCONSIN 53703
 DEVELOPER:
RAYMOND MANAGEMENT COMPANY
 8333 GREENWAY BLVD., SUITE 200
 MADISON, WISCONSIN 53746

DATE: 02/16/2011
 SCALE: AS NOTED

PROJECT: 201107
 DATE: 02/16/2011
 SCALE: AS NOTED

CONCEPT
 RENDERING
 R2



VIEW TO SOUTH FROM BASSETT ST.



OAKY BROOK & ASSOCIATES
 ARCHITECTS
 4041 EXCELLOUR DRIVE
 MADISON, WISCONSIN 53719
 (608) 261-1730
 (608) 261-8700

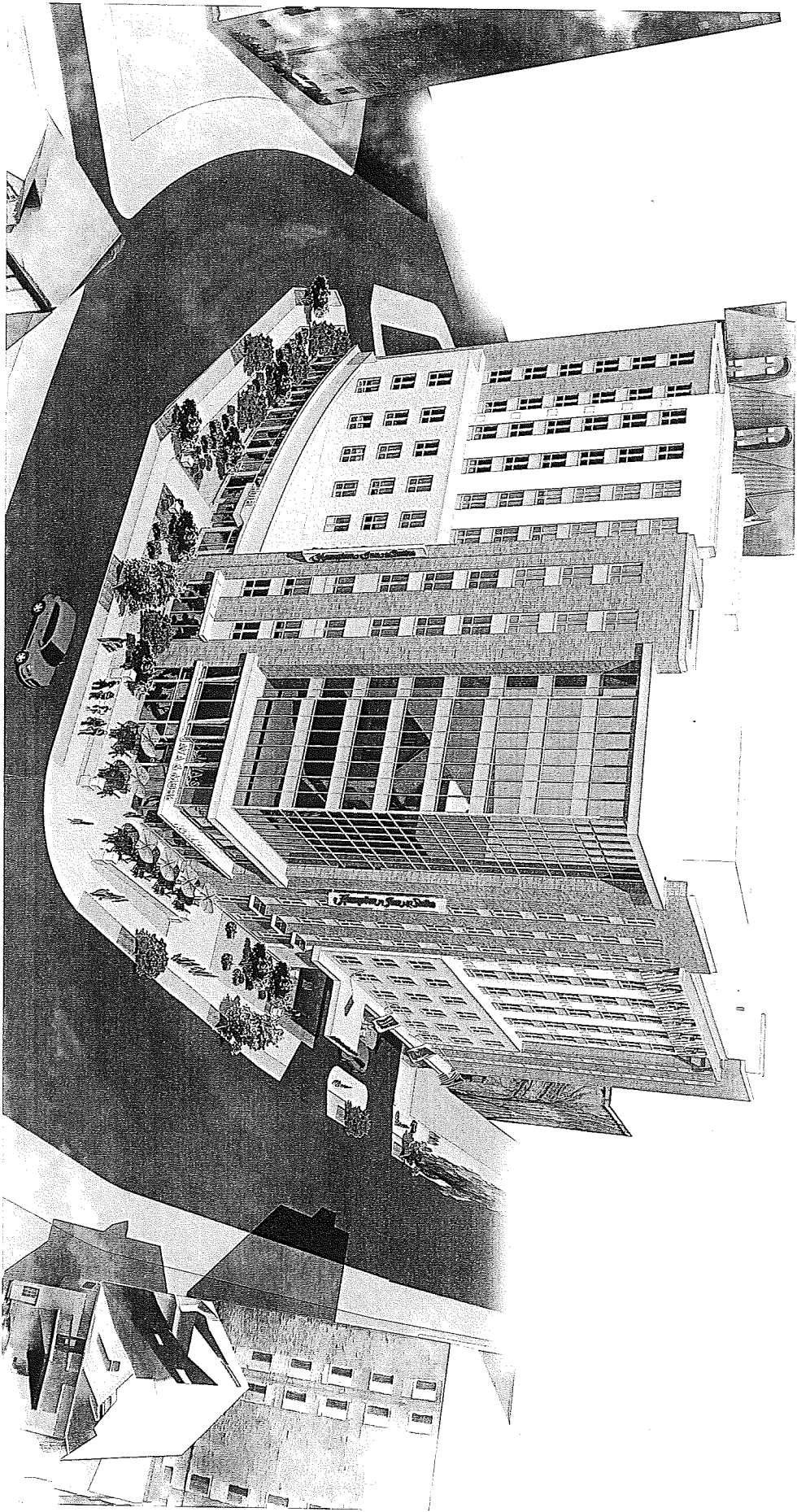
PROJECT:
W. JOHNSON STREET & N. BASSETT STREET MIXED USE DEVELOPMENT
 W. JOHNSON STREET & N. BASSETT STREET
 MADISON, WISCONSIN 53703

DEVELOPER:
RAYMOND MANAGEMENT COMPANY
 8333 GREENWAY BLVD., SUITE 200
 MADISON, WISCONSIN 53752

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PROJECT: 300277
 DRAWN BY: NS
 DATE: 03/16/2011
 SCALE: AS NOTED

CONCEPT
 RENDERING
 R3



AERIAL VIEW



CARY BRINK & ASSOCIATE
ARCHITECTS
401 E. JOHNSON STREET
MADISON, WISCONSIN 53703
608.261.1100
608.261.1103

PROJECT:
W. JOHNSON STREET & N. BASSETT STREET MIXED USE DEVELOPMENT
W. JOHNSON STREET & N. BASSETT STREET
MADISON, WISCONSIN 53703
DEVELOPER:
RAYMOND MANAGEMENT COMPANY
8333 GRESHAM BLVD., SUITE 200
MIDDLETON, WISCONSIN 53552

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DATE: 02/14/2017
SCALE: AS NOTED

PROJECT: 201727
DRAWN BY: KES
DATE: 02/14/2017
SCALE: AS NOTED

CONCEPT
RENDERING
R4



CHARLES QUAGLIANA

ARCHITECT, AIA, NCARB

3005 Holiday Drive
Madison, WI 53711
608-441-9389
quaglian@charlesquagliana.com

April 14, 2010

Mr. Jeff Kraemer
Raymond Management Company
8333 Greenway Blvd. Suite 200
Middleton, WI 53562

Re: Properties located at 434-436, 438, 440 and 444 West Johnson Street
Madison, Wisconsin

Dear Mr. Kraemer,

The following is my report on these properties.

Purpose

The purpose of the research and observations was to investigate the properties and to provide an opinion on architectural significance, integrity and context of the properties.

Present Use

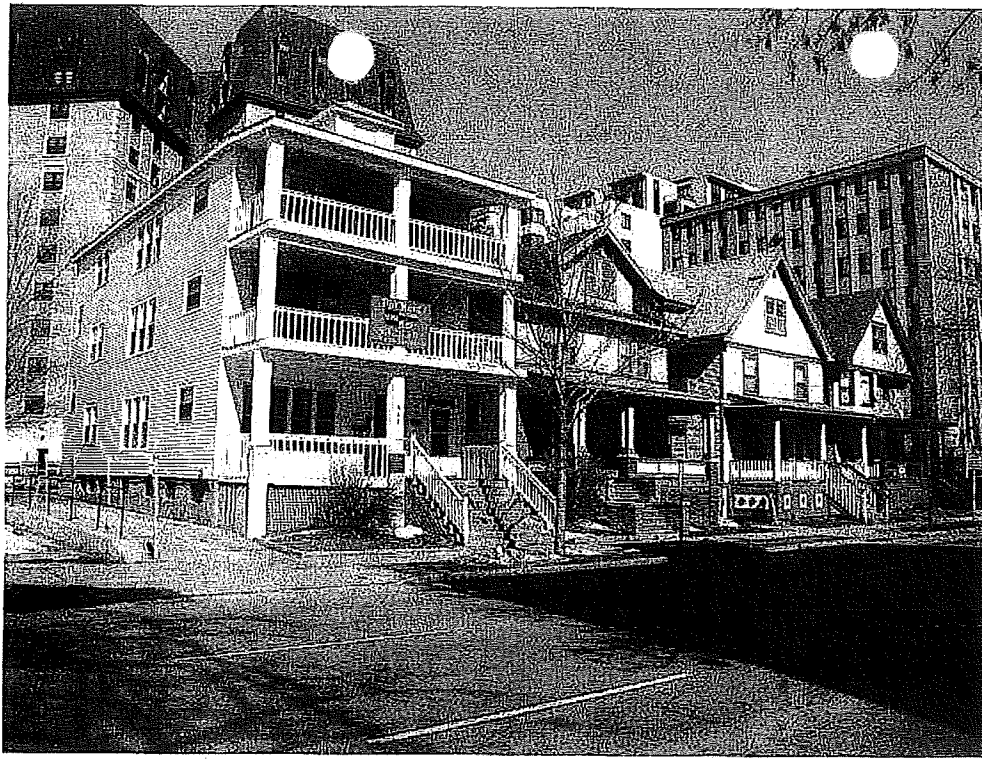
All of the subject properties are currently multiple tenant college student housing.

Background

Research began with a review of Sanborn maps and neighborhood images at the Wisconsin Historical Society archives on March 5th. I also met with the City of Madison interim Preservation Planner on March 5th. Additional research for images was conducted on March 22 at the Wisconsin Historical Society.

On-site observations were conducted on March 5th and 17th, 2010. On March 17th I was guided by the landlord's representative and gained access to each property and most of the interior rooms. Buildings at 438 and 440 West Johnson St. were vacant at the time of the walk through. Elements open to view were observed, photographs taken, field notes were recorded.

The location of these properties is on the eastern edge of the State-Langdon Neighborhood, part of the original plat of Madison of 1836, known as block 40. The northeastern portion of the block was developed between approximately 1870 and 1890 as the city grew toward the university campus. By 1885 the eastern most two thirds of the block had been developed.



From left to right: 444, 440, 438 and 436-434 West Johnson Street

These four residential structures have the following construction dates: 434-436 West Johnson/1905, 438/1900, 440/1921 and 444/1915. These were constructed as the southwestern portion of the block was developed and the city continued to grow to the west. Other extant wood frame residential structures within the immediate area of this location also date from about the same time period of 1900 to 1915.

The three properties at 434-436, 438 and 440 West Johnson embody the general vernacular vocabulary of worker housing from the late 1800s and early 1900s common in similar neighborhoods within the Isthmus. Modest in design, detail and finishes, these relatively small scale homes have been converted to multiple tenant student housing. The 434-436 building appears to have been originally constructed as a two flat, or remodeled early in its history into a two flat, as both floors have similar plans and built-ins.

The wood frame three story building at 444 West Johnson was designed as, and remains, a three flat apartment building, one unit on each floor, all with similar floor plans, built-ins and amenities. This is a common design found throughout Madison but primarily on the east side. Several similar structures remain in the immediate vicinity of this building.

Currently the City of Madison refers to this area as the Johnson Street Bend. The area is dominated by high-density residential development including student-oriented housing. The City's preliminary parcel analysis indicates that the frontage of block 40 along West Johnson Street has potential for redevelopment/infill, primarily as high rise housing. Clearly this area faces significant redevelopment pressures related to the changes in student housing patterns and recent and projected future development along the east edges of the university campus.

General Observations

Exterior

The exteriors of all these structures retain their primary form but have lost portions of the defining elements, details and finishes. Barge boards, decorative shingle patterns, brackets, wood banding, wood trim and surrounds, porch bases and railings are lost. What does remain is hidden under the applied plywood, asphalt siding, vinyl or cement board siding. Relative to their sites, each of these properties has lost their "back yard" to paved parking.

Each of these structures exhibits significant deferred maintenance issues and deficiencies contributing to building deterioration. These include roofs near the end of their useful life, failing flashings, opening in soffits and eaves allowing weather penetration, deteriorated soffits and lack of gutters and downspouts contributing to basement water migration and foundation settlement issues. Rain water and snow melt are ponding between the buildings.

All of the front porches on these structures have been altered as part of general exterior changes or to comply with code requirements related to railings. Most porches exhibit settlement issues with noticeable deflections, tilting and/or sagging. Rear porches are in generally worse condition and retain less original character.

All of the properties have original wood multi-pane windows. Most also have with aluminum combination storm windows. These wood windows lack any weather stripping and are very leaky to air infiltration. The 444 building has had all south facing windows replaced above the basement level with low cost insulating units. Most basement windows in these buildings have been boarded up likely due to security or vandalism issues.

The stone basement walls of the buildings at 434-436 and 438 exhibit cracking at the corners. The stone and mortar are generally in fair condition with areas of loss and deterioration evident, especially right at ground level where moisture is entering the walls. The board formed concrete basement walls of 440 and 444 are in generally good condition but do exhibit cracking at basement windows and at some corners.

Every brick chimney on these buildings is in need of repair, repointing or replacement. Many probably do not meet current codes for height or clearances.

Overall the exteriors of all the buildings are in fair condition, meaning there are signs of wear, failure and deterioration, although the building is generally sound. They require remedial, repair and maintenance work to maintain a weather tight exterior enclosure especially related to the roof and the foundation walls.

Interior

The majority of interior spaces in the 438 and 440 structures have been significantly remodeled and modified to accommodate student housing. The floor plans of all first, second and third floors have been modified to accommodate additional bedrooms, kitchens, closets and bathrooms. The majority of this has been additive, some subtractive.

All of the kitchens have some contemporary low budget cabinets, laminate counter tops and vinyl floors. The bathrooms of these units are typically in poor to fair condition with leaks present and the need for constant caulking and minor repairs evident. Water leakage was

observed and is anticipated to be causing deterioration of adjacent floors and wood framing in some of the bathrooms observed. Significant, but isolated, water damage to ceilings, walls and floors from roof leaks was observed in both the 438 and 440 buildings.

These houses at 438 and 440 have been beaten up, torn apart and significantly modified. As a result of the many remodeling efforts, it is evident that redistribution of floor loads has created some floor deflections and settlement. Almost all of the plaster wall and ceiling surface exhibit some degree of cracking and delamination. This can also be attributed to structure movement as well as the age of the lath and plaster itself. Gypsum wall board ceiling and acoustic tile ceiling have been installed in some areas to conceal plaster issues.

It appears that significant portions of any custom detail, built-ins, pocket doors and decorative work have been removed. Many rooms retain maple or oak wood floors with some fragments of decorative base and trim remaining. Interior doors are mostly four or five panel typical of the period of original construction, but each property has a variety of doors including contemporary flush doors. The 440 property does retain its original entry, entry hall and stair to second floor which feature some substantial woodwork.

The interiors of these two buildings are in fair to poor condition. The plaster walls and ceilings require extensive repairs. An extensive level of additional repair and rehabilitation work is required in each building.

The three flat at 444 West Johnson is in generally better condition than the other properties. Overall the condition is good with finishes and materials requiring only cosmetic repairs. This building has the most original architectural interior treatment remaining and retains a significant amount of original floors, woodwork, surrounds, doors, trim and built-in cabinets.

The two flat at 434-436 West Johnson is also in generally good condition on the interior. Although not as original on the interior as the three flat, this building does retain some woodwork and doors in several rooms. The kitchen wainscot and pantry cabinets appear to be original.

In all four buildings the existing mechanical, electrical and plumbing systems are functional and apparently generally code compliant. The age and state of maintenance of the equipment indicates upgrades and replacement that are not too far in the future. Most of the buildings are heated by boilers supplying hot water to perimeter radiators or fin tube enclosures. These are controlled by thermostats.

Hazardous materials are likely present in every building. Given the age of the buildings lead paint is likely present throughout. Some areas of mold were noted in the unoccupied buildings. Cement asbestos siding is found on the lower portions of the exterior on the 440 building.

Findings

Historical Significance

A judgment concerning historical significance of the properties (the association with events or lives of persons significant in our past) cannot be determined without intensive research into specific activities and their impact. It should be noted that the City of Madison has little historical information concerning these properties indicating they likely are not historically significant. These building do not appear on the Wisconsin Historical Society's Architecture and History Inventory (AHI).

Architectural Significance

The architectural significance of the original single family properties at 438 and 440 and the two flat at 434-436 is low. These properties can not easily be associated with the original designer or architect and it likely they were simply builder designed and constructed from pattern books of the period. These houses were originally rather modest residences in a modest neighborhood. They were typical worker housing of the early 1900s possessing some level of craftsmanship and detail but not of a high quantity or quality.

Currently available city documentation and field observations indicate major remodeling projects were accomplished in the 438 and 440 properties. Although the properties retain basic form and some features conveying elements of the original, they have lost a significant portion of their defining distinctive characteristics. Some interesting fragments remain such as the entry hall and stairway in 440.

The three flat at 444 West Johnson does possess a minimal level of architectural significance with its first floor interior woodwork and built-ins. The second and third floor possesses similar but much simpler built-ins and wood trim. All are generally intact and in good condition.

Architectural Integrity

The overall architectural integrity of the two original single family properties is low. Much of the original character defining elements have been removed or covered over. I estimate that less than 40% of the character defining features or elements, interior and exterior, remains intact on any of these properties.

The overall integrity of the 434-436 and 444 interiors is estimated to be 80% with much of the character defining elements still in place and in good condition. The exterior retains about 60% integrity.

Architectural Context

It is my opinion that the architectural context of all these properties is quite poor. For the first two thirds of their history, these buildings were part of a dense residential area with some businesses intermixed. Originally dominated by single family homes with a few rental units, the area has gradually transformed to multi-family, student housing and intermixed with ground floor businesses. Recent high rise housing has completely changed the demographic composition, street character and general feeling of this area.

Summary

434-436: Typical vernacular two-family residence from the early 20th century, not noteworthy historically or architecturally, significant loss of context, moderate loss of integrity, moderate rehabilitation and code related upgrades required for continued use.

438 and 440: Typical vernacular residences from the early 20th century, not noteworthy historically or architecturally, significant loss of context, significant loss of integrity, extensive rehabilitation and code related upgrades required to retain these properties.

444: Typical three flat building found throughout the Isthmus, not noteworthy historically, some interior architectural features of value, retains a high level of integrity, an intermediate level repairs necessary for continued use.

Conclusion

Given that the context of the 434-436, 438, 440 and 444 properties has changed significantly and considering the properties do not possess a high level of historical or architectural significance, and recognizing the low level of integrity of two of the buildings, and amount of rehabilitation work required for continued use, I would not consider the retention of any of these buildings mandatory.

Preservation Issues

It must be acknowledged that the degree of repair and rehabilitation required on the buildings at 434-436, 438, 440 and 444, since they are in need of deferred maintenance and code related upgrades, may not be cost effective. Rehabilitation for suitable compatible uses may not cost effectively extend the service life of these buildings.

If removal of the buildings is necessary, deconstruction should be the preferred method of removal. Deconstruction involves carefully removing materials, elements and components that can be reused and recycled. There are substantial components, materials and elements to reuse and recycle within these buildings. A comprehensive reuse and recycling plan, meeting City of Madison requirements, will be necessary to obtain a demolition permit.

Also note that prior to a demolition permit being approved, the Madison Landmarks Commission will likely need to review and approve the proposed action.

Sincerely,

Charles J. Quagliana, AIA, NCARB
Preservation Architect

End: West Johnson 4/14/2010

Images at the Wisconsin Historical Society that show this are of the city between 1900-1940 include: whi(x3) 43185, whi 24049, whi 11211, whi 10328 and whi 57028.









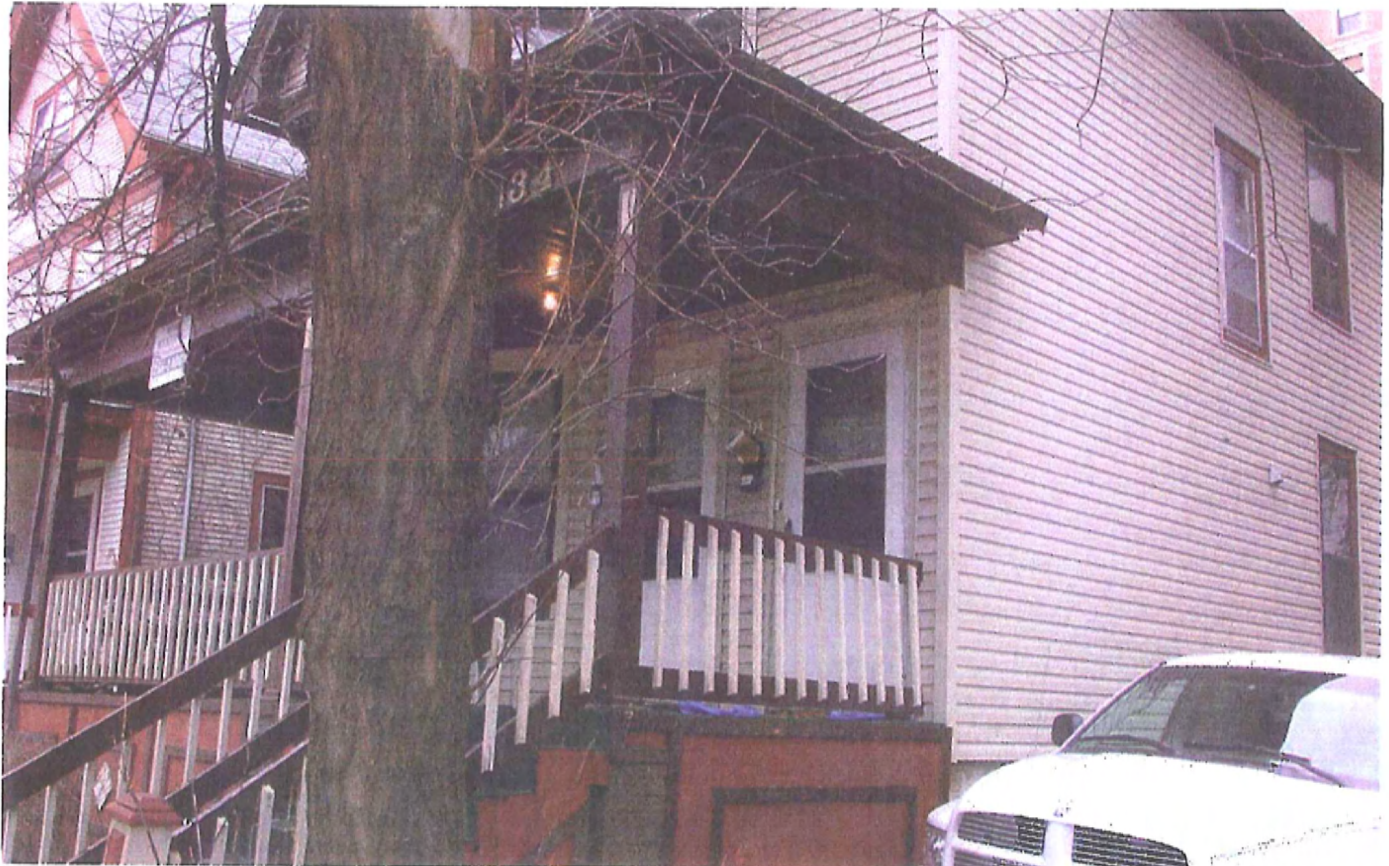








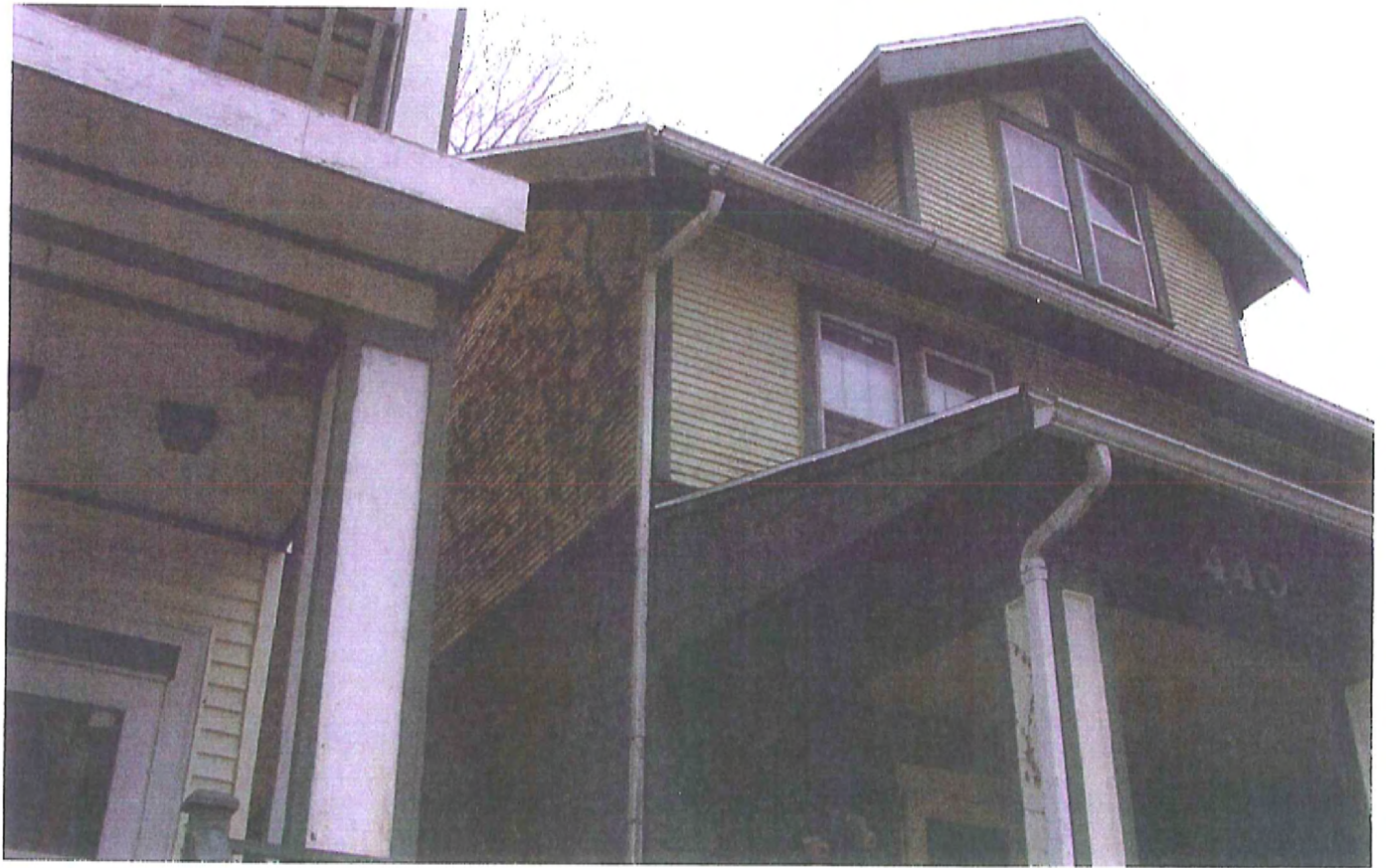












DANE COUNTY
REGISTER OF DEEDS
DOCUMENT #
3770757

07/29/2003 10:25:19AM

Trans. Fee:
Exempt #:

Rec. Fee: 25.00
Pages: 8

PRIVATE DRIVEWAY CROSS EASEMENT

In re: See Addendum A attached hereto and incorporated herein by reference, hereinafter "Dishaw Lands", and Addendum B attached hereto and incorporated herein by reference, hereinafter "Hound Dog Lands".

WHEREAS, Wayne A. Dishaw and Patricia R. Dishaw, hereinafter "Dishaw", are the owners of the Dishaw Lands, and Hound Dog, LLC, a Wisconsin limited liability company, hereinafter "Hound Dog", is the owner of the Hound Dog Lands;

WHEREAS, Dishaw intends to redevelop the Dishaw Lands and Hound Dog intends to redevelop the Hound Dog Lands;

WHEREAS, the City of Madison, a Wisconsin municipal corporation, hereinafter "City", in reviewing the redevelopment concepts for both the Dishaw Lands and the Hound Dog Lands, has determined that for the public health, safety and welfare, as a condition of such redevelopment, the City shall require a perpetual, reciprocal land agreement providing for an unimpeded and unobstructed common private drive from and to West Gorham Street to and from West Johnson Street across the Dishaw Lands and the Hound Dog Lands to serve the Dishaw Lands and the Hound Dog Lands in providing passage over, upon, across and through the facilities and ingress and egress for each building, loading and parking sites located thereon, hereinafter "Common Private Drive";

WHEREAS, sheet 2.01 of the approved and recorded Planned Unit Development - General Development Plan - Specific Implementation Plan for the Dishaw Lands (as shown on Exhibit C attached hereto and incorporated herein by reference) has located that portion of the Common Private Drive located upon the Dishaw Lands; and

WHEREAS, as a condition of redevelopment of the Hound Dog Lands, Hound Dog understands that the City will require the extension of the Common Private Drive from the southerly part thereof as located on the Dishaw Lands to West Johnson Street;

Ronald M. Trachtenberg, Esq.
Murphy Desmond S.C.
P.O. Box 2038
Madison, WI 53701-2038

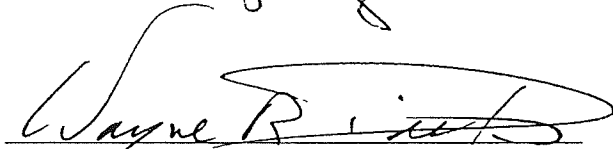
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251-0709-231-0520-3
251-0709-231-0518-8

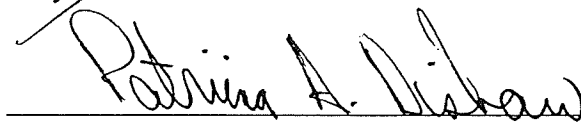
NOW THEREFORE, in consideration of the mutual benefits and restrictions herein provided, it is hereby agreed to by and between Dishaw and Hound Dog for themselves and their respective heirs, successors and assigns that:

1. That portion of the Common Private Drive as located on sheet 2.01 of the approved and recorded Planned Unit Development - General Development Plan - Specific Implementation (PUD-GDP-SIP) Plan for the Dishaw Lands (as shown on Exhibit C attached hereto and incorporated herein by reference) constitutes that portion of the Common Private Drive located upon the Dishaw Lands;
2. At the time of the redevelopment of the Hound Dog Lands, Hound Dog shall extend the Common Private Drive from the southerly part thereof as located on the Dishaw Lands to West Johnson Street;
3. The minimum height clearance over and minimum width of the Common Private Drive as located on the Dishaw Lands shall be as specified in the Dishaw PUD-GDP-SIP. The minimum height clearance over and the minimum width of the Common Private Drive as located on the Hound Dog Lands shall be as required by the City of Madison as a condition of the redevelopment of the Hound Dog Lands;
4. If Hound Dog desires to curve that portion of the Common Private Drive located on the Dishaw Lands between the southerly building line and the southerly property line of the Dishaw Lands in order to locate that portion of the Common Private Drive to be located on the Hound Dog Lands to the east or to the west of where that Common Private Drive would be if extended straight from where shown on Exhibit C, Dishaw shall cooperate with Hound Dog provided that such relocation shall not substantially interfere with the operation of the facilities located on the Dishaw Lands and all cost of such relocation, including all costs of obtaining approval of such relocation and of constructing such relocation, shall be paid by Hound Dog;
5. Subject to paragraph 3 above, Dishaw and Hound Dog shall separately be responsible for all costs associated with the approval, construction, reconstruction, maintenance (including ice and snow removal) and repair of that portion of the Common Private Drive located upon their respective lands, each respective portion of the Common Private Drive shall be maintained free from obstruction (subject to the minimum height clearance and width requirements as set forth in paragraph 3 above) and in good and clean condition;

6. The Common Private Drive shall be at all times be available for automotive, bicycle and pedestrian ingress and egress and for passage over, upon, across and through the facilities to and from West Gorham Street and West Johnson Street by Dishaw and Hound Dog and their respective tenants, guests and invitees;
7. Dishaw and Hound Dog shall cooperate to do the necessary to prevent the Common Private Drive from becoming dedicated to the public;
8. This Easement shall run with the land and shall be binding upon Dishaw and Hound Dog, and their respective heirs, successors and assigns, and all parties claiming under or through Dishaw and Hound Dog and shall be for the benefit of Dishaw and Hound Dog and their respective successors and assigns, all as herein provided;
9. This Easement may be amended, modified, or terminated only by an instrument recorded in the Office of the Dane County, Wisconsin, Register of Deeds which has been executed by the parties hereto or their respective heirs, successor and assigns; and
10. This Easement shall be subject to and interpreted consistent with the laws of the State of Wisconsin and the ordinances of the City of Madison.

Executed at Madison, Wisconsin this 28th day of July, 2003.


Wayne R. Dishaw


Patricia A. Dishaw

HOUND DOG, LLC

By: 
Erik A. Minton
Authorized Member

AUTHENTICATION

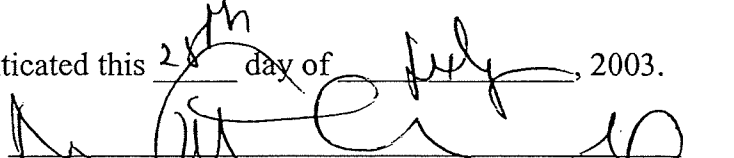
Signature(s) Wayne R. Dishaw and Patricia A. Dishaw authenticated this 28th
day of July, 2003.



Ronald M. Trachtenberg
TITLE: MEMBER STATE BAR OF WISCONSIN

AUTHENTICATION

Signature(s) Erik A. Minton authenticated this 28th day of July, 2003.



Ronald M. Trachtenberg
TITLE: MEMBER STATE BAR OF WISCONSIN

Drafted By:
Ronald M. Trachtenberg, Esq.

ADDENDUM A

DISHAW LANDS

Part of Lots Two (2), Three (3), and Four (4), Block Forty (40), ORIGINAL PLAT OF MADISON, according to the recorded plat thereof, in the City of Madison, Dane County, Wisconsin, being more fully described as follows:

Beginning at the northerly most corner of said Lot Three (3), said point also lying on the southerly right-of-way line of West Gorham Street; thence North 45 degrees 07 minutes 52 seconds East, along said southerly right-of-way line, 33.14 feet, to the northeast line of the southwest 33 feet of the aforementioned Lot Four (4); thence South 45 degrees 13 minutes 23 seconds East, along said northeast line, 135.07 feet, to the southeast line of said Lot Four (4); thence South 44 degrees 49 minutes 19 seconds West, along said southeast line, and its southwesterly extension thereof, 65.70 feet; thence North 64 degrees 18 minutes 49 seconds West, 14.82 feet; thence South 44 degrees 49 minutes 19 seconds West, 3.00 feet; thence North 73 degrees 56 minutes 47 seconds West, 9.39 feet; thence North 45 degrees 01 minute 20 seconds West, 5.00 feet; thence South 44 degrees 58 minutes 40 seconds West, 14.64 feet; thence North 89 degrees 59 minutes 16 seconds West, 80.76 feet to the easterly right-of-way line of North Bassett Street; thence North 00 degrees 42 minutes 53 seconds West, along said easterly right-of-way line, 71.50 feet to the aforementioned southerly right-of-way line of West Gorham Street; thence North 45 degrees 07 minutes 52 seconds East, along said southerly right-of-way line, 66.30 feet to the point of beginning. Said description contains 15,239 square feet, or 0.3498 acres.

ADDENDUM B

HOUND DOG, LLC PROPERTY

Part of Lots 1, 2, 3, 17 and 18, Block 40, Original Plat of Madison, in the City of Madison, Dane County, Wisconsin, more particularly described as follows: Beginning at the Southerly more corner of said Lot 17; thence S44°23'32"W along the Northwest line of West Johnson Street, 8.61 feet; thence S49°35'47"W 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 N87°57'02" W, 20.25 feet to the Northeasterly line of Bassett Street; thence N45°29'50"W, along the Northeasterly line of Bassett Street, 80.50 feet; thence N18°47'24"W, along the Northeast line of Bassett Street, 83.66 feet; thence N00°50'35"W along the East line of Bassett Street, 64.96 feet; thence N79°09'57"E, 70.62 feet; thence S45°22'32"E, 44.50 feet to the Southeasterly line of said Lot 3; thence S44°39'51"W along the Southeasterly line of said Lots 2 and 3, 41.19 feet; thence S45°20'58"E, 135.70 feet to the Northwesterly line of West Johnson Street; thence S44°23'32"W along the Northwesterly line of West Johnson Street, 33.15 feet to the point of beginning.

TOGETHER WITH

The Northeast Half (NE1/2) of Lot Seventeen (17), Block Forty (40), Original Plat of the City of Madison, in the City of Madison, Dane County, Wisconsin.

TOGETHER WITH

The Southwest Half (SW1/2) of Lot Sixteen (16), Block Forty (40), Original Plat of the City of Madison, in the City of Madison, Dane County, Wisconsin.

TOGETHER WITH

The Northeast Half (NE1/2) of Lot Sixteen (16), Block Forty (40), Original Plat of the City of Madison, in the City of Madison, Dane County, Wisconsin.

TOGETHER WITH

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

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 degrees 07 minutes 52 seconds East along the south 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 degrees 13 minutes 23 seconds East along the northeasterly line of said southwest 33 feet, 135.07 feet to the south line of Lot 4; thence South 44 degrees 49 minutes 19 seconds West along the south line of said Lots 4 and 3, 65.70 feet to the point of beginning; thence continuing along said south line of Lot 3, 26.00 feet to a point that is 8.00 feet northeasterly of the southwest corner of said Lot 3; thence North 45 degrees 06 minutes 45 seconds West parallel with the southwest line of said Lot 3, 27.27 feet; thence North 44 degrees 58 minutes 40 seconds East, 13.60 feet; thence South 45 degrees 01 minute 20 seconds East, 5.00 feet; thence South 73 degrees 56 minutes 47 seconds East, 9.39 feet; thence North 44 degrees 49 minutes 19 seconds East, 3.00 feet; thence South 64 degrees 18 minutes 49 seconds East, 14.82 feet to the point of beginning. This description contains 528.7 square feet. (Deeded from Dishaw to Hound Dog)

AND EXCLUDING

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 degrees 42 minutes 53 seconds East along the east line of North Bassett Street, 71.50 feet to the point to beginning; thence North 79 degrees 29 minutes 37 seconds East, 70.50 feet; thence South 45 degrees 06 minutes 45 seconds East, 17.20 feet; thence South 44 degrees 58 minutes 40 seconds West, 1.04 feet; thence North 89 degrees 59 minutes 16 seconds West, 80.76 feet to the east line of North Bassett Street and to the point of beginning. This description contains 528.7 square feet. (Deeded from Hound Dog to Dishaw)

