

APPLICATION FOR
URBAN DESIGN COMMISSION
REVIEW AND APPROVAL

AGENDA ITEM # _____
Project # _____

DATE SUBMITTED: 04.16.08

Action Requested

☐ Informational Presentation

☐ Initial Approval and/or Recommendation

UDC MEETING DATE: 04.23.08

☒ Final Approval and/or Recommendation

PROJECT ADDRESS: 303 N. HAMILTON ST.

ALDERMANIC DISTRICT: FRANK KONKEL

OWNER/DEVELOPER (Partners and/or Principals)

PHILIP HEES

McBRIDE COMPANIES

139 WEST WILCOX

ARCHITECT/DESIGNER/OR AGENT:

THE ALEXANDER COMPANY

145 E. BADGER ROAD

MADISON, WI. 53713

CONTACT PERSON: ED FREER

Address: 90

ALEXANDER COMPANY

Phone: 608. 268. 8111

Fax: 608. 258. 5599

E-mail address: ejf@alexandercompany.com

TYPE OF PROJECT:

(See Section A for:)

☐ Planned Unit Development (PUD)

☐ General Development Plan (GDP)

☒ Specific Implementation Plan (SIP)

☐ Planned Community Development (PCD)

☐ General Development Plan (GDP)

☒ Specific Implementation Plan (SIP)

☐ Planned Residential Development (PRD)

☐ New Construction or Exterior Remodeling in an Urban Design District * (A public hearing is required as well as a fee)

☐ School, Public Building or Space (Fee may be required)

☐ New Construction or Addition to or Remodeling of a Retail, Hotel or Motel Building Exceeding 40,000 Sq. Ft.

☐ Planned Commercial Site

(See Section B for:)

☐ New Construction or Exterior Remodeling in C4 District (Fee required)

(See Section C for:)

☐ R.P.S.M. Parking Variance (Fee required)

(See Section D for:)

☐ Comprehensive Design Review* (Fee required)

☐ Street Graphics Variance* (Fee required)

☐ Other _____

*Public Hearing Required (Submission Deadline 3 Weeks in Advance of Meeting Date)

Where fees are required (as noted above) they apply with the first submittal for either initial or final approval of a project.



16 April 2008

Al Martin
Urban Design Commission
Department of Planning and Development
215 Martin Luther King Jr. Boulevard
Madison, Wisconsin 53701

RE: Urban Design Commission Submittal – Final Approval Requested
PUD-SIP - Redevelopment of Block 258
303 North Hamilton/East Johnson/North Hancock

Dear Al:

We are submitting the attached documentation as part of the information required by the SIP review process. Included is a summary of comments from the April 9th, 2008, UDC presentation [Initial Approval] with responses by the Owner/Development Team where appropriate.

Site Design

1. Add one more street tree along East Johnson Street in the public terrace area approximately half way between to entry stoops.
2. Adjust alignment to driveway apron, which provides access to the lower parking level [create more breathing room adjacent to building]
3. Consider an alternate of using shrubs instead of perennials at street level apartment entry stoops.

Architectural Design

1. Lower Level – consider moving some of the bicycle parking from the north end towards the south end.
2. Detail/define entry stoops to street level units better.
3. Consider making stair tower at main entrance more transparent.
4. Continue to assess and improve design at building corners. This may be addressed by providing greater level of details.
5. Provide details as they pertain to the use of the proposed materials palette [corners, termination, EIFS, etc.].

6. Provide additional information on the analysis of the East Gorham Street corner treatment. Especially as it relates to the discussion on the application of an interpretation of a flat iron application.

Thank you for reviewing the application. We look forward to continued dialogue and providing clarification of the project as necessary.

Regards,
THE ALEXANDER COMPANY, INC.

A handwritten signature in black ink, appearing to be 'Ed Freer', with a stylized flourish at the end.

Ed Freer
Development Project Manager



March 19, 2008

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

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

Dear Mr. Murphy & Mr. Firchow:

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

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

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

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

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

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

Fax: (608) 258-599

Contact: Eduard Freer and Dave Kaul

Project Description:

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

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

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

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

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

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

Fire Apparatus Access:

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

Project Schedule:

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

SIP Schedule:

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

Urban Design Meetings
Plan Commission Meeting
Common Council Meeting
Construction

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

Site Development:

Lot Area: .54 acres.

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

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

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

Parking: 44 stalls below grade.

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

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

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

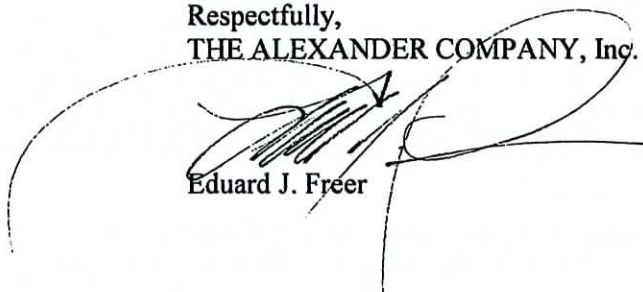
Existing Structures: The Pinkus McBride Building and operation to remain as is.

Implementation Schedule:

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

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

Respectfully,
THE ALEXANDER COMPANY, Inc.



Eduard J. Freer

PROPOSED ZONING TEXT: PUD-SIP

(THIS SIP ALLOWS FOR MAINTENANCE OF EXISTING USES)

McBRIDE POINT

301 NORTH HAMILTON STREET

BLOCK-258 MADISON, WI

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

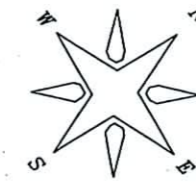
- A. **Statement of Purpose:** This Zoning District is established to provide a General Development Plan to guide the Specific Implementation of the construction of approximately 71 Dwelling Units, approximately 2,200 gsf of retail, and approximately 44 below grade parking stalls. This development consist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

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

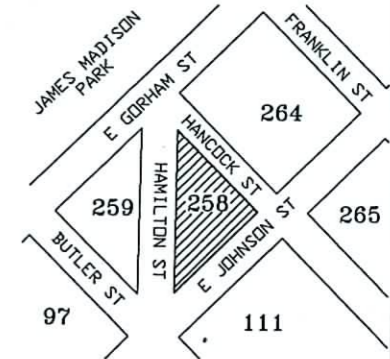
NOTES:

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

EAST GORHAM STREET



SCALE 1" = 20'



LEGEND

- HYDRANT
- WATER VALVE
- MANHOLE
- STORM SEWER VAULT
- POWER POLE
- STREET SIGN
- INLET
- LIGHT POLE/STOP LIGHT
- GRAVEL SURFACE
- CONCRETE SURFACE
- BUILDING
- DECIDUOUS TREE
- SPOT ELEVATION AT TOP-BACK OF CURB, SIDEWALK OR GROUND
- RECORDED AS
- SANITARY SEWER
- STORM SEWER
- UNDERGROUND TELEPHONE
- WATER MAIN
- UNDERGROUND ELECTRIC
- GAS MAIN
- OVER-HEAD UTILITIES

BLOCK 264

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

SURVEYORS CERTIFICATION

I HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THAT THE ABOVE MAP IS A TRUE REPRESENTATION THEREOF AND SHOWS THE SIZE AND LOCATION OF THE PROPERTY, ITS EXTERIOR BOUNDARIES, THE LOCATION OF ALL VISIBLE STRUCTURES AND DIMENSIONS OF A PRINCIPAL BUILDINGS THEREOF, BOUNDARY FENCES, APPARENT EASEMENTS, ROADWAYS AND VISIBLE ENCROACHMENTS, IF ANY. THE PROPERTY IS NOT LOCATED IN A 100 YEAR FLOOD PLAIN.

AND THAT SURVEY IS MADE FOR THE USE OF THE PRESENT OWNERS OF THE PROPERTY AND ALSO THOSE WHO PURCHASE, MORTGAGE OR GUARANTEE THE TITLE THERETO WITHIN ONE YEAR FROM DATE HEREOF.

WILLIAMSON SURVEYING AND ASSOCIATES LLC
BY: NOA PRIEVE

DATE:

NOA PRIEVE S-2499
MANAGING MEMBER

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

PRELIMINARY
FOR INFORMATION
PURPOSE ONLY
NOT FOR CONSTRUCTION

BLOCK 258
SIP SUBMITTAL
NORTH HAMILTON STREET
MADISON, WISCONSIN

SURVEY

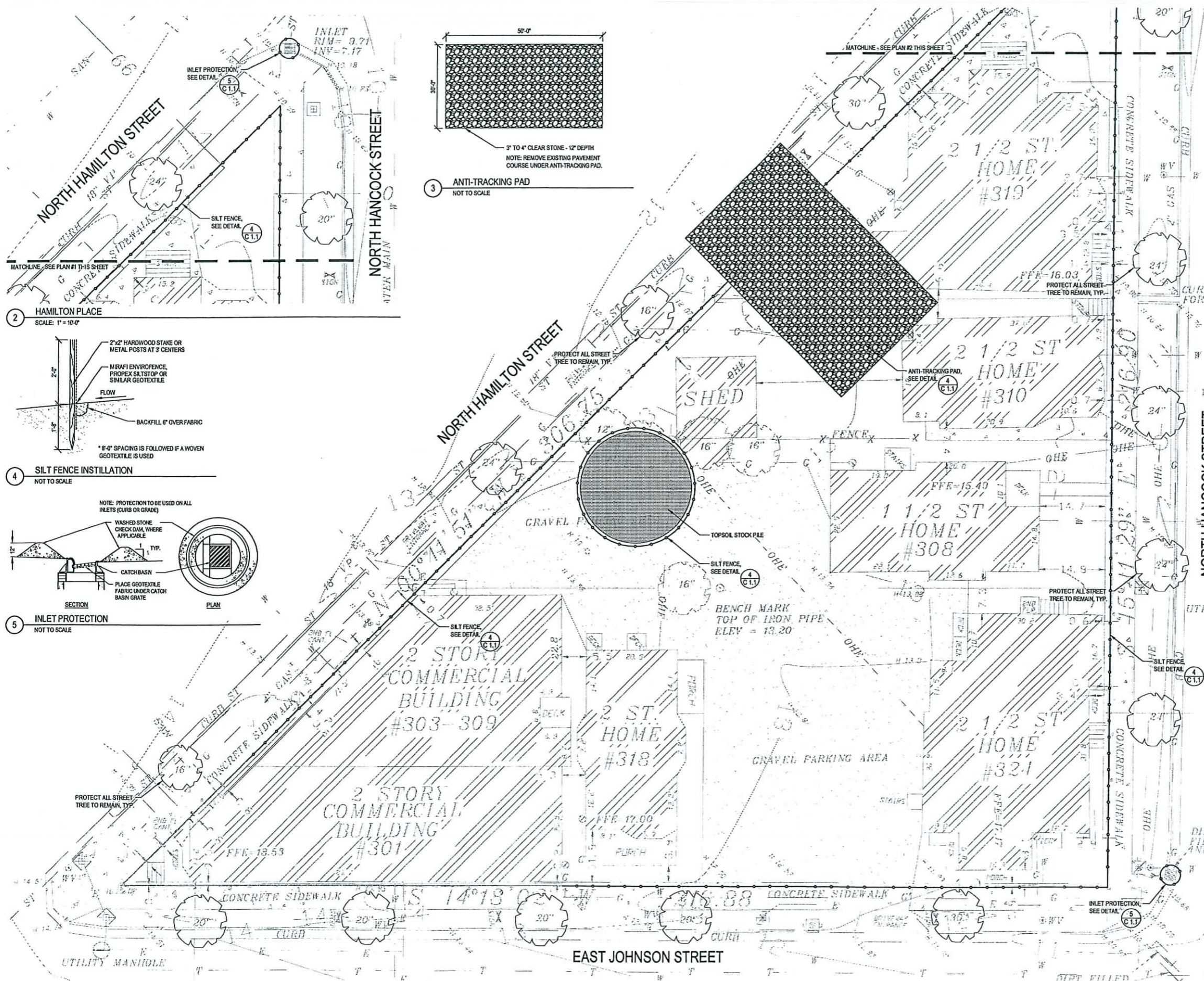
DRAWN: JAC APPR.:
9-5-07 GDP
1-15-07 GDP RESUBMIT
3-19-08 SIP SUBMITTAL

PROJECT NO.
07-642

SHEET NO.

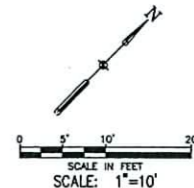
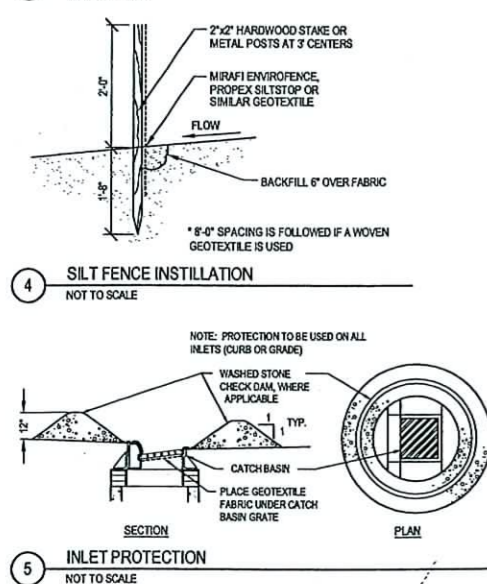
C1.0

SIP SUBMITTAL DUGS



- LEGEND:**
- SILT FENCE
 - INLET PROTECTION
 - ANTI-TRACKING PAD
 - TOPSOIL STOCK PILE

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



TO OBTAIN LOCATION OF PARTIALITY UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN
CALL DIGGERS HOTLINE
1-800-242-8511
TOLL FREE
FAX A LOCATE 1-800-258-3889
TDD (FOR HEARING IMPAIRED) 1-800-242-8511
WIS. STATUTE 18.01(1) (FIR)
REQUIRES MIN. OF 3 WORK DAYS NOTICE BEFORE YOU DIG

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

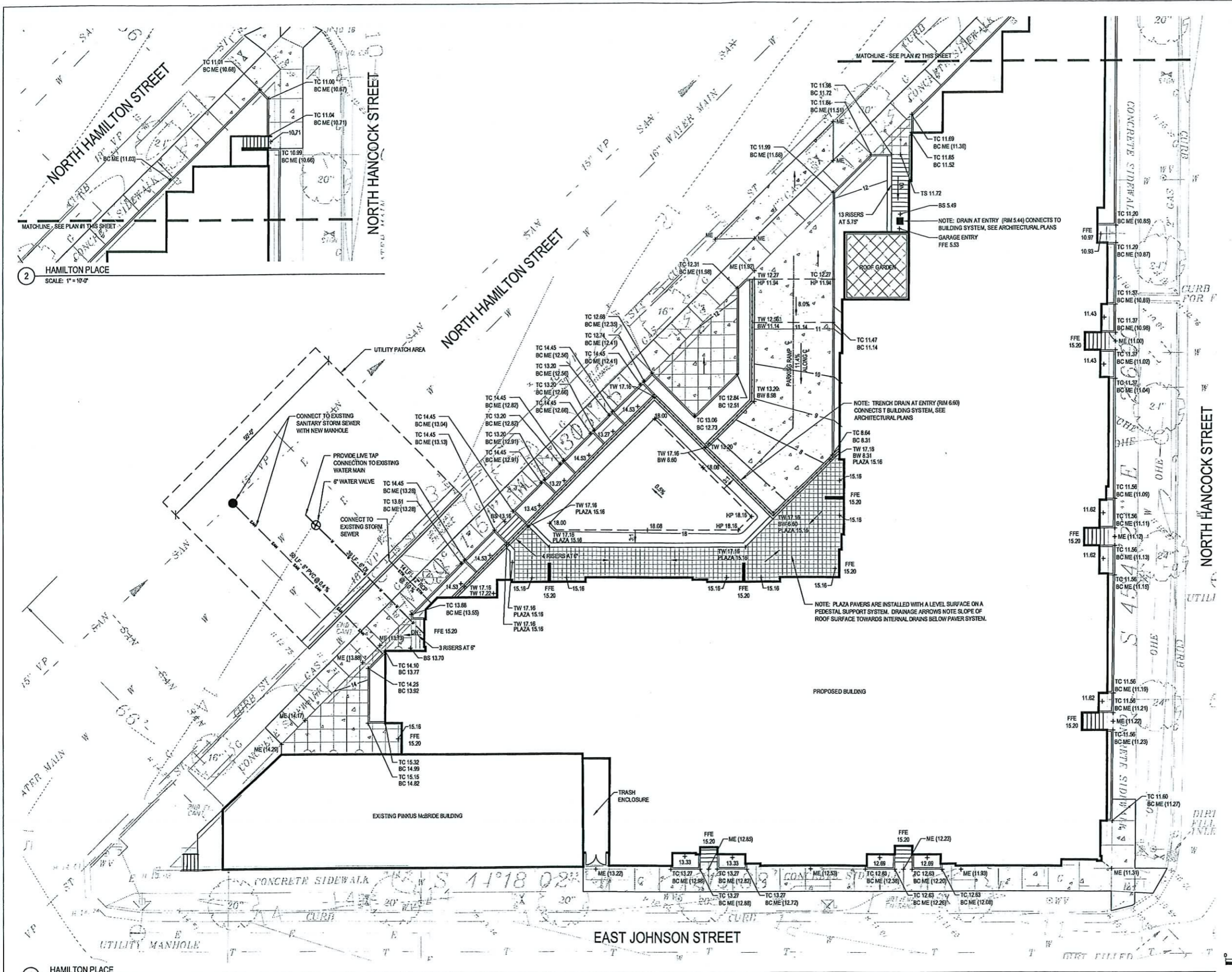
PRELIMINARY
FOR INFORMATION
PURPOSE ONLY
NOT FOR CONSTRUCTION

EROSION CONTROL PLAN

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

PROJECT NO. 07-642
SHEET NO.

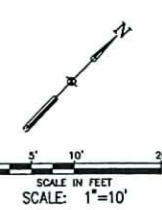
C 1.1



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

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

- LEGEND:**
- SANITARY SEWER LINE
 - STORM SEWER LINE
 - WATER LINE
 - ⊗ WATER VALVE
 - SANITARY MANHOLE
 - STORM DRAIN
 - CENTER LINE
 - GRADE BREAK LINE
 - FFE 15.00 FINISH FLOOR ELEVATION
 - + TC 13.50 TOP OF CURB
 - + BC 13.50 BOTTOM OF CURB
 - + TW 13.50 TOP OF WALL
 - + BW 13.50 BOTTOM OF WALL
 - + ME MATCH EXISTING
 - + HP 13.50 HIGH POINT
 - + TS 13.50 TOP OF STAIR
 - + BS 13.50 BOTTOM OF STAIR
 - 10 INDEX CONTOUR
 - 11 INTERMEDIATE CONTOUR
- NOTES:**
- SEE EXISTING CONDITIONS PLAN SHEET C 1.0 FOR LEGEND OF EXISTING FEATURES AND PROJECT CONTROL MONUMENTS.
 - FOR SPOT ELEVATIONS DESIGNATED AS MATCH EXISTING, VALUE IN PARENTHESES IS APPROXIMATE EXISTING VALUE AS INTERPOLATED FROM SURVEY.



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

PRELIMINARY
FOR INFORMATION
PURPOSE ONLY
NOT FOR CONSTRUCTION

BLOCK 258
SIP SUBMITTAL
NORTH HAMILTON STREET
MADISON, WISCONSIN

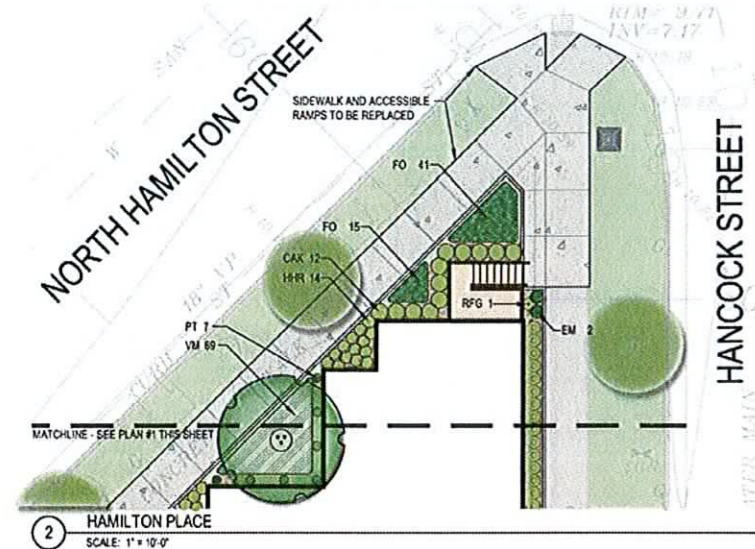
UTILITY & GRADING PLAN			
DRAWN: JACI APPR.:			
9-5-07 GDP			
1-15-07 GDP RESUBMIT			
3-19-08 SIP SUBMITTAL			

PROJECT NO.
07-642

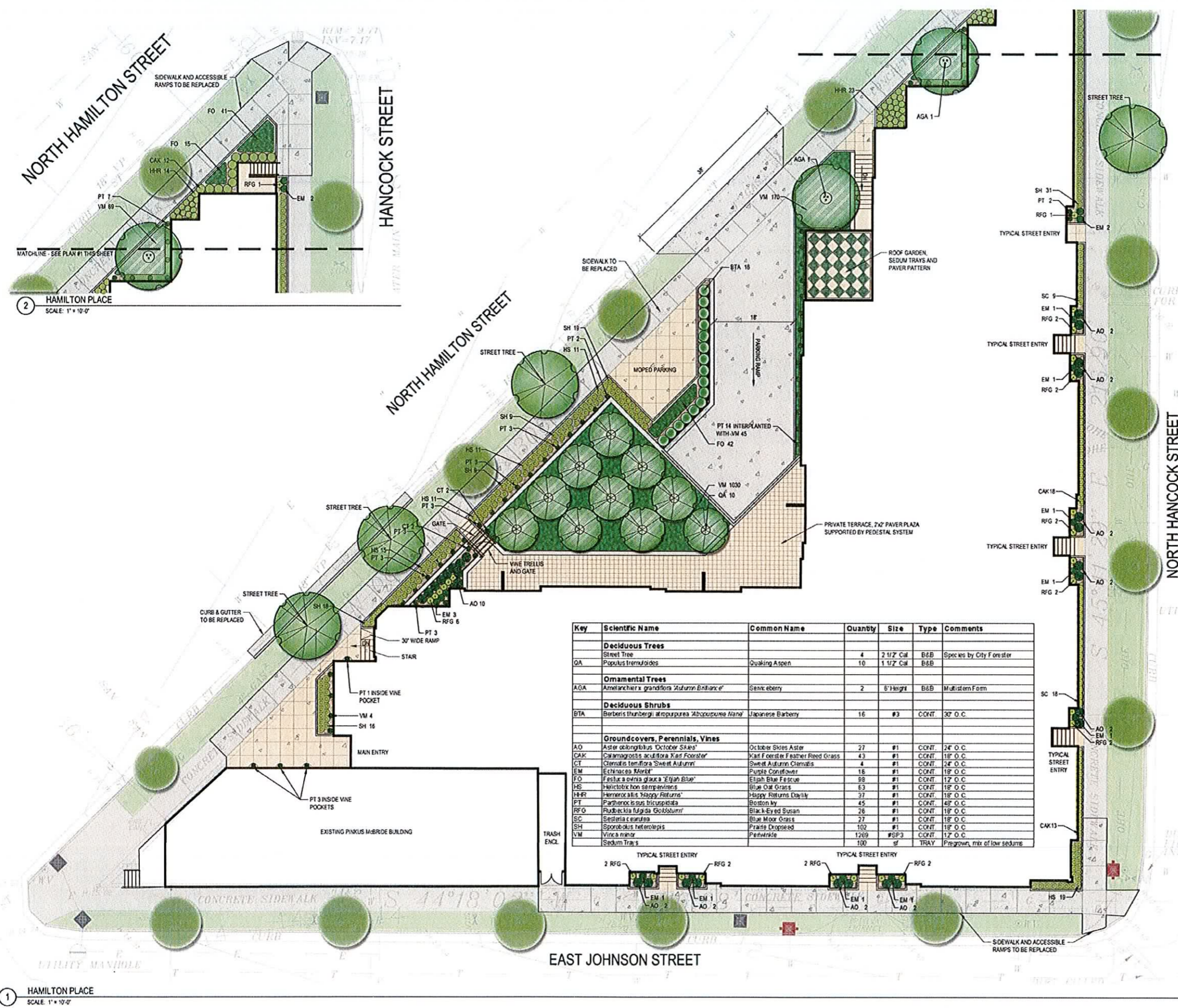
SHEET NO.

C 1.2

TO OBTAIN LOCATION OF
PARTICIPANTS' UNDERGROUND
FACILITIES BEFORE YOU
DIG IN WISCONSIN
CALL DIGGERS HOTLINE
1-800-242-8511
TOLL FREE
FAX 608-258-5599
100 FOR HEAVY DUTY (HDP)
N.S. STATUTE 182.2175 (HDP)
REQUIRES MIN. OF 3 WORK DAYS
NOTICE BEFORE YOU EXCAVATE.



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



Key	Scientific Name	Common Name	Quantity	Size	Type	Comments
Deciduous Trees						
ST	Street Tree		4	2 1/2" Cal	B&B	Species by City Forester
QA	Populus tremuloides	Quaking Aspen	10	1 1/2" Cal	B&B	
Ornamental Trees						
AGA	Amelanchier x grandiflora 'Autumn Brilliance'	Serviceberry	2	6" Height	B&B	Multistem Form
Deciduous Shrubs						
BTA	Berberis thunbergii atropurpurea 'Atropurpurea Nana'	Japanese Barberry	16	#3	CONT.	30" O.C.
Groundcovers, Perennials, Vines						
AO	Aster oblongifolius 'October Skies'	October Skies Aster	27	#1	CONT.	24" O.C.
CAK	Calamagrostis acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass	43	#1	CONT.	18" O.C.
CT	Clematis temiflora 'Sweet Autumn'	Sweet Autumn Clematis	4	#1	CONT.	24" O.C.
EM	Echinacea 'Morden'	Purple Coneflower	18	#1	CONT.	18" O.C.
FO	Festuca ovina glauca 'Elijah Blue'	Elijah Blue Fescue	98	#1	CONT.	12" O.C.
HS	Helictotrichon sempervirens	Blue Oak Grass	63	#1	CONT.	18" O.C.
HR	Hemerocallis 'Happy Returns'	Happy Returns Daylily	37	#1	CONT.	18" O.C.
PT	Parthenocissus tricuspidata	Boston Ivy	45	#1	CONT.	48" O.C.
RFO	Rudbeckia fulgida 'Goldsturm'	Black-Eyed Susan	26	#1	CONT.	18" O.C.
SC	Sedum spectabile	Blue Moor Grass	27	#1	CONT.	18" O.C.
SH	Sporobolus heterolepis	Prairie Dropseed	102	#1	CONT.	18" O.C.
VM	Vinca minor	Petunias	1269	#SP3	CONT.	12" O.C.
	Sedum Trays		100	sf	TRAY	Pre-grown, mix of low sedums

- LEGEND:**
- CURB & GUTTER
 - CONCRETE PAVEMENT
 - ORNAMENTAL FENCE
 - DECIDUOUS TREE
 - ORNAMENTAL TREE
 - PERENNIALS
 - ORNAMENTAL GRASSES
 - GROUND COVER
 - SEDUM TRAYS
 - EXISTING STREET LIGHT
 - EXISTING FIRE HYDRANT

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

LANDSCAPE REQUIREMENT CHART

I. NUMBER OF TREES REQUIRED					0
The number of trees required for a parking lot is based on the number of parking stalls. Using the Schedule for Required Trees on the reverse side of this worksheet, determine the number of trees required. (Example: 1 tree is required for 10 parking stalls.)					0
Landscape requirements for storage areas are determined by dividing the total square footage of the storage area by (300) square feet. This converts area to stalls. (Example: 10,000 square feet is equivalent to (33) stalls or (33) trees and (160) points.)					0
II. NUMBER OF LANDSCAPE POINTS REQUIRED					0
The number of points required is also based on the number of parking stalls. Using the Point Schedule for Landscape Elements on the reverse side of this worksheet, determine the number of points required. (Example: 40.5 points are required for 10 stalls.) A point fraction of (.5) or less may be disregarded, while a fraction in excess of (.5) must be rounded up to one point. Thus, 40.5 points would be rounded down to 40 points required.					0
The number of points required for existing areas is (75) points for each existing area.					0
NUMBER OF POINTS REQUIRED					0
TABULATION OF POINTS AND CREDITS					0
Indicate below the quantity and points for all pertinent landscape elements. Also, credit information for boundary screening and any existing elements to be retained.					0
ELEMENT	POINT VALUE	QUANTITY	POINTS ACHIEVED	CREDITS QUANT.	POINTS
Grass Tree - 2" x 1/2" x 1/2"	35	0	0	0	0
Deciduous Shrub	2	16	32	0	0
Evergreen Shrub	3	0	0	0	0
Deciduous Tree	5	0	0	0	0
Earth Berm (per 10' L.F.)	5	0	0	0	0
Grass Tree or Small Tree 1 1/2" x 2" Cal.	15	12	180	0	0
Grass Tree or Small Tree 1 1/2" x 2" Cal. (1/4" Cal. - 1/2" Cal.)	15	12	180	0	0
TOTAL			212		212

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

PRELIMINARY
FOR INFORMATION
PURPOSE ONLY
NOT FOR CONSTRUCTION

BLOCK 258
SIP SUBMITTAL
NORTH HAMILTON STREET
MADISON, WISCONSIN

SITE LAYOUT & LANDSCAPE PLAN
DRAWN: JAC APPR:
9-5-07
1-15-07
3-19-08

PROJECT NO.
07-642
SHEET NO.

L 1.0

PROJECT INFORMATION

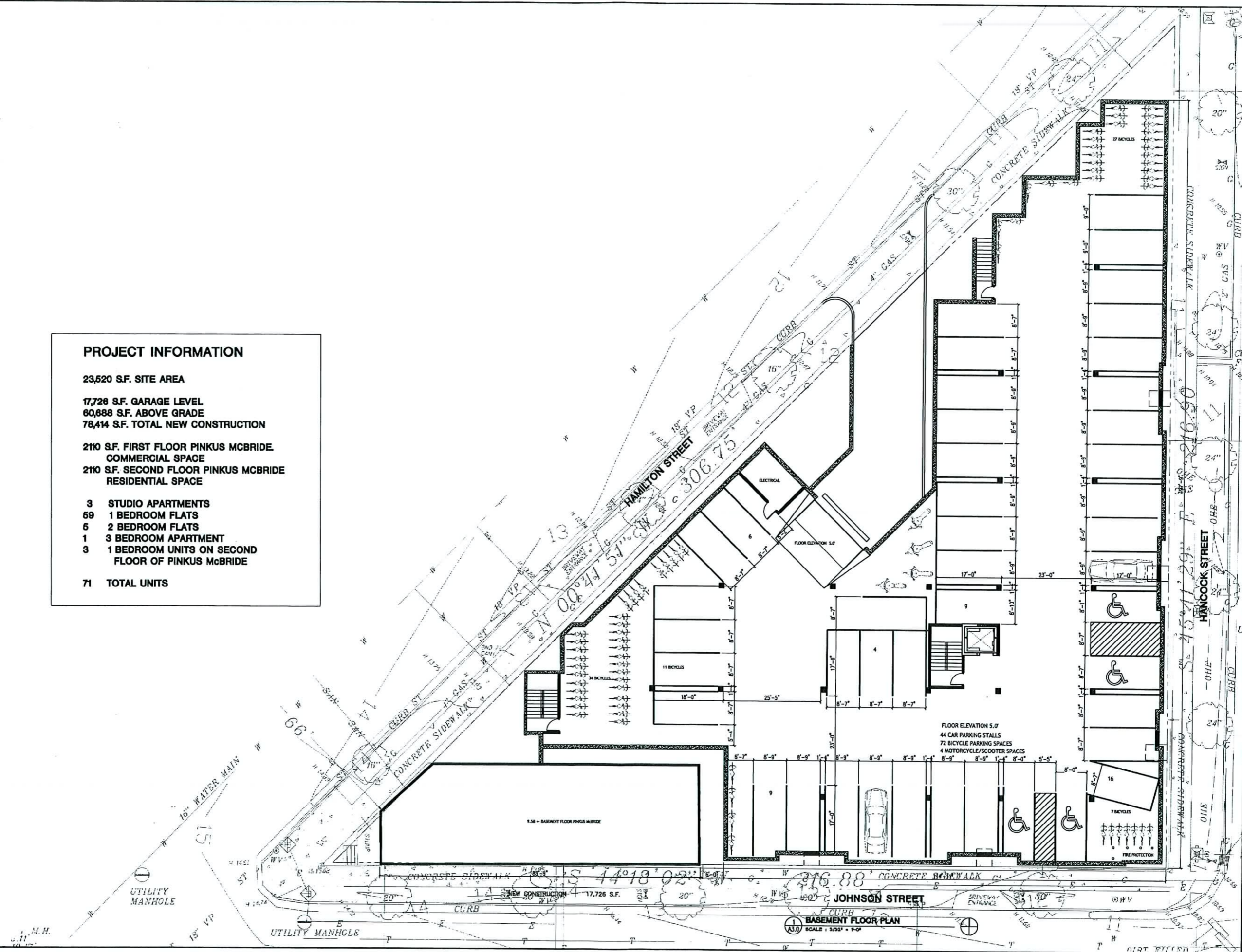
23,520 S.F. SITE AREA

17,726 S.F. GARAGE LEVEL
60,688 S.F. ABOVE GRADE
78,414 S.F. TOTAL NEW CONSTRUCTION

2110 S.F. FIRST FLOOR PINKUS MCBRIDE
COMMERCIAL SPACE
2110 S.F. SECOND FLOOR PINKUS MCBRIDE
RESIDENTIAL SPACE

3 STUDIO APARTMENTS
59 1 BEDROOM FLATS
6 2 BEDROOM FLATS
1 3 BEDROOM APARTMENT
3 1 BEDROOM UNITS ON SECOND
FLOOR OF PINKUS MCBRIDE

71 TOTAL UNITS



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

PRELIMINARY
FOR INFORMATION
PURPOSE ONLY
NOT FOR CONSTRUCTION

BLOCK 258
GDP SUBMITTAL
NORTH HAMILTON STREET
MADISON, WISCONSIN

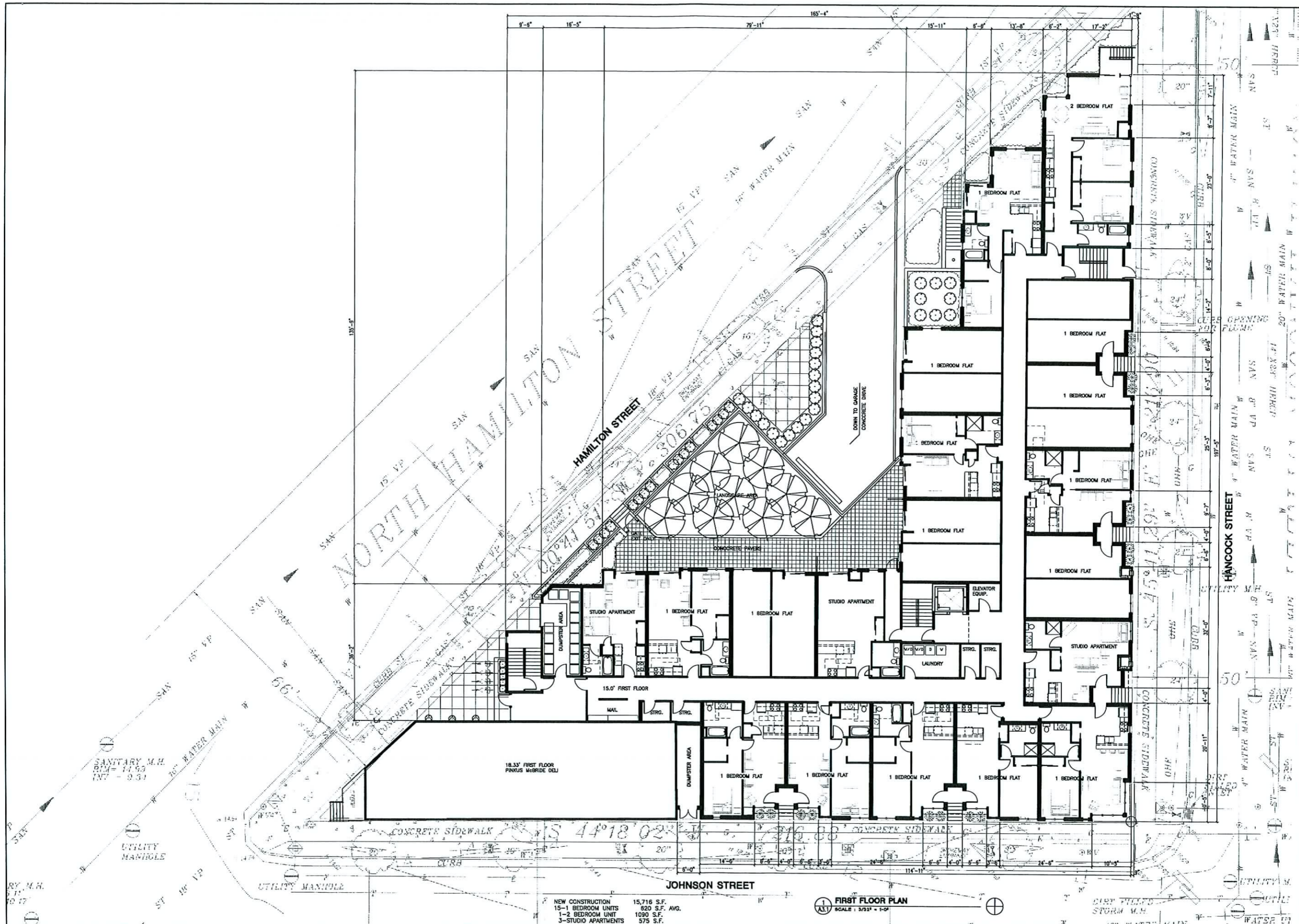
BASEMENT FLOOR PLAN

DRAWN: DNK / APPR: [Signature]

PROJECT NO.
07-642

SHEET NO.

A3.0



NEW CONSTRUCTION 15,716 S.F.
15-1 BEDROOM UNITS 820 S.F. AVG.
1-2 BEDROOM UNIT 1090 S.F.
3-STUDIO APARTMENTS 575 S.F.

1 FIRST FLOOR PLAN
SCALE: 3/32" = 1'-0"

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

PRELIMINARY
FOR INFORMATION
PURPOSE ONLY
NOT FOR CONSTRUCTION

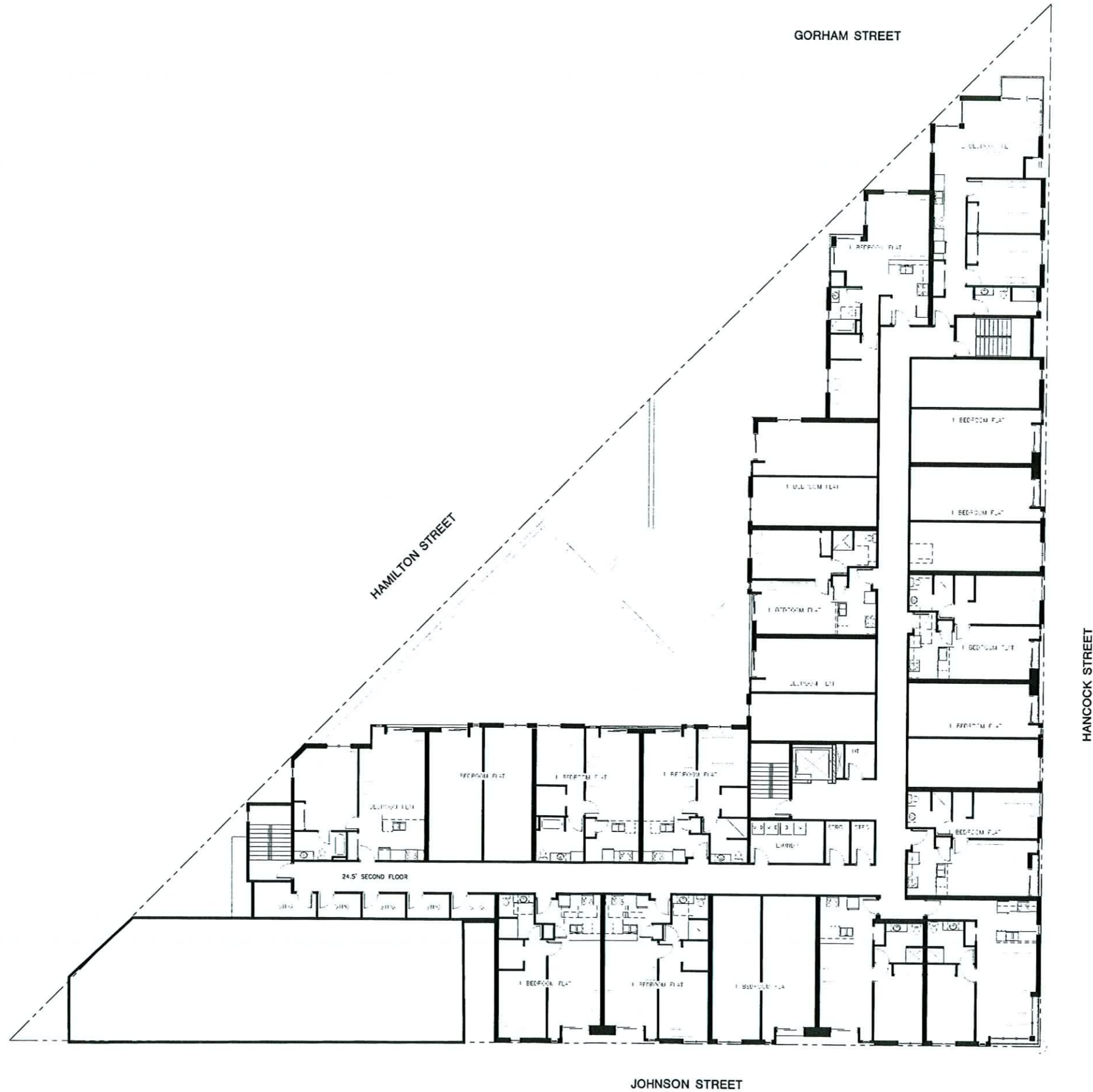
BLOCK 258
GDP SUBMITTAL
NORTH HAMILTON STREET
MADISON, WISCONSIN

FIRST FLOOR PLAN
DRAWN: UNK
9-5-07
1-5-07
3-9-07

PROJECT NO.
07-642

SHEET NO.

A3.1



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

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

SECOND FLOOR PLAN

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

1811 Bedding, Furniture & Linens, Inc.
ALEXANDER COMPANY
145 E. PLYMOUTH ST., 3RD FL.
MADISON, WIS. 53703
TEL: 255-2550 FAX: 255-2551

PRELIMINARY
FOR INFORMATION
PURPOSE ONLY
NOT FOR CONSTRUCTION

BLOCK 258
GDP SUBMITTAL
NORTH HAMILTON STREET
MADISON, WISCONSIN

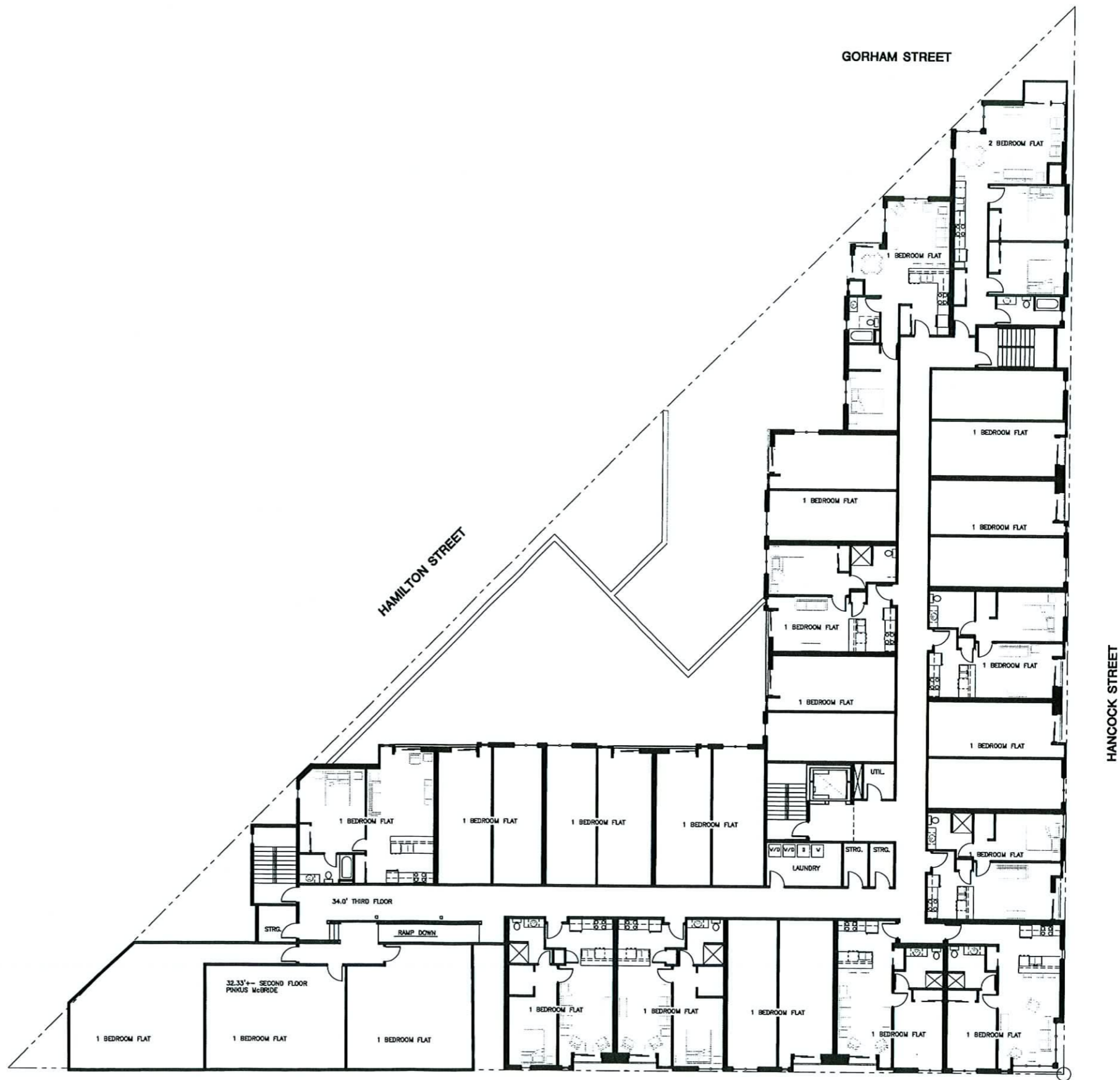
SECOND FLOOR PLAN

DRAWN: DDK A.P.R.

PROJECT NO.
07-642

SHEET NO.

A3.2



NEW CONSTRUCTION
 18- 1 BEDROOM FLATS 15,716 S.F.
 1- 2 BEDROOM FLAT 640 S.F. AVG.
 1090 S.F.
 PINKUS McBRIDE SECOND FLOOR REMODEL:
 3-1 BEDROOM FLATS 650 S.F. AVG.

JOHNSON STREET

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

PRELIMINARY
 FOR INFORMATION
 PURPOSE ONLY
 NOT FOR CONSTRUCTION

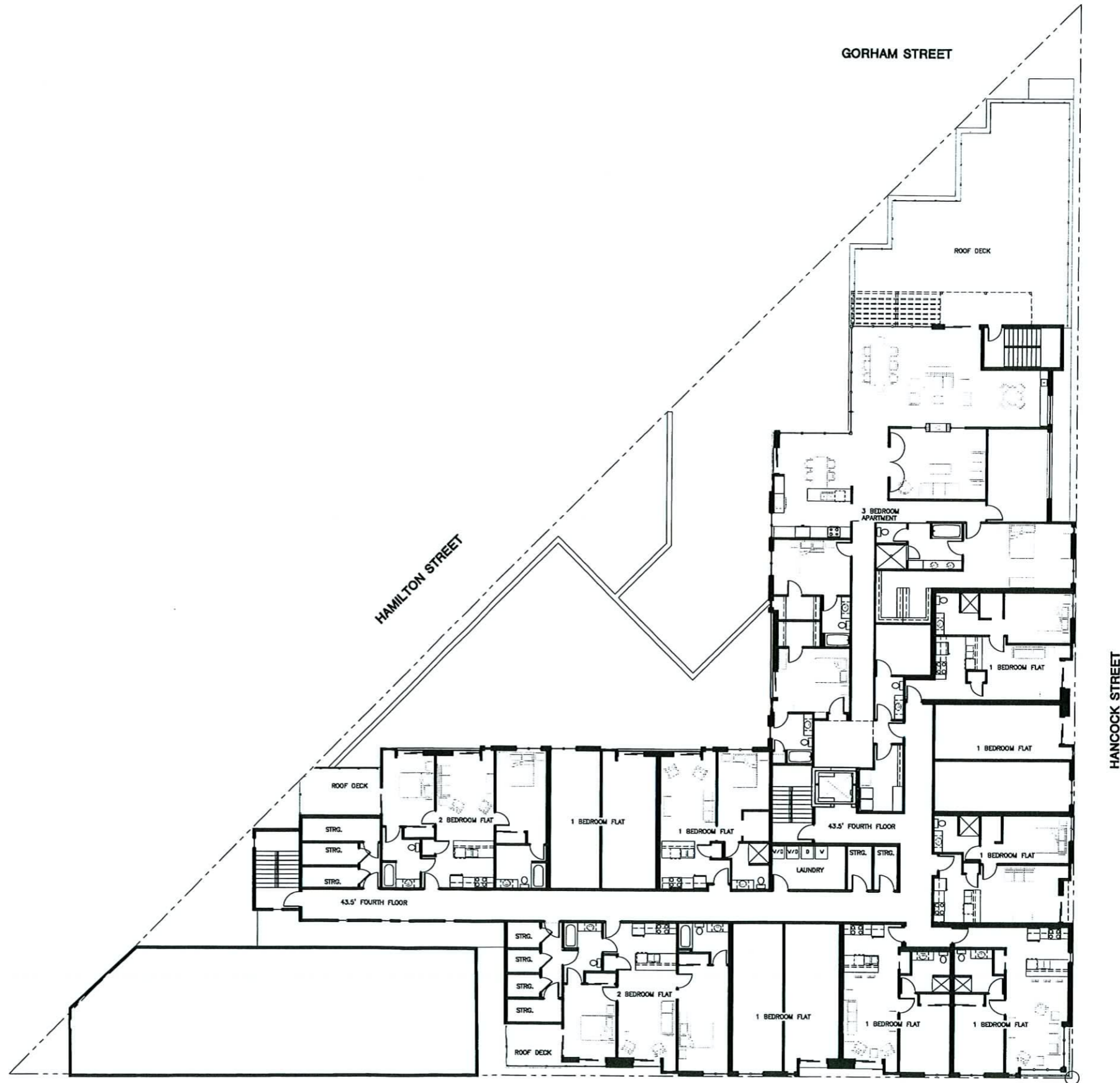
BLOCK 258
 GDP SUBMITTAL
 NORTH HAMILTON STREET
 MADISON, WISCONSIN

THIRD FLOOR PLAN
 DRAWN: DNK | APPR.:
 9-5-07 GDP
 1-15-07 GDP RESUBMIT
 3-9-07 SP SUBMITTAL

PROJECT NO.
 07-642

SHEET NO.

A3.3



NEW CONSTRUCTION
 8- 1 BEDROOM FLATS 13,540 S.F.
 2- 2 BEDROOM FLATS 640 S.F. AVG.
 1 3 BEDROOM APARTMENT 950 S.F. AVG.
 3955 S.F.

JOHNSON STREET

FOURTH FLOOR PLAN
 SCALE : 3/32" = 1'-0"

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

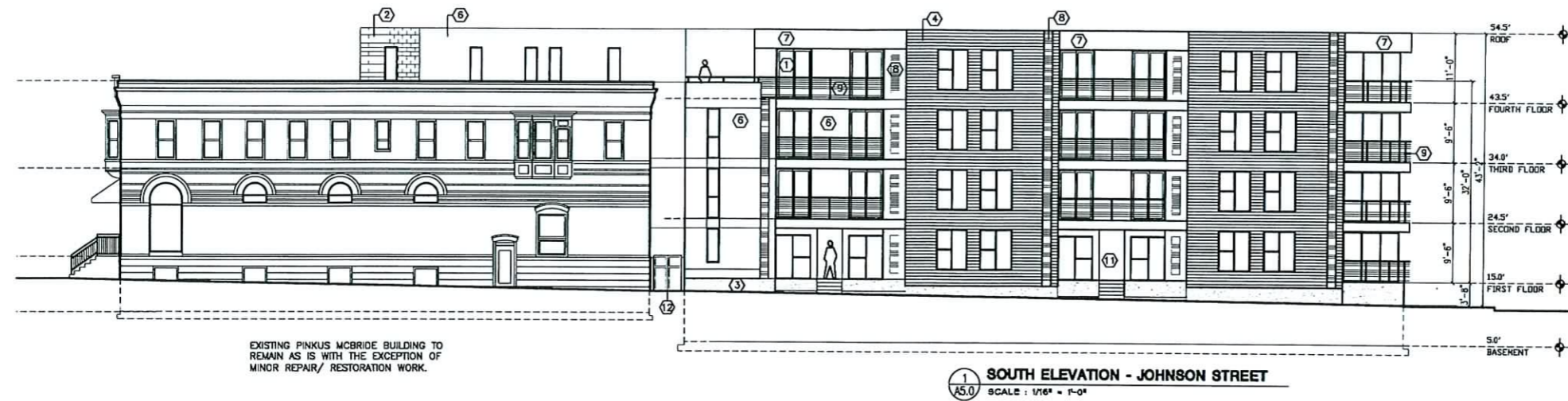
PRELIMINARY
 FOR INFORMATION
 PURPOSE ONLY
NOT FOR CONSTRUCTION

BLOCK 258
 GDP SUBMITTAL
 NORTH HAMILTON STREET
 MADISON, WISCONSIN

FOURTH FLOOR PLAN

PROJECT NO.
 07-642

SHEET NO.
A3.4



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



Architecture, Planning & Construction

ALEXANDER COMPANY

145 E. BADGER ROAD, SUITE 200
MADISON, WISCONSIN 53713
TELEPHONE 608-258-5580
FAX 608-258-5599

PRELIMINARY
FOR INFORMATION
PURPOSE ONLY
NOT FOR CONSTRUCTION

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

ELEVATIONS

DRAWN: DNK	APPR.:
------------	--------

DRAWN: UNK	APPR.:
9-5-07	GDP

1-15-07	GDP RESUBMIT
2-20-07	GDP SUBMIT

3-19-07	SIP SUBMITTAL
---------	---------------

PROJECT NO.
07-642

SHEET NO.

A5.0



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

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



12
NORTH ELEVATION - GORHAM STREET
SCALE : 1/16" = 1'-0"

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

PRELIMINARY
FOR INFORMATION
PURPOSE ONLY
NOT FOR CONSTRUCTION

BLOCK 258
CDP SUBMITTAL
NORTH HAMILTON STREET
MADISON, WISCONSIN

ELEVATIONS

DRAWN: DNK / APPR.:
9-5-07 GDP
1-6-07 GDP RESUBMIT
3-30-07 SP SUBMITTAL

PROJECT NO.
07-642

SHEET NO.

A5.1



MATERIAL LEGEND

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

A5.1

SHEET NO.

PROJECT NO.
07-642

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

BLOCK 258
GDP SUBMITTAL
NORTH HAMILTON STREET
MADISON, WISCONSIN

Architecture, Planning & Construction




ALEXANDER COMPANY

145 E. BADGER ROAD, SUITE 200
 MADISON, WISCONSIN 53713
 TELEPHONE 608-258-5580
 FAX 608-258-5599



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

MATERIAL LEGEND

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

A5.2

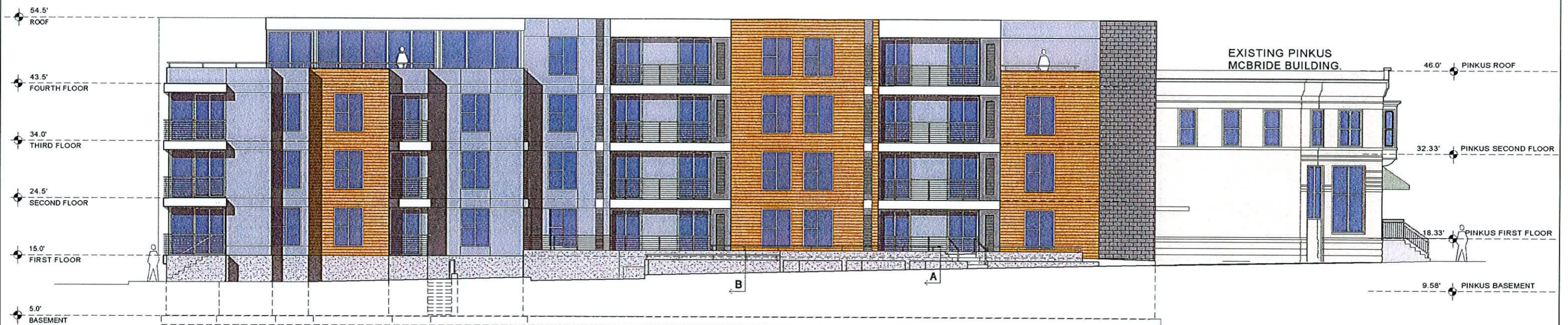
SHEET NO.

PROJECT NO.
07-642

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

BLOCK 258
GDP SUBMITTAL
NORTH HAMILTON STREET
MADISON, WISCONSIN

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



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

MATERIAL LEGEND

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

A5.3

SHEET NO.

PROJECT NO.
07-642

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

BLOCK 258
GDP SUBMITTAL
NORTH HAMILTON STREET
MADISON, WISCONSIN

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



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

MATERIAL LEGEND

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

A5.4

SHEET NO.

PROJECT NO.
07-642

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

BLOCK 258
GDP SUBMITTAL
NORTH HAMILTON STREET
MADISON, WISCONSIN

Architecture, Planning & Construction

ALEXANDER COMPANY

145 E. BADGER ROAD, SUITE 200
MADISON, WISCONSIN 53713
TELEPHONE 608-258-5580
FAX 608-258-5599



REVISED ENTRANCE DETAIL



ORIGINAL ENTRANCE DETAIL

ELEVATION ALTERNATES

DRAWN: DNK	APPR.:	
9-5-07	GDP	
1-5-07	GDP RESUBMIT	
3-9-07	SP SUBMITTAL	

BLOCK 258
SP SUBMITTAL
NORTH HAMILTON STREET
MADISON, WISCONSIN

PRELIMINARY
FOR INFORMATION
PURPOSE ONLY
NOT FOR CONSTRUCTION

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

PROJECT NO.
07-642

SHEET NO.

EA1



REVISED ENTRANCE DETAIL



ORIGINAL ENTRANCE DETAIL

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

PRELIMINARY
 FOR INFORMATION
 PURPOSE ONLY
NOT FOR CONSTRUCTION

BLOCK 258
 SIP SUBMITTAL
 NORTH HAMILTON STREET
 MADISON, WISCONSIN

ELEVATION ALTERNATES

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

PROJECT NO.
 07-642

SHEET NO.

EA1A



REVISED GORHAM STREET ELEVATION



ORIGINAL GORHAM STREET ELEVATION

FIRST FLOOR PLAN

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

PROJECT NO.
07-642

SHEET NO.

BLOCK 258
SIP SUBMITTAL
NORTH HAMILTON STREET
MADISON, WISCONSIN

PRELIMINARY
FOR INFORMATION
PURPOSE ONLY
NOT FOR CONSTRUCTION

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

EA2



REVISED HAMILTON STREET DETAIL



ORIGINAL HAMILTON STREET DETAIL

FIRST FLOOR PLAN

DRAWN: DNK / APPR:

9-5-07 GDP

1-15-07 GDP RESUBMIT

3-19-07 SIP SUBMITTAL

BLOCK 258
SIP SUBMITTAL
NORTH HAMILTON STREET
MADISON, WISCONSIN

PRELIMINARY
FOR INFORMATION
PURPOSE ONLY
NOT FOR CONSTRUCTION

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

PROJECT NO.
07-642

SHEET NO.

EA3