

**APPLICATION FOR
URBAN DESIGN COMMISSION
REVIEW AND APPROVAL**

AGENDA ITEM # _____
Project # _____
Legistar # _____

DATE SUBMITTED: March 12, 2014

Action Requested

Informational Presentation

Initial Approval and/or Recommendation

UDC MEETING DATE: March 19, 2014

Final Approval and/or Recommendation

PLEASE PRINT!

PLEASE PRINT!

PROJECT ADDRESS: 202 E. Washington Avenue

ALDERMANIC DISTRICT: Ledell Zellers

OWNER/DEVELOPER (Partners and/or Principals)

202 E. Washington, LLC
c/o The North Central Group
1600 Aspen Commons, Suite 200
Middleton, WI 53562

ARCHITECT/DESIGNER/OR AGENT:

Gary Brink & Associates, Inc.
7780 Elmwood Avenue
Suite 204
Middleton, WI 53562

CONTACT PERSON: Josh Wilcox

Address: (same as Architect above)

Phone: 608-829-1750

Fax: 608-829-3056

E-mail address: josh.wilcox@garybrink.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)

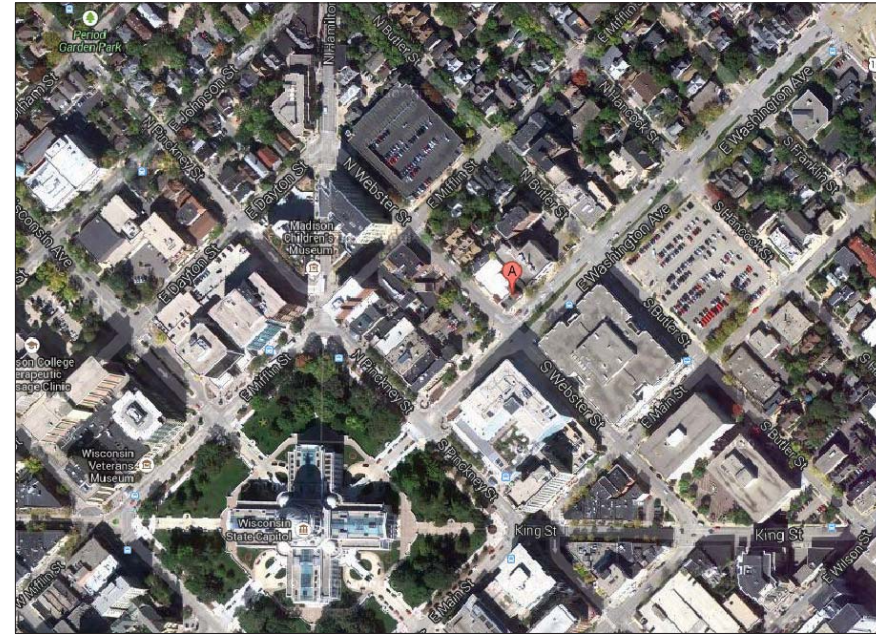
Where fees are required (as noted above) they apply with the first submittal for either initial or final approval of a project.

COURTYARD BY MARRIOTT DOWNTOWN HOTEL



202 E. WASHINGTON AVE.
MADISON, WISCONSIN

PROJECT LOCATION:



SHEET INDEX

- T-1 COVER SHEET & PROJECT CONTACTS
- A1.01 PRELIMINARY AERIAL PARKING SCHEMATIC
- A1.02 SITE PLAN
- CIVIL
- C-1 SURVEY
- EXISTING CONDITIONS/EXHIBITS
- EC.01 AERIAL IMAGES
- EC.02 SURROUNDING STRUCTURES
- EC.03 REAR YARD AREA
- ARCHITECTURAL
- A0.01 GARAGE LEVEL 2 PLAN
- A0.02 GARAGE LEVEL 1 PLAN
- A2.01 FIRST FLOOR PLAN
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- A2.03 THIRD - FOURTH FLOOR PLANS
- A2.04 FIFTH FLOOR PLAN
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- A2.06 EIGHTH FLOOR PLAN
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- A2.08 TENTH FLOOR PLAN
- A2.09 ROOF PLAN
- R-1 MASSING MODEL
- R-2 MASSING MODEL
- R-3 MASSING MODEL



GARY BRINK & ASSOCIATES
ARCHITECTS
7780 ELMWOOD AVENUE
MIDDLETON, WI 53562
608-829-1750
608-829-3056 (FAX)

UDC INFORMATIONAL: MARCH 12, 2014

OWNER :
202 E. WASHINGTON LLC
C/O: NORTH CENTRAL GROUP
1600 ASPEN COMMONS, SUITE 200
MIDDLETON, WI 53562
PHONE: 608.836.6060
FAX: 608.836.6399
CONTACT: DENNIS LYNCH
EMAIL: dlynch@ncghotels.com

ARCHITECT :
GARY BRINK & ASSOCIATES, INC.
7780 ELMWOOD AVE, SUITE 204
MIDDLETON, WISCONSIN 53562
PHONE: 608-829-1750
FAX: 608-829-3056
PRIMARY CONTACT: JOSH WILCOX
EMAIL: josh.wilcox@garybrink.com

CIVIL ENGINEER :
JSD PROFESSIONAL SERVICES, INC.
161 HORIZON DRIVE, SUITE 101
VERONA, WISCONSIN 53953
PHONE: 608-848-5060
PRIMARY CONTACT: JOHN KREBS
EMAIL: john.krebs@jsdinc.com



DOWNTOWN COURTYARD							
Floor / Level	Guestroom Type					KEYS PER FLOOR	SQUARE FOOTAGE
	QQ	ACC. QQ	KING	ACC. KING	KING SUITE		
G2	0	0	0	0		0	12503
G1	0	0	0	0		0	12374
1st	0	0	0	0		0	10824
2nd	6	0	1	0		7	10321
3rd	6	1	12	0	1	20	10321
4th	6	1	12	0	1	20	10321
5th	6	0	12	1	1	20	9830
6th	7	0	12	0	1	20	9830
7th	7	0	12	0	1	20	9830
8th	3	0	16	1	0	20	9830
9th	3	0	11	0	2	16	8185
10th	2	0	4	0		6	9129
Total	46	2	92	2	7	149	123298
Percentag	33.8%		66.2%				PARKING SPOTS:
Total Units	149						40 INTERNAL VALET

PROJECT: COURTYARD BY MARRIOTT - DOWNTOWN MADISON
202 E. WASHINGTON AVE.
MADISON, WISCONSIN
OWNER: 202 E. WASHINGTON LLC
C/O: NORTH CENTRAL GROUP
1600 ASPEN COMMONS, SUITE 200 - MIDDLETON, WISCONSIN

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PROJECT: 201315
DRAWN BY: KR
DATE:
SCALE: AS NOTED



GARY BRINK & ASSOCIATES
ARCHITECTS
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LOOKING NORTH EAST



LOOKING WEST




LOOKING SOUTH EAST



LOOKING NORTH EAST

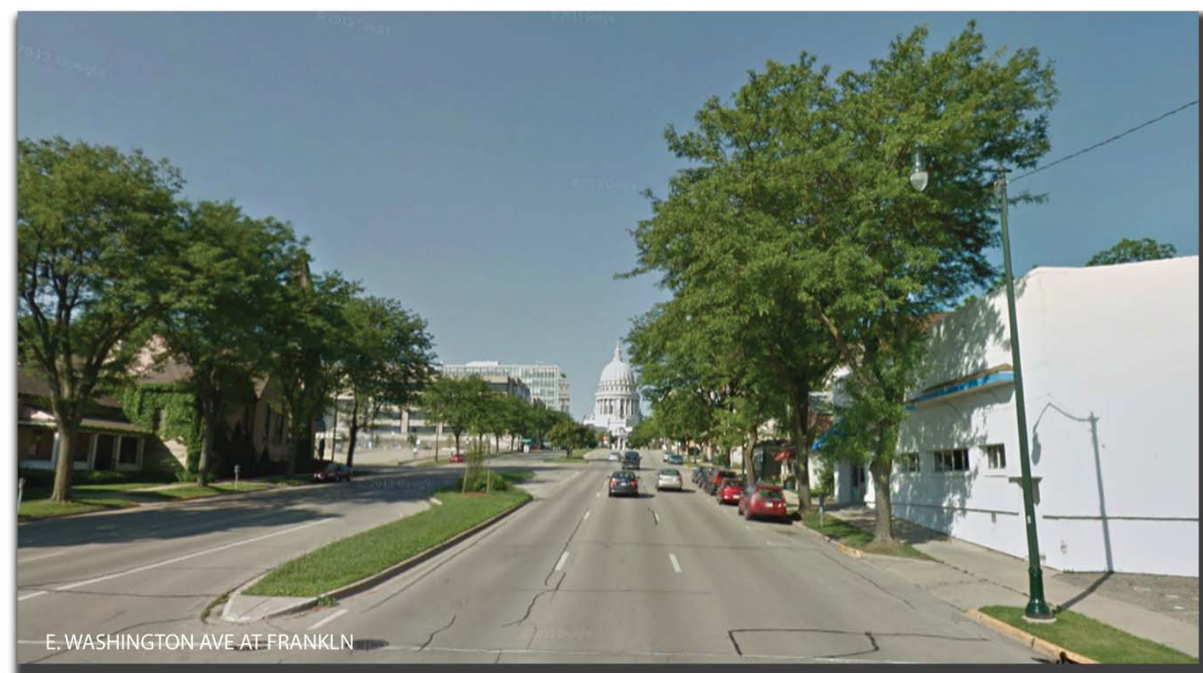
PROJECT: **COURTYARD BY MARRIOTT - DOWNTOWN MADISON**
202 E. WASHINGTON AVE.
MADISON, WISCONSIN
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C/O: NORTH CENTRAL GROUP
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PROJECT: 201315
DRAWN BY: 
DATE:
SCALE: **A&S NOTED**



38 N. WEBSTER AVE.



E. WASHINGTON AVE AT FRANKLIN



INTERSECTION OF WEBSTER AND E. WASHINGTON AVE (LOOKING N. EAST)



202 E. WASHINGTON AVE.



201 E. WASHINGTON AVE



36 SOUTH PINKNEY STREET



GARY BRINK & ASSOCIATES
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7780 ELMWOOD AVENUE
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EXISTING
CONDITIONS

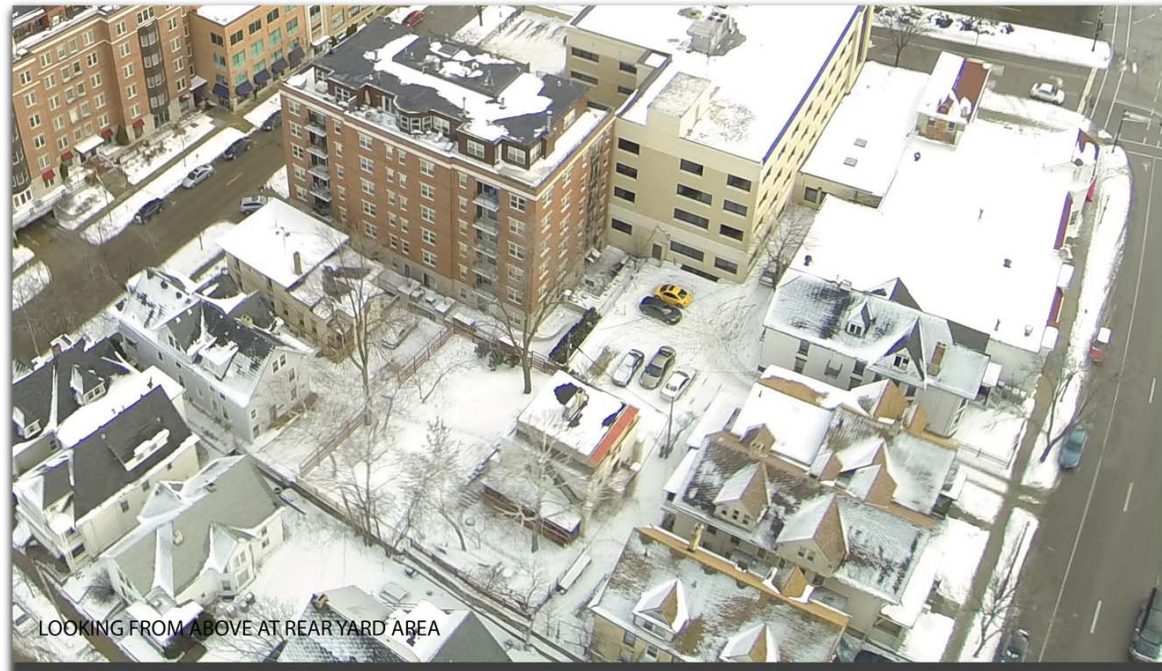
EC.02



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LOOKING AT THE BACK OF 250 E. WASHINGTON AVE



LOOKING FROM ABOVE AT REAR YARD AREA



LOOKING BETWEEN BUILDINGS AT BACK OF 10 N. BUTLER



LOOKING AT THE LAMP HOUSE



LOOKING FROM ABOVE AT REAR YARD




LOOKING AT THE LAMP HOUSE

PROJECT: **COURTYARD BY MARRIOTT - DOWNTOWN MADISON**
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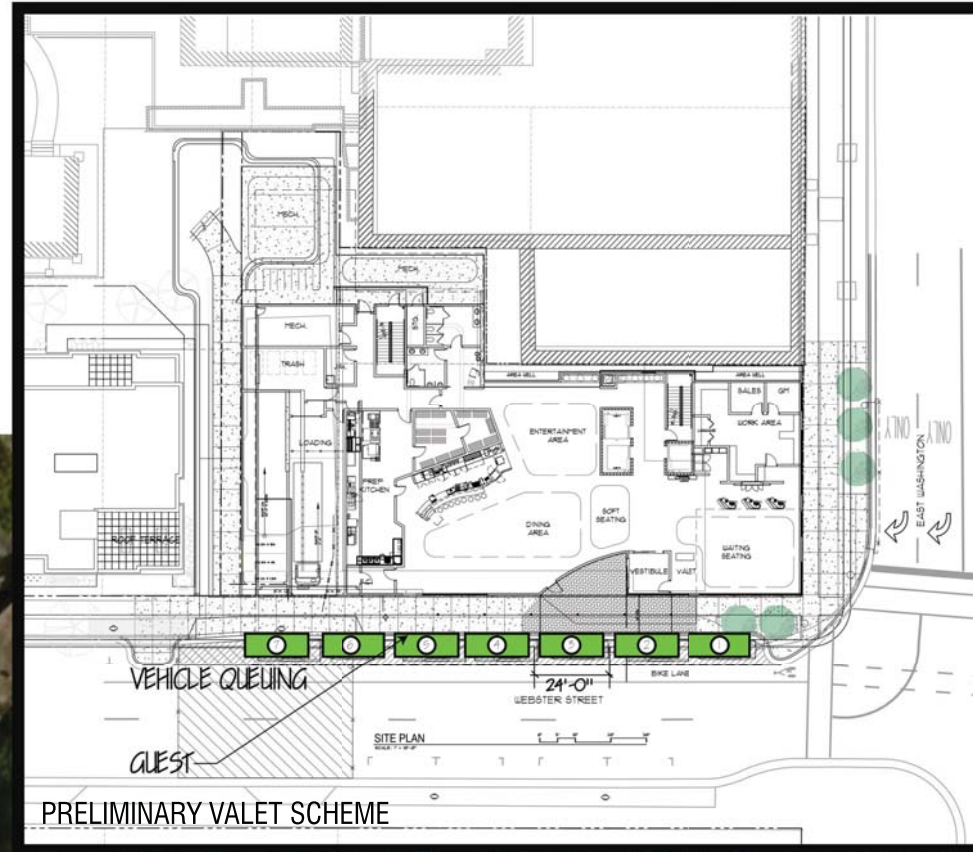
REAR
YARD

EC.03



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PARKING CONSIDERATIONS



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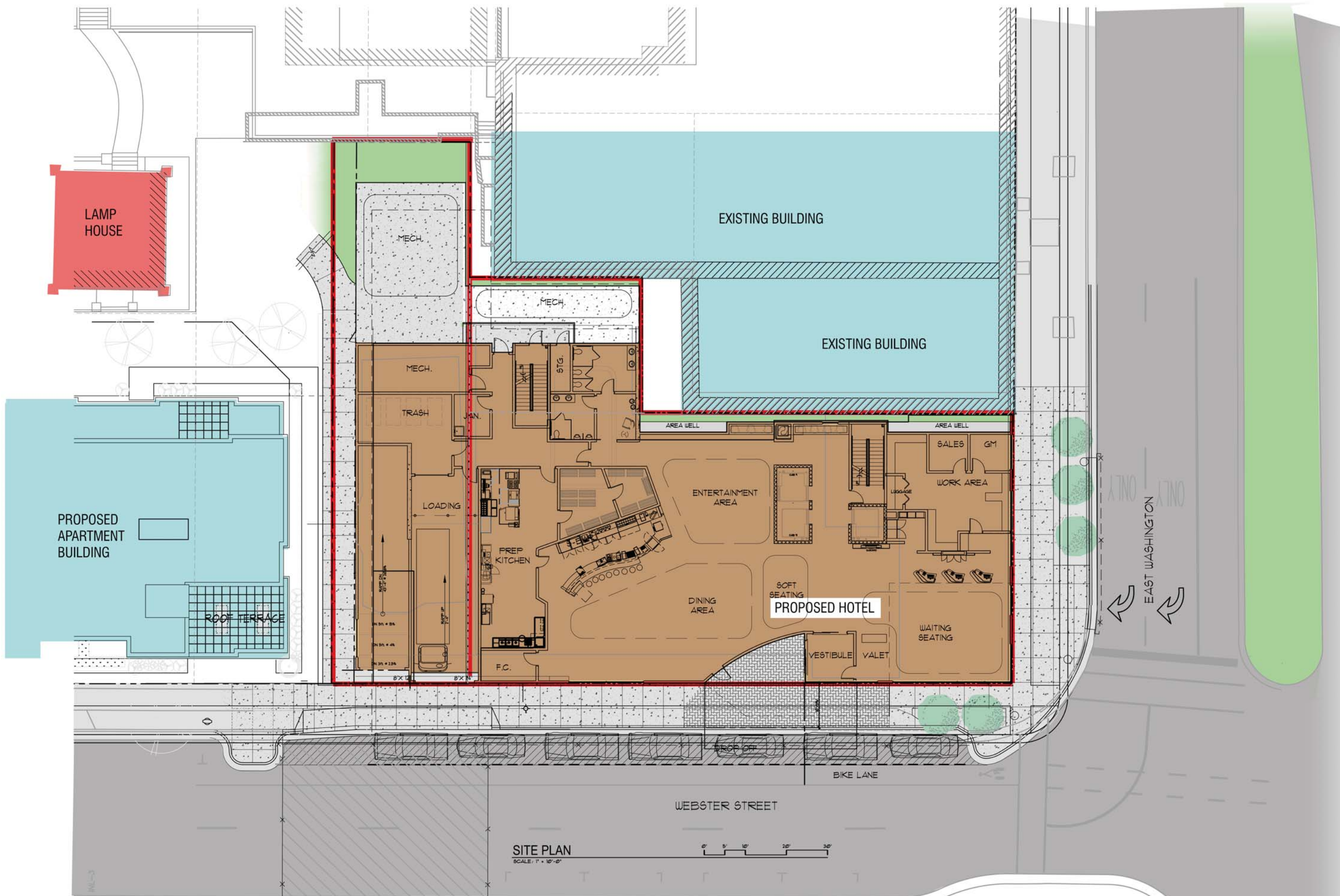
100 Feet

AERIAL
PARKING
SCHEMATIC

A1.01



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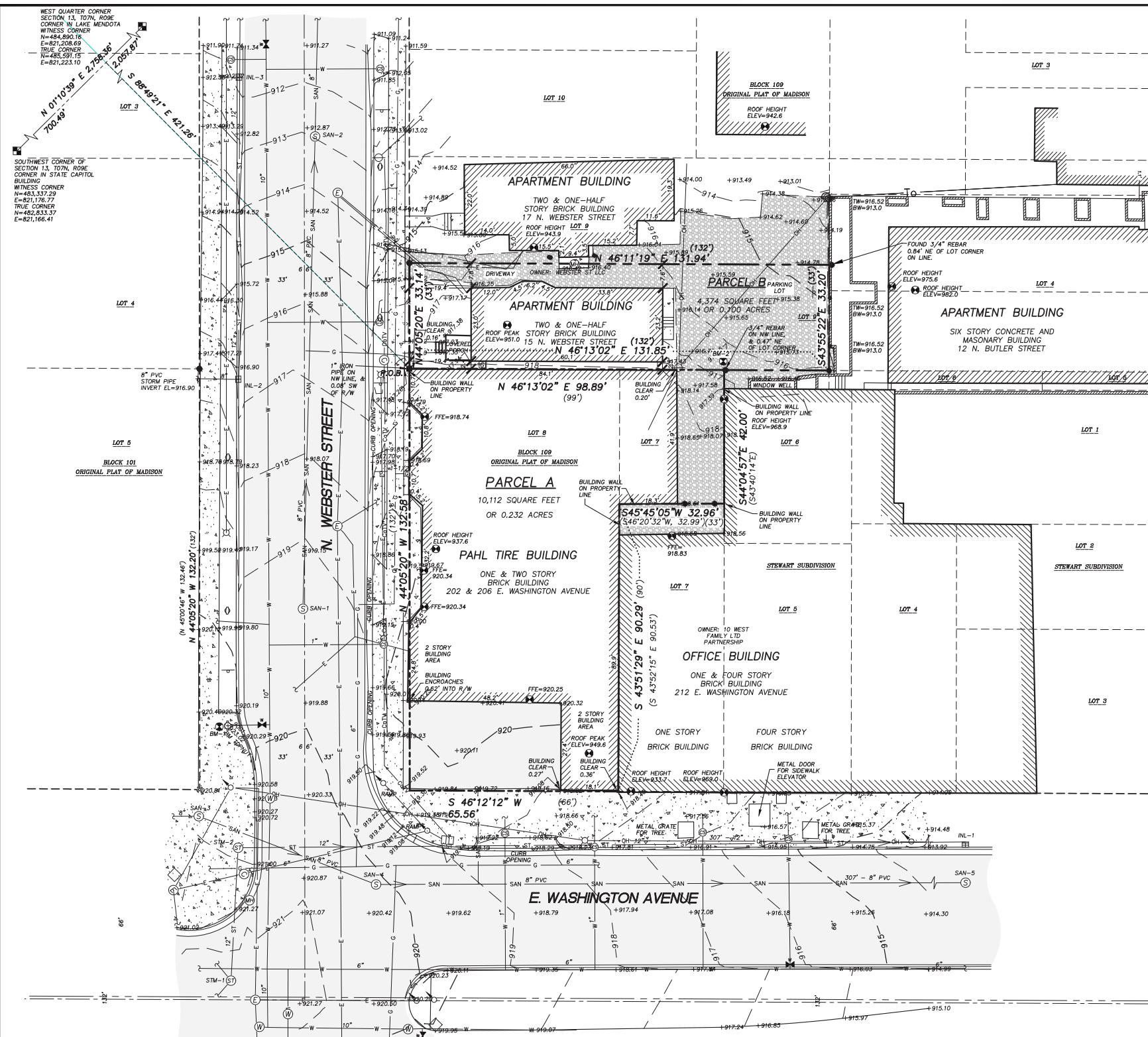
PROJECT: 201315
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DATE:
SCALE: AS NOTED

SITE PLAN
SCALE: 1" = 10'-0"

SITE PLAN

A1.02

File: I:\2012\125453NCC\DWG\125453NCC_ALTA.dwg Layout: ALTA Plotted: Dec 09, 2013 - 10:00am



LEGEND

- ⊠ GOVERNMENT CORNER
- ✕ CHISELED "X" FOUND
- 1" IRON PIPE FOUND
- 3/4" REBAR FOUND
- ⊙ BENCHMARK
- ⊙ FINISHED FLOOR & HEIGHT LOCATION
- ⊙ SIGN
- ⊙ SANITARY MANHOLE
- ⊙ WATER MANHOLE
- ⊙ HYDRANT
- ⊙ WATER VALVE
- ⊙ CURB STOP/SERVICE VALVE
- ⊙ STORM MANHOLE
- ⊙ CURB INLET
- ⊙ GAS REGULATOR/METER
- ⊙ MANHOLE
- ⊙ ELECTRIC MANHOLE
- ⊙ POWER POLE
- ⊙ LIGHT POLE
- ⊙ TRAFFIC SIGNAL
- ⊙ VAULT
- ⊙ DECIDUOUS TREE
- PARCEL BOUNDARY
- - - - PROPERTY LINE
- - - - CENTERLINE
- - - - RIGHT-OF-WAY LINE
- x-x- FENCE LINE
- == EDGE OF PAVEMENT
- == CONCRETE CURB & GUTTER
- - - - EDGE OF GRAVEL
- San- SANITARY SEWER
- W- WATER LINE
- Stm- STORM SEWER
- O- NATURAL GAS
- OH- OVERHEAD UTILITIES
- E- UNDERGROUND ELECTRIC
- CoTv- UNDERGROUND CABLE
- ▭ BUILDING
- 920- INDEX CONTOUR
- 917- INTERMEDIATE CONTOUR
- ▭ BITUMINOUS PAVEMENT
- ▭ CONCRETE PAVEMENT
- ▭ GRAVEL OR ROCK
- ⊙ PARKING METER
- ⊙ DISCONTINUED MAPPED PIPE LINE
- () RECORDED INFORMATION

NOTES

- FIELD WORK PERFORMED BY JSD PROFESSIONAL SERVICES, INC. ON APRIL 22 AND JULY 11, 2013.
- BEARINGS FOR THIS SURVEY AND MAP ARE BASED ON THE WISCONSIN COUNTY COORDINATE SYSTEM (WCSS), DANE COUNTY, THE SOUTHEAST LINE OF BLOCK 109, BEARS N 46°12'12" E.
- ELEVATIONS ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88). BENCHMARK IS A BRASS CAP IN CONCRETE MONUMENT MARKING THE MEANDER CORNER FOR THE SOUTHWEST CORNER OF SECTION 13, T7N, R9E, ELEVATION = 918.45
- CONTOUR INTERVAL IS ONE FOOT.
- SUBSURFACE UTILITIES AND FEATURES SHOWN ON THIS MAP HAVE BEEN APPROXIMATED BY LOCATING SURFICIAL FEATURES AND APPURTENANCES, LOCATING DIGGERS HOTLINE FIELD MARKINGS AND BY REFERENCE TO UTILITY RECORDS AND MAPS. DIGGER'S HOTLINE TICKET NO. 20131601631, 20134804715 AND 20134808716.
- BEFORE EXCAVATION, APPROPRIATE UTILITY COMPANIES SHOULD BE CONTACTED. FOR EXACT LOCATION OF UNDERGROUND UTILITIES, CONTACT DIGGERS HOTLINE, AT 1.800.242.8511.
- THE ACCURACY OF THE BENCHMARKS SHOWN ON THIS MAP SHALL BE VERIFIED BEFORE BEING UTILIZED. JSD PROFESSIONAL SERVICES, INC. DOES NOT WARRANT THE ACCURACY OF THESE BENCHMARKS.
- THIS PARCEL IS SUBJECT TO ALL EASEMENTS AND AGREEMENTS, BOTH RECORDED AND UNRECORDED.

NOTES CORRESPONDING TO TABLE A REQUIREMENTS:

- ITEM 3** THE SUBJECT PROPERTY LIES WITHIN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, PER FEMA COMMUNITY PANEL NO. 55025C0409G, REVISED JANUARY 02, 2009.
- ITEM 6(a)** THE CURRENT ZONING CLASSIFICATION IS 'DOWNTOWN CORE' (DC) PER THE DANE COUNTY WEBSITE, ACCESS DANE.
- ITEM 6(b)** THE CURRENT BUILDING SETBACK REQUIREMENTS, HEIGHT AND FLOOR SPACE AREA RESTRICTIONS PER CITY OF MADISON ZONING CODE ORDINANCE FOR 'DOWNTOWN CORE' ARE AS FOLLOWS:
 MINIMUM FRONT YARD SETBACK = ZERO (0) FEET.
 MAXIMUM FRONT YARD SETBACK = FIVE (5) FEET FOR BUILDINGS FACING CAPITOL SQUARE.
 SIDE YARD SETBACK = ZERO (0) FEET FOR THE FIRST TWO (2) STORIES OF ONE SIDE OF ALL BUILDINGS.
 REAR YARD SETBACK = ZERO (0) FEET.
 MINIMUM HEIGHT = TWO (2) STORIES.
 MAXIMUM HEIGHT = EIGHT (8) STORIES. TWO (2) ADDITIONAL STORIES ABOVE THE MAXIMUM BUILDING HEIGHT MAY BE ALLOWED IF APPROVED AS A CONDITIONAL USE UNDER SECTION 28.183 PROVIDED THAT HEIGHT IS THE ONLY BULK REQUIREMENT SOUGHT TO BE MODIFIED AND THE CONDITIONAL USE STANDARDS FOR ADDITIONAL HEIGHT ARE MET.
- ITEM 9** PARKING SPACES: 3 REGULAR PARKING SPACES.
- ITEM 16** NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS ON THE SUBJECT PROPERTY.
- ITEM 17** NO KNOWN PROPOSED CHANGES IN STREET RIGHT-OF-WAY LINES PER CITY OF MADISON ENGINEERING DEPARTMENT. NO OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS. RECENT IS DEFINED AS WITHIN THE LAST THREE (3) MONTHS.
- ITEM 18** NO OBSERVED EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.

LEGAL DESCRIPTION (AS FURNISHED)

(PER FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT No.: NCS-582725A-MAD, COMMITMENT DATE: September 8, 2013 AT 7:30 A.M.)

PARCEL A:
 ALL OF LOT EIGHT (8) AND THE NORTHWEST 42 FEET OF THE SOUTHWEST 1/2 OF LOT SEVEN (7), BLOCK ONE HUNDRED AND NINE (109), ORIGINAL PLAT OF MADISON, IN THE CITY OF MADISON, DANE COUNTY, WISCONSIN.

PARCEL NO'S: 251/0709-133-3102-4 AND 251/0709-133-3101-6
 PROPERTY ADDRESSES: 202 & 206 EAST WASHINGTON AVENUE, MADISON, WI

PARCEL B:
 SOUTHEASTERLY ONE-HALF OF LOT NINE (9), BLOCK ONE HUNDRED AND NINE (109), ORIGINAL PLAT OF MADISON, IN THE CITY OF MADISON, DANE COUNTY, WISCONSIN.

PARCEL NO.: 251/0709-133-3118-1
 PROPERTY ADDRESSES: 15. N. WEBSTER STREET, MADISON, WI

SURVEYOR'S CERTIFICATE

TO: i) 202 E. WASHINGTON, LLC
 ii) JSL INVESTMENTS, LLC
 iii) FIRST AMERICAN TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6(a), 6(b), 7(a), 7(b)(1), 7(b)(2), 7(c), 8, 9, 10(a), 11(a), 11(b), 12, 13, 14, 15, 16, 17, 18, AND 21 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON JULY 11, 2013.

HANS P. JUSTESON, S-2363
 REGISTERED LAND SURVEYOR

DATE



VICINITY MAP
 NOT TO SCALE

BENCHMARKS		
BENCH MARK	ELEVATION	DESCRIPTION
BM-1	923.04	TOP NUT ON HYDRANT AT THE NW CORNER OF E. WASHINGTON AVE. & N. WEBSTER ST.
BM-2	916.65	TOP OF 3/4" REBAR AT NW LOT CORNER.

SANITARY SEWER MANHOLES					
STRUCT. ID	RIM ELEVATION	INVERT	ELEVATION	PIPE SIZE	PIPE TYPE
SAN-1	919.55	NW	909.17	8"	PVC
SAN-2	912.96	SE	902.17	8"	PVC
		NW	902.14	8"	PVC
SAN-3	920.94	SW	907.40	8"	PVC
		NE	907.45	8"	PVC
SAN-4	920.18	SW	906.56	8"	PVC
		NE	906.58	8"	PVC
SAN-5	908.36	SW	897.23	8"	PVC
		NE	897.20	8"	PVC

STORM SEWER MANHOLES					
STRUCT. ID	RIM ELEVATION	INVERT	ELEVATION	PIPE SIZE	PIPE TYPE
STM-1	921.39	NW	*	*	*
		SW	*	*	*
		SE	*	*	*
STM-2	920.96	SE	917.51	12"	RCP
		NE	917.36	12"	RCP

* = UNABLE TO ACCESS MANHOLE

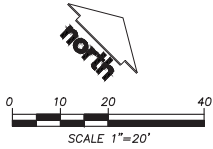
STORM SEWER INLETS					
INLET ID	RIM ELEVATION	INVERT	ELEVATION	PIPE SIZE	PIPE TYPE
INL-1	909.68	NE	904.96	12"	VP
		SW	904.97	12"	VP
INL-2	916.41	SW	912.11	8"	PVC
		NW	911.97	12"	RCP
INL-3	911.66	SE	907.32	12"	RCP
		NW	907.21	12"	RCP

TO OBTAIN LOCATIONS OF PARTICIPANT UNDERGROUND UTILITIES BEFORE YOU DIG IN WISCONSIN

CALL DIGGERS HOTLINE
 1-800-242-8511 TOLL FREE

WISCONSIN STATE STATUTE HELD (S 117.01) REQUIRES MANHOLE THREE (3) WORK DAYS NOTICE BEFORE YOU EXCAVATE

THE INFORMATION SHOWN ON THIS DRAWING CONCERNING TYPE AND LOCATION OF UNDERGROUND UTILITIES IS NOT GUARANTEED TO BE ACCURATE OR FULL INCLUSIVE. THE CONTRACTOR IS RESPONSIBLE FOR MAKING THE CONTRACTOR'S OWN DETERMINATIONS AS TO THE TYPE AND LOCATION OF UNDERGROUND UTILITIES AS MAY BE NECESSARY TO AVOID DAMAGE THEREOF.



DRAFT

PREPARED FOR
 THE ALEXANDER COMPANY
 145 E. BADGER ROAD
 MADISON, WI 53713

ALTA/ACSM LAND TITLE SURVEY
 ALL OF LOT 8 AND PART OF LOT 7,
 BLOCK 109, ORIGINAL PLAT OF MADISON,
 CITY OF MADISON, DANE COUNTY, WISCONSIN

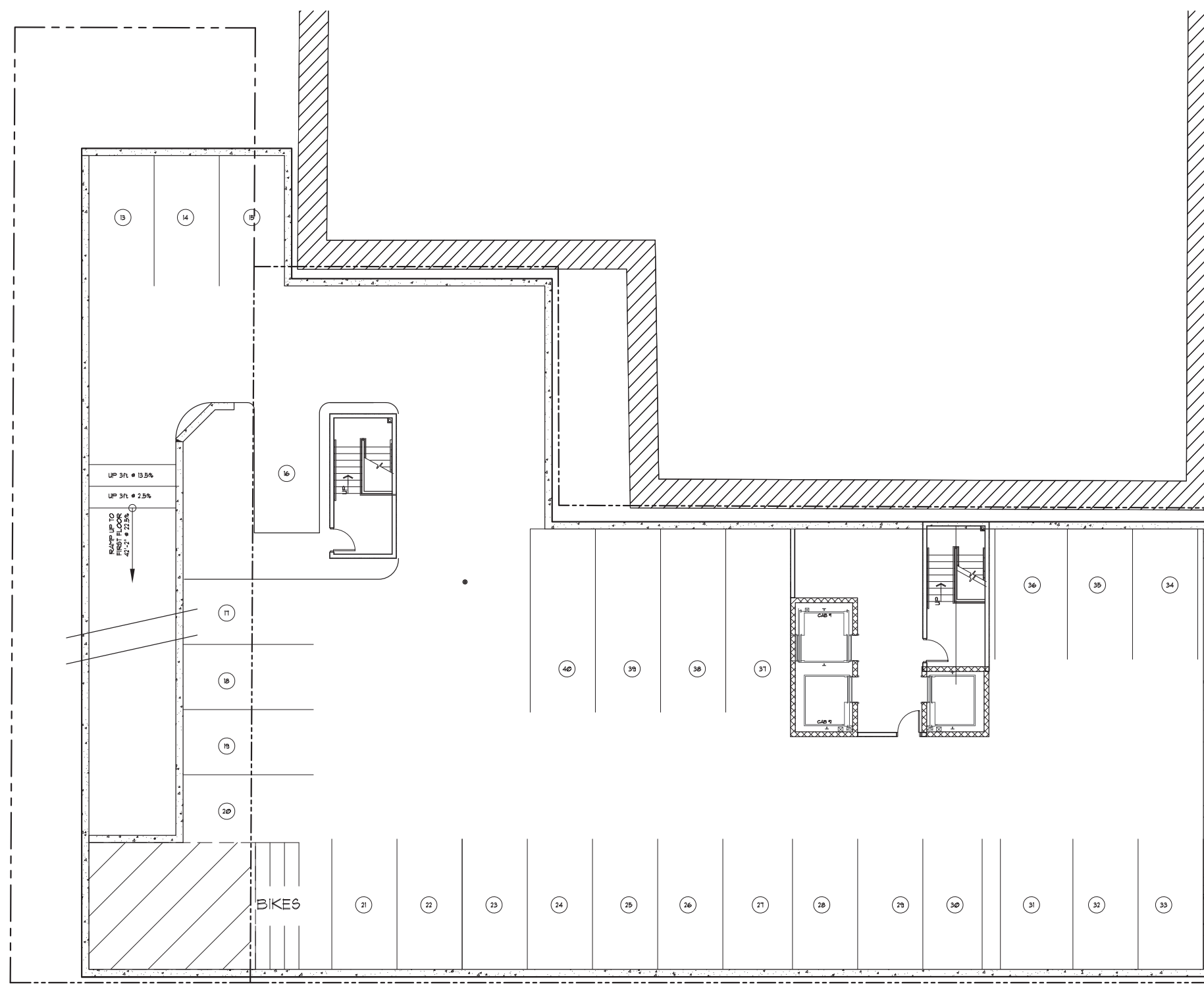
JSD Professional Services, Inc.
 Engineers • Surveyors • Planners
 161 HORIZON DRIVE, SUITE 101
 MADISON, WISCONSIN 53703
 PHONE: (608)948-5000

PROJECT NO:	12-5453
FILE NO:	C-352
SURVEYED BY:	JDS
F.B. NO/PG:	259/74
SHEET NO:	1 OF 1

DATE	DESCRIPTION
07-15-2013	DRAWN BY: PRK
07-16-2013	CHECKED BY: UK
07-16-2013	APPROVED BY: HPJ
09-16-13	Change Title Commitment Date
09-05-13	Remove one item reference
	DESCRIPTION



GARY BRINK & ASSOCIATES
 ARCHITECTS
 7780 ELMWOOD AVENUE
 MIDDLETON, WI 53562
 608-829-1750
 608-829-3056 (FAX)



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 202 E. WASHINGTON AVE.
 MADISON, WISCONSIN

OWNER: 202 E. WASHINGTON LLC
 C/O: NORTH CENTRAL GROUP
 1600 ASPEN COMMONS, SUITE 200 - MIDDLETON, WISCONSIN

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GARAGE LEVEL 2 PLAN

SCALE: 1/8" = 1'-0"

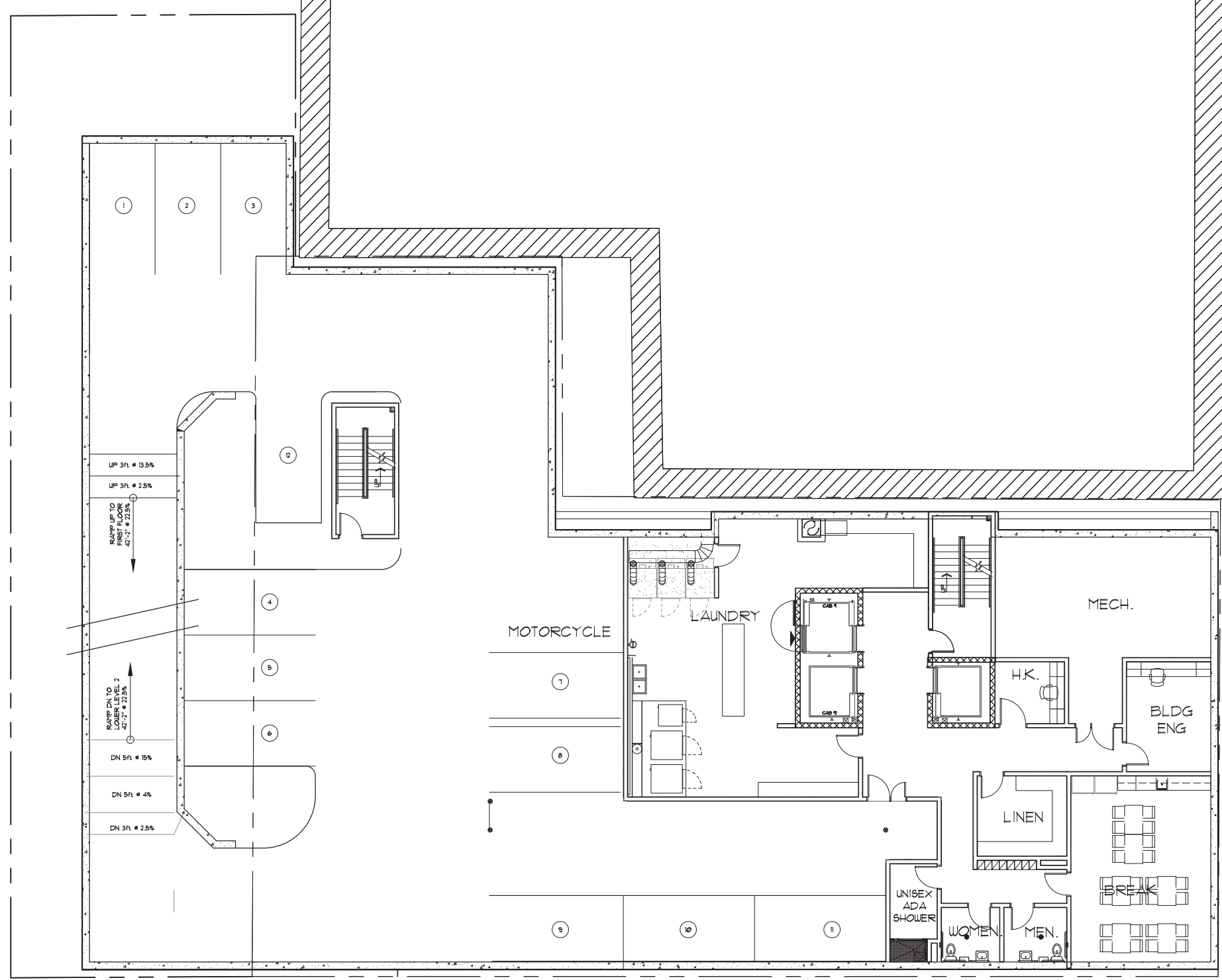


GARAGE
 LEVEL 2
 PLAN

A0.01



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7780 ELMWOOD AVENUE
MIDDLETON, WI 53562
608-829-1750
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 **GARAGE LEVEL 1 PLAN**
SCALE: 1/8" = 1'-0"
0' 4' 8' 16' 24'

PROJECT: **COURTYARD BY MARRIOTT - DOWNTOWN MADISON**

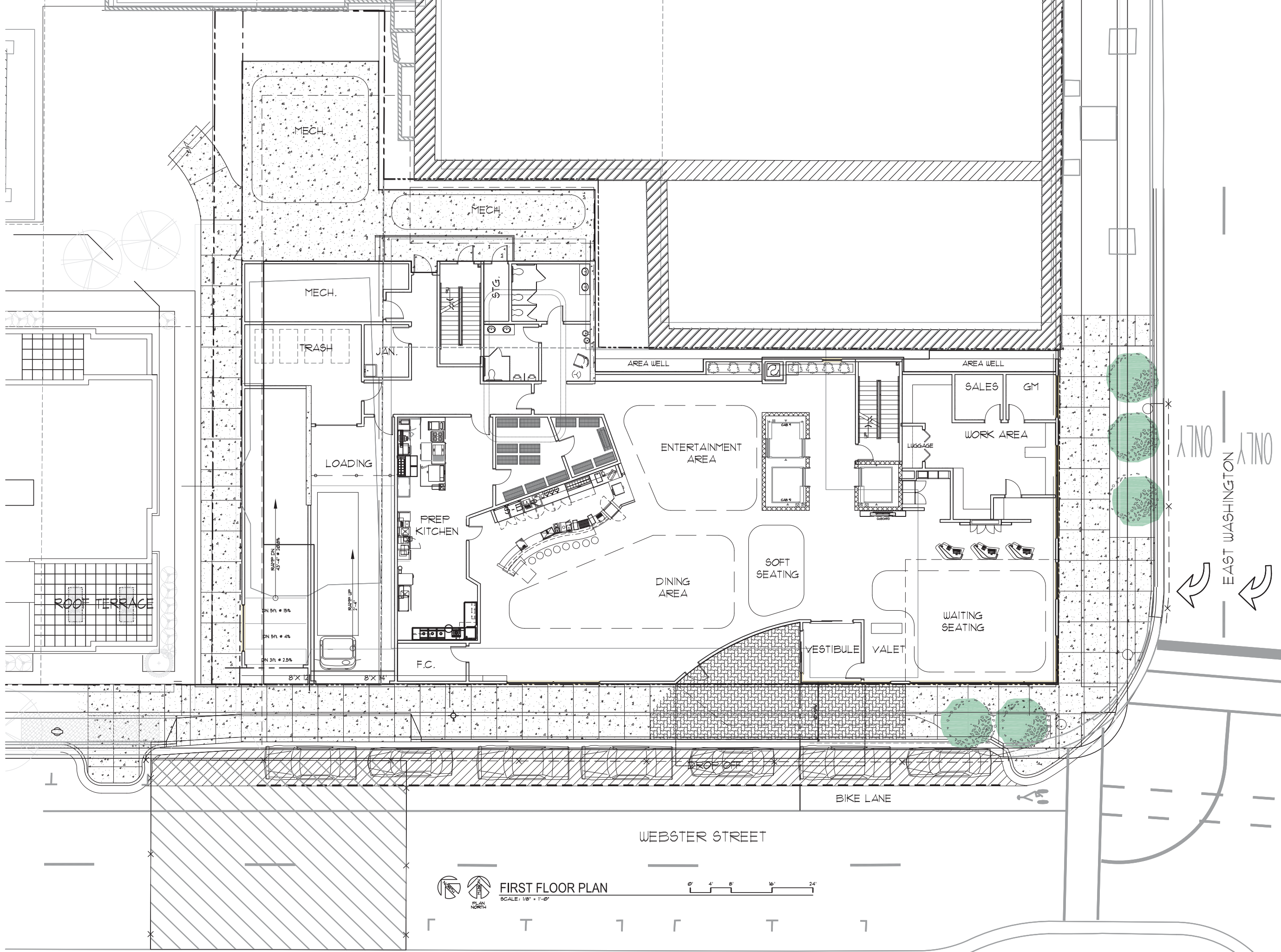
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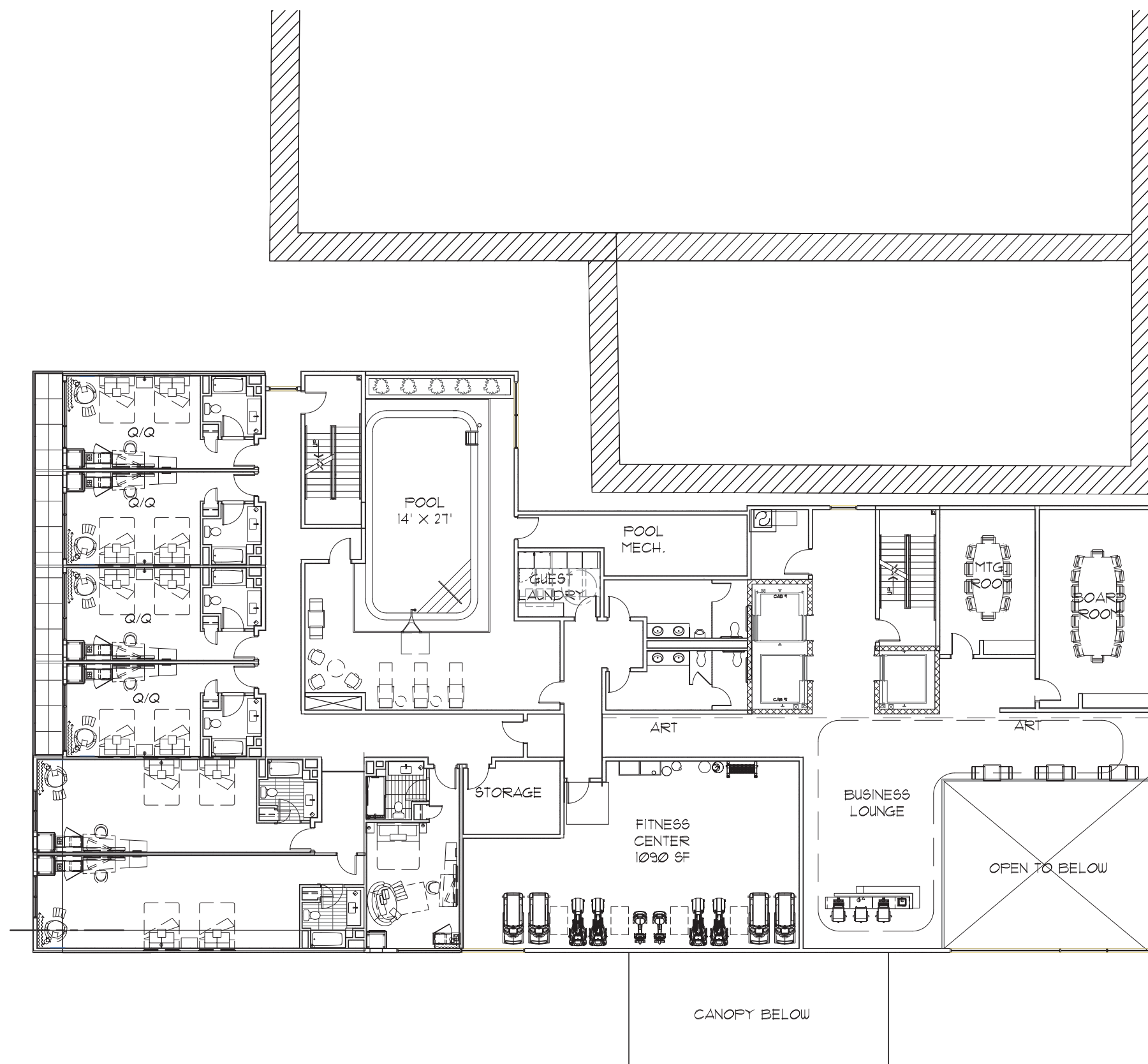
PROJECT: COURTYARD BY MARRIOTT - DOWNTOWN MADISON
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MADISON, WISCONSIN
OWNER: 202 E. WASHINGTON LLC
C/O: NORTH CENTRAL GROUP
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SCALE: AS NOTED

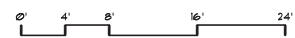
FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"
0' 4' 8' 16' 24'



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



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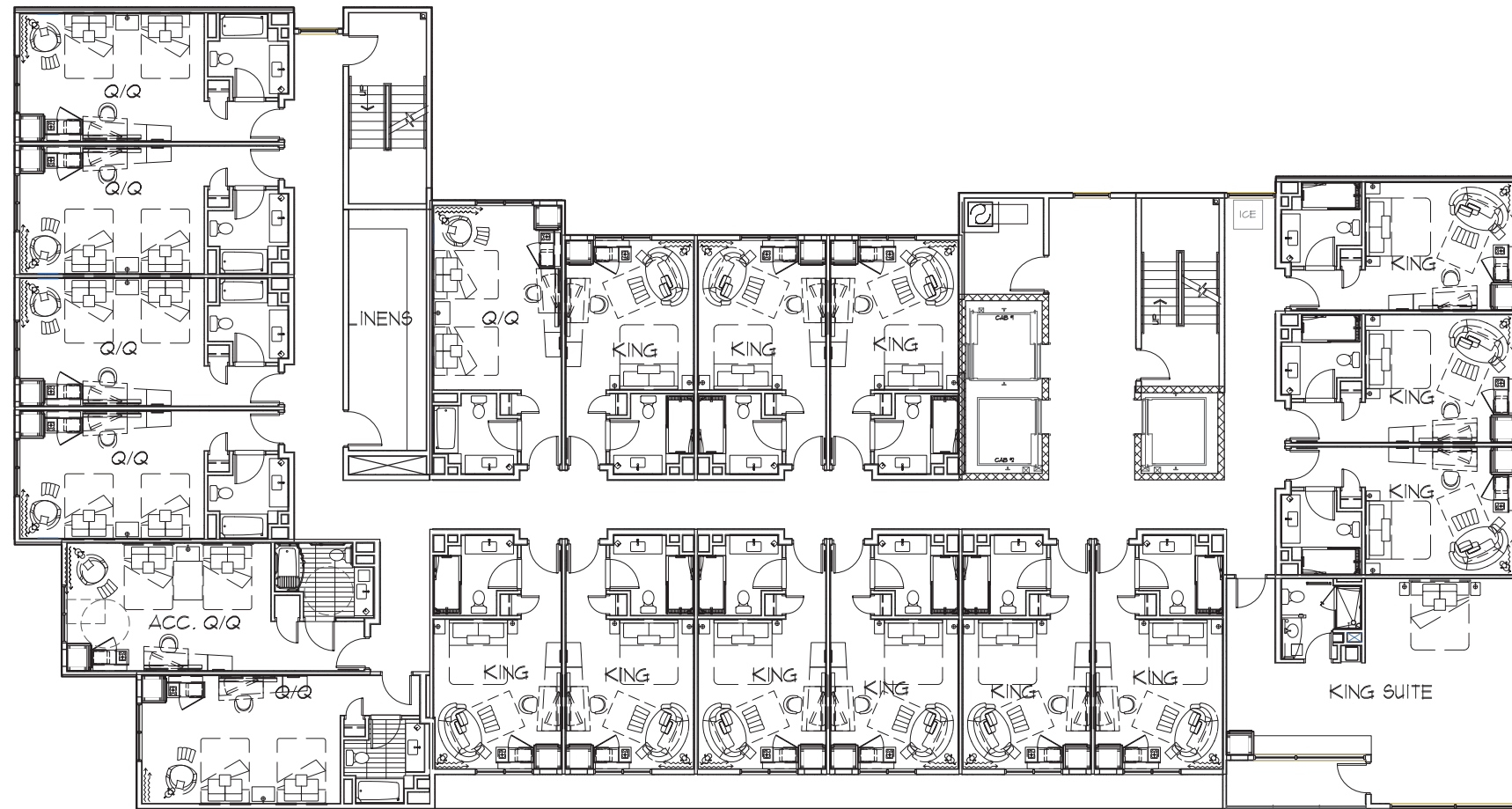
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SECOND FLOOR PLAN

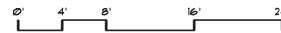
A2.02



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THIRD AND FOURTH
FLOOR PLANS
SCALE: 1/8" = 1'-0"



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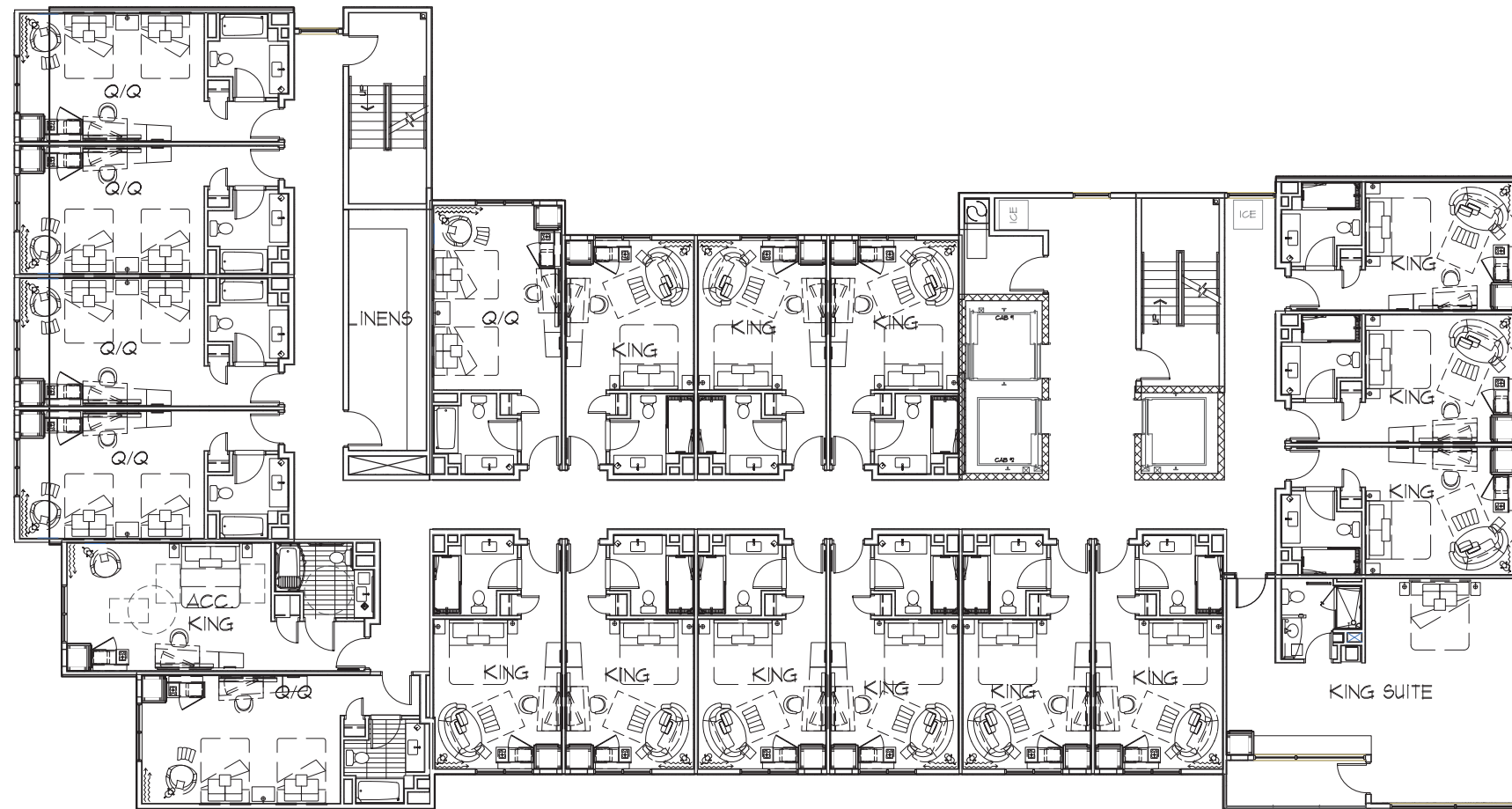
PROJECT: 201315
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DATE:
SCALE: AS NOTED

THIRD & FOURTH
FLOOR
PLANS

A2.03



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FIFTH FLOOR PLAN

SCALE: 1/8" = 1'-0"



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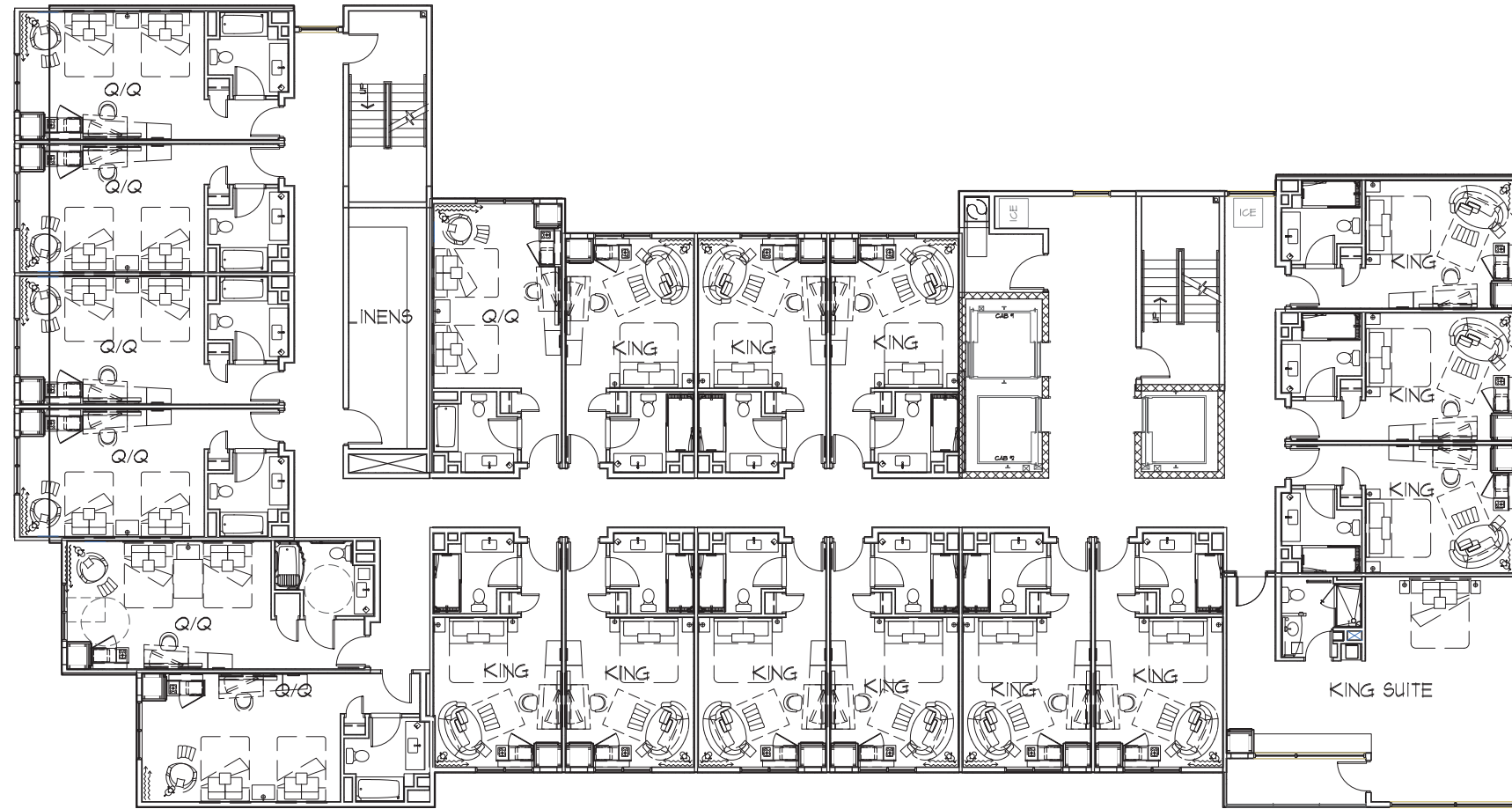
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FIFTH FLOOR PLAN

A2.04



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SIXTH AND SEVENTH
FLOOR PLANS
SCALE: 1/8" = 1'-0"



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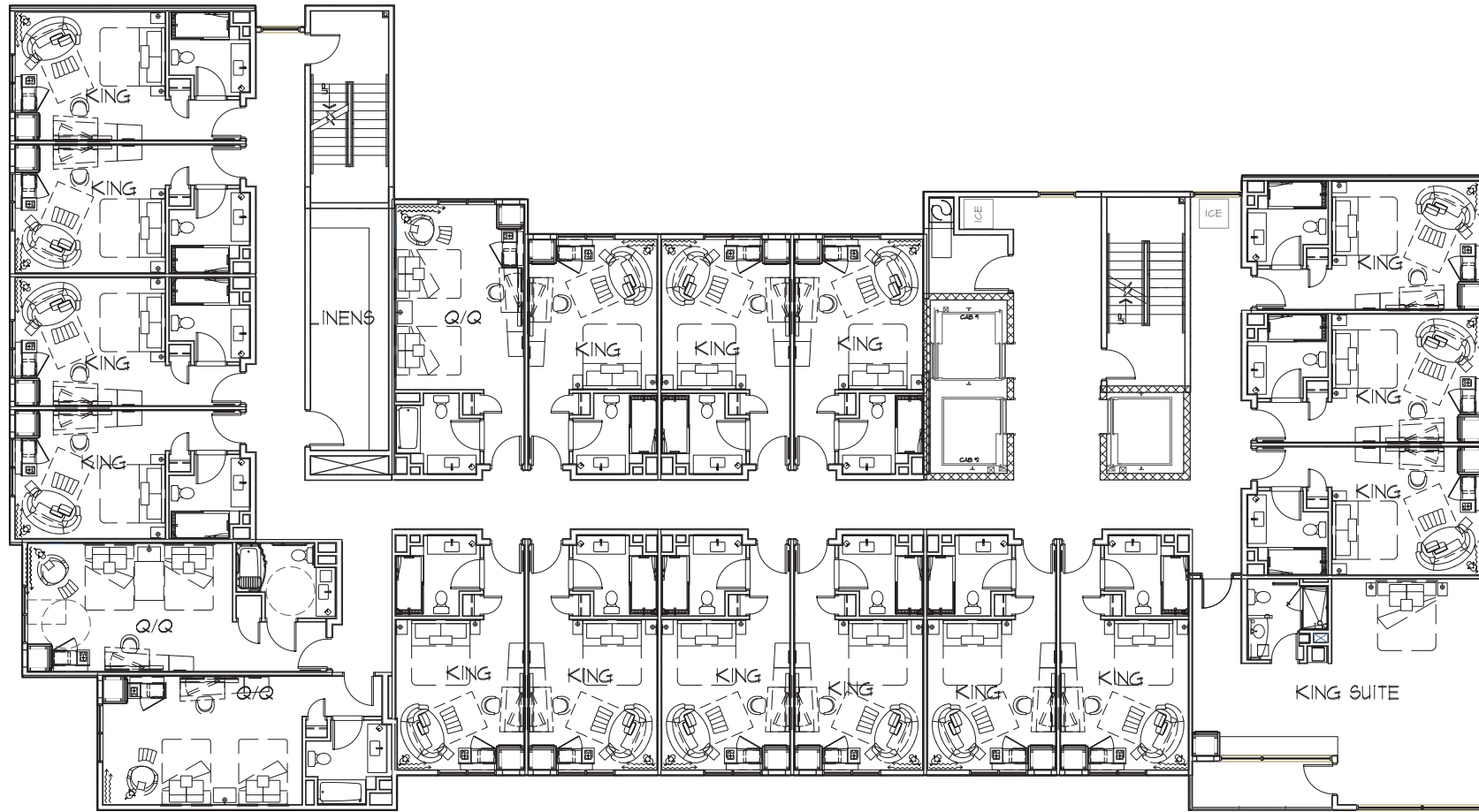
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SIXTH AND
SEVENTH FLOOR
PLANS

A2.05



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EIGHTH FLOOR PLAN

SCALE: 1/8" = 1'-0"



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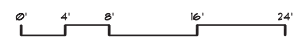
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NINTH FLOOR PLAN
SCALE: 1/8" = 1'-0"



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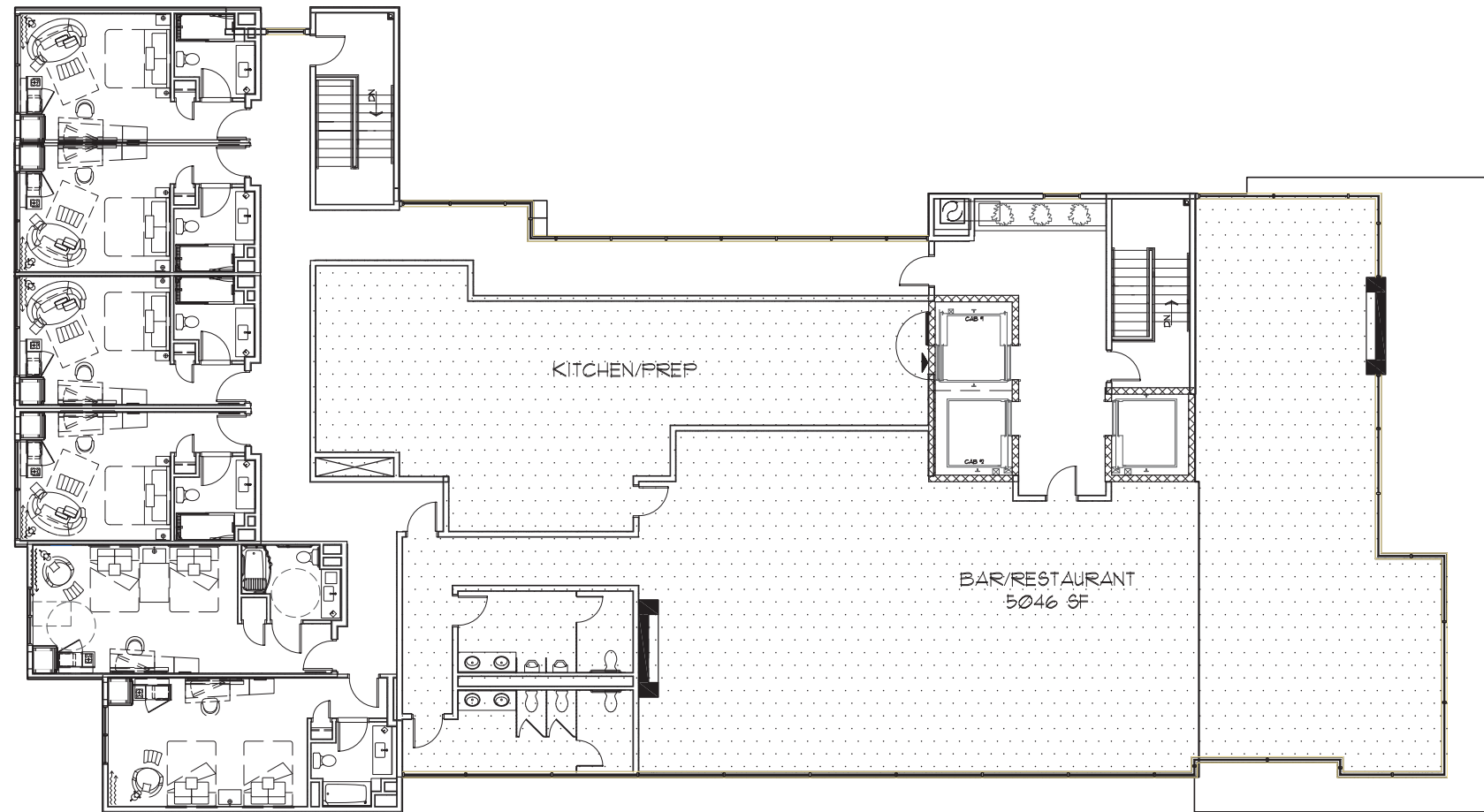
PROJECT: 201315
DRAWN BY: KR
DATE:
SCALE: AS NOTED

NINTH
FLOOR
PLAN

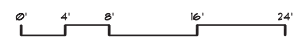
A2.07



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



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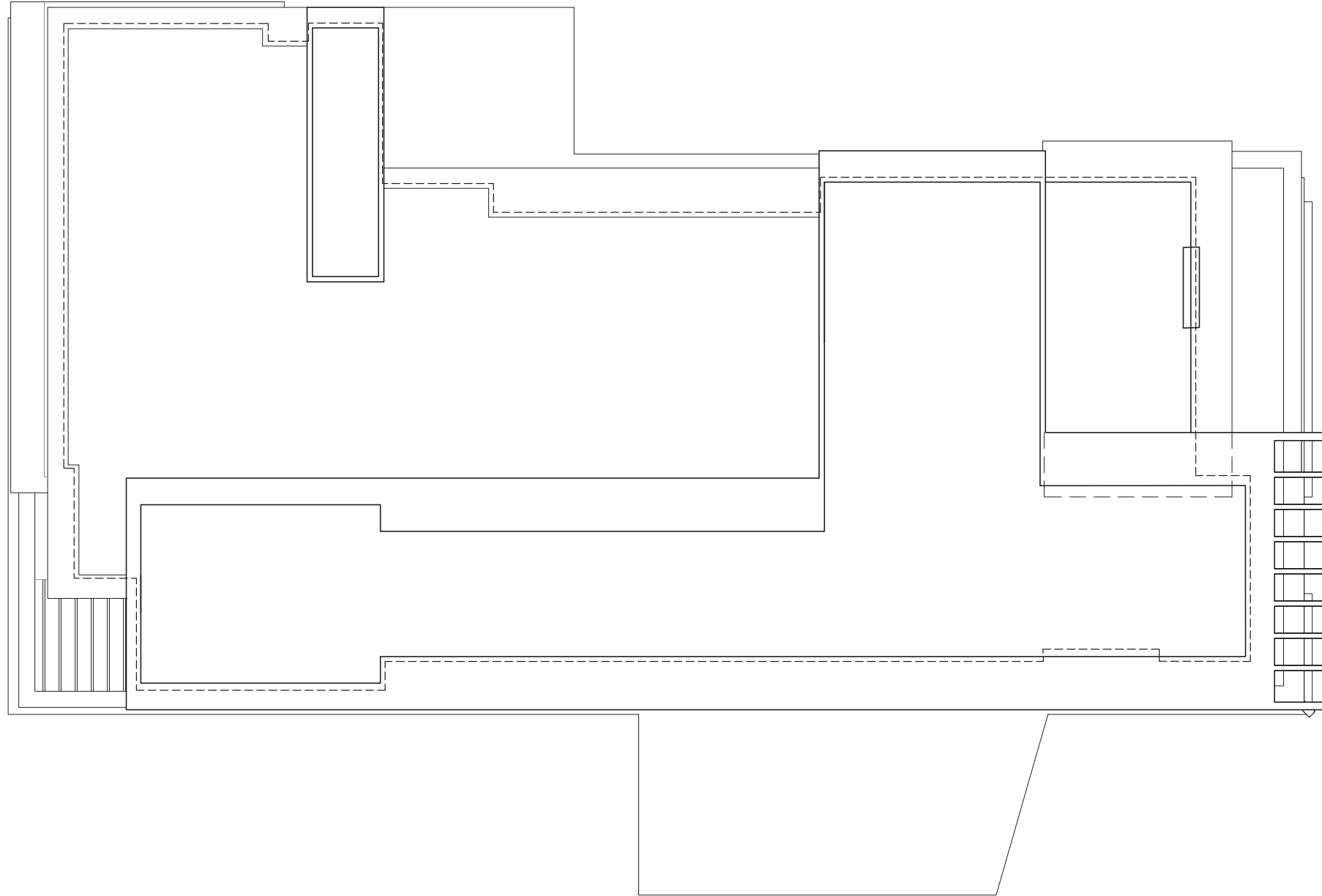
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ROOF PLAN
 SCALE: 1/8" = 1'-0"



ROOF
 PLAN

A2.09



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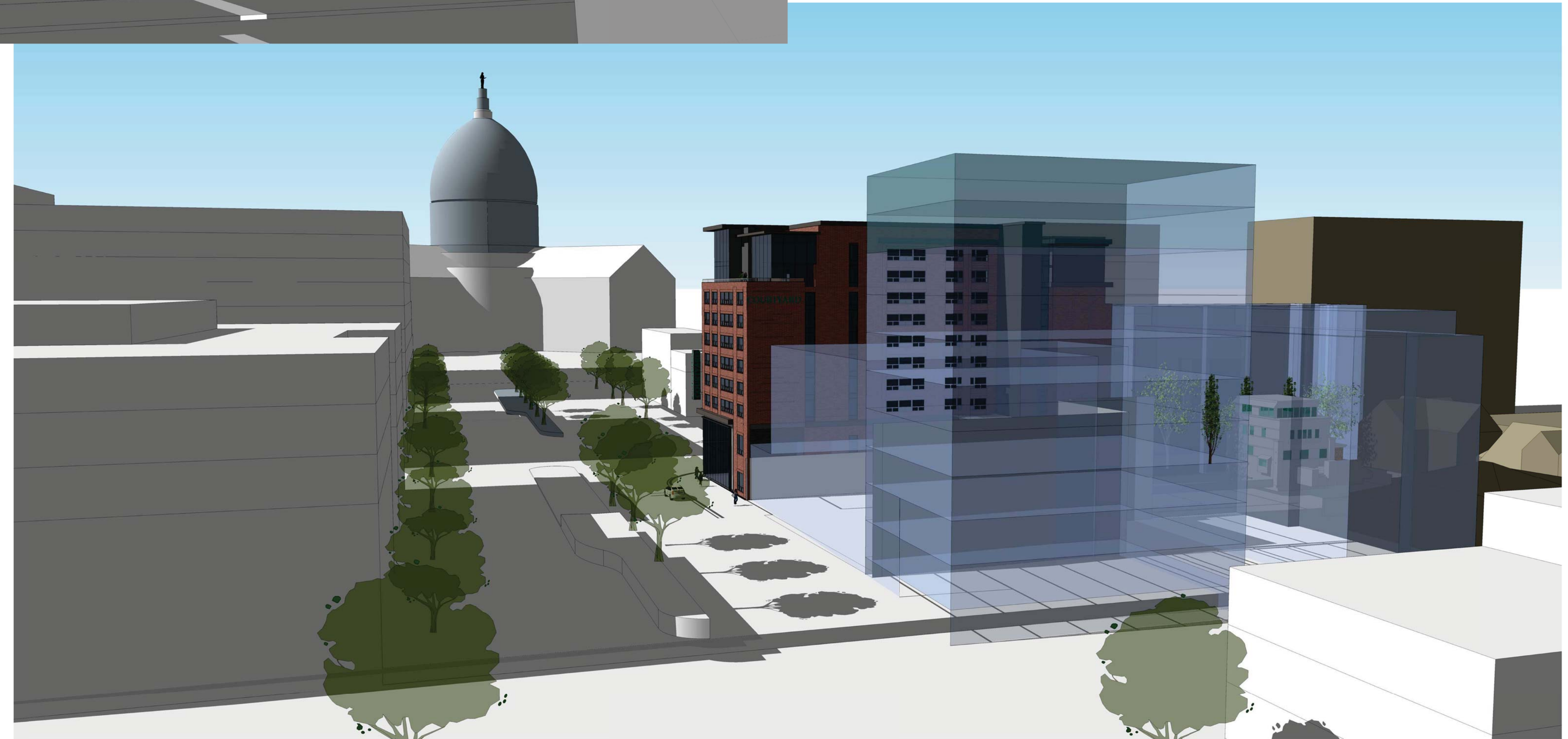
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MASSING
MODEL



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MASSING MODEL

MASSING
MODEL