

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

AGENDA ITEM # _____
Project # _____
01639

DATE SUBMITTED: <u>9/27/06</u>	<input checked="" type="checkbox"/> Action Requested
UDC MEETING DATE: <u>10/4/06</u>	<input type="checkbox"/> Informational Presentation
	<input type="checkbox"/> Initial Approval and/or Recommendation
	<input type="checkbox"/> Final Approval and/or Recommendation

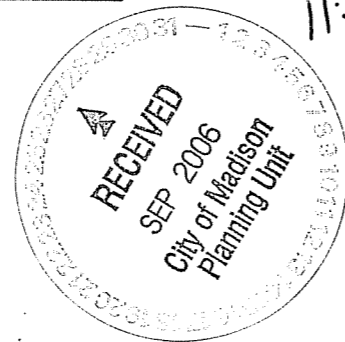
PROJECT ADDRESS: 454 W. Johnson Street

ALDERMANIC DISTRICT: Michael Verveer

OWNER/DEVELOPER (Partners and/or Principals) Fleming Development
2960 Triverton Pike
Madison, WI 53711

ARCHITECT/DESIGNER/OR AGENT: Gary Brink & Associates, Inc.
8401 Excelsior Drive
Madison, WI 53717

CONTACT PERSON: Gary Brink (see address above)
Address: _____
Phone: (608) 829-1750
Fax: (608) 829-3056
E-mail address: jjbrink@tds.net



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:)

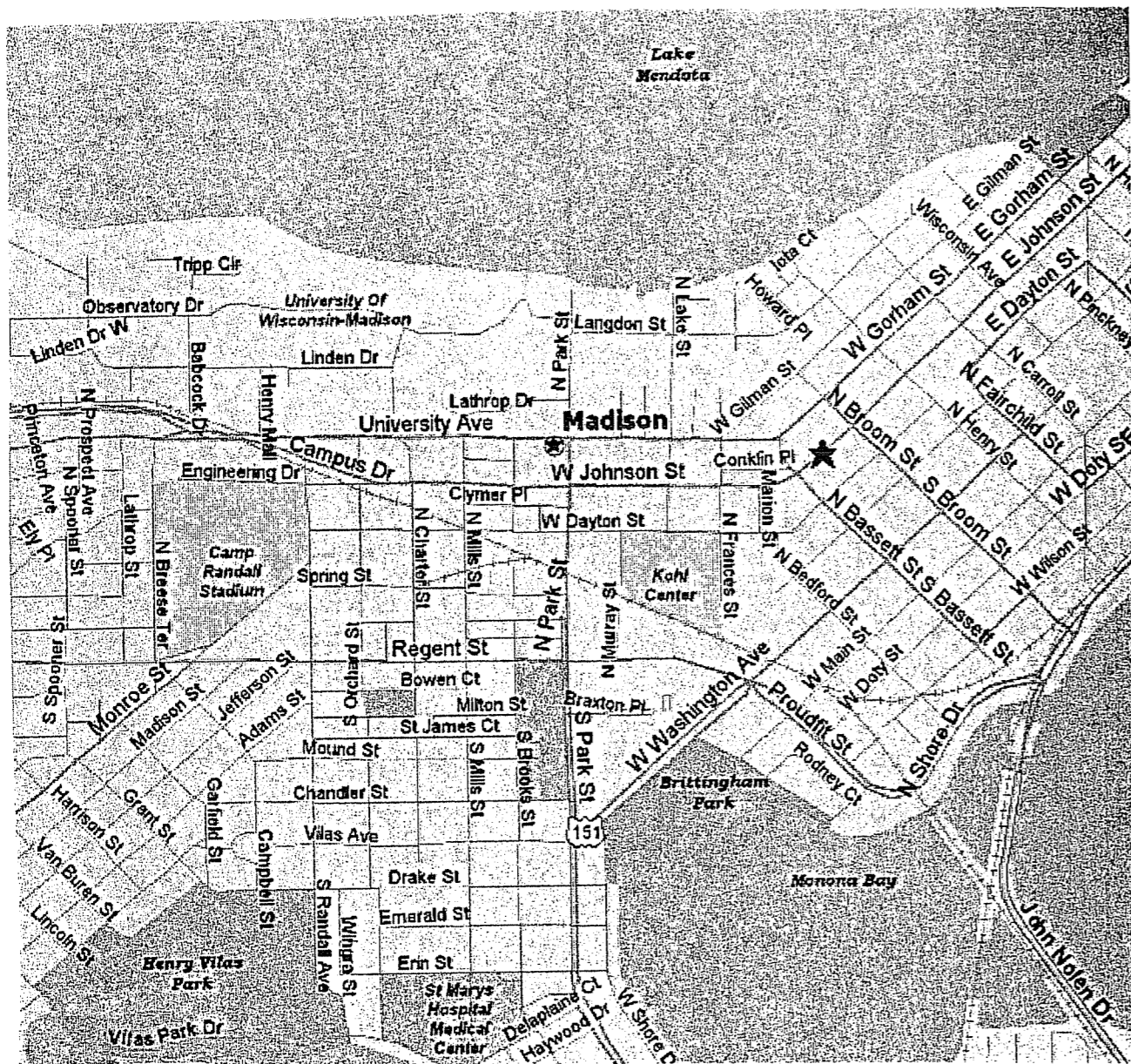
- R.P.S.M. Parking Variance (Fee required)

(See Section D for:)

- Comprehensive Design Review* (Fee required)
- Street Graphics Variance* (Fee required)
- Other _____

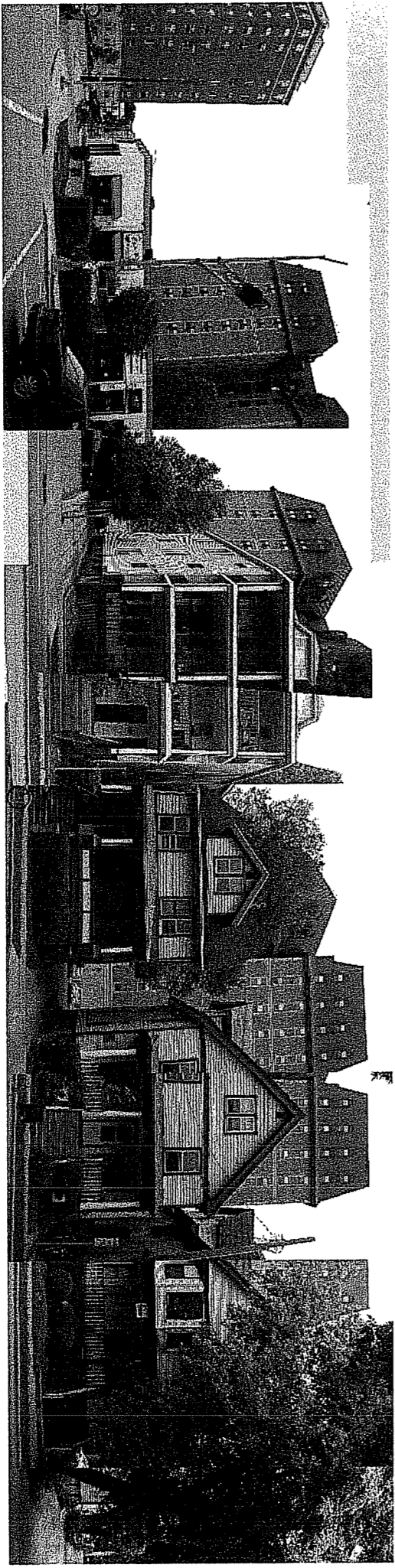
*Public Hearing Required (Submission Deadline 3 Weeks in Advance of Meeting Date)

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



Site Location Map:
454 W. Johnson Street

Project Description: Proposed mixed-use project is at the intersection of N. Bassett and W. Johnson Street called "454 West". Project incorporates retail/commercial on the 1st floor along N. Bassett, possible health club on 2nd floor, and condominium units on floors 2-12. There are 197 residential units with efficiencies, one-bedrooms and two-bedrooms and two levels of underground parking. The project will occupy the current site of the one story commercial building plus four existing wood frame buildings along W. Johnson Street.





GARY BRINK & ASSOCIATES
ARCHITECTS

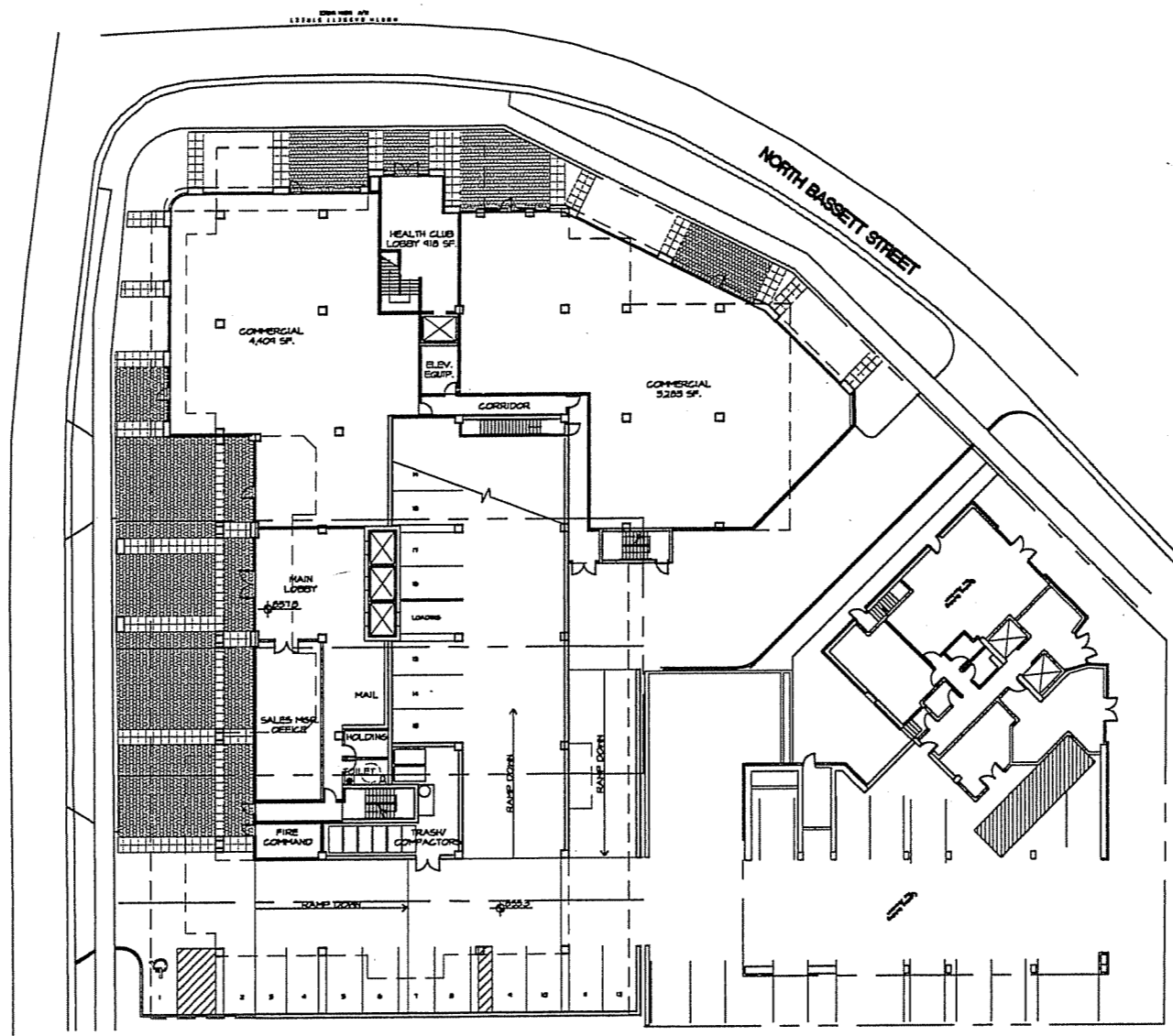
8401 EXCELSIOR DRIVE
MADISON, WI 53717
608-329-1750
608-829-3056 (FAX)

PROJECT: **454 WEST**
454 WEST JOHNSON STREET MADISON, WISCONSIN
CLIENT: **FLEMING DEVELOPMENT**
2980 TRIVERTON PIKE ROAD MADISON, WISCONSIN 53711

© 2006 GARY BRINK & ASSOC.

Any duplication, reproduction,
or use by any other party is
prohibited unless prior written
authorization is received from
GARY BRINK & ASSOC.

PROJECT: 200621
CAD FILE: 201-200621
DRAWN BY: TB
DATE: 09/21/06

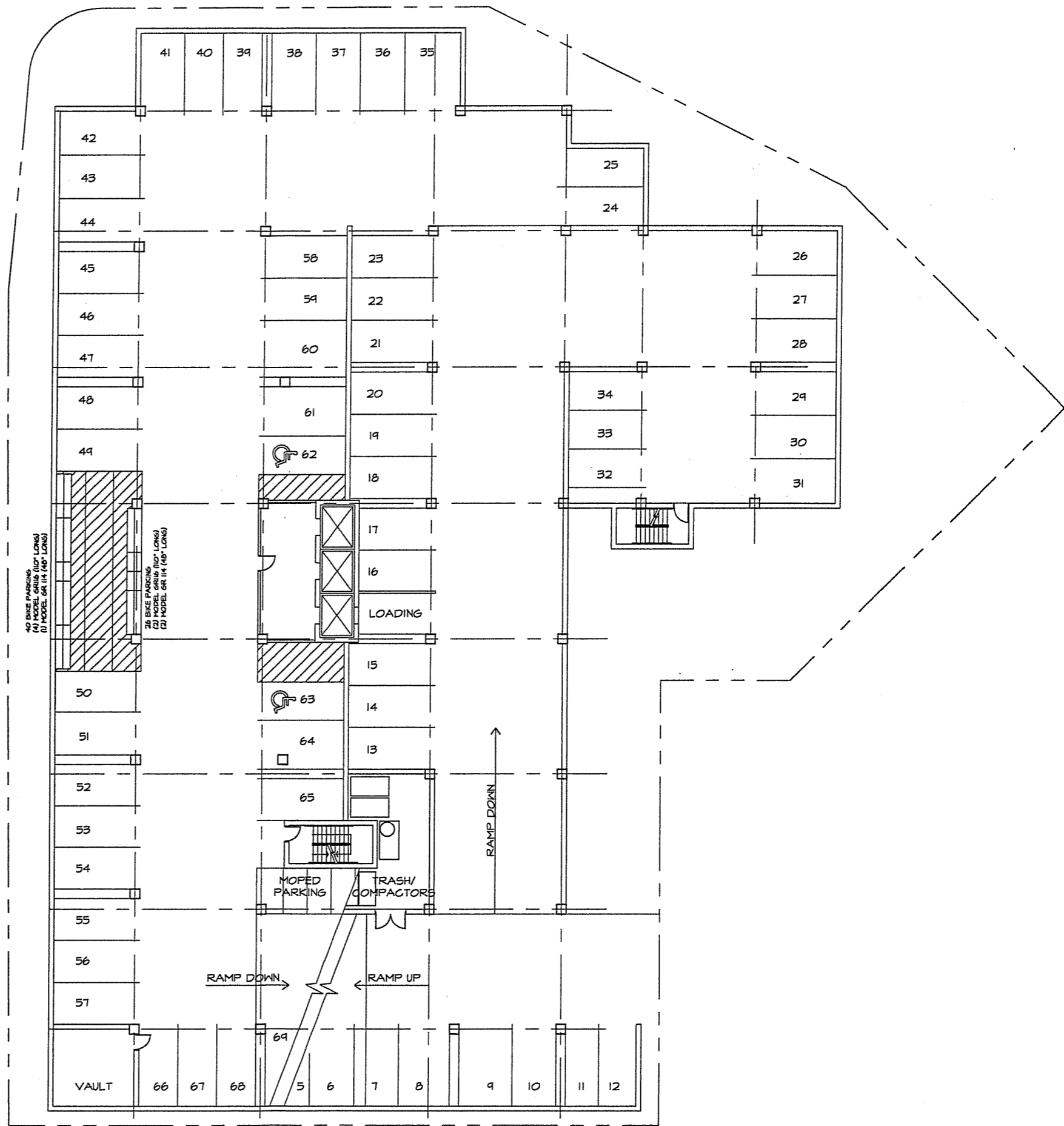


SITE PLAN



GARY BRINK & ASSOCIATES
ARCHITECTS

8401 EXCELSIOR DRIVE
MADISON, WI 53717
608-829-1750
608-829-3056 (FAX)



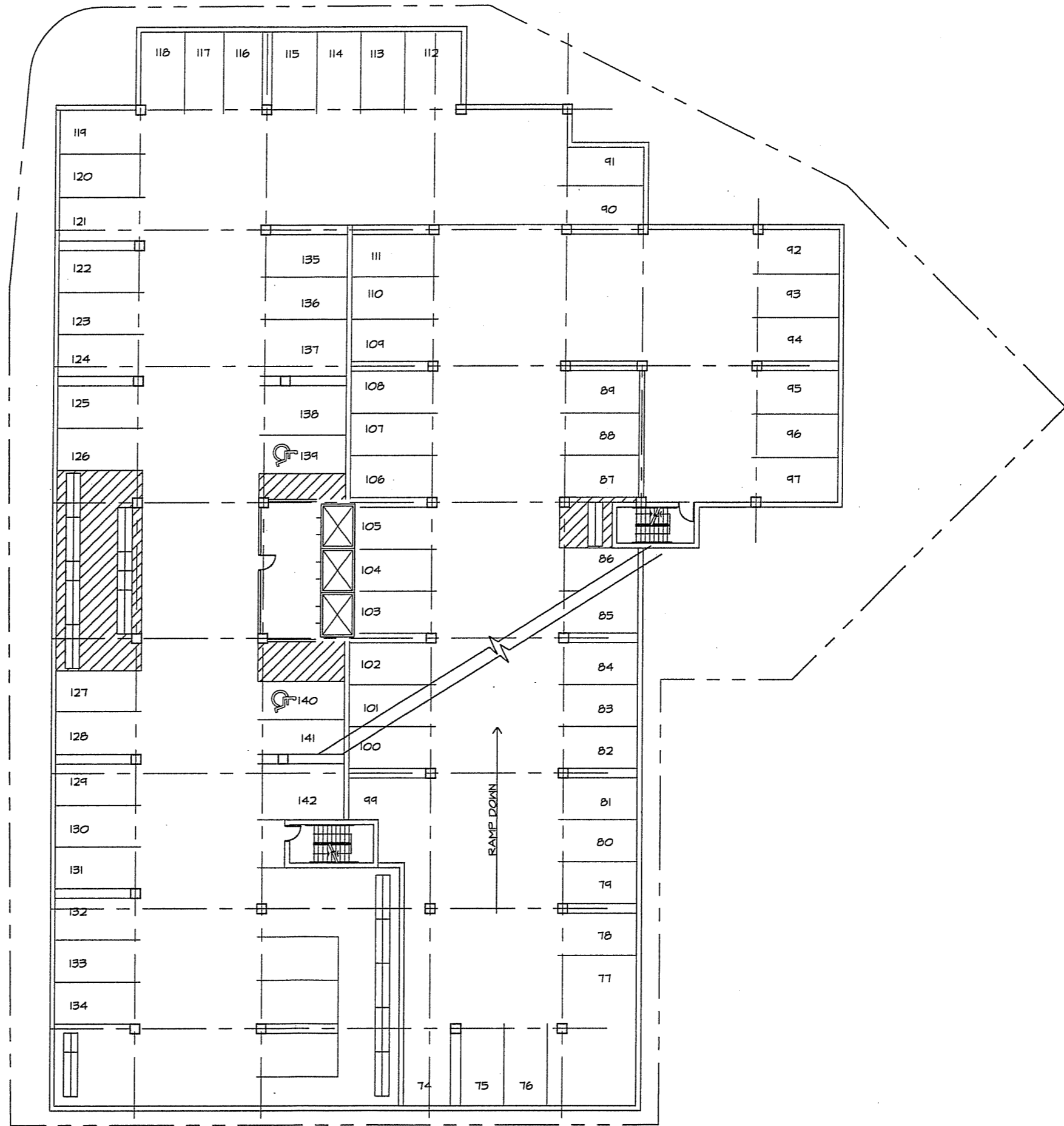
PARKING LEVEL I PLAN 91.167
3/32" = 1'-0"

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

© 2006 GARY BRINK & ASSOC.
Any duplication, reproduction,
or use by any other party is
prohibited unless prior written
authorization is received from
GARY BRINK & ASSOC.
PROJECT: 200621
CAD FILE: 401-200621
DRAWN BY: TB
DATE: 08/14/06

F:\2006\200621\401-200621.dwg, 9/27/2006 10:33:05 AM

...2006\200621\401-200621.dwg, 9/27/2006 10:34:52 AM



PARKING LEVEL II PLAN 82.33'



GARY BRINK & ASSOCIATES
ARCHITECTS

8401 EXCELSIOR DRIVE
MADISON, WI 53717
608-829-1750
608-829-3056 (FAX)

PROJECT:
454 WEST
454 WEST JOHNSON STREET MADISON, WISCONSIN

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

© 2006 GARY BRINK & ASSOC.
Any duplication, reproduction,
or use by any other party is
prohibited unless prior written
authorization is received from
GARY BRINK & ASSOC.

PROJECT: 200621
CAD FILE: 401-200621
DRAWN BY: TB
DATE: 08/14/06



GARY BRINK & ASSOCIATES
ARCHITECTS

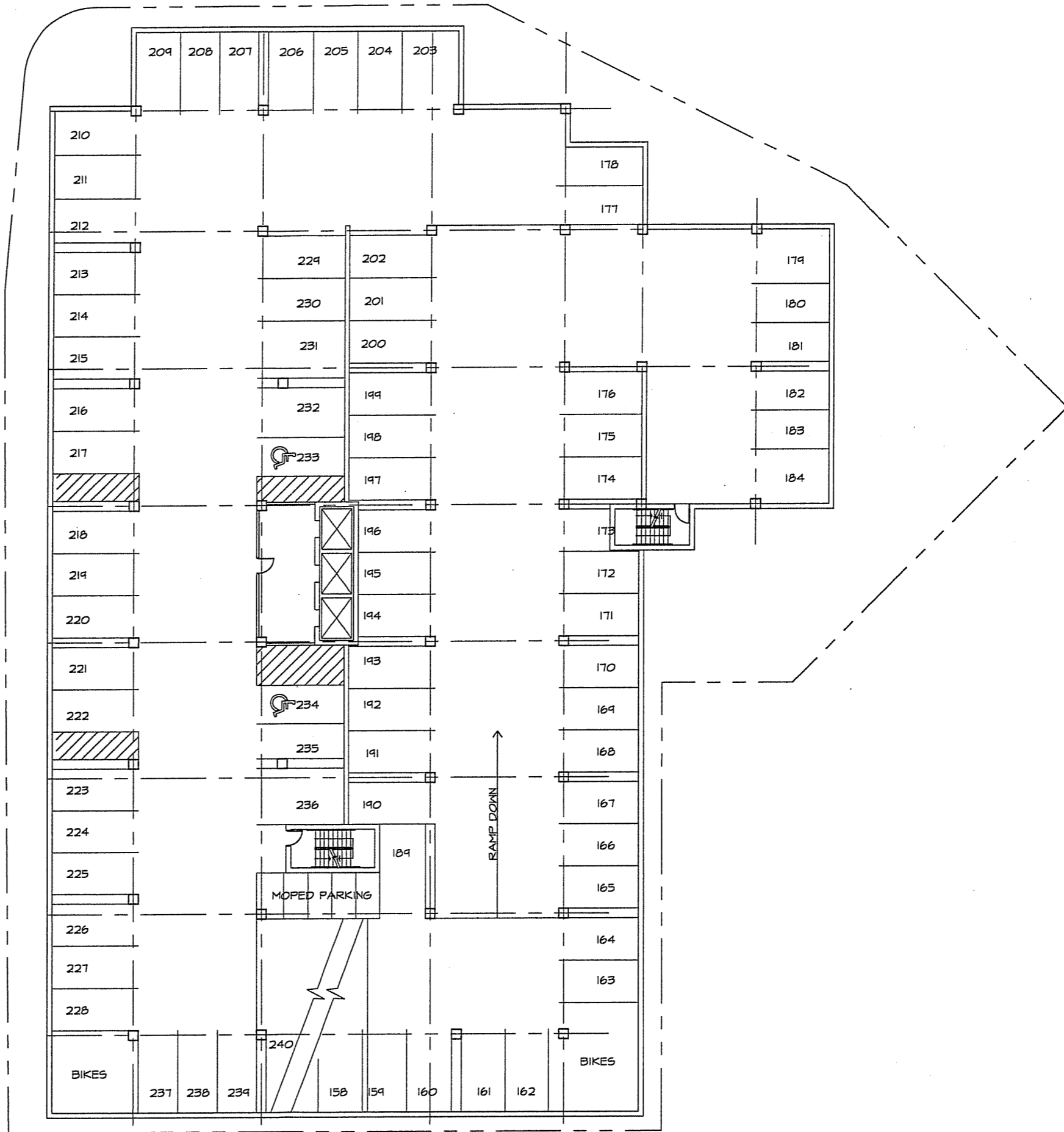
8401 EXCELSIOR DRIVE
MADISON, WI 53717
608-829-1750
608-829-3056 (FAX)

PROJECT:
454 WEST
454 WEST JOHNSON STREET
MADISON, WISCONSIN

CLIENT:
FLEMING DEVELOPMENT
2900 TRIVERTON PIKE ROAD
MADISON, WISCONSIN 53711

© 2008 GARY BRINK & ASSOC.
Any duplication, reproduction,
or use by any other party is
prohibited unless prior written
authorization is received from
GARY BRINK & ASSOC.

PROJECT: 200621
CAD FILE: 401-200621
DRAWN BY: TB
DATE: 08/14/08

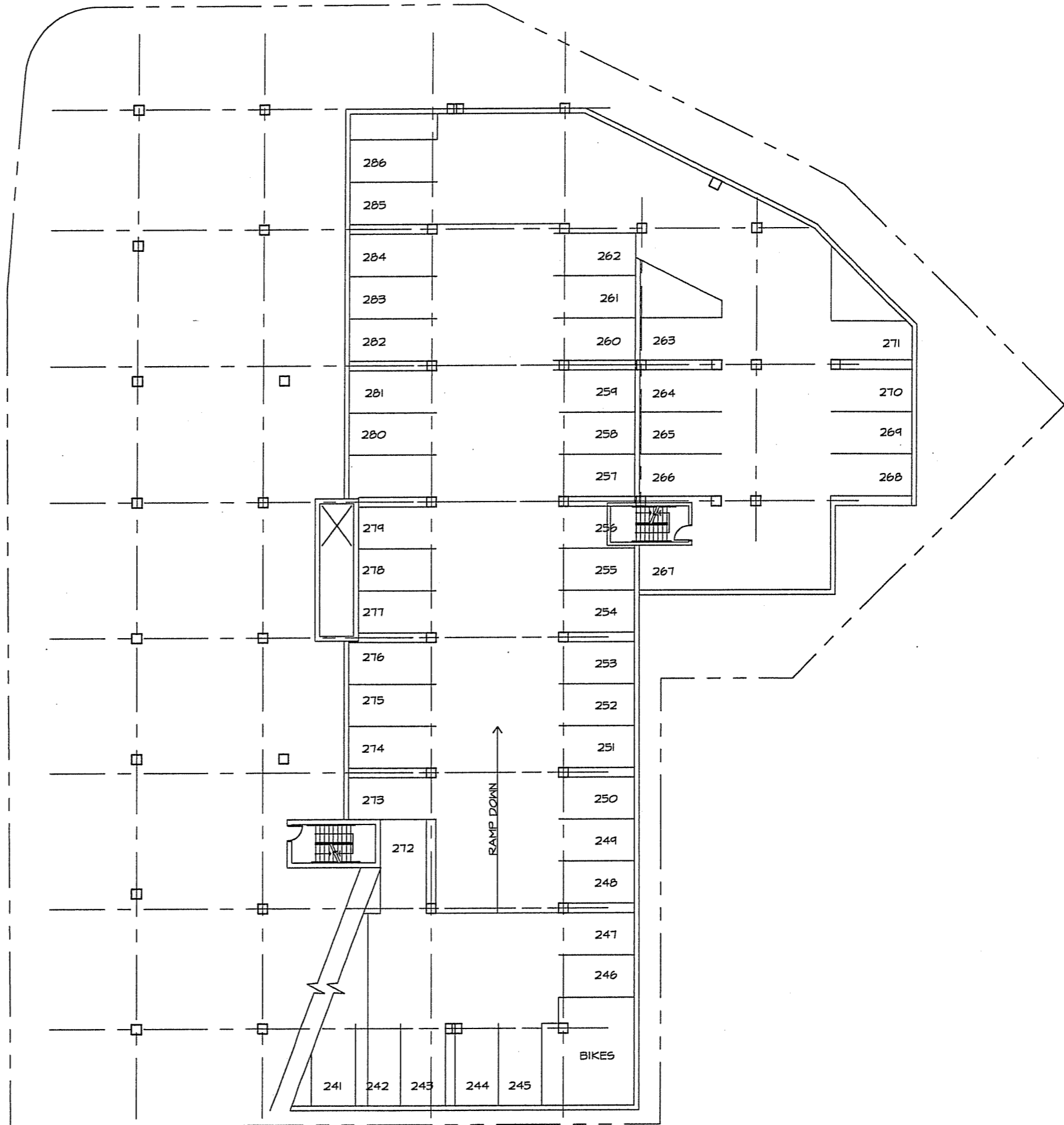


PARKING LEVEL III PLAN 73.5'

3/32" = 1'-0"

\\2006\200621\401-200621.dwg, 9/27/2006 10:35:28 AM

F:\2006\200621\401-200621.dwg, 9/27/2006 10:36:07 AM



GARY BRINK & ASSOCIATES
ARCHITECTS

8401 EXCELSIOR DRIVE
MADISON, WI 53717
608-829-1750
608-829-3056 (FAX)

PROJECT:
454 WEST
454 WEST JOHNSON STREET MADISON, WISCONSIN

CLIENT:
FLEMING DEVELOPMENT
2900 TRIVERTON PIKE ROAD MADISON, WISCONSIN 53711

© 2006 GARY BRINK & ASSOC.

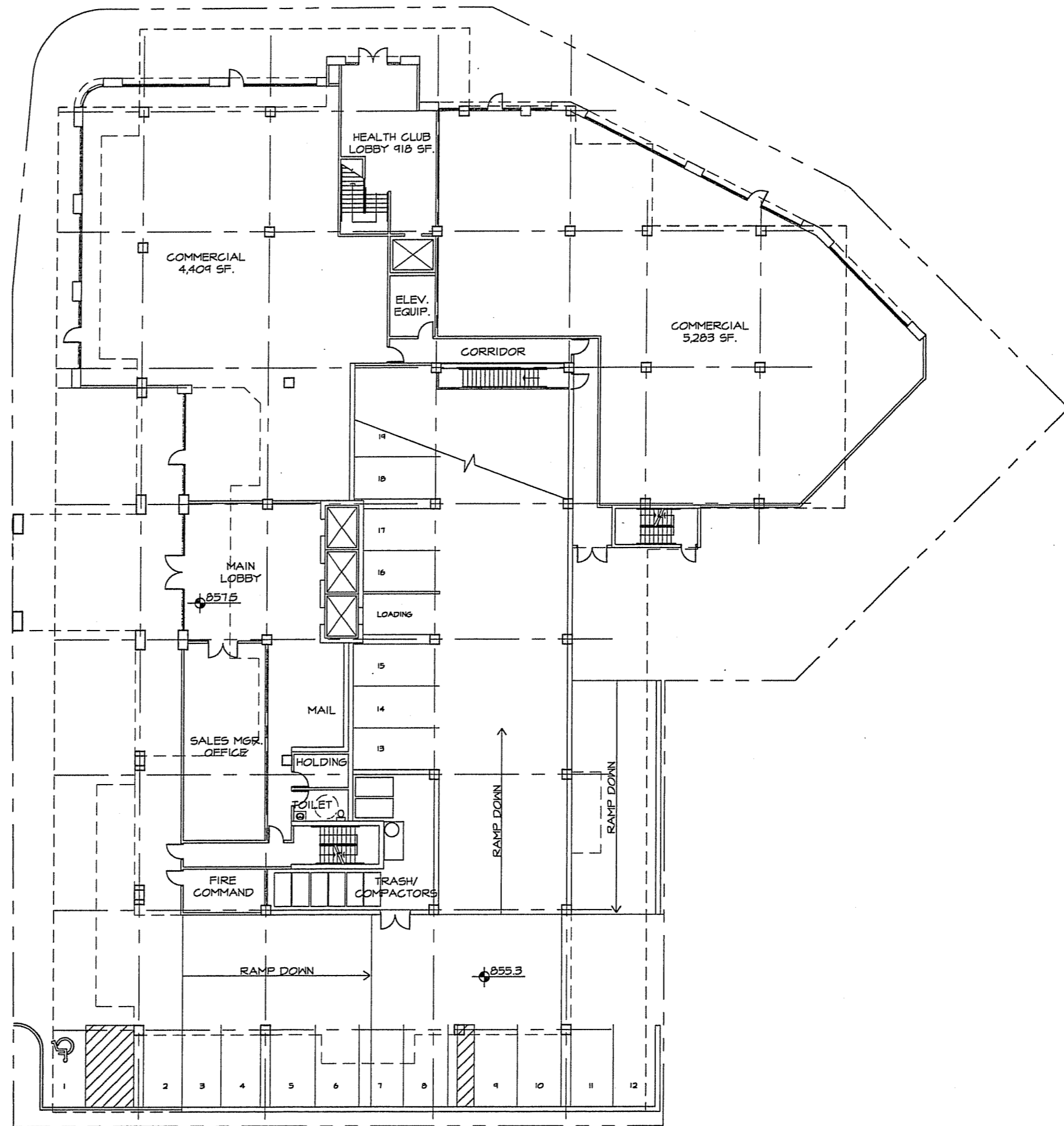
Any duplication, reproduction,
or use by any other party is
prohibited unless prior written
authorization is received from
GARY BRINK & ASSOC.

PROJECT: 200621
CAD FILE: 401-200621
DRAWN BY: TB
DATE: 08/14/06



GARY BRINK & ASSOCIATES
ARCHITECTS

8401 EXCELSIOR DRIVE
MADISON, WI 53717
608-829-1750
608-829-3056 (FAX)



PROJECT: **454 WEST**
454 WEST JOHNSON STREET MADISON, WISCONSIN
CLIENT: **FLEMING DEVELOPMENT**
2840 TRIVERTON PIKE ROAD MADISON, WISCONSIN 53711

© 2006 GARY BRINK & ASSOC.
Any duplication, reproduction,
or use by any other party is
prohibited unless prior written
authorization is received from
GARY BRINK & ASSOC.

PROJECT: 200621
CAD FILE: 401-200621
DRAWN BY: RC
DATE: 08/2/06

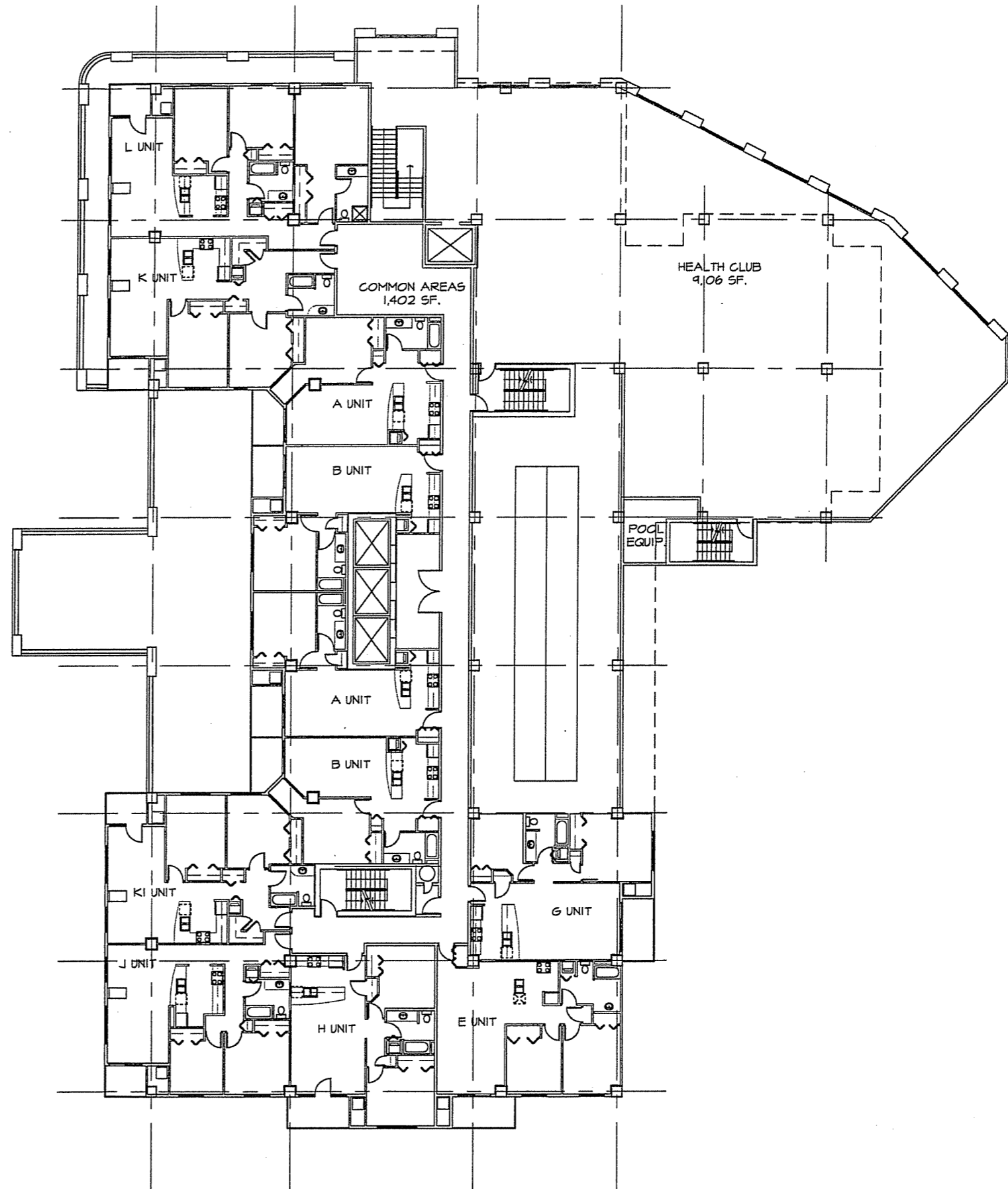
FIRST FLOOR PLAN

\\2006\200621\401-200621.dwg, 9/27/2006 10:36:46 AM



GARY BRINK & ASSOCIATES
ARCHITECTS

8401 EXCELSIOR DRIVE
MADISON, WI 53717
608-829-1750
608-829-3056 (FAX)



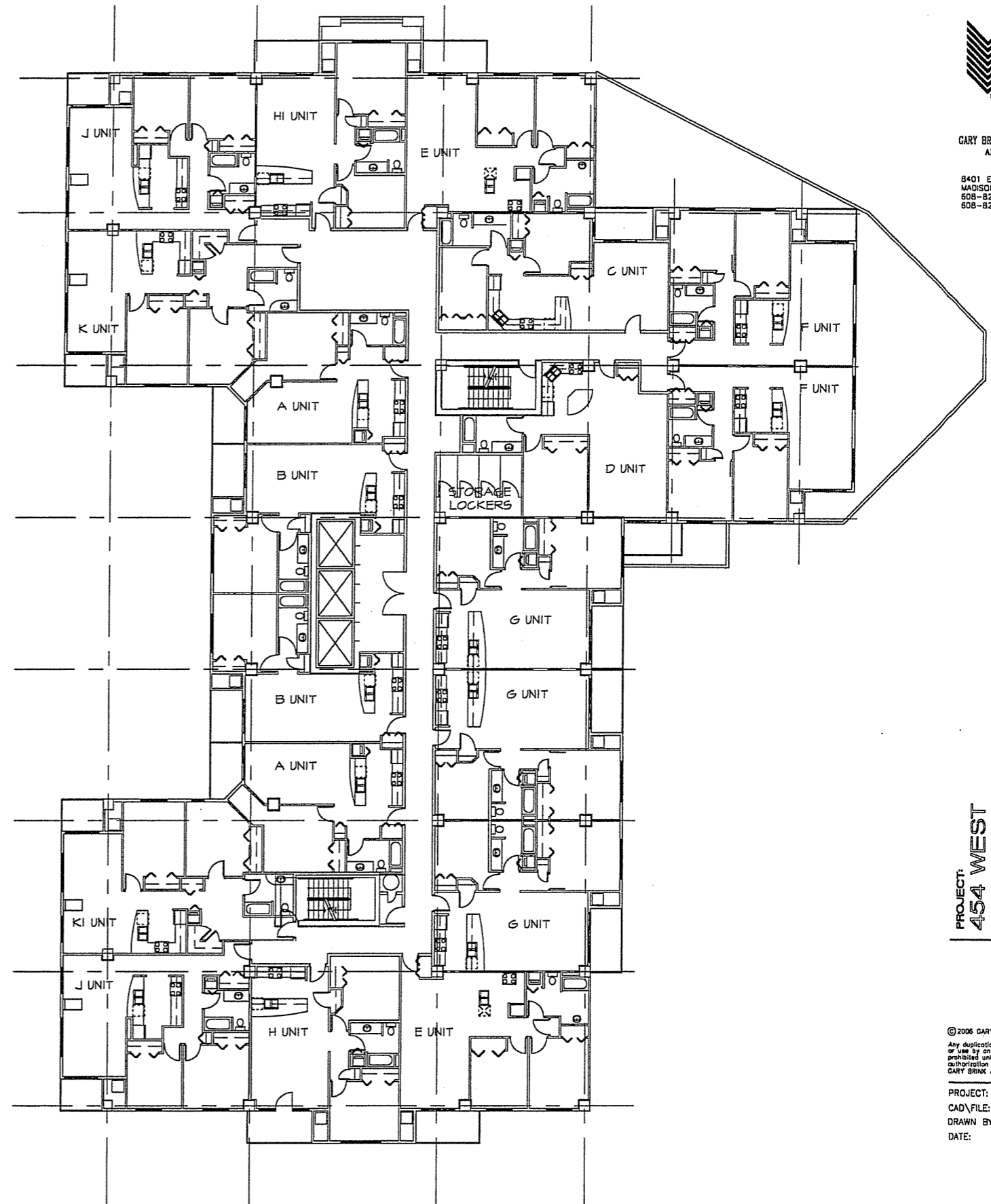
SECOND FLOOR PLAN
3/32" = 1'-0"

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

© 2006 GARY BRINK & ASSOC.
Any duplication, reproduction,
or use by any other party is
prohibited unless prior written
authorization is received from
GARY BRINK & ASSOC.

PROJECT: 200621
CAD FILE: 401-200621
DRAWN BY: RC
DATE: 08/2/06

\\2006\200621\401-200621.dwg, 9/27/2006 10:38:06 AM



GARY BRINK & ASSOCIATES
ARCHITECTS
8401 EXCELSIOR DRIVE
MADISON, WI 53717
608-829-1750
608-829-3056 (FAX)

PROJECT:
454 WEST
454 WEST JOHNSON STREET MADISON, WISCONSIN

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

© 2006 GARY BRINK & ASSOC.
Any duplication, reproduction,
or use by any other party is
prohibited unless prior written
authorization is received from
GARY BRINK & ASSOC.

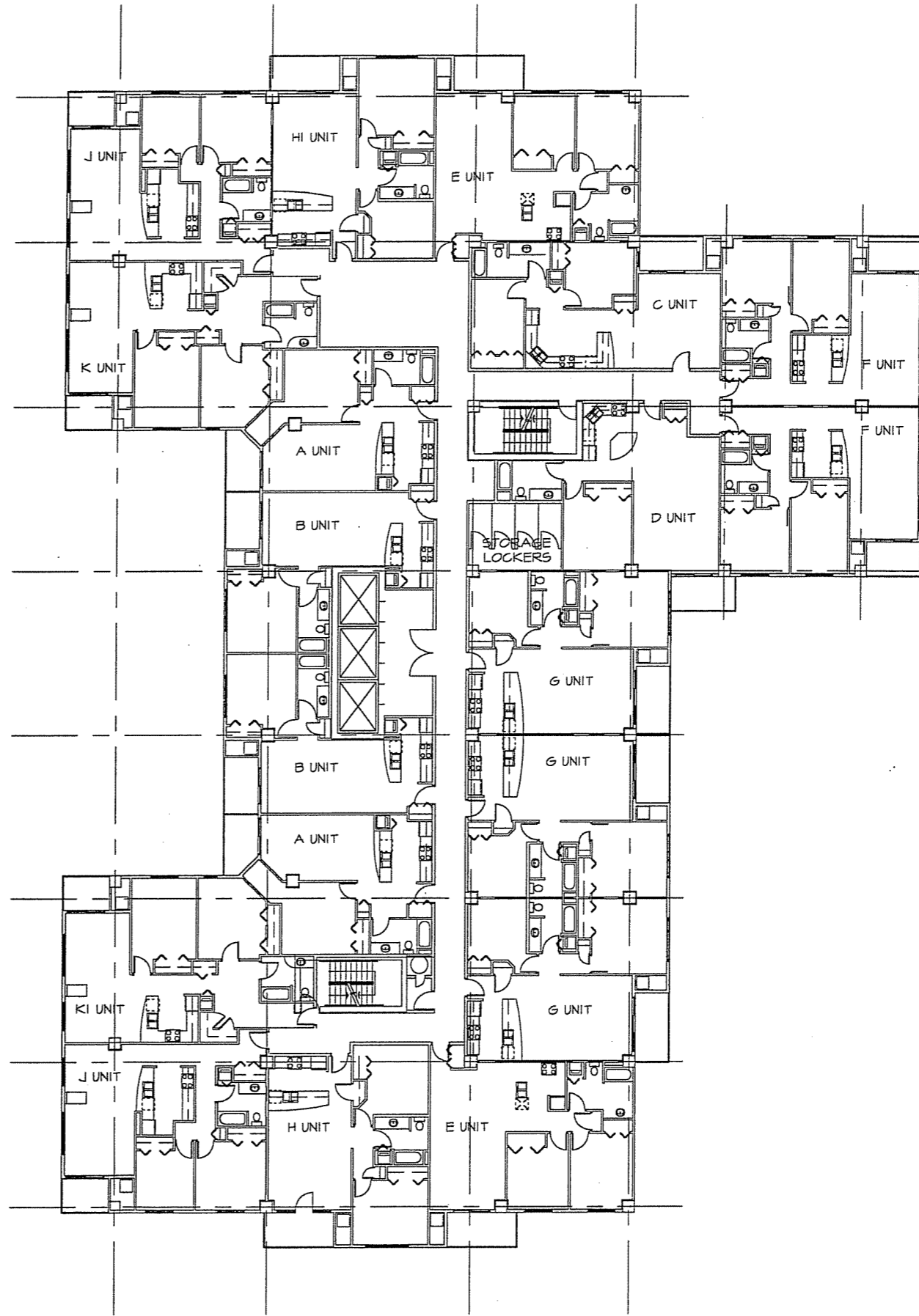
PROJECT: 200621
CAD/FILE: 401-200621
DRAWN BY: RC
DATE: 06/24/06

THIRD FLOOR PLAN
3/22 1'-0"



GARY BRINK & ASSOCIATES
ARCHITECTS

8401 EXCELSIOR DRIVE
MADISON, WI 53717
608-829-1750
608-829-3056 (FAX)



LEVEL 4 - 6 FLOOR PLAN

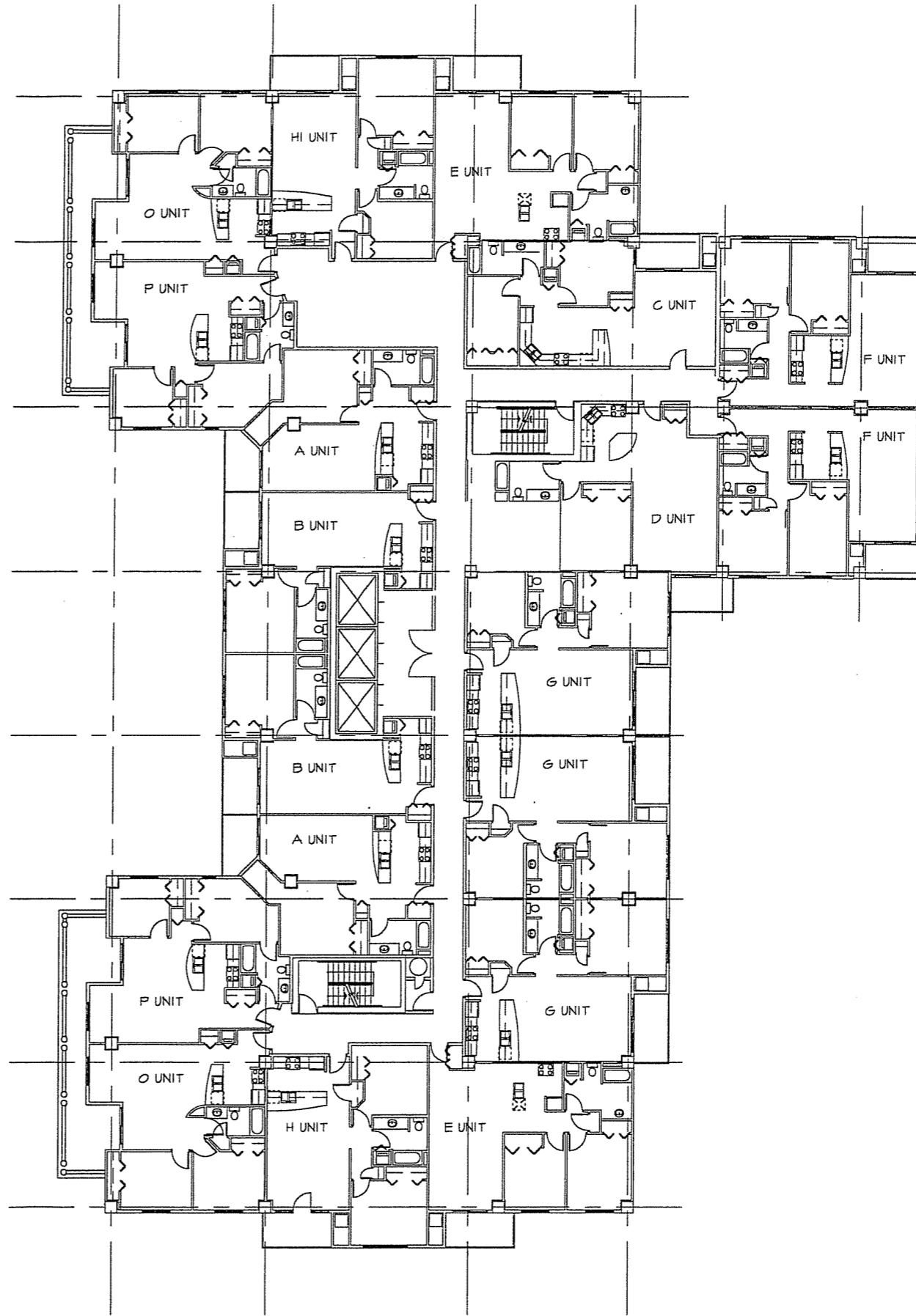
PROJECT:
454 WEST
454 WEST JOHNSON STREET MADISON, WISCONSIN

CLIENT:
FLEMING DEVELOPMENT
2880 TRVERTON PKE ROAD MADISON, WISCONSIN 53711

© 2008 GARY BRINK & ASSOC.
Any duplication, reproduction,
or use by any other party is
prohibited unless prior written
authorization is received from
GARY BRINK & ASSOC.

PROJECT: 200621
CAD/FILE: 401-200621
DRAWN BY: RC
DATE: 08/24/06

...2006\200621\401-200621.dwg, 9/27/2006 10:39:08 AM



LEVEL 7 FLOOR PLAN



GARY BRINK & ASSOCIATES
ARCHITECTS

8401 EXCELSIOR DRIVE 53717
MADISON, WI 53717
608-823-1750
608-829-3056 (FAX)

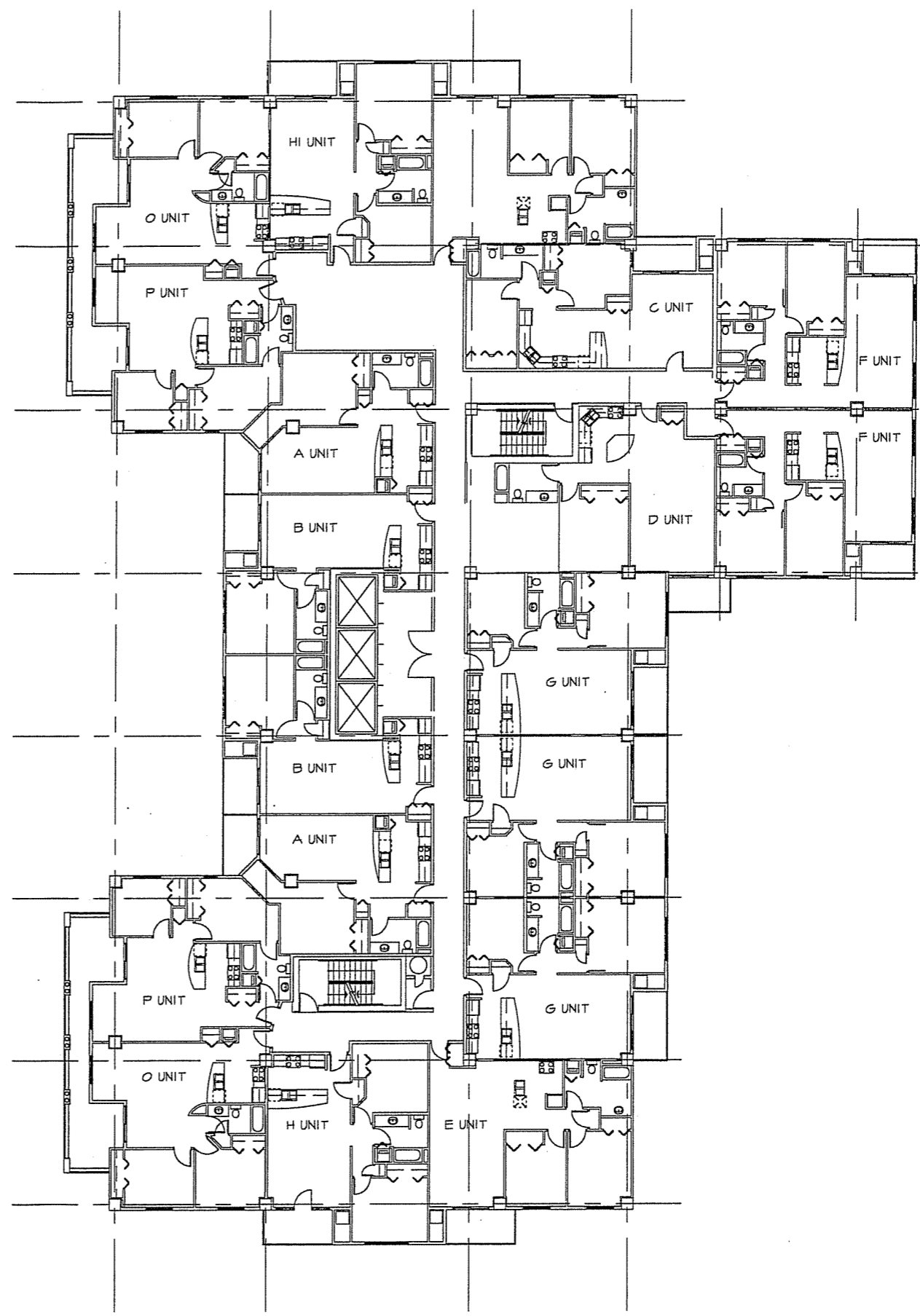
PROJECT:
454 WEST
454 WEST JOHNSON STREET MADISON, WISCONSIN

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

© 2006 GARY BRINK & ASSOC.
Any duplication, reproduction,
or use by any other party is
prohibited unless prior written
authorization is received from
GARY BRINK & ASSOC.

PROJECT: 200621
CAD/FILE: 401-200621
DRAWN BY: RC
DATE: 08/24/06

F:\2006\200621\401-200621.dwg, 9/27/2006 10:39:36 AM



LEVEL 8 - 10 FLOOR PLAN



GARY BRINK & ASSOCIATES ARCHITECTS

8401 EXCELSIOR DRIVE MADISON, WI 53717
608-829-1750
608-829-3056 (FAX)

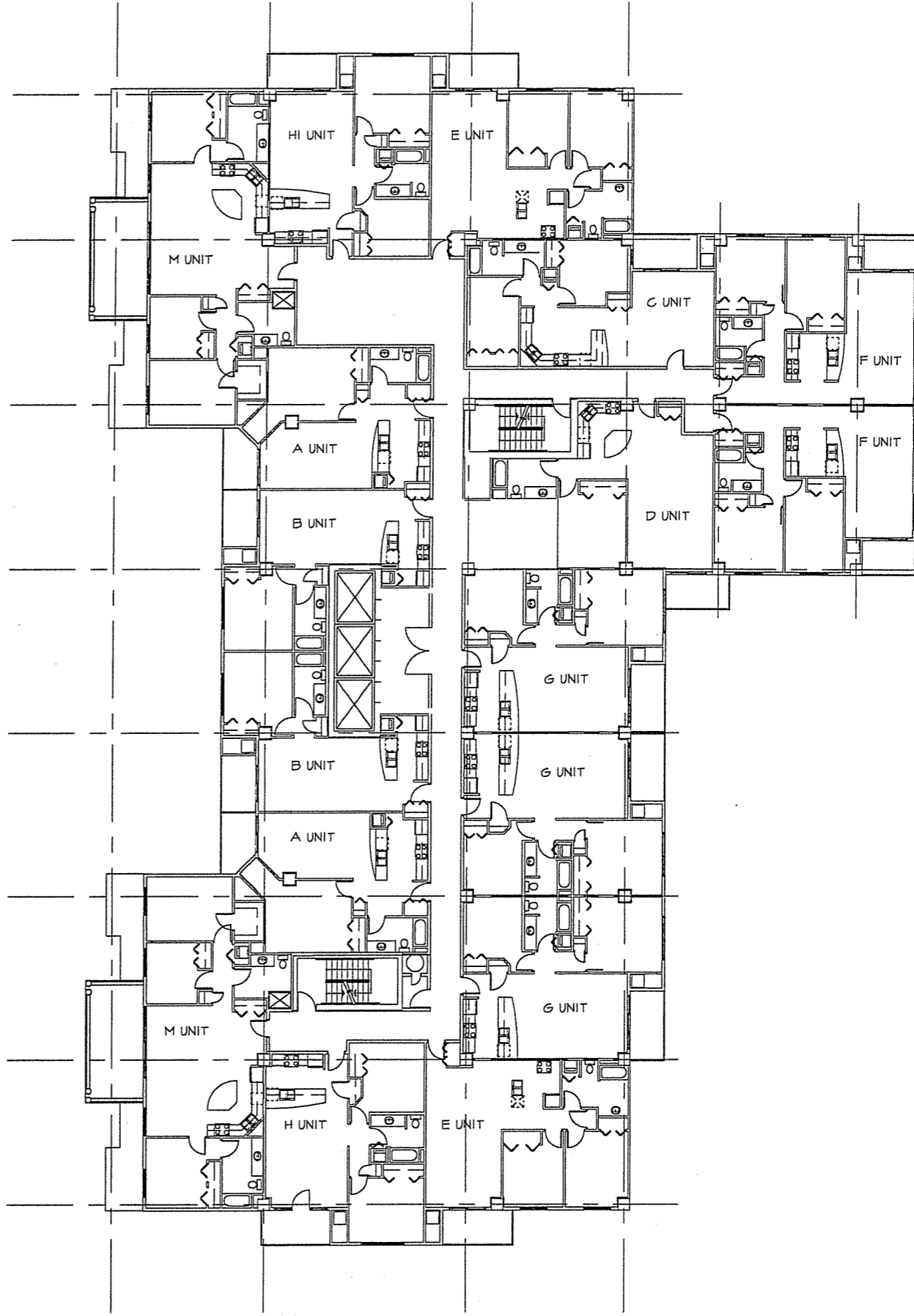
PROJECT: 454 WEST
454 WEST JOHNSON STREET MADISON, WISCONSIN

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

© 2006 GARY BRINK & ASSOC.
Any duplication, reproduction, or use by any other party is prohibited unless prior written authorization is received from GARY BRINK & ASSOC.

PROJECT: 200621
CAD FILE: 401-200621
DRAWN BY: RC
DATE: 08/24/06

F:\2006\200621\401-200621.dwg, 9/27/2006 10:40:03 AM



LEVEL 11 FLOOR PLAN



GARY BRINK & ASSOCIATES
ARCHITECTS

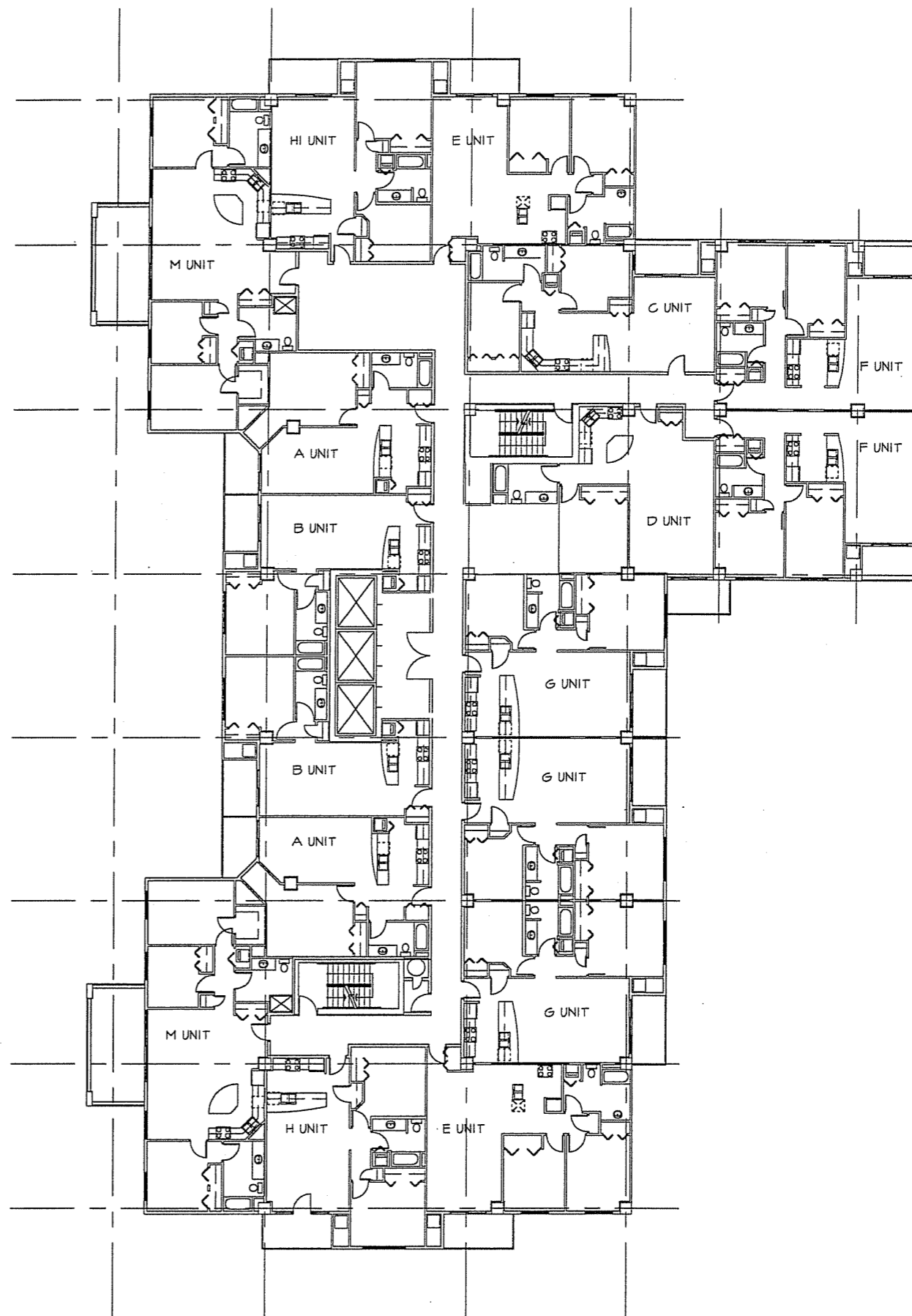
8401 EXCELSIOR DRIVE
MADISON, WI 53717
608-829-1750
608-829-3056 (FAX)

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

© 2006 GARY BRINK & ASSOC.
Any duplication, reproduction,
or use by any other party is
prohibited unless prior written
authorization is received from
GARY BRINK & ASSOC.

PROJECT: 200621
CAD FILE: 401-200621
DRAWN BY: RC
DATE: 08/24/06

F:\2006\200621\401-200621.dwg, 9/27/2006 10:40:40 AM



LEVEL 12 FLOOR PLAN



GARY BRINK & ASSOCIATES
ARCHITECTS

8401 EXCELSIOR DRIVE
MADISON, WI 53717
608-829-1750
608-829-3056 (FAX)

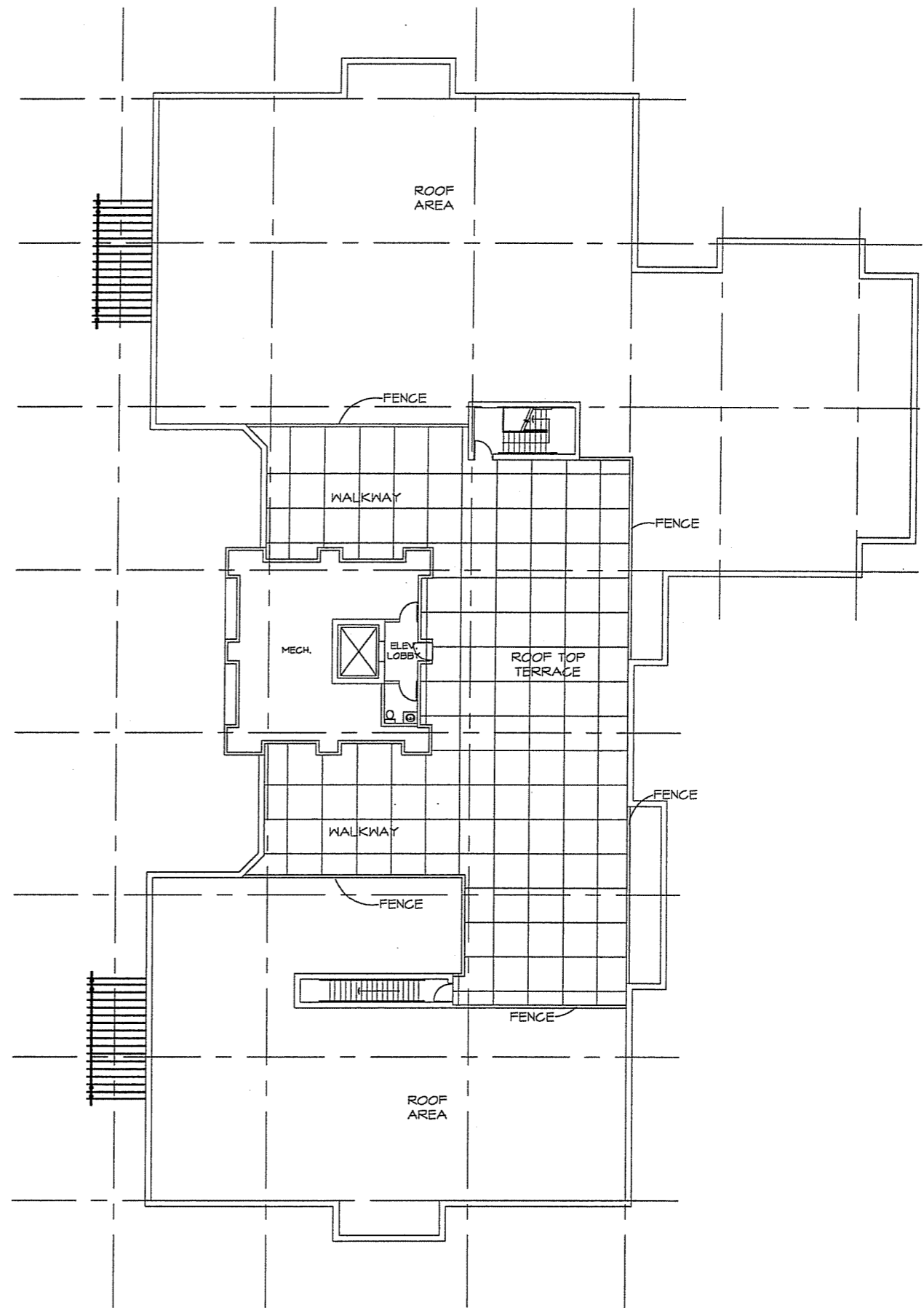
PROJECT: 454 WEST
454 WEST JOHNSON STREET MADISON, WISCONSIN

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

© 2006 GARY BRINK & ASSOC.
Any duplication, reproduction,
or use by any other party is
prohibited unless prior written
authorization is received from
GARY BRINK & ASSOC.

PROJECT: 200621
CAD/FILE: 401-200621
DRAWN BY: RC
DATE: 08/24/06

F:\2006\200621\401-200621.dwg, 9/27/2006 10:41:10 AM



ROOF TOP LEVEL
3/32" = 1'-0"



GARY BRINK & ASSOCIATES
ARCHITECTS

8401 EXCELSIOR DRIVE
MADISON, WI 53717
608-829-1750
608-829-3056 (FAX)

PROJECT:
454 WEST
 454 WEST JOHNSON STREET MADISON, WISCONSIN

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

© 2006 GARY BRINK & ASSOC.
 Any duplication, reproduction,
 or use by any other party is
 prohibited unless prior written
 authorization is received from
 GARY BRINK & ASSOC.

PROJECT: 200621
 CAD FILE: 401-200621
 DRAWN BY: RC
 DATE: 08/24/06



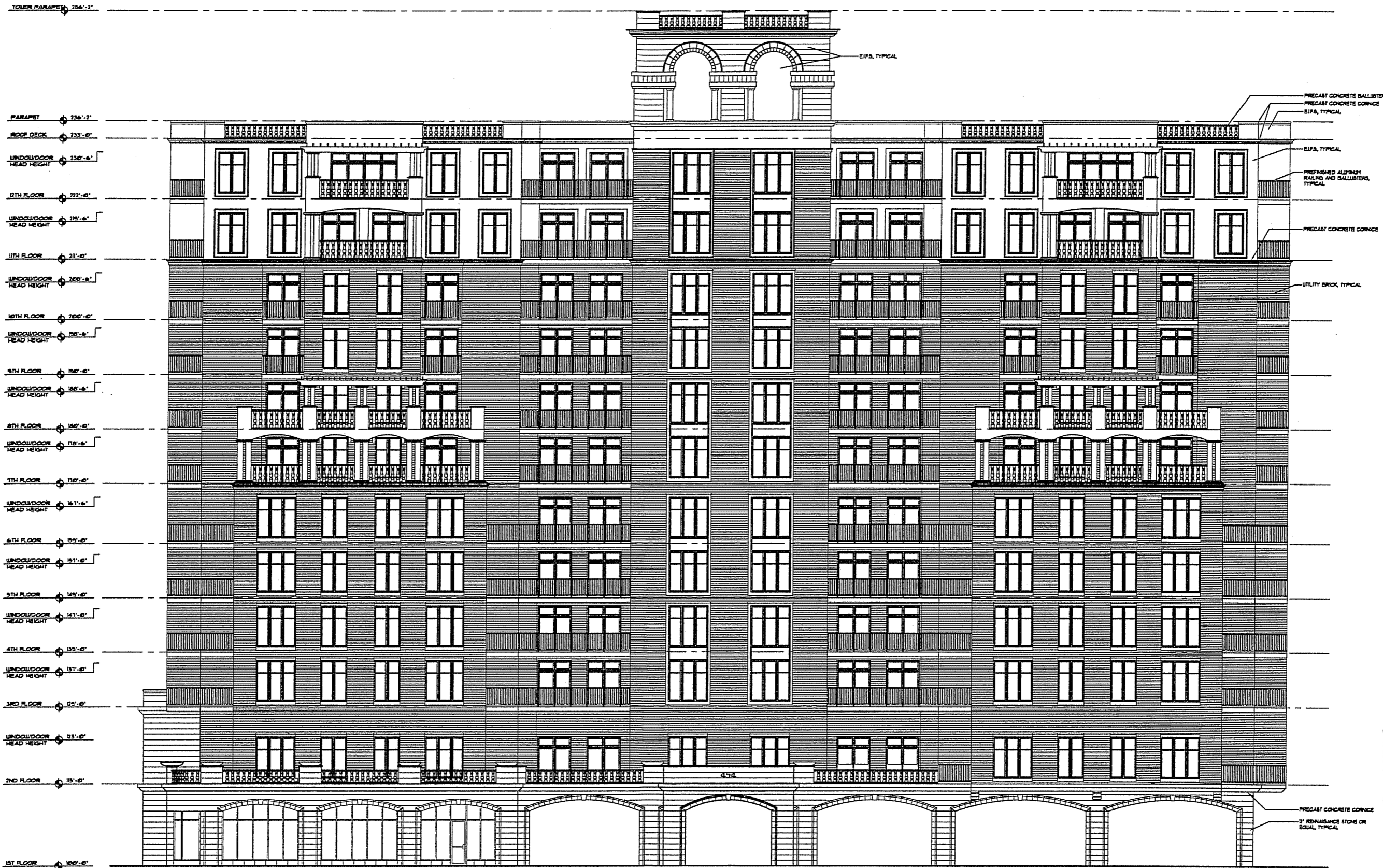
GARY BRINK & ASSOCIATES
ARCHITECTS

8401 EXCELSIOR DRIVE
MADISON, WI 53717
608-829-1750
608-829-3056 (FAX)

PROJECT: 454 WEST
454 WEST JOHNSON STREET MADISON, WISCONSIN
CLIENT: FLEMING DEVELOPMENT
2940 TRIVERTON PIKE ROAD MADISON, WISCONSIN 53711

© 2006 GARY BRINK & ASSOC.
Any duplication, reproduction,
or use by any other party is
prohibited unless prior written
authorization is received from
GARY BRINK & ASSOC.

PROJECT: 200621
CAD FILE: 601-200621
DRAWN BY: RC
DATE: 08/21/06



WEST JOHNSON STREET ELEVATION (SOUTH)

1/8" = 1'-0"



GARY BRINK & ASSOCIATES
ARCHITECTS

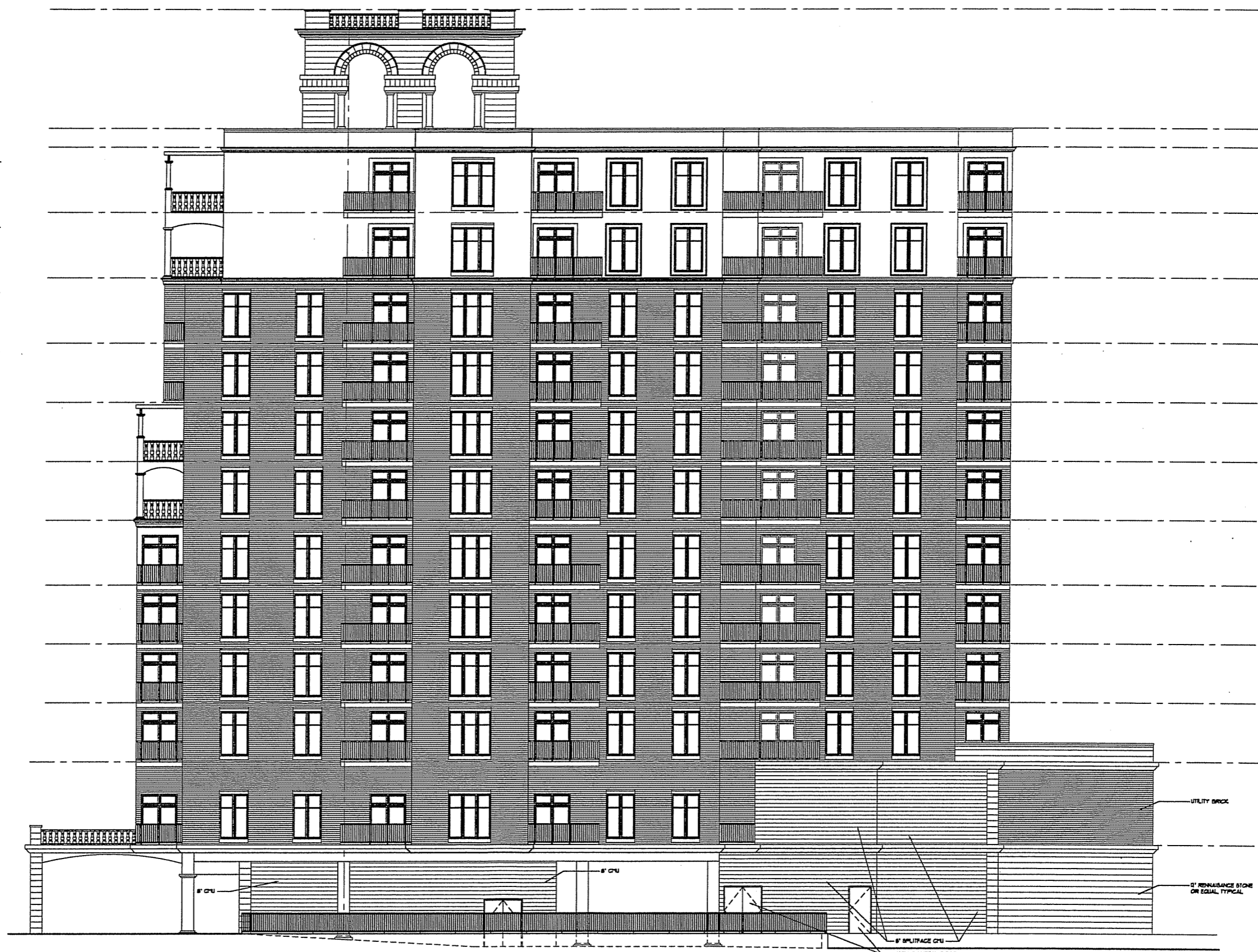
8401 EXCELSIOR DRIVE
MADISON, WI 53717
608-829-1750
608-829-3056 (FAX)

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

© 2006 GARY BRINK & ASSOC.
Any duplication, reproduction,
or use by any other party is
prohibited unless prior written
authorization is received from
GARY BRINK & ASSOC.

PROJECT: 200621
CAD FILE: 601-200621
DRAWN BY: RC
DATE: 08/24/06

- TOURER PARAPET 256'-2"
- PARAMET 236'-2"
- ROOF DECK 233'-0"
- WINDOW/DOOR HEAD HEIGHT 230'-6"
- 17TH FLOOR 222'-0"
- WINDOW/DOOR HEAD HEIGHT 219'-6"
- 17TH FLOOR 211'-0"
- WINDOW/DOOR HEAD HEIGHT 208'-6"
- 16TH FLOOR 200'-0"
- WINDOW/DOOR HEAD HEIGHT 198'-6"
- 15TH FLOOR 190'-0"
- WINDOW/DOOR HEAD HEIGHT 188'-6"
- 14TH FLOOR 180'-0"
- WINDOW/DOOR HEAD HEIGHT 178'-6"
- 13TH FLOOR 170'-0"
- WINDOW/DOOR HEAD HEIGHT 168'-6"
- 12TH FLOOR 160'-0"
- WINDOW/DOOR HEAD HEIGHT 158'-6"
- 11TH FLOOR 150'-0"
- WINDOW/DOOR HEAD HEIGHT 148'-6"
- 10TH FLOOR 140'-0"
- WINDOW/DOOR HEAD HEIGHT 138'-6"
- 9TH FLOOR 130'-0"
- WINDOW/DOOR HEAD HEIGHT 128'-6"
- 8TH FLOOR 120'-0"
- WINDOW/DOOR HEAD HEIGHT 118'-6"
- 7TH FLOOR 110'-0"
- WINDOW/DOOR HEAD HEIGHT 108'-6"
- 6TH FLOOR 100'-0"
- WINDOW/DOOR HEAD HEIGHT 98'-6"
- 5TH FLOOR 90'-0"
- WINDOW/DOOR HEAD HEIGHT 88'-6"
- 4TH FLOOR 80'-0"
- WINDOW/DOOR HEAD HEIGHT 78'-6"
- 3RD FLOOR 70'-0"
- WINDOW/DOOR HEAD HEIGHT 68'-6"
- 2ND FLOOR 60'-0"
- 1ST FLOOR 50'-0"



EAST ELEVATION
1/8" = 1'-0"

F:\2006\200621\601-200621.dwg, 9/27/2006 10:43:48 AM



GARY BRINK & ASSOCIATES
ARCHITECTS

8401 EXCELSIOR DRIVE
MADISON, WI 53717
608-829-1750
608-829-3056 (FAX)

TOWER PARAPET 236'-2"

PARAPET 236'-2"

ROOF DECK 233'-0"

WINDOW/DOOR HEAD HEIGHT 230'-6"

12TH FLOOR 227'-0"

WINDOW/DOOR HEAD HEIGHT 215'-6"

11TH FLOOR 211'-0"

WINDOW/DOOR HEAD HEIGHT 208'-6"

10TH FLOOR 205'-0"

WINDOW/DOOR HEAD HEIGHT 193'-6"

9TH FLOOR 190'-0"

WINDOW/DOOR HEAD HEIGHT 188'-6"

8TH FLOOR 185'-0"

WINDOW/DOOR HEAD HEIGHT 173'-6"

7TH FLOOR 170'-0"

WINDOW/DOOR HEAD HEIGHT 168'-6"

6TH FLOOR 165'-0"

WINDOW/DOOR HEAD HEIGHT 153'-6"

5TH FLOOR 150'-0"

WINDOW/DOOR HEAD HEIGHT 148'-6"

4TH FLOOR 145'-0"

WINDOW/DOOR HEAD HEIGHT 141'-6"

3RD FLOOR 138'-0"

WINDOW/DOOR HEAD HEIGHT 131'-6"

2ND FLOOR 125'-0"

WINDOW/DOOR HEAD HEIGHT 115'-6"

1ST FLOOR 100'-0"



NORTH ELEVATION

1/8" = 1'-0"

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

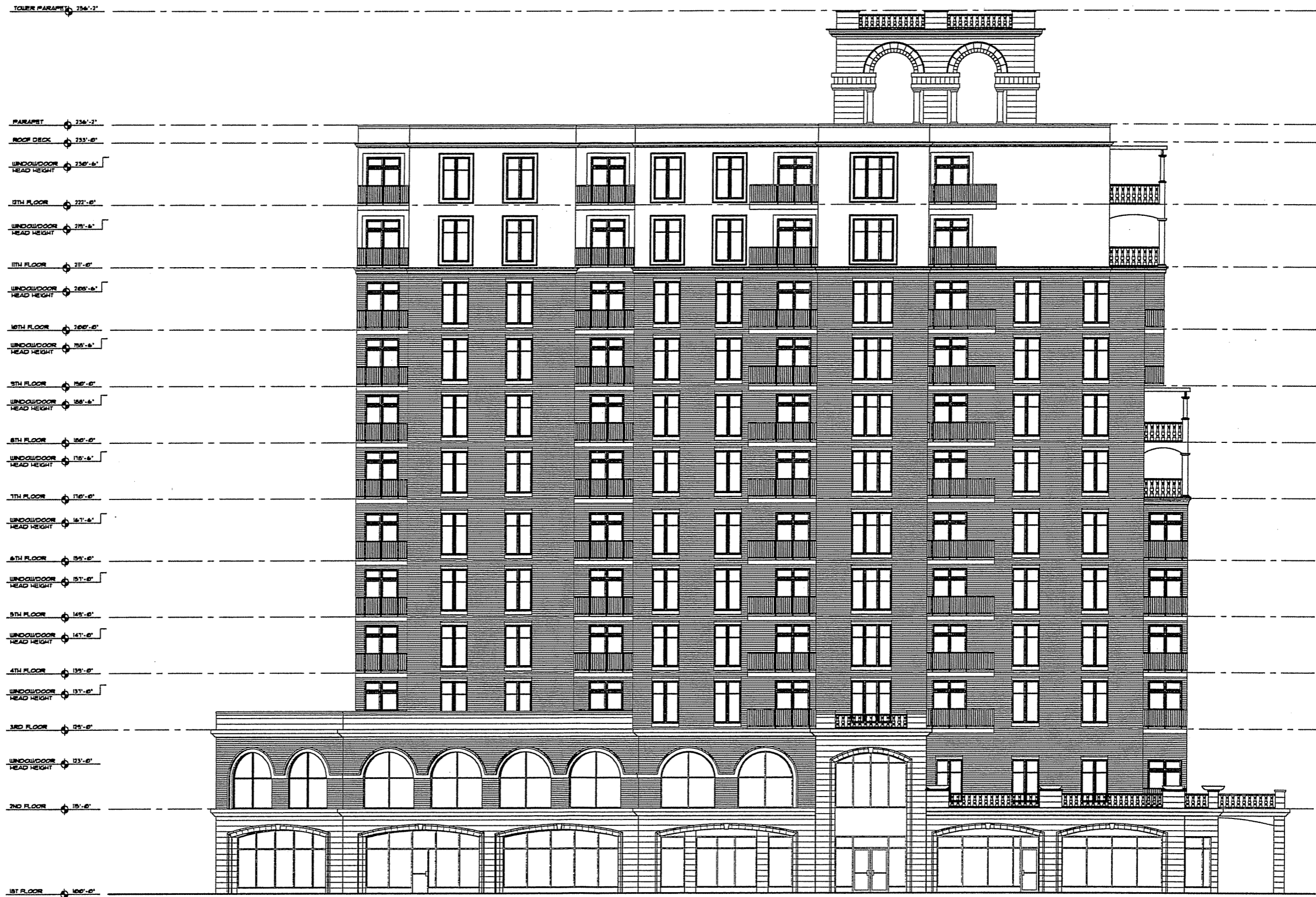
© 2006 GARY BRINK & ASSOC.
Any duplication, reproduction,
or use by any other party is
prohibited unless prior written
authorization is received from
GARY BRINK & ASSOC.

PROJECT: 200621
CAD FILE: 601-200621
DRAWN BY: RC
DATE: 08/24/06



GARY BRINK & ASSOCIATES
ARCHITECTS

8401 EXCELSIOR DRIVE
MADISON, WI 53717
608-829-1750
608-829-3056 (FAX)



NORTH BASSETT STREET ELEVATION (WEST)

1/8" = 1'-0"

PROJECT: 454 WEST
454 WEST JOHNSON STREET MADISON, WISCONSIN
CLIENT: FLEMING DEVELOPMENT
2040 TRIVERTON PIKE ROAD MADISON, WISCONSIN 53711

© 2006 GARY BRINK & ASSOC.
Any application, reproduction,
or use by any other party is
prohibited unless prior written
authorization is received from
GARY BRINK & ASSOC.

PROJECT: 200621
CAD FILE: 601-200621
DRAWN BY: RC
DATE: 09/1/06