

# LANDMARKS COMMISSION APPLICATION

LC

Complete all sections of this application, making sure to note the requirements on the accompanying checklist (reverse).

If you need an interpreter, translator, materials in alternate formats or other accommodations to access these forms, please call (608) 266-4635

City of Madison  
Planning Division  
126 S Hamilton St  
PO Box 2985  
Madison, WI 53701-2985  
(608) 266-4635



## 1. LOCATION

Project Address: 118-126 State Street Aldermanic District: 4

## 2. PROJECT

Project Title/Description: The Dayton-Carroll Hotel Project | Development of a 130-room hotel and restaurant

This is an application for: (check all that apply)

- Alteration/Addition to a building in a Local Historic District or Designated Landmark (specify)\*\*:
  - Mansion Hill       Third Lake Ridge       First Settlement
  - University Heights       Marquette Bungalows       Landmark
- Land Division/Combination in a Local Historic District or to Designated Landmark Site (specify)\*\*:
  - Mansion Hill       Third Lake Ridge       First Settlement
  - University Heights       Marquette Bungalows       Landmark
- Demolition
- Alteration/Addition to a building adjacent to a Designated Landmark
- Variance from the Historic Preservation Ordinance (Chapter 41)
- Landmark Nomination/Rescission of Historic District Nomination/Amendment  
*(Please contact the Historic Preservation Planner for specific Submission Requirements.)*
- Other (specify):

DPCED USE ONLY	Registrar #:
	DATE STAMP
	Preliminary Zoning Review Zoning Staff Initial:  Date:     /     /

## 3. APPLICANT

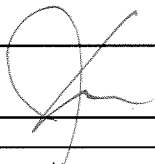
Applicant's Name: Eric Nordeen Company: 122 State Street Group LLC

Address: 2001 West Beltline Highway, Suite 200, Madison, WI 53713  
Street City State Zip

Telephone: 608-250-2099 Email: eric@ascendant-holdings.com

Property Owner (if not applicant): \_\_\_\_\_

Address: \_\_\_\_\_  
Street City State Zip

Property Owner's Signature:  Date: 06.25.18

NOTICE REGARDING LOBBYING ORDINANCE: If you are seeking approval of a development that has over 40,000 square feet of non-residential space, or a residential development of over 10 dwelling units, or if you are seeking assistance from the City with a value of \$10,000 (including grants, loans, TIF or similar assistance), then you likely are subject to Madison's lobbying ordinance (Sec. 2.40, MGO). You are required to register and report your lobbying. Please consult the City Clerk's Office for more information. Failure to comply with the lobbying ordinance may result in fines.

## 4. APPLICATION SUBMISSION REQUIREMENTS (see checklist on reverse)

All applications must be filed by 12:00pm on the submission date with the Preservation Planner, the Department of Planning & Community & Economic Development, Planning Division, located at 126 S Hamilton Street. Applications submitted after the submission date or incomplete applications will be postponed to the next scheduled filing time. Submission deadlines can be viewed here: [https://www.cityofmadison.com/dpced/planning/documents/LC\\_Meeting\\_Schedule\\_Dates.pdf](https://www.cityofmadison.com/dpced/planning/documents/LC_Meeting_Schedule_Dates.pdf)

**APPLICATION SUBMISSION REQUIREMENTS CHECKLIST:**

In order to be considered complete, every application submission shall include at least the following information unless otherwise waived by the Preservation Planner.

- Landmarks Commission Application w/signature of the property owner (1 copy only).
- Twelve (12) collated paper copies 11" x 17" or smaller (via mail or drop-off) of submission materials (see below).
- Electronic files (via email) of submission materials (see below).
- Narrative Description/Letter of Intent addressed to the Landmarks Commission, describing the location of the property and the scope of the proposed project.
  - Photographs of existing conditions;
  - Photographs of existing context;
- Architectural drawings reduced to 11" x 17" or smaller pages which may include:
  - Dimensioned site plans showing siting of structures, grading, landscaping, pedestrian and vehicular access, lighting, signage, and other features;
  - Elevations of all sides showing exterior features and finishes, subsurface construction, floor and roof;
  - Floor Plan views of levels and roof;
  - For proposals of more than two (2) commercial or residential or combination thereof units, a minimum of two (2) accurate street-view normal perspectives shown from a viewpoint of no more than five (5) feet above existing grade.
- \*\***Landmarks Commission staff will preliminarily review projects related to the construction of additions and/or new construction with Zoning staff in order to determine the completeness of the submission materials. Applicants are encouraged to contact Zoning staff to discuss projects early in the process;
- Any other information requested by the Preservation Planner to convey the aspects of the project which may include:
  - Perspective drawing
  - Photographs of examples on another historic resource
  - Manufacturer's product information showing dimensions and materials;
  - Other \_\_\_\_\_

**CONTACT THE PRESERVATION PLANNER:**

Please contact the Preservation Planner with any questions.

Amy Scanlon, Registered Architect  
 City of Madison Planning Division  
 126 S Hamilton St  
 P.O. Box 2985 (mailing address)  
 Madison, WI 53701-2985  
[ascanlon@cityofmadison.com](mailto:ascanlon@cityofmadison.com)  
 (608) 266-6552



June 25, 2018

Landmarks Commission  
City of Madison  
126 South Hamilton Street  
Madison, WI 53703

**Re: Proposed Hotel Development – 118-126 State Street**

Dear Commission Members:

On behalf of 122 State Street Group LLC, I am pleased to submit the enclosed materials for review of a proposed building consisting of approximately 130 hotel guest rooms at 118-126 State Street. The proposal includes a request to redevelop the existing buildings at 122 and 124 State Street, to redevelop a portion of the buildings at 118 and 126 State Street, and for a zoning map amendment to rezone the properties from the Downtown Core (DC) District to the Planned Development (PD) District. We are seeking review by the Landmarks Commission because the property at 114 State Street is an adjacent landmark. The Landmarks Commission previously reviewed prior versions of this proposal on October 2, 2017 and May 14, 2018.

The proposed building meets the adjacency standards in MGO 28.144 by complementing the historic character of the adjacent landmark as well as the architectural fabric of State Street as a whole. The project preserves the historic façades and portions of 118 and 126 State Street, retaining the character and scale of the block while also being sensitive to the adjacent landmark. The proposal also enhances the visual quality of the block by restoring the State Street viewshed corridor and adding a high-quality, attractive building that activates the pedestrian experience. The project enriches and revitalizes the integrity of surrounding properties, including the landmark building at 114 State Street.

***Project Updates***

Since our previous submission we have updated the building design to address Commission comments on the prior proposal:

- The State Street façade has been revised to reduce the amount of volumetric variation. The building now reads as a consistent, singular four-story limestone façade between 118 and 126 State Street.

[www.ascendant-holdings.com](http://www.ascendant-holdings.com)

608-250-2099 | 2001 W Beltline Highway, Suite 200 | Madison, WI 53713

- The proposed building mass above the retained historic buildings at 118 and 126 State Street has been stepped back an additional 15 feet to allow each building to stand with autonomy. This also provides a more sensitive relationship with the adjacent landmark building at 114 State Street.
- On the Dayton and Carroll Street sides, the material selection above the four-story limestone base has been changed to a lighter, glass form. This provides a meaningful contrast of materials and improves what was a more heavy, monolithic limestone scheme on the prior design iteration.
- Transoms above the storefronts have been re-inserted into the design to better integrate with the prevailing conditions nearby.
- The building height on the Dayton and Carroll Street sides has been further reduced. The elevation of the 8<sup>th</sup> floor cornice, at 95 feet, sits just 7 feet above the 88 feet of height allowable under existing zoning. The top of the 9<sup>th</sup> floor rooftop lounge, which is stepped back from the edge of the building, is at a height of 107 feet.

### ***Project Summary***

The proposal would redevelop the existing buildings at 122 and 124 State Street and portions of the existing buildings at 118 and 126 State Street. The new building would incorporate the façades and portions of the existing structures at 118 and 126 State Street and would include four stories facing State Street with a rooftop terrace above the fourth floor, and eight stories facing West Dayton Street and North Carroll Street with a stepped back ninth story rooftop terrace area. The primary hotel entrance would be located on North Carroll Street, with passenger and delivery loading areas on North Carroll Street, and the primary restaurant entrance would be on State Street. The hotel, restaurant and bar would be permitted uses in the proposed Planned Development zoning district.

### ***Project Objectives and Benefits***

The Project will benefit the City of Madison in the following ways:

- Improve the quality of architecture, site design and urban design on State Street, West Dayton Street and North Carroll Street by replacing deteriorating commercial buildings with a high-quality, durable and attractive building that activates the pedestrian experience on all three street frontages.
- Restore the State Street viewshed corridor by replacing the existing 6-story building that does not comply with the 30-foot stepback requirement with a building that complies with the stepback requirement with a 4-story façade on State Street.

- Retain the historic façades and portions of 118 and 126 State Street to keep the scale of the block intact and to anchor the new building in a way that is sensitive to the adjacent landmark at 114 State Street.
- Provide the opportunity to showcase Madison to out-of-town guests from a world-class hotel with an open-air rooftop experience. The one-of-a-kind 360-degree views encompass Lake Mendota, the Capitol, State Street, and more.
- Activate the 100 Block of North Carroll Street and the top of State Street by increasing pedestrian activity and providing a primary entrance on North Carroll Street, including a pick-up and drop-off area staffed by hotel employees throughout the day and night.
- Remove the existing skywalk to improve visibility of the Overture Center and to enhance the Dayton Street pedestrian experience.
- Increase commercial activity on the 100 Block of State Street by attracting hotel and restaurant guests to the downtown area, directly benefitting State Street retailers through consumer spending from hotel guests.

### ***Existing Site Conditions***

The existing site is located at 118 State Street (PIN 0709-1442-6064), 122 State Street (PIN 0709-1442-6056), and 124-126 State Street (PIN 0709-144-2610-5) constituting 0.30 acres (12,929 sq. ft.) fronting on State Street, West Dayton Street and North Carroll Street. 122 State Street Group LLC owns the property located at 122 State Street and has an option to purchase the property located at 118 State Street, which is currently owned by 118 LLC. An affiliated entity, AH 126 State LLC, owns 124-126 State Street.

The site is bounded by a commercial building containing Michelangelo’s Coffee House to the east, State Street to the south, a commercial building containing Capitol Corn Popper to the west, and West Dayton Street and North Carroll Street to the north. The site is part of the Downtown Core (DC) District. The site currently contains four commercial buildings.

Access to the site is provided directly from the City right-of-way on State Street, West Dayton Street and North Carroll Street. A Madison Metro bus stop for lines 2, 3, 4, 6, 7, 8, 11, 12, 14, 15, 29, 37, 47, 56, 57, 58, 70, 71 and 72 is located within walking distance of the property on State Street. Two Madison BCycle stations are located within walking distance of the property on North Carroll Street and West Mifflin Street.

### ***Compliance with Downtown Design Guidelines***

The Project complies with the Downtown Design Guidelines as follows:

- **Building Orientation:** The building addresses the scale of the street and the design integrates all entrances and services to support the surrounding context. The street

level fenestration promotes interaction between pedestrians and occupants and allows for additional site furniture, outdoor dining and landscaping. Entrances on Carroll and Dayton create a strong corner presence at the intersection.

- **Access and Site Circulation:** Traffic patterns and existing parallel parking have been maintained on West Dayton Street. The proposed drop off/entry point is located on North Carroll Street, which is not a through street. The hotel will be served by valet parking at existing off-site parking structures. The hotel will also be served by on-site valet bike parking.
- **Traffic Study:** A traffic study for the project modeled existing and projected site conditions, trip generation, travel and parking demand, valet service, public transit options, motor vehicle traffic volumes, and pedestrian and bicycle access. Simulating the anticipated demands for the proposed project, the report indicated “negligible impacts on the existing intersection and manageable vehicle storage needs for the valet service.” Furthermore, the traffic study indicates that the proposed project will reduce vehicle parking demand at the site compared to the current condition.
- **Landscaping:** The project will preserve existing mature canopy trees on State Street and will include new plantings and landscaping on North Carroll Street. The project will include landscaped roof terraces on the fifth and ninth floors.
- **Massing:** The building does not obstruct any views of the Capitol or the lakes in any of the designated view corridors. The building uses stepbacks on State Street to create a sense of scale consistent with the context of the block and minimize shadow effects. The façade of the building is composed of materials that represent a human scale consistent with the pedestrian friendly neighborhood. The existing building on State Street has 6 stories of frontage while the proposed building reduces the State Street exposure to only 4 stories in accordance with the current Downtown Plan. The proposed building also respects the adjacent landmark at 114 State Street by changing material to a glass façade above the four-story limestone base on Carroll Street.
- **Building Components:** In addition to creating usable outdoor space, the rooftop area screens the mechanical equipment from nearby buildings and integrates the elevator penthouses in a complimentary manner. The base of the building introduces a new restaurant space which will connect to State Street with operable glass doors and windows. The scale of the materials and openings at the street elevations is intended to match the scale of the adjacent buildings so that the rhythm of the street is preserved.
- **Building Materials:** The architectural design of the building emphasizes the use of limestone masonry at the four-story base and distinctive glass façade above.. The richness of these natural elements creates a palette that will be of consistent quality with the historic buildings in the area. The palette of materials has been distilled down to consistent selections which are used on all sides of the building.

- **Visual Interest/Door and Window Openings:** The building is designed with a 4-story limestone base and a contrasting glass façade above, which breaks down the massing. The design reads as an 8-story building with a cornice at the top. The stepped-back 9<sup>th</sup> floor is not part of the traditional building form, and is instead a different material palette of zinc paneling and glass. The cadence of the windows and framing on State Street reflect similar proportions to the existing fabric of the street. Guestroom windows are contained within the perimeter of the building creating relief from the façade and punctuation vertically on the building.
- **Awnings, Canopies and Signage:** All projections from the building have been designed to be compatible with the building architecture and prioritize their form and function equally. Proposed projections are integrated into the exterior design and do not obstruct any architectural details.

***Project Data***

<u>Location:</u>	118-126 State Street
<u>Start Construction:</u>	Approximately first quarter 2019
<u>Complete Construction:</u>	Approximately third quarter 2020
<u>Type of Building:</u>	Commercial
<u>Land Area:</u>	0.30 acres (12,929 sq. ft.)
<u>Site Access:</u>	State Street, West Dayton Street, North Carroll Street

***Project Financial Information***

Value of Land: The land at 118 State Street is currently assessed at \$182,000 and improvements at \$989,000 for a total assessed value of \$1,171,000. The land at 122 State Street is currently assessed at \$339,000 and improvements at \$1,959,000 for a total assessed value of \$2,298,000. The land at 124-126 State Street is currently assessed at \$136,000 and improvements at \$904,000 for a total assessed value of \$1,040,000. The total combined assessed value for the properties is \$5,055,000.

Estimated Project Cost: \$40,000,000

Number of Jobs: 95 construction jobs and 70 full-time equivalent jobs.

Public Subsidy Requested: None.

***Project Team***

Owner:

122 State Street Group LLC  
2001 W. Beltline Hwy., Suite 200  
Madison, WI 53713  
Contact: Eric Nordeen and Matt Prescott

Architects:

MetroStudio  
6501 Spanish Fort Blvd.  
New Orleans, LA 70124  
Contact: Ken Gowland

KKAD

52 Main Street, Suite 3  
Chester, NJ 07930  
Contact: Kraig Kalashian

We look forward to presenting these materials to you for your review of this proposal to revitalize and enhance this site.

Sincerely,



Eric Nordeen  
122 State Street Group LLC





CENTRAL  
PROPERTIES



HUSCH BLACKWELL



City of Madison

# LANDMARKS COMMISSION

The Dayton & Carroll Hotel Project

June 25th, 2018

DAYTON/CARROLL CORNER PERSPECTIVE



DAYTON/CARROLL CORNER PERSPECTIVE



CARROLL STREET PERSPECTIVE



CARROLL STREET PERSPECTIVE



STATE STREET WEST-FACING PERSPECTIVE



STATE STREET WEST-FACING PERSPECTIVE



STATE STREET EAST-FACING PERSPECTIVE





STATE STREET EAST-FACING PERSPECTIVE

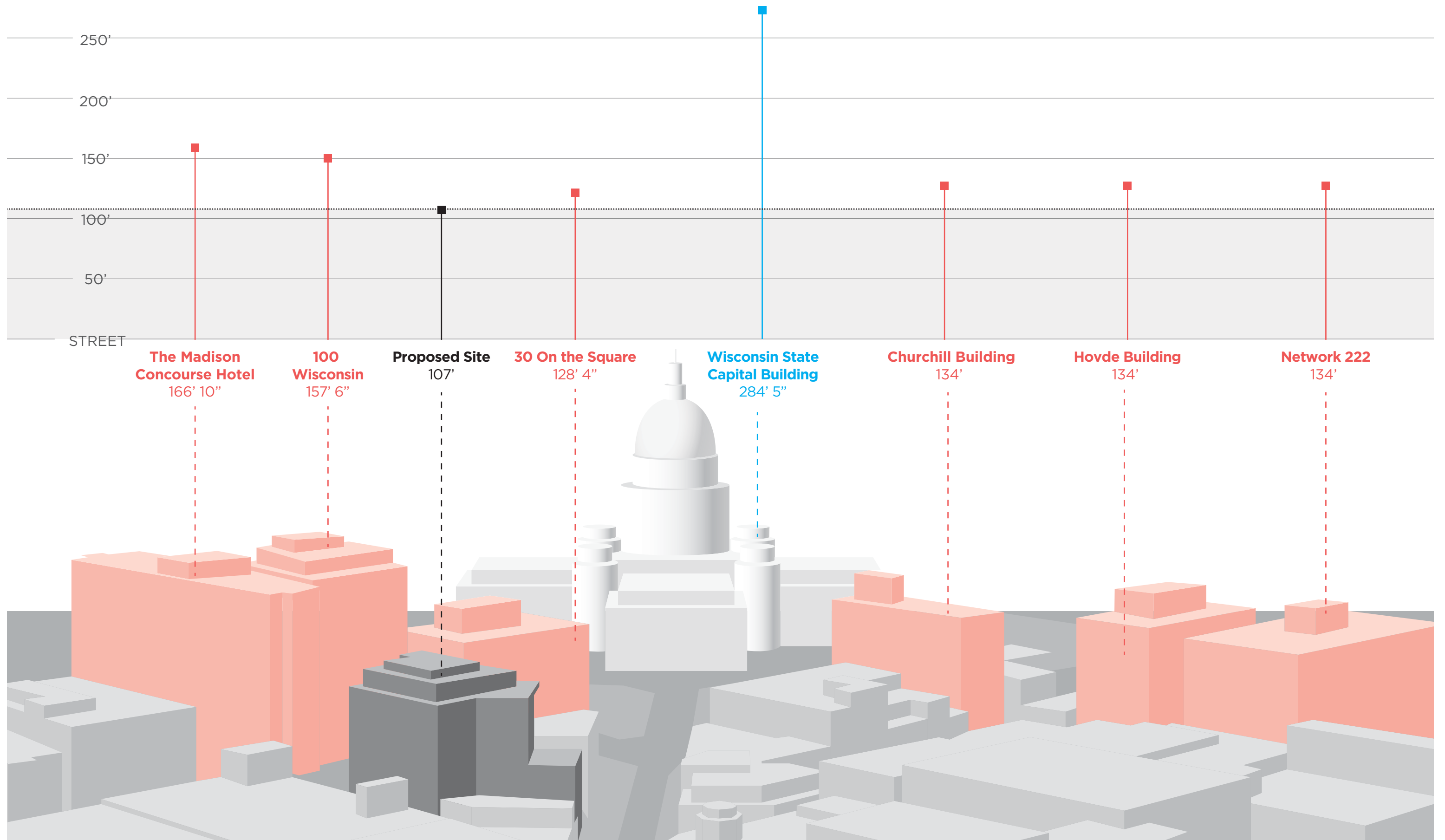


DAYTON STREET PERSPECTIVE



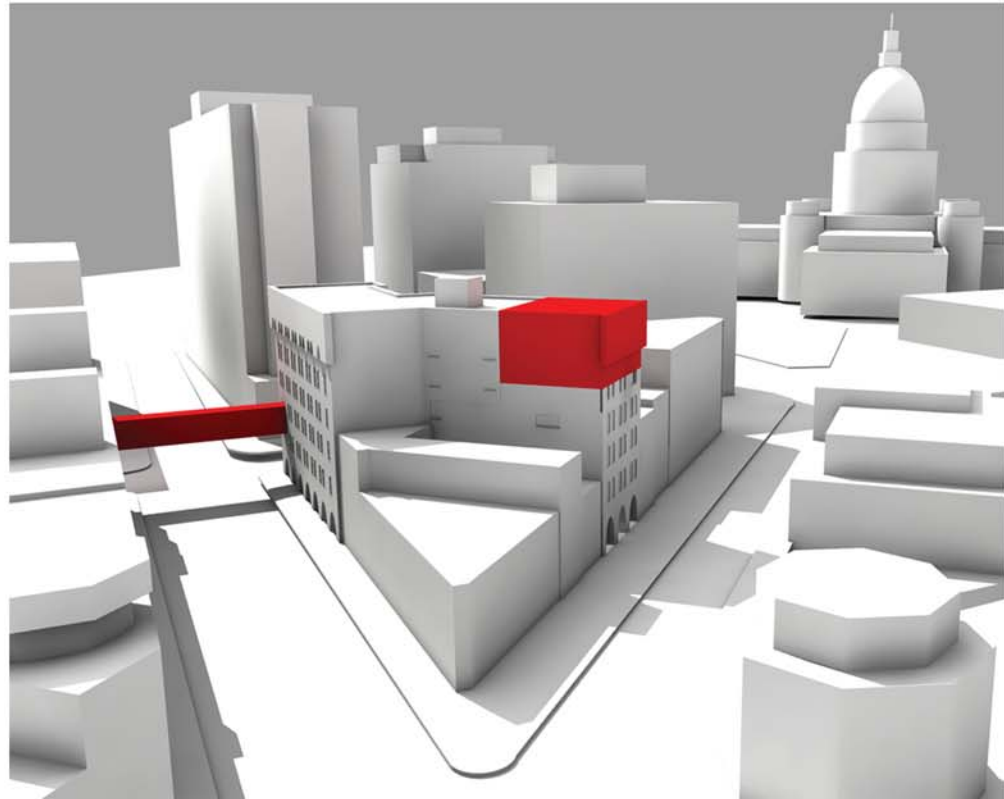
DAYTON STREET PERSPECTIVE



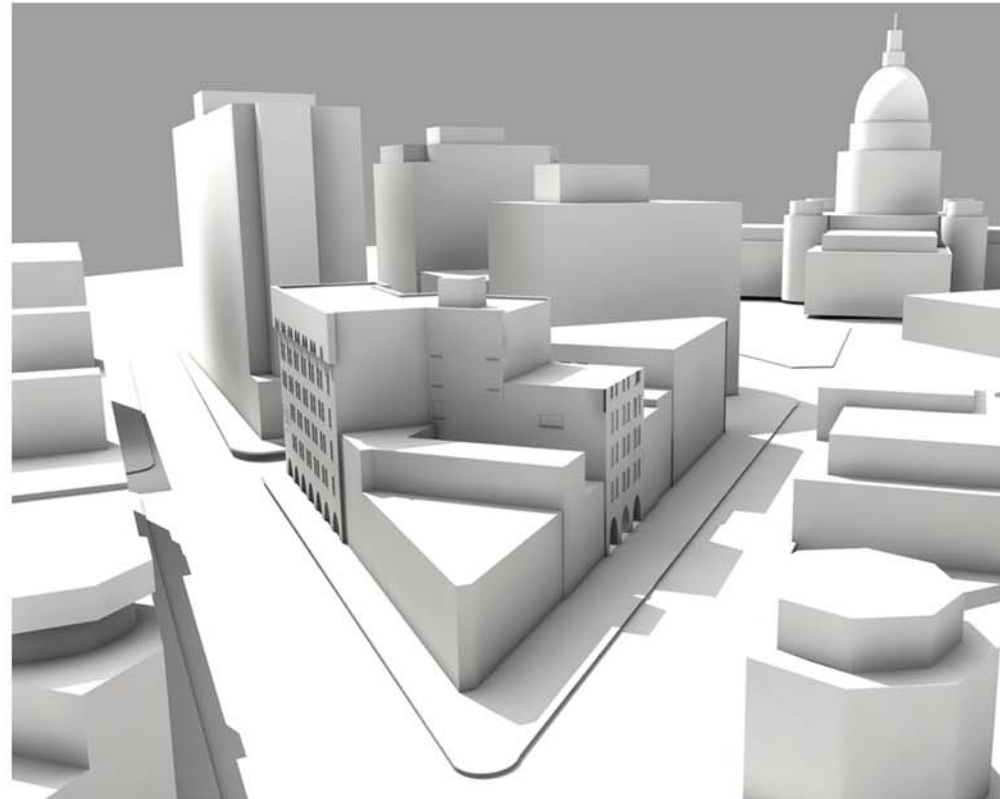


BUILDING HEIGHT DIAGRAM





EXISTING BUILDING VOLUME TO BE REMOVED



RESULTANT BUILDING VOLUME



PROPOSED NEW BUILDING

VIEW FROM BASCOM HILL LOOKING EAST TOWARD SITE



VIEW FROM LANGDON & CARROLL LOOKING SOUTHEAST TOWARD SITE





VIEW FROM STATE & JOHNSON LOOKING EAST TOWARD SITE



VIEW FROM WEST WASHINGTON & CARROLL LOOKING NORTHWEST TOWARD SITE



122 STATE ST.  
NEW HOTEL AND RESTAURANT

122 STATE ST.  
MADISON, WI. 53703



CONSULTANTS:

1	ISSUED FOR PLANNING	06/20/18
#	REVISION / ISSUE	DATE

SEAL

THESE DOCUMENTS HAVE BEEN PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION, AND THEY COMPLY WITH ALL CITY REQUIREMENTS

SHEET TITLE:  
ARCHITECTURAL SITE PLAN

PROJECT #: #Pm  
**A-2.1**  
1/16" = 1'-0"

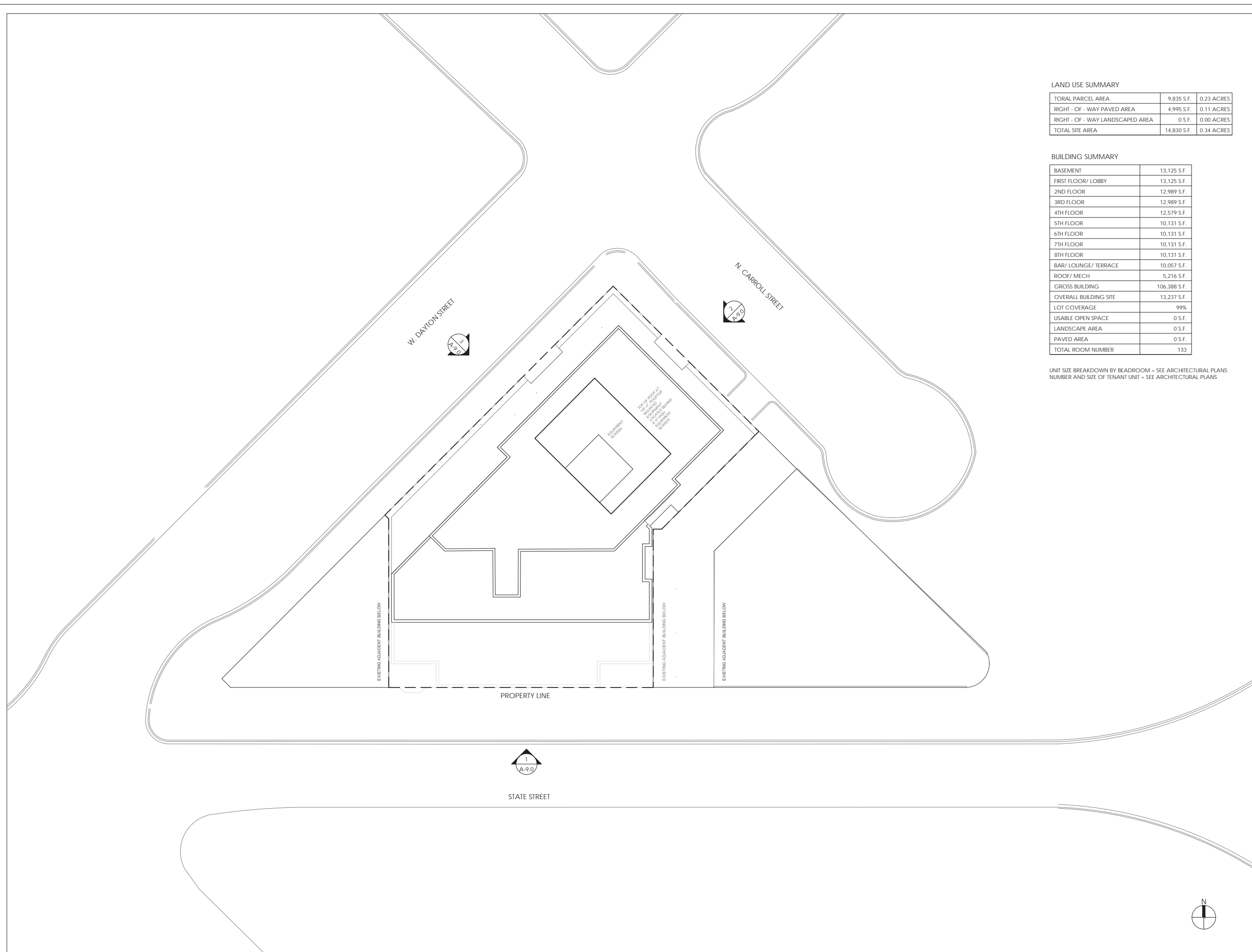
LAND USE SUMMARY

TOTAL PARCEL AREA	9,835 S.F.	0.23 ACRES
RIGHT - OF - WAY PAVED AREA	4,995 S.F.	0.11 ACRES
RIGHT - OF - WAY LANDSCAPED AREA	0 S.F.	0.00 ACRES
TOTAL SITE AREA	14,830 S.F.	0.34 ACRES

BUILDING SUMMARY

BASEMENT	13,125 S.F.
FIRST FLOOR/ LOBBY	13,125 S.F.
2ND FLOOR	12,989 S.F.
3RD FLOOR	12,989 S.F.
4TH FLOOR	12,579 S.F.
5TH FLOOR	10,131 S.F.
6TH FLOOR	10,131 S.F.
7TH FLOOR	10,131 S.F.
8TH FLOOR	10,131 S.F.
BAR/ LOUNGE/ TERRACE	10,057 S.F.
ROOF/ MECH	5,216 S.F.
GROSS BUILDING	106,388 S.F.
OVERALL BUILDING SITE	13,237 S.F.
LOT COVERAGE	99%
USABLE OPEN SPACE	0 S.F.
LANDSCAPE AREA	0 S.F.
PAVED AREA	0 S.F.
TOTAL ROOM NUMBER	133

UNIT SIZE BREAKDOWN BY BEADROOM = SEE ARCHITECTURAL PLANS  
NUMBER AND SIZE OF TENANT UNIT = SEE ARCHITECTURAL PLANS



TOP OF ROOF  
MECHANICAL ROOM  
ELECTRICAL ROOM  
ELEVATOR SHAFT  
ELEVATOR MACHINE ROOM

EXISTING ADJACENT BUILDING BELOW

EXISTING ADJACENT BUILDING BELOW

EXISTING ADJACENT BUILDING BELOW

PROPERTY LINE



STATE STREET





122 STATE ST.  
 NEW HOTEL AND RESTAURANT  
 122 STATE ST.  
 MADISON, WI. 53703



CONSULTANTS:

#	REVISION / ISSUE	DATE
1	ISSUED FOR PLANNING	06/20/18

SEAL

THESE DOCUMENTS HAVE BEEN PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION, AND THEY COMPLY WITH ALL CITY REQUIREMENTS

SHEET TITLE:  
 FIRST FLOOR CONSTRUCTION PLAN

PROJECT #: #Pm  
**A-2.1**  
 1/8" = 1'-0"

W. DAYTON STREET

N. CARROLL STREET

EXISTING ADJACENT BUILDING BELOW

EXISTING ADJACENT BUILDING BELOW

EXISTING ADJACENT BUILDING

122 STATE ST.  
NEW HOTEL AND RESTAURANT  
122 STATE ST.  
MADISON, WI. 53703



CONSULTANTS:

1	ISSUED FOR PLANNING	06/20/18
#	REVISION / ISSUE	DATE

SEAL

THESE DOCUMENTS HAVE BEEN PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION, AND THEY COMPLY WITH ALL CITY REQUIREMENTS

SHEET TITLE:

SECOND & THIRD FLOOR CONSTRUCTION PLAN

PROJECT #: #Pm

A-2.2  
1/8" = 1'-0"



W. DAYTON STREET

N. CARROLL STREET

EXISTING ADJACENT BUILDING BELOW

EXISTING ADJACENT BUILDING

EXISTING ADJACENT BUILDING

122 STATE ST.  
NEW HOTEL AND RESTAURANT  
122 STATE ST.  
MADISON, WI. 53703



CONSULTANTS:

#	REVISION / ISSUE	DATE
1	ISSUED FOR PLANNING	06/20/18

SEAL

THESE DOCUMENTS HAVE BEEN PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION, AND THEY COMPLY WITH ALL CITY REQUIREMENTS

SHEET TITLE:  
FOURTH FLOOR CONSTRUCTION PLAN

PROJECT #: #Pm  
**A-2.3**  
1/8" = 1'-0"



122 STATE ST.  
 NEW HOTEL AND RESTAURANT  
 122 STATE ST.  
 MADISON, WI. 53703



CONSULTANTS:

#	REVISION / ISSUE	DATE
1	ISSUED FOR PLANNING	06/20/18

SEAL

THESE DOCUMENTS HAVE BEEN PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION, AND THEY COMPLY WITH ALL CITY REQUIREMENTS

SHEET TITLE:

FIFTH FLOOR CONSTRUCTION PLAN

PROJECT #: #Pm

**A-2.4**  
 1/8" = 1'-0"



122 STATE ST.  
 NEW HOTEL AND RESTAURANT  
 122 STATE ST.  
 MADISON, WI. 53703



CONSULTANTS:

#	REVISION / ISSUE	DATE
1	ISSUED FOR PLANNING	06/20/18

SEAL

THESE DOCUMENTS HAVE BEEN PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION, AND THEY COMPLY WITH ALL CITY REQUIREMENTS

SHEET TITLE:

SIXTH-EIGHTH FLOOR CONSTRUCTION PLAN

PROJECT #: #P#

**A-2.5**  
 1/8" = 1'-0"

EXISTING ADJACENT BUILDING BELOW

EXISTING ADJACENT BUILDING BELOW

EXISTING ADJACENT BUILDING BELOW





122 STATE ST.  
 NEW HOTEL AND RESTAURANT  
 122 STATE ST.  
 MADISON, WI. 53703



CONSULTANTS:

#	REVISION / ISSUE	DATE
1	ISSUED FOR PLANNING	06/20/18

SEAL

THESE DOCUMENTS HAVE BEEN PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION, AND THEY COMPLY WITH ALL CITY REQUIREMENTS

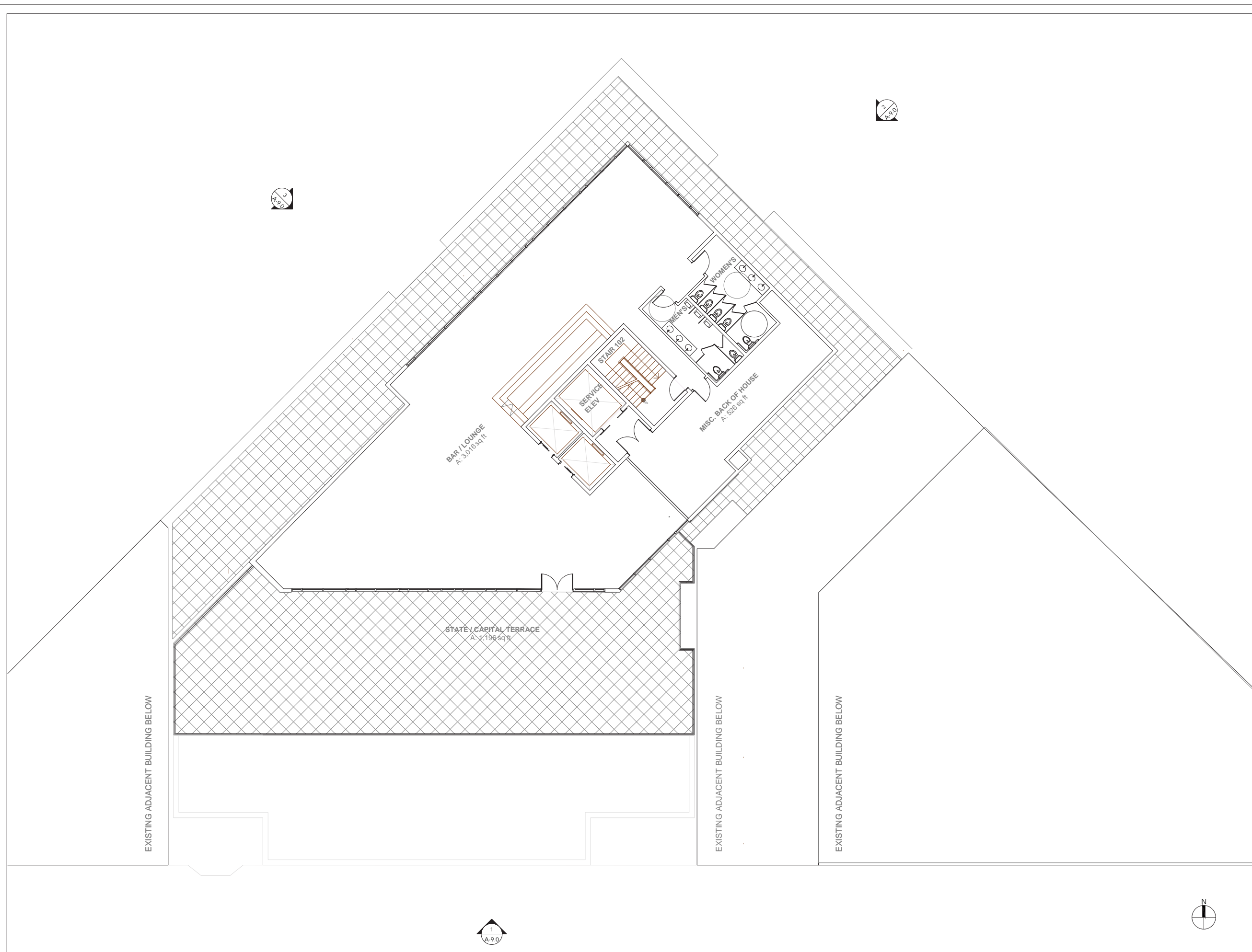
SHEET TITLE:

NINTH FLOOR CONSTRUCTION PLAN

PROJECT #: #Pm

**A-2.6**

1/8" = 1'-0"



122 STATE ST.  
 NEW HOTEL AND RESTAURANT  
 122 STATE ST.  
 MADISON, WI. 53703



CONSULTANTS:

#	REVISION / ISSUE	DATE
1	ISSUED FOR PLANNING	06/20/18

SEAL

THESE DOCUMENTS HAVE BEEN PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION, AND THEY COMPLY WITH ALL CITY REQUIREMENTS

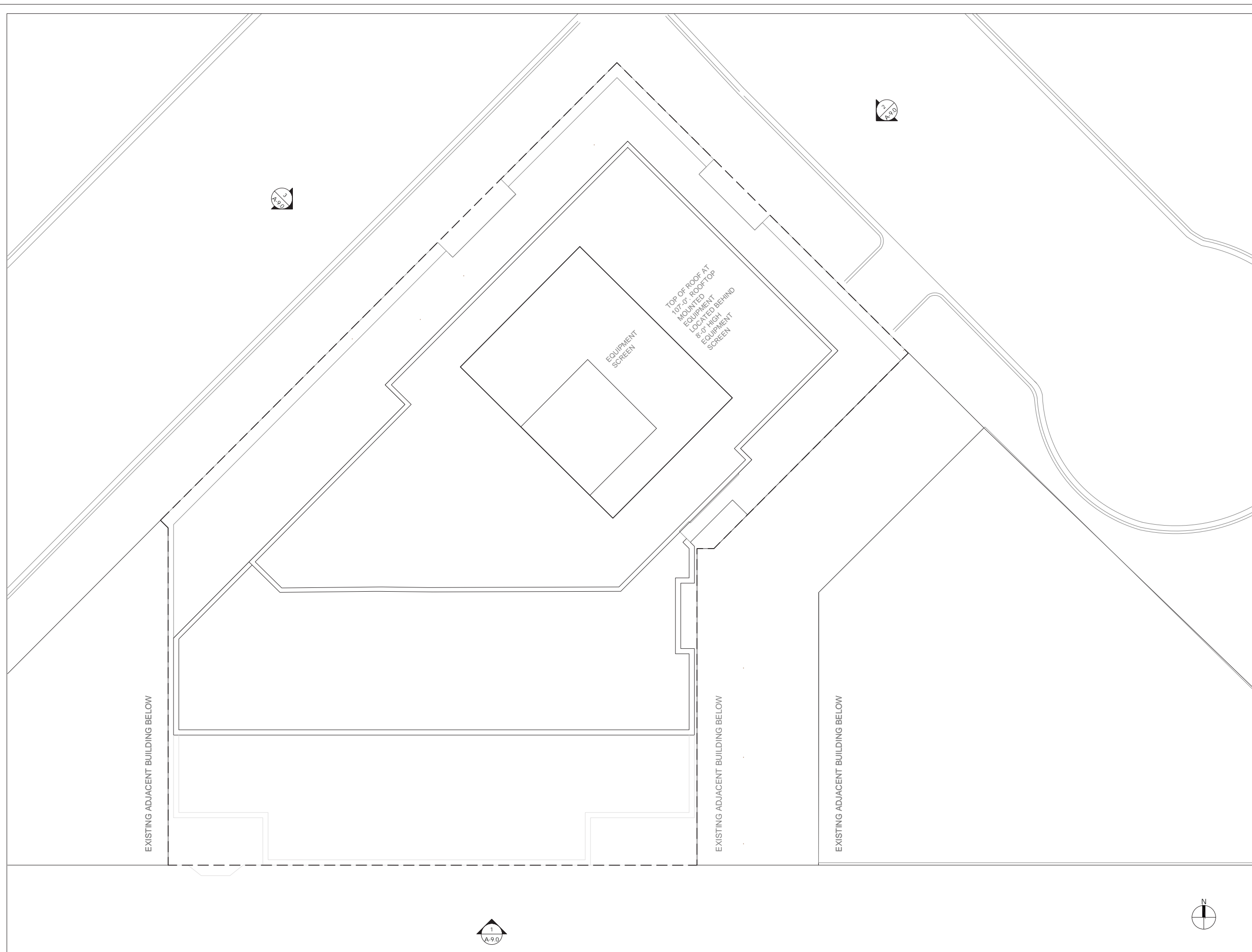
SHEET TITLE:

ROOF PLAN

PROJECT #: #Pm

**A-2.7**

1/8" = 1'-0"



EXISTING ADJACENT BUILDING BELOW

EXISTING ADJACENT BUILDING BELOW

EXISTING ADJACENT BUILDING BELOW

EQUIPMENT SCREEN

TOP OF ROOF AT MOUNTED EQUIPMENT LOCATED BEHIND 8'-0" HIGH EQUIPMENT SCREEN



# 122 STATE ST. NEW HOTEL AND RESTAURANT

122 STATE ST.  
MADISON, WI. 53703



CONSULTANTS:

#	REVISION / ISSUE	DATE
1	ISSUED FOR PLANNING	06/20/18

SEAL

THESE DOCUMENTS HAVE BEEN PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION, AND THEY COMPLY WITH ALL CITY REQUIREMENTS

SHEET TITLE:

STATE STREET  
EXTERIOR ELEVATIONS

PROJECT #: #PIn

## A-9.0

1/16" = 1'-0"

TOP OF ROOF AT 107'-0". ROOFTOP MOUNTED EQUIPMENT LOCATED BEHIND 8'-0" HIGH EQUIPMENT SCREEN

BRONZE LOUVERED SCREEN

METAL PANEL CORNICE BRONZE

BRONZE SPANDREL PANEL  
BRONZE MUNTINS  
METAL PANEL, PATTERN TO MATCH GLASS

GLASS  
LIMESTONE

GLASS BRONZE MUNTINS

TOP OF HVAC/RTU ENCLOSURE 115'-0" (WP)

T.O. TOP OF BAR 107'-0" (WP)

T.O. ROOF PARAPET 95'-0" (WP)

FLOOR 09 91'-0" (WP)

FLOOR 08 80'-0" (WP)

FLOOR 07 69'-0" (WP)

FLOOR 06 58'-0" (WP)

FLOOR 05 47'-0" (WP)

FLOOR 04 36'-0" (WP)

FLOOR 03 25'-0" (WP)

FLOOR 02 14'-0" (WP)

FLOOR 01 (LOWER) -3'-0" (WP)

# 122 STATE ST. NEW HOTEL AND RESTAURANT

122 STATE ST.  
MADISON, WI. 53703



CONSULTANTS:

#	REVISION / ISSUE	DATE
1	ISSUED FOR PLANNING	06/20/18

SEAL

THESE DOCUMENTS HAVE BEEN PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION, AND THEY COMPLY WITH ALL CITY REQUIREMENTS

SHEET TITLE:

NORTH CARROLL STREET  
EXTERIOR ELEVATIONS

PROJECT #: #PIn

## A-9.0

1/16" = 1'-0"

TOP OF ROOF AT 107'-0". ROOFTOP MOUNTED EQUIPMENT LOCATED BEHIND 8'-0" HIGH EQUIPMENT SCREEN

BRONZE SPANDREL PANEL



- TOP OF HVAC/RTU ENCLOSURE 115'-0" (WP)
- T.O. TOP OF BAR 107'-0" (WP)
- T.O. ROOF PARAPET 95'-0" (WP)
- FLOOR 09 91'-0" (WP)
- FLOOR 08 80'-0" (WP)
- FLOOR 07 69'-0" (WP)
- FLOOR 06 58'-0" (WP)
- FLOOR 05 47'-0" (WP)
- FLOOR 04 36'-0" (WP)
- FLOOR 03 25'-0" (WP)
- FLOOR 02 14'-0" (WP)
- FLOOR 01 (LOWER) 0'-0" (WP)

122 STATE ST.  
NEW HOTEL AND  
RESTAURANT

122 STATE ST.  
MADISON, WI. 53703



CONSULTANTS:

#	REVISION / ISSUE	DATE
1	ISSUED FOR PLANNING	06/20/18

SEAL

THESE DOCUMENTS HAVE BEEN PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION, AND THEY COMPLY WITH ALL CITY REQUIREMENTS

SHEET TITLE:

WEST DAYTON STREET  
EXTERIOR ELEVATIONS

PROJECT #: #PIn

A-9.0

1/16" = 1'-0"

