

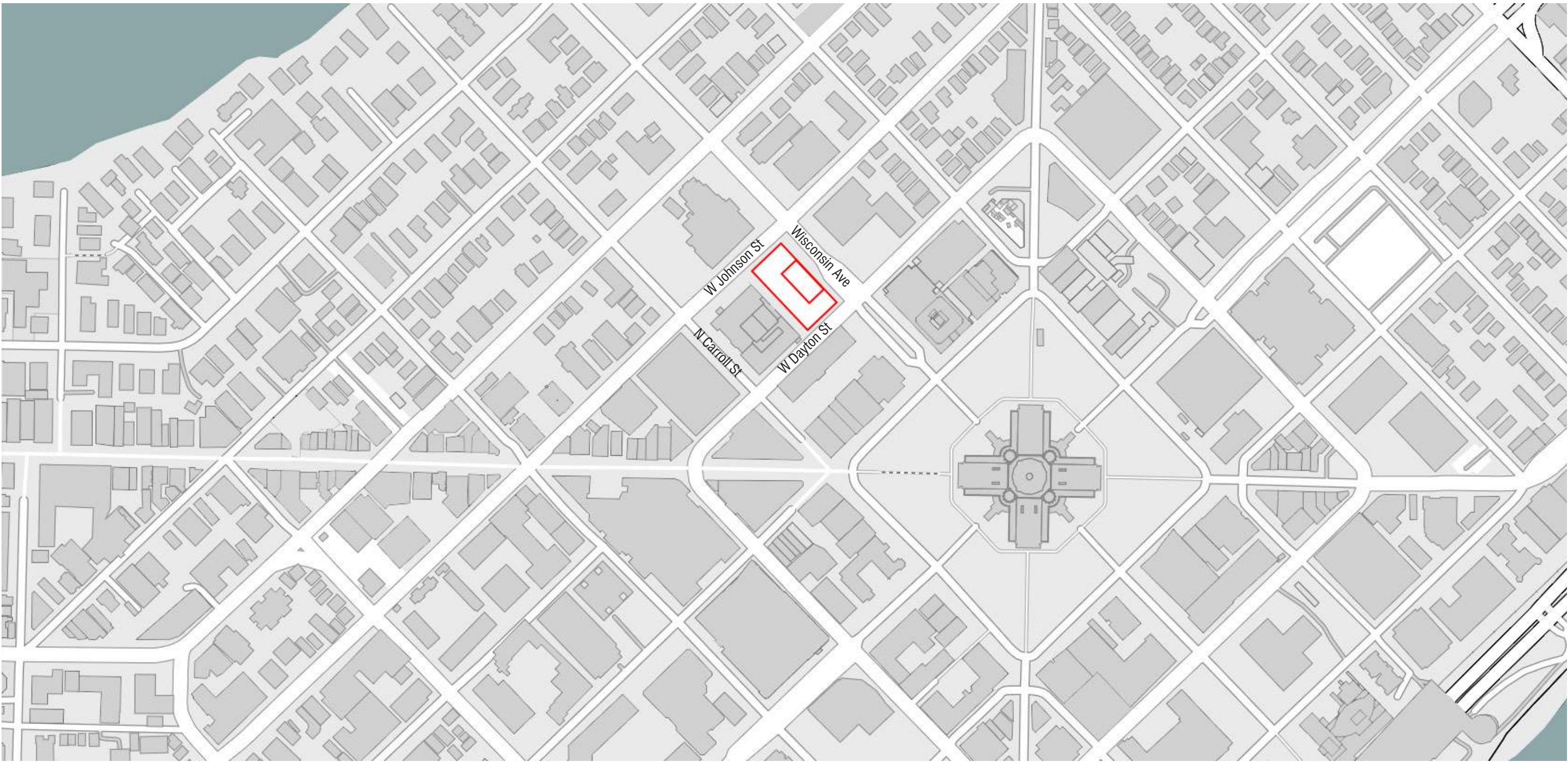


200 Wisconsin Ave

Drury Plaza Madison - Neighborhood Meeting

December 17, 2025

DRURY PLAZA



Site Locator
Drury Hotel - 2025.25.00
December 17, 2025



North Aerial



East Aerial

Site:

Address: 200 Wisconsin Ave.
Zoning: PD, Rezoning to Urban Mixed-Use (UMX)
Overlay District: Downtown Core

Required Front Yard Set Back: 0’ (Wisconsin Ave)
Required Rear Yard Set Back: 0’ (Service Drive)
Required Side Yard Set back: 5’ (Dayton Street)
Required Side Yard Set Back: 5’ (Johnson Street)

Development Summary:

Project Area 239,000 SF
Building Height 92’-0” (Eight Stories)

Room Summary

King 48
Double Queen 127
Suites 30
Room Total 205

Parking

Lower Level 46
Second Floor 71 (dedicated to hotel use)
Third Floor 65 (dedicated to hotel use)
Parking Total 182 stalls (136 dedicated to hotel use)

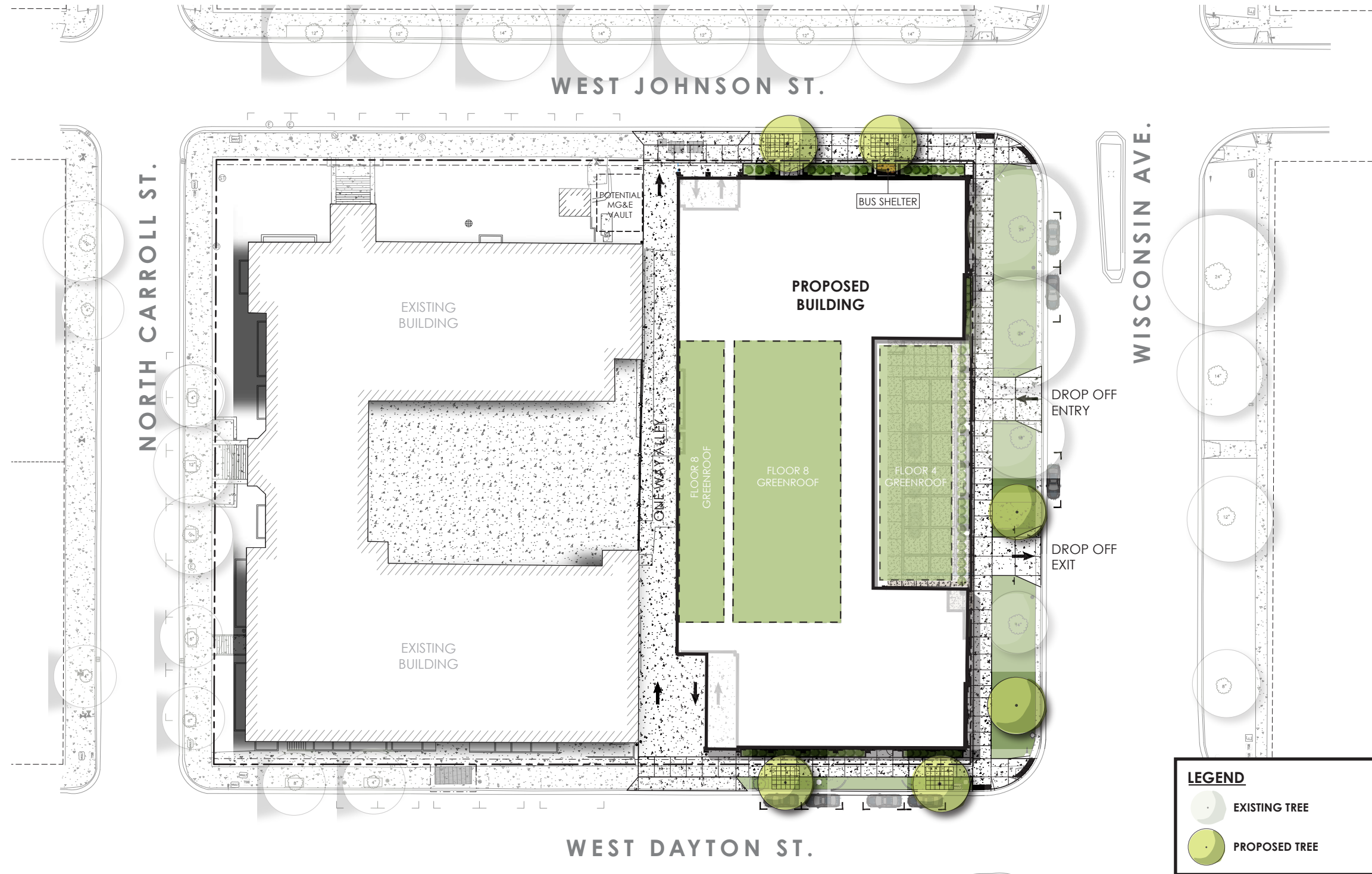
Bike Parking

Hotel 20
Commercial 2
Bike Parking Total 22

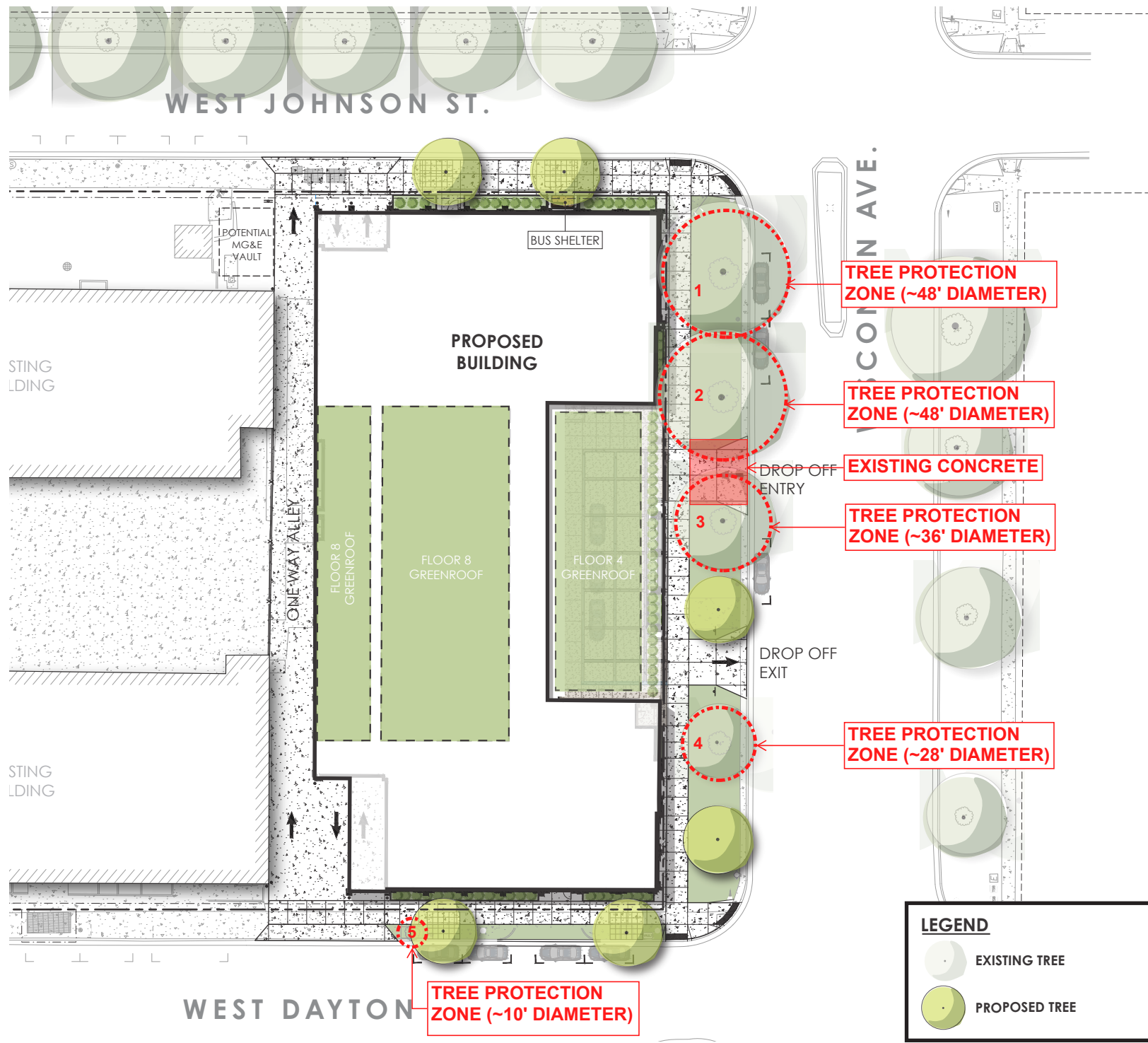
Project Summary

Drury Hotel - 2025.25.00
December 17, 2025





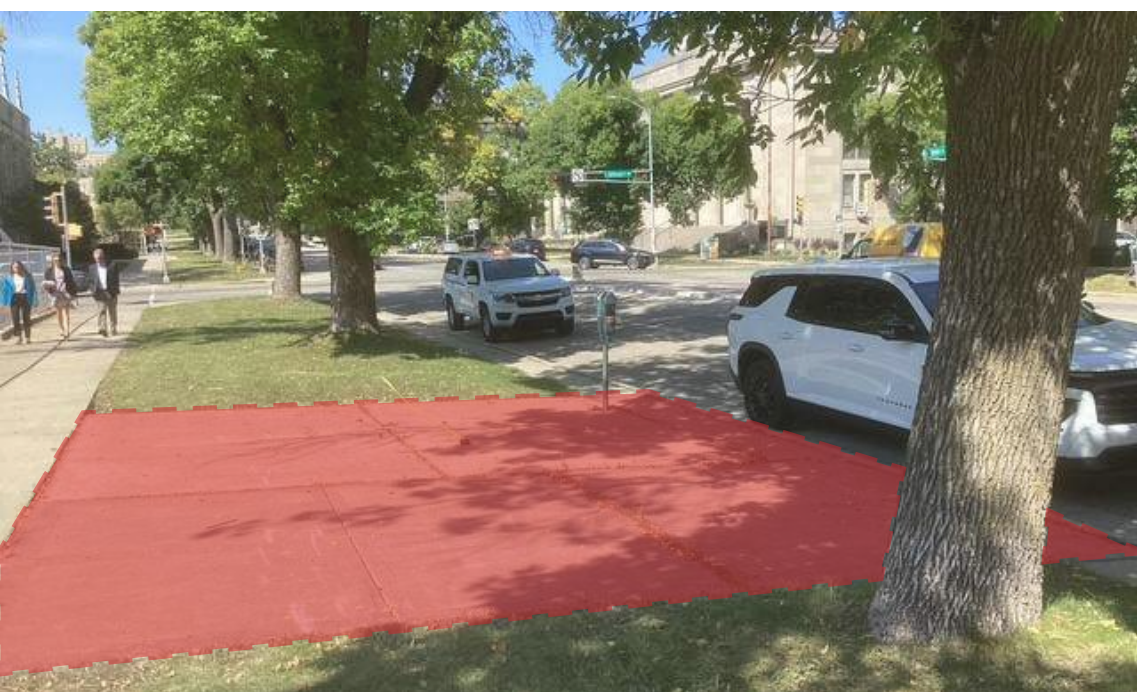
Site Plan
 Drury Hotel - 2025.25.00
 December 17, 2025



Site Plan Tree Potection

Drury Hotel - 2025.25.00

December 17, 2025



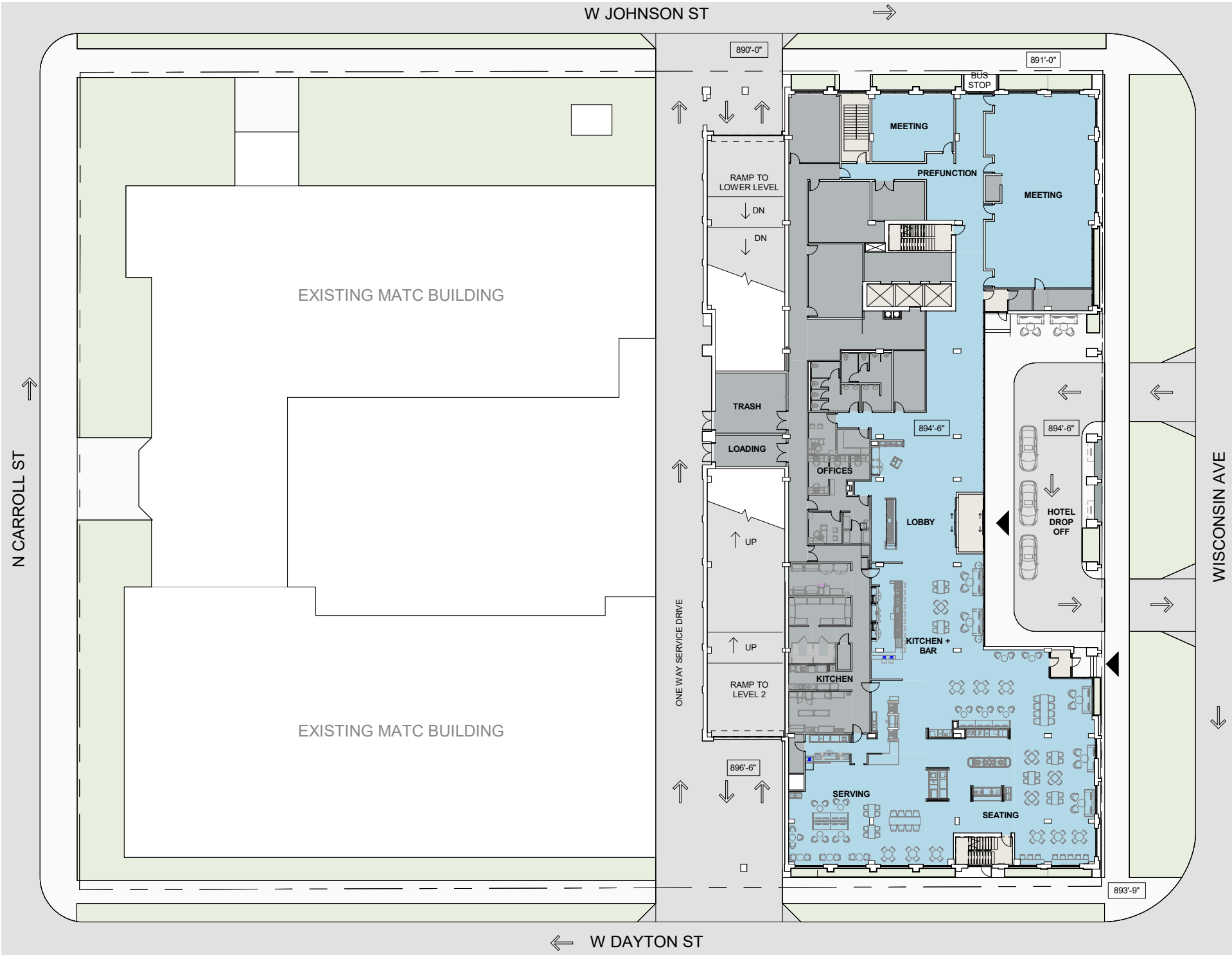
Allowable location of Drop Off Entry per Madison Forrestry



Trees to be pruned 10'-0" off of property prior to construction per Madison Forrestry



Tree to be removed and replaced per Madison Forrestry.



Room Summary

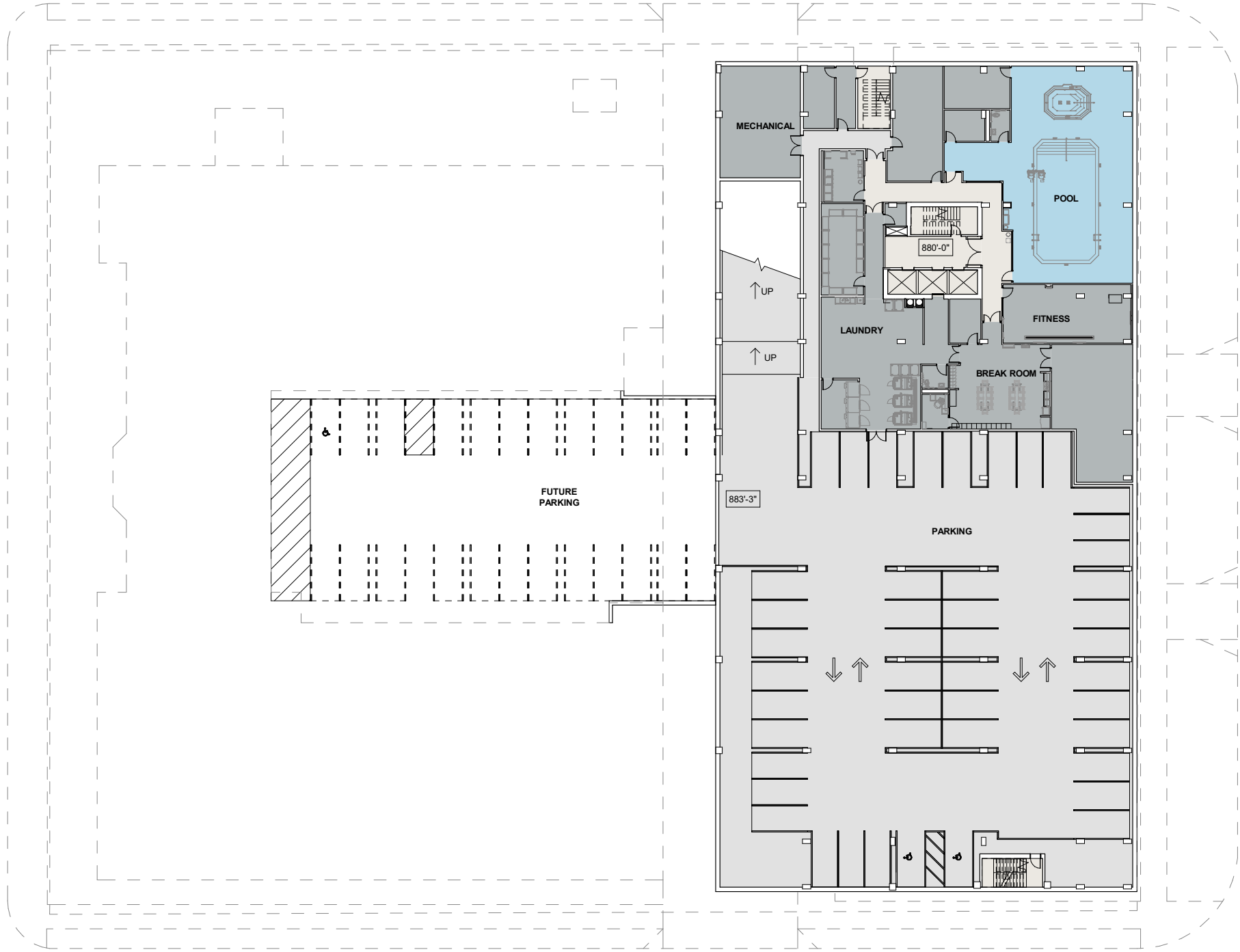
King	48
Double Queen	127
Suites	30
Total Rooms	205

Parking

Lower Level	46
Second Floor	71
Third Floor	65
Parking Total	182 (136 Hotel)

Legend

- Front Of House
- Guestrooms
- Circulation
- Back Of House
- Parking



Room Summary

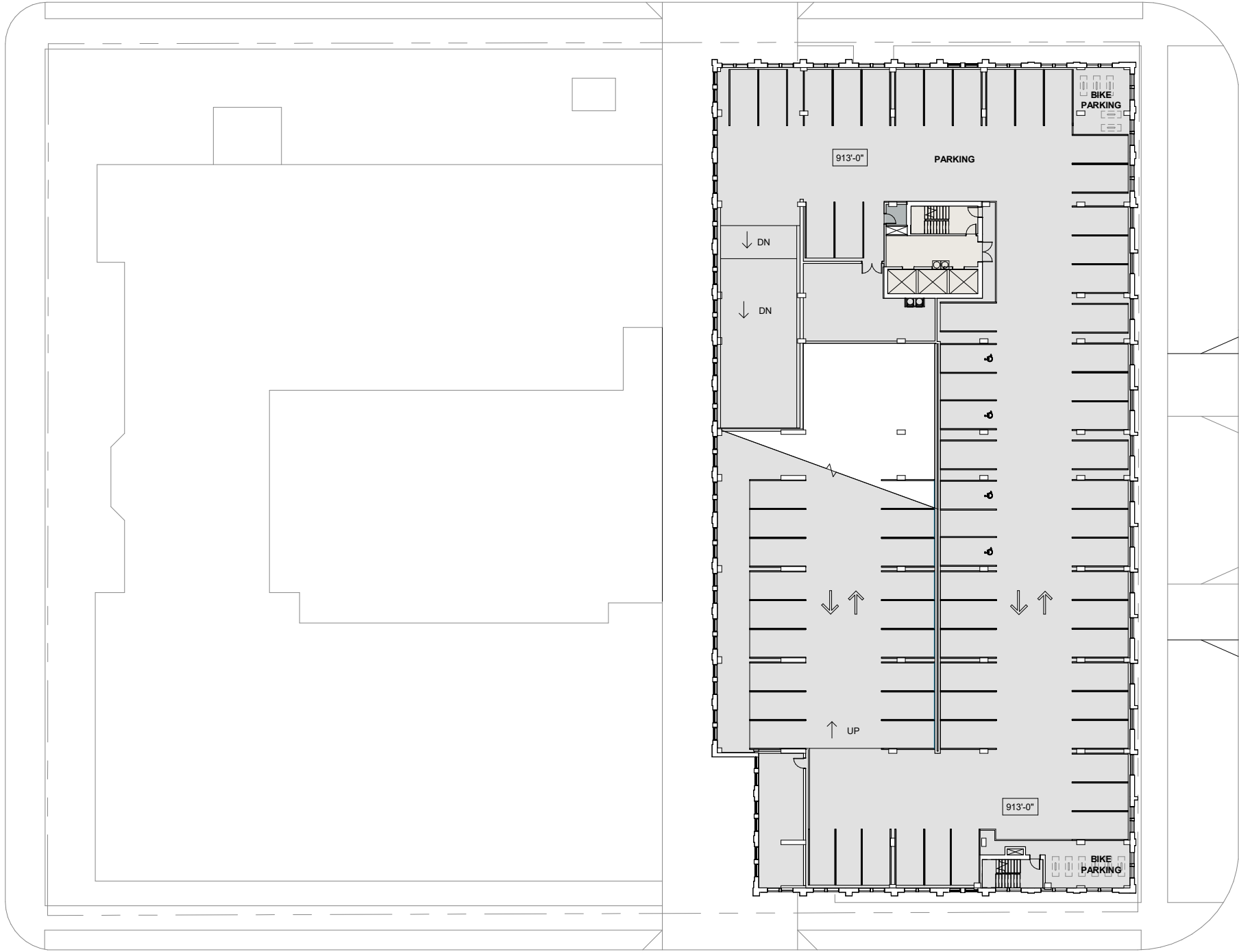
King	48
Double Queen	127
Suites	30
Total Rooms	205

Parking

Lower Level	46
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Third Floor	65
Parking Total	182 (136 Hotel)

Legend

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- Guestrooms
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Room Summary

King	48
Double Queen	127
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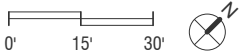
Lower Level	46
Second Floor	71
Third Floor	65
Parking Total	182 (136 Hotel)

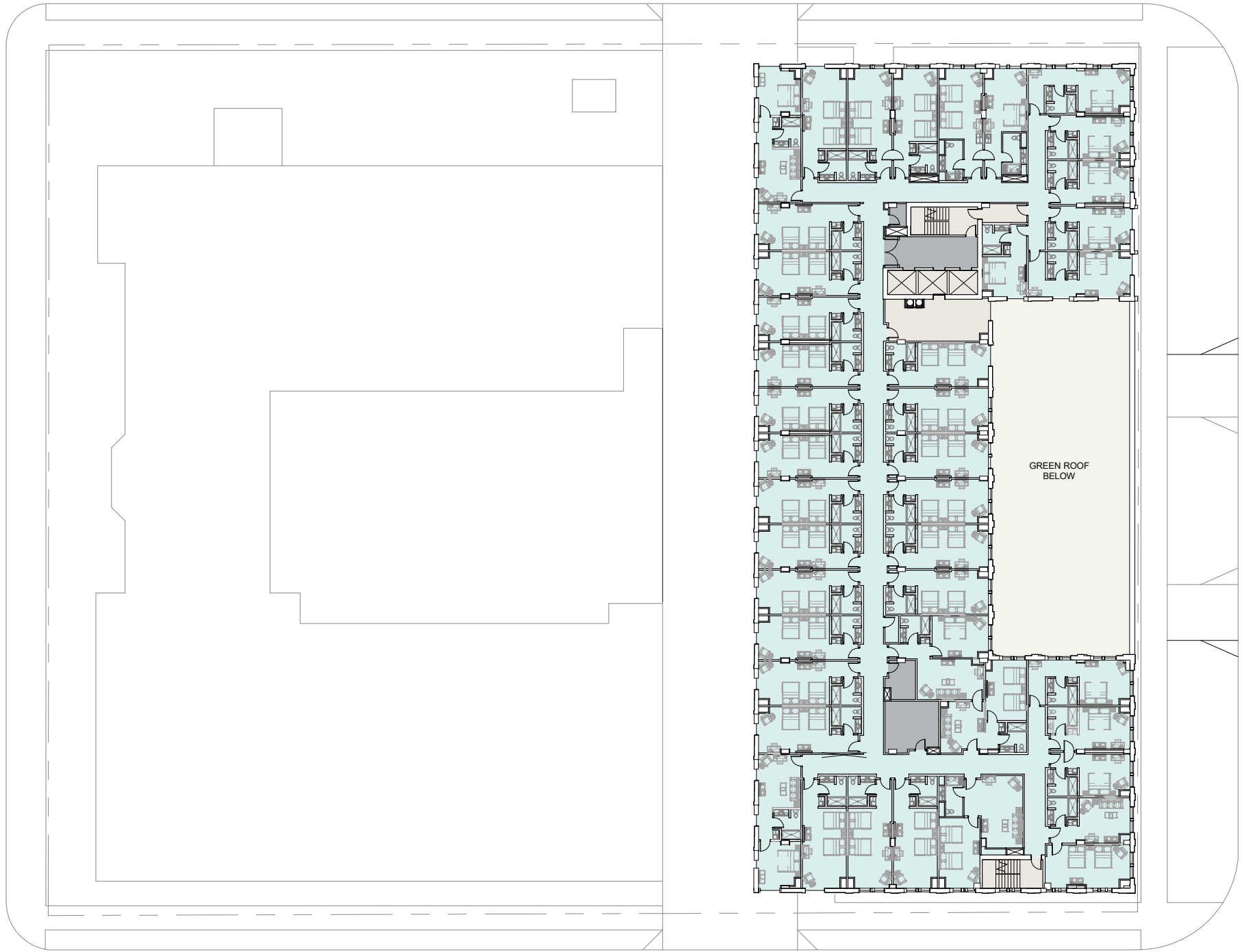
Legend

- Front Of House
- Guestrooms
- Circulation
- Back Of House
- Parking

Second - Third Floor Plan

Drury Hotel - 2025.25.00
December 17, 2025





Room Summary

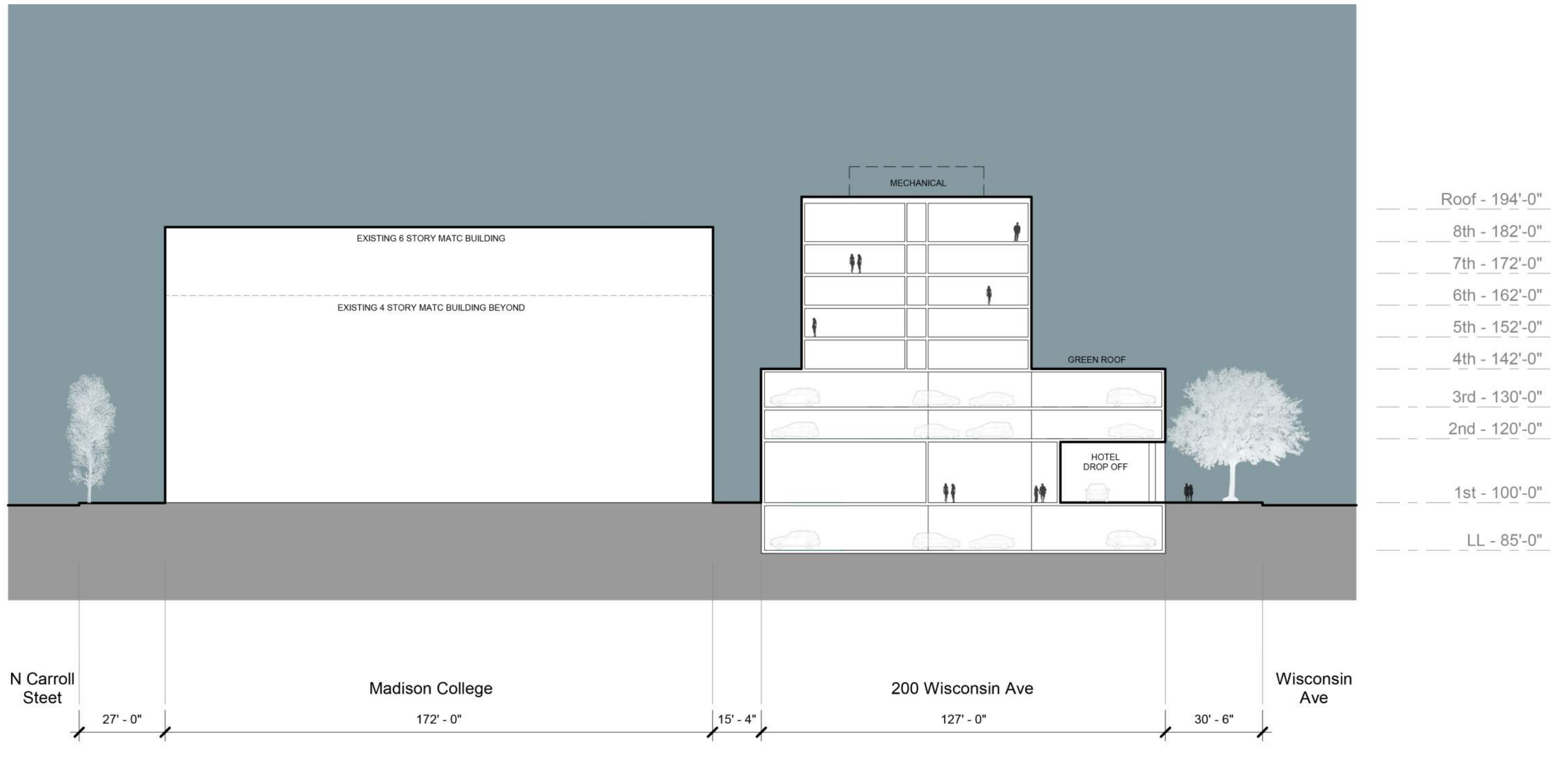
King	48
Double Queen	127
Suites	30
Total Rooms	205

Parking

Lower Level	46
Second Floor	71
Third Floor	65
Parking Total	182 (136 Hotel)

Legend

-  Front Of House
-  Guestrooms
-  Circulation
-  Back Of House
-  Parking



Site Section
Drury Hotel - 2025.25.00
December 17, 2025



North Aerial



East Aerial

Project Aerial Views

Drury Hotel - 2025.25.00

December 17, 2025



Wisconsin Ave Perspective
December 17, 2025



Wisconsin Ave Perspective
December 17, 2025



Wisconsin Ave Perspective
December 17, 2025



Wisconsin Ave Perspective
December 17, 2025



W Johnson St Perspective

December 17, 2025

DRURY
HOTELS

Potter
Lawson



Wisconsin Ave/W Johnson St Corner Perspective

December 17, 2025



W Johnson St Perspective
December 17, 2025



W Johnson St Perspective
December 17, 2025



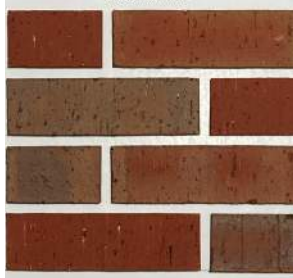
W Dayton St Perspective
December 17, 2025



W Dayton St Perspective
December 17, 2025



Wisconsin Ave Hotel Drop Off Perspective
December 17, 2025



1. MODULAR BRICK
VENEER - RED

2. CONCEALED FASTENER
METAL PANEL - MEDIUM
BRONZE

3. CONCEALED FASTENER
CORRUGATED METAL
PANEL - MEDIUM BRONZE

4. CAST STONE

5. GLAZING

6. TRANSLUCENT
GLAZING - PARKING
FLOORS



Sustainability

1. Energy efficient institutional 4 pipe HVAC system, not a through-the-wall magic pack type system
2. Energy management system with automatic setback for unoccupied rooms including lighting and HVAC
3. Energy recovery system for fresh air – (DOAS – Direct outside air system)
4. High efficiency boilers and chillers
5. Working with Focus on Energy to study alternative energy efficiency measures
6. Dimming lights with occupancy sensors in the parking levels
7. Low maintenance, long term exterior materials
8. Green roofs
9. EV charging
10. Reduce life cycle cost by employing durable materials and quality architectural design for lasting aesthetic value and maximum service life.

Thank you!



APPENDIX



ELEVATION KEY NOTES

- 1 MODULAR BRICK VENEER
- 2 ACCENT MODULAR BRICK VENEER
- 3 CONCEALED FASTENER METAL PANEL
- 4 CONCEALED FASTENER CORRUGATED METAL PANEL
- 5 PROPOSED FUTURE LOCATION OF RELOCATED ARCH
- 6 GLAZING
- 7 FROSTED GLAZING (PARKING LEVELS)
- 8 ARCHITECTURAL LOUVER
- 9 MECHANICAL SCREENING - CONCEALED FASTENER CORRUGATED METAL PANEL
- 10 CAST STONE SILL
- 11 CAST STONE BASE
- 12 CAST STONE PLANTER
- 13 BUS SHELTER

 PLANNED TENANT SIGNAGE ZONE. FINAL LOCATIONS DETERMINED BY TENANT. WALL, PROJECTING AND GROUND SIGNAGE IS ANTICIPATED.

 EXTERIOR UP LIGHTING. REFER TO REDNERINGS.



ELEVATION KEY NOTES

- 1 MODULAR BRICK VENEER
- 2 ACCENT MODULAR BRICK VENEER
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PLANNED TENANT SIGNAGE ZONE. FINAL LOCATIONS DETERMINED BY TENANT. WALL, PROJECTING AND GROUND SIGNAGE IS ANTICIPATED.

EXTERIOR UP LIGHTING. REFER TO REDNERINGS.

- PENTHOUSE
206' - 0"
- ROOF
194' - 0"
- EIGHTH FLOOR
182' - 0"
- SEVENTH FLOOR
172' - 0"
- SIXTH FLOOR
162' - 0"
- FIFTH FLOOR
152' - 0"
- FOURTH FLOOR
142' - 0"
- THIRD FLOOR
130' - 0"
- SECOND FLOOR
120' - 0"
- FIRST FLOOR
100' - 0"

Southwest Elevation

Drury Hotel - 2025.25.00

December 17, 2025

ELEVATION KEY NOTES

- 1 MODULAR BRICK VENEER
- 2 ACCENT MODULAR BRICK VENEER
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 PLANNED TENANT SIGNAGE ZONE. FINAL LOCATIONS DETERMINED BY TENANT. WALL, PROJECTING AND GROUND SIGNAGE IS ANTICIPATED.

 EXTERIOR UP LIGHTING. REFER TO REDNERINGS.



ELEVATION KEY NOTES

- 1

MODULAR BRICK VENEER
- 2

ACCENT MODULAR BRICK VENEER
- 3

CONCEALED FASTENER METAL PANEL
- 4

CONCEALED FASTENER CORRUGATED METAL PANEL
- 5

PROPOSED FUTURE LOCATION OF RELOCATED ARCH
- 6

GLAZING
- 7

FROSTED GLAZING (PARKING LEVELS)
- 8

ARCHITECTURAL LOUVER
- 9

MECHANICAL SCREENING - CONCEALED FASTENER CORRUGATED METAL PANEL

- 10

CAST STONE SILL
- 11

CAST STONE BASE
- 12

CAST STONE PLANTER
- 13

BUS SHELTER
- PLANNED TENANT SIGNAGE ZONE. FINAL LOCATIONS DETERMINED BY TENANT. WALL, PROJECTING AND GROUND SIGNAGE IS ANTICIPATED.
- EXTERIOR UP LIGHTING. REFER TO REDNERINGS.



Southeast Elevation

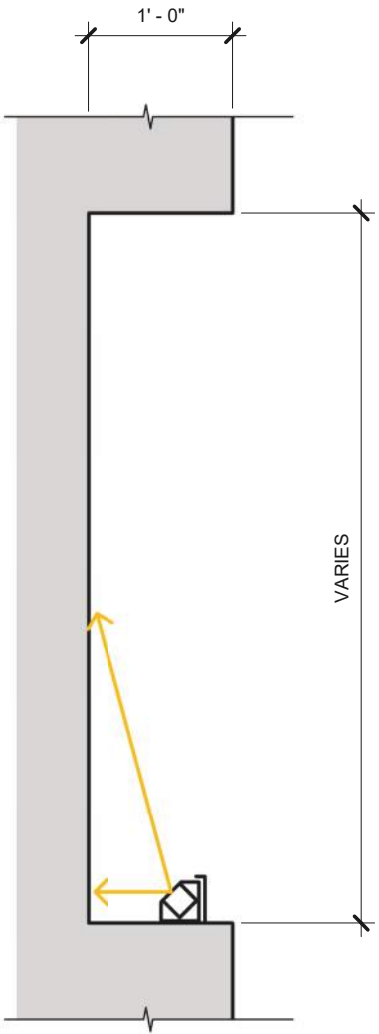
Drury Hotel - 2025.25.00

December 17, 2025



1. LUMINAIRE WILL BE MOUNTED FOR ANGULAR LIGHT DISTRIBUTION WITH LED BURIED DEEP IN TO HOUSING FOR EFFECTIVE SHEILDING OF THE LAMP. LUMINAIRE INSTALLED AT THE BOTTOM OF THE CORRUGATED METAL PANEL WILL CREATE THE DESIRED EFFECT WHILE FULLY COMPLYING TO DARK-SKY LIGHTING GUIDELINES.

2.NOTE THAT THE METAL PANEL ABOVE EACH LIGHT IS 1'-0" PROUD OF THE UPLIT CORRUGATED WALL. PLACING THE LUMINAIRE WITHIN THE CONFINES OF THE FACADE PLANE REDUNDANTLY HELPS PREVENT ANY LIGHT TRESPASS INTO THE SKY.



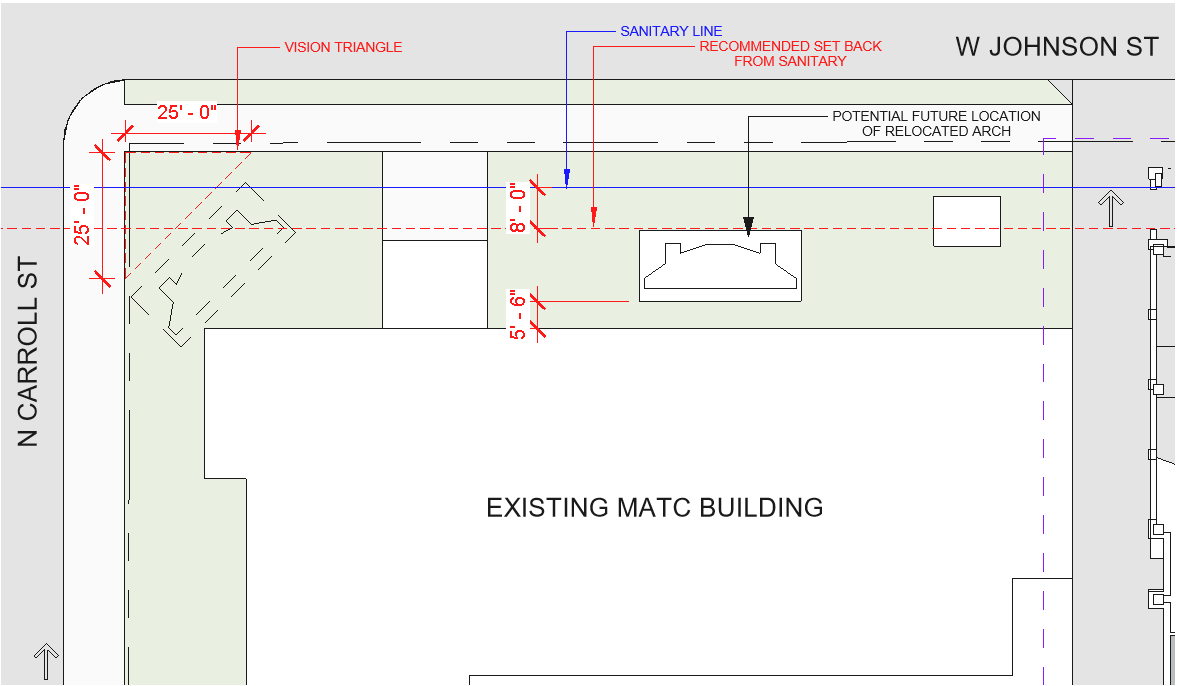
2
A201

EXTERIOR LIGHTING DIAGRAM
NTS



View from W Johnson St

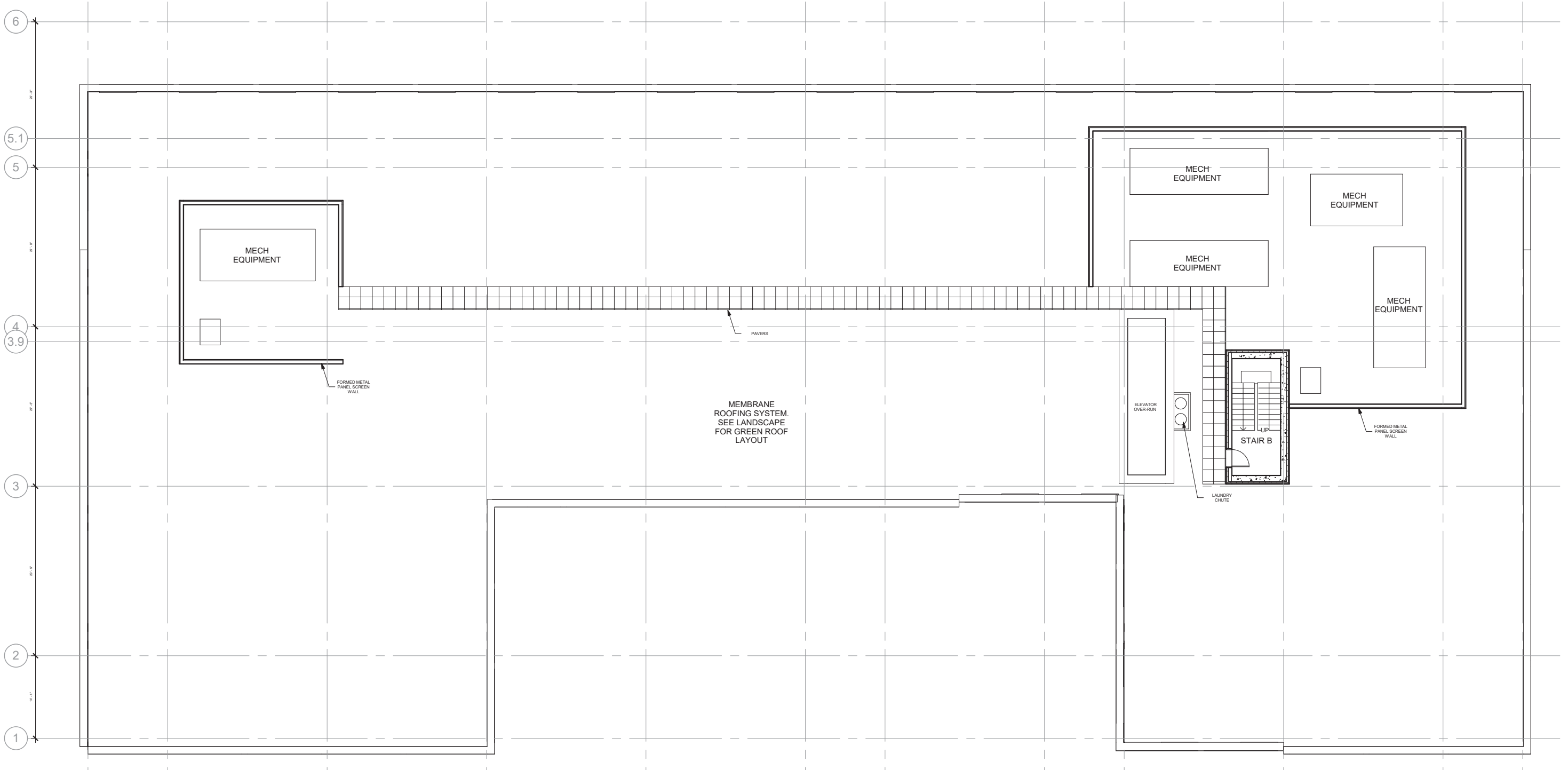
Arch Exhibit
Drury Hotel - 2025.25.00
December 17, 2025



Arch Layout Diagram

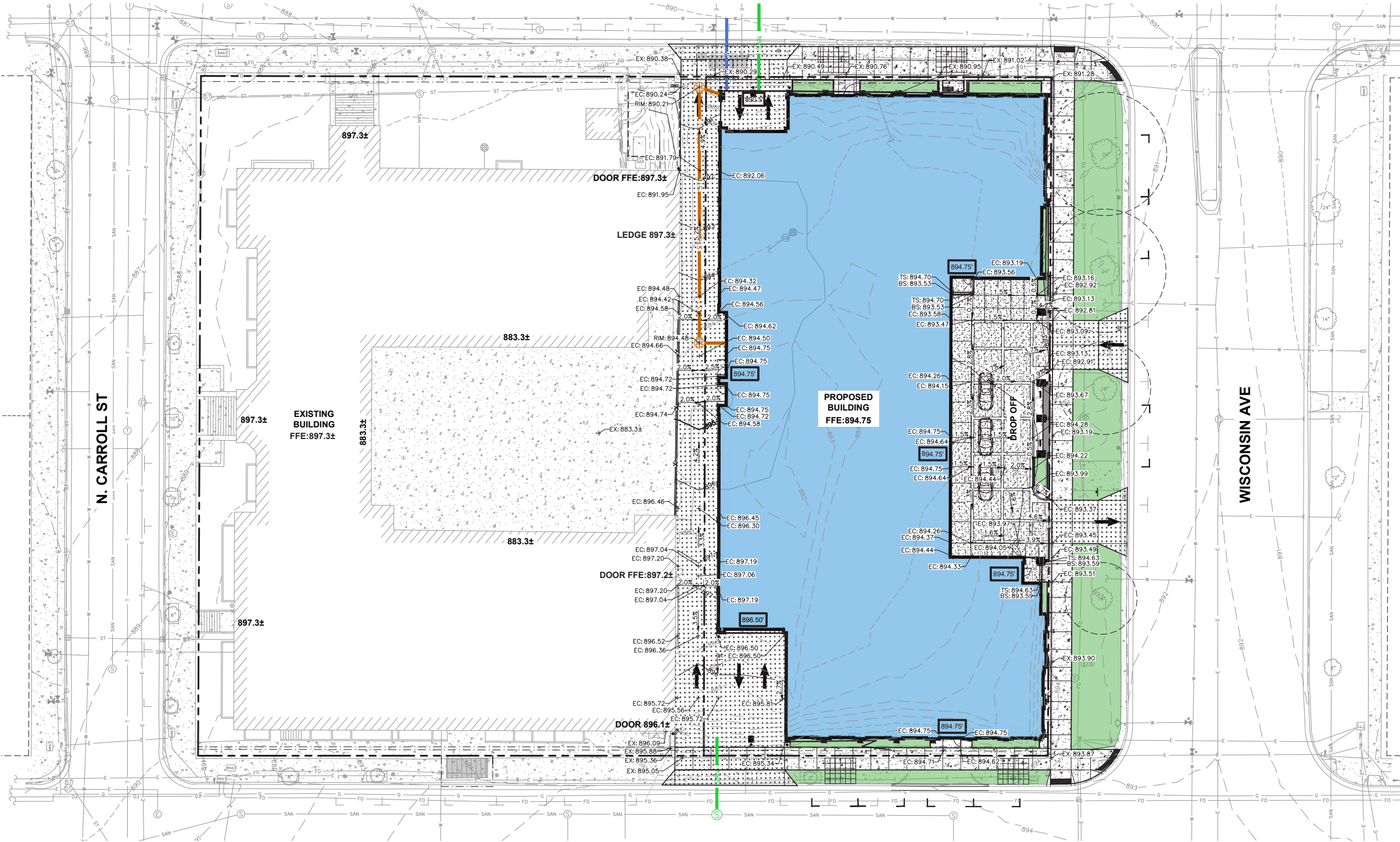


Aerial View



Roof Plan
Drury Hotel - 2025.25.00
December 17, 2025





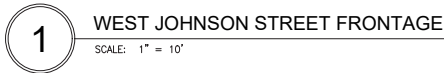
<u>SYMBOL</u>	<u>CODE</u>	<u>BOTANICAL / COMMON NAME</u>
---------------	-------------	--------------------------------

EVERGREEN SHRUBS

	<i>BUGV</i>	<i>Buxus</i> x 'Green Velvet' / Green Velvet Boxwood
---	-------------	--

	DECE	<i>Deschampsia cespitosa</i> 'Goldtau' / Gold Dew Tufted Hair Grass
	SCSC	<i>Schizachyrium scoparium</i> 'Prairie Blues' / Prairie Blues Little Bluestem
	SEAF	<i>Sedum</i> x 'Autumn Fire' / Autumn Fire Sedum

	CAPE	<i>Carex pensylvanica</i> / Pennsylvania Sedge
	STHU	<i>Stachys officinalis</i> 'Hummelo' / Hummelo Betony



PLANT SCHEDULE

SYMBOL CODE BOTANICAL / COMMON NAME

DECIDUOUS SHRUBS

- CEAM Ceanothus americanus / New Jersey Tea
- SYPU Syringa pubescens patula 'Miss Kim' / Miss Kim Korean Lilac

EVERGREEN SHRUBS

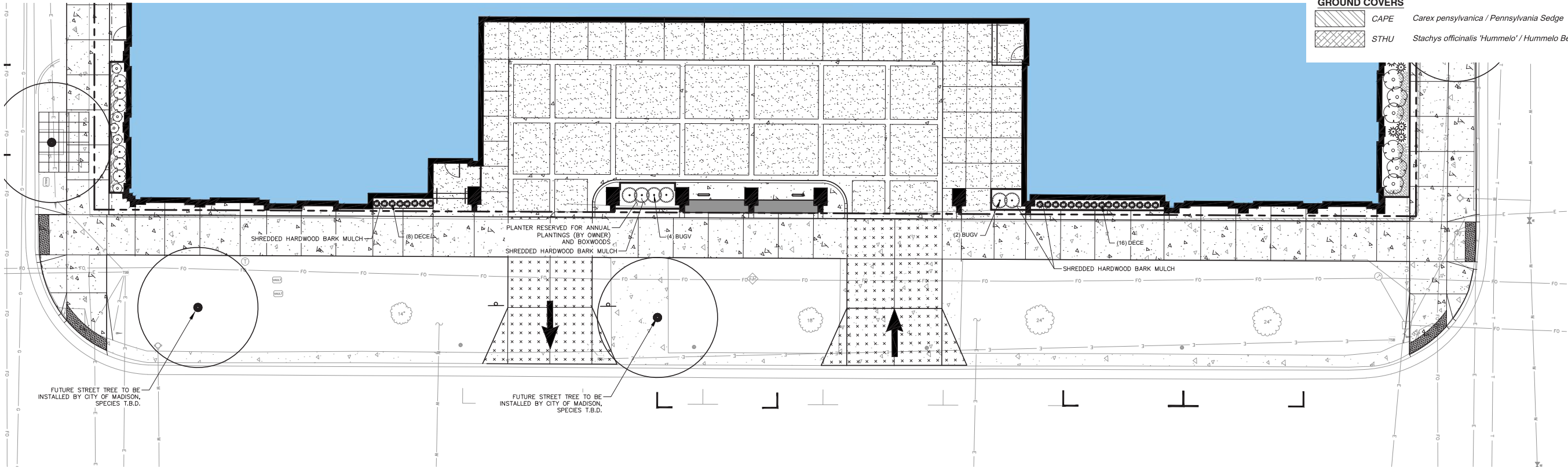
- BUGV Buxus x 'Green Velvet' / Green Velvet Boxwood

PERENNIALS & GRASSES

- DECE Deschampsia cespitosa 'Goldtau' / Gold Dew Tufted Hair Grass
- SCSC Schizachyrium scoparium 'Prairie Blues' / Prairie Blues Little Bluestem
- SEAF Sedum x 'Autumn Fire' / Autumn Fire Sedum

GROUND COVERS

- CAPE Carex pensylvanica / Pennsylvania Sedge
- STHU Stachys officinalis 'Hummelo' / Hummelo Betony



3

WISCONSIN AVENUE FRONTAGE

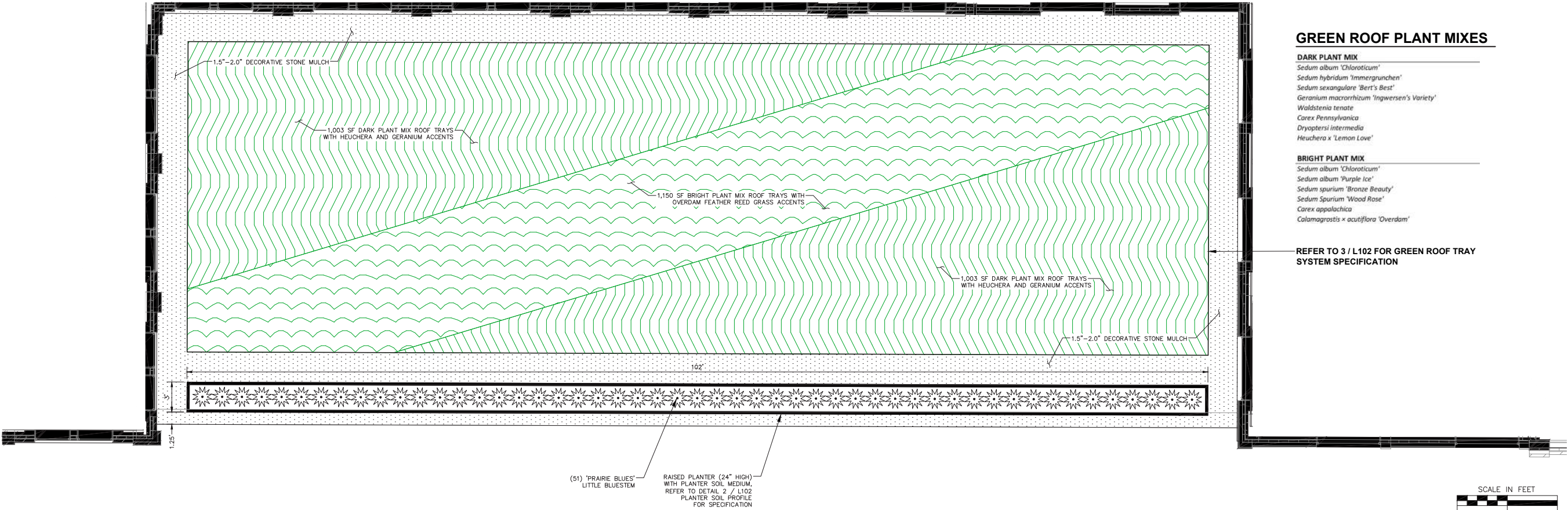
SCALE: 1" = 10'



Landscape Plan

Drury Hotel - 2025.25.00

December 17, 2025



GREEN ROOF PLANT MIXES

DARK PLANT MIX

Sedum album 'Chloroticum'
Sedum hybridum 'Immergrunnen'
Sedum sexangulare 'Bert's Best'
Geranium macrorrhizum 'Ingwersen's Variety'
Waldstenia tenate
Carex Pennsylvanica
Dryopteris intermedia
Heuchera x 'Lemon Love'

BRIGHT PLANT MIX

Sedum album 'Chloroticum'
Sedum album 'Purple Ice'
Sedum spurium 'Branze Beauty'
Sedum Spurium 'Wood Rose'
Carex appalachica
Calamagrostis x *acutiflora* 'Overdam'

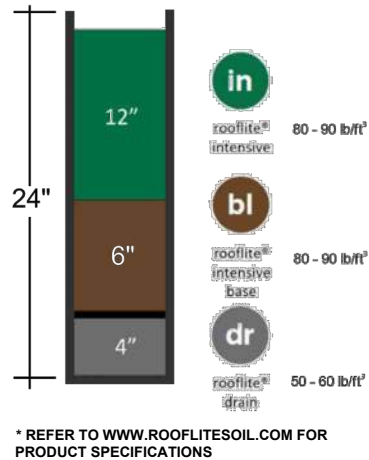
REFER TO 3 / L102 FOR GREEN ROOF TRAY
SYSTEM SPECIFICATION



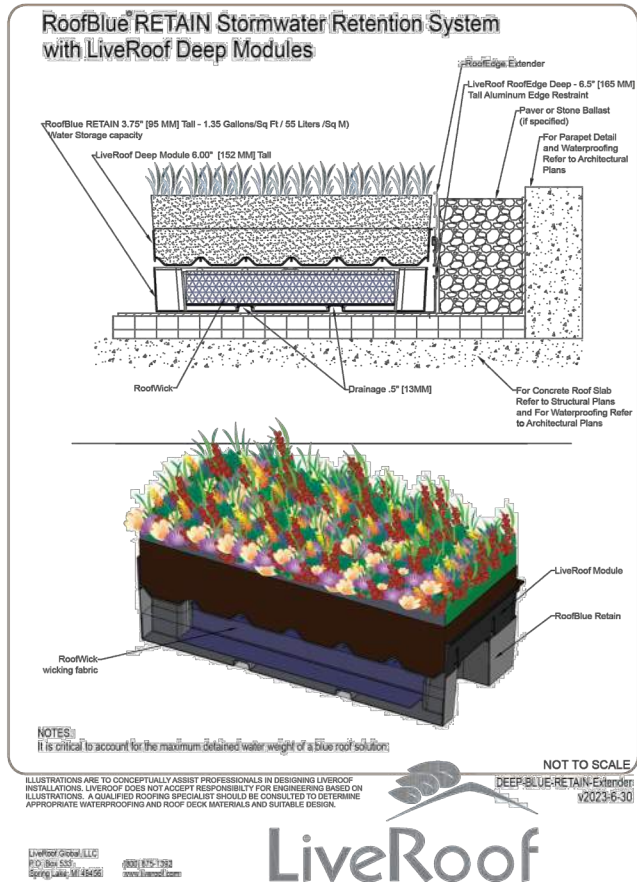
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FLOOR 04 - GREENROOF

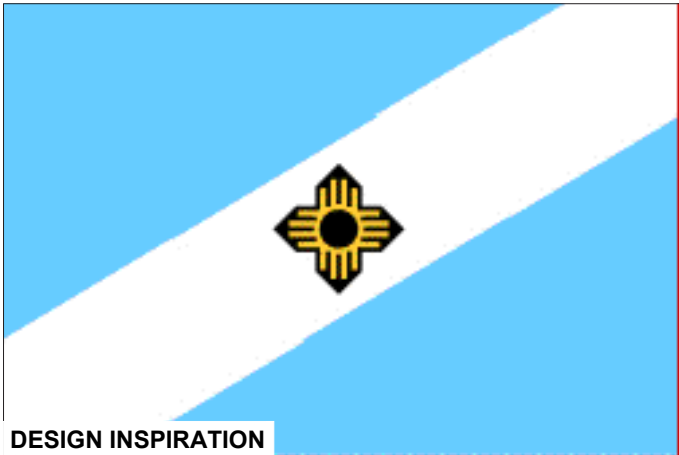
SCALE: 1" = 5'

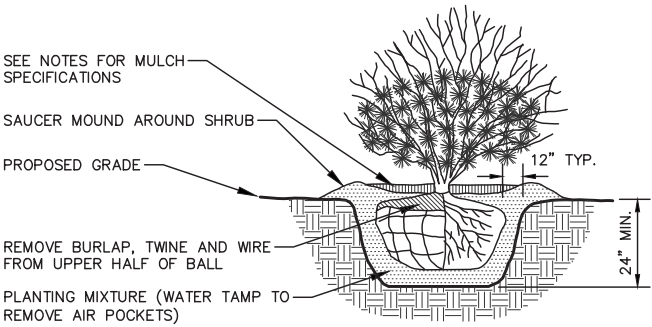


2 PLANTER SOIL PROFILE
SCALE: NTS



3 GREEN ROOF TRAY SYSTEM
SCALE: NTS



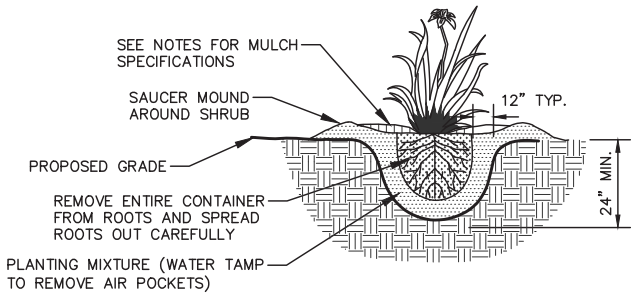


NOTE:
1. ROOT FLARE TO BE EXPOSED.

1

SHRUB PLANTING

SCALE: NOT TO SCALE

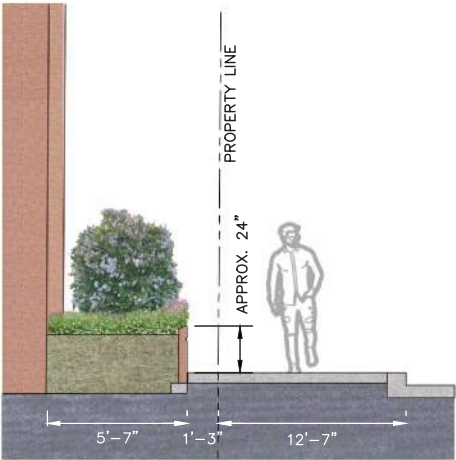


NOTE:
1. ROOT FLARE TO BE EXPOSED

2

PERENNIAL / ORNAMENTAL GRASS PLANTING

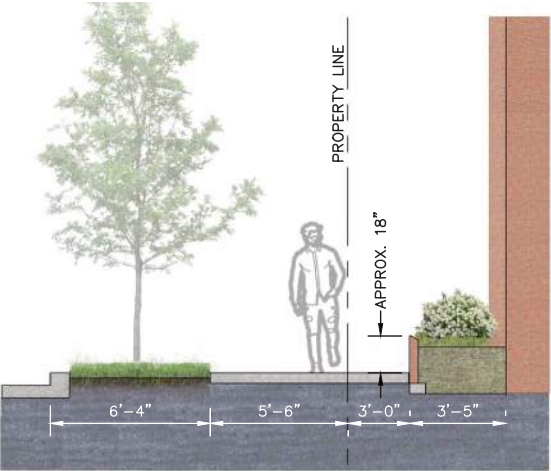
SCALE: NOT TO SCALE



3

PLANTER - WEST JOHNSON STREET

SCALE: 1" = 5'



4

PLANTER - WEST DAYTON STREET

SCALE: 1" = 5'



5

PRECEDENT IMAGE FOR PLANTER WALL

SCALE: NTS

Exterior Lighting Plan
Drury Hotel - 2025.25.00
December 17, 2025

Luminaire Schedule							
Symbol	Tag	Qty	Description	Label	Luminaire Lumens	Luminaire Watts	BUG Rating
	L100	8	LANDSCAPE FORMS LIGHT POLE	Graze HO CLEAR LENS	N.A.	N.A.	B0-U1-G
	L101	3	ELIPTIPAR INDIRECT WALL SCODE	S150-H-14-- --00--930-00	3390	30	0
	L102	19	BRAIN_BRIANNA	ALVA_Brian+MT1	360	10.05	B1-U0-G0
	L103	13	LUMINIS WALL LIGHT	SQ400-L1LK2A-VWD	581	10	B1-U0-G0
	L104	14	DMF MULTIPLE DOWN LIGHTS	(2) DRDHMI0927SP-R4TSQWHPL	N.A.	N.A.	

ADDITIONAL ILLUMINATION AT FRONT FACADE SEE ARCHITECTURAL FOR ADDITIONAL DETAIL



Existing Site



Wisconsin/Dayton Parking Garage



Wisconsin/Dayton Parking Garage



Existing Madison College Building



Concourse Hotel



First United Methodist Church



Existing Madison College Building



Bethel Lutheran Church



Johnson/Carroll Private Residence