## 929 E Washington Ave Hotel Contract 9512 Project 15117

**Developer: Archipelago Village, LLC** 



The developer, Archipelago Village, LLC, has received the City of Madison's conditional approval for the construction of a 15-story, 265-room hotel with a food and beverage uses and outdoor eating area at 929 E Washington Avenue. This is a planned multi-use site which contains a 144-room hotel, a five-story office building, and a 380-stall shared parking structure.

With this project, the developer shall be responsible for the construction of a northbound turn lane at the intersection of S Paterson Street and E Washington Avenue. Additional work related to the turn lane shall include the. The developer shall be responsible for the protection of City fiber optic lines in the terrace behind the curb along E Washington Avenue. The developer shall provide a deposit for pedestrian lighting on E Main Street and S Paterson Street, shall be responsible for existing concrete bus pads along the E Washington Avenue frontage, construction repair of sidewalk, curb and gutter, and pavement along the E Washington Avenue corridor adjacent to the project, and private lateral connections to serve the new building. City Forestry has approved the removal of a 5" diameter hackberry tree and a 7" diameter pear tree along the E Washington Avenue frontage. Both conflict with new buried utilities. The developer shall be responsible for the cost of new tress upon the completion of construction. All other trees shall be protected.

## 929 E Washington Ave Hotel Contract 9512

Project 15117

**Developer: Archipelago Village, LLC** 

### **Summary of Improvements:**

- Construction of a northbound turn lane at the intersection of S Paterson Street and E Washington Avenue per plans approved by the City Traffic Engineer. Including: removal and replacement of pavement, curb and gutter, and sidewalk, traffic lights, a fire hydrant, storm inlets, signing, and pavement markings.
- Provide public street terrace tree protection, removals, and plantings per City Forestry approvals. Install tree terrace support systems per City Forestry approvals and per plans approved by the City Engineer.
- Close abandoned driveways with curb and gutter. Construct new private drive entrance aprons per plans
  approved by the City Engineering and per the Commercial Driveway Permit approved by the City Traffic
  Engineer. Widen existing drive apron on S Brearly Street for on-site trash enclosure.
- Construct private sanitary, storm, and water service laterals necessary to serve the private redevelopment project per plans approved by the City Engineer.
- Protect existing public streetlights, electrical, and fiber facilities in the project area. Coordinate with City Traffic Engineering and City IT on relocations needed to facilitate construction.
- Deposit for installation of pedestrian lighting on E Main Street and S Paterson Street.
- Coordinate project access, street closures, and street occupancy with other projects in the area and as approved by City Traffic Engineering.

# 929 East Washington Avenue Hotel

929 E. Washington Ave. Madison, WI 2016.36.02.4

## 09/22/2025 MINOR ALTERATION

- C = Issued for Construction B = Issued for Bidding R = Issued for Reference Only

SHEET INDEX (CITY)		
	Sheet Name	
GENER	RAL	
CD02	EXTERIOR RENDERINGS	
CD03	EXTERIOR RENDERINGS	
CD04	EXTERIOR RENDERINGS - EVENING	
CD05	EXTERIOR RENDERINGS - EVENING	
CD06	EXTERIOR RENDERINGS - PEDESTRIAN CONNECTION	

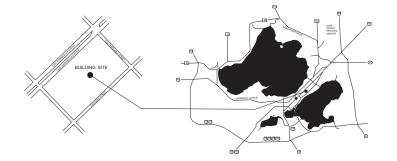
CIVIL	
SV-100	EXISTING SITE PLAN
C100	SITE DEMOLITION PLAN
C101	EROSION CONTROL PLAN
C102	SITE LAYOUT PLAN
C103	SITE FIRE PROTECTION PLAN
C104	SITE GRADING PLAN
C105	SITE UTILITY PLAN
C500	EROSION CONTROL DETAILS
CS01	EROSION CONTROL DETAILS

L100	OVERALL SITE RESTORATION PLAN	Ξ	
L200	PLANTING AND LANDSCAPE RESTORATION PLAN - NORTH	Ξ	
L201	PLANTING AND LANDSCAPE RESTORATION PLAN - SOUTH	Ξ	
L202	E. WASHINGTON TERRACE SECTIONS AND DETAILS	Ξ	
L300	6TH FLOOR NORTH ROOF TERRACE PLAN	Ξ	
L301	6TH FLOOR SOUTH ROOF TERRACE PLAN	Ξ	
L302	PENTHOUSE LEVEL GREEN ROOF PLAN	_	

L302	PENTHOUSE LEVEL GREEN ROOF PLAN
ARCHIT	ECTURAL
A051	FIRST FLOOR OVERALL PLAN
A052	SECOND FLOOR OVERALL PLAN
A053	THIRD FLOOR OVERALL PLAN
A054	FOURTH FLOOR OVERALL PLAN
A055	FIFTH FLOOR OVERALL PLAN
A056	SIXTH FLOOR OVERALL PLAN
A101	FIRST FLOOR PLAN
A102	SECOND FLOOR PLAN
A103	THIRD FLOOR PLAN
A104	FOURTH FLOOR PLAN
A105	FIFTH FLOOR PLAN
A106	SIXTH FLOOR PLAN
A107	SEVENTH FLOOR PLAN
A108	EIGHTH FLOOR PLAN
A109	NINTH FLOOR PLAN
A110	TENTH FLOOR PLAN
A111	ELEVENTH FLOOR PLAN
A112	TWELFTH FLOOR PLAN
A113	THIRTEENTH FLOOR PLAN
A114	FOURTEENTH FLOOR PLAN
A115	FIFTEENTH FLOOR PLAN
A116	LOWER ROOF PLANS
A117	UPPER ROOF PLAN
A201	BUILDING ELEVATIONS
A202	BUILDING ELEVATIONS
A203	BUILDING ELEVATIONS
A204	BUILDING ELEVATIONS
A260	BUILDING MATERIALS
A301	BUILDING SECTION
A302	BUILDING SECTION
A303	BUILDING SECTION
A304	BUILDING SECTION
A414	ENLARGED DUMPSTER ENCLOSURE PLAN AND ELEVATIONS
EXTERI	OR LIGHTING
LD100	COVER SHEET EXTERIOR LIGHTING

P44 14	ENDARGED DOMESTER ENCLOSURE FLAN AND ELEVATIONS		
	RLIGHTING		
LD100	COVER SHEET EXTERIOR LIGHTING		
LD101A	PART SITE PLAN (NORTH) EXTERIOR LIGHTING		
LD101B	PART SITE PLAN (SOUTH) EXTERIOR LIGHTING		
LD106	LEVEL 6 PLAN EXTERIOR LIGHTING		
LD115	LEVEL 15 PLAN EXTERIOR LIGHTING		
LD121	LIGHTING DETAILS EXTERIOR LIGHTING		







749 University Row Suite 300 Madison, WI 53705 608-274-2741

PRELIMINARY NOT FOR CONSTRUCTION

929 East Washington Avenue

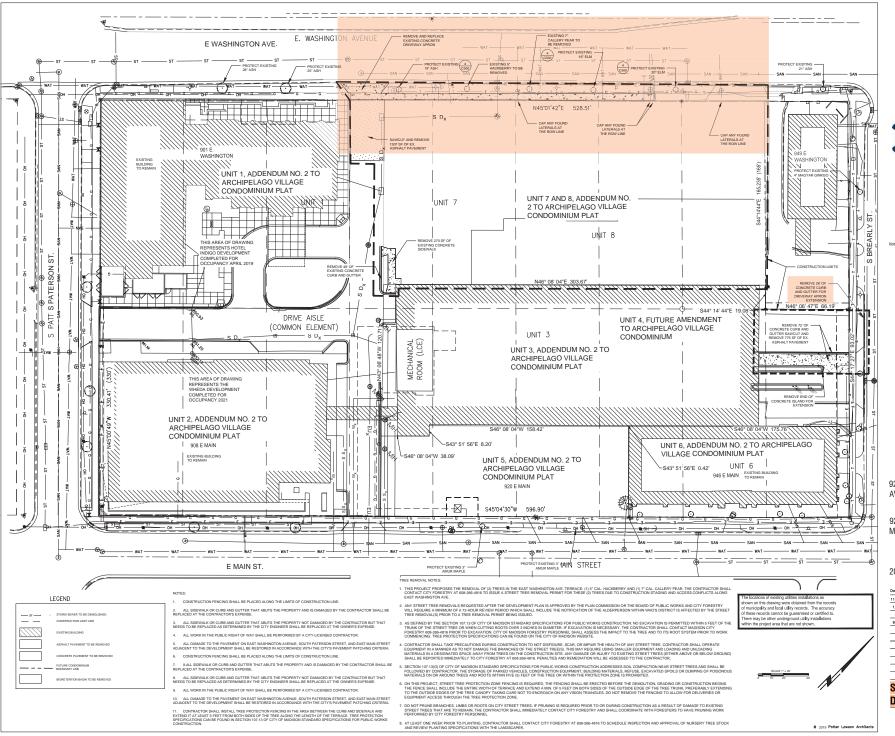
929 E. Washington Ave. Madison, WI

2016.36.02.4



**COVER DRAWING** 

**CD01** 







5100 Eastpark Blvd., Suite 300, Madison, WI 53718, ph. 608-243-6470 Job# 2017136

929 EAST WASHINGTON AVENUE HOTEL

929 E Washington Ave Madison, Wisconsin

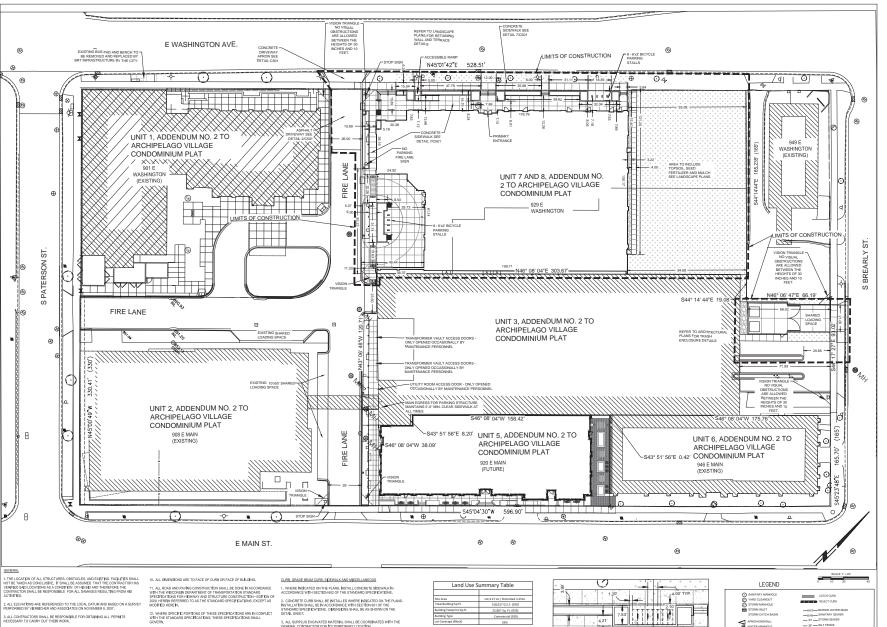
2016.36.02.4

Date	Issuance/Revisions	Symbol	
11/22/2023	LAND USE SUBMITTAL		
1/29/2024	UDC SUBMITTAL		
4/8/2024	CITY RESUBMITTAL		
9/22/2025	UDC / MINOR ALT SUBMITTAL		

SITE

DEMOLITION PLAN

C100



929 EAST WASHINGTON AVENUE HOTEL

Potter

Lawson

Success by Design

ONEIDA Engineering Solutions

5100 Eastpark Blvd., Suite 300, Madison, WI 53718, ph. 608-243-6470 Job# 2017136

929 E Washington Ave Madison, Wisconsin

2016.36.02.4

SF SET FENCE

RD ROOF DRAIN

OH OVERHEAD WIRE:

CATV SURIED CASLE TV

E SURIED ELECTRIC

CAUTION PROPERTY LINE

Bulliothic TO REMAIN

© 2019 Potter Lawson Archite

→ HYDRANT ⊗ WATER VALVE

GAS METER GAS VALVE

C CABLE PEDESTAL

O BOLLARD

Issuance/Revisions	Sym
LAND USE SUBMITTAL	
UDC SUBMITTAL	
CITY RESUBMITTAL	
UDC / MINOR ALT SUBMITTAL	
	LAND USE SUBMITTAL  UDC SUBMITTAL  CITY RESUBMITTAL

ALL ELEVATIONS ARE REFERENCED TO THE LOCAL DATUM AND BASED ON A SURVEY PERFORMED BY VIERBICHER AND ASSOCIATES ON NOVEMBER 8, 2007.

3. ALL CONTRACTORS SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS NECESSARY TO CARRY OUT THEIR WORK

5. THE CONTRACTOR SHALL SUBMIT FOR APPROVAL BY THE OWNER A LIST OF ALL MATERIALS PROPOSED TO BE USED PRIOR TO ORDERING OR DELIVERY.

6. MATERIAL TESTS CONDUCTED BY ANY INDEPENDENT TESTING LAB MAY BE ORDERED BY THE ENGINEER OR OWNER. IF SUCH TESTING IS ORDERED, THE CONTRACTOR SHALL, PURNISH THE SAMPLES AND THE COST OF TESTING SHALL BE PAID BY THE OWNER. RETESTING OF ANY FAILING TESTS SHALL BE COMPLETED AT THE CONTRACTORS EXPENSE.

7. ALL CONTRACTORS SHALL HAVE A COMPETENT FOREMAN, SUPERINTENDENT, OR OTHER REPRESENTATIVE AT THE SITE AT ALL TIMES WHO HAS AUTHORITY TO ACT FOR THE CONTRACTOR.

8. A PRE CONFERENCE MAY BE HELD PRIOR TO CONSTRUCTION START UP. 9. CONTRACTORS SHALL BE RESPONSIBLE FOR ADEQUATELY BARRICACING AREAS OF CONSTRUCTION AS MAY BE REQUIRED TO PROTECT AGAINST PERSONAL INJURY AS WELL AS WARN TRAFFLO CT HE CONSTRUCTION SITE WHERE NECESSAY, SIGNING SHALL BE IN ACCORDANCE WITH THE WISCONSIN DEPARTMENT OF TRANSPORTATION MANIAL, OF TRAFFLO CONTROL DEVICES, ALL OTHER SIGN MUST BE PER-APPROVED 11. MLL ROAD AND PAVINS CONSTRUCTION SHALL BE DONE IN ACCORDANCE WITH THE WISCONSIN DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATION FOR HISHWAY AND STRUCTURE CONSTRUCTION - EDITION OF 2009. HEREIN REFERRED TO AS THE STANDARD SPECIFICATIONS, EXCEPT AS

13. THERE ARE NO FRONT OR SIDE YARD SETBACKS.

14. THE RIGHT-OF-WAY IS THE SOLE JURISDICTION OF THE CITY OF MADISON AND IS SUBJECT TO CHANGE AT ANY TIME PER THE RECOMMENDATION PLAN OF TRAFFIC ENGINEERING AND CITY ENGINEERING DEPTS.

15. CONTRACTOR SHALL REPLACE ANY CURB AND GUTTER WHICH ABUTS THE PROPERTY WHICH IS DAWAGED BY THE CONSTRUCTION OR ANY SDEWARK. CURB, AND GUTTER WHICH THE CURB AND GUTTER WHICH THE CURB AND GUTTER WHICH THE CHAPTER THE COMMITTO EXTERNED PROPERTY DESCRIPTIONS CONSTRUCTED PROPERTY DESCRIPTIONS CONSTRUCTED.

17. NO VISUAL OBSTRUCTIONS TO BE LOCATED WITHIN VISION TRIANGLES BETWEEN THE HEIGHTS OF 2.5° 10° - 25° BEHIND THE PROPERTY LINE AT STREETS AND 10° BEHIND THE PROPERTY LINE AT DRIVEWAYS.

2. CONCRETE CURS SHALL BE INSTALLED WHERE INDICATED ON THE PLANS. INSTALLATION SHALL BE IN ACCORDANCE WITH SECTION OF OF THE STANDARD SPECIFICATIONS. DIMENSIONS SHALL BE AS SHOWN ON THE OETAL SHEET.

ALL SURPLUS EXCAVATED MATERIAL SHALL BE COORDINATED WITH THE GENERAL CONTRACTOR FOR ITS TEMPORARY LOCATION.

ALL ENTRANCES SHALL HAVE THE EXISTING 6" VERTICAL FACE SAIVED AND REMOVED OR THE ENTIRE CURB AND OUTTER LENGTH REMOVED AND REPLACED WITH CONCRETE GUTTER SECTION.

CONCRETE JOINTING FOR THE SIDEWALK AROUND THE BUILDING MILL BE TOOLED JOINTS. THE UPPER TERRACE ALONG EAST WASHINGTON AVE. AND THE CROSS WALK THAT CUTS THROUGH THE NORTH-SOUTH FIRE LAWE MILL BE SAN CUT JOINTS.

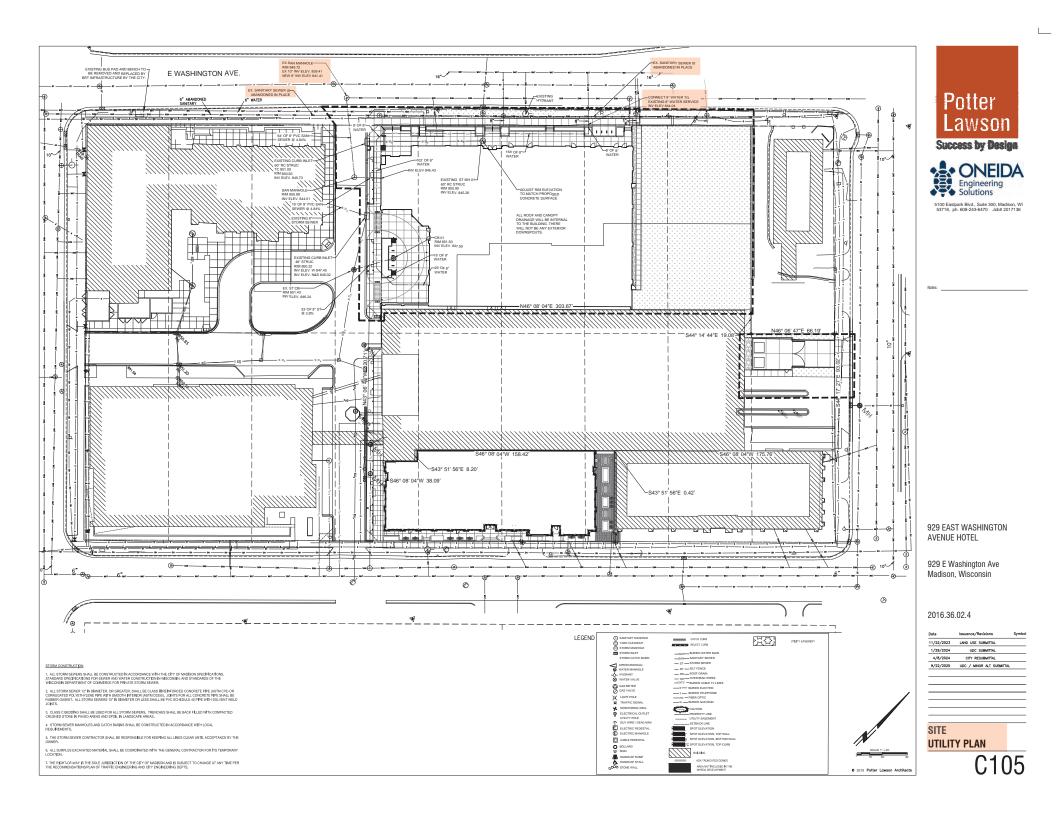
6. CLEARLY DEFINED FIVE FOOT WALKWAYS TO ASSIST CHIZENS WITH DEBABLITIESS PROVIDED FOR THIS PROJECT TO AD IN CROULATION WITHIN THE ENTIRE DEVILOMENT AND TO BUILDING BINDANCE DOORS, EXCEPTIONS FOR THE PROPERTY OF THE PRO

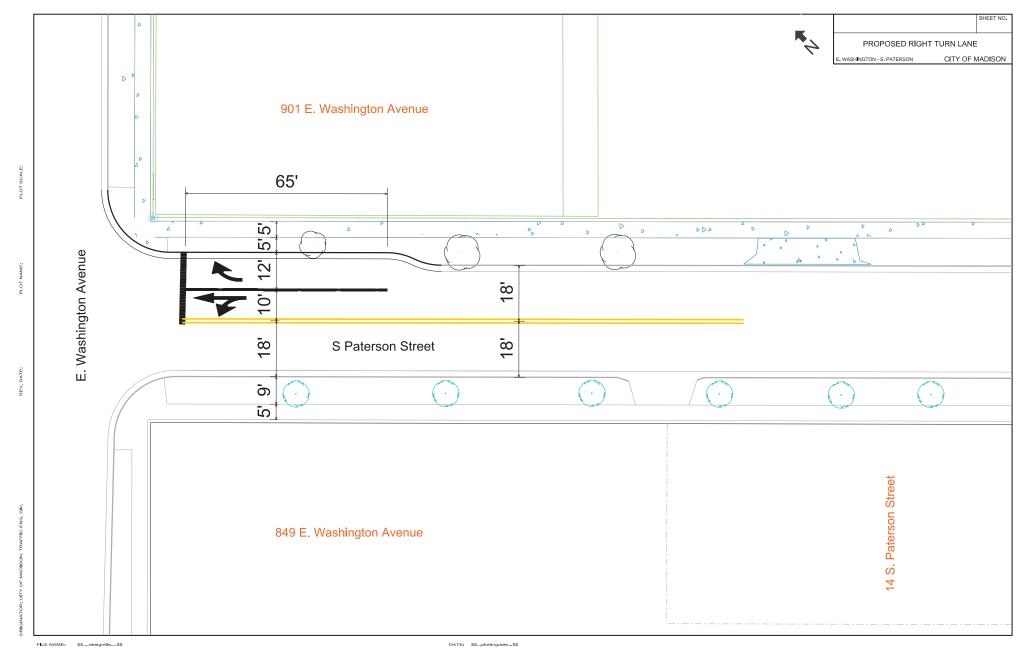
Land Use Summary Table		1	· '8	, ,		
748	Lot 4.27 Ac / Disturbed 3.25Ac	1	F ** \	4	4	
tuilding Sq.Ft.	318,017 G.S.F. (929)	1		4 4		
ng Footprint Sq.Ft.	22,867 Sq. Ft. (929)	1				
ng Type	Commercial (929)		10.75	T .	_	
verage (Block)	59%	]	l 1	1/2	4.21	
		-	9.46 1.	*	1	

17,209 SF 5,658.57

Land Cover Analysis Table 19,502 58

BICYCLE RACK AND ACCESSIBLE RAMP DIMENSIONS





DATE: \$\$...plottingdate...\$\$