

# Drury Plaza Hotel - Madison

Drury Hotels  
200 Wisconsin Ave

2025.25.00

## LAND USE & UDC RESUBMITTAL 12.01.2025

### Drawing Index

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

DWG #	DRAWING TITLE
CD01	COVER DRAWING
G001	SITE CONTEXT & EXISTING CONDITIONS PHOTOGRAPHS
1 OF 1	EXISTING CONDITIONS SURVEY
C100	NOTES & LEGEND
C200	DEMOLITION PLAN
C300	SITE PLAN
C400	GRADING & EROSION CONTROL PLAN
C401	DETAILED GRADING PLAN
C500	UTILITY PLAN
C600	DETAILS
EXHIBIT	TURN MOVEMENT
EXHIBIT 2	FIRE ACCESS
L100	LANDSCAPE PLAN
L101	LANDSCAPE DETAILED PLAN
L102	LANDSCAPE DETAILED PLAN
L200	LANDSCAPE DETAILS & NOTES
A100	LOWER LEVEL FLOOR PLAN
A100A	LOWER LEVEL FLOOR PLAN - FUTURE PARKING
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	ROOF PLAN
A201	BUILDING ELEVATIONS - COLOR
A202	BUILDING ELEVATIONS - COLOR
A203	BUILDING ELEVATIONS - BLACK AND WHITE
A204	BUILDING ELEVATIONS - BLACK AND WHITE
A205	PERSPECTIVES
A206	PERSPECTIVES
A250	BUILDING MATERIALS
LT100	PHOTOMETRIC STUDY



#### PROJECT INFORMATION

PROPOSED USES:	
LOWER LEVEL	PARKING/HOTEL AMMENITY
1ST FLOOR	HOTEL LOBBY, FOOD & BEVERAGE, MEETING
2ND-3RD	PARKING
4TH-8TH	HOTEL GUESTROOMS
ZONING:	PD, REZONING TO URBAN MIXED-USE (UMX)
OVERLAY DISTRICT:	DOWNTOWN CORE
REQUIRED SETBACKS:	
FRONT YARD:	0' (WISCONSIN AVE)
BACK YARD:	0' (ALLEYWAY)
SIDE YARD:	5' (E DAYTON ST)
SIDE YARD:	5' (W JOHNSON ST.)
BUILDING HEIGHT:	8 STORIES
	1 STORY - GUEST SERVICES AND AMENITIES
	2 STORIES - PARKING
	5 STORIES - HOTEL GUESTROOMS

#### BUILDING AREAS

PARKING:	73,700 GSF
HOTEL:	165,300 GSF
TOTAL BUILDING:	239,000 GSF
BUILDING FOOTPRINT:	28,000 GSF

GUESTROOM COUNT	KING	DQ	SUITES	TOTAL
4TH FLOOR	9	26	6	41
5TH FLOOR	9	26	6	41
6TH FLOOR	9	26	6	41
7TH FLOOR	9	26	6	41
8TH FLOOR	9	26	6	41
GUESTROOM TOTALS	45 (22%)	130 (63%)	30 (15%)	205

#### PARKING COUNT

STANDARD (8'-9" x 17'-0"):	101	(56%)
STANDARD EV INSTALLED	4	(2%)
STANDARD EV READY:	36	(20%)
COMPACT:	34	(18%)
ACCESSIBLE:	6	(3%)
TOTAL:	181	

BIKE STALLS	REQUIRED	PROVIDED
HOTEL	20	20 INTERIOR PARKING LEVELS
COMMERCIAL GUEST	2	2 EXTERIOR - ON SITE
TOTAL	22	22

(ALL BIKE STALLS ARE 2' X 6', HORIZONTALLY ORIENTED, FLOOR OR GROUND MOUNTED)

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

PRELIMINARY  
NOT FOR CONSTRUCTION

Drury Plaza Hotel - Madison  
Drury Hotels  
200 Wisconsin Ave

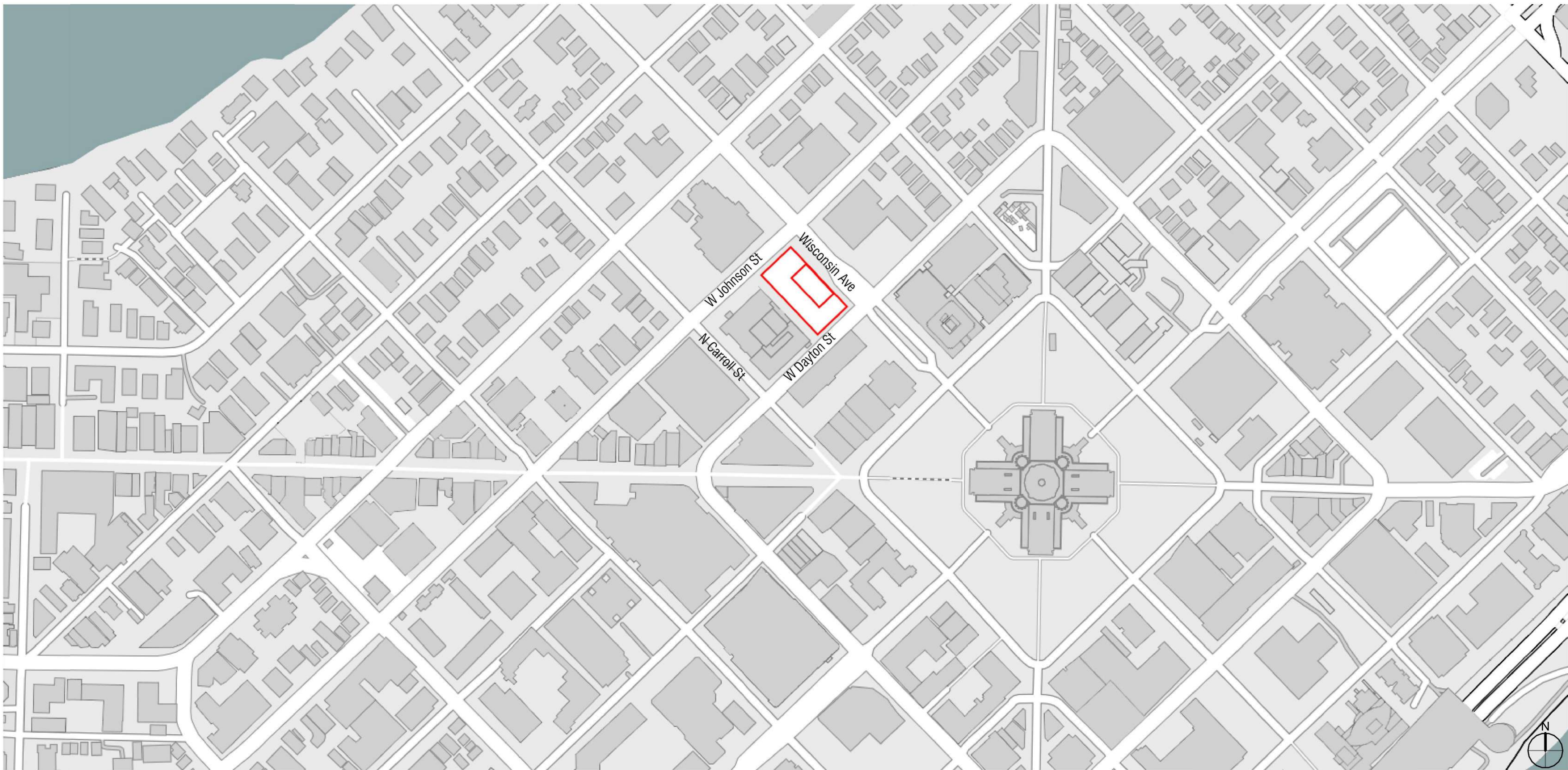
2025.25.00

DATE	ISSUANCE/REVISIONS	
10/20/2025	LAND USE & UDC SUBMITTAL	
12/01/2025	LAND USE & UDC RESUBMITTAL	

COVER DRAWING

CD01





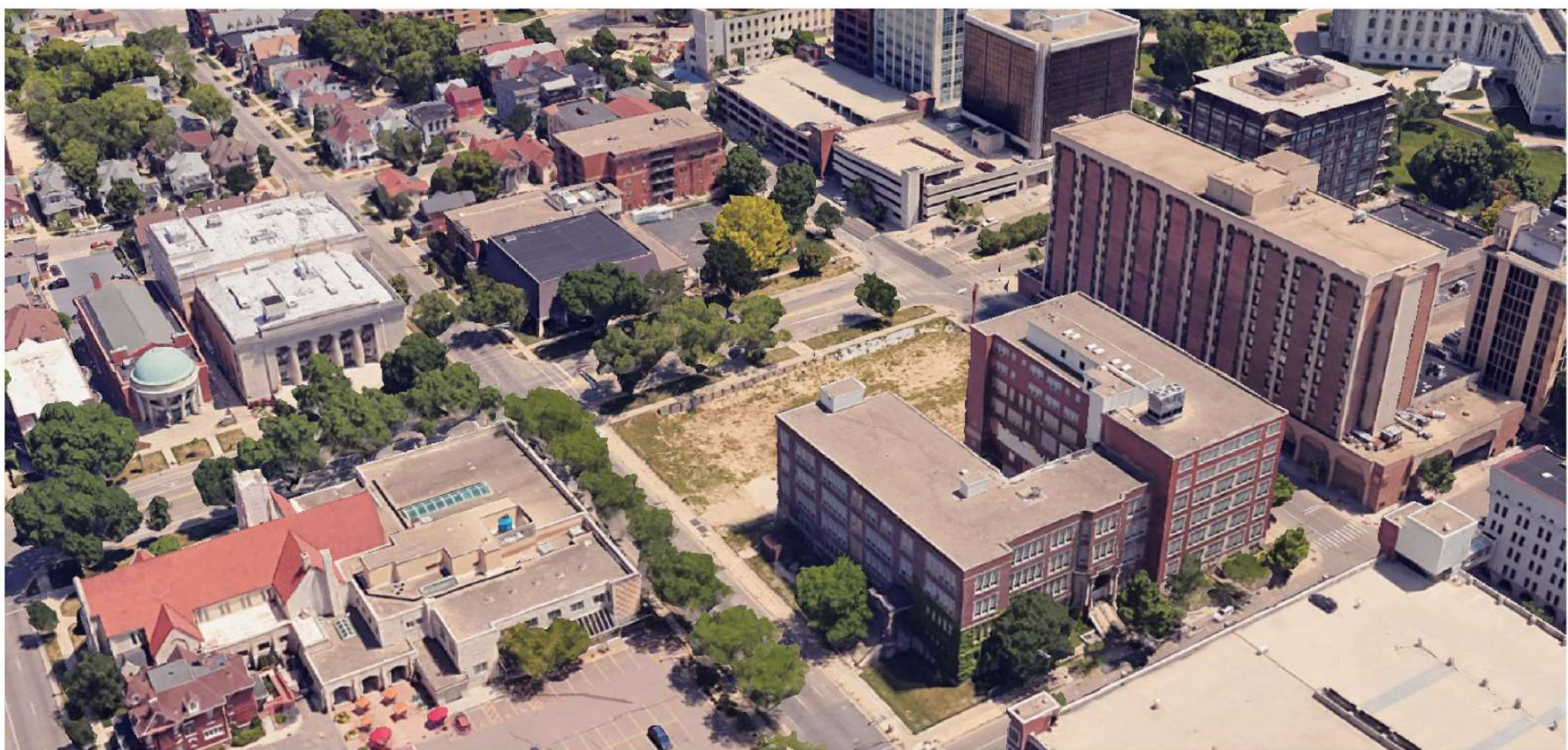
Site Locator Map



Existing Site



Wisconsin/Dayton Parking Garage



East Aerial



North Aerial



Wisconsin Masonic Center



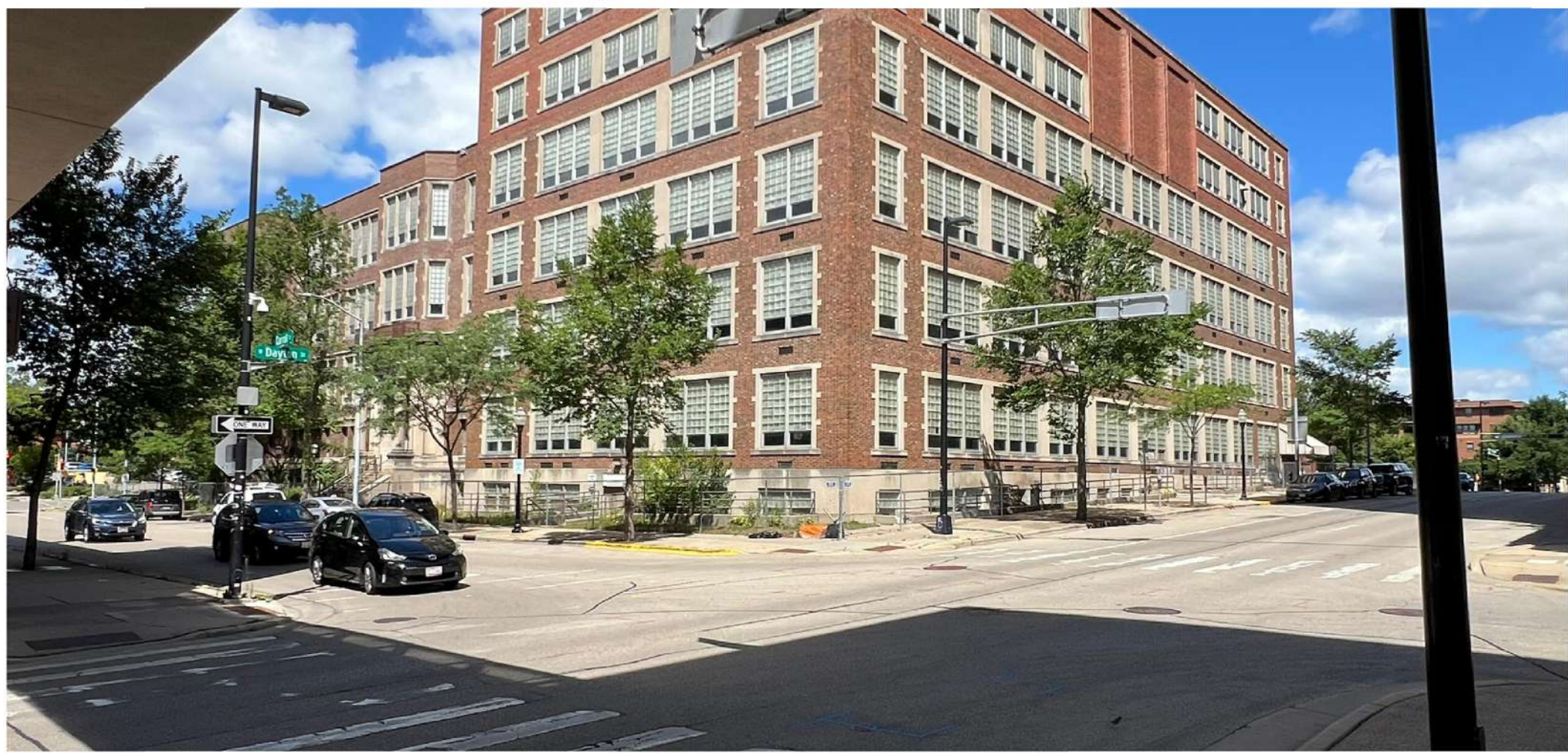
Existing Madison College Building



Concourse Hotel



First United Methodist Church



Existing Madison College Building



Bethel Lutheran Church



Johnson/Carroll Private Residence

Potter  
Lawson

Success by Design

PRELIMINARY  
NOT FOR CONSTRUCTION

Drury Plaza Hotel - Madison  
Drury Hotels  
200 Wisconsin Ave

2025.25.00

DATE	ISSUANCE/REVISIONS
10/20/2025	LAND USE & UDC SUBMITTAL
12/01/2025	LAND USE & UDC RESUBMITTAL

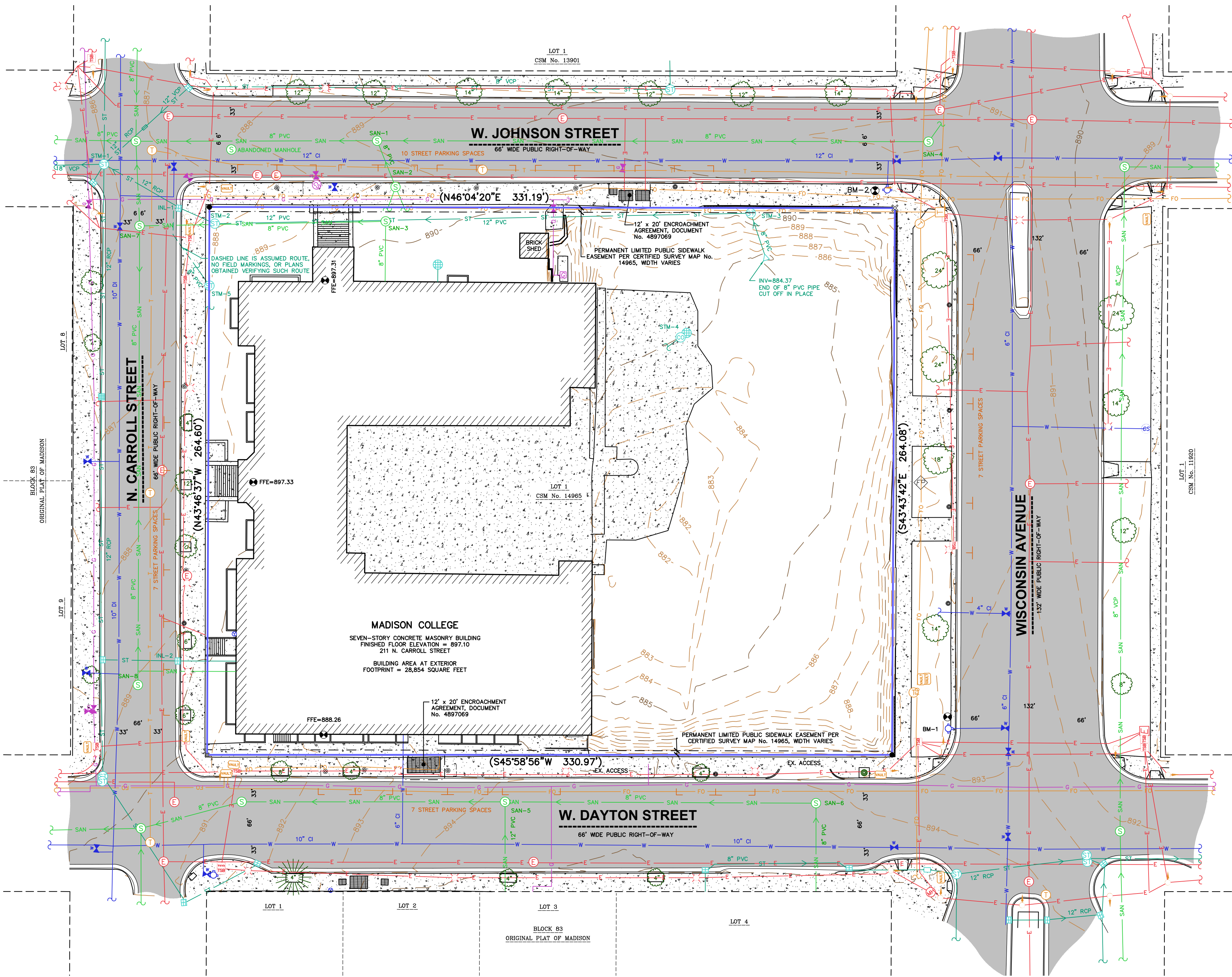
SITE CONTEXT &  
EXISTING  
CONDITIONS  
PHOTOGRAPHS

G001



TOPOGRAPHIC AND UTILITY MAP

LOT 1, CERTIFIED SURVEY MAP No. 14965, RECORDED IN VOLUME 105, ON PAGES 198-202, AS DOCUMENT No. 5451571, LOCATED IN GOVERNMENT LOT 1 OF THE FRACTIONAL SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 07 NORTH, RANGE 09 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.



LEGEND

- CHISELED 'X' FOUND
- 3/4" REBAR FOUND
- BENCHMARK
- FINISHED FLOOR SHOT LOCATION
- SIGN
- FLAG POLE
- SANITARY MANHOLE
- WATER MANHOLE
- HYDRANT
- WATER VALVE
- CURB STOP/SERVICE VALVE
- SIAMSESE CONNECTOR
- STORM MANHOLE
- ROUND CASTED INLET
- SQUARE CASTED INLET
- CURB INLET
- GAS REGULATOR/METER
- GAS VALVE
- MANHOLE - UNVERIFIED TYPE
- ELECTRIC MANHOLE (MGE)
- ELECTRIC MANHOLE
- ELECTRIC TRANSFORMER
- LIGHT POLE
- TRAFFIC SIGNAL BOX
- TRAFFIC SIGNAL
- VAULT
- TELEPHONE MANHOLE
- DECIDUOUS TREE
- CONIFEROUS TREE
- STUMP
- PARKING METER
- PARCEL BOUNDARY
- CENTERLINE
- RIGHT-OF-WAY LINE
- PLATTED LOT LINE
- EASEMENT LINE
- FENCE LINE
- CONCRETE CURB & GUTTER
- SANITARY SEWER
- WATER LINE
- STORM SEWER
- NATURAL GAS
- UNDERGROUND ELECTRIC
- FIBER OPTIC
- BUILDING
- INDEX CONTOUR
- INTERMEDIATE CONTOUR
- BITUMINOUS PAVEMENT
- RETAINING WALL
- CONCRETE PAVEMENT
- END OF FLAGGED UTILITIES
- MEASUREMENTS DEPICTING THE SAME LINE ON THE GROUND AS RETRACED BY THIS SURVEY

NOTES

- FIELD WORK PERFORMED ON JULY 23 AND 24, 2025.
- BEARINGS FOR THIS SURVEY AND MAP ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM, DANE COUNTY. THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 14-07-09, RECORDED AS S0110'39"W.
- ELEVATIONS ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88). BENCHMARK IS A BURY BOLT ON A FIRE HYDRANT AT THE CORNER OF W. DAYTON STREET AND N. CARROLL STREET. ELEVATION = 893.58
- 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. 20252523378, 20252910246, 20252910267, 250252910300, 20252910319 AND 20252910355, WITH A CLEAR DATE OF JULY 18, 2025.
- UTILITY COMPANIES CONTACTED THRU DIGGERS HOTLINE:
  - CITY OF MADISON ENGINEERING
  - MADISON GAS AND ELECTRIC COMPANY
  - CHARTER COMMUNICATIONS
  - AMERICAN TRANSMISSION COMPANY
  - AT&T TRANSMISSION
  - AT&T DISTRIBUTION
  - MADISON AREA TECHNICAL COLLEGE
  - MCI
  - TDS METROCOM
  - VERIZON WIRELESS
  - LEVEL 3 NOW LUMEN
  - METROPOLITAN UNIFIED NETWORK CONSORTIUM
  - RESETECH SERVICES
  - STATE OF WISCONSIN DIVISION OF FACILITIES MANAGEMENT
  - WISCONSIN DEPARTMENT OF ADMINISTRATION-DIVISION OF ENTERPRISE TECHNOLOGY
  - WINDSTREAM
- BEFORE EXCAVATION, APPROPRIATE UTILITY COMPANIES SHOULD BE CONTACTED. FOR EXACT LOCATION OF UNDERGROUND UTILITIES, CONTACT DIGGERS HOTLINE, AT 1.800.242.8511.
- ROADWAY UTILITY RECORD DRAWINGS WERE REQUESTED FROM THE CITY OF MADISON. THE UTILITIES SHOWN REPRESENT FIELD LOCATED UTILITIES IN COMBINATION WITH THE SUPPLIED CITY RECORDS.

LEGAL DESCRIPTION

LOT 1, CERTIFIED SURVEY MAP No. 14965, RECORDED IN VOLUME 105 OF DANE COUNTY CERTIFIED SURVEY MAPS ON PAGES 198-202 AS DOCUMENT NUMBER 5451571, CITY OF MADISON, DANE COUNTY WISCONSIN.

TAX KEY NO: 251/0709-144-2303-6

SURVEYOR'S CERTIFICATE

I, TODD J. BUHR, WISCONSIN PROFESSIONAL LAND SURVEYOR No. S-2614, HEREBY CERTIFY THAT UNDER THE DIRECTION OF POTTER LAWSON, INC. THIS SURVEY AND MAP HAS BEEN PREPARED AND COMPLES WITH WISCONSIN ADMINISTRATIVE CODE A-27 AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF IN ACCORDANCE WITH THE INFORMATION PROVIDED.

TODD J. BUHR, S-2614  
PROFESSIONAL LAND SURVEYOR

DATE



VICINITY MAP  
NOT TO SCALE



CREATE THE VISION TELL THE STORY

jsdinc.com

MADISON REGIONAL OFFICE  
507 WEST VERONA AVENUE, SUITE 500  
VERONA, WISCONSIN 53593  
P. 608.848.5060

CLIENT:

DRURY HOTEL  
DEVELOPMENT

CLIENT ADDRESS:

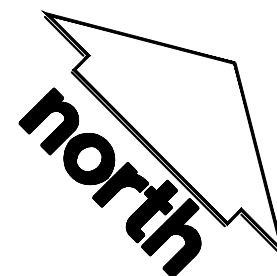
211 N. CARROLL STREET  
MADISON, WI

PROJECT:

DRURY HOTEL SITE

PROJECT LOCATION:

211 N. CARROLL STREET  
MADISON, WI  
DANE COUNTY



SCALE IN FEET  
30' 0 30'

MODIFICATIONS:

#	Date:	Description:
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		

Prepared By: ZHG 08/13/25  
SHEET TITLE:

EXISTING CONDITIONS  
SURVEY

SHEET NUMBER:

1 OF 1

PROJECT NO: 25-15453

THESE PLANS AND DESIGNS ARE COPYRIGHT PROTECTED AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT THE WRITTEN CONSENT OF JSD PROFESSIONAL SERVICES, INC.



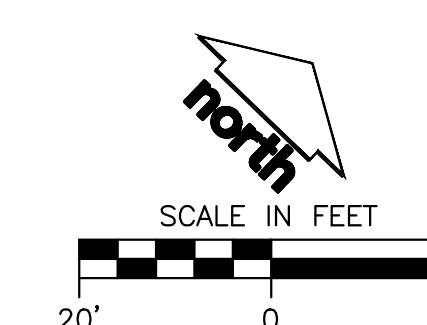
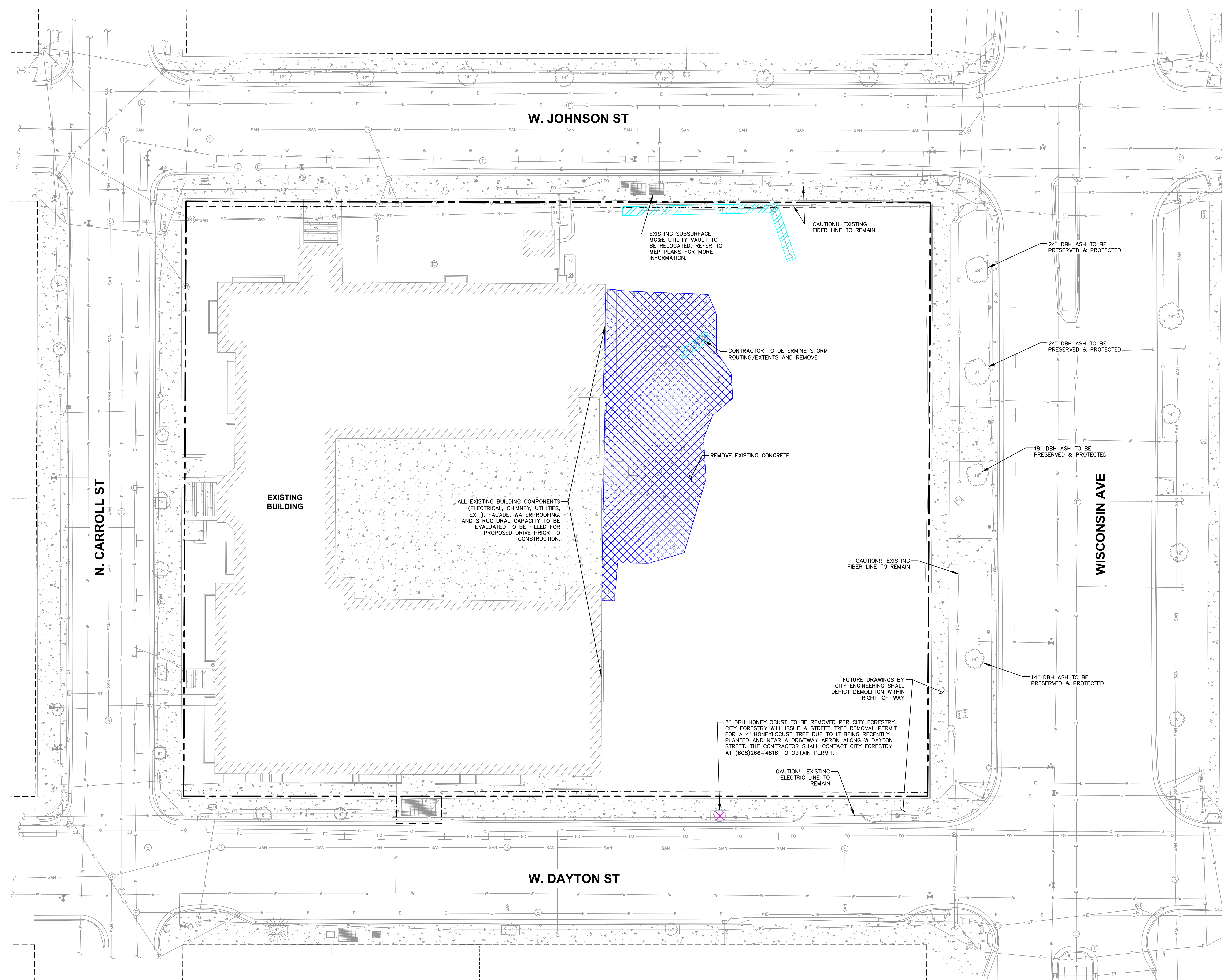




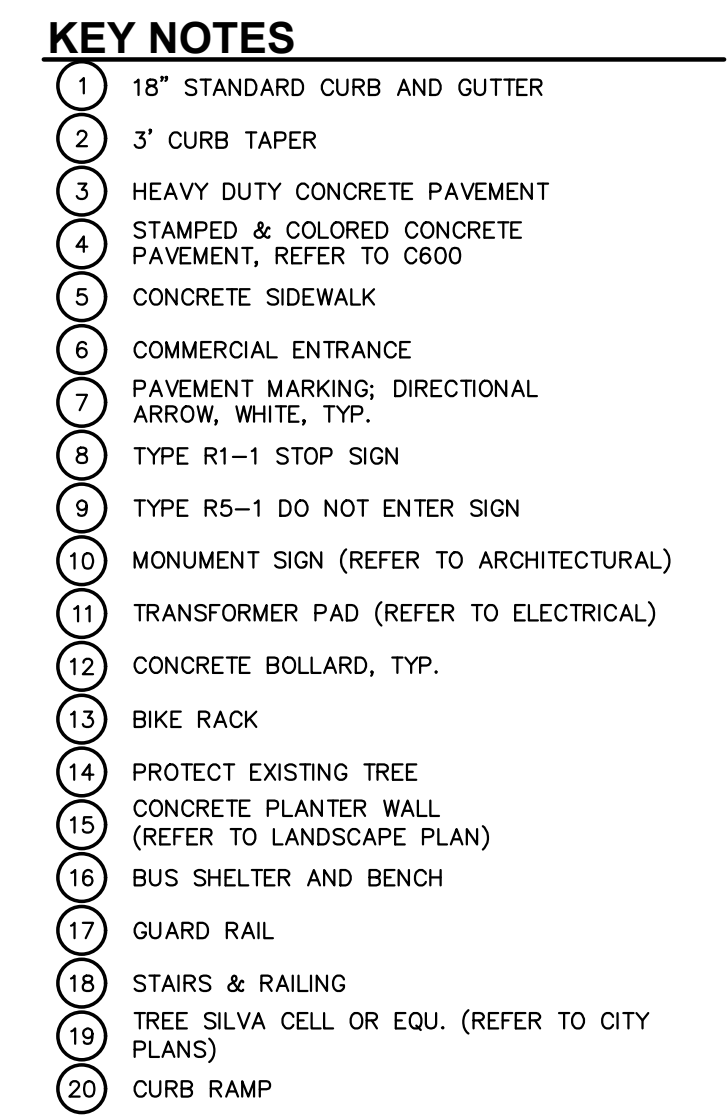
200 Wisconsin Ave

[illegible]

# C200







SITE INFORMATION BLOCK	
SITE ADDRESS	200 WISCONSIN AVENUE
PROPERTY ACREAGE	0.814 ACRES (35,469 SF)
NUMBER OF SURFACE BICYCLE STALLS:	2
EXISTING VS. PROPOSED SITE COVERAGE	
EXISTING IMPERVIOUS SURFACE AREA	26,672 SF
EXISTING PERVIOUS SURFACE AREA	8,797 SF
EXISTING IMPERVIOUS SURFACE AREA RATIO	0.752
PROPOSED IMPERVIOUS SURFACE AREA	34,591 SF
PROPOSED PERVIOUS SURFACE AREA	878 SF
PROPOSED IMPERVIOUS SURFACE AREA RATIO	0.975

**Potter  
Lawson**  
Success by **Design**



CREATE THE VISION  TELL THE STORY

jsdinc.com

**MADISON REGIONAL OFFICE**  
507 WEST VERONA AVENUE, SUITE 500  
VERONA, WISCONSIN 53593  
**P. 608.848.5060**

**PRELIMINARY**  
NOT FOR CONSTRUCTION

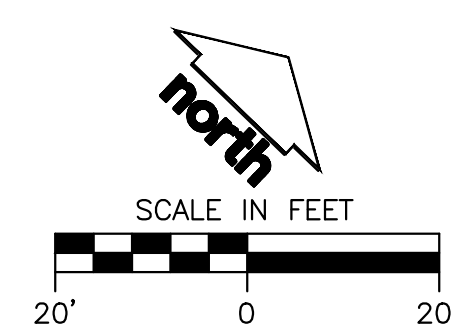
Drury Plaza Hotel - Madison  
Drury Hotels

200 Wisconsin Ave

[illegible]

## SITE PLAN

# C300



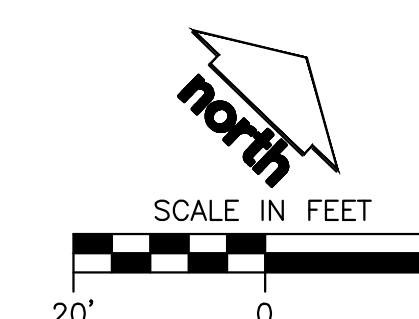
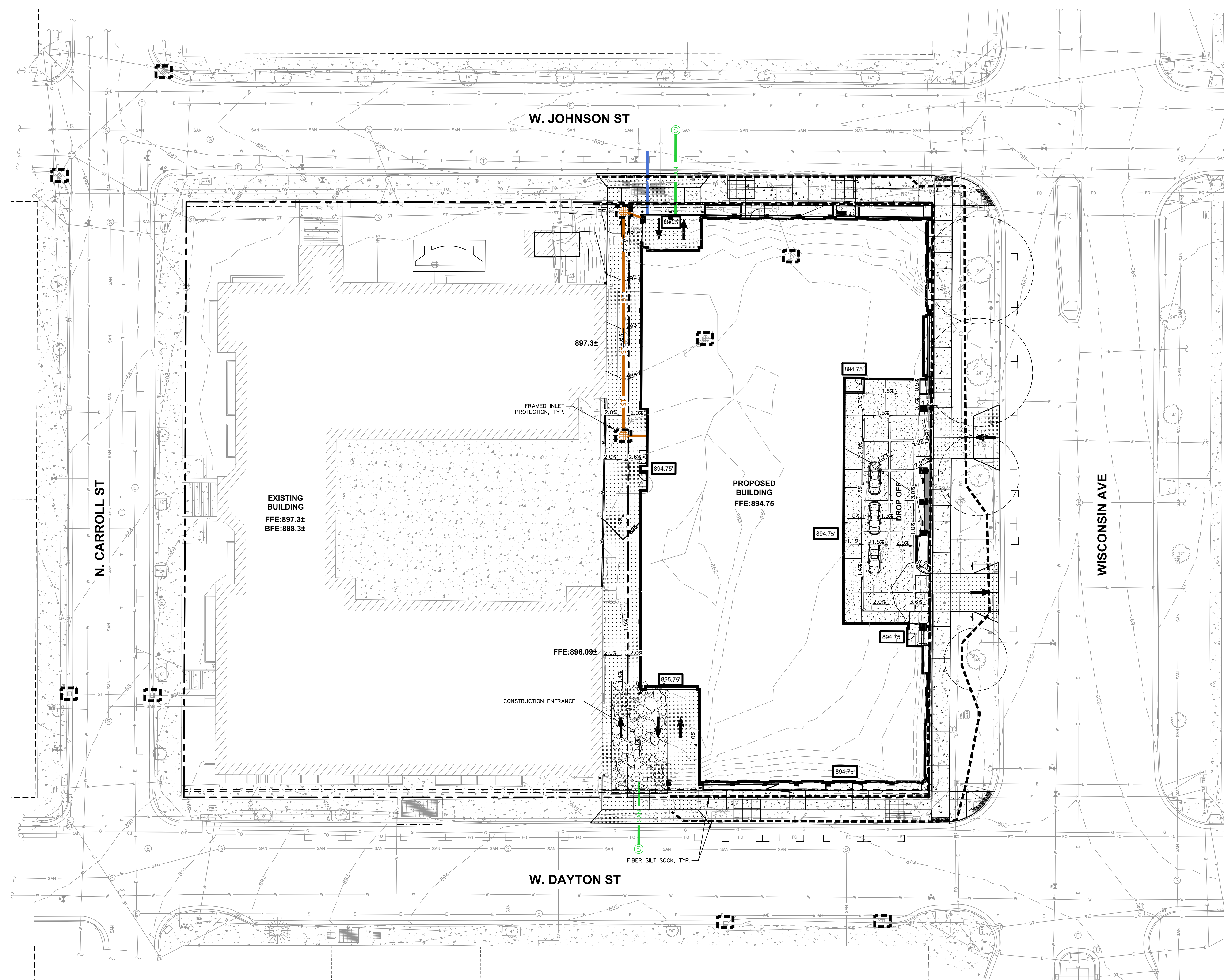


200 Wisconsin Ave

[illegible]

# GRADING & EROSION CONTROL PLAN

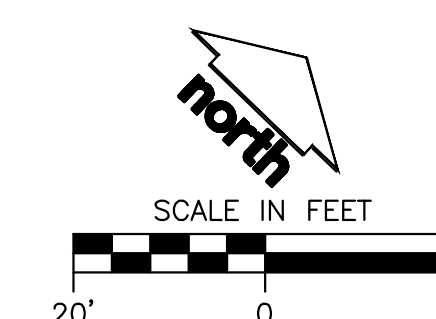
# C400





Drury Plaza Hotel - Madison  
Drury Hotels[illegible]

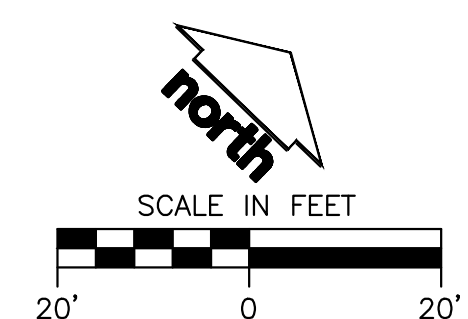
# C401





Drury Plaza Hotel - Madison  
Drury Hotels[illegible]

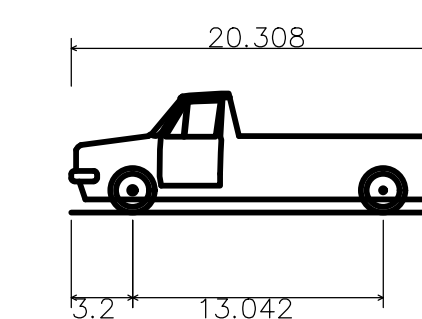
# C500



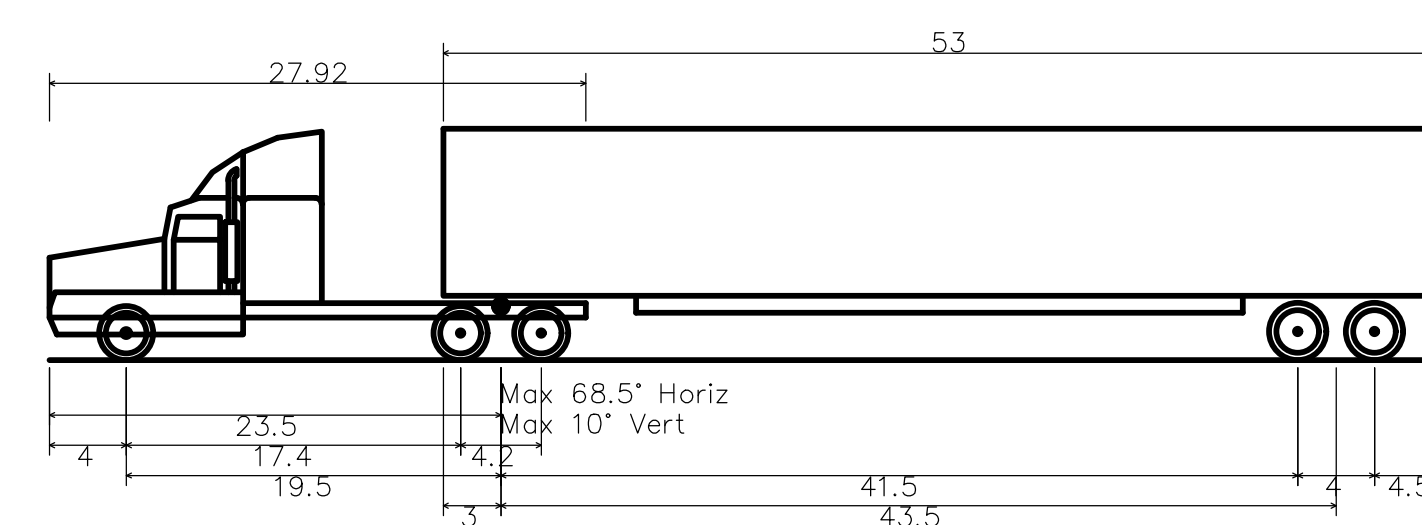








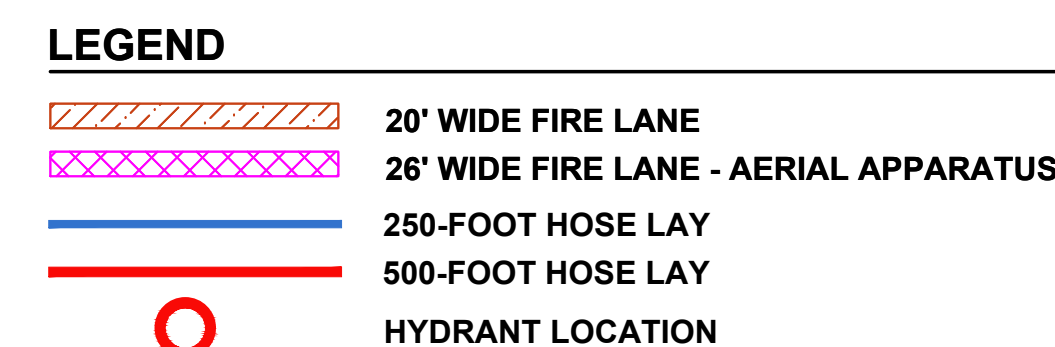
F-150 SuperCrew 4x2 STYLESIDE 6.5'	Box
Overall Length	20.308ft
Overall Width	6.575ft
Overall Body Height	6.192ft
Min Body Ground Clearance	0.692ft
Track Width	6.575ft
Lock-to-lock time	4.00s
Curb to Curb Turning Radius	25.200ft



WB-65 — Interstate Semi-Trailer	49.5
Overall Length	73.500ft
Overall Width	8.500ft
Overall Body Height	12.052ft
Min Body Ground Clearance	1.334ft
Max Track Width	8.500ft
Lock-to-lock time	6.00s
Curb to Curb Turning Radius	45.000ft

DATE	ISSUANCE/REVISIONS
10/20/2025	LAND USE & UDC SUBMITTAL
12/01/2025	LAND USE & UDC RESUBMITTAL



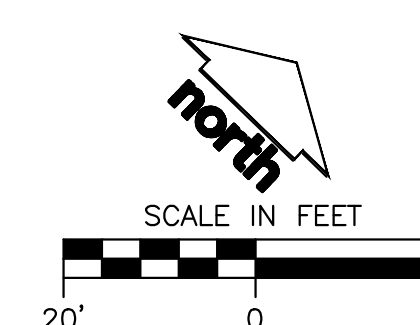


**PRELIMINARY**  
NOT FOR CONSTRUCTION

200 Wisconsin Ave

[illegible]



# EXHIBIT





1. REFER TO THE EXISTING CONDITIONS SURVEY FOR EXISTING CONDITIONS NOTES AND LEGEND.

- ### PLANT SCHEDULE

<b>SYMBOL</b>	<b>CODE</b>	<b>BOTANICAL / COMMON NAME</b>	<b>CONT</b>	<b>SPACING</b>	<b>QTY</b>
<b>GROUND COVERS</b>					
	CAPE	Carex pensylvanica / Pennsylvania Sedge	4" plug	8-inches O.C.	183
	STHU	Stachys officinalis 'Hummelo' / Hummelo Betony	4" plug	12-inches O.C.	95

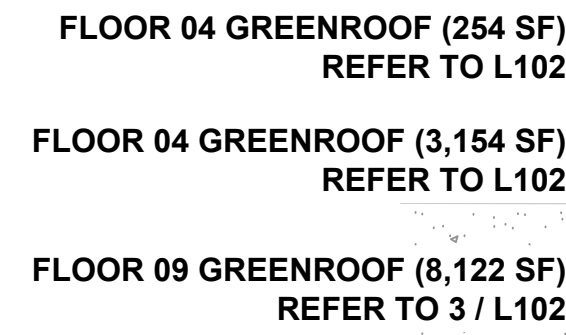
Required landscaped areas shall be calculated based upon the total developed area of the property. Developed area is defined as that area within a single contiguous boundary which is made up of structures, parking, driveways and docking/loading facilities, but excluding the area of any building footprint at grade, land designated for open space uses such as athletic fields, and undeveloped land area on the same zoning lot. There are three methods for calculating landscape points depending on the size of the lot and Zoning District.

Required landscaped areas shall be calculated based upon the total developed area of the property. Developed area is defined as that area within a single contiguous boundary which is made up of structures, parking, driveways and docking/loading facilities, but excluding the area of any building footprint at grade, land designated for open space uses such as athletic fields, and undeveloped land area on the same zoning lot. There are three methods for calculating landscape points depending on the size of the lot and Zoning District.

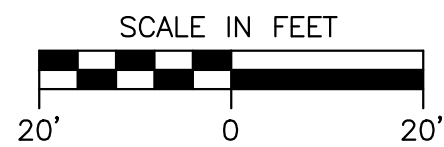
- (C) For the Industrial - Limited (IL) and Industrial - General (IG) districts, one (1) point shall be provided per one hundred (100) square feet of developed area:
- \_\_\_\_\_ Total square footage of developed area: \_\_\_\_\_
- \_\_\_\_\_ Total landscape points required: \_\_\_\_\_

	CREDITS / EXISTING	NEW / PR
--	--------------------	----------

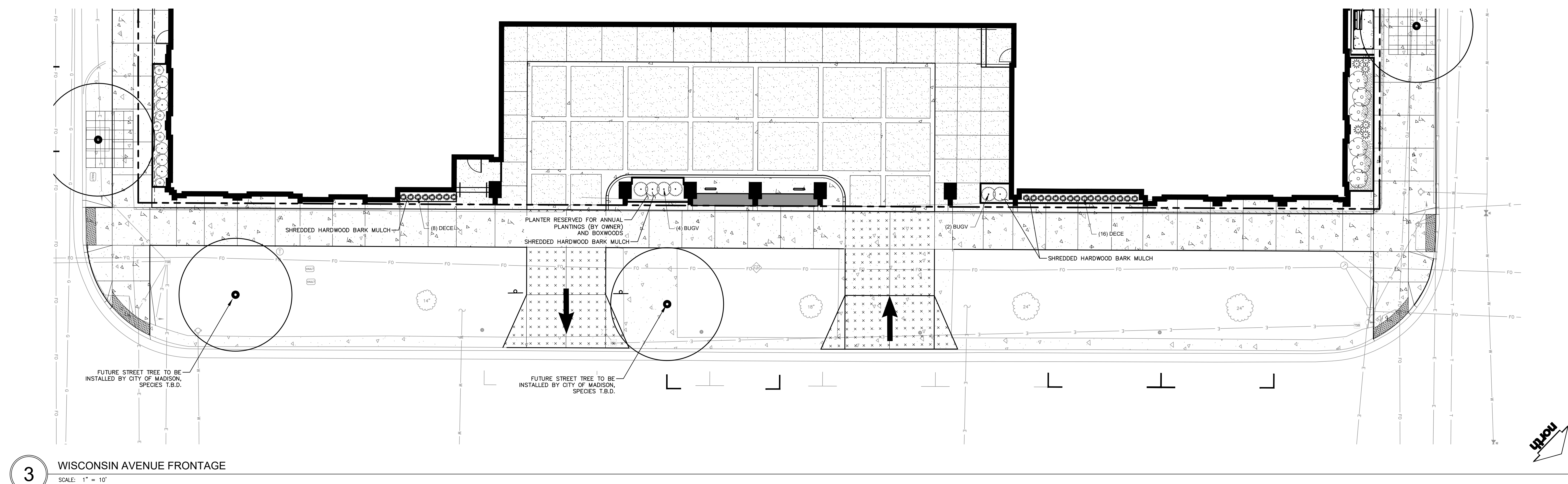
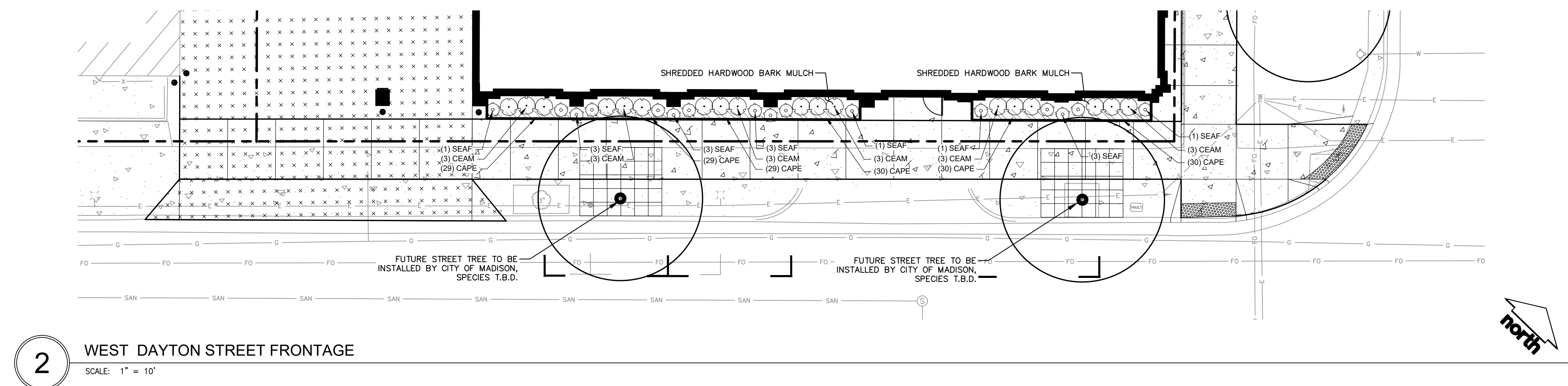
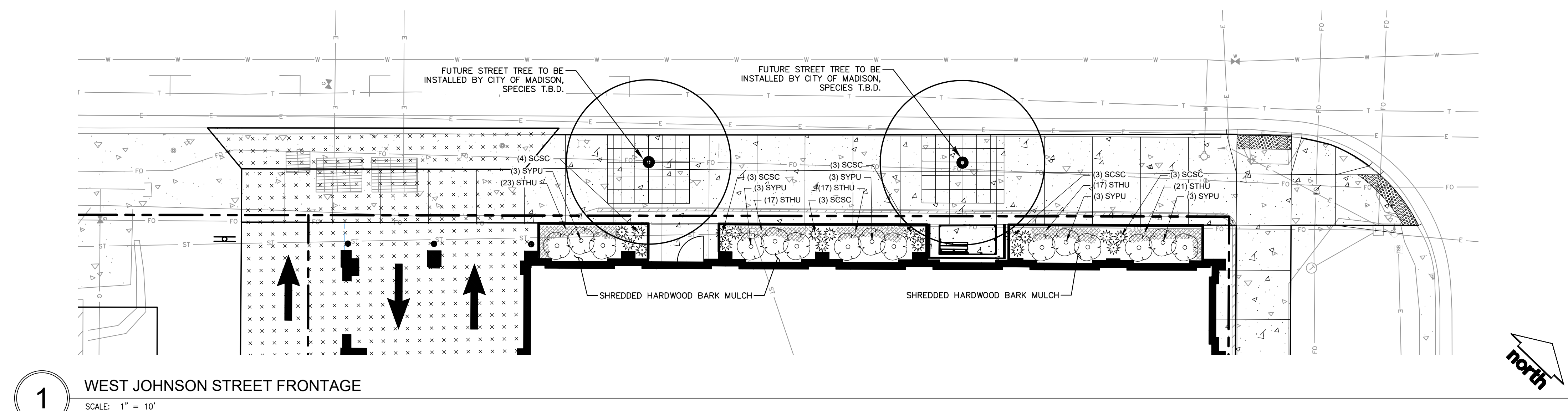
PLANT TYPE/ELEMENT	MINIMUM INSTALLATION SIZE	POINTS	QUANTITY	POINTS ACHIEVED	QUANTITY	POINTS ACHIEVED
OVERSTORY DECIDUOUS TREE	2.5" CAL MIN.	35	0	0	0	0
TALL EVERGREEN TREE	5-6" TALL MIN.	35	0	0	0	0
ORNAMENTAL TREE	1.5" CAL MIN.	15	0	0	0	0
UPRIGHT EVERGREEN SHRUB	3-4" TALL MIN.	10	0	0	0	0
SHRUB, DECIDUOUS	#3 CONT., MIN. 12"-24"	3	0	0	33	99
SHRUB, EVERGREEN	#3 CONT., MIN. 12"-24"	4	0	0	6	24
ORNAMENTAL GRASS & PERENNIAL	#1 CONT., MIN. 8"-18"	2	0	0	110	220
ORNAMENTAL / DECORATIVE FENCING OR WALL	4 POINTS / 10 LF	4	0	0	0	0
EXISTING SIGNIFICANT SPECIMEN TREE	14 POINTS / CAL (MAXIMUM 200 POINTS PER TREE)	14	0	0	0	0
LANDSCAPE FURNITURE	5 POINTS PER SEAT (WITHOUT PUBLICLY ACCESSIBLE DEVELOPED AREA, CANNOT COMPILE MORE THAN 2% OF TOTAL REQUIRED POINTS)	5	0	0	0	0











CONTRACTOR SHALL CONTACT CITY FORESTRY AT (608) 266-4816 TO SCHEDULE INSPECTION AND APPROVAL OF NURSERY TREE STOCK AND REVIEW PLANTING SPECIFICATIONS WITH THE LANDSCAPER AT LEAST ONE WEEK PRIOR TO STREET TREE PLANTING.



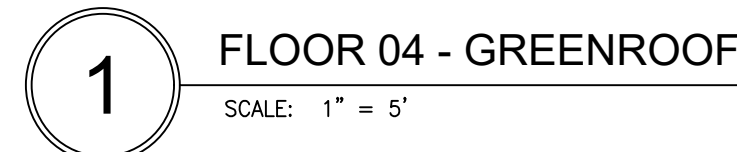




# PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME
<b><u>DECIDUOUS SHRUBS</u></b>		
	CEAM	<i>Ceanothus americanus</i> / New Jersey Tea
	SYPU	<i>Syringa pubescens patula</i> 'Miss Kim' / Miss Kim Korean Lilac
<b><u>EVERGREEN SHRUBS</u></b>		
	BUGV	<i>Buxus x</i> 'Green Velvet' / Green Velvet Boxwood
<b><u>PERENNIALS &amp; GRASSES</u></b>		
	DECE	<i>Deschampsia cespitosa</i> 'Goldtau' / Gold Dew Tufted Hair Grass
	SCSF	<i>Scythachyrium scoparium</i> 'Prairie Blues' / Prairie Blues Little Bluestem
	SEDX	<i>Sedum x</i> 'Autumn Fire' / Autumn Fire Sedum
<b><u>GROUND COVERS</u></b>		
	CAPE	<i>Carex pensylvanica</i> / Pennsylvania Sedge
	SIHU	<i>Scaechy officinalis</i> 'Hummel's' / Hummel's Betony





200 Wisconsin Ave

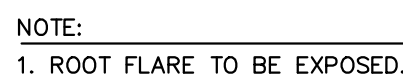
## LANDSCAPE DETAILED PLAN

# L102

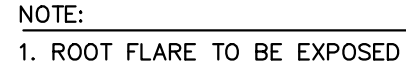


[illegible]

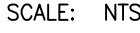
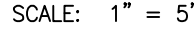
1. MATERIALS – PLANTING MIXTURE: ALL HOLES EXCAVATED FOR TREES, SHRUBS, PERENNIALS AND ORNAMENTAL GRASSES SHALL BE BACKFILLED WITH TWO (2) PARTS TOPSOIL, ONE (1) PART SAND AND ONE (1) PART FERTILIZER. FERTILIZER SHALL BE APPLIED TO THE MIXTURE AT THE RATE OF 10 LBS PER CUBIC YARD.
2. MATERIALS – TOPSOIL SHALL BE CLEAN, FRIABLE LOAM FROM A LOCAL SOURCE, FREE FROM STONES OR DEBRIS OVER 3/4" IN DIAMETER, AND FREE FROM TOXINS OR OTHER DELETERIOUS MATERIALS. TOPSOIL SHALL HAVE A PH VALUE BETWEEN 6.5 AND 7. TOPSOIL AND PLANTING MIXTURE SHALL BE STORED IN A DRY PLACE TO PREVENT MOISTURE DAMAGE. TOPSOIL SHALL BE HANDLED TO MEET THESE SPECIFICATIONS. PROVIDE TEST RESULTS TO OWNER'S REPRESENTATIVE PRIOR TO THE START OF WORK. DO NOT USE FROZEN OR MUDDY TOPSOIL. APPLY SOIL AMENDMENTS TO ALL LANDSCAPE AREAS PER SOIL TEST.
3. MATERIALS – SHREDDED HARDWOOD BARK MULCH: ALL PLANTING AREAS SHALL RECEIVE CERTIFIED WEED FREE SHREDDED HARDWOOD BARK MULCH INSTALLED TO A MINIMUM AND CONSISTENT DEPTH OF 3-INCHES. MULCHING SHALL BE DONE PRIOR TO THE START OF PLANTING. MULCHING SHALL BE DONE BY THE REPRESENTATIVE PRIOR TO INSTALLATION. FERTILIZER SHALL BE IN ACCORDANCE WITH APPLICABLE LOCAL AND STATE REQUIREMENTS. SHREDDED HARDWOOD BARK MULCH AREAS SHALL NOT RECEIVE WOVEN WEED BARRIER FABRIC.
4. MATERIALS – DECORATIVE STONE MULCH: ALL PLANTING AREAS LABELED ON PLAN SHALL RECEIVE DECORATIVE STONE MULCH SPREAD TO A MINIMUM AND CONSISTENT DEPTH OF 3-INCHES. MULCHING SHALL BE DONE PRIOR TO THE START OF PLANTING. MULCHING SHALL BE DONE BY THE REPRESENTATIVE PRIOR TO INSTALLATION. FERTILIZER SHALL BE IN ACCORDANCE WITH APPLICABLE LOCAL, COUNTY AND STATE REQUIREMENTS. STONE MULCH AREAS SHALL RECEIVE WOVEN WEED BARRIER FABRIC. NO MULCHING SHALL BE DONE PRIOR TO THE START OF PLANTING.
5. MATERIALS – TREE & SHRUB TREES: ALL TREES AND/OR SHRUBS PLANTED IN SEEDING LAWN AREAS TO BE INSTALLED WITH A MINIMUM 4" DIAMETER SHREDDED HARDWOOD BARK MULCH TREE RING SPREAD TO A CONSISTENT DEPTH OF 3-INCHES. ALL TREE TRUNKS SHOULD BE INSTALLED WITH A 5" DIAMETER WOVEN WEED BARRIER RING. MULCHING SHALL BE DONE BY THE REPRESENTATIVE PRIOR TO THE PLANTING. A PRE-EMERGENT GRANULAR HERBICIDE WEED-PREVENTOR SHOULD BE APPLIED TO THE MULCH PRIOR TO INSTALL TREE RING AS WELL AS TOPICALLY APPLIED TO COMPLETED INSTALLATION OF TREE RING.



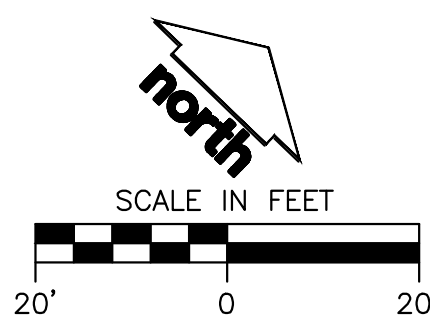
SCALE: NOT TO SCALE



SCALE: NOT TO SCALE



DATE	ISSUANCE/REVISIONS
10/20/2025	LAND USE & UDC SUBMITTAL
12/01/2025	LAND USE & UDC RESUBMITTAL



# L200



DEVELOPMENT SUMMARY

LEVEL	KING	DO	SUITE	ROOMS	PARKING	HOTEL SF
LOWER	-	-	-	-	44	30,700
FIRST	-	-	-	-	-	26,000
SECOND	-	-	-	-	71	28,000
THIRD	-	-	-	-	66	27,000
FOURTH	9	26	6	41	-	25,000
FIFTH	9	26	6	41	-	25,000
SIXTH	9	26	6	41	-	25,000
SEVENTH	9	26	6	41	-	25,000
EIGHTH	9	26	6	41	-	25,000
	45	130	30	255	121	238,000
	(22%)	(63%)	(10%)	TOTAL ROOMS	SPACES	137 HOTEL

PRELIMINARY  
NOT FOR CONSTRUCTION

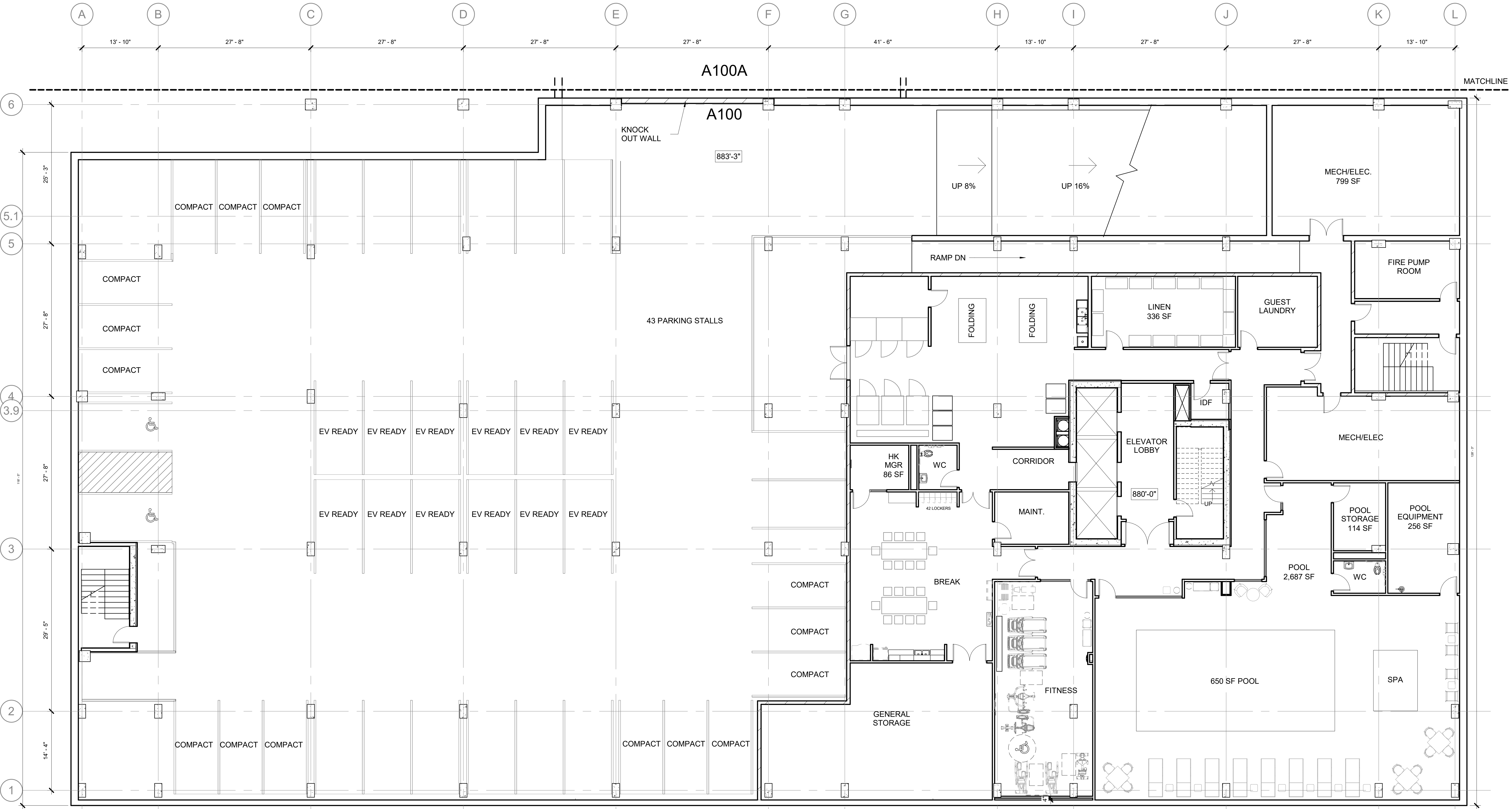
Drury Plaza Hotel - Madison  
Drury Hotels  
200 Wisconsin Ave

2025.25.00

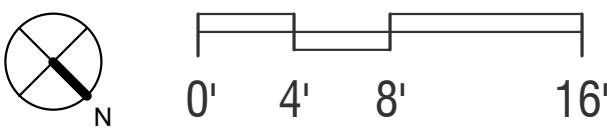
DATE 10/20/2025  
ISSUANCE/REVISIONS LAND USE & UDC SUBMITTAL  
12/01/2025 LAND USE & UDC RESUBMITTAL

LOWER LEVEL  
FLOOR PLAN

A100



1 LOWER LEVEL FLOOR PLAN  
A100 1/8" = 1'-0"





DEVELOPMENT SUMMARY

LEVEL	KING	DO	SUITE	ROOMS	PARKING	HOTEL SF
LOWER	-	-	-	-	-	44
FIRST	-	-	-	-	-	28,000
SECOND	-	-	-	-	-	71
THIRD	-	-	-	-	-	66
FOURTH	9	26	6	41	-	25,000
FIFTH	9	26	6	41	-	25,000
SIXTH	9	26	6	41	-	25,000
SEVENTH	9	26	6	41	-	25,000
EIGHTH	9	26	6	41	-	25,000
	45	130	30	255	121	238,000
	(22%)	(63%)	(10%)	TOTAL ROOMS	SPACES 137	HOTEL

PRELIMINARY  
NOT FOR CONSTRUCTION

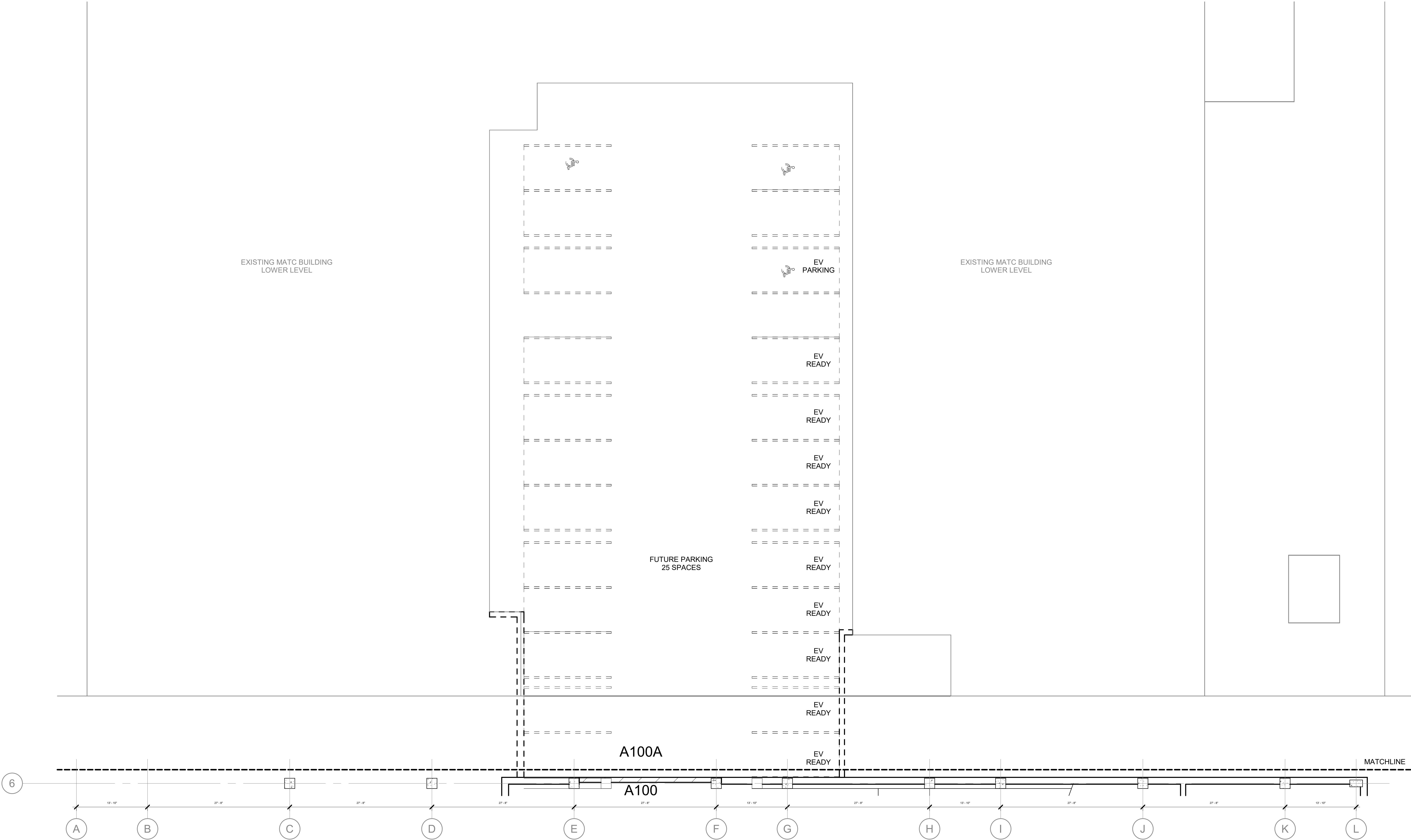
Drury Plaza Hotel - Madison  
Drury Hotels  
200 Wisconsin Ave

2025.25.00

DATE	ISSUANCE/REVISIONS	
10/20/2025	LAND USE & UDC SUBMITTAL	
12/01/2025	LAND USE & UDC RESUBMITTAL	

LOWER LEVEL  
FLOOR PLAN -  
FUTURE PARKING

A100A





DEVELOPMENT SUMMARY

LEVEL	KING	DO	SUITE	ROOMS	PARKING	HOTEL SF
LOWER	-	-	-	-	44	30,700
FIRST	-	-	-	-	-	28,000
SECOND	-	-	-	-	71	28,000
THIRD	-	-	-	-	68	27,000
FOURTH	9	26	6	41	-	25,000
FIFTH	9	26	6	41	-	25,000
SIXTH	9	26	6	41	-	25,000
SEVENTH	9	26	6	41	-	25,000
EIGHTH	9	26	6	41	-	25,000
						255 TOTAL ROOMS
						121 SPACES 137 HOTEL
						238,000

09/22/2025 SCHEMATIC DESIGN

PRELIMINARY  
NOT FOR CONSTRUCTION

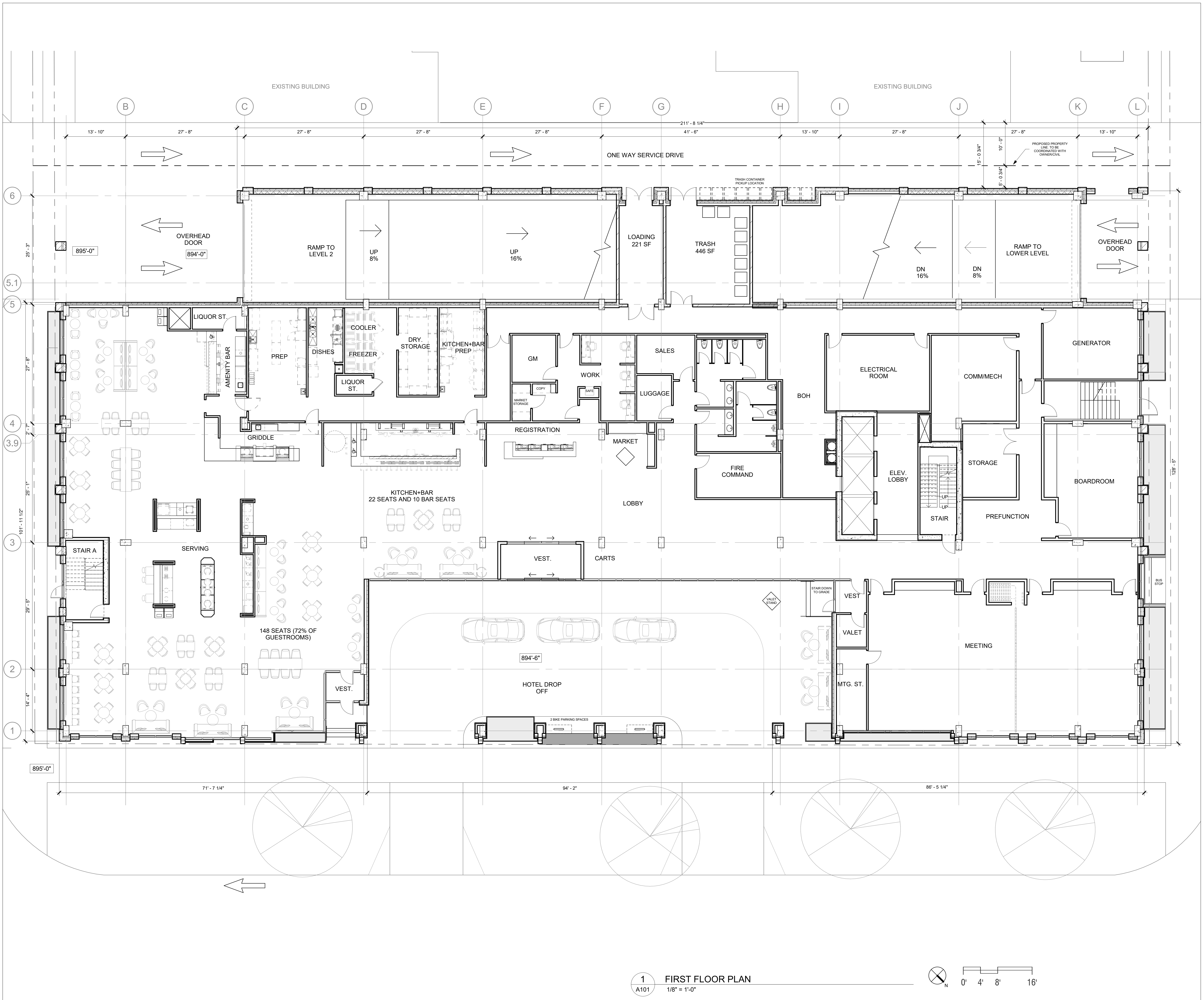
Drury Plaza Hotel - Madison  
Drury Hotels  
200 Wisconsin Ave

2025.25.00

DATE 10/20/2025 ISSUANCE/REVISIONS  
12/01/2023 LAND USE & UDC SUBMITTAL  
LAND USE & UDC RESUBMITTAL

FIRST FLOOR  
PLAN

A101





DEVELOPMENT SUMMARY

LEVEL	KING	DO	SUITE	ROOMS	PARKING	HOTEL SF
LOWER	-	-	-	-	44	30,700
FIRST	-	-	-	-	-	28,000
SECOND	-	-	-	-	71	28,000
THIRD	-	-	-	-	66	27,000
FOURTH	9	26	6	41	-	25,000
FIFTH	9	26	6	41	-	25,000
SIXTH	9	26	6	41	-	25,000
SEVENTH	9	26	6	41	-	25,000
EIGHTH	9	26	6	41	-	25,000
	45	130	30	255	121	238,000
	(22%)	(63%)	(10%)	TOTAL ROOMS	SPACES 137	HOTEL

PRELIMINARY  
NOT FOR CONSTRUCTION

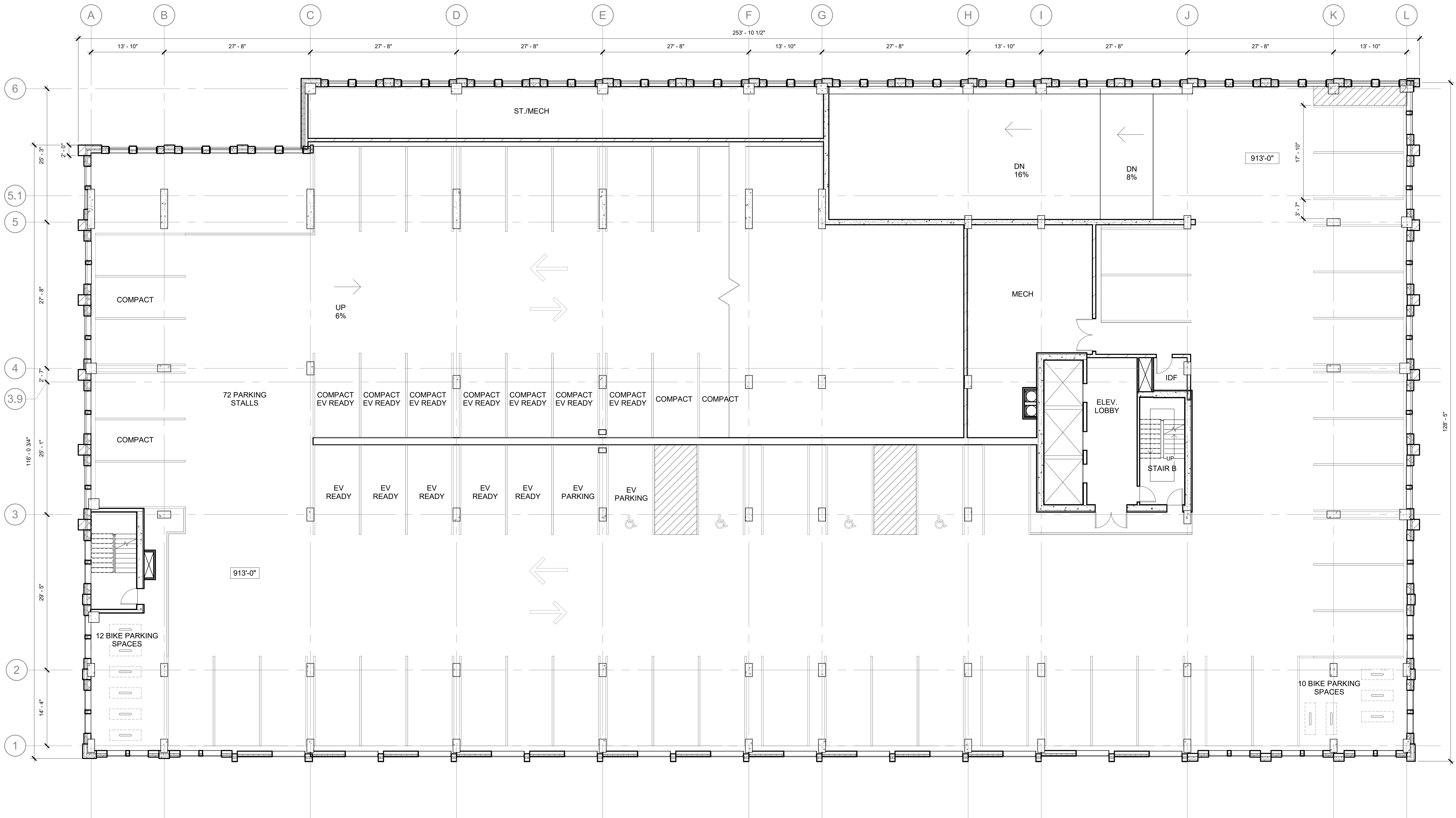
Drury Plaza Hotel - Madison  
Drury Hotels  
200 Wisconsin Ave

2025.25.00

DATE 10/20/2025  
ISSUANCE/REVISIONS LAND USE & UDC SUBMITTAL  
12/01/2025 LAND USE & UDC RESUBMITTAL

SECOND FLOOR  
PLAN

A102





DEVELOPMENT SUMMARY

LEVEL	KING	DO	SUITE	ROOMS	PARKING	HOTEL SF
LOWER	-	-	-	-	44	30,700
FIRST	-	-	-	-	-	26,000
SECOND	-	-	-	-	71	28,000
THIRD	-	-	-	-	66	27,000
FOURTH	9	26	6	41	-	25,000
FIFTH	9	26	6	41	-	25,000
SIXTH	9	26	6	41	-	25,000
SEVENTH	9	26	6	41	-	25,000
EIGHTH	9	26	6	41	-	25,000
	45	130	30	255	121	238,000
	(22%)	(63%)	(10%)	TOTAL ROOMS	SPACES 137	HOTEL

PRELIMINARY  
NOT FOR CONSTRUCTION

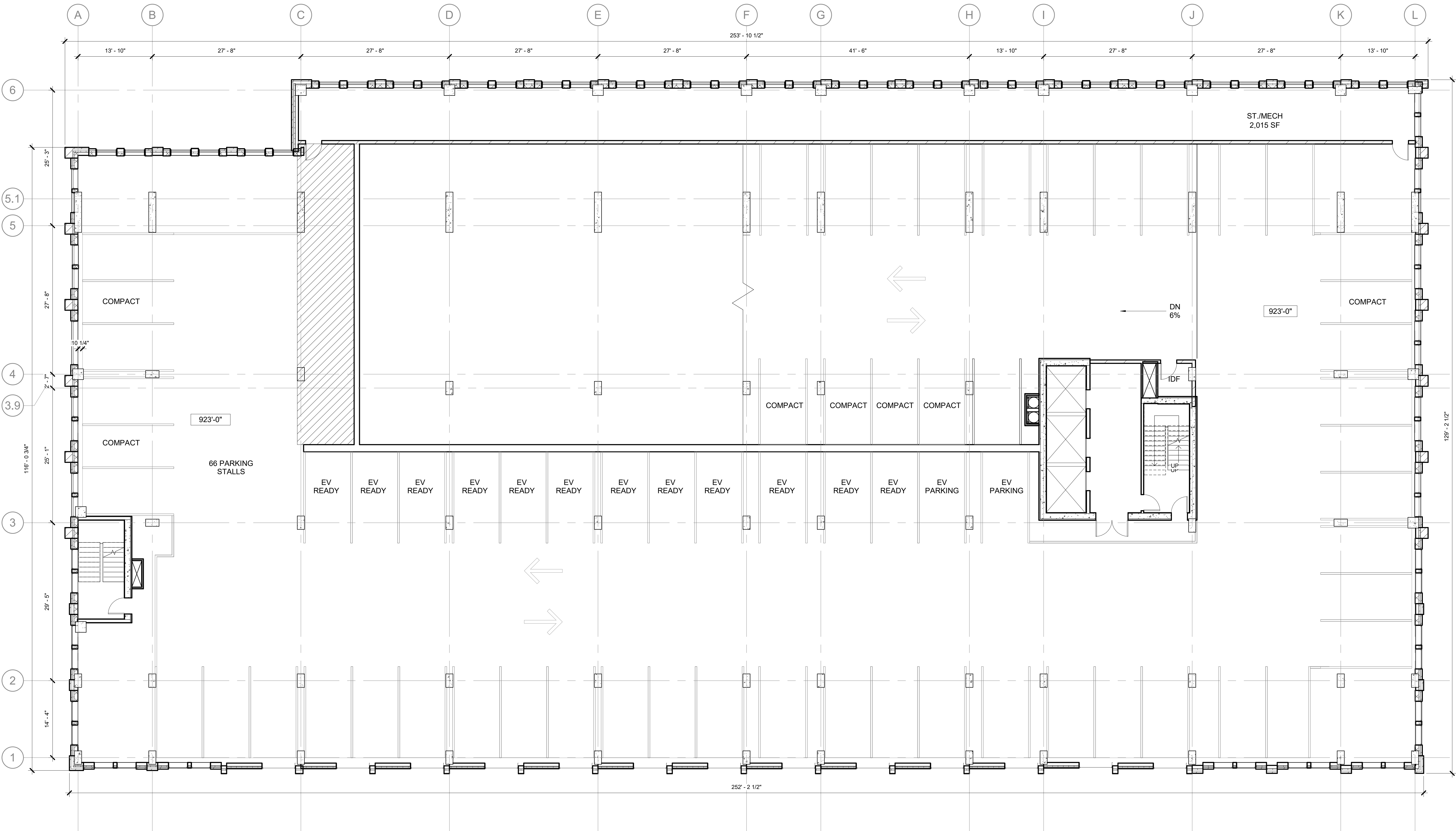
Drury Plaza Hotel - Madison  
Drury Hotels  
200 Wisconsin Ave

2025.25.00

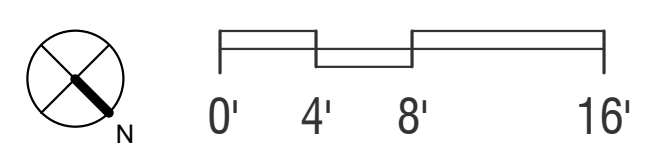
DATE ISSUANCE/REVISIONS  
10/20/2025 LAND USE & UDC SUBMITTAL  
12/01/2025 LAND USE & UDC RESUBMITTAL

THIRD FLOOR  
PLAN

A103



1 THIRD FLOOR PLAN  
A103 1/8" = 1'-0"





DEVELOPMENT SUMMARY

LEVEL	KING	DQ	SUITE	ROOMS	PARKING	HOTEL SF
LOWER	-	-	-	-	44	30,700
FIRST	-	-	-	-	-	26,000
SECOND	-	-	-	-	71	28,000
THIRD	-	-	-	-	66	27,000
FOURTH	9	26	6	41	-	25,000
FIFTH	9	26	6	41	-	25,000
SIXTH	9	26	6	41	-	25,000
SEVENTH	9	26	6	41	-	25,000
EIGHTH	9	26	6	41	-	25,000
	45	130	30	255	131	238,000
	(22%)	(63%)	(10%)	TOTAL ROOMS	SPACES 137	HOTEL

PRELIMINARY  
NOT FOR CONSTRUCTION

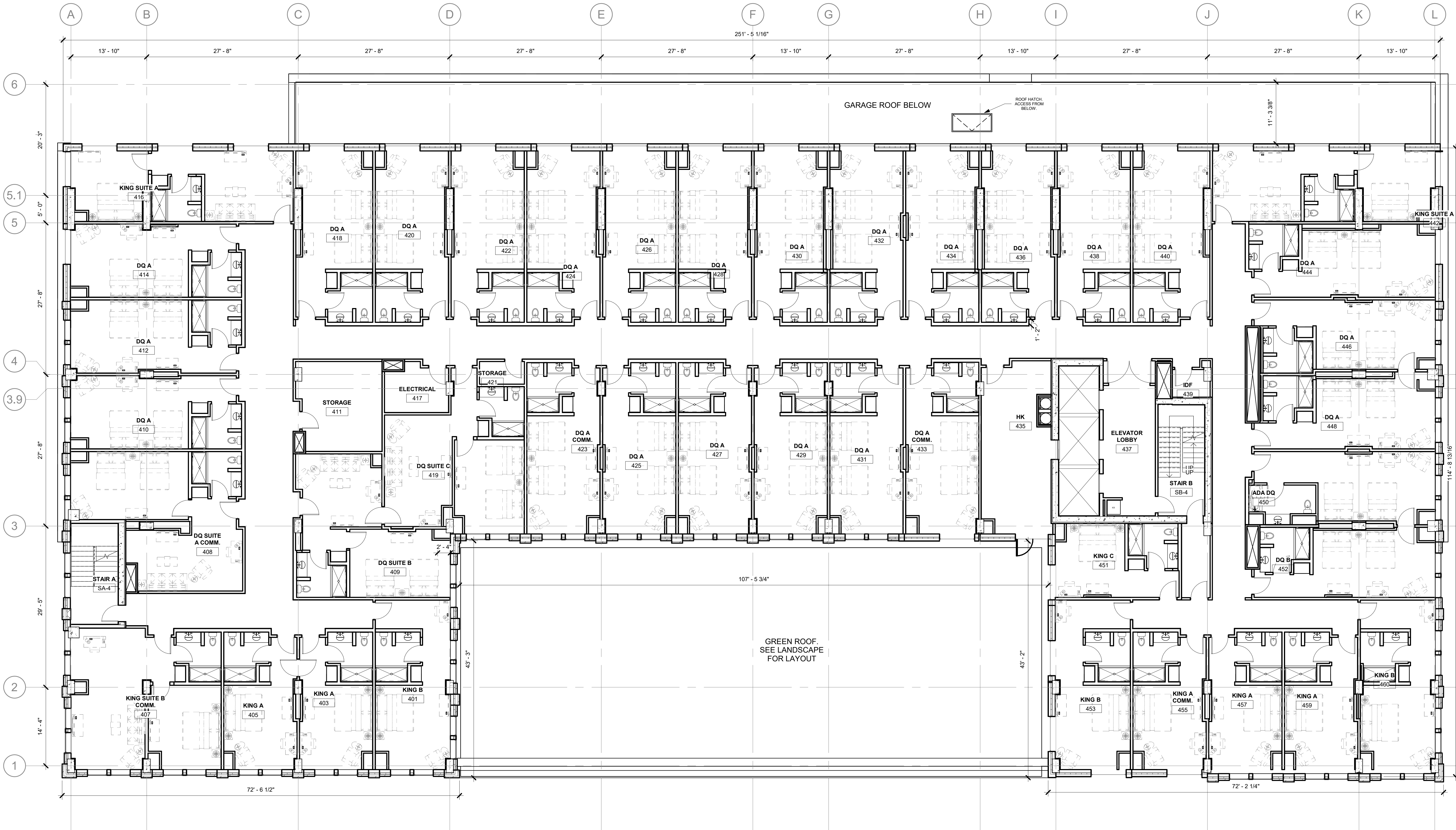
Drury Plaza Hotel - Madison  
Drury Hotels  
200 Wisconsin Ave

2025.25.00

DATE ISSUANCE/REVISIONS  
10/20/2025 LAND USE & UDC SUBMITTAL  
12/01/2025 LAND USE & UDC RESUBMITTAL

FOURTH FLOOR  
PLAN

A104



1  
A104  
FOURTH FLOOR PLAN  
1/8" = 1'-0"



DEVELOPMENT SUMMARY

LEVEL	KING	DQ	SUITE	ROOMS	PARKING	HOTEL SF
LOWER	-	-	-	-	44	30,700
FIRST	-	-	-	-	-	26,000
SECOND	-	-	-	-	71	28,000
THIRD	-	-	-	-	66	27,000
FOURTH	9	26	6	41	-	25,000
FIFTH	9	26	6	41	-	25,000
SIXTH	9	26	6	41	-	25,000
SEVENTH	9	26	6	41	-	25,000
EIGHTH	9	26	6	41	-	25,000
	45	130	30	255	121	238,000
	(22%)	(63%)	(10%)	(10%)	TOTAL	SPACES 137
					ROOMS	HOTEL

PRELIMINARY  
NOT FOR CONSTRUCTION

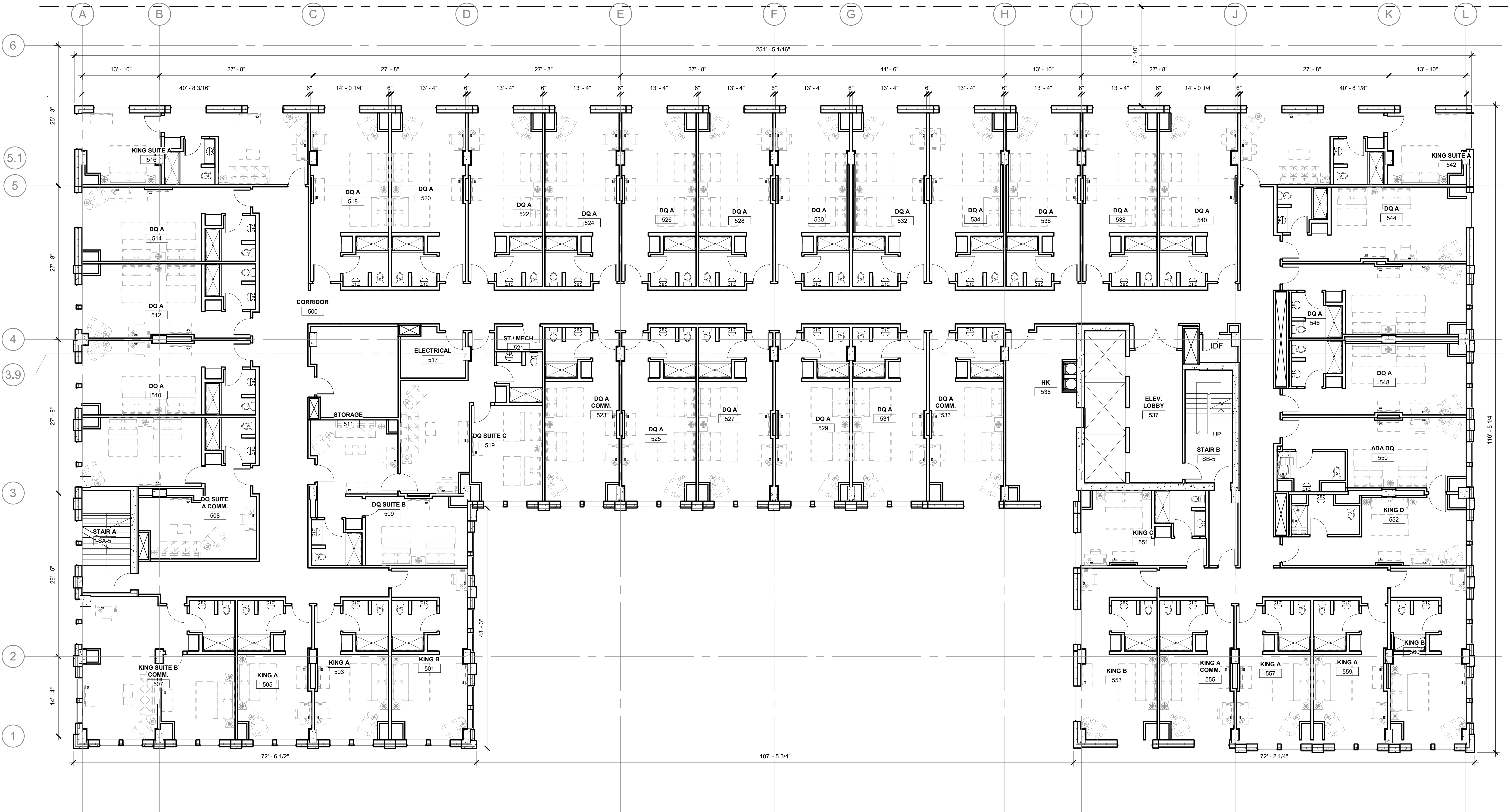
Drury Plaza Hotel - Madison  
Drury Hotels  
200 Wisconsin Ave

2025.25.00

DATE ISSUANCE/REVISIONS  
10/20/2025 LAND USE & UDC SUBMITTAL  
12/01/2025 LAND USE & UDC RESUBMITTAL

FIFTH FLOOR PLAN

A105



1 FIFTH FLOOR PLAN  
A105 1/8" = 1'-0"





DEVELOPMENT SUMMARY

LEVEL	KING	DQ	SUITE	ROOMS	PARKING	HOTEL SF
LOWER	-	-	-	-	44	30,700
FIRST	-	-	-	-	-	26,000
SECOND	-	-	-	-	71	28,000
THIRD	-	-	-	-	66	27,000
FOURTH	9	26	6	41	-	25,000
FIFTH	9	26	6	41	-	25,000
SIXTH	9	26	6	41	-	25,000
SEVENTH	9	26	6	41	-	25,000
EIGHTH	9	26	6	41	-	25,000
	45	130	30	255	121	238,000
	(22%)	(63%)	(10%)	TOTAL ROOMS	SPACES 137	HOTEL

PRELIMINARY  
NOT FOR CONSTRUCTION

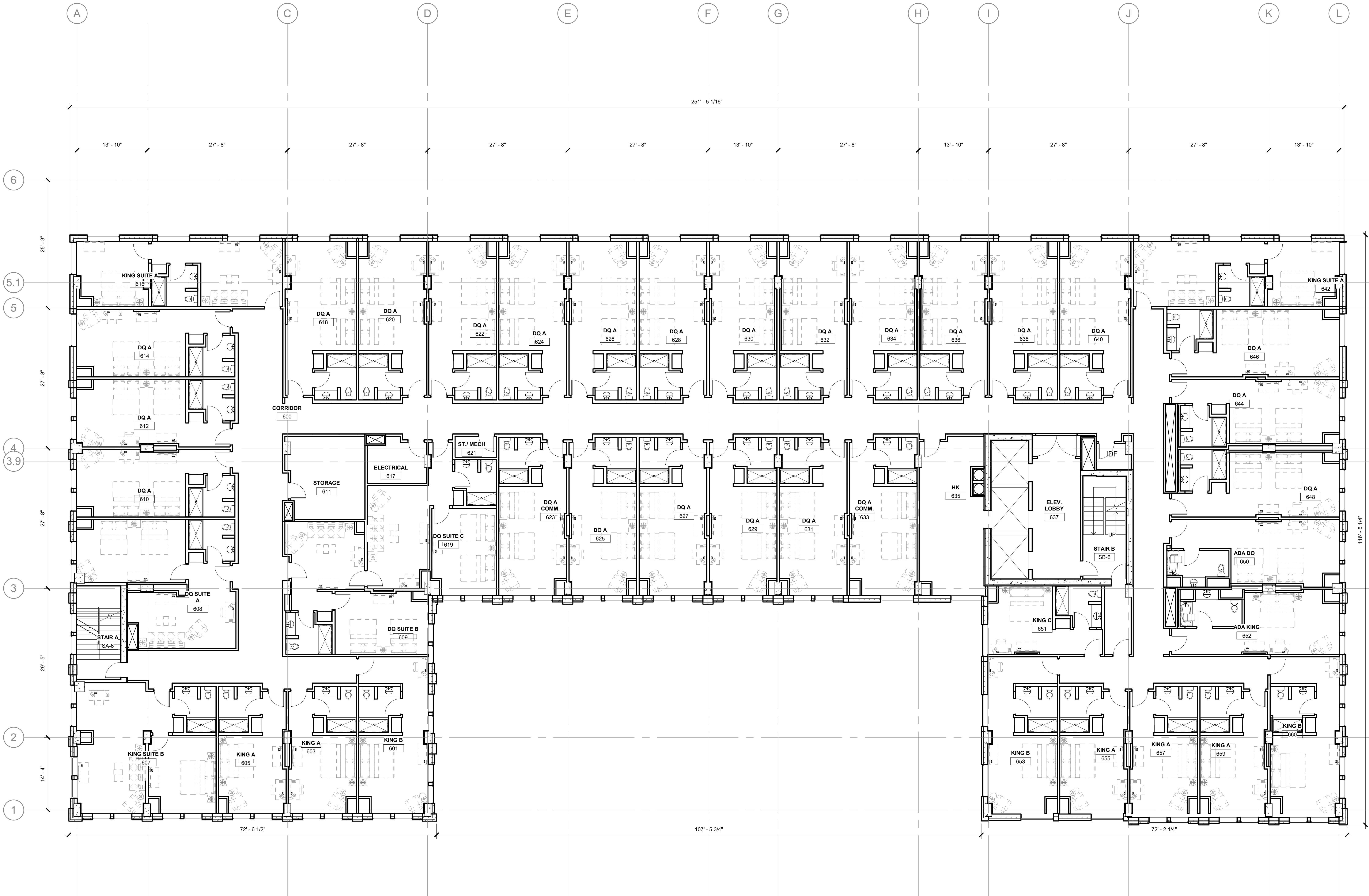
Drury Plaza Hotel - Madison  
Drury Hotels  
200 Wisconsin Ave

2025.25.00

DATE ISSUANCE/REVISIONS  
10/20/2025 LAND USE & UDC SUBMITTAL  
12/01/2025 LAND USE & UDC RESUBMITTAL

SIXTH FLOOR  
PLAN

A106





DEVELOPMENT SUMMARY

LEVEL	KING	DQ	SUITE	ROOMS	PARKING	HOTEL SF
LOWER	-	-	-	-	44	30,700
FIRST	-	-	-	-	-	26,000
SECOND	-	-	-	-	71	28,000
THIRD	-	-	-	-	66	27,000
FOURTH	9	26	6	41	-	25,000
FIFTH	9	26	6	41	-	25,000
SIXTH	9	26	6	41	-	25,000
SEVENTH	9	26	6	41	-	25,000
EIGHTH	9	26	6	41	-	25,000
	45	130	30	255	121	238,000
	(22%)	(63%)	(10%)	TOTAL ROOMS	SPACES 137	HOTEL

PRELIMINARY  
NOT FOR CONSTRUCTION

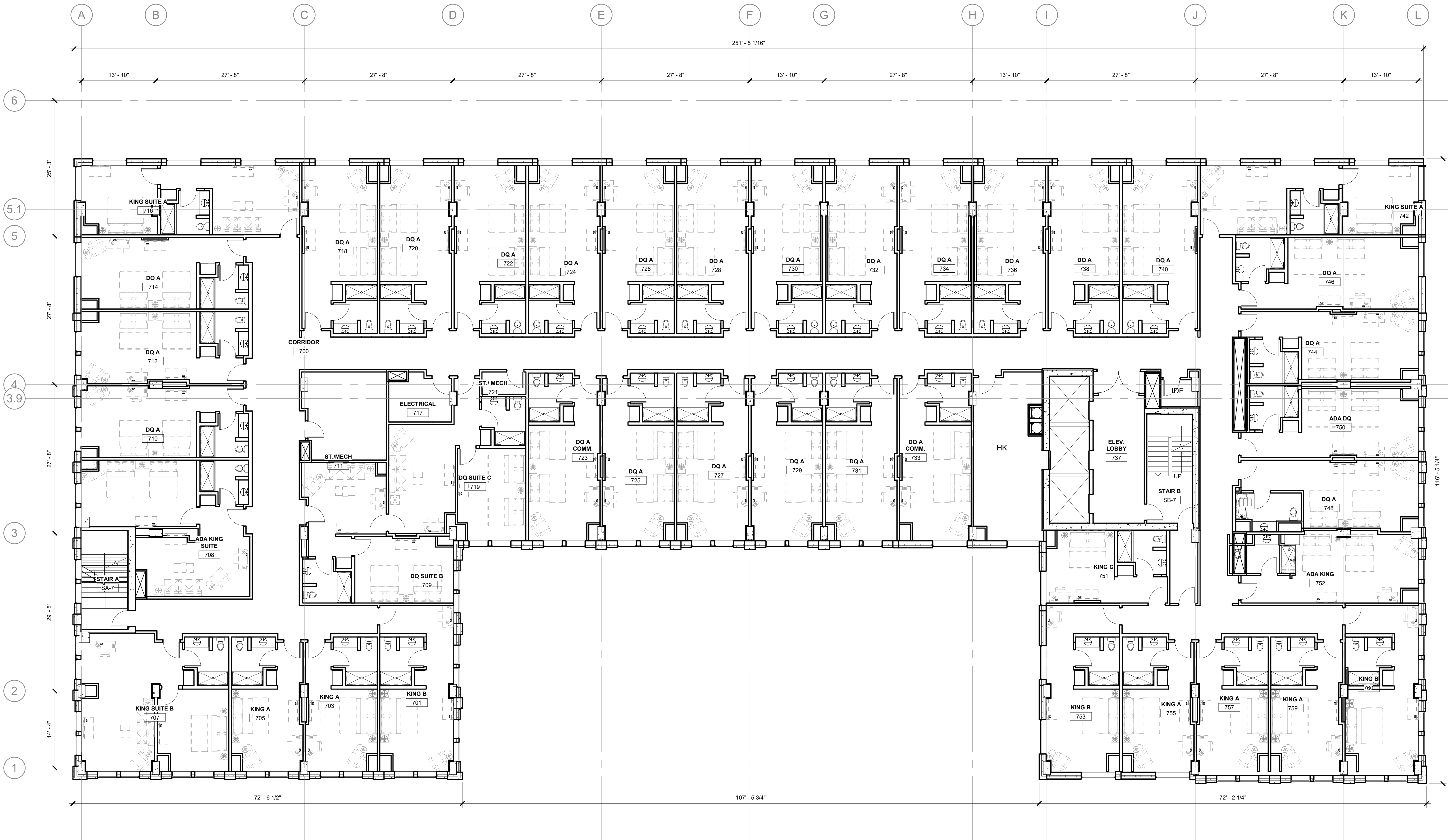
Drury Plaza Hotel - Madison  
Drury Hotels  
200 Wisconsin Ave

2025.25.00

DATE 10/20/2025  
ISSUANCE/REVISIONS  
LAND USE & UDC SUBMITTAL  
12/01/2025 LAND USE & UDC RESUBMITTAL

SEVENTH FLOOR  
PLAN

A107



1 SEVENTH FLOOR  
A107 1/8" = 1'-0"



DEVELOPMENT SUMMARY

LEVEL	KING	DQ	SUITE	ROOMS	PARKING	HOTEL SF
FIRST	-	-	-	-	-	26,000
SECOND	-	-	-	-	-	26,000
THIRD	-	-	-	-	-	26,000
FOURTH	9	26	6	41	-	25,000
FIFTH	9	26	6	41	-	25,000
SIXTH	9	26	6	41	-	25,000
SEVENTH	9	26	6	41	-	25,000
EIGHTH	9	26	6	41	-	25,000
	45	130	30	255	121	238,000
	(22%)	(63%)	(10%)	TOTAL	SPACES	HOTEL

PRELIMINARY  
NOT FOR CONSTRUCTION

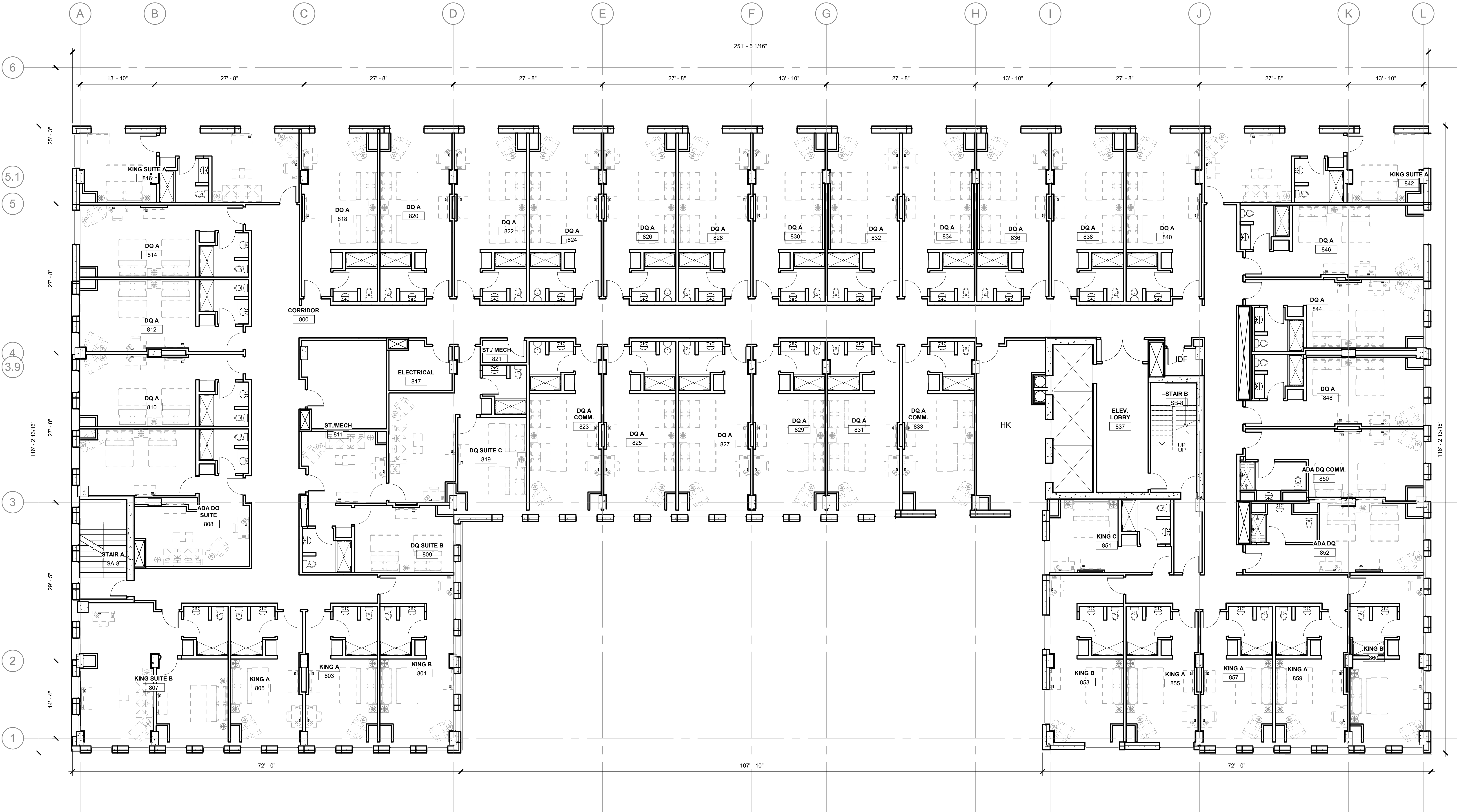
Drury Plaza Hotel - Madison  
Drury Hotels  
200 Wisconsin Ave

2025.25.00

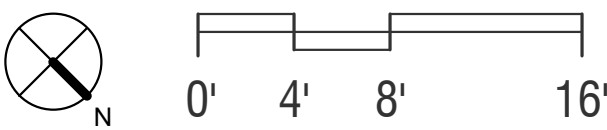
DATE ISSUANCE/REVISIONS  
10/20/2025 LAND USE & UDC SUBMITTAL  
12/01/2025 LAND USE & UDC RESUBMITTAL

EIGHTH FLOOR  
PLAN

A108



1 EIGHTH FLOOR PLAN  
A108 1/8" = 1'-0"





**PRELIMINARY**  
NOT FOR CONSTRUCTION

2025.25.00

[illegible]





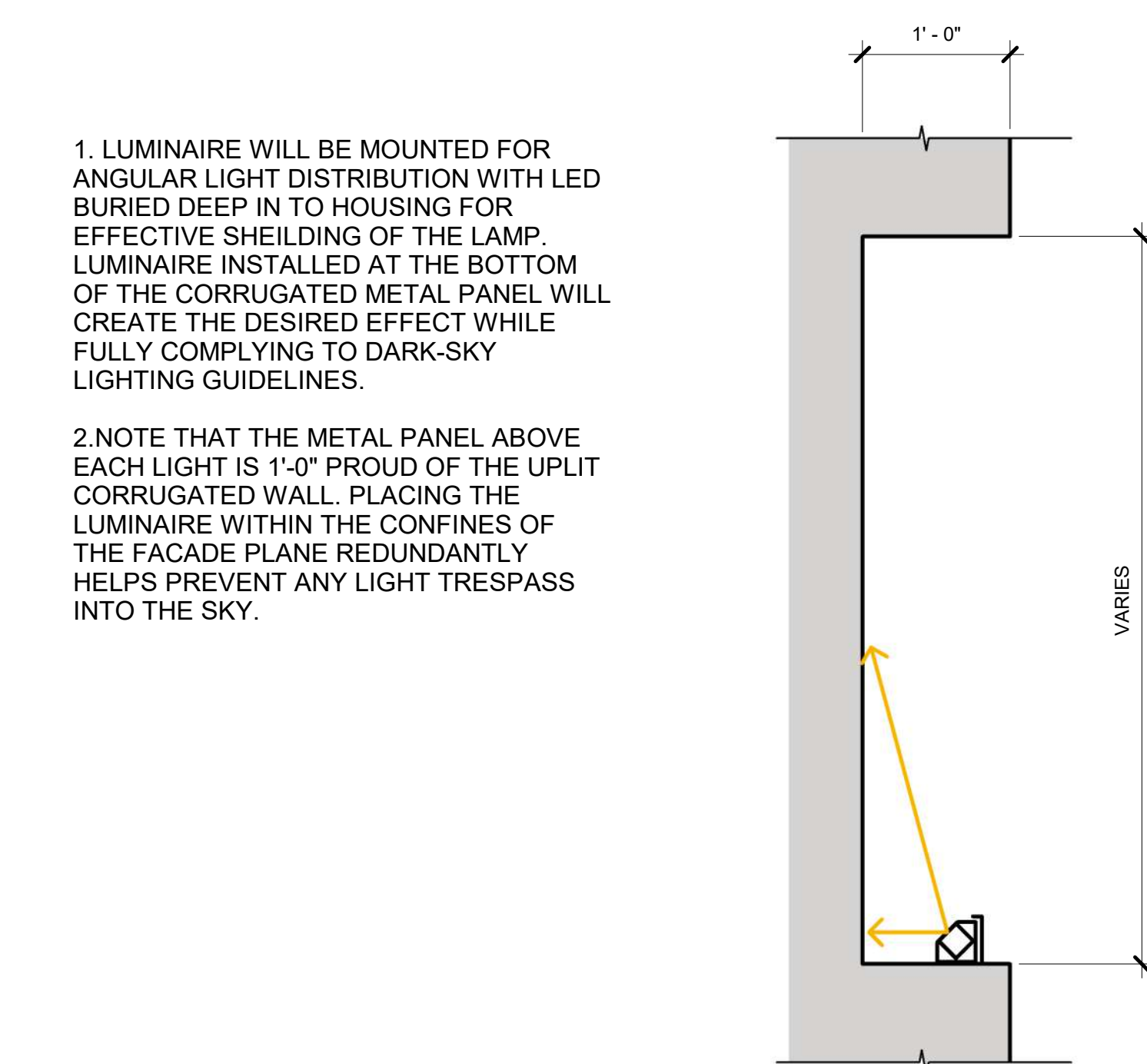
SE COURTYARD  
ELEVATION PRESENTATION



5  
A201

NW COURTYARD  
ELEVATION PRESENTATION

1/16" = 1'-0"



## 2 EXTERIOR LIGHTING DIAGRAM



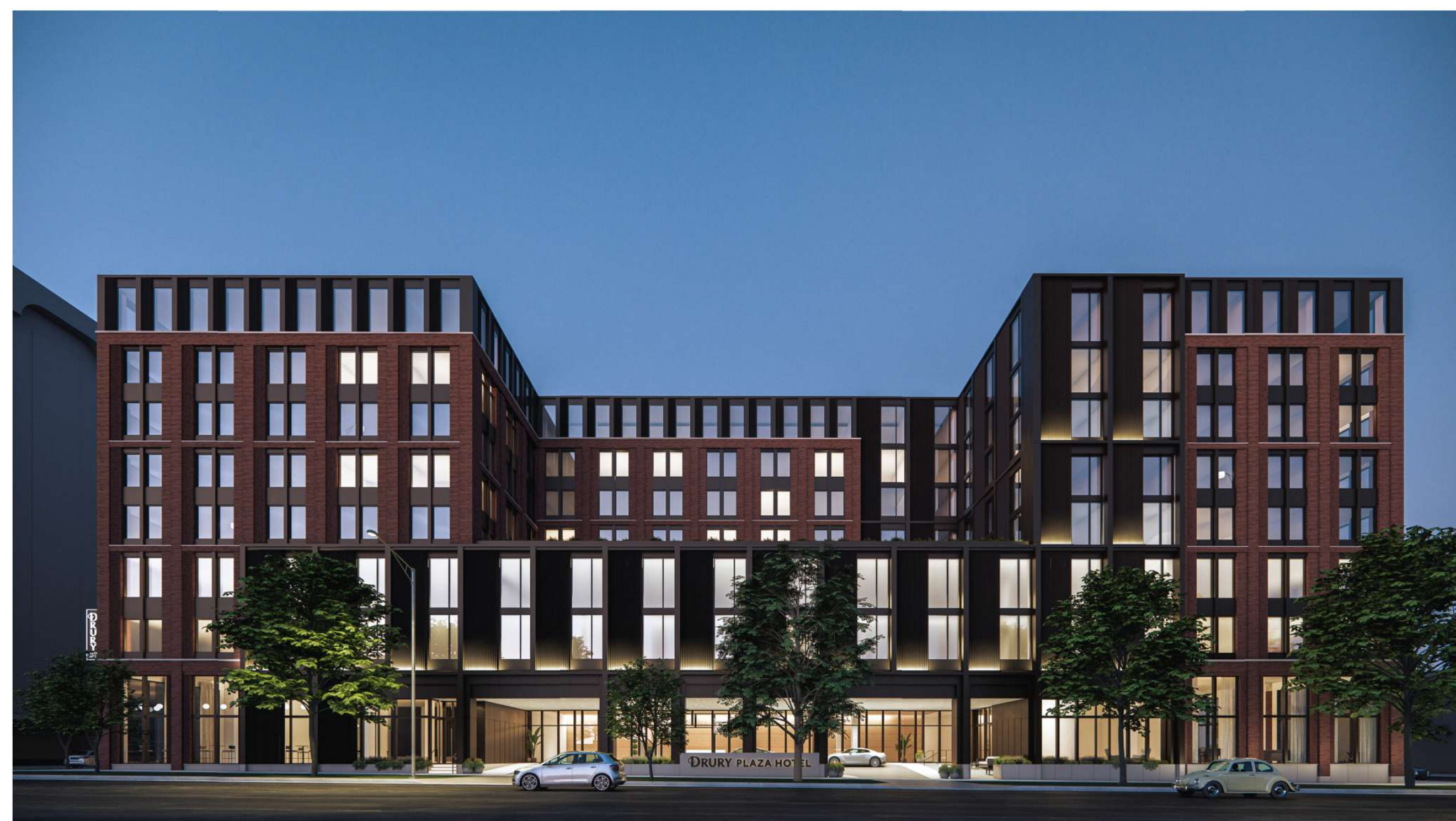
1  
A201

NORTHEAST ELEVATION\_PRESENTATION

1/16" = 1'-0"



4 SOUTHWEST ELEVATION PRESENTATION  
A201 1/16" = 1'-0"



- ### 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 GLAZING
  - 6 FROSTED GLAZING (PARKING LEVELS)
  - 7 ARCHITECTURAL LOUVER
  - 8 MECHANICAL SCREENING - CONCEALED FASTENER CORRUGATED METAL PANEL
  - 9 CAST STONE SILL
  - 10 CAST STONE BASE
  - 11 CAST STONE PLANTER
  - 12 BUS SHELTER
  - 13 PLANNED TENANT SIGNAGE ZONE. FINAL LOCATIONS DETERMINED BY TENANT. WALL, PROJECTING AND GROUND SIGNAGE IS ANTICIPATED.
  - 14 EXTERIOR UP LIGHTING. REFER TO REDNERINGS.

**PRELIMINARY**  
NOT FOR CONSTRUCTION

Drury Plaza Hotel - Madison  
Drury Hotels  
200 Wisconsin Ave

2025.25.00

[illegible]

## BUILDING ELEVATIONS - COLOR

# A201





- EVAPORATION KEY NOTES  
 MODULAR BRICK VENEER  
 ACCENT MODULAR BRICK VENEER  
 CONCEALED FASTENER METAL PANEL  
 CONCEALED FASTENER CORRUGATED METAL PANEL  
 PROPOSED FUTURE LOCATION OF RELOCATED APPLI-  
 GLAZING  
 FROSTED GLAZING (PARKING LEVELS)  
 ARCHITECTURAL LOUVER  
 MECHANICAL SCREENING - CONCEALED  
 FASTENER CORRUGATED METAL PANEL  
 CAST STONE SILL  
 CAST STONE BASE  
 CAST STONE PLANTER  
 BUS SHELTER  
 PLANNED TENANT SIGNAGE ZONE. FINAL  
 LOCATIONS DETERMINED BY TENANT. WALL,  
 PROJECTED SIGNAGE AND GROUND SIGNAGE IS  
 ANTICIPATED.  
 EXTERIOR UP LIGHTING. REFERENCE TO REDNERINGS.

PRELIMINARY  
NOT FOR CONSTRUCTION

200 Wisconsin Ave

2025.25.00

[illegible]

# BUILDING ELEVATIONS - COLOR

# A202





- PRELIMINARY**  
NOT FOR CONSTRUCTION

2025.25.00

# BUILDING ELEVATIONS - BLACK AND WHITE

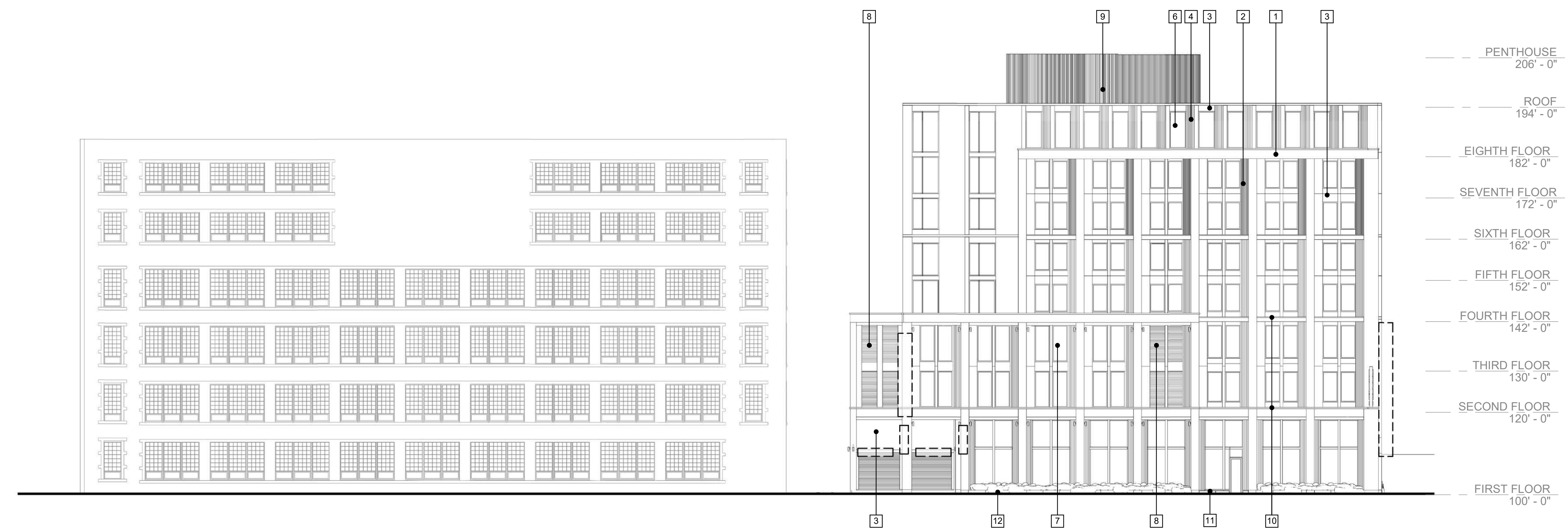
# A203





2 NORTHWEST ELEVATION\_PRESENTATION  
A204 BW 1/16" = 1'-0"

- 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
  - 0 CAST STONE SILL
  - 1 CAST STONE BASE
  - 2 CAST STONE PLANTER
  - 3 BUS SHELTER
  - 4 PLANNED TENANT SIGNAGE ZONE. FINAL LOCATIONS DETERMINED BY TENANT. WALL, PROJECTING AND GROUND SIGNAGE IS ANTICIPATED.
  - 5 EXTERIOR UP LIGHTING. REFER TO REDNERINGS.



1  
A204

SOUTHEAST ELEVATION\_PRESENTATION  
BW

1/16" = 1'-0"

PRELIMINARY  
NOT FOR CONSTRUCTION

Drury Plaza Hotel - Madison  
Drury Hotels  
200 Wisconsin Ave

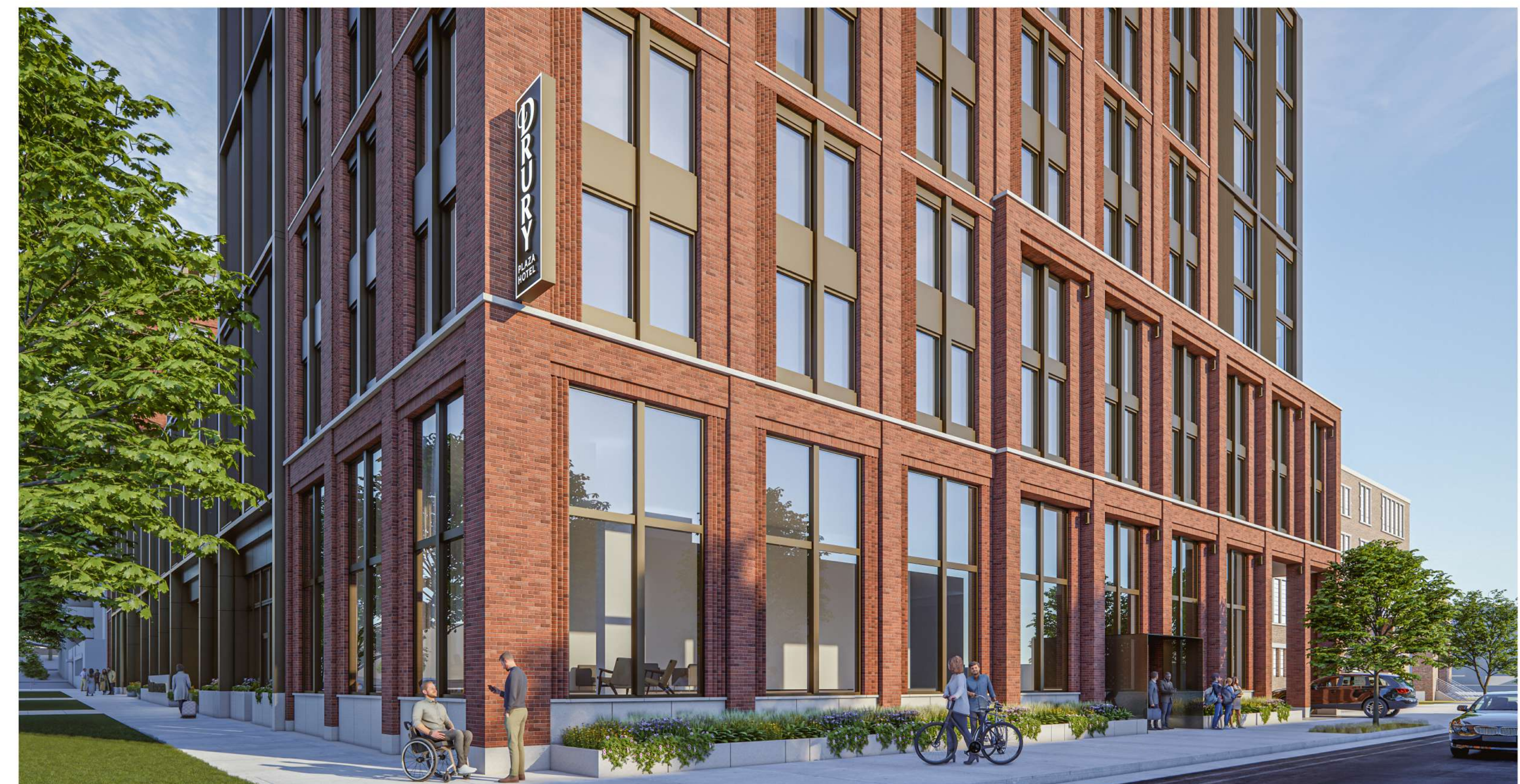
2025.25.00

[illegible]

# BUILDING ELEVATIONS - BLACK AND WHITE

# A204





**PRELIMINARY**  
NOT FOR CONSTRUCTION

Drury Plaza Hotel - Madison  
Drury Hotels  
200 Wisconsin Ave

2025.25.00

[illegible]





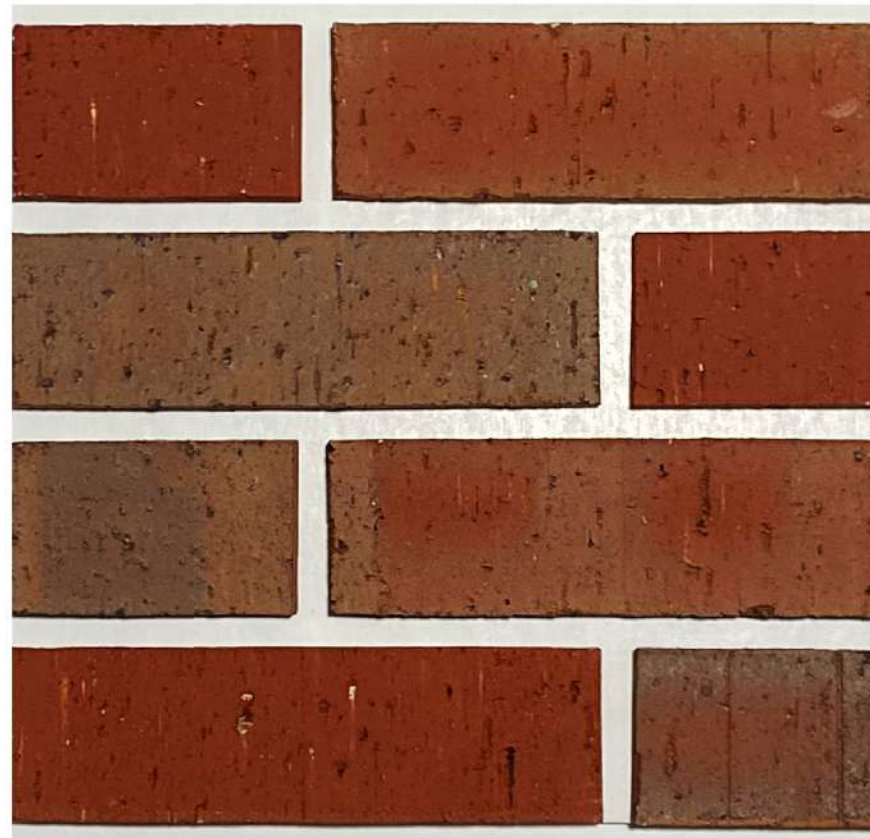
**PRELIMINARY**  
NOT FOR CONSTRUCTION

Drury Plaza Hotel - Madison  
Drury Hotels  
200 Wisconsin Ave

2025.25.00

[illegible]

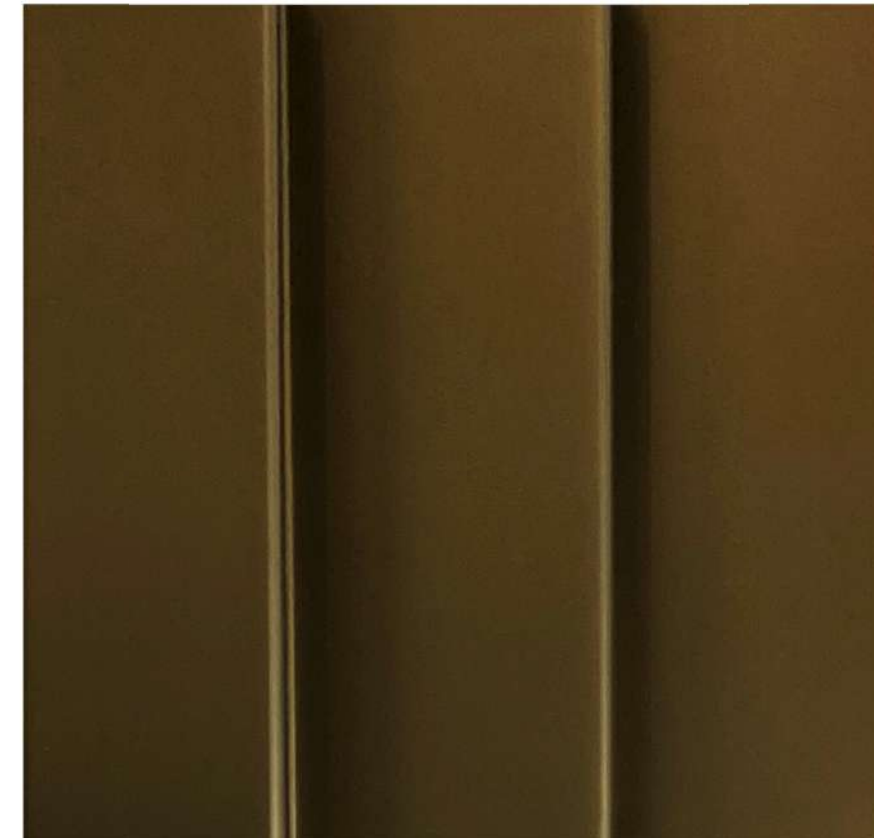




1. MODULAR BRICK VENEER - RED



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



PRELIMINARY  
NOT FOR CONSTRUCTION

Drury Plaza Hotel - Madison  
Drury Hotels  
200 Wisconsin Ave

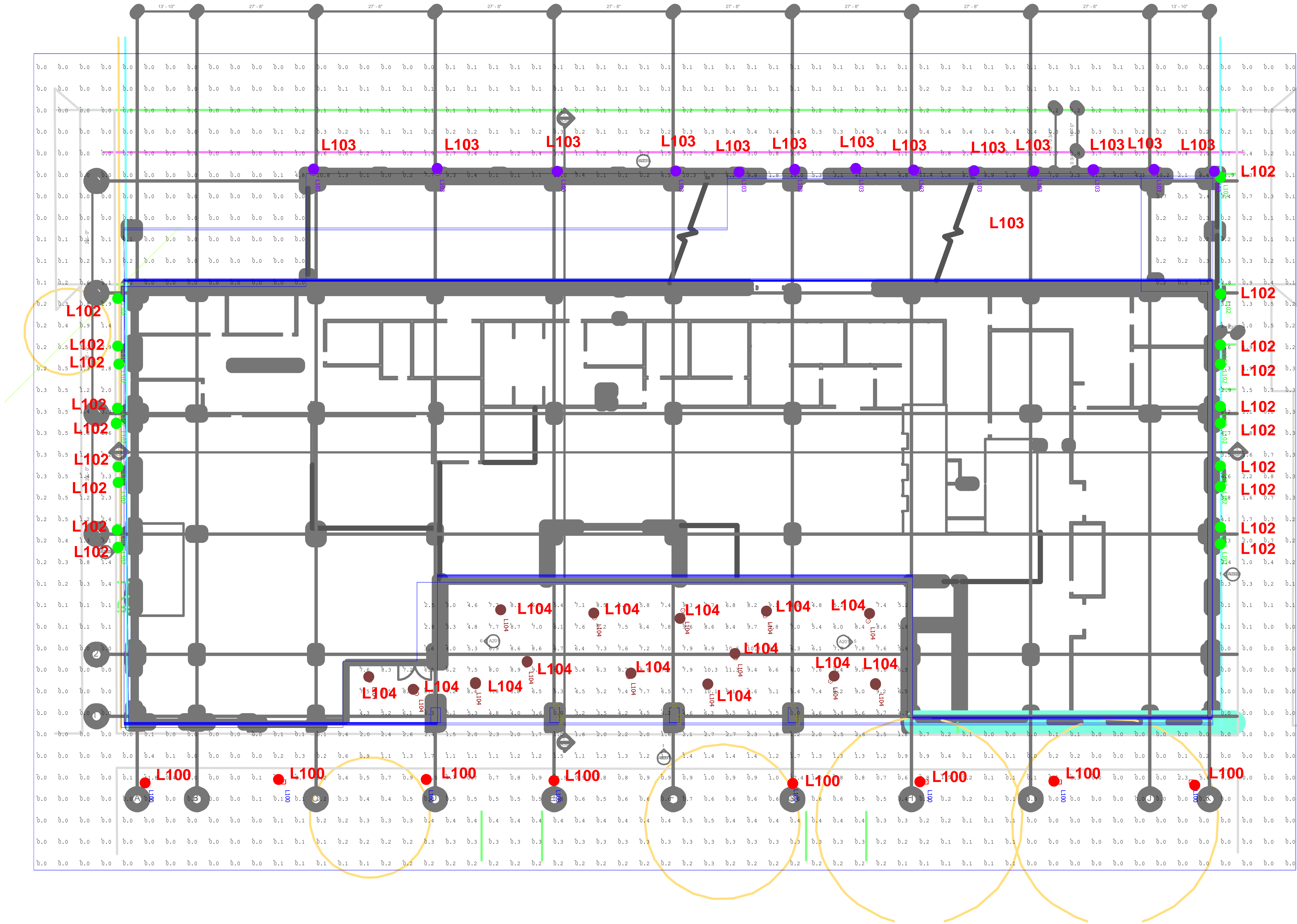
2025.25.00

DATE	ISSUANCE/REVISIONS	
10/20/2025	LAND USE & UDC SUBMITTAL	
12/01/2025	LAND USE & UDC RESUBMITTAL	

BUILDING  
MATERIALS

A250





ADDITIONAL ILLUMINATION AT FRONT FACADE SEE ARCHITECTURAL FOR ADDITIONAL DETAIL

PRELIMINARY  
NOT FOR CONSTRUCTION

Drury Plaza Hotel - Madison  
Drury Hotels  
200 Wisconsin Ave