



# City of Madison

## Conditional Use

Location  
2 East Gilman Street

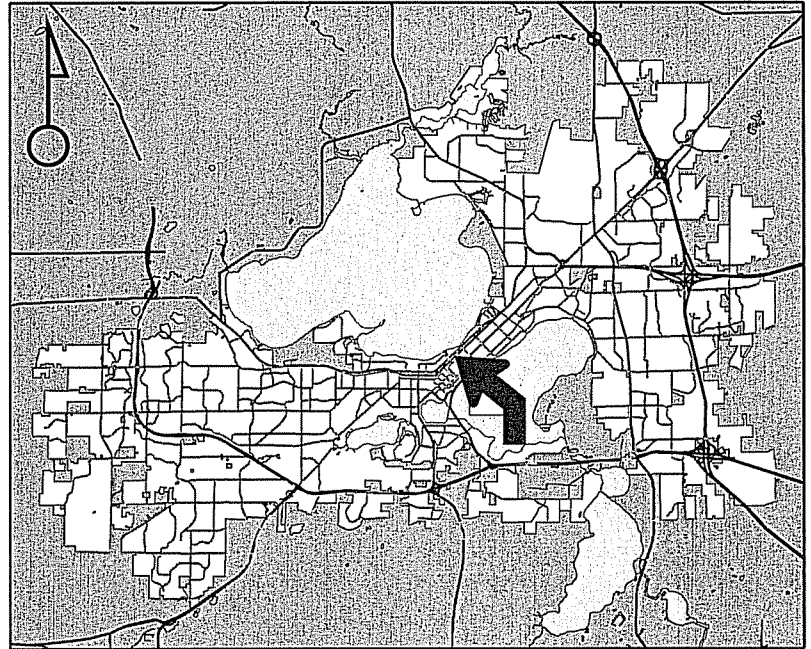
Project Name  
Parking Connection

Applicant  
National Guardian Life Insurance Co/  
Robert Dryek- Hammes Company

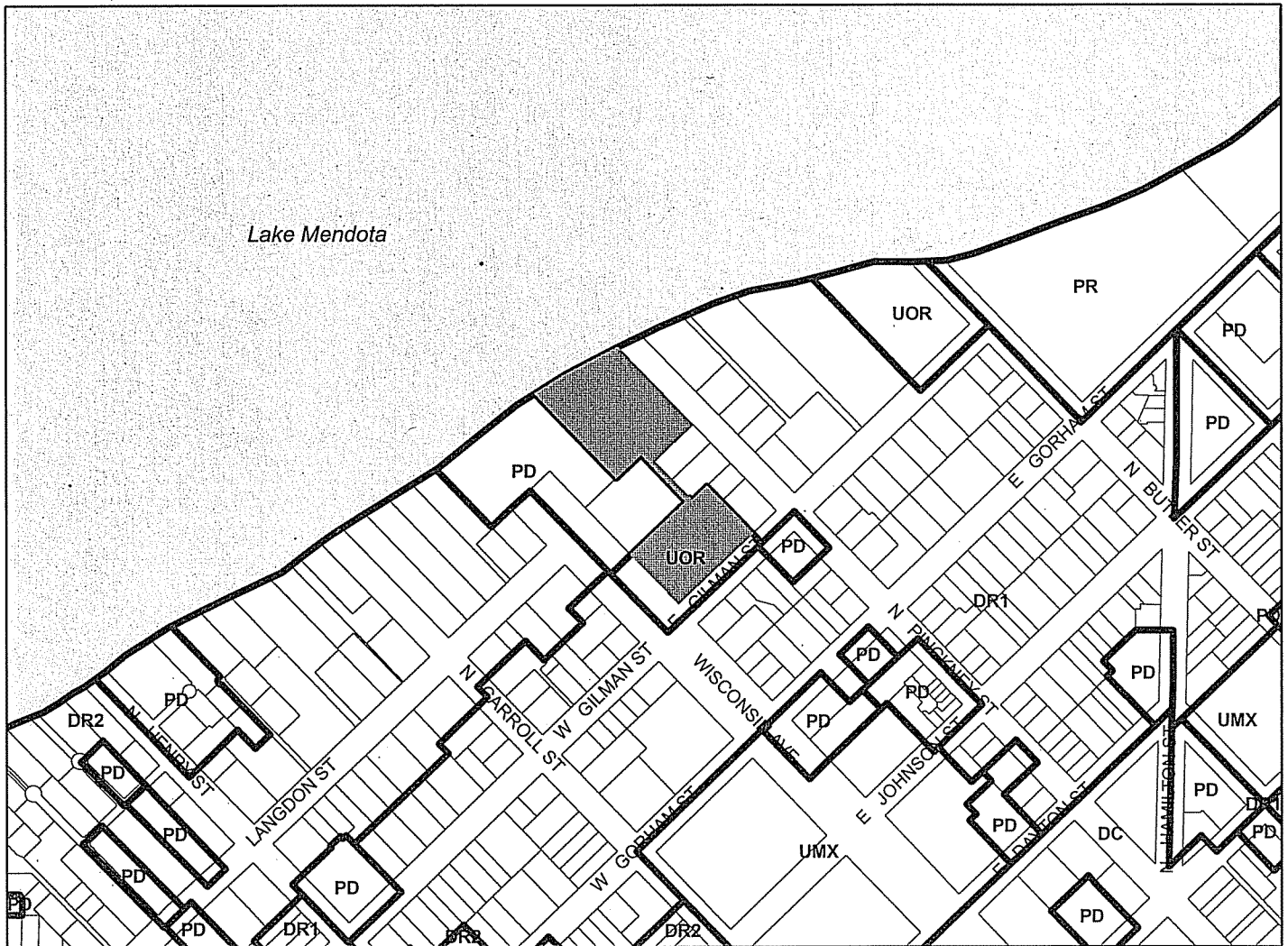
Existing Use  
National Guardian Life Insurance Co

Proposed Use  
Construct subterranean connection

Public Hearing Date  
Plan Commission  
22 April 2013

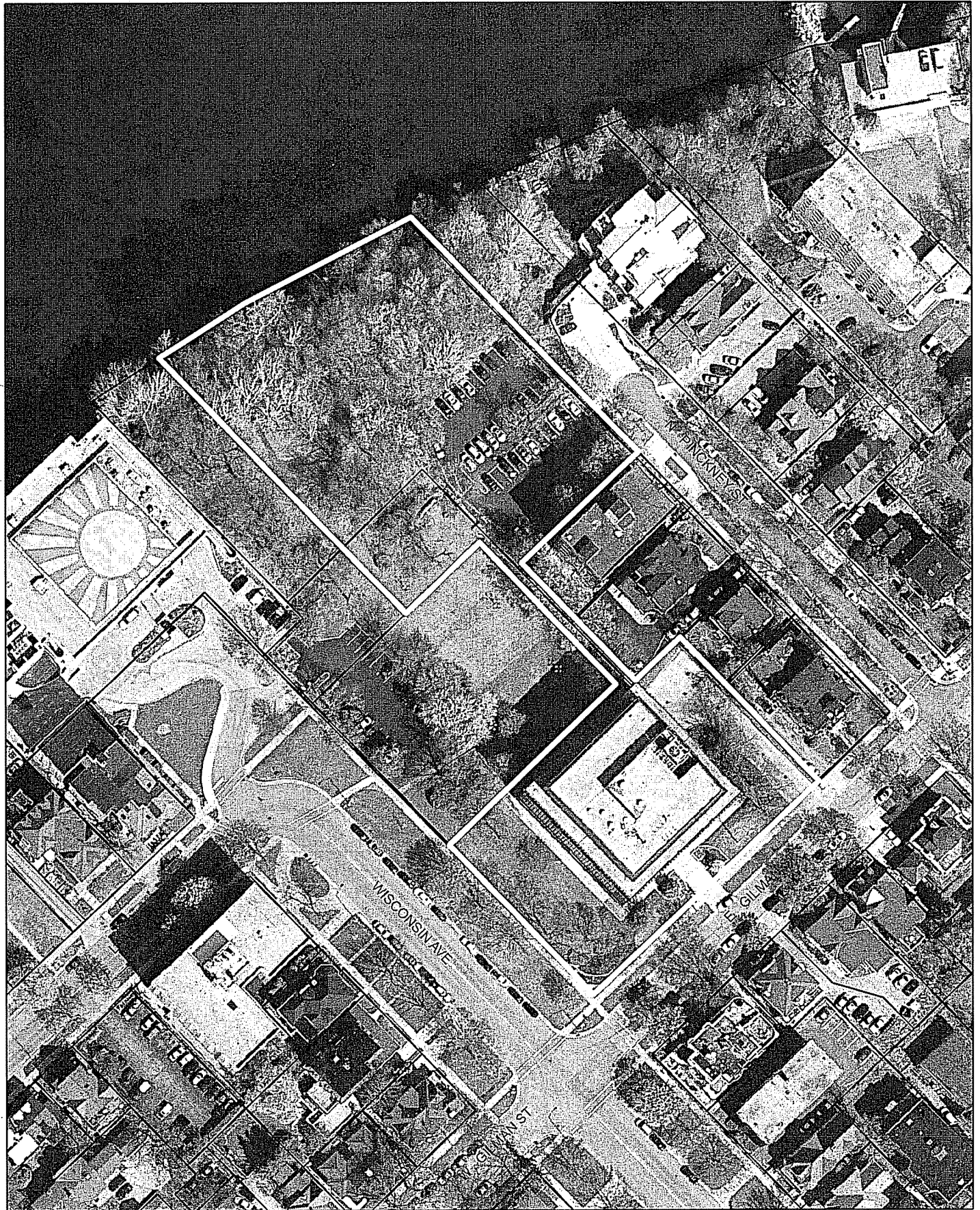


For Questions Contact: Tim Parks at: 261-9632 or [tparks@cityofmadison.com](mailto:tparks@cityofmadison.com) or City Planning at 266-4635



Scale : 1" = 400'

City of Madison, Planning Division : RPJ : Date : 12 April 2013





# LAND USE APPLICATION Madison Plan Commission

215 Martin Luther King Jr. Blvd; Room LL-100  
PO Box 2985; Madison, Wisconsin 53701-2985  
Phone: 608.266.4635 | Facsimile: 608.267.8739

- The following information is required for all applications for Plan Commission review except subdivisions or land divisions, which should be filed using the Subdivision Application.
- A separate Urban Design Commission application is no longer required for projects requiring both Urban Design Commission and Plan Commission approvals.
- This form may also be completed online at <http://www.cityofmadison.com/developmentcenter/landdevelopment>
- All Land Use Applications should be filed with the Zoning Administrator at the above address.

FOR OFFICE USE ONLY:	
Amt. Paid	<u>\$1000</u> Receipt No. <u>140585</u>
Date Received	<u>3/4/13</u>
Received By	<u>[Signature]</u>
Parcel No.	<u>0709-14-0910-1</u>
Aldermanic District	<u>2-Bridget Marniacel</u>
GQ	<u>Natl Reg, MH Hist, Adj Landmark</u>
Zoning District	<u>DRI</u>
For Complete Submittal	
Application	<input checked="" type="checkbox"/> Letter of Intent <input checked="" type="checkbox"/>
Photos	<u>N/A</u> Legal Descript. <input checked="" type="checkbox"/>
Plan Sets	<input checked="" type="checkbox"/> Zoning Text <u>N/A</u>
Alder Notification	Waiver <u>3/4/13</u>
Ngrbrhd. Assn Not.	Waiver _____
Date Sign Issued	<u>3/4/13</u>

1. Project Address: Two East Gilman St, Madison, WI Project Area in Acres: \_\_\_\_\_

Project Title (if any): Wisconsin Avenue Parking Company/NGL Subterranean Parking Ramp Connection

2. This is an application for (Check all that apply to your Land Use Application):

- Zoning Map Amendment from \_\_\_\_\_ to \_\_\_\_\_
- Major Amendment to Approved PD-GDP Zoning  Major Amendment to Approved PD-SIP Zoning
- Conditional Use, or Major Alteration to an Approved Conditional Use
- Demolition Permit
- Review of Minor Alteration to Planned Development by the Plan Commission Only

3. Applicant, Agent & Property Owner Information:

Applicant's Name: Robert Mucci Company: National Guardian Life Insurance Co  
Street Address: Two East Gilman Street City/State: Madison, WI Zip: 53701  
Telephone: (608) 443-5258 Fax: (608) 257-4282 Email: ramucci@nglic.com

Project Contact Person: Robert Dyrek Company: Hammes Company Sports Development  
Street Address: 22 East Mifflin Street City/State: Madison, WI Zip: 53703  
Telephone: (608) 274-7447 Fax: (608) 274-7442 Email: dyrek@hammesports.com

Property Owner (if not applicant): National Guardian Life Insurance Company  
Street Address: Two East Gilman Street City/State: Madison, WI Zip: 53701

4. Project Information:

Provide a brief description of the project and all proposed uses of the site: Planned Multi-Use Site to allow subterranean NGL Garage to be connected to subterranean Wisconsin Avenue Parking Garage located on adjoining property.

Development Schedule: Commencement ASAP Completion 2014

## 5. Required Submittals:

- Site Plans**, fully dimensioned and describing pertinent project details, submitted as follows below and depicting all lot lines; existing, altered, demolished and/or proposed buildings; parking areas and driveways; sidewalks; the location of any new signs; existing and proposed utility locations; building elevations, materials and floorplans, and; landscaping:
  - **Seven (7) copies** of a full-sized plan set drawn to a scale of 1 inch = 20 feet (collated, stapled and folded)
  - **Twenty (20) copies** of the plan set reduced to fit onto 11 X 17-inch paper (collated, stapled and folded)
  - For projects also being reviewed by the **Urban Design Commission**, **twelve (12) additional** 11 X 17-inch copies.
  - **One (1) copy** of the plan set reduced to fit onto 8 ½ X 11-inch paper
- REVISED! – Letter of Intent: Twelve (12) copies** describing this application in detail including, but not limited to: existing conditions; the project schedule; names of persons involved (contractor, architect, civil engineer, etc.); details of the project, including proposed uses, building square footage, number of dwelling units, auto and bike parking stalls, etc.; hours of operation; value of land; project cost; any public subsidy requested, and; number of construction and full-time equivalent jobs created. **For projects also being reviewed by the Urban Design Commission, provide twelve (12) additional copies** of the letter.
- Filing Fee:** Refer to the Land Use Application Information & Fee Schedule. Make checks payable to: *City Treasurer*.
- Electronic Submittal:** All applicants are required to submit copies of all items submitted in hard copy with their application (including this application form, the letter of intent, complete plan sets, etc.) as Adobe Acrobat PDF files on a non-returnable CD to be included with their application materials, or by e-mail to pcapplications@cityofmadison.com.

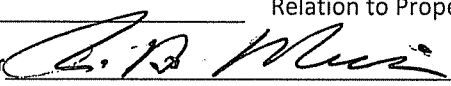
### In Addition, The Following Items May Also Be Required With Your Application:

- Legal Description of Property:** For any application for rezoning, the description must be submitted as an electronic word document via CD or e-mail. For applications requesting rezoning to more than one district, a separate description of each district shall be submitted.
- For any applications proposing **Demolition or Removal** of existing buildings, the following items are required:
  - Prior to the filing of an application, the applicant or his/her agent is required to notify a list of interested persons registered with the City **30 or 60 days prior to filing** their application using the online notification tool found at: https://www.cityofmadison.com/developmentCenter/demolitionNotification/
  - A photo array (6-12 photos) of the **interior and exterior** of the building(s) to be demolished or removed. A written assessment of the condition of the building(s) to be demolished or removed is highly recommended.
  - Approval of a **Reuse & Recycling Plan** by the City's Recycling Coordinator is required prior to issuance of permits.
- A **Zoning Text** shall accompany all Planned Development District (PD/PCD/PUD) applications.

## 6. Applicant Declarations:

- Conformance with adopted City plans:** The site is located within the limits of the Downtown Plan, which recommends UOR zoning district uses for this property.
- Pre-application Notification:** Section 28.12 of the Zoning Code requires that the applicant notify the district alder and any nearby neighborhood and business associations in writing no later than **30** days prior to filing this request. List the alderperson, neighborhood association(s), and business association(s) AND the dates you sent the notices:  
Applicant understands that waiver is being provided by Alder and will be attached.
- If a waiver has been granted to this requirement, please attach any correspondence to this effect to this form.
- Pre-application Meeting with Staff:** Prior to preparation of this application, the applicant is required to discuss the proposed development and review process with Zoning and Planning Division staff; note staff persons and date.  
Planning Staff: Tim Parks Date: 2/13/13 Zoning Staff: Matt Tucker Date: 2/8/13

→ **The applicant attests that this form is accurately completed and all required materials are submitted:**

Name of Applicant Robert Mucci Relation to Property Owner Senior Vice President  
Authorizing Signature of Property Owner  Date 2/28/13

**WISCONSIN AVENUE PARKING COMPANY, LLC**

February 20, 2012

Mr. Steven Cover  
City of Madison  
Department of Planning & Community & Economic Development  
215 Martin Luther King Jr. Boulevard, Suite LL100  
Madison, Wisconsin 53703

Alder Bridget Maniaci  
Common Council Office  
City-County Building  
210 Martin Luther King Jr. Boulevard, Room 417  
Madison, Wisconsin 53703

**RE: PROPOSED CONNECTION BETWEEN NATIONAL GUARDIAN LIFE (NGL) PARKING RAMP AND  
WISCONSIN AVENUE PARKING CORPORATION RAMP (WAPC)**

Dear Mr. Cover:

This letter is provided to affirm that the owners of the WAPC ramp approve of a connection being made between their ramp and the NGL parking ramp as proposed in the Conditional Use Permit Application to the City of Madison, Wisconsin.

Thank you.

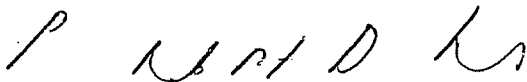
Sincerely,

NATIONAL GUARDIAN LIFE INSURANCE COMPANY



Robert Mucci  
Senior Vice President

EDGEWATER HOTEL COMPANY, LLC



Robert Dunn  
Managing Member

# Hammes Company

22 East Mifflin Street, Suite 800  
Madison, Wisconsin 53703  
Tel: 608 274 7447 Fax: 608 274 7442

February 20, 2012

Mr. Steven Cover  
City of Madison  
Department of Planning & Community & Economic Development  
215 Martin Luther King Jr. Boulevard, Suite LL100  
Madison, Wisconsin 53703

**RE: LETTER OF INTENT, PROPOSED PARKING CONNECTION**

The following letter of intent ("LOI") is submitted by Hammes Company Sports Development, Inc. (the "Project Manager") on behalf of National Guardian Life Insurance Company ("NGL") as part of a Land Use Application for a Conditional Use Permit to make a connection for vehicular and pedestrian access from the NGL parking ramp located at 2 East Gilman to the Wisconsin Avenue Parking Company, LLC ("WAPC") ramp located at 519 Wisconsin Avenue in downtown Madison, Wisconsin.

**APPLICANT:**

National Guardian Life Insurance Company, a Wisconsin corporation ("NGL"),

**OWNERSHIP OF WAPC GARAGE:**

Wisconsin Avenue Parking Company, LLC, a Wisconsin limited liability company ("WAPC"). WAPC is co-owned by the Edgewater Hotel Company, LLC ("EHC") and NGL. A letter providing approval for said connection by the WAPC ownership is attached.

**PROJECT MANAGER:**

Hammes Company Sports Development, Inc., a Wisconsin corporation

**ARCHITECT:**

Elkus Manfredi Architects

**GENERAL CONTRACTOR:**

J.H. Findorff & Sons

**STRUCTURAL ENGINEER:**

Pierce Engineers

**MEP ENGINEERS:**

KJWW Engineering Consultants

**LANDSCAPE ARCHITECT:**

Ken Saiki Designs

**LIGHTING ENGINEER:**

KJWW Engineering Consultants

**PURPOSE:**

The connection will provide a secondary means of vehicular and pedestrian ingress/egress for NGL employees to their office building. The connection also provides a secondary means of emergency ingress/egress if required for either garage. The entire connection is underground and will not be visible from, or impact the grade of the either parcel.

**EXISTING CONDITIONS:**

The existing conditions are detailed on the attached site plan and shown in the attached architectural documents. Today, there is an existing parking ramp located beneath the NGL office building. The WAPC ramp is currently under construction adjacent to the NGL office building and parking structure as part of the Edgewater Hotel development.

**BUILDING SQUARE FOOTAGE:**

The estimated square footage of the connection is 300 square feet.

The estimated square footage of the two parking structures to which this connection is being made is:

- NGL Building: 67,300 square feet. Parking structure includes approximately 150 parking stalls.
- WAPC Garage: 72,356 square feet and includes approximately 200 stalls.

**OPERATIONS:**

Operations are not shared between the ramps. The general hours of operation for the NGL ramp are approximately 6am – 7pm, however employees are able to access the ramp through a secured gate 24 hours a day. Operations of the WAPC ramp is 24 hours a day.

**SECURITY:**

The vehicular and pedestrian doors will be secured. Key card access will be provided to NGL employees. The ramp connection will be monitored by security cameras in the WAPC garage.

**SHARED USE ARRANGEMENTS:**

NGL is a co-owner of the WAPC ramp. NGL is planning to use both ramps to accommodate employee parking for their office building at 2 East Gilman. There are no other shared use arrangements in place.

**OFF HOURS OPERATION:**

There is no off-hours operation planned between the two garages.

**FIRE SEPARATION:**

A 2-hour fire rated garage door will be installed between the two ramps.

**SIGNAGE:**

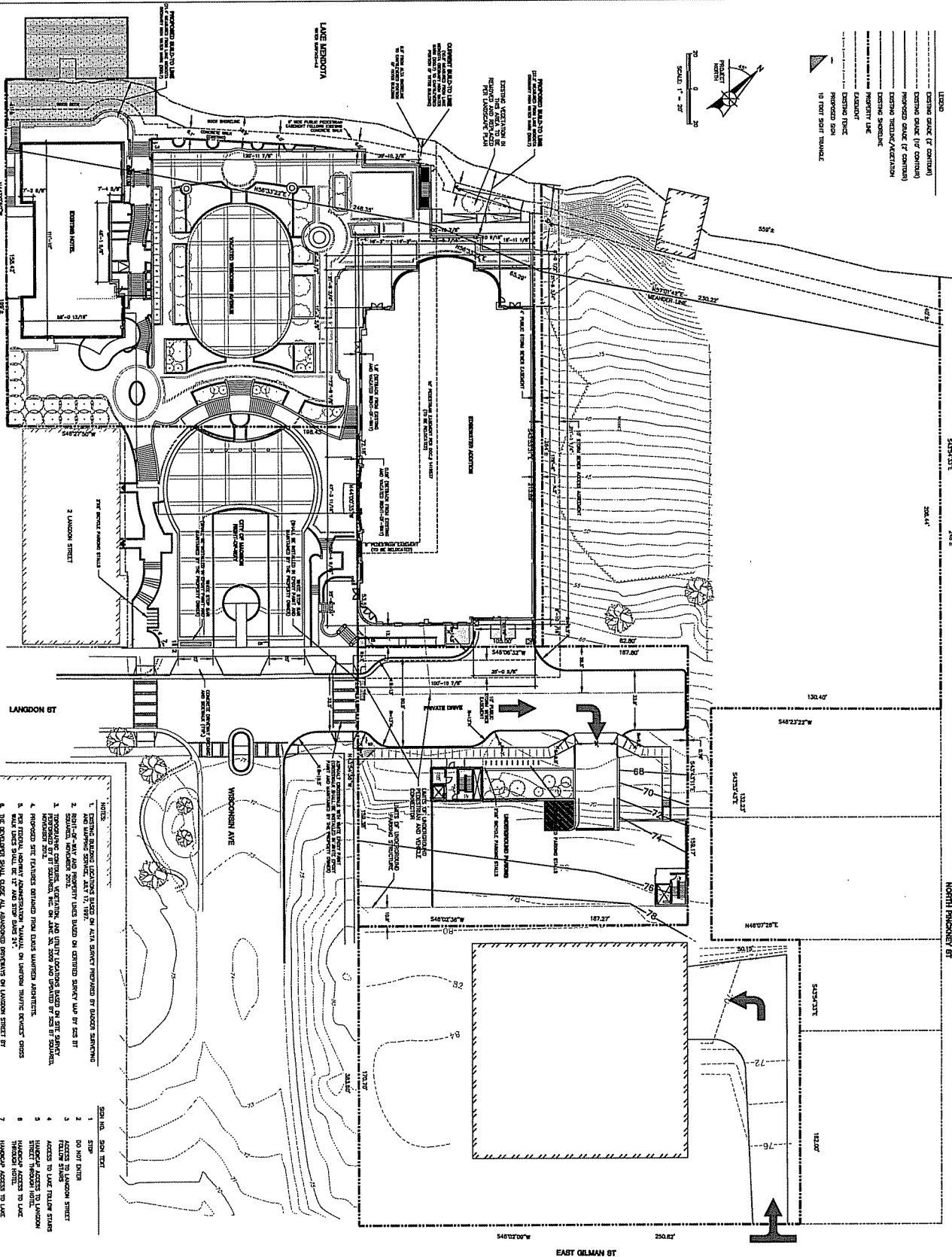
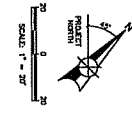
Signage will be installed at doors indicating that this is an access point to a secured parking structure.

**PROJECT SCHEDULE:**

Site grading on the WAPC ramp has begun. The connection will be made after the top level of the parking ramp is poured, estimated to occur between July and August 2013.

LEGEND

- Existing shade (if contrast)
- Proposed shade (if contrast)
- Existing tree/vegetation
- Proposed tree/vegetation
- Existing sidewalk
- Proposed sidewalk
- Existing curb
- Proposed curb
- 10 foot soft travel



- NOTES:**
1. ALL NEW CONCRETE CURBS SHALL BE 4\"/>
  - 2. 8\"/>
  - 3. 1\"/>
  - 4. 1\"/>
  - 5. 1\"/>
  - 6. 1\"/>
  - 7. 1\"/>
  - 8. 1\"/>
- SHRUBS:**
1. STOP
  2. DO NOT DISTURB
  3. ACCESS TO LANE
  4. ACCESS TO LANE
  5. STREET THROUGH HOTEL
  6. THROUGH HOTEL
  7. THROUGH HOTEL
  8. THROUGH HOTEL
  9. THROUGH HOTEL
  10. THROUGH HOTEL

**C1.06**

DATE: FEBRUARY 2013

PROJECT: ELKINS HOTEL

SCALE: 1\"/>

**PROJECT:** ELKINS HOTEL

**DATE:** FEBRUARY 2013

**SCALE:** 1\"/>

**DESIGNED BY:** [Signature]

**CHECKED BY:** [Signature]

**DATE:** [Date]

**ELKINS | MANFREDI**  
ARCHITECTS

1000 N. 20th Street  
Madison, WI 53703  
Tel: 608.261.1000

**The Edgewater Hotel**  
1000 Wisconsin Avenue  
Madison, WI 53703

**Owner:** The Edgewater Hotel Company, LLC  
2121 East Gillman Street, Suite 100  
Madison, WI 53703

**Developer:** Hinesman Company  
2121 East Gillman Street, Suite 100  
Madison, WI 53703

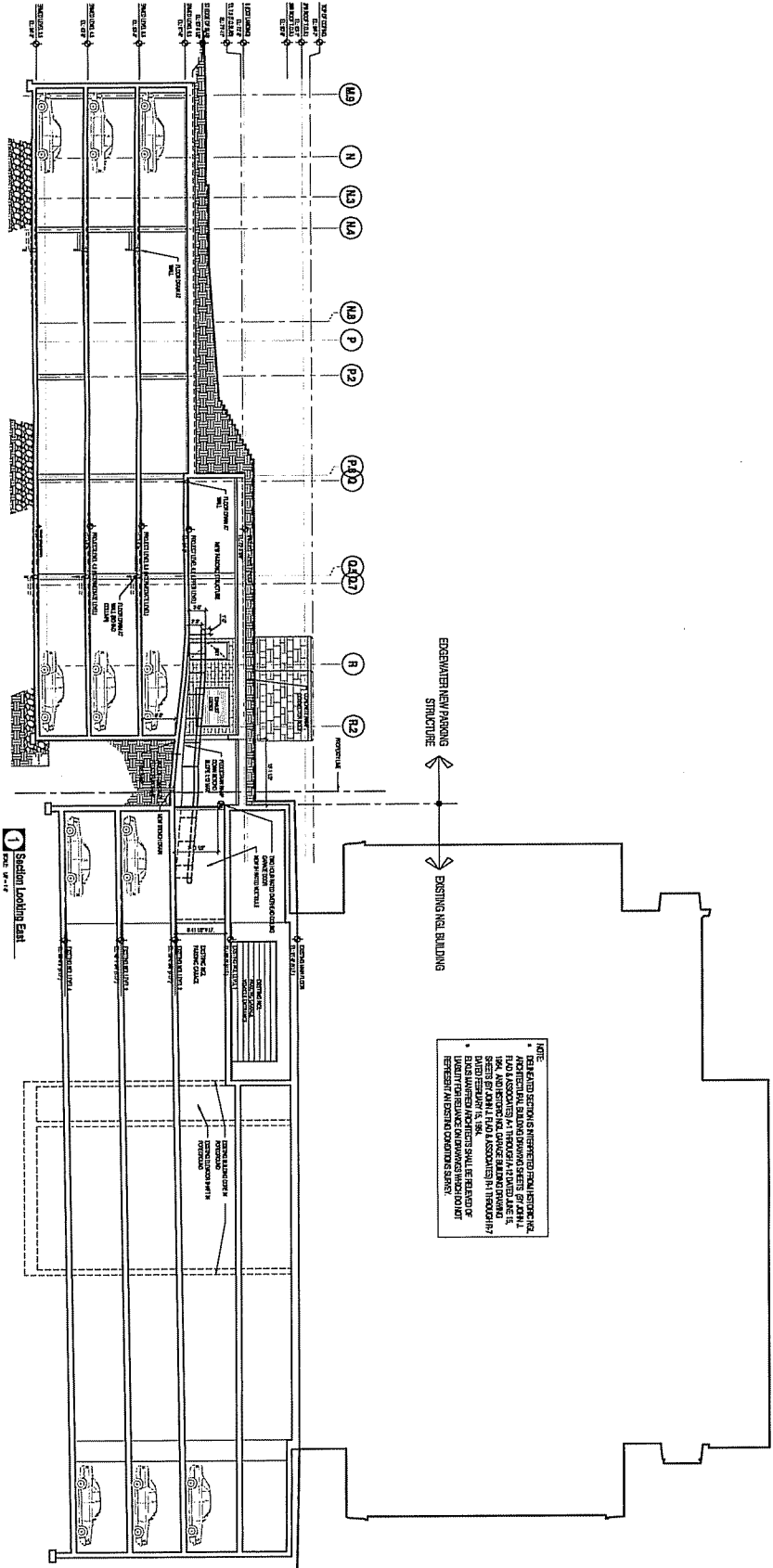
**Civil Engineer:** [Signature]  
2121 East Gillman Street, Suite 100  
Madison, WI 53703

**Landscaping Architect:** Ken Galt Design, Inc.  
202 S. Park Street, Suite One  
Madison, WI 53703

**MEP/PE/PLumbing Designer:** [Signature]  
202 S. Park Street, Suite 113  
Madison, WI 53703

**Structural Engineer:** [Signature]  
10 West Keating Street, Suite 203  
Madison, WI 53703





**NOTE**

- THE EXISTING STRUCTURE IS REFERRED TO AS EXISTING NGL BUILDING.
- THE EXISTING STRUCTURE IS REFERRED TO AS EXISTING NEW PARKING STRUCTURE.
- THE EXISTING STRUCTURE IS REFERRED TO AS EXISTING NGL BUILDING.
- THE EXISTING STRUCTURE IS REFERRED TO AS EXISTING NEW PARKING STRUCTURE.
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- THE EXISTING STRUCTURE IS REFERRED TO AS EXISTING NEW PARKING STRUCTURE.

**EKLUS | MANFREDI ARCHITECTS**

2221 EAST WILKIN STREET, SUITE 202  
MADISON, WI 53713

*LogiStor*  
New Parking Structure  
2221 East Wilkin Street, Suite 202  
Madison, WI 53713

**Owner:** LogiStor  
2221 East Wilkin Street, Suite 202  
Madison, WI 53713

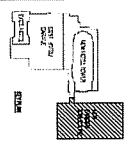
**Developer:** Hammes Company  
2221 East Wilkin Street, Suite 202  
Madison, WI 53713

**CM Engineer:** CH2M Hill  
2000 Park Drive  
Madison, WI 53713

**Structural Engineer:** K&L Engineering  
200 E. Veterans, Suite One  
Madison, WI 53713

**MEP/Plumbing Designer:** K&L Engineering  
200 E. Veterans, Suite One  
Madison, WI 53713

**General Engineer:** K&L Engineering  
200 E. Veterans, Suite One  
Madison, WI 53713



**PACKAGE #2**  
MINIMUM RAMP PACKAGE

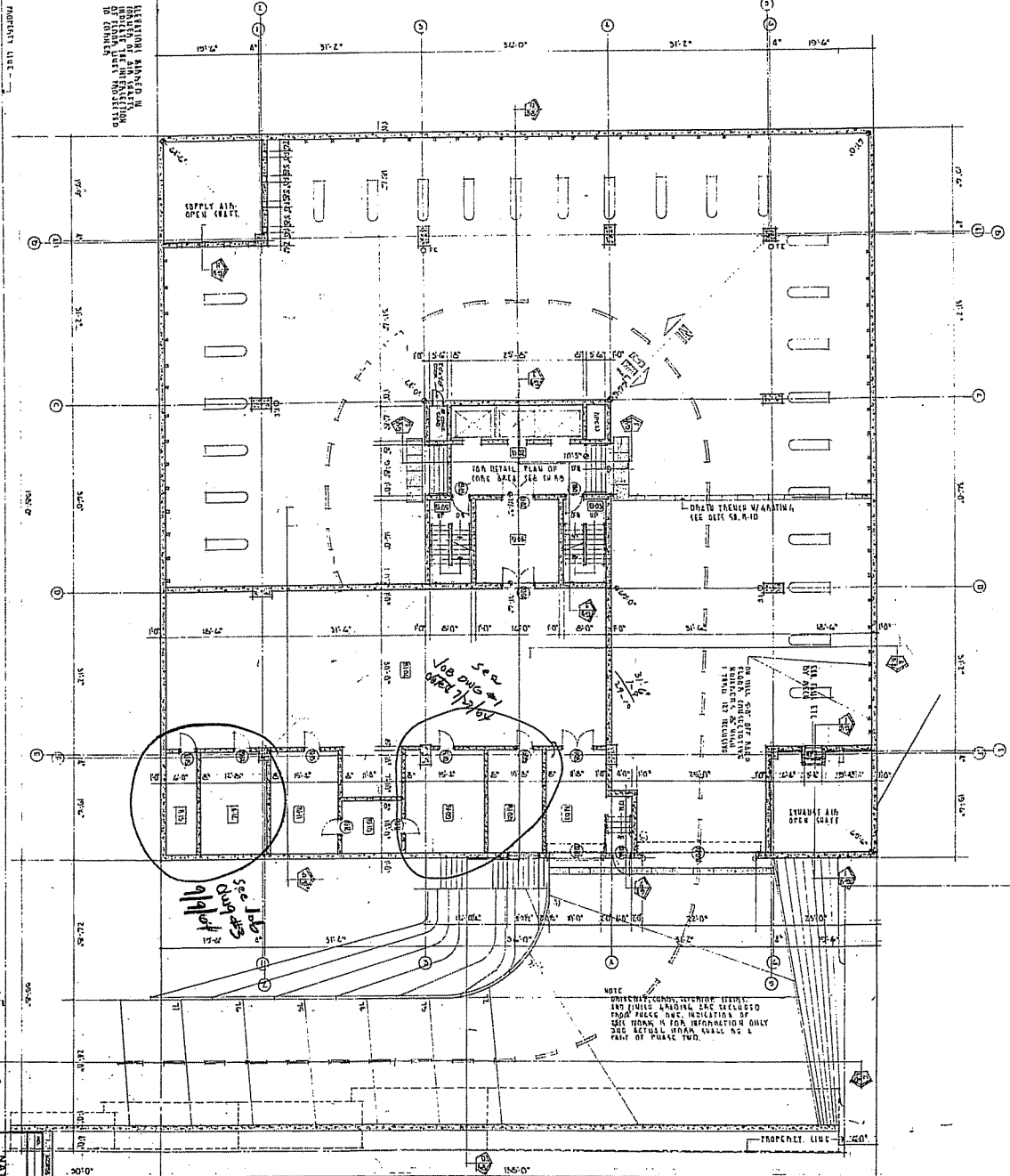
PROJECT NUMBER:	018123
DATE:	1/14/14
SCALE:	1/8" = 1'-0"
PROJECT NAME:	NEW PARKING STRUCTURE
SECTION:	SECTION LOOKING EAST
DATE:	1/14/14

**A2.18D**

FIRST LEVEL PLAN

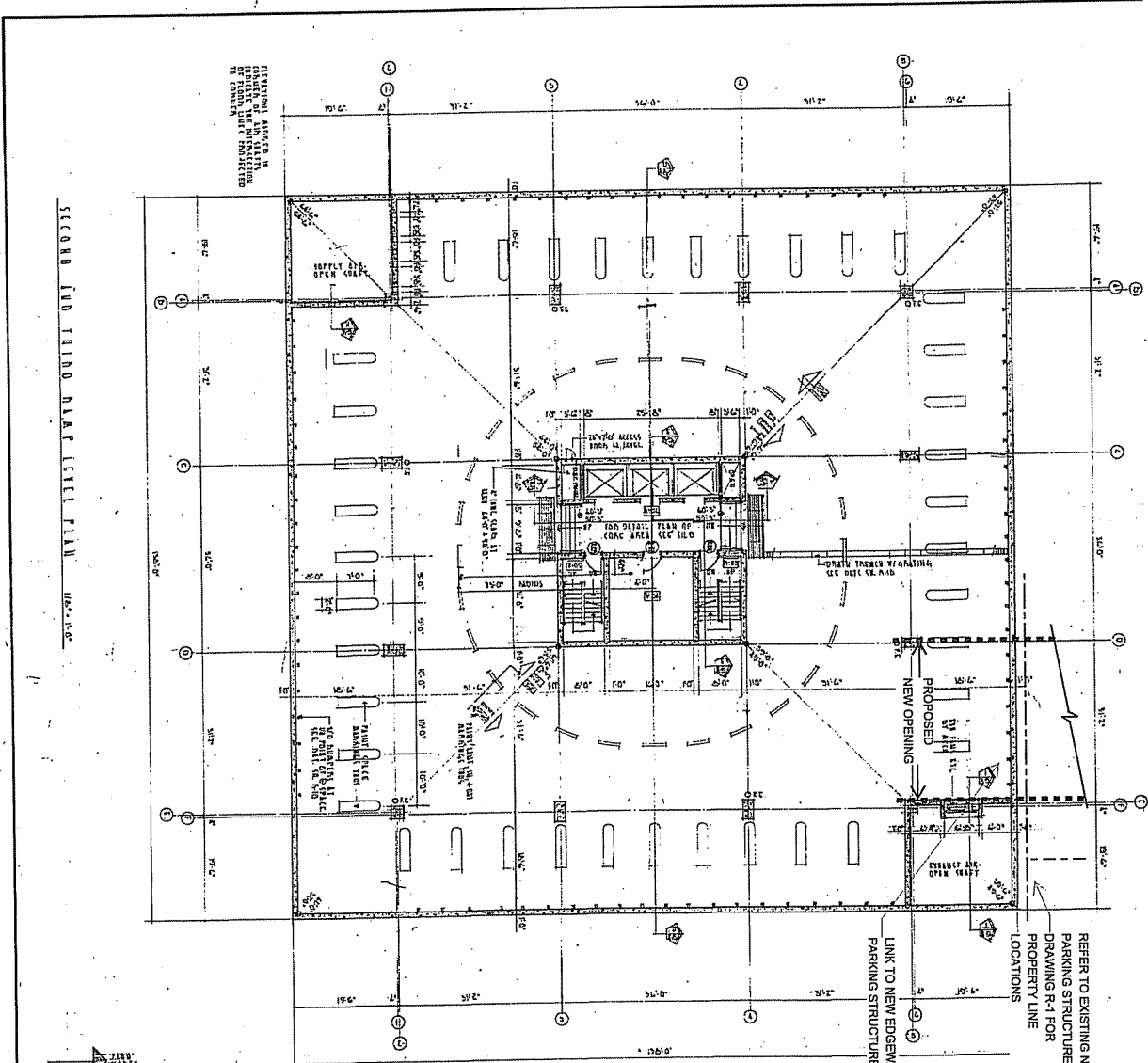
PORTENT LINE

REVISIONS SHOWN IN  
CIRCLES OF AMOUNT  
OF TOTAL SHEET NUMBER  
IS CORRECT



11/17/50  
COPY

HOME OFFICE	REVISIONS
NATIONAL GUARDIAN LIFE	
INSURANCE CO.	
MADISON, WISCONSIN	
ARCHITECT AND ENGINEER	
WALTER E. HARRIS & COMPANY	
MADISON, WISCONSIN	
DATE	
NO.	
BY	
CHECKED	
DATE	
NO.	
BY	
CHECKED	
DATE	
NO.	
BY	
CHECKED	
DATE	



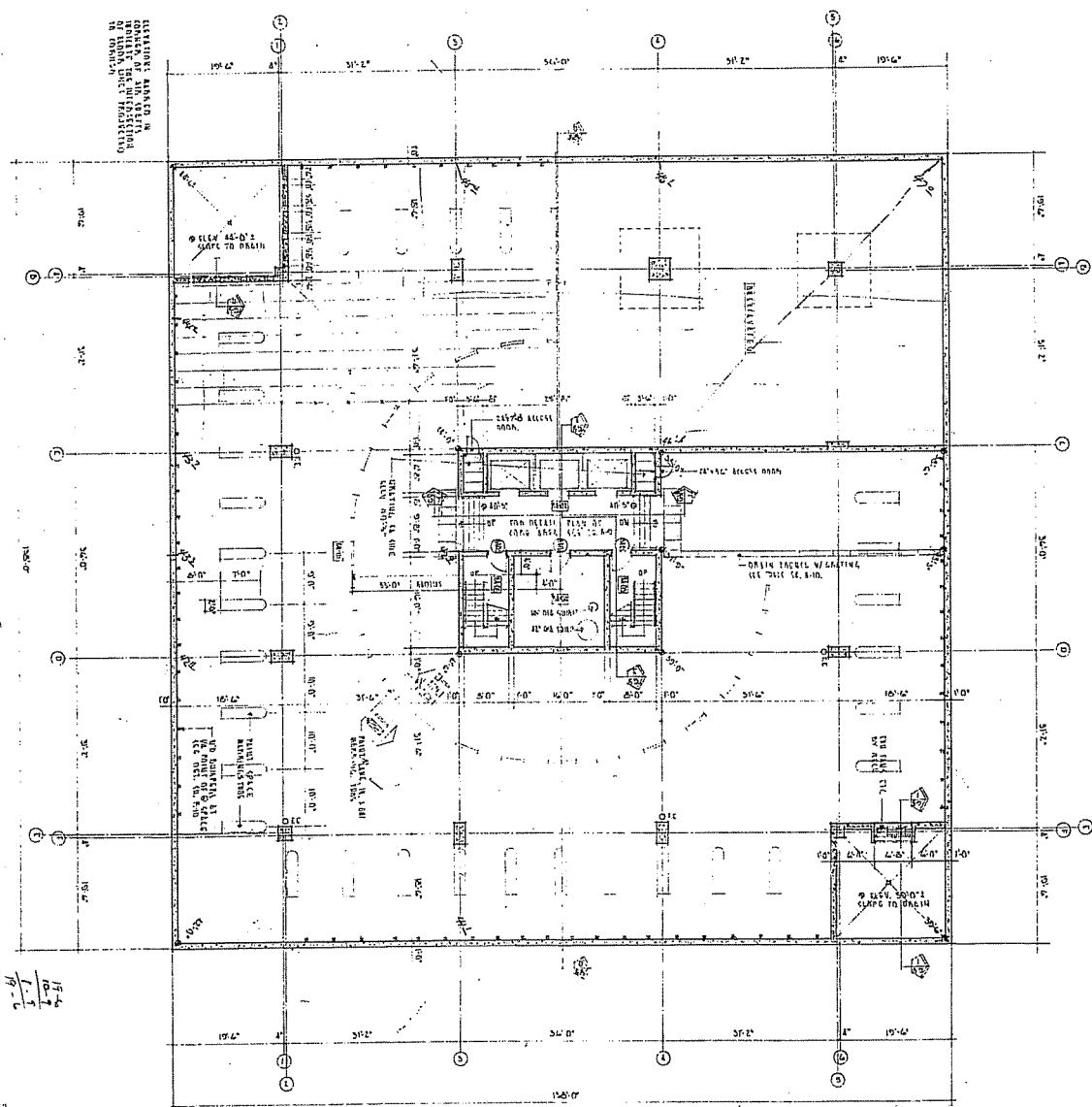
SECOND AND THIRD FLOOR LEVEL PLAN

NOTE:  
 GARAGE CONNECTOR  
 ANNOTATIONS ARE  
 APPLICABLE TO EXISTING  
 PARKING STRUCTURE,  
 LEVEL 2



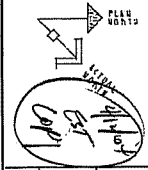
NATIONAL GUARDIAN LIFE INSURANCE CO. MADISON, WISCONSIN	HOPE GARAGE NATIONAL GUARDIAN LIFE INSURANCE CO. MADISON, WISCONSIN
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FOURTH FLOOR LEVEL PLAN

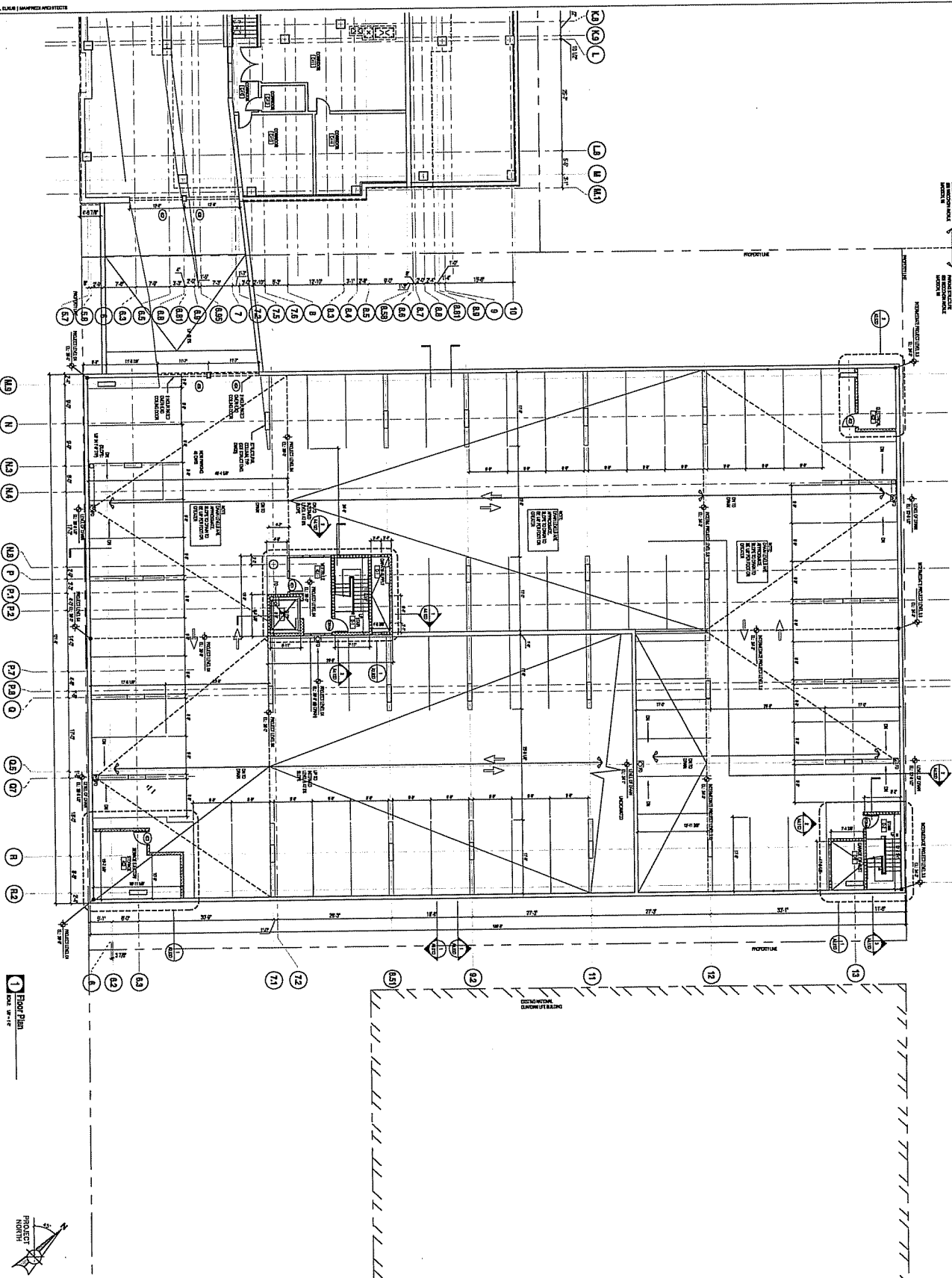


REVISIONS AND NOTES TO BE MADE BY ARCHITECT IN CONNECTION WITH THE CONSTRUCTION OF THIS FLOOR PLAN

1/24  
1/27  
1/31



<p>DESIGNED BY: J. L. HARRIS &amp; ASSOCIATES, INC.</p> <p>ARCHITECTS</p>		<p>FOURTH FLOOR</p>
<p>HOME OFFICE</p> <p>NATIONAL GUARDIAN LIFE</p> <p>INSURANCE CO.</p> <p>MADISON, WISCONSIN</p>		<p>NO. 100</p>
<p>J. L. HARRIS &amp; ASSOCIATES, INC.</p> <p>ARCHITECTS</p> <p>100 N. MICHIGAN ST.</p> <p>MADISON, WISCONSIN</p>		<p>DATE: 1/24</p> <p>SCALE: 1/8" = 1'-0"</p>
<p>FOURTH FLOOR - CIVIL PLAN</p>		<p>NO. 100</p>



**ELKUS | MANFREDI ARCHITECTS**  
 1641 20th Avenue  
 Madison, WI 53703  
 Phone: 608.278.8300

*John C. Manfredi*  
**New Parking Structure**  
 Designer  
 22 East Mifflin Street, Suite 800  
 Madison, WI 53703

**Owner:**  
 Engstrom Hotel Company, LLC  
 22 East Mifflin Street, Suite 800  
 Madison, WI 53703

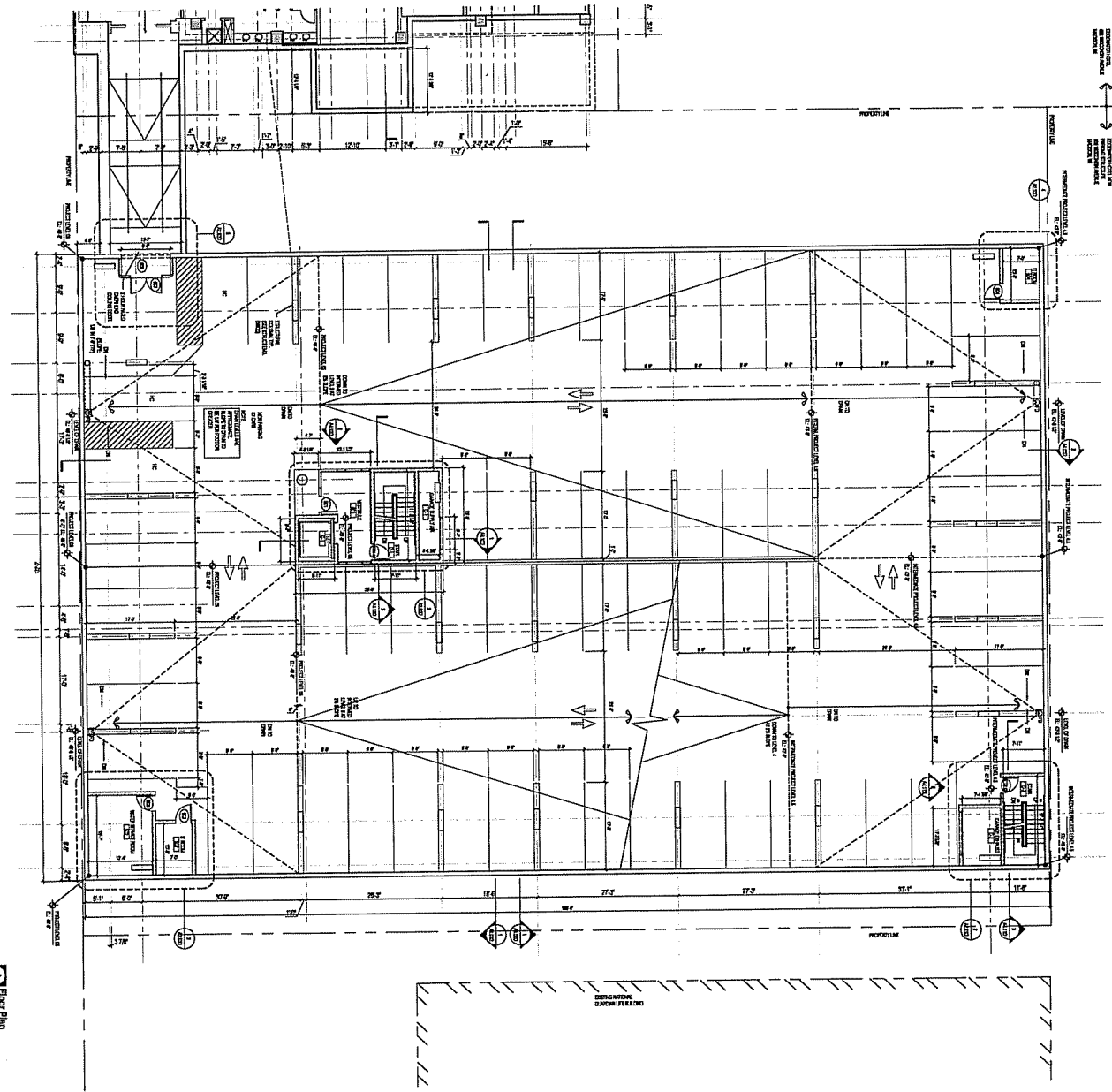
**Site Engineer:**  
 RPT, LLC  
 2000 Dale Drive  
 Madison, WI 53713

**Structural Engineer:**  
 Lundquist Architects  
 501 S. Wisconsin Street  
 Madison, WI 53703

**MEP/PT/SD/CFD Designer:**  
 K&W Engineering Consultants  
 602 West Broadway, Suite 312  
 Madison, WI 53703

**Specialty Engineer:**  
 The Wood Group  
 1700 Madison Ave., Suite 202  
 Madison, WI 53713

**PROJECT NAME:** 044D  
**DATE:** December 14, 2013  
**SCALE:** 1/8" = 1'-0"  
**PROJECT NUMBER:** A2.04D  
**DESCRIPTION:** Parking Lower Level 3 (Project Level 4) Plan

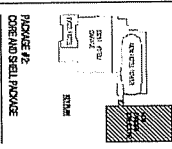


1 Floor Plan  
Scale: 1/8" = 1'-0"



**A2.05D**

PROJECT NUMBER:	051014
DATE:	December 14, 2014
REVISIONS:	
SCALE:	1/8" = 1'-0"
DRAWING TITLE:	Parking Lower Level 2 (Project Level 5)
DESIGNED BY:	
CHECKED BY:	
PROJECT MANAGER:	



**ELKUS | MANFRIDI ARCHITECTS**

14441 300 N. KESTER  
BETHLEHEM, PA 18015  
PH 610-426-1500

*John C. Manfridi*  
**John C. Manfridi**  
Principal

**New Parking Structure**

Owner:  
Elkus | Manfridi Architects, LLC  
27 East Miller Street, Suite 800  
Madison, WI 53703

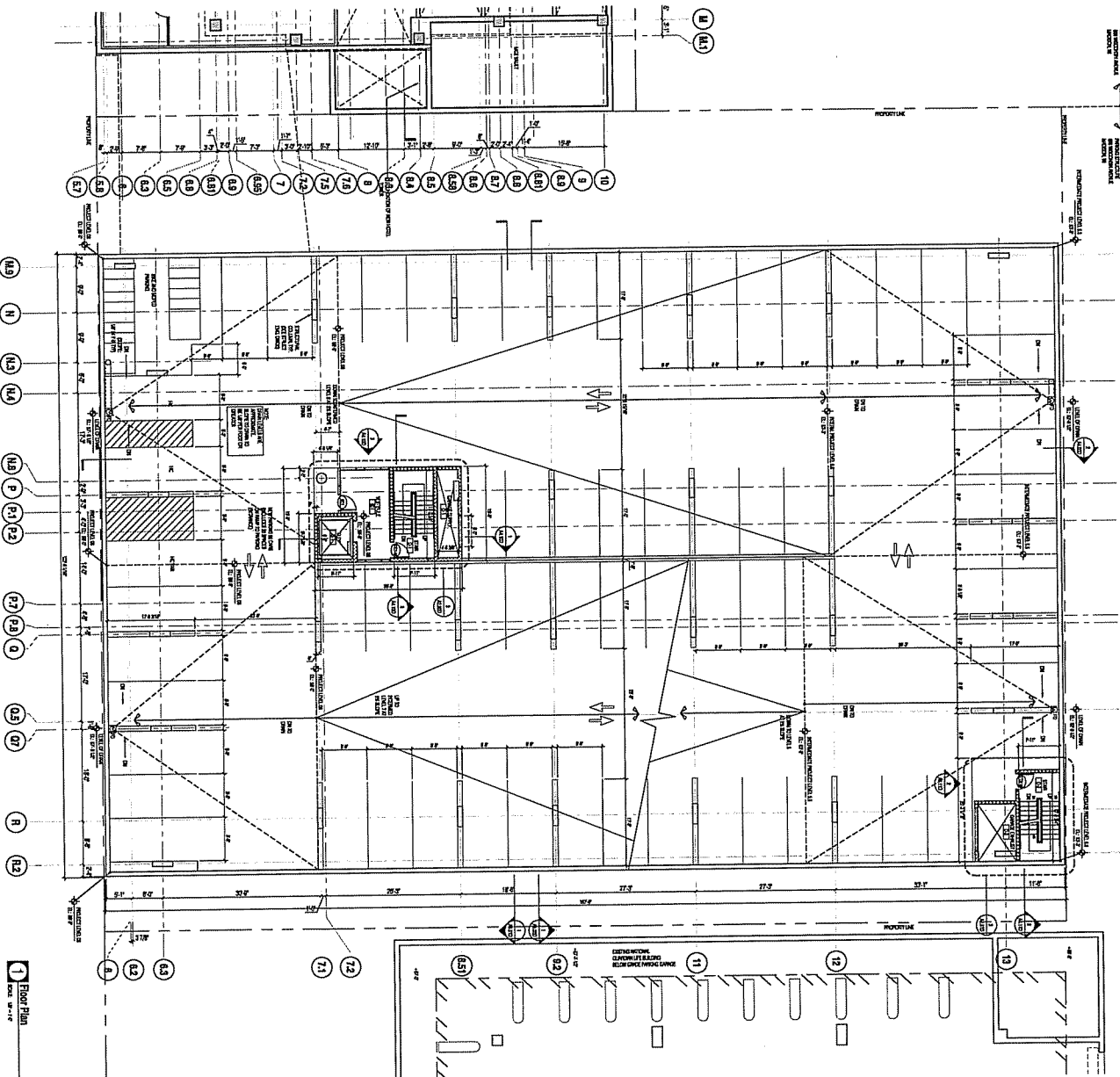
Architect:  
Elkus | Manfridi Architects, LLC  
27 East Miller Street, Suite 800  
Madison, WI 53703

Engineer:  
D&J Engineers, Inc.  
3000 Dairy Drive  
Madison, WI 53718

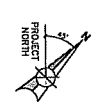
Structural Architect:  
Ludwig & Associates, Inc.  
2018 Park Avenue, Suite 200  
Madison, WI 53703

MEP/Plumbing/Design:  
K&W Engineering Consultants  
802 West Broadway, Suite 312  
Madison, WI 53703

Structural Engineer:  
Rohrer Engineering, Inc.  
2700 Park Avenue, Suite 200  
Madison, WI 53718



1 Floor Plan

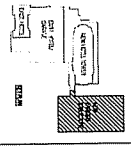


**A2.06D**

PROJECT NUMBER: A2.06D  
 DATE: December 14, 2013  
 DRAWING TITLE: Parking Lower Level 1 (Project Level 6)  
 SCALE: 1/8"=1'-0"  
 DRAWING NUMBER: A2.06D

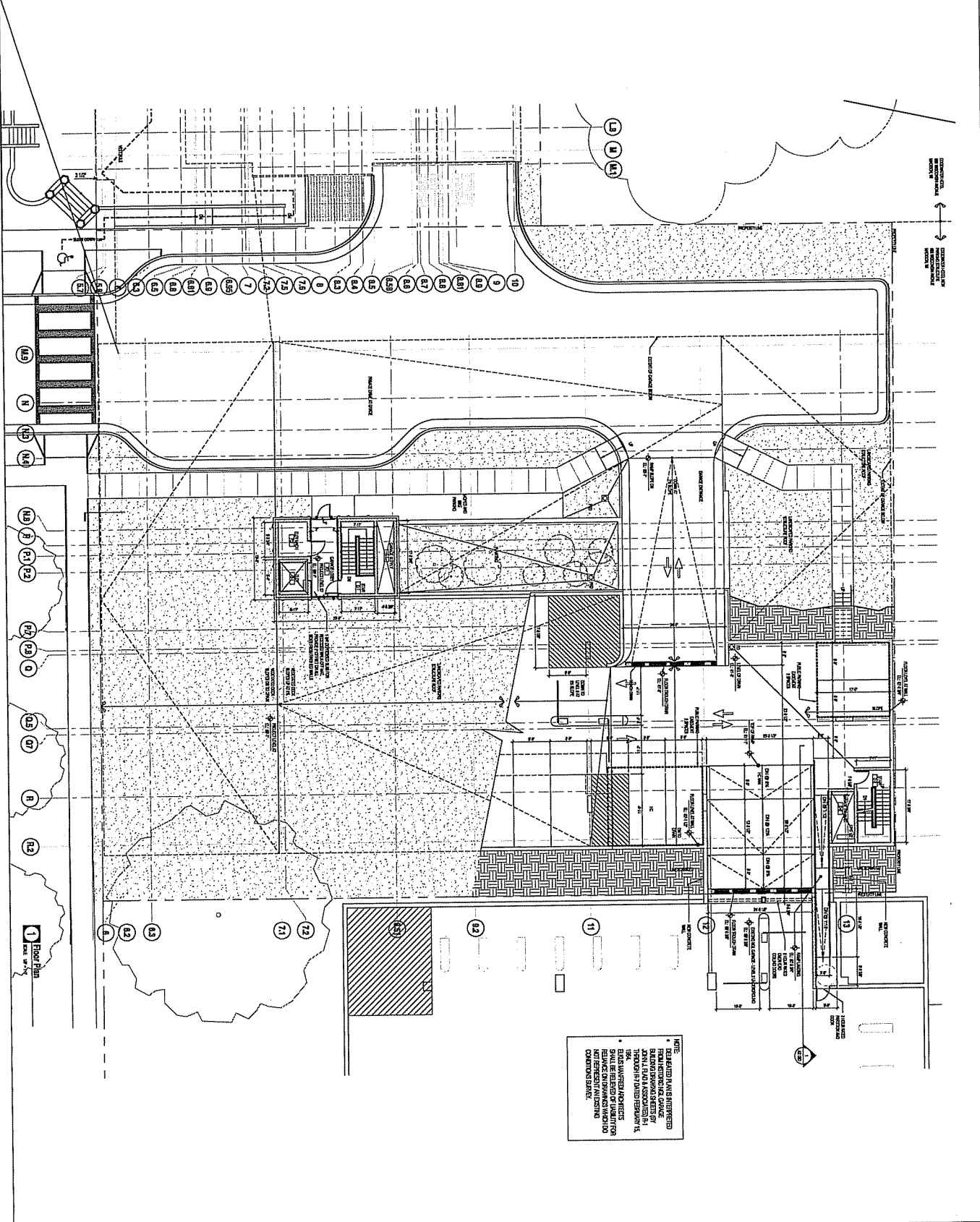
NO.	REVISION	DATE	BY	CHKD.

PACKAGE #2  
 CORE AND SHELL PHOENIX



**ELKUS | MANFREDI AND PARTNERS**  
 1000 WEST WASHINGTON AVENUE  
 SUITE 1000  
 MILWAUKEE, WI 53233  
 TEL: 414.224.1000  
 FAX: 414.224.1001  
 WWW.ELKUSMANFREDI.COM

**New Parking Structure**  
 Owner: Engstrom Retail Company, LLC  
 27 East Wacker Street, Suite 800  
 Milwaukee, WI 53233  
 Architect: Engstrom  
 27 East Wacker Street, Suite 800  
 Milwaukee, WI 53233  
 Civil Engineer: RTM, Inc.  
 2000 Dairy Drive  
 Madison, WI 53718  
 Landscape Architect: K&M Associates  
 301 S. Buchanan Street, Suite 200  
 Madison, WI 53703  
 MEP/Plumbing/Structural Engineer: K&M Engineering Consultants  
 802 West Broadway, Suite 312  
 Madison, WI 53703  
 Structural Engineer: Structural Engineers, Inc.  
 1700 East Jefferson Avenue, Suite 202  
 Madison, WI 53713



NOTE:  
 REMAINING AND EXISTING  
 PAVEMENT AND CURBS  
 SHALL BE RECONSTRUCTED  
 THROUGHOUT THE ENTIRE  
 PROJECT AREA BY THE  
 CONTRACTOR UNDER THE  
 SUPERVISION OF THE  
 ENGINEER.

**ELKUS | MANFREDI ARCHITECTS**  
 1401 30th STREET  
 SUITE 100  
 MADISON, WI 53703  
 TEL: 608-261-1300  
 FAX: 608-261-1300

**New Parking Structure**

Owner:  
 Eggenstein Hotel Company, LLC  
 22 East Hill Street, Suite 800  
 Madison, WI 53703

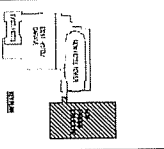
Architect:  
 Elkus-Manfredi Architects  
 1401 30th Street, Suite 100  
 Madison, WI 53703

CM Engineer:  
 BCB Engineers  
 2300 Chazy Drive  
 Madison, WI 53713

Landscaping Architect:  
 The Green Group  
 3015 University Avenue  
 Madison, WI 53706

MEP/Plumbing Design:  
 K&W Engineering Consultants  
 602 West Broadway, Suite 312  
 Madison, WI 53703

Structural Engineer:  
 The Hillier Group  
 1700 University Avenue, Suite 205  
 Madison, WI 53703



**PROJECT NAME:** NEW PAVEMENT  
**DATE:** FEBRUARY 14, 2014  
**SCALE:** 1/8" = 1'-0"

**PROJECT NUMBER:** 2014-01  
**DATE:** FEBRUARY 14, 2014  
**SCALE:** 1/8" = 1'-0"

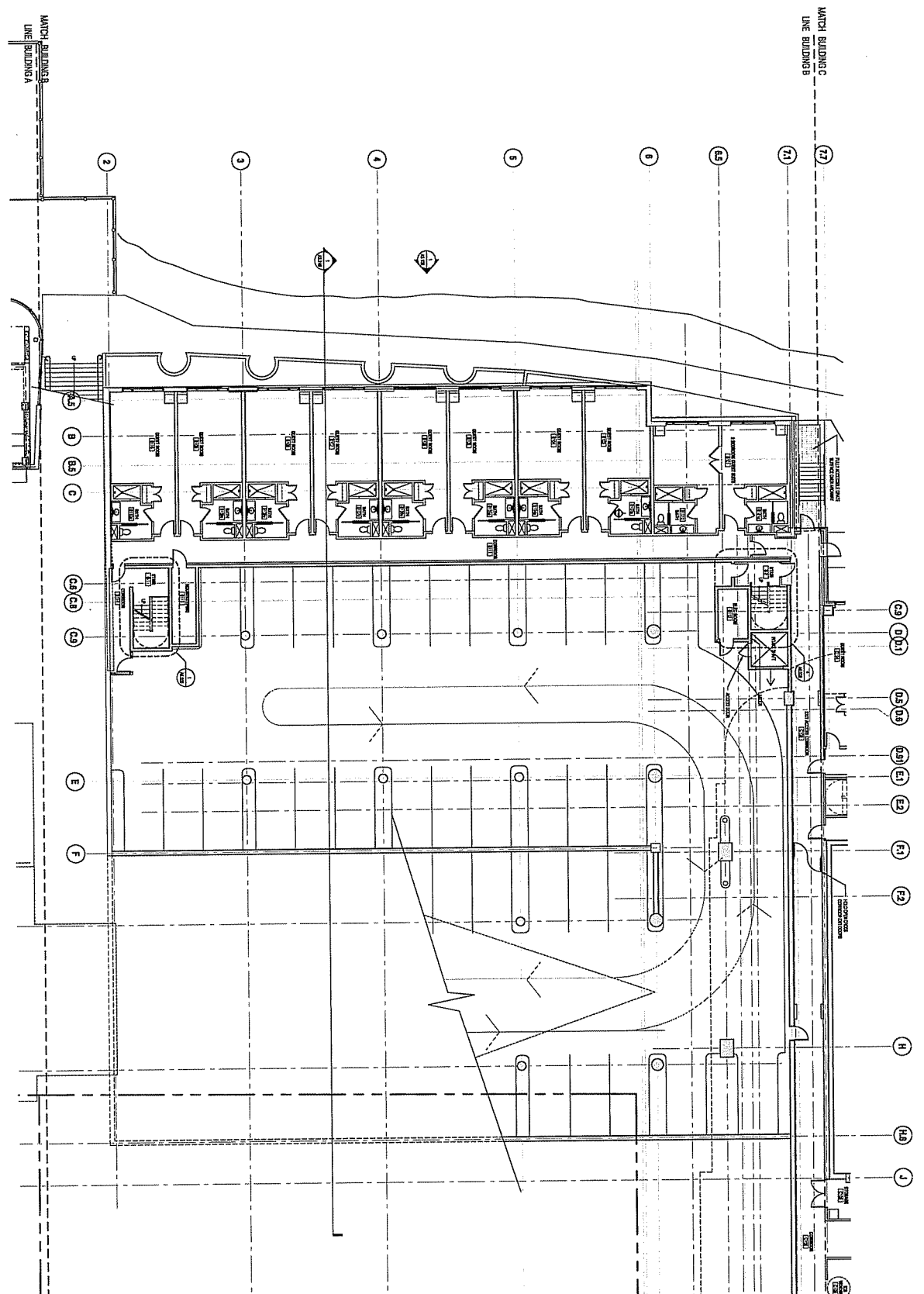
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**DATE:** FEBRUARY 14, 2014  
**SCALE:** 1/8" = 1'-0"

**PROJECT NAME:** NEW PAVEMENT  
**DATE:** FEBRUARY 14, 2014  
**SCALE:** 1/8" = 1'-0"

**PROJECT NAME:** NEW PAVEMENT  
**DATE:** FEBRUARY 14, 2014  
**SCALE:** 1/8" = 1'-0"

**PROJECT NAME:** NEW PAVEMENT  
**DATE:** FEBRUARY 14, 2014  
**SCALE:** 1/8" = 1'-0"





**ELKUS | MANFREDI**  
ARCHITECTS

1400 15TH STREET  
BOSTON, MASSACHUSETTS 02110  
617-452-1500

*Elkus Manfredi*

**The Edgewater Hotel**  
1000 WASHINGTON STREET  
MADISON, WI 53703

Owner:  
**Edgewater Hotel Company, LLC**  
27 East Main Street, Suite 800  
Madison, WI 53703

Developer:  
**Edgewater Company**  
371 East Main Street, Suite 800  
Madison, WI 53703

CM/Engineer:  
**EDJ Engineers**  
2000 DuPont Drive  
Madison, WI 53718

Architectural Architect:  
**Van Sledright Rhee, Inc.**  
1000 Wisconsin Street, Suite 200  
Madison, WI 53703

MEP/PTL/Interior/Plumbing:  
**Kelley Engineering Consultants**  
803 West Ross Street, Suite 313  
Madison, WI 53713

Structural Engineer:  
**Structural Engineer, Inc.**  
111 West Ross Street, Suite 205  
Madison, WI 53713

**PACKAGE #2**  
CORE AND SHELL PACKAGE

PROJECT NUMBER: 091013  
DATE: 08/20/2011 (V.001)

REVISIONS:

NO.	DATE	DESCRIPTION

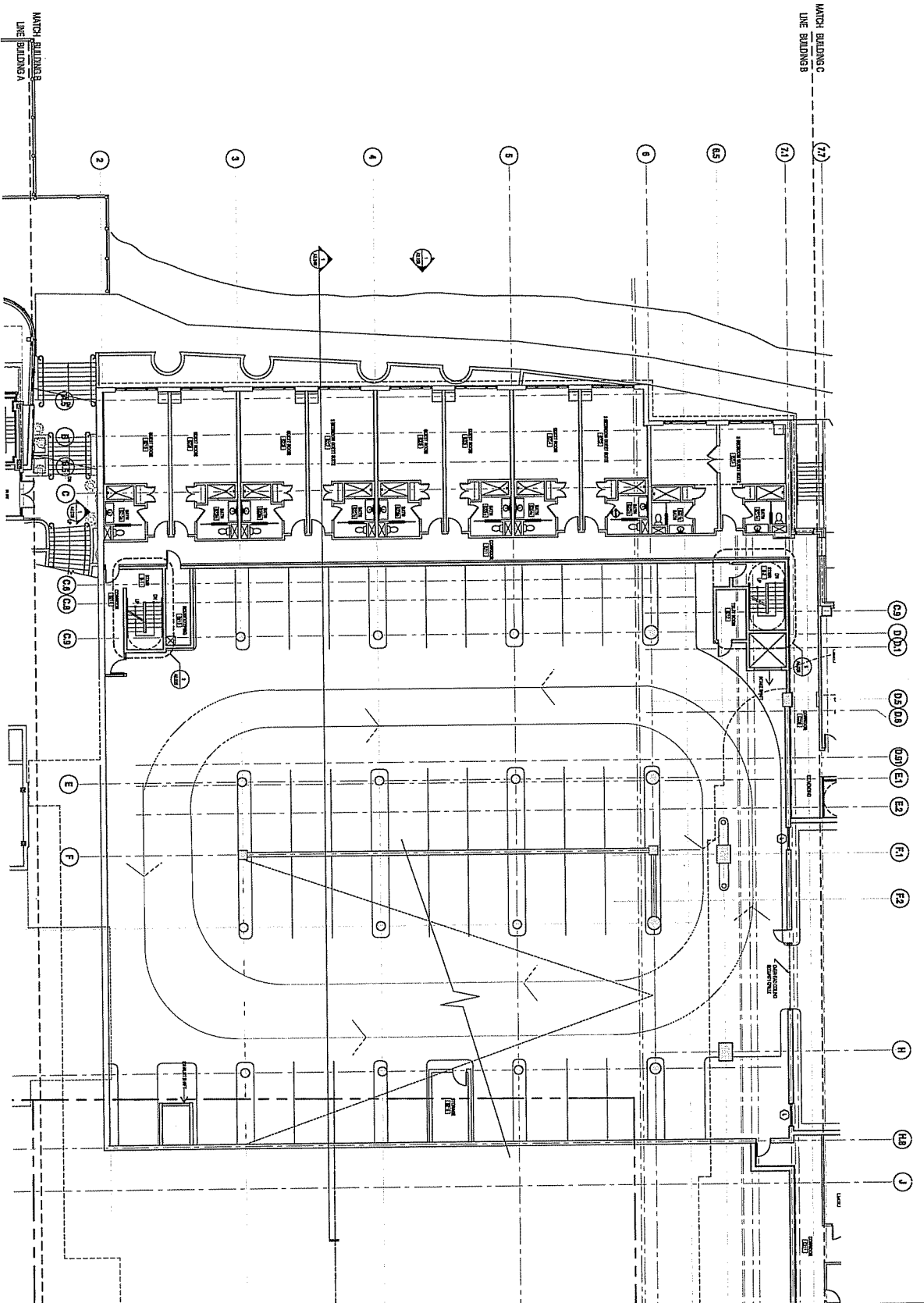
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PROJECT NAME:  
**Project Level 1**

Building B  
Existing Hotel/Garage

**A2.01B**

MARCH BUILDINGS C  
LINE BUILDINGS B



**EICKUS | MANFREDI**  
ARCHITECTS

1601 JEFFERSON AVENUE  
DIXON, ILLINOIS 62521  
PH 618.242.3333

*John S. Manfredi*  
The Edgewater Hotel  
and Wisconsin Avenue  
Madison, WI 53703

Owner: The Edgewater Hotel Company, LLC  
22 East Madison Street, Suite 800  
Madison, WI 53703

Developer:  
Henneman Company  
22 East Madison Street, Suite 800  
Madison, WI 53703

CM at Risk:  
K&M Engineering  
Madison, WI 53713

Landscape Architect:  
Ken Sells Landscape, Inc.  
302 S. Park Street, Suite 200  
Madison, WI 53703

MEP/FP/ET/LL/SL/PL/DB/GR:  
K&M Engineering Consultants  
Madison, WI 53713

Professional Engineer:  
Pierce Engineering, Inc.  
10 West Madison Street, Suite 202  
Madison, WI 53713

PROJECT NUMBER: A2.02B  
DATE: 08/20/2013

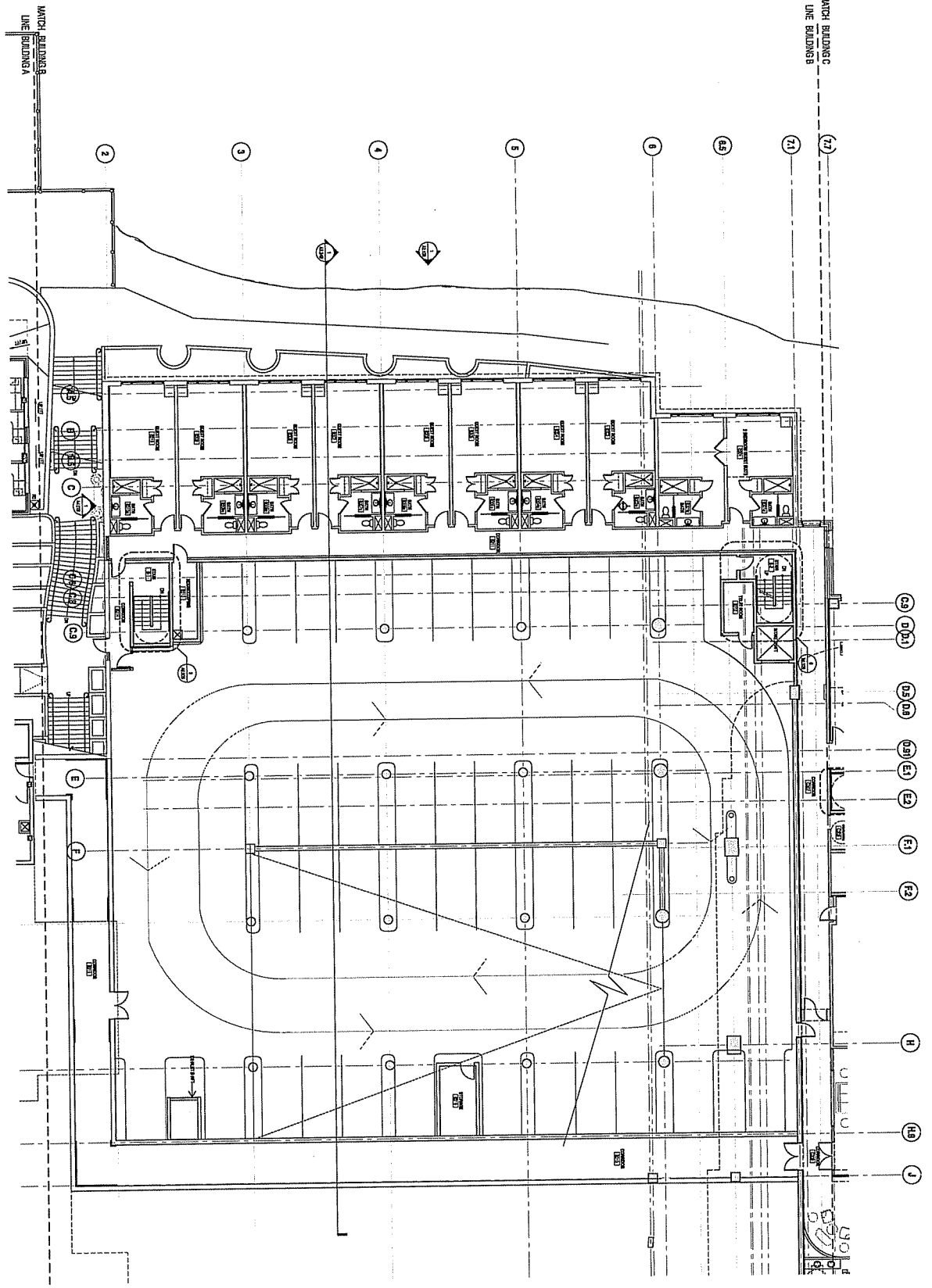
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SCALE: 1/8"=1'-0"

PROJECT NAME:  
Building B  
Edging Hotel/Garage  
Project Level: 2

**A2.02B**

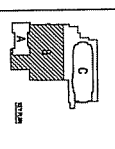


MARCH BUILDING C  
LINE BUILDING B



ELKINS | MANFREDA  
ARCHITECTS  
1000 W. HARRIS STREET  
MADISON, WI 53703  
TEL: 608.261.1234  
WWW.ELKINSMANFREDA.COM

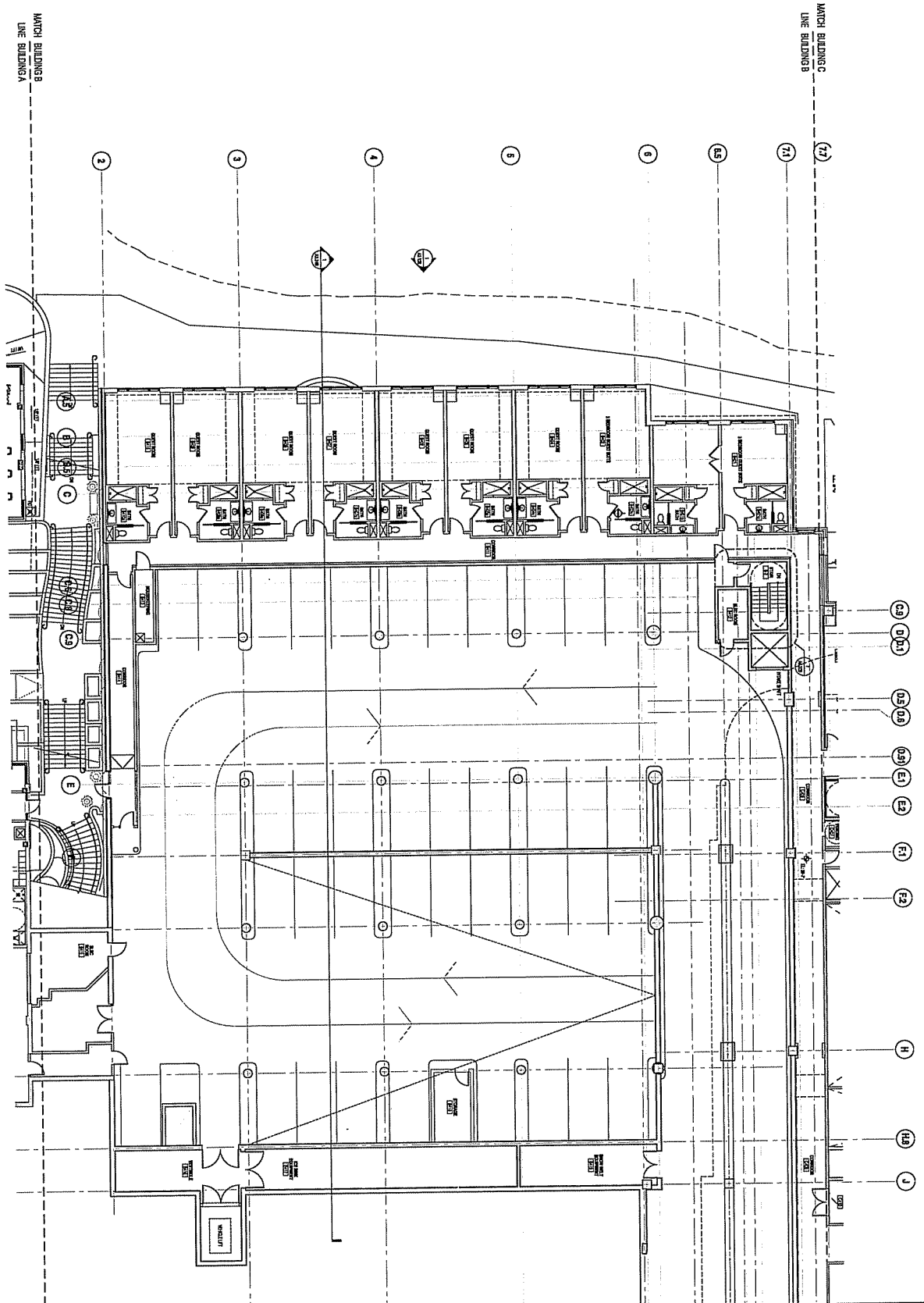
*John S. Manfreda*  
The Edgewater Hotel  
500 Wisconsin Avenue  
Madison, WI 53703  
Owner: The Edgewater Hotel Company, LLC  
21 East Madison Street, Suite 800  
Madison, WI 53703  
Developer: Harmons Company  
22 East Hillside Street, Suite 800  
Madison, WI 53703  
Chief Engineer: 2000 Dairy Drive  
Madison, WI 53713  
Landscape Architect: Ken Radtke Design, Inc.  
303 S. Parkwood, Suite 200  
Madison, WI 53703  
MEP/PT/PL/SD/EA Design: Ken Radtke Design, Inc.  
Ken Radtke Design, Inc.  
Madison, WI 53713  
Structural Engineer: Pierce Engineering, Inc.  
10 West Hillside Street, Suite 202  
Madison, WI 53703



PACKAGE 4:  
CORE AND STEEL REINFORCE

PROJECT NUMBER: 2012.03B  
DATE: DECEMBER 14, 2011  
NO. SHEETS: 10  
SCALE: 1/8" = 1'-0"  
SHEET NAME: Building B Existing Hotel/Garage  
SYMBOL TABLE:

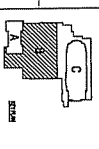
A2.03B
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ELIXYS | MANNREDI  
ARCHITECTS  
1000 N. 10th Street  
Madison, WI 53703  
414.224.2300

*John S. Edwards*  
The Edgewater Hotel  
600 Wisconsin Avenue  
Madison, WI 53703  
Owner: The Edgewater Hotel Company, LLC  
22 East Madison Street, Suite 800  
Madison, WI 53703

Developer:  
Henneman Company  
22 East Madison Street, Suite 800  
Madison, WI 53703  
Civil Engineer:  
2500 Dahl Drive  
Madison, WI 53713  
Landscape Architect:  
Korn Field Design, Inc.  
3015 S. Park Avenue, Suite 200  
Madison, WI 53703  
MEP/Plumbing/Structural Engineer:  
200 West Broadway, Suite 312  
Madison, WI 53703  
Structural Engineer:  
Pivara Engineering, Inc.  
10 West Adams Street, Suite 202  
Madison, WI 53703



PACKAGE #  
CORE AND SHELL WORK

PROJECT NAME:	EDGEMAN COMPANY
DATE:	DECEMBER 14, 2011
ARCHITECT:	ELIXYS   MANNREDI ARCHITECTS
SCALE:	1/8" = 1'-0"
PROJECT NO.:	1000 WISCONSIN AVENUE
PROJECT NAME:	Edgewater Hotel
PROJECT NO.:	Project Level 4
PROJECT NAME:	Building B
PROJECT NO.:	Existing Hotel/Garage
DATE:	12/14/11

**A2.04B**