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Madison, Wisconsin 53703
Tel: 608 274 7447 Fax: 608 274 7442

MEMORANDUM

TO: Rebecca Cnare
FROM: Amy Supple
DATE: August 20, 2009
RE: Landmarks Commission Supplement #1
Edgewater Redevelopment Project

Landmark X, LLC, a Wisconsin Limited Liability Company ("Landmark"), is submitting the attached supplement to the Landmarks Commission Submittal dated August 10, 2009. This supplement provides a portion of the additional information that was requested by City Staff on August 14, 2009 to assist in both the staff and Landmarks Commission review of the above referenced Project.

We have worked quickly to try to provide as much of the information as we could for the Commission to review in advance of the meeting. As we discussed, we are planning to have our architect attend the August 24th Landmarks Commission meeting and will plan to present more detailed information regarding the approach to design, the restoration of the 1940's building and the additional view perspectives that were requested at our August 14, 2009 meeting.

Finally, I know you are working to establish the visually related zone of the building. Once we have an understanding of the approach and have received the final determination of the zone from the Planning Department we will provide additional information related to the analysis of the building. That said, we will plan to prepare a discussion of some of the features of the architecture and how they relate to the surrounding environment as part of the discussion for the meeting on August 24, 2009.

The information attached to this outline includes:

Additional Detail of Exterior Façade of the Existing Building

A request was made to provide additional information related to the façades of the existing buildings. Per this request, I have provided additional photos, especially in the areas where the 1940's building and 1970's building connect.

Additional Design Detail

A request was made to provide additional detail on the specific design assumptions of the connections to the 1940's building, the areas of the 1940's building that will be restored, the design detail of the new

expansion tower and the design detail of the plaza. Additional/updated architectural plans are attached that provide detail related to these elements.

Per our discussion, I have asked our architects to be prepared to answer more specific questions related to the approach to design at the corner entrances specifically – and regarding the proposed addition to the top of the building at our meeting. They are also planning to bring materials boards and will be prepared to discuss the design features of the new building.

Civil Package

A request was made to provide the Civil Package that was submitted in the Plan Commission and UDC Commission packages. These drawings are attached.

I look forward to the opportunity to discuss this information in more detail at the meeting on August 24, 2009.

Thank you.

1940s Building Facade



Connection between 1970s addition and the 1940s building facade



1970s Building Facade



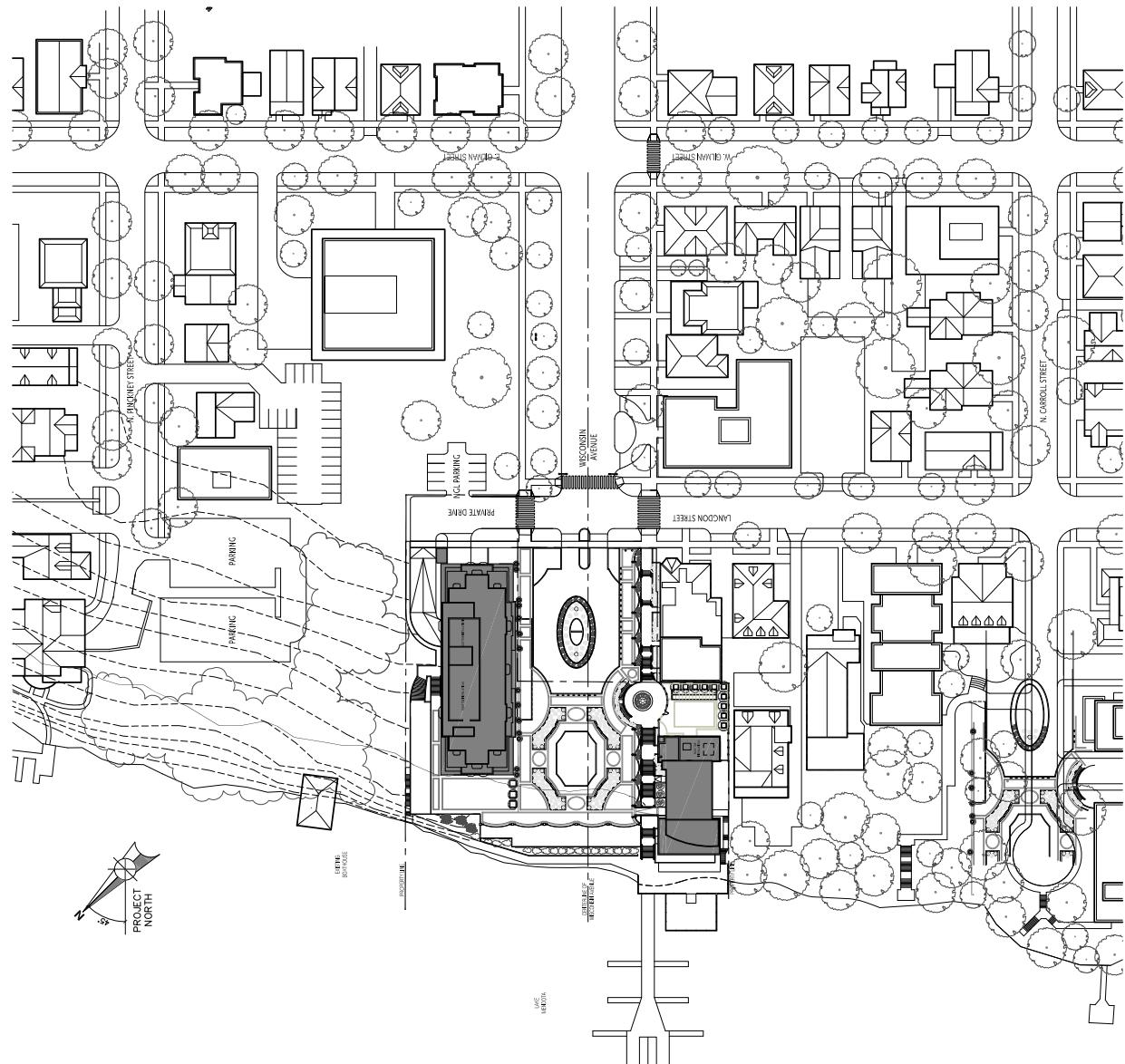
Existing Building Roofs

1970s Building 1940s Building



The Edgewater

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ARCHITECT	Elkus Manfredi Architects Ltd 300 A Street Boston, Massachusetts 02210 T. 617.426.1300 F. 617.426.7502

DRAWING LIST:

ARCHITECTURAL

- A1.01 LOWER LEVEL 6 FLOOR PLAN
- A1.02 LOWER LEVEL 5 FLOOR PLAN
- A1.03 LOWER LEVEL 4 FLOOR PLAN
- A1.04 LOWER LEVEL 3 FLOOR PLAN
- A1.05 LOWER LEVEL 2 FLOOR PLAN
- A1.06 LOWER LEVEL 1 FLOOR PLAN
- A1.07 PLAZA LEVEL FLOOR PLAN
- A1.08 NEW HOTEL FLOORS 2-3 PLAN
- A1.09 NEW HOTEL FLOORS 4-7 PLAN
- A1.10 NEW HOTEL FLOORS 8-9 PLAN
- A1.11 NEW HOTEL FLOORS 10-11 PLAN
- A1.12 NEW HOTEL ROOF PLAN

- A2.01 ELEVATIONS
- A2.02 ELEVATIONS
- A2.03 ELEVATIONS & SECTIONS
- A2.04 ELEVATIONS & SECTIONS

- A3.01 PLAZA DETAILS
- A3.02 ELEVATION DETAILS
- A3.03 1940'S ELEVATION DETAILS

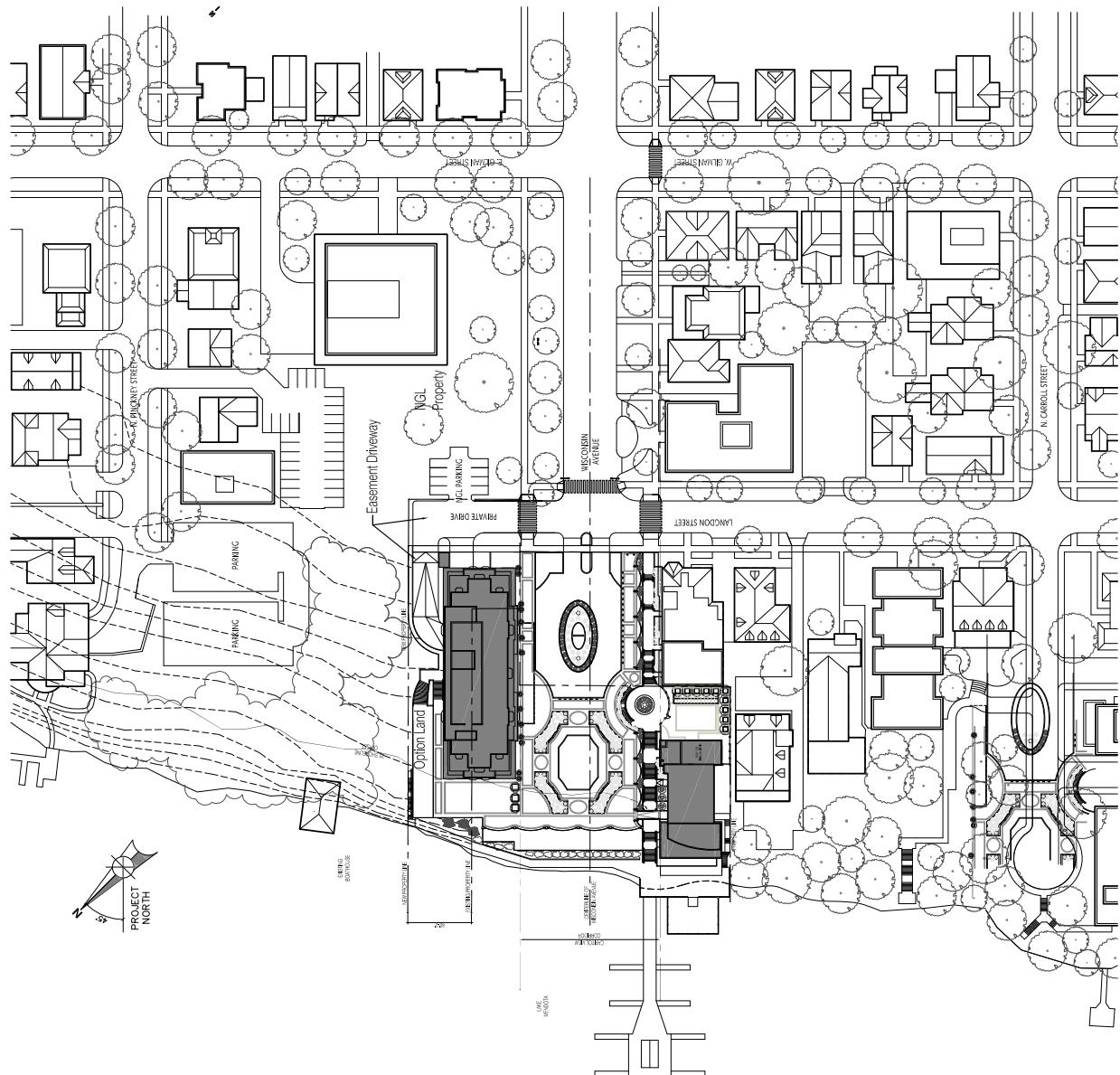
CIVIL

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| C1.01 | SITE SURVEY |
| C1.02 | PROPERTY TRANSFER DIAGRAM |
| C1.03 | GRADING AND EROSION CONTROL PLAN |
| C1.04 | UTILITY PLAN |

JULY 31, 2009
AUGUST 18, 2009
△

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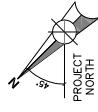
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SCALE: 1" = 20'-0" DRAWING NAME:

DRAWING NUMBERS



This architectural site plan illustrates the layout of the Lake Mendota Yacht Club. The main building features a central lobby and guest rooms arranged around a central corridor. A large deck area with a swimming pool and sunbathing areas is situated behind the building, accessible via a set of stairs. The building is situated on a hillside overlooking Lake Mendota. An existing boathouse is located to the left of the main building. The plan also shows a proposed new building footprint to the right of the main building, which includes a proposed new restaurant and social area below ground level.

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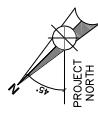
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Developer:
Civil Engineer:
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DRAWING NUMBER:

A1-02



This architectural site plan illustrates a building complex situated along the shore of Lake Mendota. The main building features a two-story structure with a central entrance, flanked by guest rooms and a guest lobby. To the left, there is a one-story wing containing laundry, mechanical, and guest rooms. A large garage/mechanical area is located at the top left. The building is connected to a long, low-profile guest wing. The lakefront is marked by a series of piers and a stone wall. In the foreground, a shaded area represents the 'EXISTING BOATHOUSE'. To the right, a dashed-line boundary indicates the footprint of the proposed 'NEW ROBING & CHS' addition. The plan also shows a 'LAKE MENDOTA' label and various structural details like stairs, windows, and doorways.

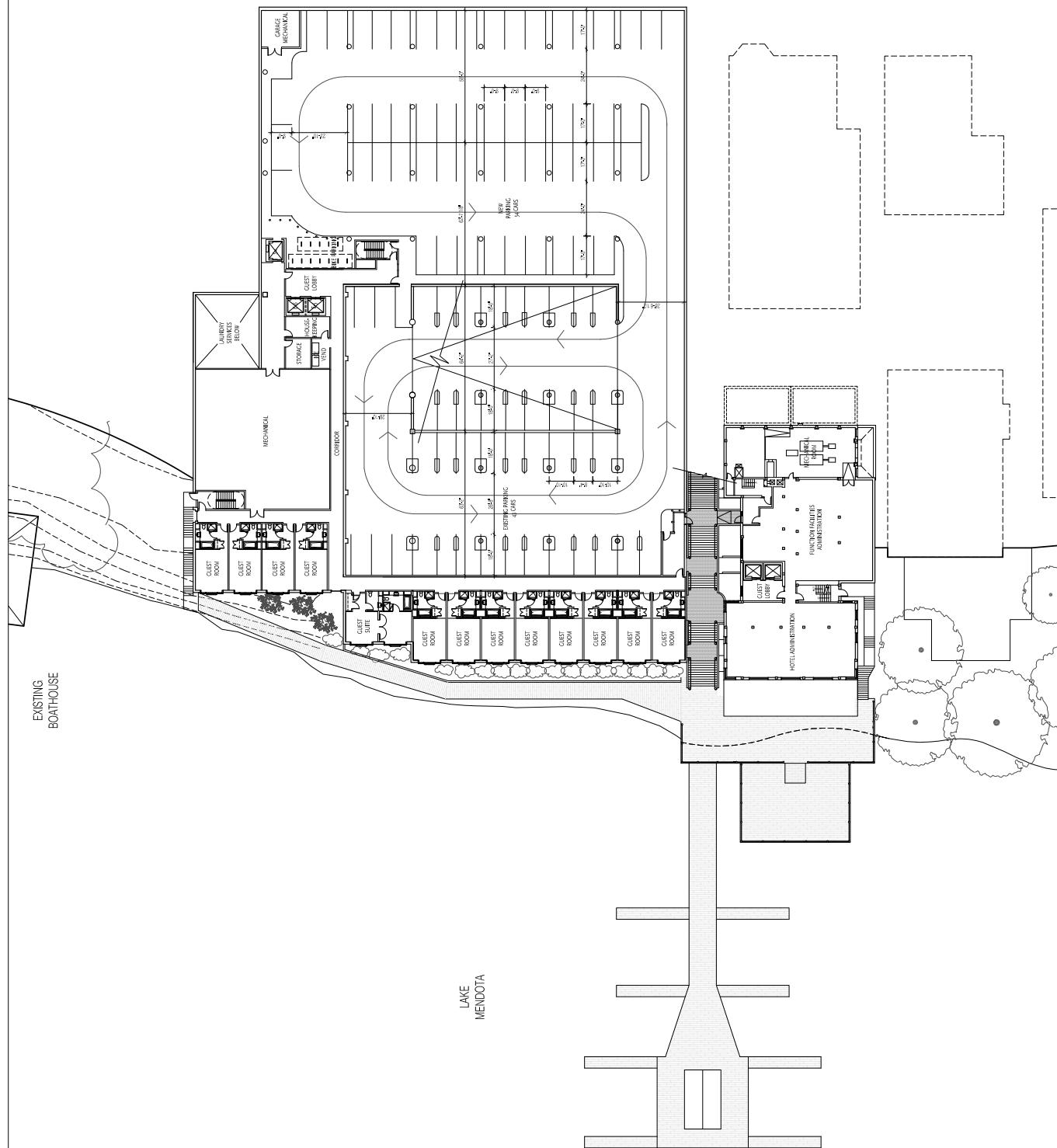
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Developer:
Hammes Company
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Civil Engineer:
BR Standard, Inc.
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A1.03

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Developer: Hammes Company
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Madison, WI 53703

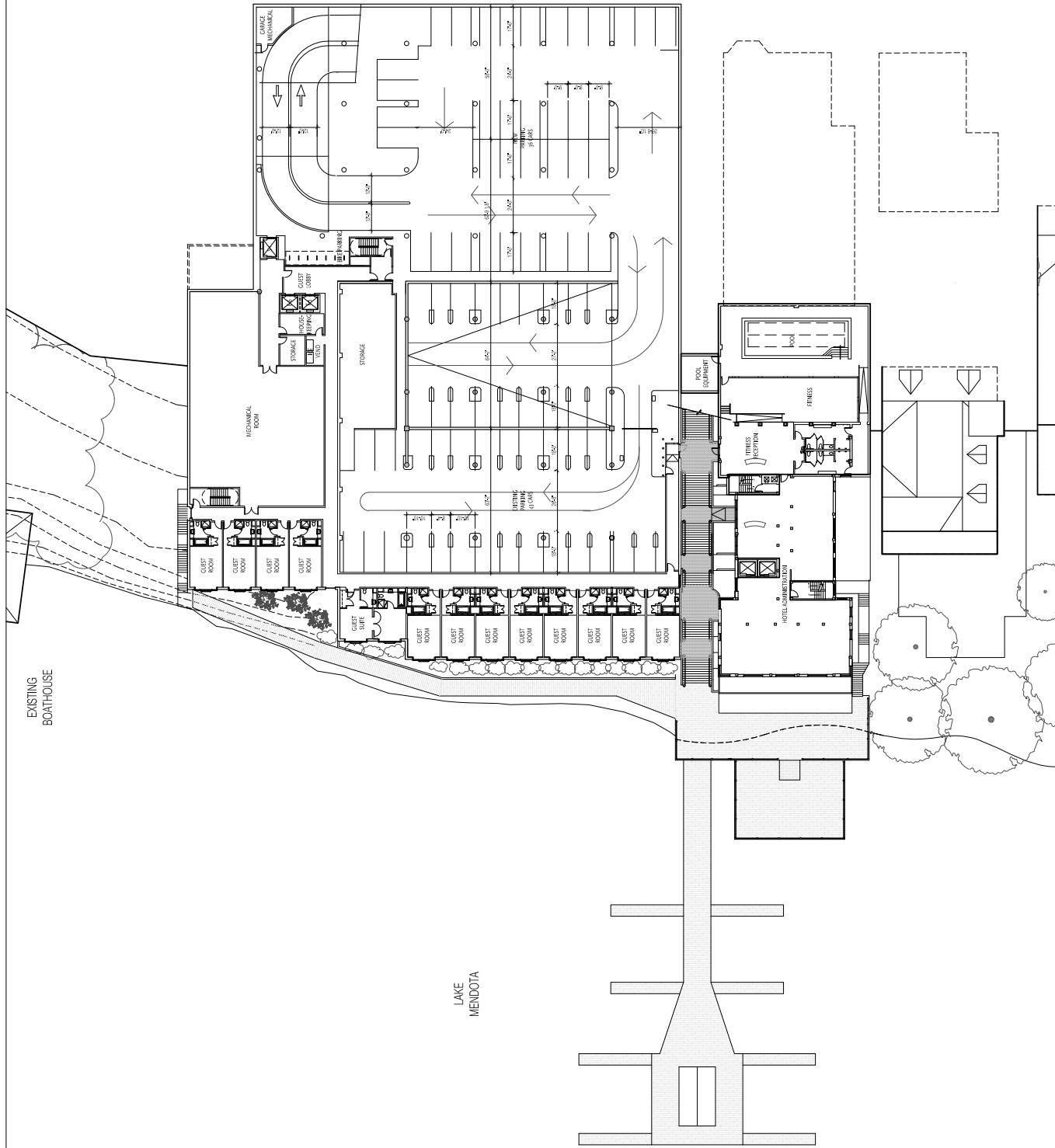
Civil Engineer: BT Squared, Inc.
2839 Dairy Drive
Madison, WI 53718

PROJECT NUMBER

Lower Level 3
Plan

DRAWING NUMBER:

A1



ELKUS | MANFREDI
ARCHITECTS

468 Worcester Avenue
Somerville, MA 02110
Tel: 617-285-1300

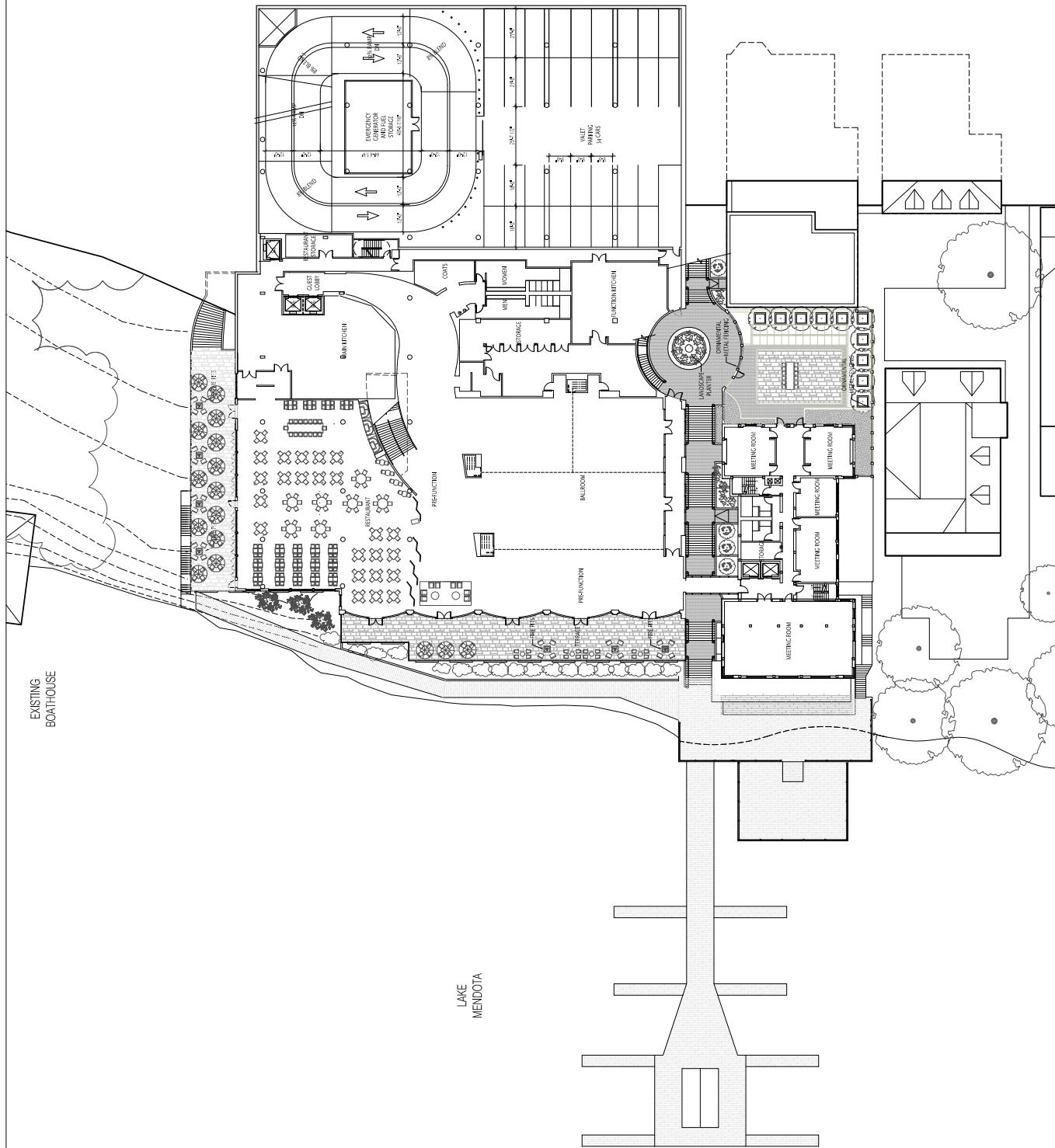
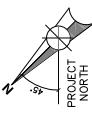
The Edgewater

668 Worcester Avenue
Somerville, MA 02110
Tel: 617-285-1300

Owner:
Landmark X, LLC
22 East Union Street Suite 800
Madison, WI 53703
Developer:
Herman Company
22 East Union Street Suite 800
Madison, WI 53703
Architect:
BT Squared, Inc.
2830 Daily Drive Suite 100
Madison, WI 53718

PROJECT NUMBER: 081809
DATE: 04/31/2009
REV: 0
SCALE: 1"=20'-0"
DRAWING NUMBER:
Lower Level 2
(Ballroom)

A1.05



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The Edgewater

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Somerville, MA 02110
Tel: 617-282-1300

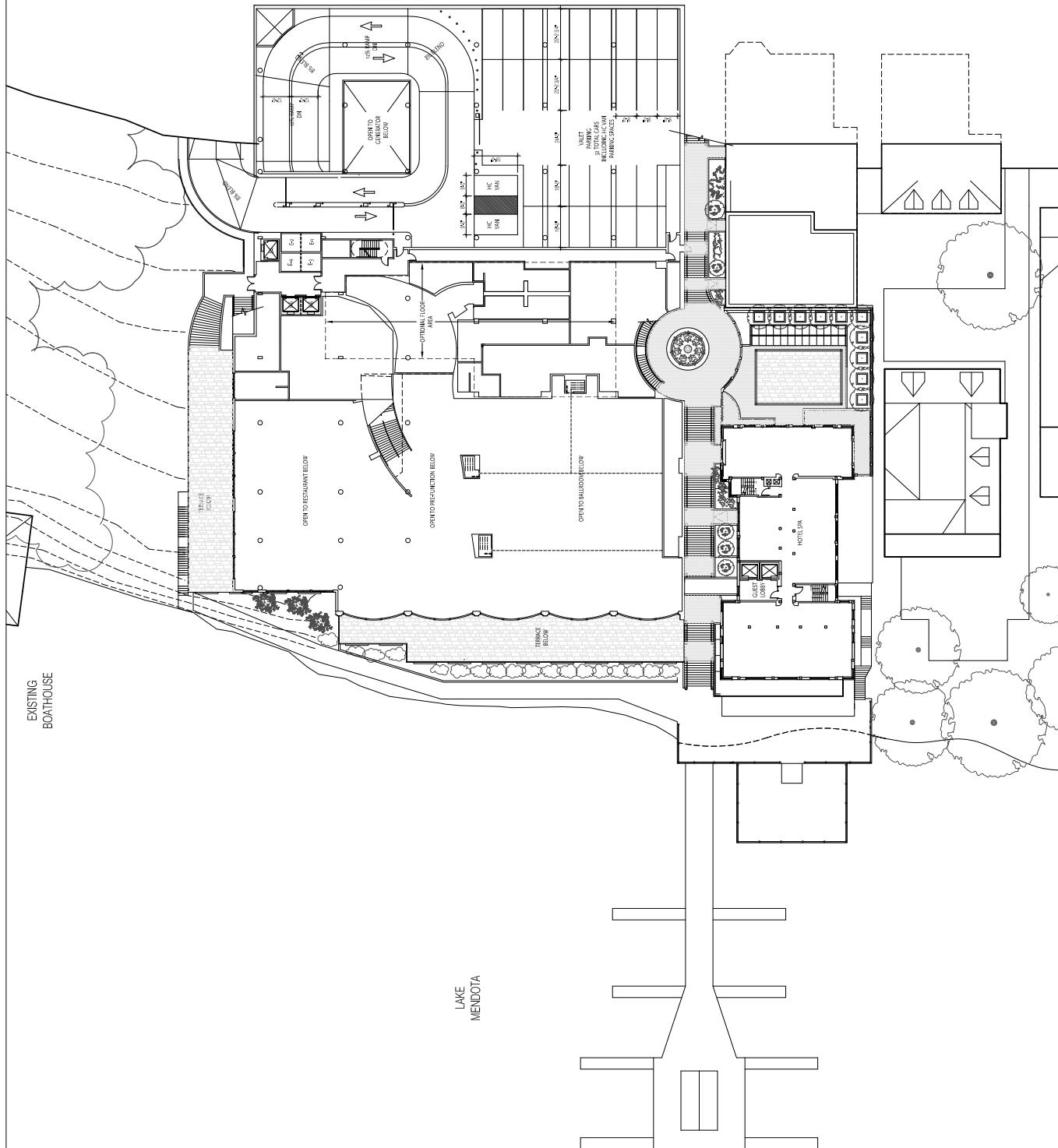
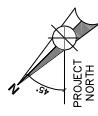
Owner:
Landmark X, LLC
22 East Main Street Suite 800
Madison, WI 53703
Developer:
Hammes Company
22 East Main Street Suite 800
Madison, WI 53703
Civil Engineer:
BT Squared, Inc.
2830 Daily Drive
Madison, WI 53718

PROJECT NUMBER: 081809
DATE: 04/31/2009
REV: 000

SCALE: 1" = 20'-0"

DRAWING NUMBER:
Lower Level 1

A1.06
DRAWING NUMBER:



ELKUS | MANFREDI
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[address] 300 A STREET
BOSTON MASSACHUSETTS 02210
[tel] 617-428-1300

The Edgewater

Landmark X, LLC
22 East Mifflin Street, Suite 800
Madison, WI 53703

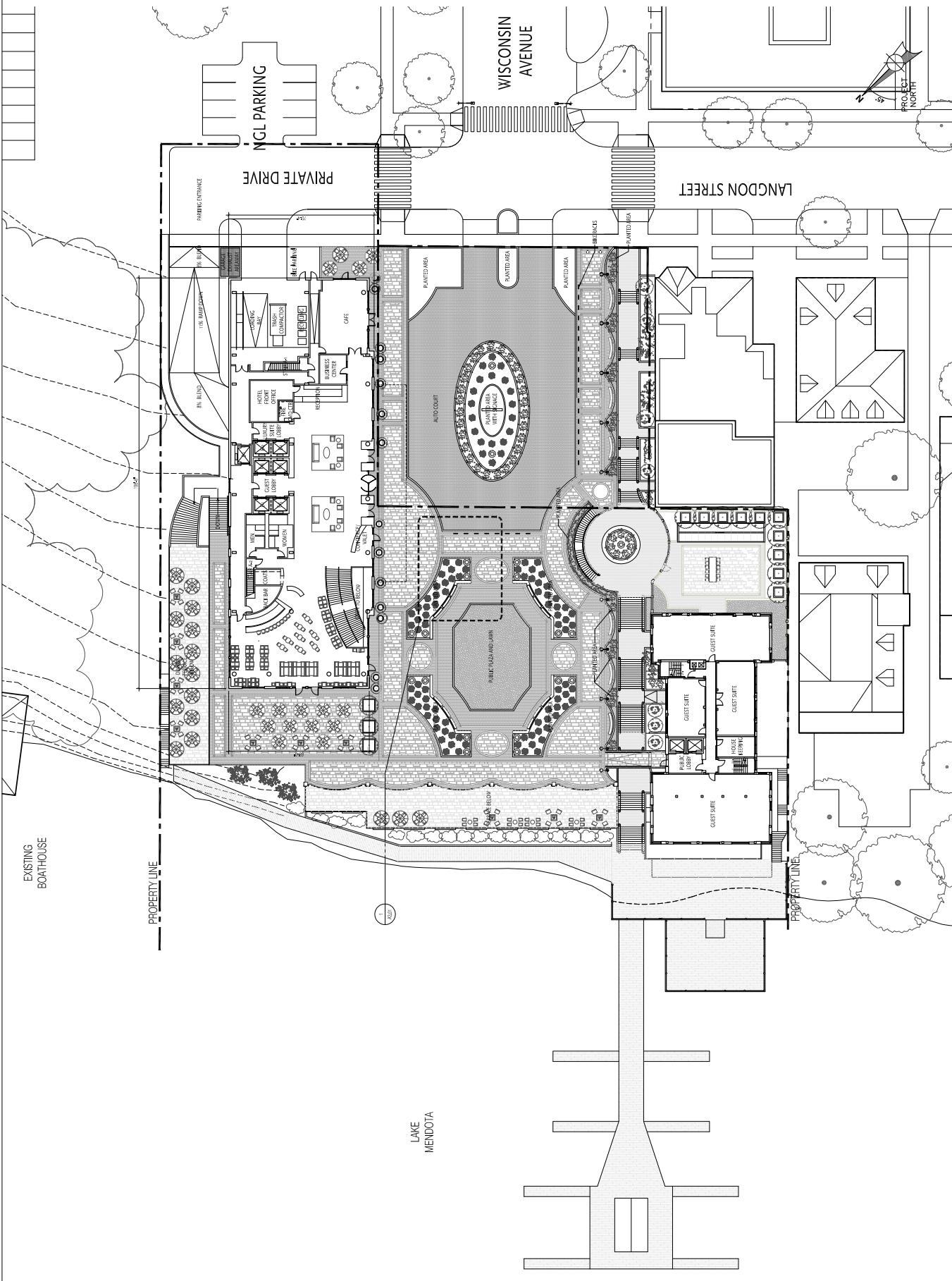
Hammes Company
22 East Mifflin Street, Suite 800
Madison, WI 53703

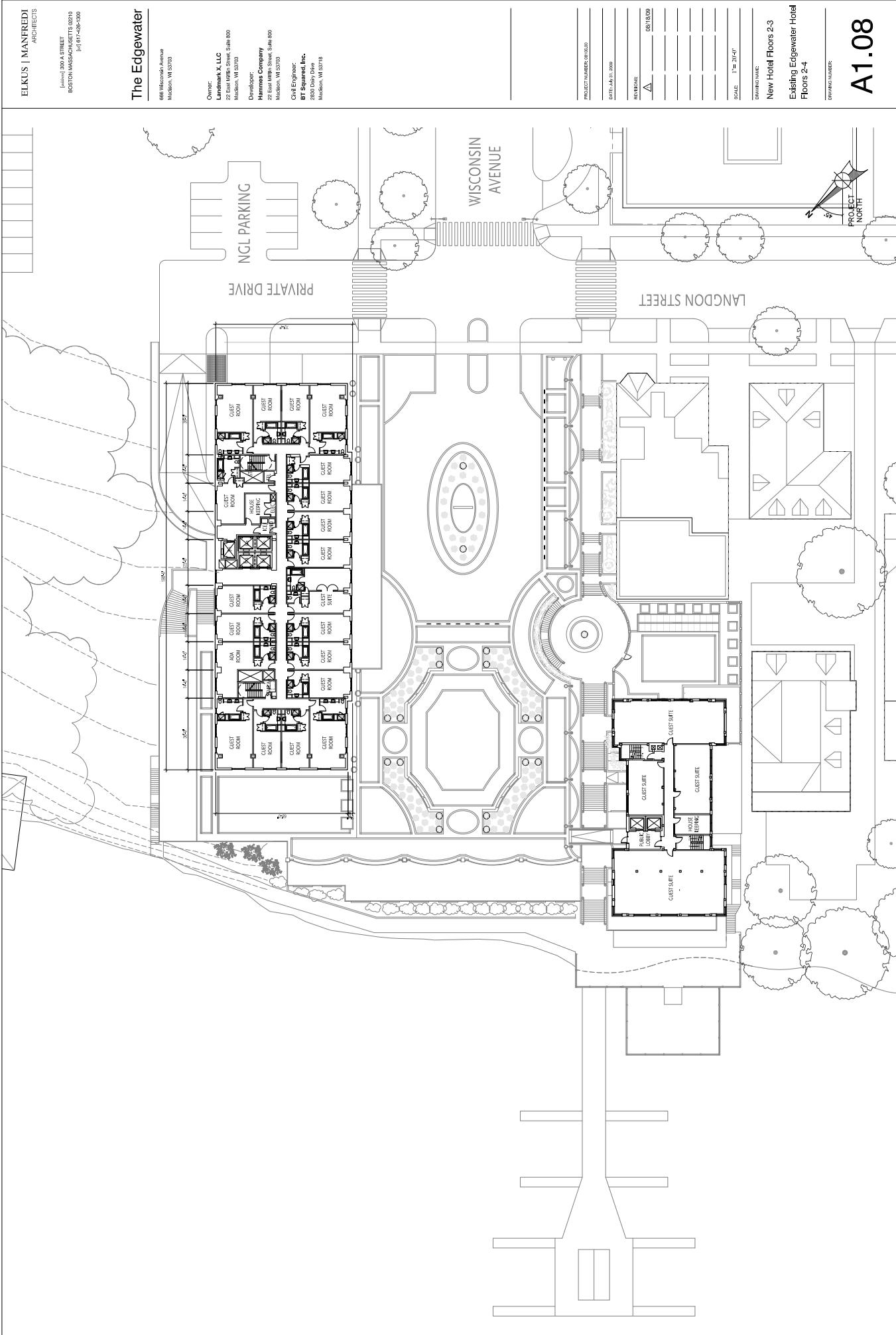
Developer:
Civil Engineer:

BT Squared, Inc.
3030 Dairy Drive
Madison, WI 53718

PROJ. # _____ DATE _____ REV. _____ BY _____ SCAL. _____ DRAW. _____

A1-07





ELKUS | MANFREDI
ARCHITECTS

[address] 300 A STREET
BOSTON MASSACHUSETTS 02210
[tel] 617-426-1300

The Edgewater

The Edgewood
6666 Wisconsin Avenue
Madison, WI 53703

Landmark X, LLC
22 East Mifflin Street, Suite 800
Madison, WI 53703

Hammes Company
22 East Mifflin Street, Suite 800
Madison, WI 53703

Developer:
Civil Engineer:
BET Squared
8590 Dairy Drive
Madison, WI 53718

DRAWING NAME: New Hotel Floors 4-7
EXISTING: Existing Edgewater Hotel
FLOOR 5 - PREVIOUSLY RENOVATED:

A1-09

