

**APPLICATION FOR
URBAN DESIGN COMMISSION
REVIEW AND APPROVAL**

AGENDA ITEM # _____
Project # _____

	Action Requested
DATE SUBMITTED: _____	<input type="checkbox"/> Informational Presentation
UDC MEETING DATE: _____	<input type="checkbox"/> Initial Approval and/or Recommendation
	<input type="checkbox"/> Final Approval and/or Recommendation

PROJECT ADDRESS: _____

ALDERMANIC DISTRICT: _____

OWNER/DEVELOPER (Partners and/or Principals) ARCHITECT/DESIGNER/OR AGENT:

_____	_____
_____	_____
_____	_____

CONTACT PERSON: _____

Address: _____

Phone: _____

Fax: _____

E-mail address: _____

TYPE OF PROJECT:

(See Section A for:)

- Planned Unit Development (PUD)
- General Development Plan (GDP)
- Specific Implementation Plan (SIP)
- Planned Community Development (PCD)
- General Development Plan (GDP)
- Specific Implementation Plan (SIP)
- Planned Residential Development (PRD)
- New Construction or Exterior Remodeling in an Urban Design District * (A public hearing is required as well as a fee)
- School, Public Building or Space (Fee may be required)
- New Construction or Addition to or Remodeling of a Retail, Hotel or Motel Building Exceeding 40,000 Sq. Ft.
- Planned Commercial Site

(See Section B for:)

- New Construction or Exterior Remodeling in C4 District (Fee required)

(See Section C for:)

- R.P.S.M. Parking Variance (Fee required)

(See Section D for:)

- Comprehensive Design Review* (Fee required)
- Street Graphics Variance* (Fee required)
- Other _____

*Public Hearing Required (Submission Deadline 3 Weeks in Advance of Meeting Date)

Where fees are required (as noted above) they apply with the first submittal for either initial or final approval of a project.

Hammes Company

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

February 10, 2010

Mr. Alan J. Martin
Department of Planning & Development
Planning Unit
Madison Municipal Building
215 Martin Luther King Jr. Boulevard
Madison, Wisconsin 53701

**RE: URBAN DESIGN COMMISSION SUBMITTAL – REQUESTING INITIAL APPROVAL
EDGEWATER HOTEL REDEVELOPMENT, 666 WISCONSIN AVENUE, MADISON, WISCONSIN**

Dear Al:

Enclosed with this letter is an application and related materials requesting initial approval of the Urban Design Commission (UDC) for the proposed Edgewater Hotel Redevelopment.

Per the direction of the UDC on January 20, 2010, we have limited this submission to include only those documents that have been updated since the last meeting. The primary changes that have been incorporated in the documents since our last discussion include:

- **Building Elevations: Alternate Design Concept.** The alternate design concept has been advanced to consider a different pattern of architecture along the north (lakeside) elevation and the 1970's building. The revised massing and facade design reflects the goal of making the lake elevation more prominent, simpler and more visually related to the lake orientation.

The massing at the "prow" is consistent from the top of the building to the lower terrace. The ballroom and pre-function space have been pushed back, away from the prow in order to make this element more dominant. The fenestration pattern at the prow is simpler and more regular with larger openings, clearly detailed.

At the 1970's building, horizontally oriented openings are located at the lower three floors with balconies at the fourth level.

The east elevation of the new building has also been revised to be more consistent with the west elevation, i.e., simpler with more regular openings, and an asymmetrical vertical element.

- **Wisconsin Avenue Setback:** We continue to study alternatives to the setback on Wisconsin Avenue. We studied the alternative to pull some of the terraces/stair transitions into the building and don't believe that will facilitate the public movement through the site to the lower terrace. We have made adjustments to these areas from the base scheme to better integrate pedestrian and handicap accessible features into the design. We will be prepared to discuss these movements in more detail at our meeting on February 17, 2010.

Letter to Mr. Alan J. Martin
February 10, 2010
Page Two

- **Lakeside Rendering:** The lakeside rendering has been updated to reflect the changes to the room expansion and 1970's podium building.
- **Southwest Rendering:** A rendering has been included looking southwest over the building.
- **Alternate Plaza Pattern:** A plaza plan is included with an alternate paving pattern.
- **Stormwater Memo and Updated Civil Plans:** An updated stormwater memo is included reflecting updated calculations and changes recommended by City staff. This information is most current and should replace the stormwater memo and documents provided in previous packages.
- **Waterfront Setback:** We have provided a calculation of the setback to existing structures. We continue to have discussions with Matt Tucker relative to the methodology and assumptions used to calculate the setback and will provide an update to those discussions at our meeting on February 17, 2010.

We have requested Initial Approval from UDC for the base scheme and architectural drawings that were included in the submission on January 27, 2010. We look forward to the opportunity to continue to refine the architectural details of the Project with UDC and to receiving additional input and guidance on the Alternate Design Concept schemes included in this and previous packages.

Please let me know if there is other information that you require at this time.

Thank you.

Sincerely,
HAMMES COMPANY



Amy Supple
Development Director

AS:tk

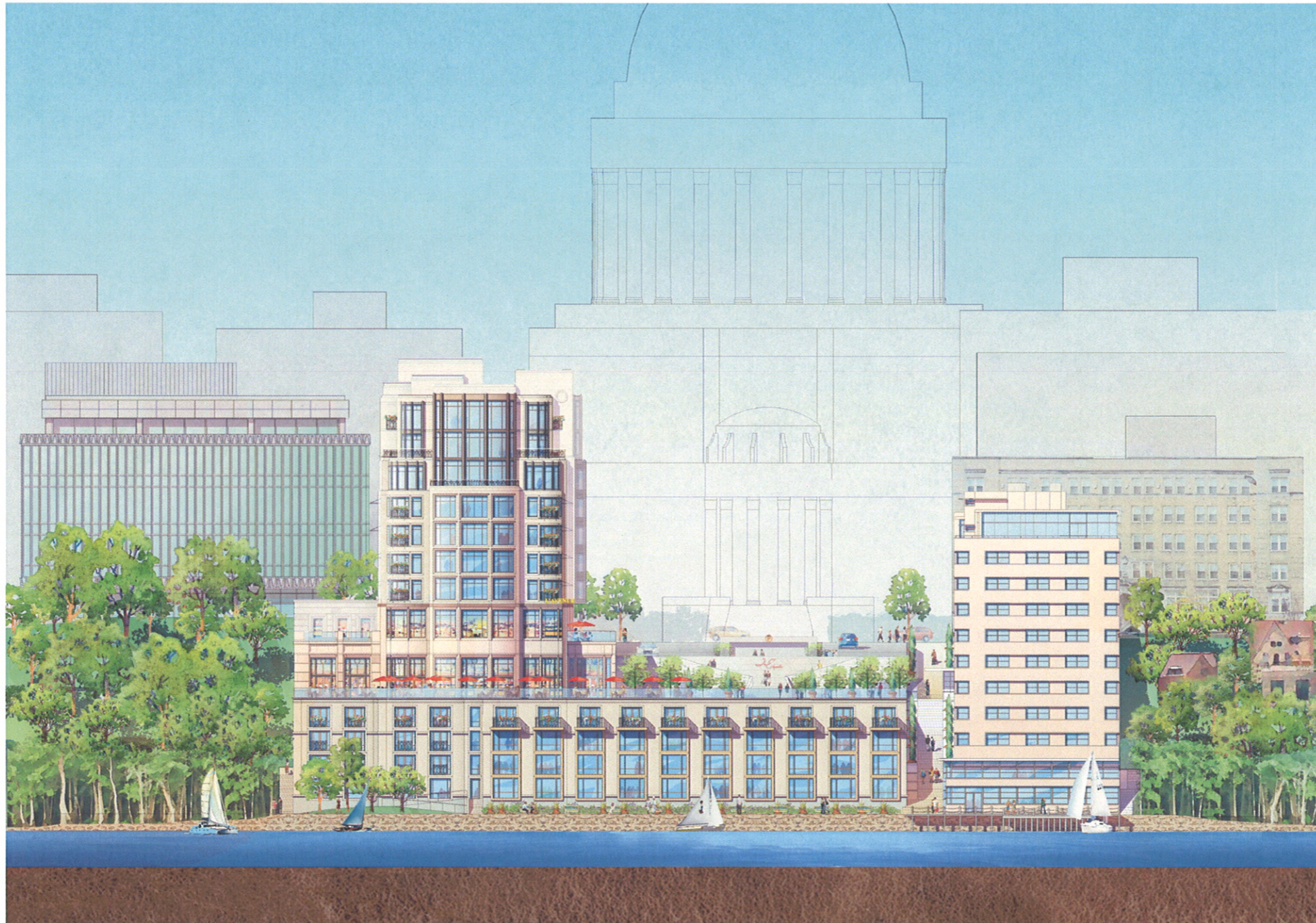


THE EDGEWATER HOTEL
Madison, Wisconsin

Plaza Elevation and Building Section
FEBRUARY 10, 2010

Landmark

ELKUS | MANFREDI
ARCHITECTS



THE EDGEWATER HOTEL
Madison, Wisconsin

Lake Elevation
FEBRUARY 10, 2010

Landmark

ELKUS | MANFREDI
ARCHITECTS



THE EDGEWATER HOTEL
Madison, Wisconsin

East Elevation
FEBRUARY 10, 2010

Landmark

ELKUS | MANFREDI
ARCHITECTS



THE EDGEWATER HOTEL
Madison, Wisconsin

Langdon Street Elevation
FEBRUARY 10, 2010


Landmark

ELKUS | MANFREDI
ARCHITECTS



THE EDGEWATER HOTEL
Madison, Wisconsin

View from Lake Mendota
FEBRUARY 10, 2010

Landmark

ELKUS | MANFREDI
ARCHITECTS



THE EDGEWATER HOTEL
Madison, Wisconsin

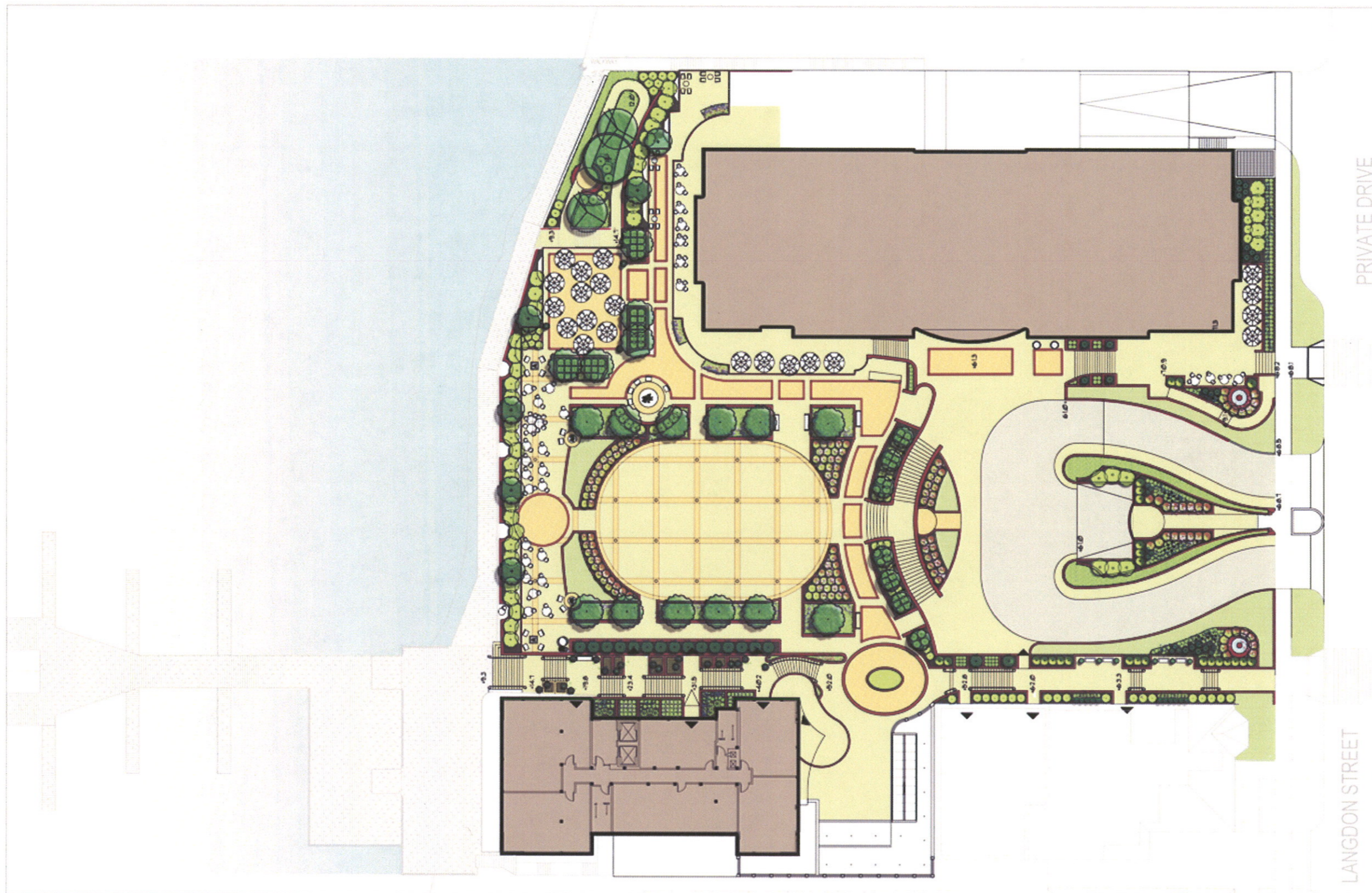
View from Wisconsin Avenue
FEBRUARY 10, 2010

Landmark

ELKUS | MANFREDI
ARCHITECTS



CURRENT SITE PLAN



**C
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MEMORANDUM

Submitted to the City of Madison
Urban Design Commission
February 10, 2010

DATE: February 4, 2010
TO: Amy Supple and Matt Morris, Landmark X, LLC
FROM: Betsy Powers and Mark Huber
SUBJECT: Stormwater Management for Proposed Edgewater Hotel Redevelopment

BT Squared had developed a preliminary plan for managing stormwater runoff from the proposed Edgewater Hotel redevelopment. The plan is based on the requirements of Ch. 37, City of Madison Ordinances and our meeting with Gregg Fries, City of Madison Engineering, on January 29, 2010. The key areas addressed by the plan are:

- Sediment (total suspended solids) control
- Oil and Grease control

These key issues will be addressed with the installation of a stormwater treatment system located near the proposed loading dock. Details of the plan are presented in the following sections.

Stormwater Conveyance and Rate Control

The conceptual stormwater management plan addresses new impervious vehicle accessible areas:

- Auto court
- Private drive (Langdon Avenue extension) and loading dock
- National Guardian Life (NGL) parking lot

The plan also addresses stormwater runoff from the plaza and roof top areas. The conceptual-level stormwater management infrastructure is shown on **Drawing C1.03** and further described below

Vehicle accessible areas will be graded so that stormwater runoff drains to storm sewer inlets. The storm sewer system for the private drive/loading dock and NGL parking lot has been designed to accommodate stormwater runoff from a 10-year, 24-hour storm event. The storm sewer system for the auto court area has been designed to accommodate a 100-year, 24-hour storm event, which includes high intensity rainfall over a short period of time. The storm sewers for these areas outlet at a single location into Lake Mendota.

Plaza and rooftop drainage for the new building will be collected in yard and roof drains and discharged to the same Lake Mendota outlet structure. A piping layout for the rooftop and plaza yard drains will be provided by the mechanical contractor as the project progresses.

The existing storm sewer that runs across the Edgewater property and serves portions of Wisconsin Avenue and Langdon Street will be re-routed across the private drive and will discharge to the Lake Mendota outlet. A properly sized outlet control structure will be designed to limit erosion at the discharge point. Other than this minor storm sewer re-routing, management of stormwater runoff from adjacent City of Madison streets will remain unchanged from current conditions.

Under City of Madison ordinance, runoff rate control is not required, because the proposed redevelopment will result in less than 20,000 square feet of new impervious area. Due to the site's immediate proximity to Lake Mendota, stormwater runoff rate control will serve limited benefit to the City

or the environment, because there are no downstream features that will be impacted from the quantity of runoff from the site.

Stormwater Treatment

Stormwater runoff from the vehicle accessible areas (auto court, private drive, loading dock, and NGL parking lot) of the redevelopment will be collected in stormwater inlets and diverted to a treatment device located near the proposed loading dock on the southeast corner of the site.

The stormwater treatment device promotes the settling of particulates and captures oil and grease from the runoff. Treated stormwater discharged from the treatment device will flow into the storm sewer that outlets into Lake Mendota. The proposed treatment system will remove 72% of the total suspended solids (TSS) generated on the redeveloped site. This TSS removal rate is nearly double the 40% TSS removal rate required by code. Operation and maintenance of the treatment system and associated stormwater conveyance system will be performed under a future stormwater management maintenance agreement with the City of Madison. Treatment system removal efficiency calculations are presented in **Attachment A**.

Runoff from the remaining development (e.g., the plaza area and roof areas) will be directed to roof drains, ultimately discharging to the lake. Runoff from these areas is considered clean; therefore, water quality treatment is not required. The green spaces in the plaza and their associated underdrain systems will provide some water filtration and reduction of stormwater runoff volumes and velocities.

Silt fence and temporary diversion berms will be used to control sediment transport during construction. The locations of erosion control devices are shown on **Drawing C1.03**. A detailed erosion control plan will be developed during the next phase of this project.

An Erosion Control Plan and Stormwater Management Plan will be prepared in accordance with the requirements of ss. 37.08 and 37.09, respectively. These plans will be prepared and submitted once the design concepts have been finalized.

Stormwater Infiltration

Stormwater infiltration is not required for redevelopment sites under City of Madison ordinance. Based on the proposed site layout and proximity to Lake Mendota, stormwater infiltration is likely unfeasible due to shallow groundwater conditions in open areas of the site. The Dane County regional groundwater model indicates that Lake Mendota serves as a net groundwater recharge area. Therefore, infiltration immediately adjacent to the lake will serve limited environmental benefit.

BP/jsn/MH
I:\3826\Correspondence-Client\Conceptual_Stormwater_Memo_1002.doc



2830 DAIRY DRIVE
MADISON, WI 53718-6751
PHONE: (608) 224-2830
FAX: (608) 224-2839

The Edgewater

666 Wisconsin Avenue
Madison, WI 53703

Owner:
Landmark X, LLC
22 East Millin Street, Suite 800
Madison, WI 53703

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

Civil Engineer:
BT Squared, Inc.
2830 Dairy Drive
Madison, WI 53718

Landscape Architect:
Ken Salki Design, Inc.
303 S. Patterson, Suite One
Madison, WI 53703

PROJECT NUMBER: 3826

DATE: January 27, 2010

REVISIONS:

SCALE: 1" = 20'

DRAWING NAME:

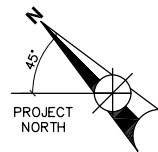
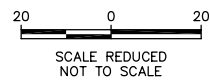
GRADING AND EROSION CONTROL PLAN

DRAWING NUMBER:

C1.03

LEGEND

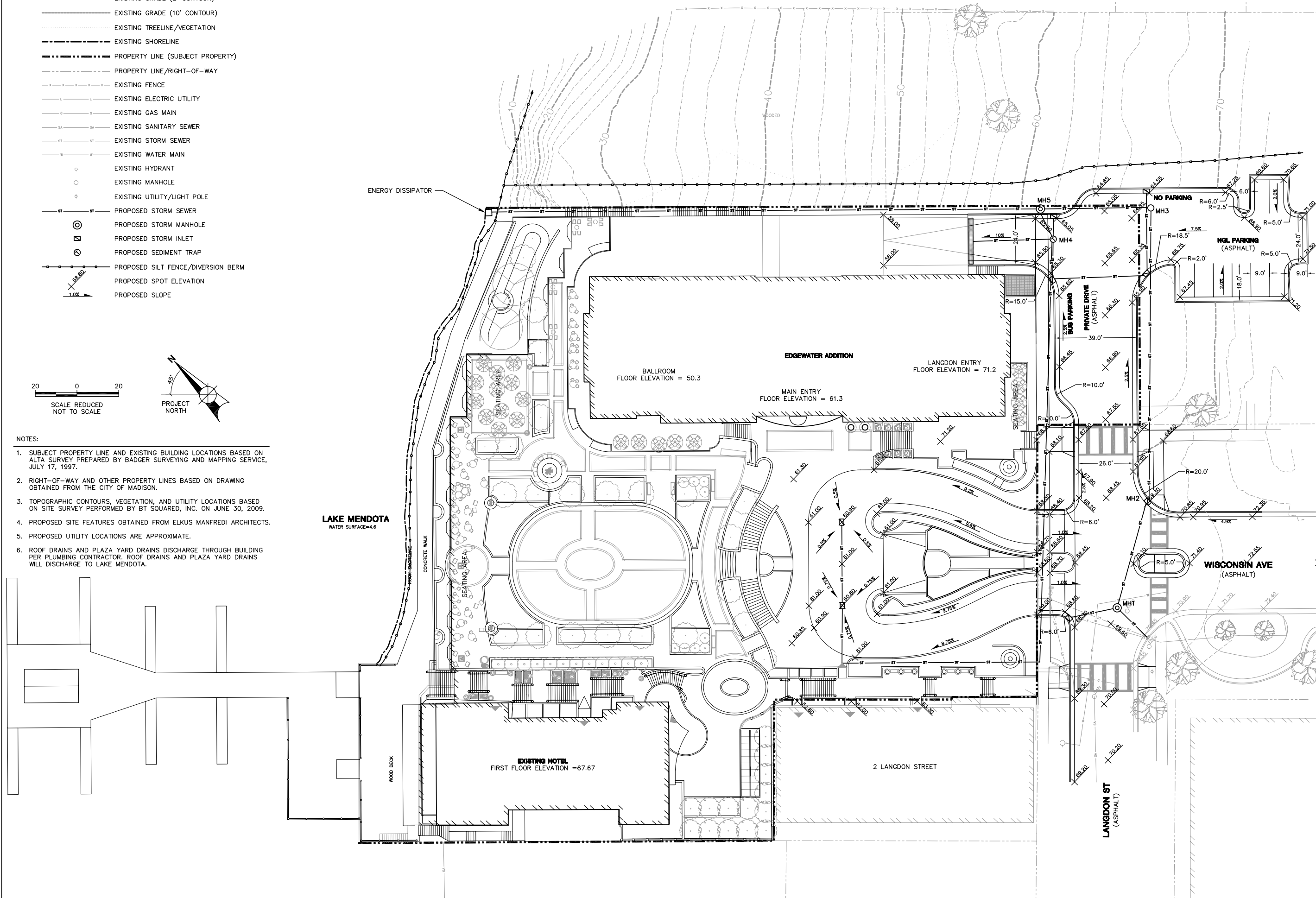
- EXISTING GRADE (2' CONTOUR)
- EXISTING GRADE (10' CONTOUR)
- - - - - EXISTING TREELINE/VEGETATION
- EXISTING SHORELINE
- PROPERTY LINE (SUBJECT PROPERTY)
- PROPERTY LINE/RIGHT-OF-WAY
- - - - - EXISTING FENCE
- EXISTING ELECTRIC UTILITY
- EXISTING GAS MAIN
- EXISTING SANITARY SEWER
- EXISTING STORM SEWER
- EXISTING WATER MAIN
- EXISTING HYDRANT
- EXISTING MANHOLE
- ◇ EXISTING UTILITY/LIGHT POLE
- PROPOSED STORM SEWER
- ⊙ PROPOSED STORM MANHOLE
- ⊠ PROPOSED STORM INLET
- ⊙ PROPOSED SEDIMENT TRAP
- PROPOSED SILT FENCE/DIVERSION BERM
- PROPOSED SPOT ELEVATION
- PROPOSED SLOPE



NOTES:

1. SUBJECT PROPERTY LINE AND EXISTING BUILDING LOCATIONS BASED ON ALTA SURVEY PREPARED BY BADGER SURVEYING AND MAPPING SERVICE, JULY 17, 1997.
2. RIGHT-OF-WAY AND OTHER PROPERTY LINES BASED ON DRAWING OBTAINED FROM THE CITY OF MADISON.
3. TOPOGRAPHIC CONTOURS, VEGETATION, AND UTILITY LOCATIONS BASED ON SITE SURVEY PERFORMED BY BT SQUARED, INC. ON JUNE 30, 2009.
4. PROPOSED SITE FEATURES OBTAINED FROM ELKUS MANFREDI ARCHITECTS.
5. PROPOSED UTILITY LOCATIONS ARE APPROXIMATE.
6. ROOF DRAINS AND PLAZA YARD DRAINS DISCHARGE THROUGH BUILDING PER PLUMBING CONTRACTOR. ROOF DRAINS AND PLAZA YARD DRAINS WILL DISCHARGE TO LAKE MENDOTA.

LAKE MENDOTA
WATER SURFACE=4.6



ATTACHMENT A
TOTAL SUSPENDED SOLIDS REMOVAL CALCULATION

TOTAL SUSPENDED SOLIDS REMOVAL CALCULATION PROPOSED EDGEWATER HOTEL REDEVELOPMENT

PURPOSE:

The purpose of this calculation is to determine the total suspended solids (TSS) removal efficiency for the proposed Edgewater Hotel Redevelopment project. This calculation is intended to demonstrate compliance with s. 37.09(3)(a)2., of the City of Madison Code of Ordinances, which requires 40% TSS removal for a redevelopment.

METHODOLOGIES:

The stormwater management design includes an Up-Flo device to remove sediment, oil, and grease from the runoff from the auto court, private drive, loading dock, and National Guardian Life parking lot. Inlets and storm sewers will direct runoff from these areas to the treatment device. Plaza and roof runoff is assumed to be clean and do not require treatment.

The Source Loading and Management Model (SLAMM) was used to evaluate stormwater quality with and without controls.

ASSUMPTIONS:

Summarized below are some of the major assumptions and data used in the computations:

- TSS treatment is required for the vehicle accessible areas only.
- Sizing information for the Vivarium Parking Lot Reconstruction project in the City of Milwaukee was provided by Hydro International to use as a basis for sizing the proposed Edgewater Hotel Redevelopment device. These sites are similar in impervious treatment area size.
- Two treatment modules will be included in the Up-Flo manhole to provide an additional level of TSS treatment, resulting in an approximate 72% TSS removal efficiency.
- The Up-Flo device was modeled as "Other Control", and a 72% removal efficiency was entered in the SLAMM model.
- Other SLAMM model input assumptions are included in the attached SLAMM Input Summary.

RESULTS:

The Up-Flo device will provide approximately 72% TSS removal efficiency, which is well above the required 40% (see attached SLAMM Output).

REFERENCES:

City of Madison Code of Ordinances – Chapter 37 – Erosion and Stormwater Runoff Control.

Revised By: BLP Date: 02/04/10
Checked: MRH Date: 02/04/10

I:\3826\Calcs\SLAMM\SLAMM_writeup_100204.doc

SLAMM OUTPUT

SLAMM Model Output Proposed Edgewater Hotel Redevelopment

WinSLAMM Model Output
Runoff Volume
Particulate Solids
Pollutants
Output Summary

File Name: i:\3826\Cals\SLAMM\Proposed_Conditions_100126.dat

Drainage System and Outfall Output Summary

Source Area	Runoff Volume (cu. ft.)	Percent Runoff Reduction	Runoff Coefficient (Rv)	Particulate Solids Conc. (mg/L)	Particulate Solids Yield (lbs)	Percent Particulate Solids Reduction
Source Area Total without Controls	33634	0.00 %	0.76	139.5	292.9	292.9 <= Basis Value
Outfall Total without Controls	33634	0.00 %	0.76	139.5	292.9	
Current File Output: Total Before Drainage System	33634	0.00 %	0.76	139.5	292.9	
Current File Output: Total After Drainage System	33634	0.00 %	0.76	39.06	82.01	72.00 %
Current File Output: Total After Outfall Controls	33634	0.00 %	0.76		82.23	

Current File Output: Annualized Total After Outfall Controls: 33726

Total Area Modeled (ac): 0.38 Years in Model Run: 1.00

Print Output Summary to Text File

Total Control Practice Costs

Capital Cost	N/A
Land Cost	N/A
Annual Maintenance Cost	N/A
Present Value of All Costs	N/A
Annualized Value of All Costs	N/A

Receiving Water Impacts Due To Stormwater Runoff

(CWP Impervious Cover Model)

Approximate Urban Stream Classification	Without Controls	With Controls
Calculated Rv	0.76	0.76
Perform Flow Duration Curve Calculations	Poor	Poor

SLAMM INPUT SUMMARY

SLAMM Model Assumptions Proposed Edgewater Hotel Redevelopment

WinSLAMM Data File: [I:\3826\Calcs\SLAMM\Proposed_Conditions_100128.dat]

File Land Use Pollutants Tools Run Utilities Help

SLAMM Data File:
Proposed_Conditions_100128.DAT

Current Land Use: Commercial

Current Source Area

Current File Data...

Current File Status

Current File Data Entered

Land Use Areas

Residential Area: 0.00 Acres
 Institutional Area: 0.00 Acres
 Commercial Area: 0.38 Acres
 Industrial Area: 0.00 Acres
 Other Urban Area: 0.00 Acres
 Freeway Area: 0.00 Acres
Total Area: 0.38 Acres

Source Area No.	Source Area	Area (acres)	H	W	P	O	S	B	Source Area Parameters
61	Roofs 1								
62	Roofs 2								
63	Roofs 3								
64	Roofs 4								
65	Roofs 5								
66	Paved Parking/Storage 1	0.240							Entered
67	Paved Parking/Storage 2								
68	Paved Parking/Storage 3								
69	Unpaved Prkng/Storage 1								
70	Unpaved Prkng/Storage 2								
71	Playground 1								
72	Playground 2								
73	Driveways 1	0.140							Entered
74	Driveways 2								
75	Driveways 3								
76	Sidewalks/Walks 1								
77	Sidewalks/Walks 2								
78	Street Area 1								
79	Street Area 2								
80	Street Area 3								
81	Large Landscaped Area 1								
82	Large Landscaped Area 2								
83	Undeveloped Area								
84	Small Landscaped Area 1								

Current File Data

SLAMM Data File Name:
I:\3826\Calcs\SLAMM\Proposed_Conditions_100128.dat

Site Descript.: Edgewater Hotel Expansion
Sediment Loading from Auto Court, Private Drive, and NGL Parking Lot

Edit Seed: -42

Edit Rain File: C:\Program Files\WinSLAMM\Rain Files\W1 Madison 81.RAN

Edit Start Date: 01/01/81 Winter Season Range
Edit End Date: 12/31/81 Start of Winter (mm/dd) End of Winter (mm/dd)

Edit Pollutant Probability Distribution File: C:\Program Files\WinSLAMM\W1_GEO01.ppd

Edit Runoff Coefficient File: C:\Program Files\WinSLAMM\W1_SL06 Dec06.rsv

Edit Particulate Solids Concentration File: C:\Program Files\WinSLAMM\W1_AVG01.psc

Edit Particulate Residue Delivery File: C:\Program Files\WinSLAMM\W1_DLV01.prr

Edit Street Delivery File (Select LU): C:\Program Files\WinSLAMM\W1_Res and Other Urban Dec06.std

Residential LU Industrial LU
 Institutional LU Other Urban LU
 Commercial LU Freeways

Use Cost Estimation Option

Edit Drainage System: Data Entered

Cancel **Continue**



Up-Flo™ Filter Sizing - Vivarium Parking Lot Reconstruction
Hydro Ref. # 2008-492

The performance of the Up-Flo™ Filter is highly dependent on the amount of the annual runoff that is treated by the unit. Over a long term, treating all of the runoff from a site is not reasonable, as the largest peak flows are substantially greater than flows that occur most of the time. To evaluate the performance of the Up-Flo Filter for the most frequent rainfall events, probability distributions have been generated using WinSLAMM, the Source Loading and Management Model, to determine the distribution of flows that could be expected.

Figures 1 and 2 are sizing plots for one acre paved parking or storage areas for Milwaukee, WI. The first plot shows the annual runoff distributions calculated using WinSLAMM for January through September, 1998. WinSLAMM is typically used for continuous simulations using several decades of rain data. These plots were made using calculated flows every 6 minutes, corresponding to the expected time of concentration limitations. The second plot shows the calculated percentage of the annual flows that would be treated at different treatment flow rates.

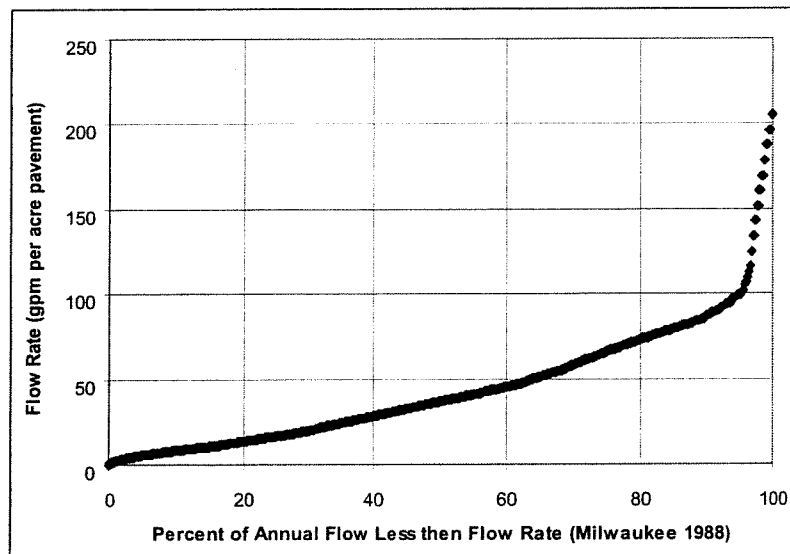


Figure 1. Treatment flow rates needed for Milwaukee, WI.

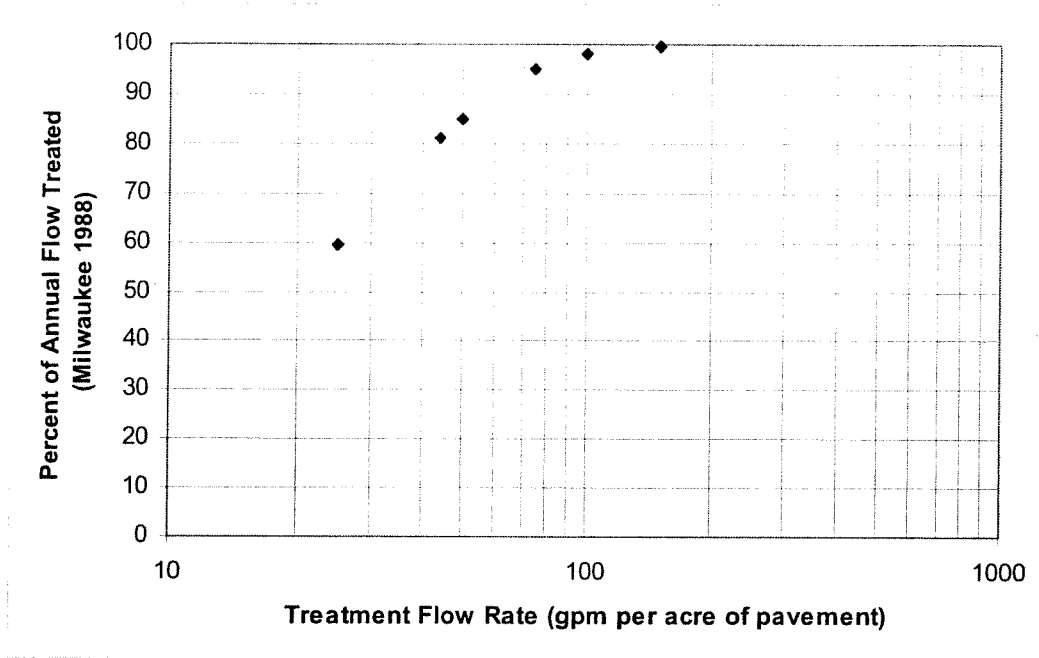


Figure 2. Treatment flow rates needed for Milwaukee, WI.

Table 1 summarizes these plots showing several treatment objectives. As highlighted, filtering approximately 65 gpm per acre imperviousness will capture 90% of the annual runoff volume in the Milwaukee area. If each filter module can filter 20-25 gpm and attain 80% removal of TSS, an annual reduction of 72% (0.9 × 80%) can be expected.

Table 1: Example Flow Rates and Treatment Rates Needed for Different Treatment Objectives

Location	Annual Flow Rate Distributaries (gpm/acre pavement)			Flow Rate Needed for Different Levels of Annual Flow Treatment (gpm/acre pavement)		
	50 th Percentile	70 th Percentile	90 th Percentile	50%	70%	90%
Seattle, WA	16	28	44	10	18	30
Portland, ME	31	52	80	18	30	53
Milwaukee, WI	35	60	83	20	35	65
Phoenix, AZ	38	60	150	20	35	90
Atlanta, GA	45	65	160	25	40	100

For the Vivarium project, a treatment goal of 40% removal of TSS is required. With a TSS reduction of 80% per module and targeting 50% of the annual flow, 20 gpm per acre of imperviousness is required to be filtered. The site has 0.46 impervious acres so the site's total filtration rate to treat 50% of the annual runoff is 9.2 gpm. We have proposed a single module Up-Flo that will filter 20-25 gpm, which exceeds the filtration rate needed to attain 40% TSS reductions on an annual basis.

Required goal for Edgewater = 40%

With 80% per module, targeting 90%, 65 gpm/acre imp. required to be filtered.

Site has 0.38 ac impervious, so total filtration rate = 24.7 gpm
 Use 2 modules, each w/ 20-25 gpm filter capabilities to achieve ~ 72% TSS removal (see underlined sentence above)

Project: Wisconsin

Up-Flo Filter

Date:

Variables:	
	Enter Value
Total Drainage Area:	1 acres
% Impervious Area to Filter :	100 %
Filtration Rate	20 gpm/module
Filter Module TSS Reduction	80 %

WinSLAMM Parameters:			
Annual Runoff Treated	50%	70%	90%
Treatment Flow Rate (gpm)	20	35	65

Filtered Drainage Area: 1 acres

*Edgewater has 0.38 ac
use 72% TSS removal
efficiency in
SLAMM*

Annual TSS Reduction	40%	56%	72%	4' Up-Flo Filter*
Number of Filter Modules	Maximum Treatable Area			Cost
1	1.0	0.57	0.31	\$11,000.00
2	2.0	1.1	0.62	\$13,800.00
3	3.0	1.7	0.9	\$16,600.00
4	4.0	2.3	1.2	\$19,400.00
5	5.0	2.9	1.5	\$22,200.00
6	6.0	3.4	1.8	\$25,000.00
7	7.0	4.0	2.2	Use multiple 4 ft manholes connected by a manifold or single box structure containing multiple rings.
8	8.0	4.6	2.5	
9	9.0	5.1	2.8	
10	10.0	5.7	3.1	
11	11.0	6.3	3.4	
12	12.0	6.9	3.7	
13	13.0	7.4	4.0	
14	14.0	8.0	4.3	
15	15.0	8.6	4.6	
16	16.0	9.1	4.9	
17	17.0	9.7	5.2	
18	18.0	10.3	5.5	

*Includes the manhole, castings, and media.



2830 DAIRY DRIVE
MADISON, WI 53718-6751
PHONE: (608) 224-2830
FAX: (608) 224-2839

The Edgewater

606 Wisconsin Avenue
Madison, WI 53703

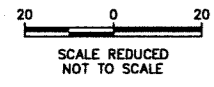
Owner:
Landmark X, LLC
22 East Mifflin Street, Suite 800
Madison, WI 53703

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

Civil Engineer:
BT Squared, Inc.
2830 Dairy Drive
Madison, WI 53718

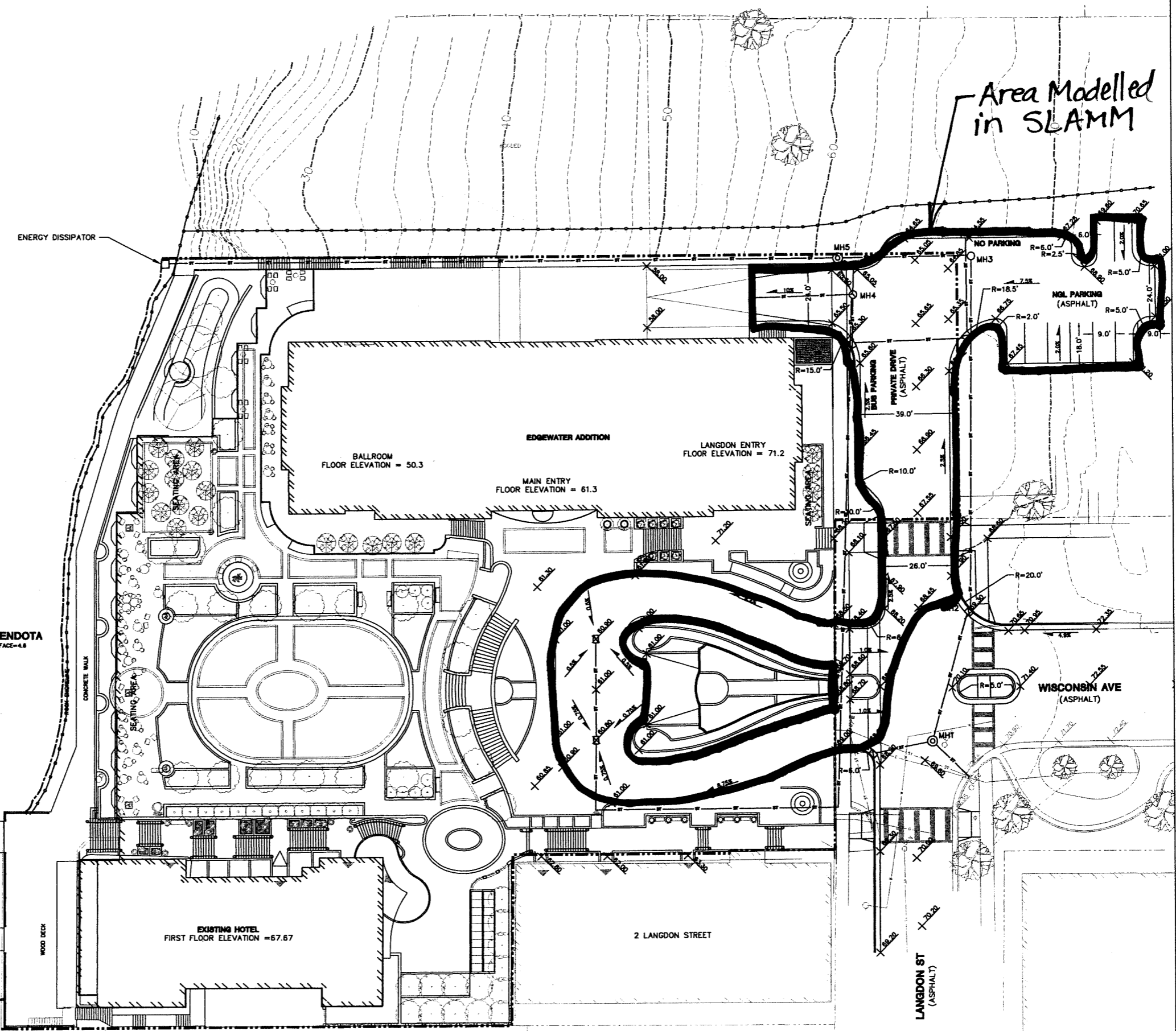
Landscape Architect:
Ken Saiki Design, Inc.
303 S. Patterson, Suite One
Madison, WI 53703

- LEGEND**
- EXISTING GRADE (2' CONTOUR)
 - EXISTING GRADE (10' CONTOUR)
 - EXISTING TREELINE/VEGETATION
 - EXISTING SHORELINE
 - PROPERTY LINE (SUBJECT PROPERTY)
 - PROPERTY LINE/RIGHT-OF-WAY
 - EXISTING FENCE
 - EXISTING ELECTRIC UTILITY
 - EXISTING GAS MAIN
 - EXISTING SANITARY SEWER
 - EXISTING STORM SEWER
 - EXISTING WATER MAIN
 - EXISTING HYDRANT
 - EXISTING MANHOLE
 - EXISTING UTILITY/LIGHT POLE
 - PROPOSED STORM SEWER
 - ⊙ PROPOSED STORM MANHOLE
 - ⊠ PROPOSED STORM INLET
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 - PROPOSED SILT FENCE/DIVERSION BERM
 - ⊕ PROPOSED SPOT ELEVATION
 - PROPOSED SLOPE



- NOTES:**
- SUBJECT PROPERTY LINE AND EXISTING BUILDING LOCATIONS BASED ON ALTA SURVEY PREPARED BY BADGER SURVEYING AND MAPPING SERVICE, JULY 17, 1997.
 - RIGHT-OF-WAY AND OTHER PROPERTY LINES BASED ON DRAWING OBTAINED FROM THE CITY OF MADISON.
 - TOPOGRAPHIC CONTOURS, VEGETATION, AND UTILITY LOCATIONS BASED ON SITE SURVEY PERFORMED BY BT SQUARED, INC. ON JUNE 30, 2009.
 - PROPOSED SITE FEATURES OBTAINED FROM ELKUS MANFREDI ARCHITECTS.
 - PROPOSED UTILITY LOCATIONS ARE APPROXIMATE.
 - ROOF DRAINS AND PLAZA YARD DRAINS DISCHARGE THROUGH BUILDING PER PLUMBING CONTRACTOR. ROOF DRAINS AND PLAZA YARD DRAINS WILL DISCHARGE TO LAKE MENDOTA.

LAKE MENDOTA
WATER SURFACE=4.6



*Area Modelled
in SLAMM*

PROJECT NUMBER: 3829

DATE: January 27, 2010

REVISIONS:

SCALE: 1" = 20'

DRAWING NAME:

GRADING AND EROSION CONTROL PLAN

DRAWING NUMBER:

C1.03



2830 DAIRY DRIVE
MADISON, WI 53718-6751
PHONE: (608) 224-2830
FAX: (608) 224-2839

The Edgewater

666 Wisconsin Avenue
Madison, WI 53703

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

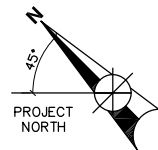
Developer:
Hammes Company
22 East Mifflin Street, Suite 800
Madison, WI 53703

Civil Engineer:
BT Squared, Inc.
2830 Dairy Drive
Madison, WI 53718

Landscape Architect:
Ken Saiki Design, Inc.
303 S. Patterson, Suite One
Madison, WI 53703

LEGEND	
	GRADE (2' CONTOUR)
	GRADE (10' CONTOUR)
	TREELINE/VEGETATION
	SHORELINE
	PROPERTY LINE (SUBJECT PROPERTY)
	PARCEL LINE (SUBJECT PROPERTY)
	PROPERTY LINE/RIGHT-OF-WAY
	FENCE
	ELECTRIC UTILITY
	GAS MAIN
	SANITARY SEWER
	STORM SEWER
	WATER MAIN
	HYDRANT
	STORM INLET
	MANHOLE
	UTILITY/LIGHT POLE
	TREE

20 0 20
SCALE REDUCED
NOT TO SCALE



- NOTES:
- SUBJECT PROPERTY LINE AND EXISTING BUILDING LOCATIONS BASED ON ALTA SURVEY PREPARED BY BADGER SURVEYING AND MAPPING SERVICE, JULY 17, 1997.
 - RIGHT-OF-WAY AND OTHER PROPERTY LINES BASED ON DRAWING OBTAINED FROM THE CITY OF MADISON.
 - TOPOGRAPHIC CONTOURS, VEGETATION, AND UTILITY LOCATIONS BASED ON SITE SURVEY PERFORMED BY BT², INC. ON JUNE 30, 2009.
 - ELEVATIONS ARE BASED ON CITY OF MADISON DATUM.
 - EXISTING EDGEWATER PARCEL = 1.09 ACRES MORE OR LESS.
 - BASED ON THE JANUARY 2, 2009 FLOOD INSURANCE RATE MAP (PANEL 409 OF 850), THE SITE IS NOT IN A FLOOD PLAIN.



SITE LOCATION MAP

LAKE MENDOTA
WATER SURFACE=4.6

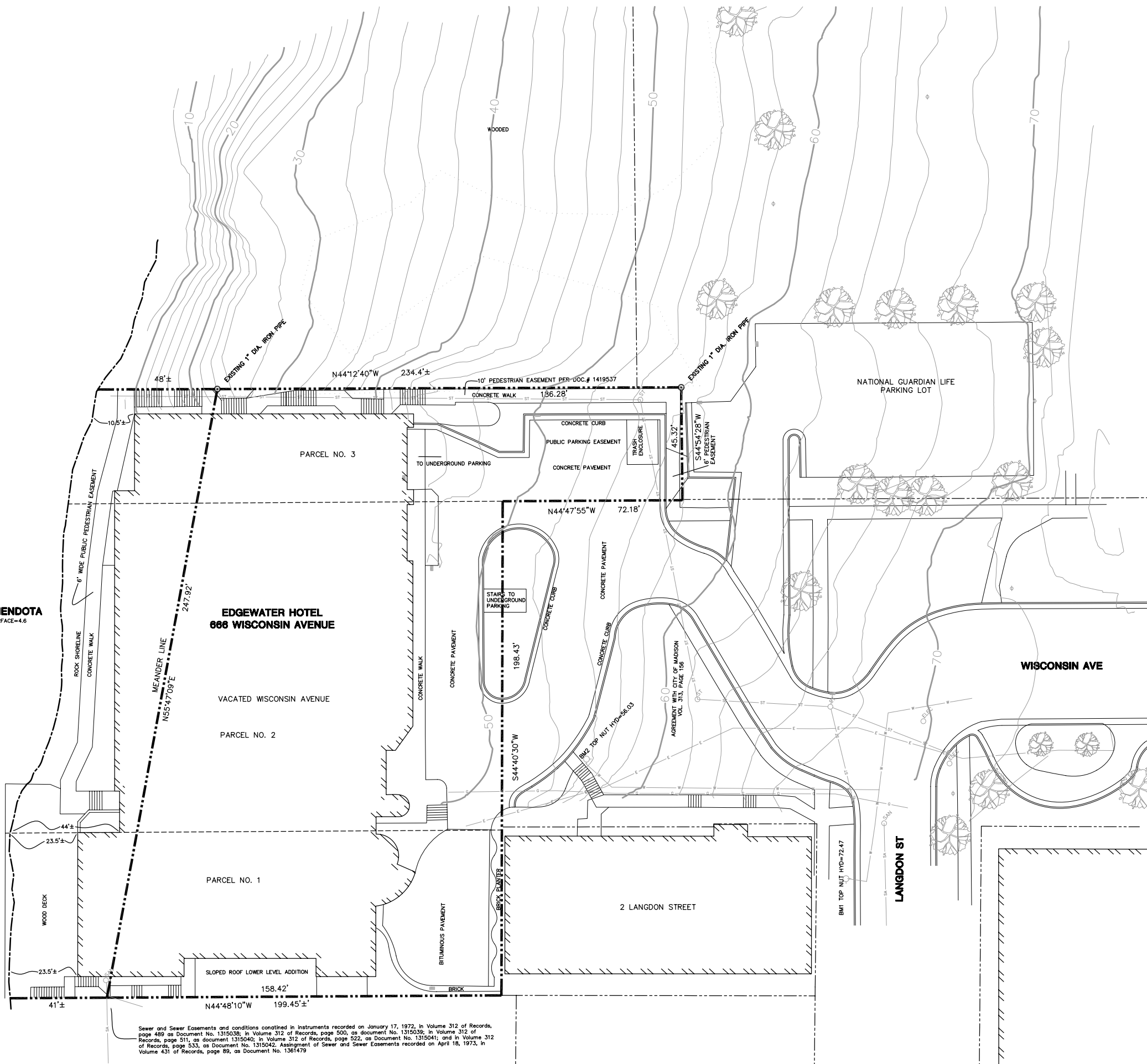
EDGEWATER HOTEL
666 WISCONSIN AVENUE

VACATED WISCONSIN AVENUE

PARCEL NO. 2

PARCEL NO. 1

Sewer and Sewer Easements and conditions contained in instruments recorded on January 17, 1972, in Volume 312 of Records, page 489 as Document No. 1315038; in Volume 312 of Records, page 500, as document No. 1315039; in Volume 312 of Records, page 511, as document 1315040; in Volume 312 of Records, page 522, as Document No. 1315041; and in Volume 312 of Records, page 533, as Document No. 1315042. Assignment of Sewer and Sewer Easements recorded on April 18, 1973, in Volume 431 of Records, page 89, as Document No. 1361479



PROJECT NUMBER: 3826

DATE: February 11, 2010

REVISIONS:

SCALE: 1" = 20'

DRAWING NAME:

SITE SURVEY

DRAWING NUMBER:

C1.01



2830 DAIRY DRIVE
MADISON, WI 53718-6751
PHONE: (608) 224-2830
FAX: (608) 224-2839

The Edgewater

666 Wisconsin Avenue
Madison, WI 53703

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

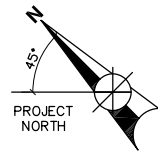
Developer:
Hammes Company
22 East Mifflin Street, Suite 800
Madison, WI 53703

Civil Engineer:
BT Squared, Inc.
2830 Dairy Drive
Madison, WI 53718

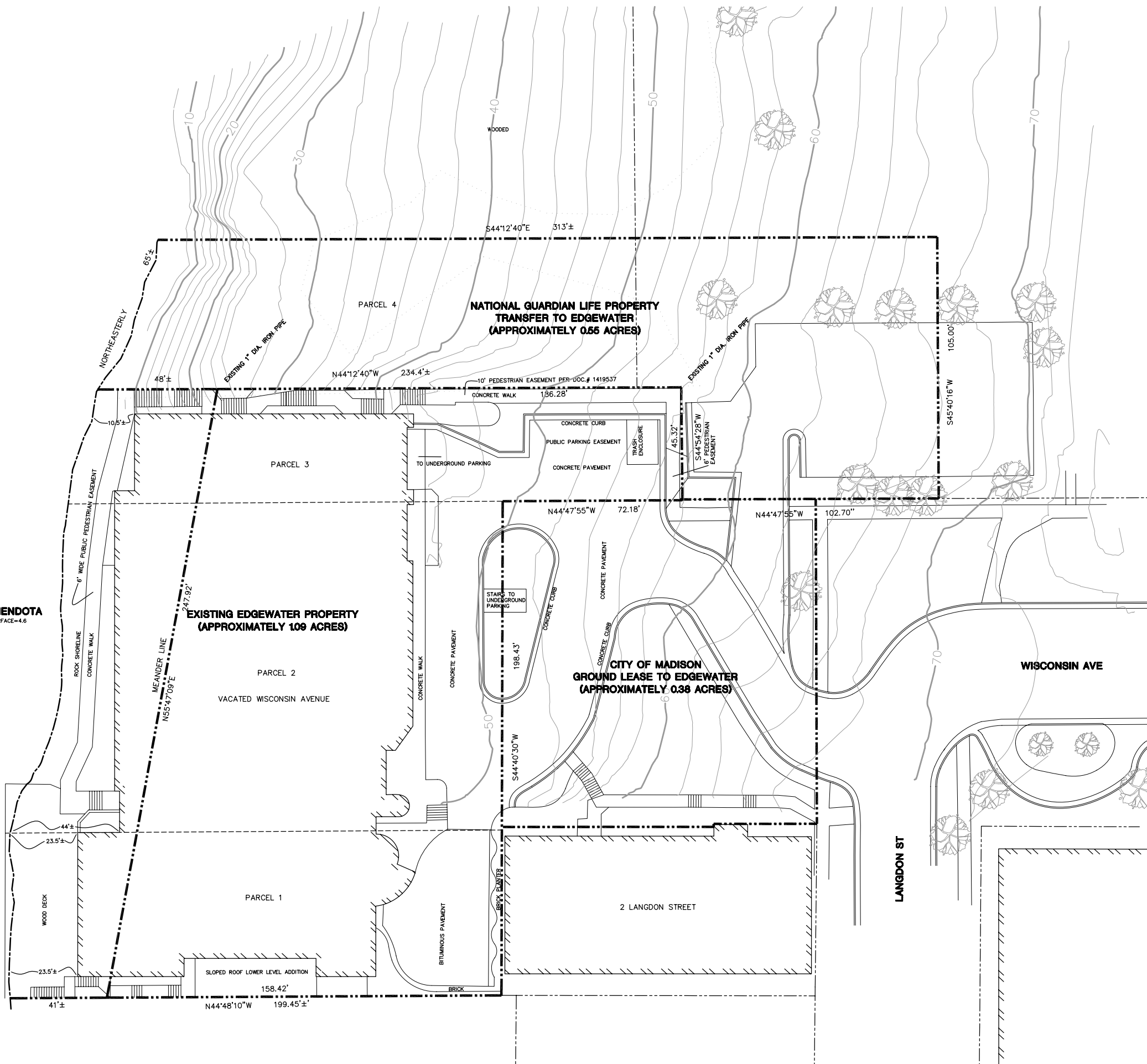
Landscape Architect:
Ken Saiki Design, Inc.
303 S. Patterson, Suite One
Madison, WI 53703

LEGEND	
	GRADE (2' CONTOUR)
	GRADE (10' CONTOUR)
	TREELINE/VEGETATION
	SHORELINE
	PROPERTY LINE (SUBJECT PROPERTY)
	PROPERTY LINE/RIGHT-OF-WAY
	TREE

SCALE REDUCED
NOT TO SCALE



LAKE MENDOTA
WATER SURFACE=4.6



PARCEL DESCRIPTIONS

PARCEL 1:

All that part of Lot Five (5), lying Northwest of the Southeast 126 feet thereof, in Block Seventy-eight (78), Madison, according to the recorded plat thereof, in the City of Madison, Dane County, Wisconsin.

PARCEL 2:

All of that portion of vacated Wisconsin Avenue, in the City of Madison, Dane County, Wisconsin, lying Northwest of a line parallel to the Northwestern line of Langdon Street extended Northeast and 126 feet Northwest from such extended line of Langdon Street.

PARCEL 3:

Part of Block Two Hundred Sixty-three (263), Madison, according to the recorded plat thereof, in the City of Madison, Dane County, Wisconsin, described as follows: Beginning at the most southerly corner of Block 94, said point being the point of intersection of the Northwest line of East Gilman Street with the Northeast line of Wisconsin Avenue; thence Northwest along said Northeast line of Wisconsin Avenue 383.6 feet to the point of beginning of this description; thence Northeast at right angles to last described line 45.0 feet; thence Northwest parallel with the Northeast line of Wisconsin Avenue (now vacated) 186.4 feet to an iron stake, on a meander line, which is 36.0 feet more or less Southeast from the low water mark of Lake Mendota; thence Southwest along said meander line 45.0 feet to an iron stake on the Northeast line of Wisconsin Avenue which is 48.6 feet Southeast from the low water mark of Lake Mendota and also 186.4 feet Northwest from the point of beginning; thence Southeast along said line 186.4 feet to the point of beginning. Also, all land lying Northwest of above described meander line to the low water mark of Lake Mendota.

PARCEL 1, 2, & 3 Contain 48,230 SQFT/ 1.09 Acres more or less.

PARCEL 4:

Part of Block Two Hundred Sixty-three (263), Madison, according to the recorded plat thereof, in the City of Madison, Dane County, Wisconsin, described as follows: Beginning at the most southerly corner of Block 94, said point being the point of intersection of the Northwest line of East Gilman Street with the Northeast line of Wisconsin Avenue; thence Northwest along said Northeast line of Wisconsin Avenue 383.6 feet to the point of beginning of this description; thence N44°54'28"E, 45.32 feet; thence N44°12'40"W, 234.4 feet more or less to the shore of Lake Mendota; thence Northeast, 65 feet more or less, along the shore of Lake Mendota; thence S44°12'40"E, 313' feet more or less; thence S45°40'16"W, 105.00 feet; thence N44°47'55"W, 102.70 feet to the point of beginning.

PARCEL 4 Contains 24,140 SQFT/ 0.55 Acres more or less.

PROJECT NUMBER: 3826

DATE: February 11, 2010

REVISIONS:

SCALE: 1" = 20'

DRAWING NAME:

**PROPERTY TRANSFER
DIAGRAM**

DRAWING NUMBER:

C1.02



2830 DAIRY DRIVE
MADISON, WI 53718-6751
PHONE: (608) 224-2830
FAX: (608) 224-2839

The Edgewater

666 Wisconsin Avenue
Madison, WI 53703

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

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

Civil Engineer:
BT Squared, Inc.
2830 Dairy Drive
Madison, WI 53718

Landscape Architect:
Ken Saiki Design, Inc.
303 S. Patterson, Suite One
Madison, WI 53703

PROJECT NUMBER: 3826

DATE: February 11, 2010

REVISIONS:

SCALE: 1" = 20'

DRAWING NAME:

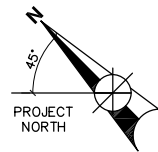
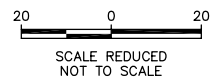
**GRADING AND EROSION
CONTROL PLAN**

DRAWING NUMBER:

C1.03

LEGEND

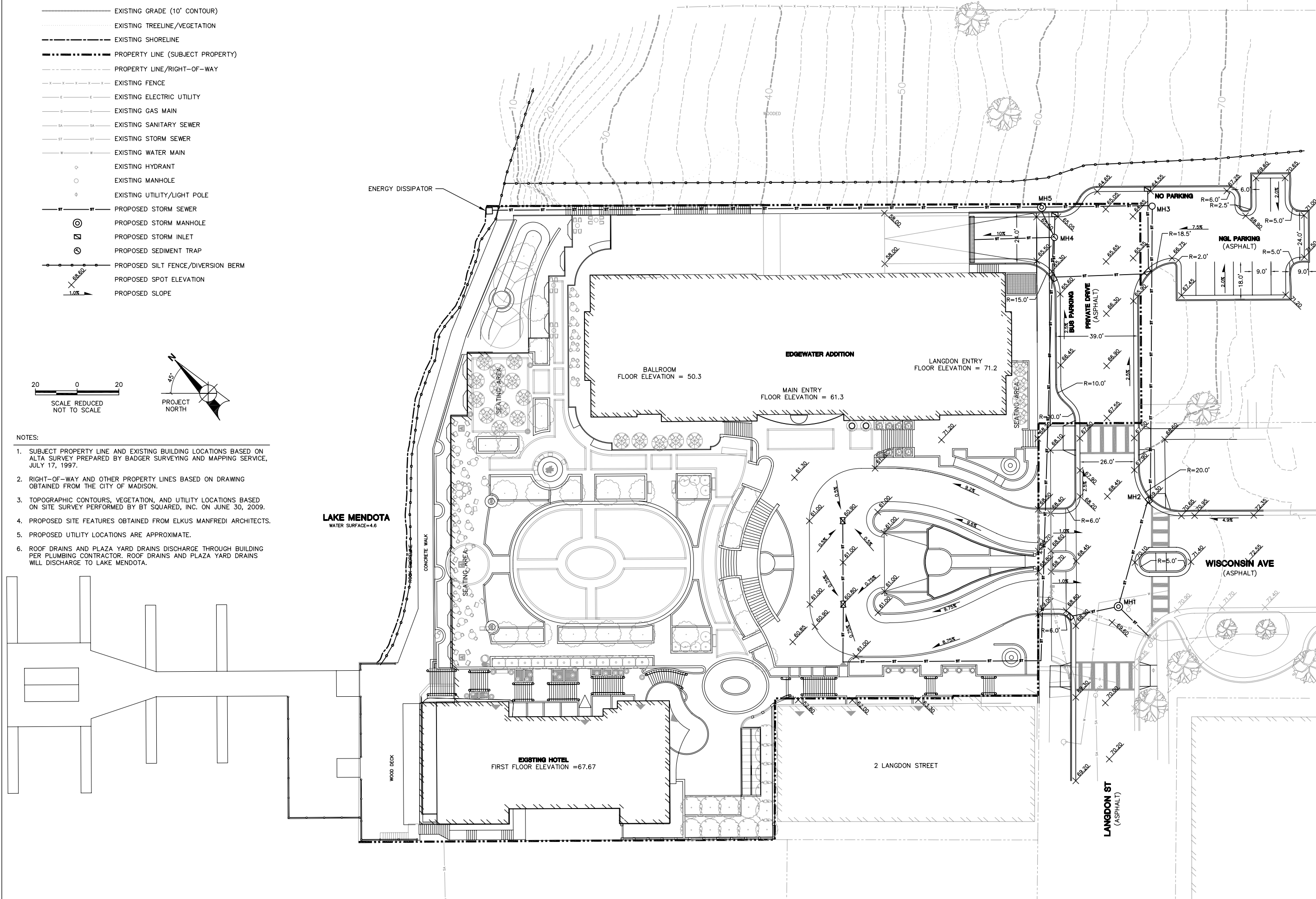
- EXISTING GRADE (2' CONTOUR)
- EXISTING GRADE (10' CONTOUR)
- EXISTING TREELINE/VEGETATION
- EXISTING SHORELINE
- PROPERTY LINE (SUBJECT PROPERTY)
- PROPERTY LINE/RIGHT-OF-WAY
- x-x-x-x-x- EXISTING FENCE
- E-E-E-E-E- EXISTING ELECTRIC UTILITY
- G-G-G-G-G- EXISTING GAS MAIN
- SA-SA-SA-SA-SA- EXISTING SANITARY SEWER
- ST-ST-ST-ST-ST- EXISTING STORM SEWER
- W-W-W-W-W- EXISTING WATER MAIN
- o EXISTING HYDRANT
- o EXISTING MANHOLE
- o EXISTING UTILITY/LIGHT POLE
- ST-ST-ST-ST-ST- PROPOSED STORM SEWER
- o PROPOSED STORM MANHOLE
- o PROPOSED STORM INLET
- o PROPOSED SEDIMENT TRAP
- o-o-o-o-o- PROPOSED SILT FENCE/DIVERSION BERM
- o PROPOSED SPOT ELEVATION
- 1.0% PROPOSED SLOPE



NOTES:

1. SUBJECT PROPERTY LINE AND EXISTING BUILDING LOCATIONS BASED ON ALTA SURVEY PREPARED BY BADGER SURVEYING AND MAPPING SERVICE, JULY 17, 1997.
2. RIGHT-OF-WAY AND OTHER PROPERTY LINES BASED ON DRAWING OBTAINED FROM THE CITY OF MADISON.
3. TOPOGRAPHIC CONTOURS, VEGETATION, AND UTILITY LOCATIONS BASED ON SITE SURVEY PERFORMED BY BT SQUARED, INC. ON JUNE 30, 2009.
4. PROPOSED SITE FEATURES OBTAINED FROM ELKUS MANFREDI ARCHITECTS.
5. PROPOSED UTILITY LOCATIONS ARE APPROXIMATE.
6. ROOF DRAINS AND PLAZA YARD DRAINS DISCHARGE THROUGH BUILDING PER PLUMBING CONTRACTOR. ROOF DRAINS AND PLAZA YARD DRAINS WILL DISCHARGE TO LAKE MENDOTA.

LAKE MENDOTA
WATER SURFACE=4.6



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2830 DAIRY DRIVE
MADISON, WI 53718-6751
PHONE: (608) 224-2830
FAX: (608) 224-2839

The Edgewater

666 Wisconsin Avenue
Madison, WI 53703

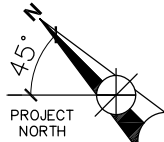
Owner:
Landmark X, LLC
22 East Millin Street, Suite 800
Madison, WI 53703

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

Civil Engineer:
BT Squared, Inc.
2830 Dairy Drive
Madison, WI 53718

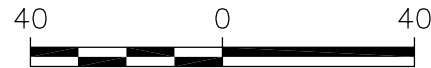
Landscape Architect:
Ken Saiki Design, Inc.
303 S. Patterson, Suite One
Madison, WI 53703

- LEGEND**
- EXISTING GRADE (2' CONTOUR)
 - EXISTING GRADE (10' CONTOUR)
 - EXISTING TREELINE/VEGETATION
 - EXISTING SHORELINE
 - PROPERTY LINE (SUBJECT PROPERTY)
 - PROPERTY LINE/RIGHT-OF-WAY
 - X X EXISTING FENCE
 - E EXISTING ELECTRIC UTILITY
 - G EXISTING GAS MAIN
 - SA EXISTING SANITARY SEWER
 - ST EXISTING STORM SEWER
 - W EXISTING WATER MAIN
 - ◇ EXISTING HYDRANT
 - EXISTING MANHOLE
 - ◇ EXISTING UTILITY/LIGHT POLE
 - ST PROPOSED STORM SEWER
 - ⊙ PROPOSED STORM MANHOLE
 - SA PROPOSED STORM INLET
 - ⊙ PROPOSED SEDIMENT TRAP
 - W PROPOSED SILT FENCE/DIVERSION BERM
 - 1.0% PROPOSED SLOPE
 - PT POTENTIAL FIRE HOSE RUN
 - ▨ FIRE HOSE CONNECTION AT PUMPER TRUCK
 - ▨ FIRE LANE/TRUCK ACCESS

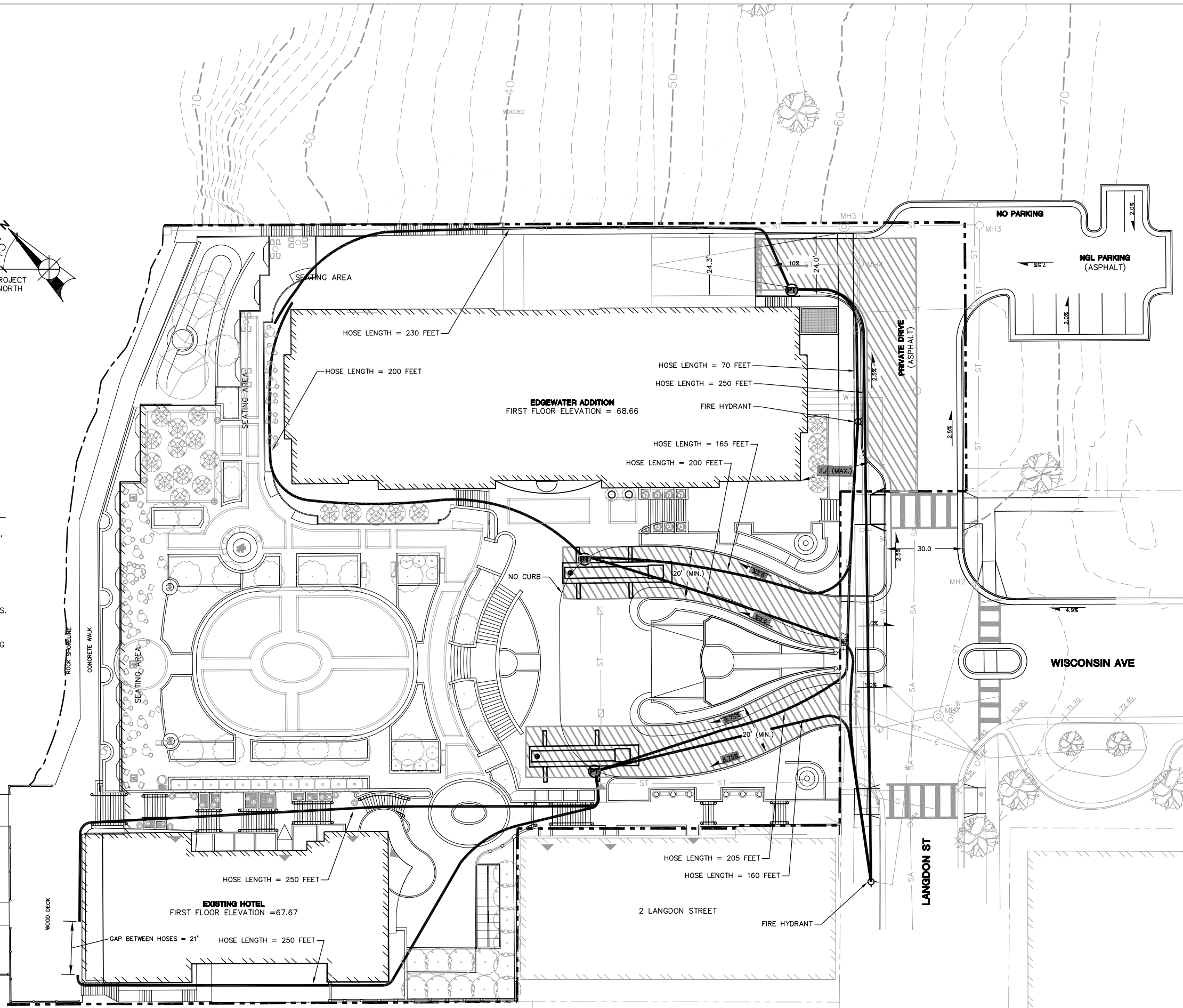


NOTES:

1. SUBJECT PROPERTY LINE AND EXISTING BUILDING LOCATIONS BASED ON ALTA SURVEY PREPARED BY BADGER SURVEYING AND MAPPING SERVICE, JULY 17, 1997.
2. RIGHT-OF-WAY AND OTHER PROPERTY LINES BASED ON DRAWING OBTAINED FROM THE CITY OF MADISON.
3. TOPOGRAPHIC CONTOURS, VEGETATION, AND UTILITY LOCATIONS BASED ON SITE SURVEY PERFORMED BY BT SQUARED, INC. ON JUNE 30, 2009.
4. PROPOSED SITE FEATURES OBTAINED FROM ELKUS MANFREDI ARCHITECTS.
5. PROPOSED UTILITY LOCATIONS ARE APPROXIMATE.
6. KNOX BOX WILL BE LOCATED NEAR MAIN ENTRY OF NEW HOTEL BUILDING ADJACENT TO AUTO COURT.
7. FIRE DEPARTMENT CONNECTION TO STAND PIPE AND SPRINKLER SYSTEM TO BE DETERMINED BY MECHANICAL CONTRACTOR.



SCALE: 1" = 40'



PROJECT NUMBER: 3826

DATE: February 11, 2010

REVISIONS:

SCALE: 1" = 20'

DRAWING NAME:

FIRE DEPARTMENT ACCESS PLAN

DRAWING NUMBER:

C1.05

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MEMORANDUM

DATE: February 10, 2010
TO: Amy Supple, Landmark X, LLC
FROM: Mark Huber, P.E.
SUBJECT: Edgewater Waterfront Setback Measurements

BT Squared, Inc. measured waterfront setback distances for several development lots adjacent to the Edgewater Hotel on June 4, 2009. A summary of the waterfront setback measurements is provided in **Table 1**.

In accordance with instructions from the City of Madison, the waterfront setback distances were measured from the Lake Mendota ordinary high-water mark (OHM) elevation of 850.7 to the nearest structure (36-inches above grade) or the main building on each development lot. For the Edgewater building, the setback distance was determined at the cantilevered portion of the 1970's building.

We also measured setback distances for additional development lots between the Edgewater Hotel and the University of Wisconsin Limnology Lab. For development lots between the Limnology Lab and 233 West Lake Lawn Place, the measurements were made using an online Dane County GIS mapping tool, which is based on 2005 aerial photography. All of the measurements that we collected are summarized on **Table 2**.

MRH
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Table 1
Waterfront Setback Measurements
Proposed Edgewater Redevelopment
BT² Project No. 3826

No.	Name	Address	Parcel ID	Setback (feet)
5	Alpha Phi Sorority	28 Langdon St.	070914409010	173.0
4	22 Langdon LLC (Apartments)	22 Langdon St.	070914409028	152.0
3	Sigma Pi Fraternity	16 Langdon St.	070914409036	110.0
2	Delta Tau Delta Fraternity	12 Langdon St.	070914409044	48.0
1	Edgewater Hotel	666 Wisconsin Ave.	070914409078	10.5
1	National Guardian Life Boathouse	530 N. Pinkney	070914403070	0.0
2	Pickney Place Condominiums	533 N. Pinkney	070914402113	66.7
3	Lakeshore Apartments	122 E. Gilman St.	070914402048	94.8
4	UW Boat House	130 E. Gilman St.	070914402030	0.0
5	Verex Plaza Office Building	150 E. Gilman St.	070914402014	31.9
Average Setback				68.7

Setback distance is from Lake Mendota ordinary high-water mark (OHM) of 850.7 to the nearest structure (36-inches above grade) or the main building on the development lot

Table 2
All Waterfront Setback Measurements
Proposed Edgewater Redevelopment
BT² Project No. 3826

No.	Name	Address	Parcel ID	Setback (feet)
1	Limnology Lab	680 N. Park St.	070915401015	45
2	Helen C. White Library	600 N. Park St.	070915401015	72
3	Wisconsin Union Theater	800 Langdon St.	070914303014	105
4	Hoofers Boat House	800 Langdon St.	070914303014	35
5	Memorial Union	800 Langdon St.	070914303014	0
6	Red Gym	716 Langdon St.	070914303014	0
7	Pyle Center	650 N. Lake St.	070914303022	0
8	Sigma Alpha Epsilon	627 N. Lake St.	070914301018	62
9	CHT Apartments	616 Mendota Ct.	070914301026	68
10		622 Mendota Ct.	070914301034	93
11		661 Mendota Ct.	070914301042	27
12		640 N. Frances St.	070914301224	0
13	French House	633 N. Frances St.	070914419019	70
14		244 W. Lakelawn Pl.	070914419225	70
15	Alpha Gamma Rho Fraternity	233 W. Lake Lawn Pl.	070914419233	60.3
16	Mullins Apartments	222 E. Lake Lawn Pl.	070914419267	53.0
17	Madison Community Cooperative	225 E. Lake Lawn Pl.	070914419275	58.2
18	Alpha Delta Phi Fraternity	640 N. Henry St.	070914419415	5.8
19	Chi Psi Fraternity	150 Iota Ct.	070914410017	35.0
20	Cliff Dwellers Apartments LLC	140 Iota Ct.	070914410025	12.0
21	Nottingham Cooperative	146 Langdon St.	070914410116	54.5
22	Pi Beta Phi Sorority	130 Langdon St.	070914410158	46.7
23	Kappa Sigma Fraternity	124 Langdon St.	070914410174	27.2
24	Kappa Alpha Theta Sorority	108 Langdon St.	070914410207	54.0
25	Mendota Lakeshore Apts LLC	620 N. Carroll St.	070914410231	50.3
26	Alpha Phi Sorority	28 Langdon St.	070914409010	173.0
27	22 Langdon LLC (Apartments)	22 Langdon St.	070914409028	152.0
28	Sigma Pi Fraternity	16 Langdon St.	070914409036	110.0
29	Delta Tau Delta Fraternity	12 Langdon St.	070914409044	48.0
30	Edgewater Hotel	666 Wisconsin Ave.	070914409078	10.5
31	National Guardian Life Boathouse	530 N. Pinkney	070914403070	0.0
32	Pickney Place Condominiums	533 N. Pinkney	070914402113	66.7
33	Lakeshore Apartments	122 E. Gilman St.	070914402048	94.8
34	UW Boat House	130 E. Gilman St.	070914402030	0.0
35	Verex Plaza Office Building	150 E. Gilman St.	070914402014	31.9
Average Setback				51.2

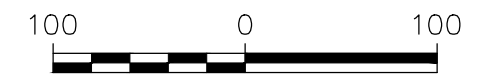
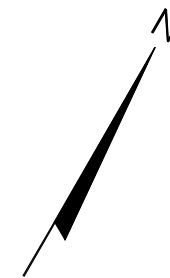
Setback distance is from Lake Mendota ordinary high-water mark (OHM) of 850.7 to the nearest structure (36-inches above grade) or the main building on the development lot

Development Lots Nos. 1 - 14 setback measurement from Dane County GIS mapping tool (2005 aerial photography)
All other measurements from 6/4/2009 BT Squared field survey





NOTES:

1. PROPERTY LINES AND AERIAL PHOTO BASE MAP PROVIDED BY CITY OF MADISON
2. SETBACK DISTANCE IS FROM LAKE MENDOTA ORDINARY HIGH-WATER MARK (OHM) OF 850.7 TO THE NEAREST STRUCTURE (36 INCHES ABOVE GRADE) OR THE MAIN BUILDING ON THE DEVELOPMENT LOT



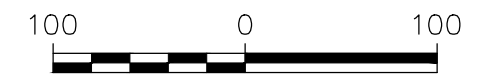
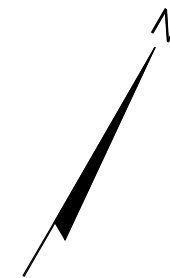
SCALE: 1" = 100'

PROJECT NO. 3826	DRAWN BY: KP		2830 DAIRY DRIVE MADISON, WI 53718-6751 PHONE: (608) 224-2830 FAX: (608) 224-2839		22 EAST MIFFLIN STREET SUITE 800 MADISON, WI 53703 PHONE: (608) 274-7447	SITE EDGEWATER HOTEL 666 WISCONSIN AVENUE MADISON, WISCONSIN	WATER FRONT SETBACKS SW	FIGURE
DRAWN: 02/11/10	CHECKED BY: MH							1
APPROVED BY:								



NOTES:

1. PROPERTY LINES AND AERIAL PHOTO BASE MAP PROVIDED BY CITY OF MADISON
2. SETBACK DISTANCE IS FROM LAKE MENDOTA ORDINARY HIGH-WATER MARK (OHM) OF 850.7 TO THE NEAREST STRUCTURE (36 INCHES ABOVE GRADE) OR THE MAIN BUILDING ON THE DEVELOPMENT LOT



SCALE: 1" = 100'

PROJECT NO.	3826	DRAWN BY:	KP		2830 DAIRY DRIVE MADISON, WI 53718-6751 PHONE: (608) 224-2830 FAX: (608) 224-2839	CLIENT	22 EAST MIFFLIN STREET SUITE 800 MADISON, WI 53703 PHONE: (608) 274-7447	SITE	EDGEWATER HOTEL 666 WISCONSIN AVENUE MADISON, WISCONSIN	WATER FRONT SETBACKS NE	FIGURE
DRAWN:	02/11/10	CHECKED BY:	MH								2
		APPROVED BY:									



Department of Public Works
City Engineering Division

608 266 4751

Robert F. Phillips, P.E.
Interim City Engineer

City-County Building, Room 115
210 Martin Luther King, Jr. Boulevard
Madison, Wisconsin 53703
608 264 9275 FAX
1 866 704 2315 Textnet

Principal Engineers
Michael R. Dailey, P.E.
Christina M. Bachmann, P.E.
John S. Fahrney, P.E.
Gregory T. Fries, P.E.

Facilities & Sustainability
Jeanne E. Hoffman, Manager
James C. Whitney, A.I.A.

Operations Manager
Kathleen M. Cryan

GIS Manager
David A. Davis, R.L.S.

Financial Officer
Steven B. Danner-Rivers

Hydrogeologist
Brynn Bemis

DATE: February 8, 2010
TO: Plan Commission
FROM: Robert F. Phillips, P.E., Interim City Engineer
SUBJECT: 666 Wisconsin Avenue Rezoning

Please include the additional comments to the memo submitted on December 2, 2009 for the above mentioned project:

Engineering staff met with Amy Supple and Matt Morris from the Hammes development team on Friday February 5, 2009. Clarifications have been provided to the Applicants as follows:

Revise Major or Non-Standard Comment #8 to read the following:

All new sanitary sewerage that results from the redevelopment of this site shall be directed to the sewer main on Langdon Street. Any existing sewerage that can be diverted to the Langdon Street sewer main shall also be diverted. The Applicant shall review the proposed and existing sewer with City Engineering for final approval. Any new sewer pipe that serves 54 or more Dwelling Fixture Units (DFU's), shall obtain a letter of Water Quality Certification from the Capital Area Regional Planning Commission, prior to approval.

Revise item 3.6 to read the following: "The Applicant shall close all abandoned driveways by replacing the curb in front of the driveways and restoring the area between the sidewalk and curb (terrace area) on Langdon Street with grass. The coordination of this work shall be included in the Developer's Agreement. (policy)"

Stormwater Management

The following comments are related to the ongoing stormwater management plans as provided by the Edgewater Development team that the City is reviewing. The current plan requirements shall include the following, subject to change with any changes in the development plan:

1. Sediment control – required would be 40% TSS control off of paved surfaces. They are providing 72% TSS reduction using a filter device.
2. Oil and grease control – this filter device has hydrocarbon control built in.
3. Erosion control – a plan will be submitted ahead of construction both to the City and WDNR as part of a WRAPP (formerly NOI) permit.
4. Flood control – two (2) enclosed depressions on the site have safe overflow designed in for events exceeding pipe capacity.
5. Detention – not required (or recommended)
6. Infiltration – not required
7. Two additional 6x6 Catchbasins will be provided to treat the public street area that is not part of the private site but flows through the private site. This area is diverted around there primary treatment area due to capacity issues with the filters. They are not required to treat this area but are providing our standard treatment.