

**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.

The Edgewater

666 Wisconsin Avenue
Madison, WI 53703

OWNER

Landmark X, LLC
22 East Mifflin, Suite 800
Madison, WI 53703
T. 608.274.7447
F. 608.274.7424

ARCHITECT

Elkus I Manfredi Architects Ltd
300 A Street
Boston, Massachusetts 02210
T. 617 426 1300
F. 617 426 7502

DEVELOPER

Hammes Company
22 East Mifflin, Suite 800
Madison, WI 53703
T. 608.274.7447
F. 608.274.7424

CIVIL ENGINEER

BT², Inc.
2830 Dairy Drive
Madison, WI 53718
T. 608.224.2830
F. 608.224.2839

DRAWING LIST:

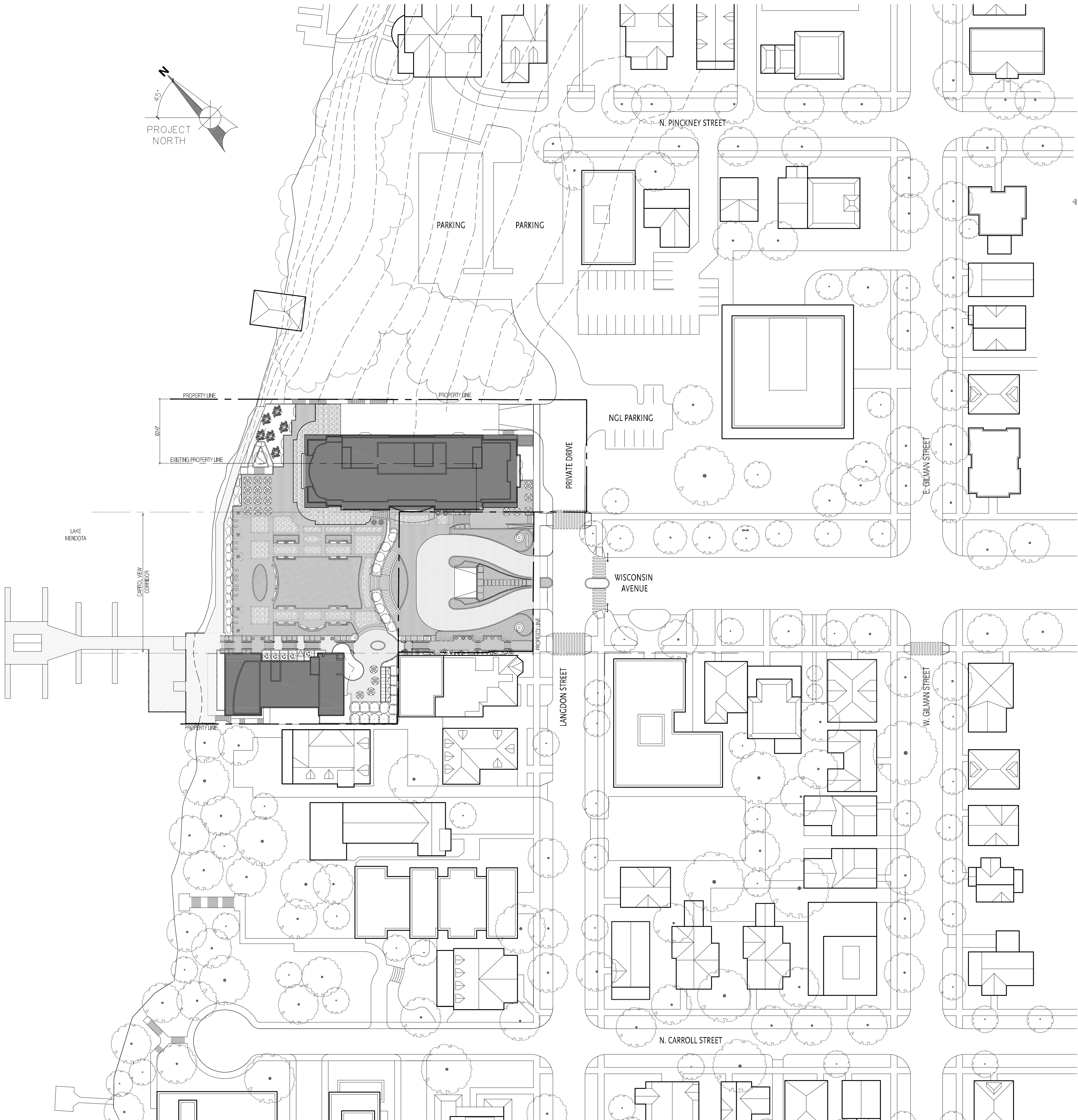
ARCHITECTURAL

- A1.00 DOCK LEVEL PLAN
- 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 - PLAZA
- A1.06 LOWER LEVEL 1 FLOOR PLAN - AUTO COURT
- A1.07 LEVEL 1 FLOOR PLAN - LANGDON STREET
- A1.08 NEW HOTEL FLOOR 2 PLAN
EXISTING HOTEL FLOORS 2-4 PLAN
- A1.09 NEW HOTEL FLOORS 3-5 PLAN
EXISTING HOTEL FLOOR 5 PLAN
- A1.10 NEW HOTEL FLOORS 6 PLAN
EXISTING HOTEL ROOF PLAN
- A1.11 NEW HOTEL FLOORS 7-8 PLAN
EXISTING HOTEL ROOF PLAN
- A1.12 HOTEL ROOF PLANS
- 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

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

OCTOBER 28, 2009



THE EDGEWATER HOTEL

MADISON, WISCONSIN
10.28.09

1940's BUILDING												
FLOOR	GUEST ROOM AREA	ROOM KEYS	CIRCULATION AREA	FUNCTION	RESTAURANT/BAR	SPA / HEALTH	FITNESS CENTER/ POOL	OFFICE	BACK OF HOUSE/ MECHANICAL	PARKING AREA	CARS	TOTAL FLOOR AREA (GROSS)
DOCK LEVEL			850 SF		920 SF							1,770 SF
LOWER LEVEL 6			325 SF		2,975 SF							3,300 SF
LOWER LEVEL 5			730 SF									730 SF
LOWER LEVEL 4			850 SF					4,250 SF	1,400 SF			6,500 SF
LOWER LEVEL 3			1,150 SF			3,300 SF	5,000 SF		300 SF			9,750 SF
LOWER LEVEL 2			3,750 SF			2,100 SF			150 SF			6,000 SF
LOWER LEVEL 1	4,700 SF	6	1,100 SF									5,800 SF
LEVEL 1	4,700 SF	6	1,100 SF									5,800 SF
2	4,700 SF	6	1,100 SF									5,800 SF
3	4,700 SF	6	1,100 SF									5,800 SF
4	4,700 SF	6	1,100 SF									5,800 SF
5 (PREVIOUSLY ROOF)			938 SF	1,952 SF					725 SF			3,615 SF
TOTAL AREA	23,500 SF	30 KEYS	14,093 SF	1,952 SF	3,895 SF	5,400 SF	5,000 SF	4,250 SF	2,575 SF	- SF	0 CARS	60,665 SF

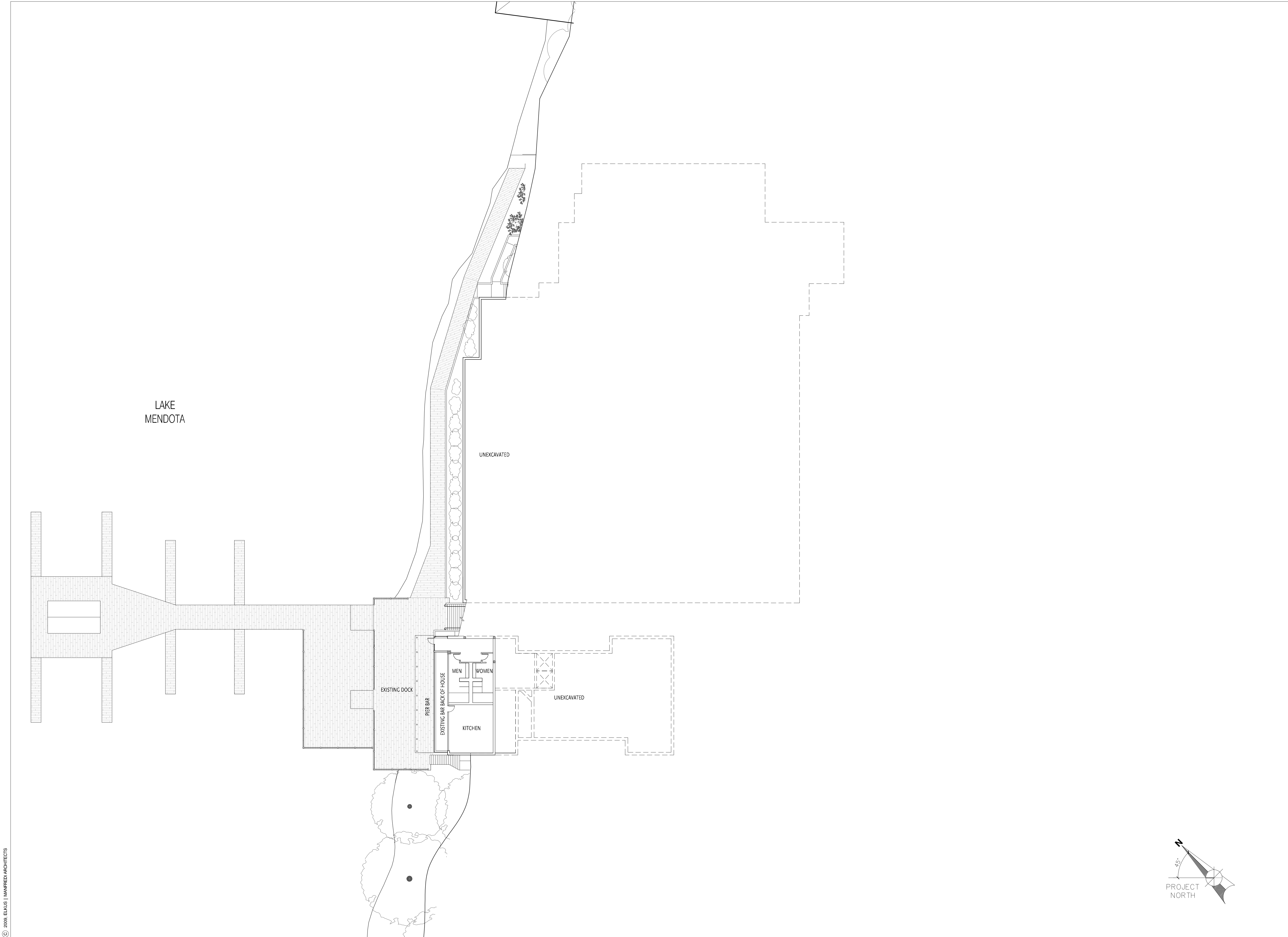
NOTE: THE 1940'S BUILDING PLANS ARE BASED ON DRAWINGS BY LAURENCE MONBERG DATED JULY 1941; FIELD CONDITIONS HAVE NOT BEEN VERIFIED.

1970's BUILDING												
FLOOR	GUEST ROOM AREA	ROOM KEYS	CIRCULATION AREA	FUNCTION	RESTAURANT/BAR	SPA / HEALTH	FITNESS CENTER/ POOL	OFFICE	BACK OF HOUSE/ MECHANICAL	PARKING AREA	CARS	TOTAL FLOOR AREA (GROSS)
LOWER LEVEL 6	4,536 SF	9	1,095 SF							11,502 SF	25	17,133 SF
LOWER LEVEL 5	4,536 SF	9	1,084 SF							19,203 SF	43	24,823 SF
LOWER LEVEL 4	4,536 SF	9	1,121 SF							19,163 SF	44	24,820 SF
LOWER LEVEL 3	4,536 SF	9	1,320 SF						1,955 SF	17,294 SF	41	25,105 SF
TOTAL AREA	18,144 SF	36 KEYS	4,620 SF	- SF	- SF	- SF	- SF	- SF	1,955 SF	67,162 SF	153 CARS	91,881 SF

NOTE: THE 1970'S BUILDING ADDITION PLANS ARE BASED ON DRAWINGS BY LAURANCE MONBERG AND JOHN FLAD DATED DECEMBER 1971; FIELD CONDITIONS HAVE NOT BEEN VERIFIED.

PROPOSED BUILDING												
FLOOR	GUEST ROOM AREA	ROOM KEYS	CIRCULATION AREA	FUNCTION INCLUDING PRE-FUNCTION	RESTAURANT/BAR/CAFÉ INCLUDING KITCHEN	SPA / HEALTH	FITNESS CENTER/ POOL	(HOTEL) OFFICE	BACK OF HOUSE/ MECHANICAL	PARKING AREA	CARS	TOTAL FLOOR AREA (GROSS)
LOWER LEVEL 6	1,900 SF	4	2,450 SF						3,150 SF			7,500 SF
LOWER LEVEL 5	1,900 SF	4	2,450 SF						3,150 SF			7,500 SF
LOWER LEVEL 4	1,900 SF	4	2,450 SF						3,150 SF			7,500 SF
LOWER LEVEL 3	1,900 SF	4	2,450 SF						3,150 SF	25,290 SF	68	32,790 SF
PLAZA: LOWER LEVEL 2			7,330 SF	5,600 SF					7,810 SF	17,640 SF	5	38,380 SF
LOWER LEVEL 1			4,900 SF					875 SF	5,160 SF	5,000 SF		15,935 SF
LANGDON STREET: LEVEL 1			3,270 SF	1,990 SF	7,850 SF				1,240 SF			14,350 SF
2	10,150 SF	17	2,360 SF						800 SF			13,310 SF
3	10,460 SF	19	2,015 SF						825 SF			13,300 SF
4	10,460 SF	19	2,015 SF						825 SF			13,300 SF
5	10,460 SF	19	2,015 SF						825 SF			13,300 SF
6	10,190 SF	20	2,015 SF						825 SF			13,030 SF
7	8,880 SF	7	1,550 SF						510 SF			10,940 SF
8	8,880 SF	7	1,550 SF						510 SF			10,940 SF
TOTAL AREA	77,080 SF	124 KEYS	38,820 SF	7,590 SF	7,850 SF	- SF	- SF	875 SF	31,930 SF	47,930 SF	73 CARS	212,075 SF

TOTAL BUILDING AREAS												
	GUEST ROOM AREA	ROOM KEYS	CIRCULATION AREA	FUNCTION	RESTAURANT/BAR	SPA / HEALTH	FITNESS CENTER/ POOL	OFFICE	BACK OF HOUSE / MECH.	PARKING AREA	CARS	TOTAL FLOOR AREA (GROSS)
TOTAL AREA	118,724 SF	190 KEYS	57,533 SF	9,542 SF	11,745 SF	5,400 SF	5,000 SF	5,125 SF	36,460 SF	115,092 SF	226 CARS	364,621 SF



The Edgewater

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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 ², Inc.
2830 Dairy Drive
Madison, WI 53718

PROJECT NUMBER: 08105.00

DATE: October 28, 2009

REVISIONS:		
1		08/18/09
2		10/28/09

SCALE: 1"= 20'-0"

DRAWING NAME:
Dock Level Plan

DRAWING NUMBER:

A1.00



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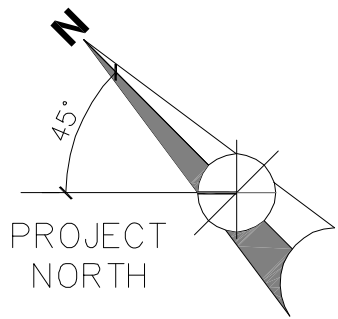
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DRAWING NAME:

Lower Level 6

DRAWING NUMBER:

A1.01



The Edgewater

666 Wisconsin Avenue
Madison, WI 53703

Owner:

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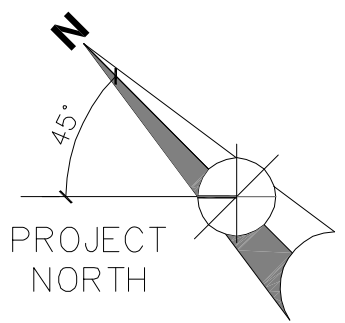
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DRAWING NAME:

Lower Level 5

DRAWING NUMBER:

A1.02



The Edgewater

666 Wisconsin Avenue
Madison, WI 53703

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

Civil Engineer:
BT², Inc.
2830 Dairy Drive
Madison, WI 53718

PROJECT NUMBER: 08105.00

DATE: October 28, 2009

REVISIONS:

1	08/18/09
2	10/28/09

SCALE: 1" = 20'-0"

DRAWING NAME:
Lower Level 4

DRAWING NUMBER:

A1.03



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:

BT², Inc.
2830 Dairy Drive
Madison, WI 53718

PROJECT NUMBER: 08105.00

DATE: October 28, 2009

REVISIONS:

1	08/18/09
2	10/28/09

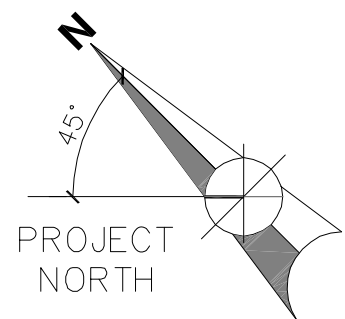
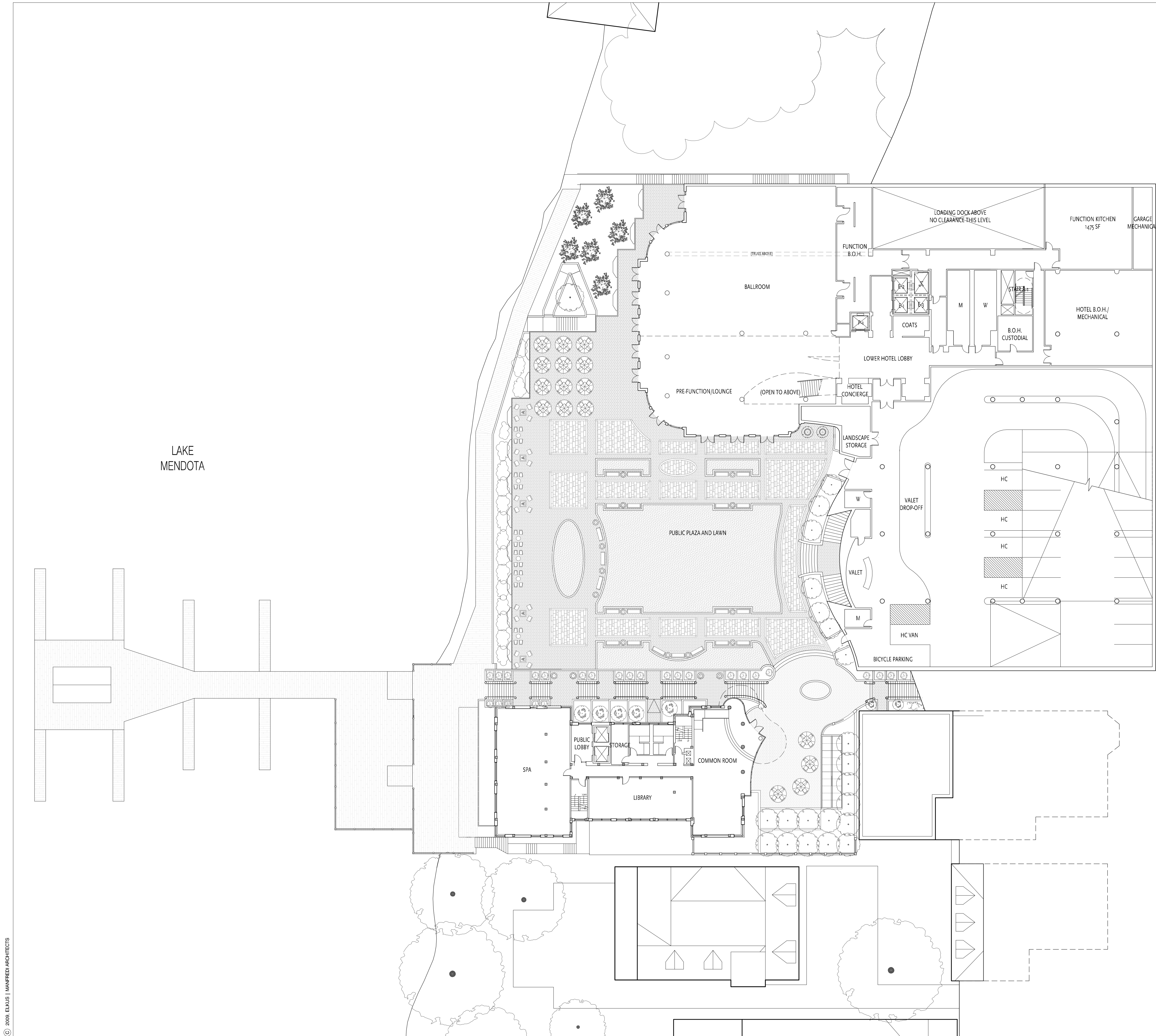
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DRAWING NAME:

Lower Level 3
Plan

DRAWING NUMBER:

A1.04



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:

BT², Inc.
2830 Dairy Drive
Madison, WI 53718

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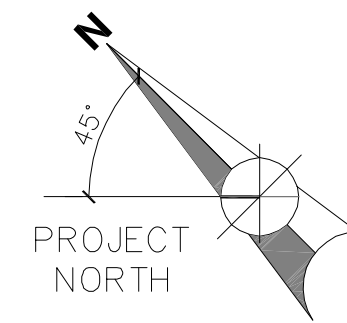
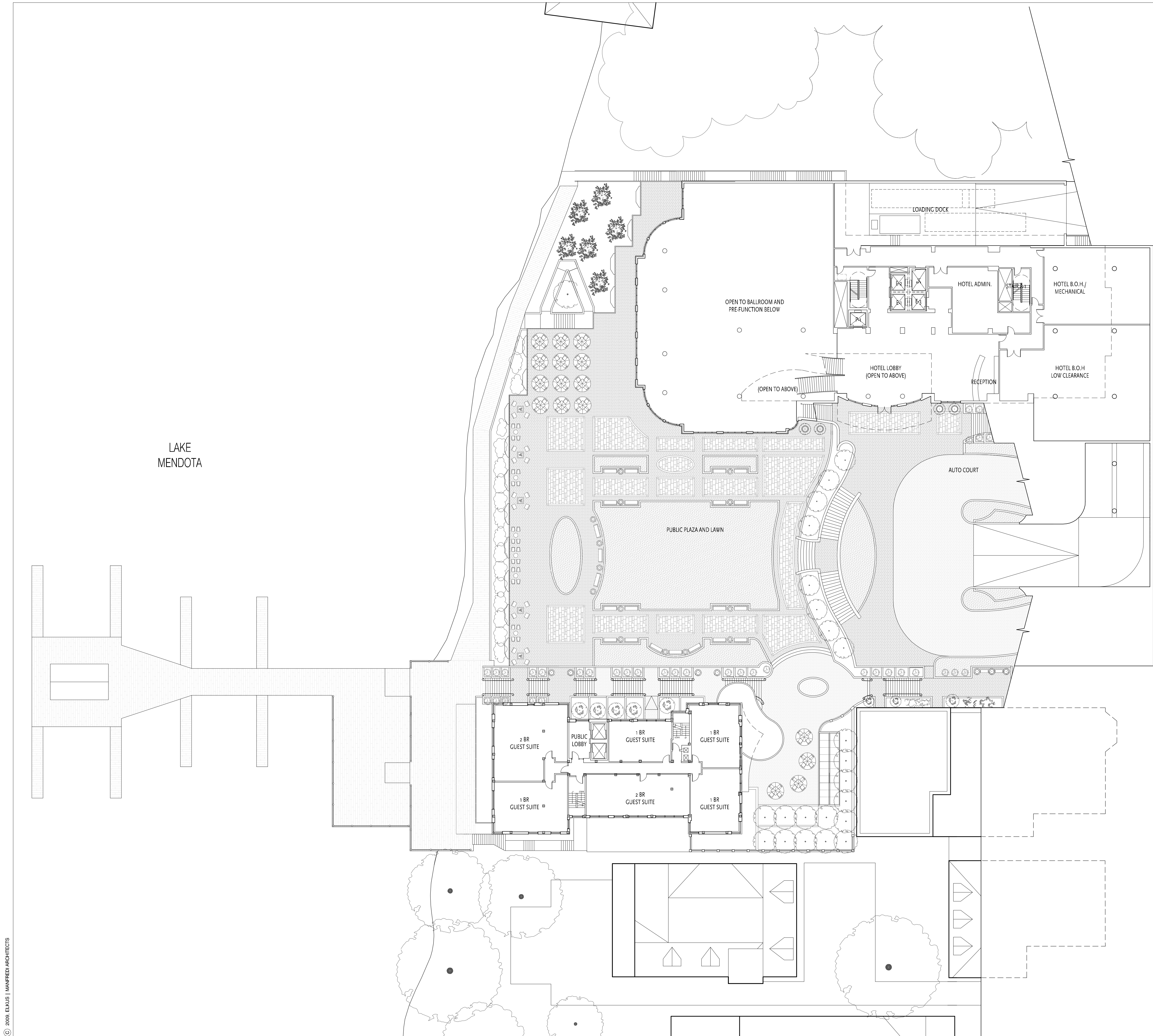
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DRAWING NAME:

Lower Level 2
Plaza and Ballroom

DRAWING NUMBER:

A1.05



The Edgewater

666 Wisconsin Avenue
Madison, WI 53703

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Madison, WI 53703

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22 East Mifflin Street, Suite 800
Madison, WI 53703

Civil Engineer:

BT², Inc.
2830 Dairy Drive
Madison, WI 53718

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1	08/18/09
2	10/28/09

SCALE: 1" = 20'-0"

DRAWING NAME:

Lower Level 1
Auto Court

DRAWING NUMBER:

A1.06

The Edgewater

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Madison, WI 53703

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22 East Mifflin Street, Suite 800
Madison, WI 53703

Developer:

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22 East Mifflin Street, Suite 800
Madison, WI 53703

Civil Engineer:

BT², Inc.
2830 Dairy Drive
Madison, WI 53718

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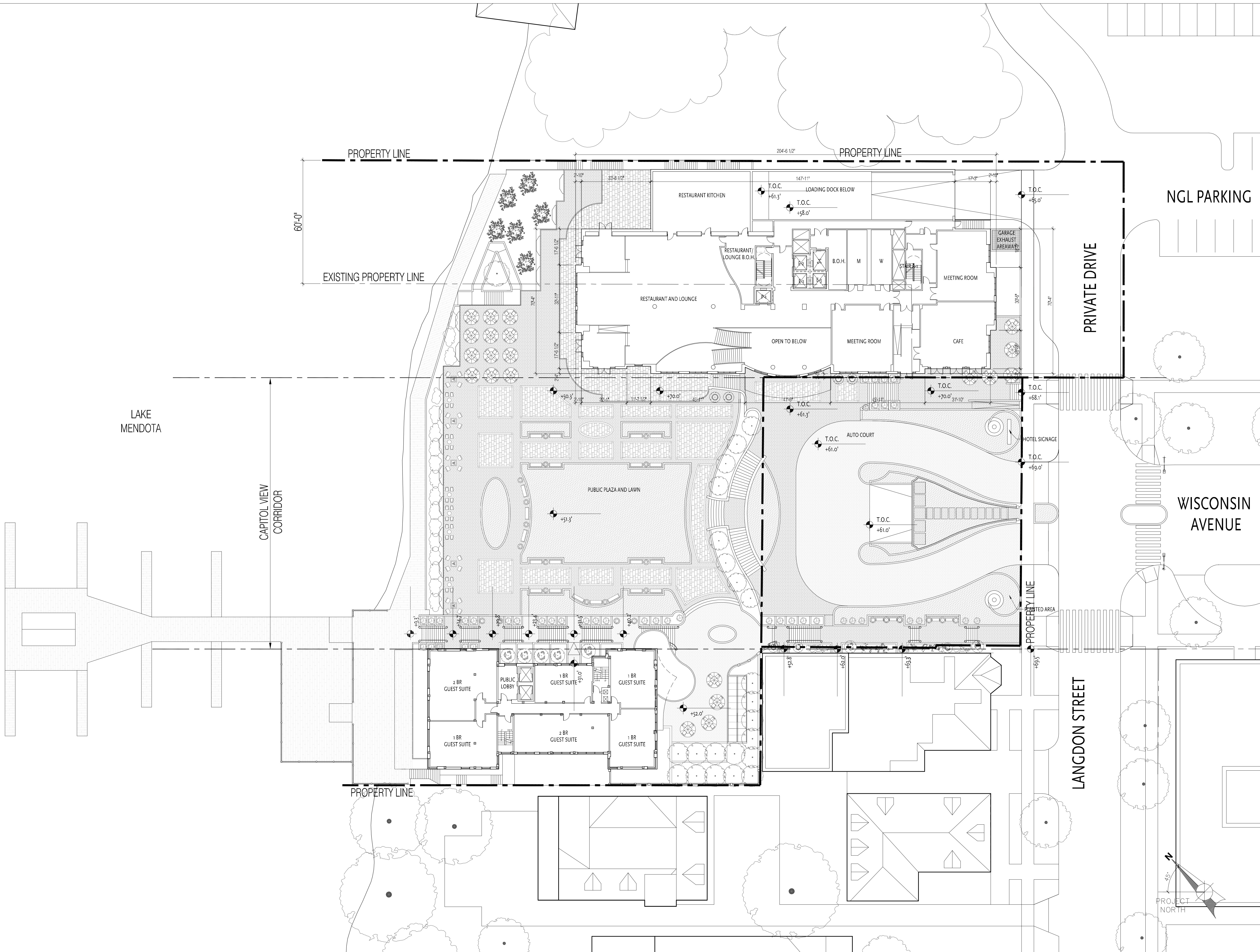
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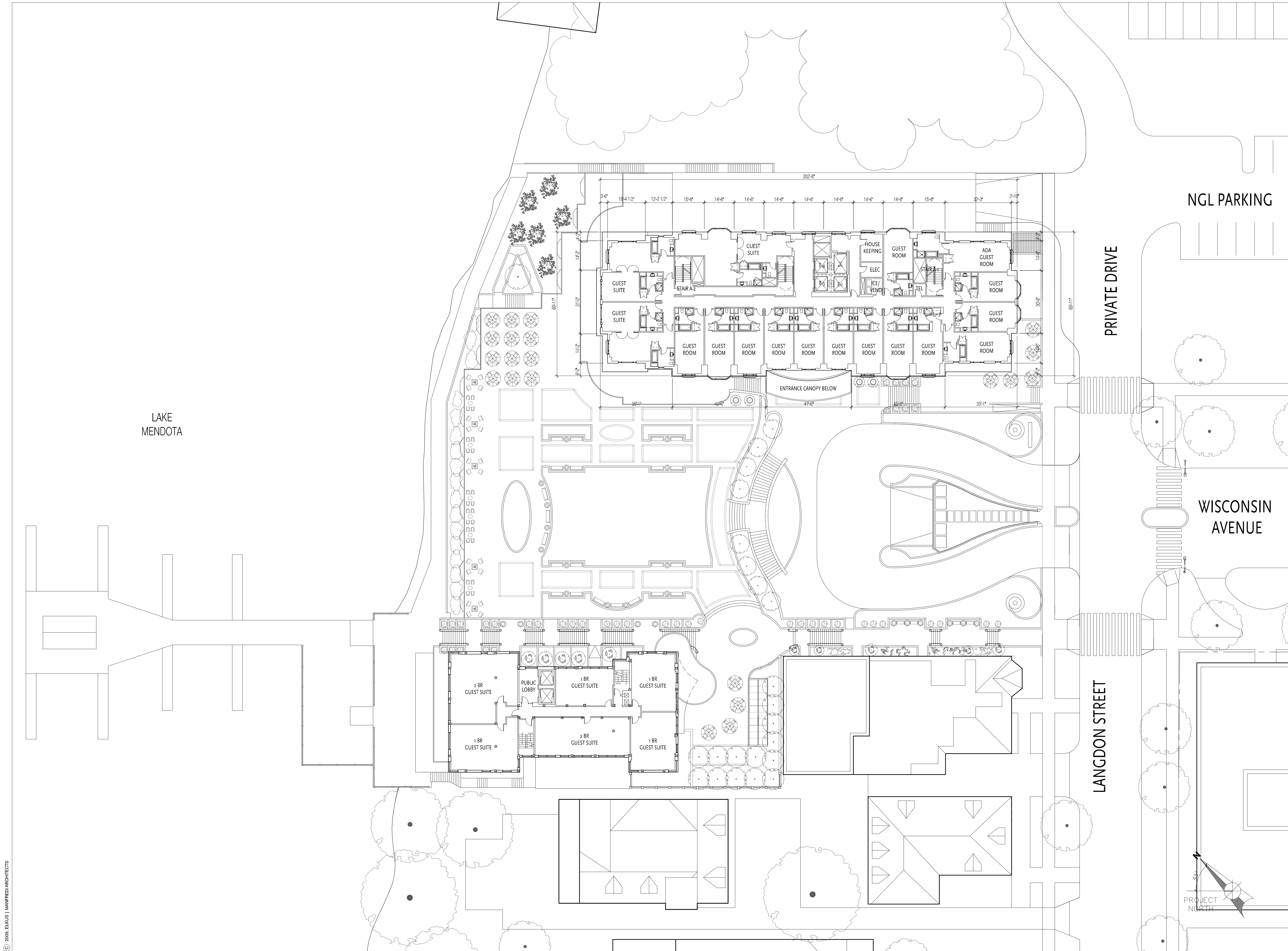
DRAWING NAME:

Floor 1
Langdon Street

DRAWING NUMBER:

A1.07





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:
BT², Inc.
2830 Dairy Drive
Madison, WI 53718

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REVISIONS:

1	08/18/09
2	10/28/09

SCALE: 1" = 20'-0"

DRAWING NAME:

New Hotel Floor 2

Existing Edgewater Hotel
Floors 2-4

DRAWING NUMBER:

A1.08



The Edgewater

666 Wisconsin Avenue
Madison, WI 53703

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

Civil Engineer:
BT², Inc.
2830 Dairy Drive
Madison, WI 53718

PROJECT NUMBER: 08105.00

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REVISIONS:	
1	08/18/09
2	10/28/09

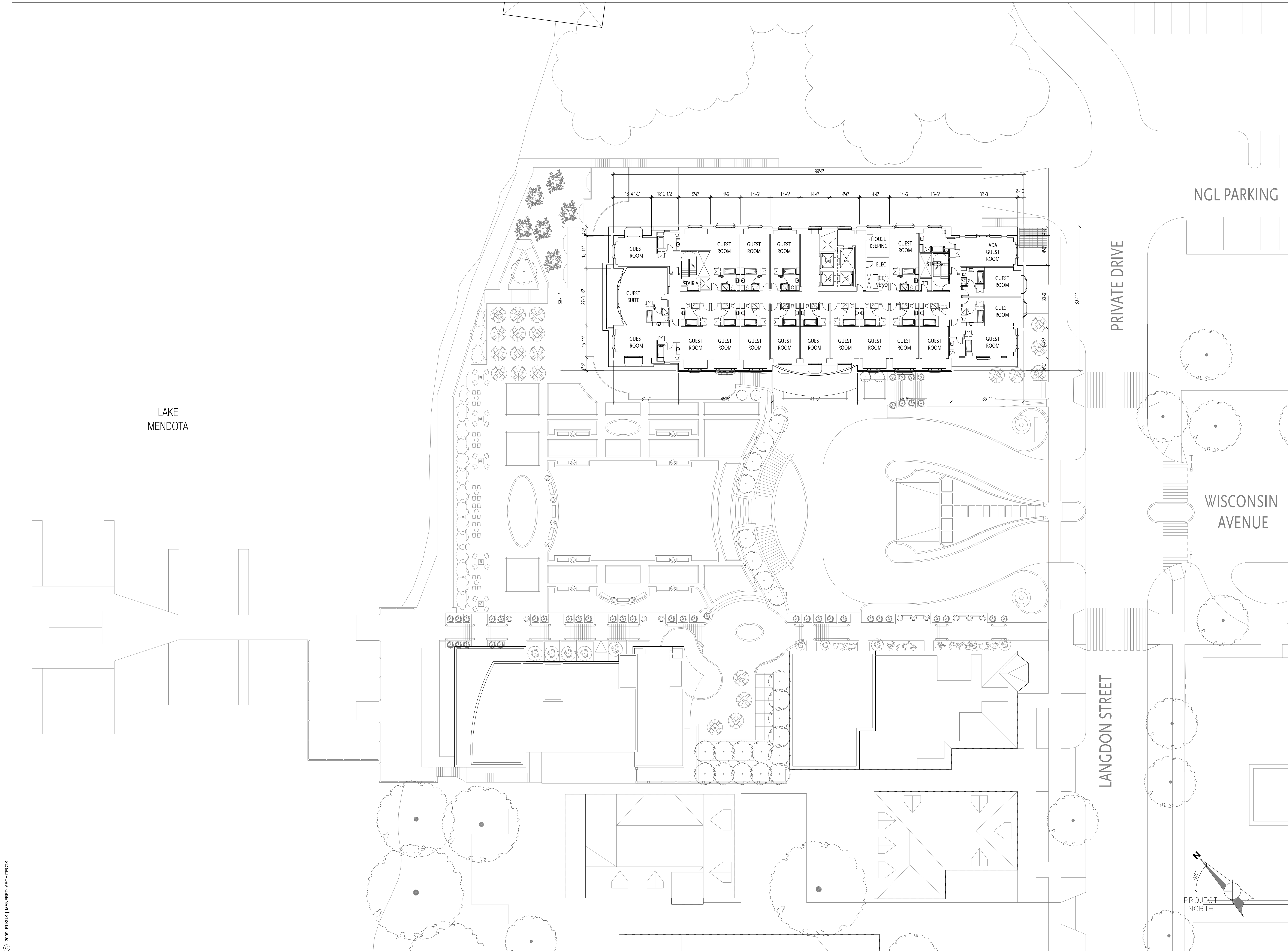
SCALE: 1"= 20'-0"

DRAWING NAME:
New Hotel Floors 3, 4, 5

Existing Edgewater Hotel
Floor 5 - Previously Roof

DRAWING NUMBER:

A1.09



The Edgewater

666 Wisconsin Avenue
Madison, WI 53703

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

Civil Engineer:
BT², Inc.
2830 Dairy Drive
Madison, WI 53718

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SCALE: 1" = 20'-0"

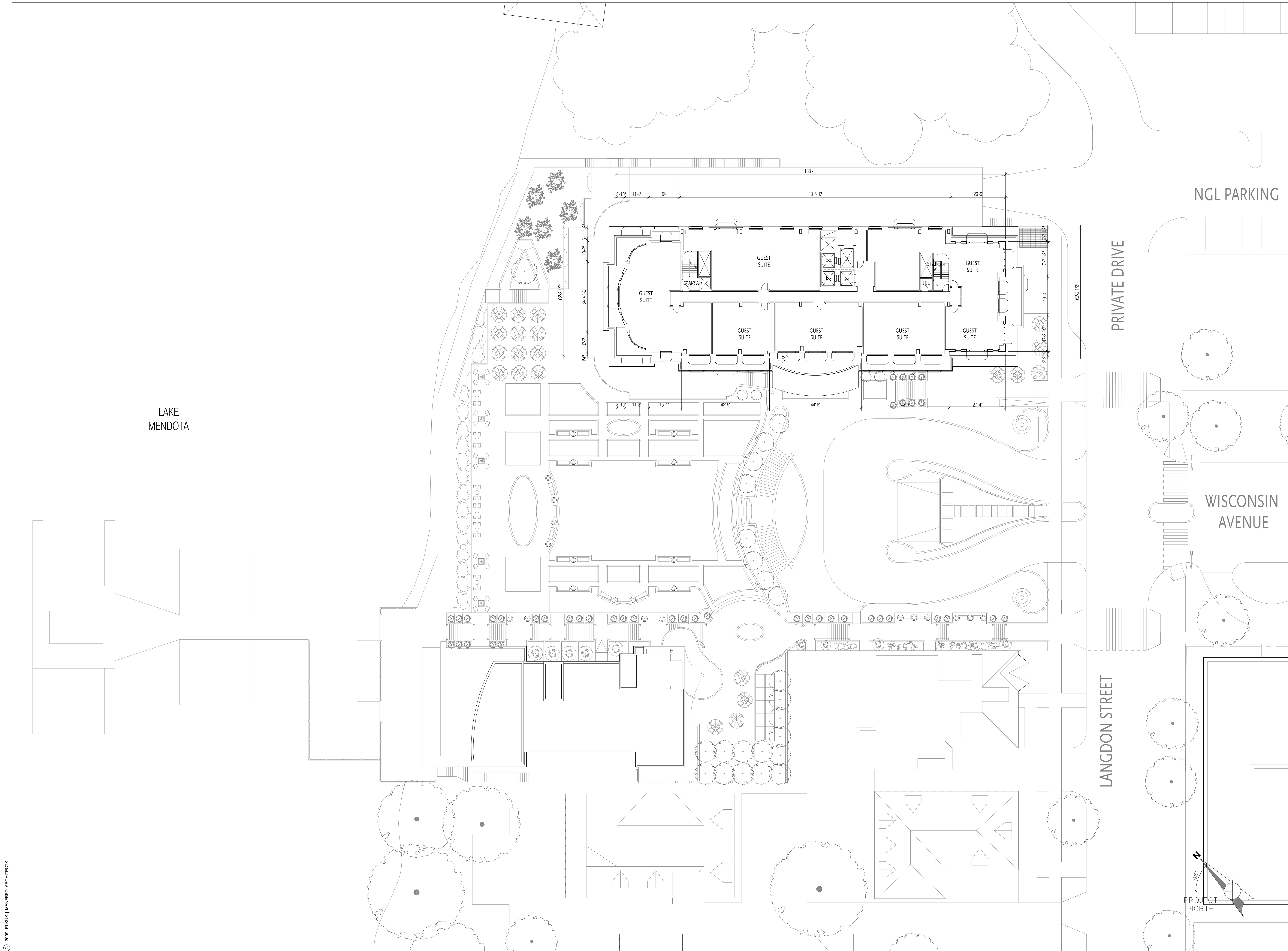
DRAWING NAME:

New Hotel Floor 6

Existing Edgewater Hotel
Roof

DRAWING NUMBER:

A1.10



The Edgewater

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Owner:

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

Developer:

Hammes Company
22 East Mifflin Street, Suite 800
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Civil Engineer:

BT², Inc.
2830 Dairy Drive
Madison, WI 53718

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1	08/18/09
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SCALE: 1"= 20'-0"

DRAWING NAME:

New Hotel Floors 7, 8

Existing Edgewater Hotel
Roof

DRAWING NUMBER:

A1.11



The Edgewater

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Madison, WI 53703

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Landmark X, LLC
22 East Mifflin Street, Suite 800
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Developer:

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

Civil Engineer:

BT², Inc.
2830 Dairy Drive
Madison, WI 53718

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DATE: October 28, 2009

REVISIONS:

1	08/18/09
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SCALE: 1" = 20'-0"

DRAWING NAME:

New Hotel Roof Plan

Existing Edgewater Hotel
Roof

DRAWING NUMBER:

A1.12

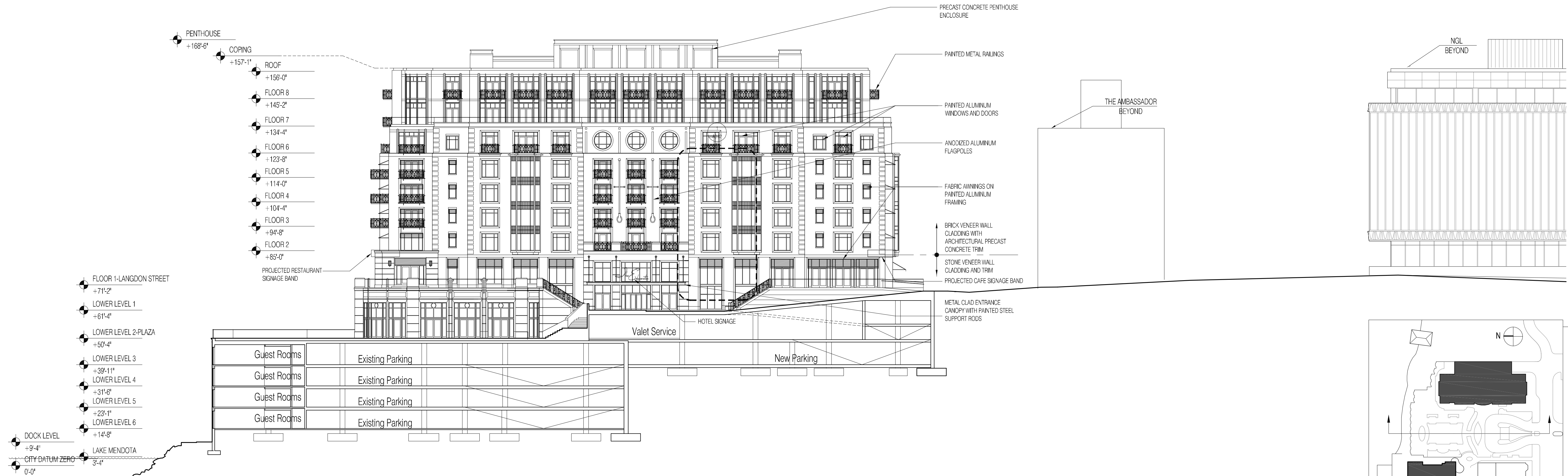
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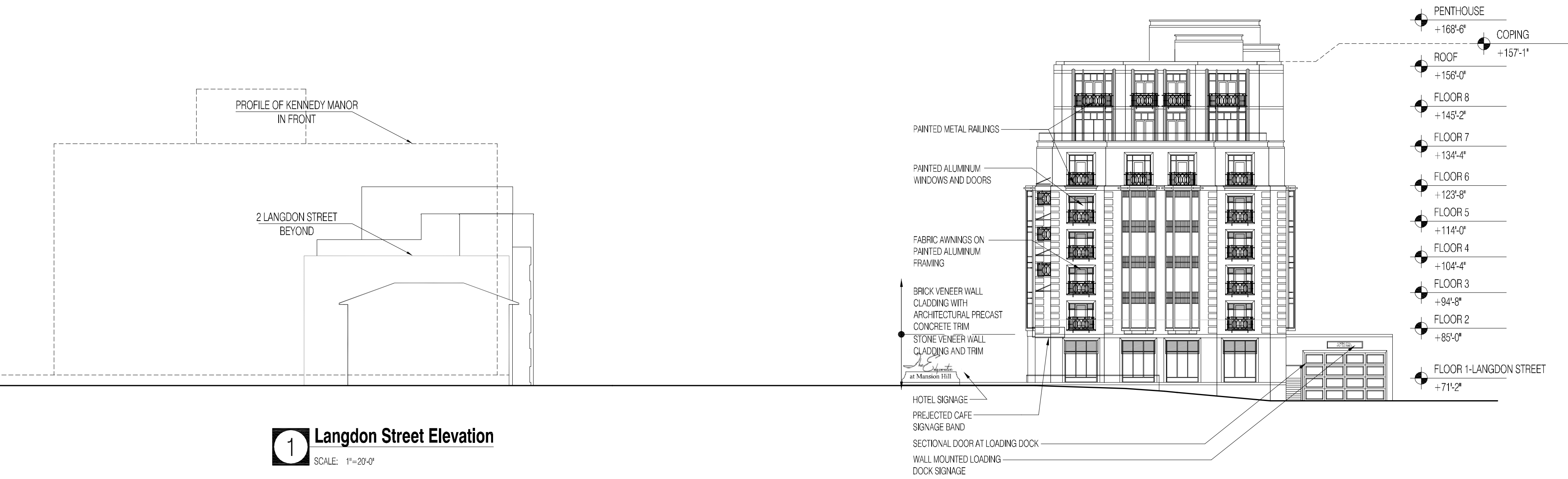
Developer:
Hammes Company
22 East Mifflin Street, Suite 800
Madison, WI 53703

Civil Engineer:
BT ², Inc.
2830 Dairy Drive
Madison, WI 53718



2 Section and Elevation of New Hotel at Plaza
SCALE: 1"=20'-0"

Plan Diagram



1 Langdon Street Elevation
SCALE: 1"=20'-0"

Plan Diagram

PROJECT NUMBER: 08105.00

DATE: October 28, 2009

REVISIONS:

1	08/18/09
2	10/28/09

SCALE: 1"= 20'-0"

DRAWING NAME:

Elevations

DRAWING NUMBER:

A2.01

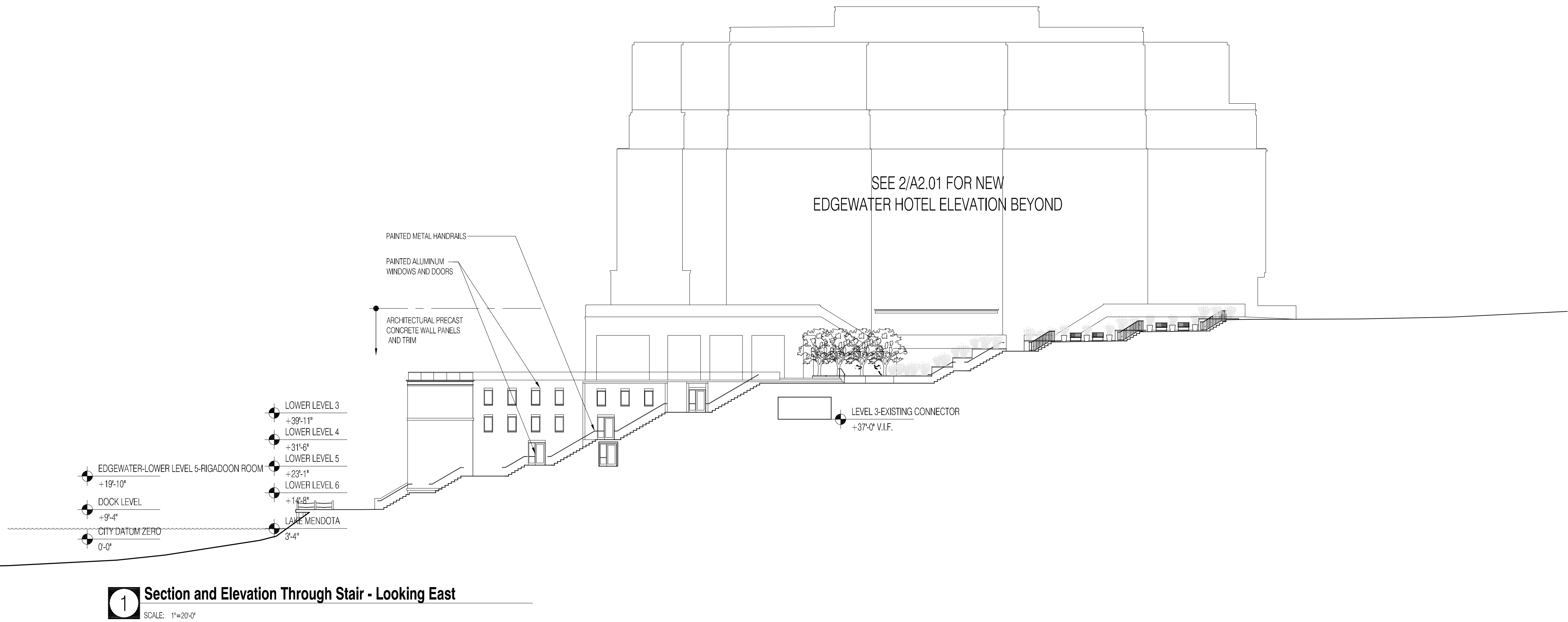
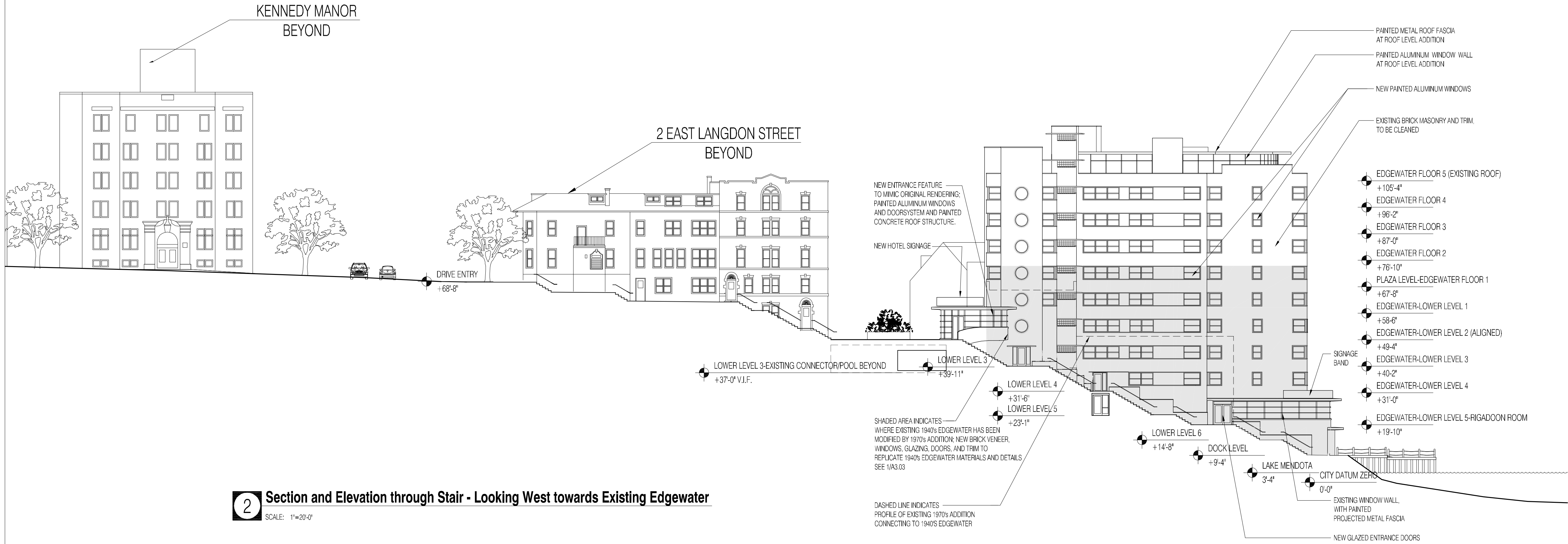
666 Wisconsin Avenue
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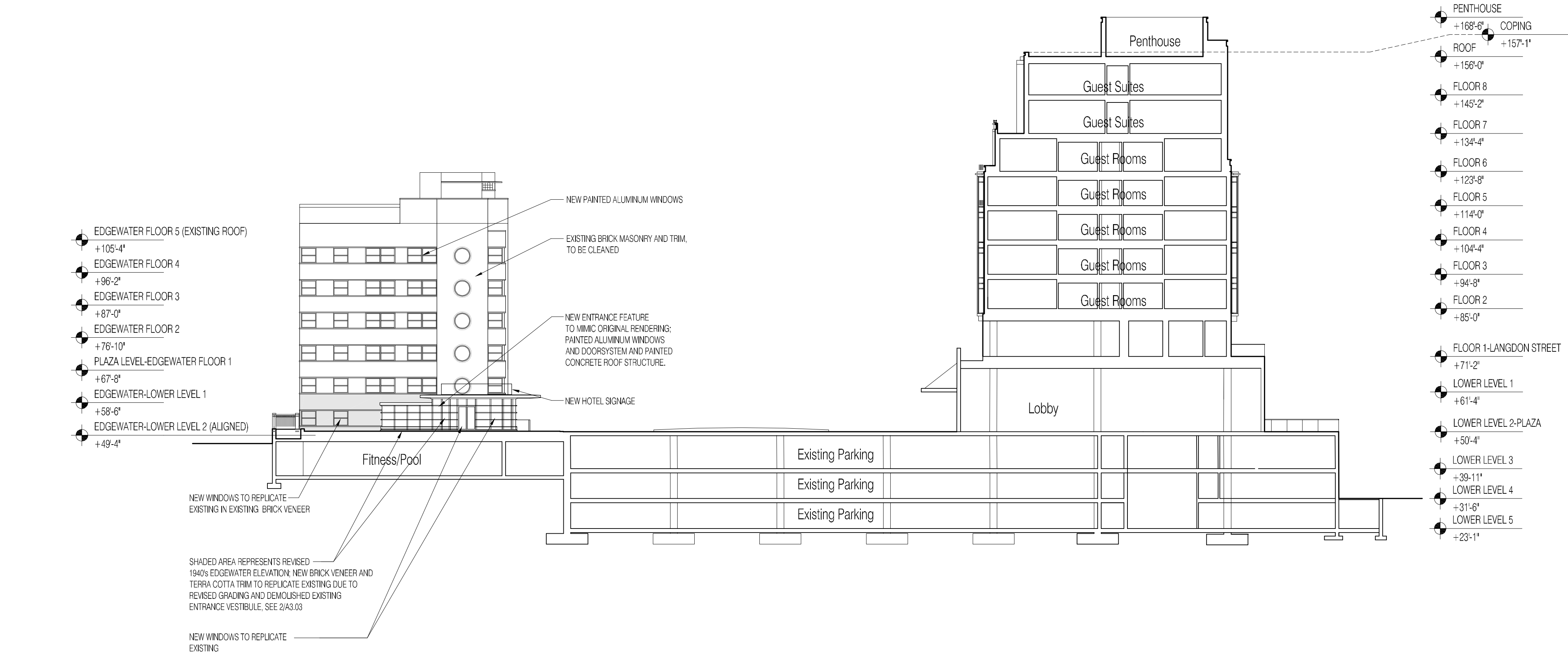
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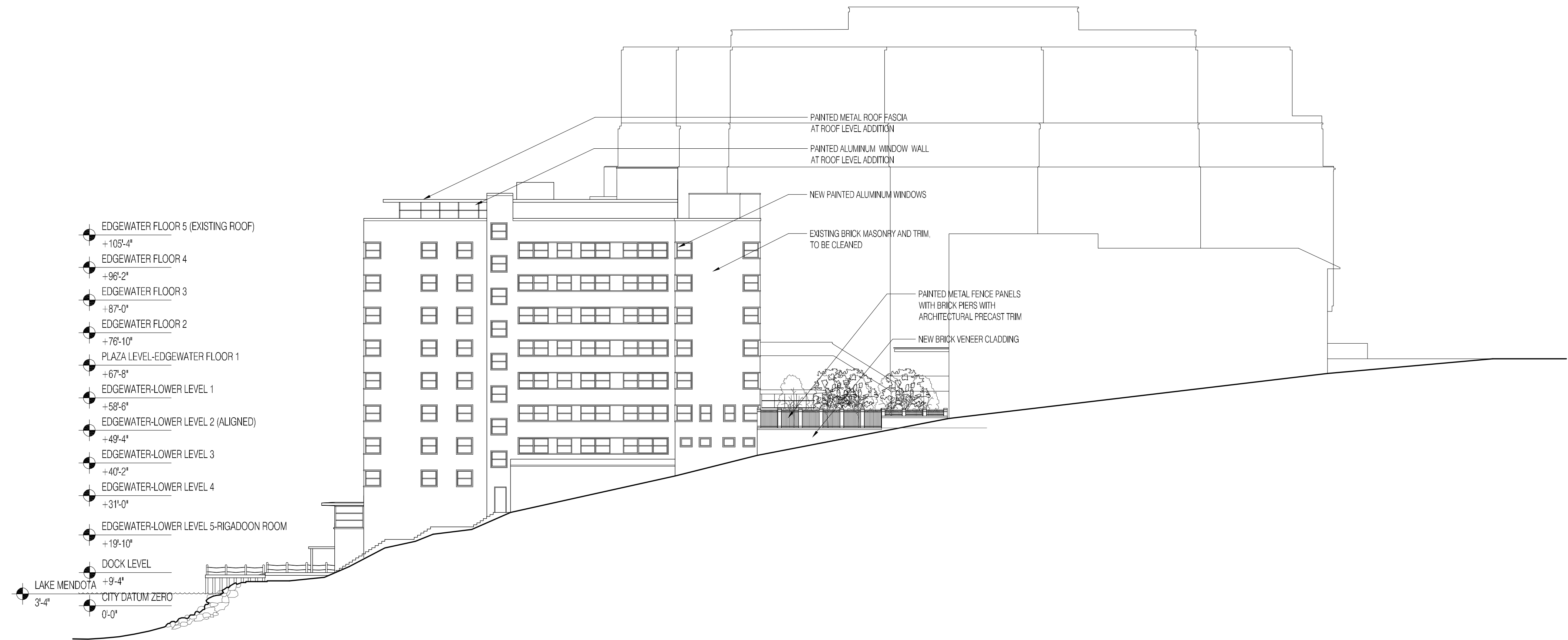
Elevations and
Sections

DRAWING NUMBER:

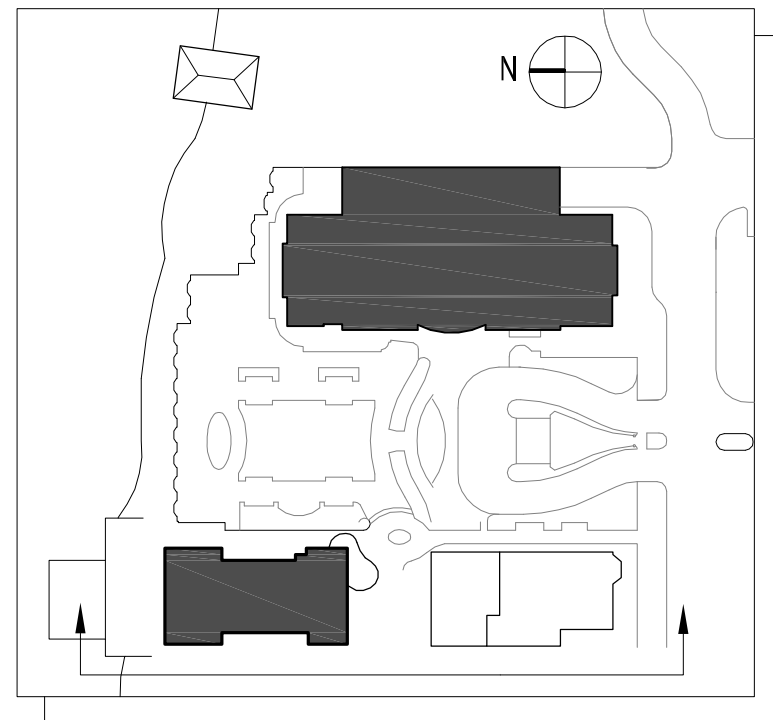
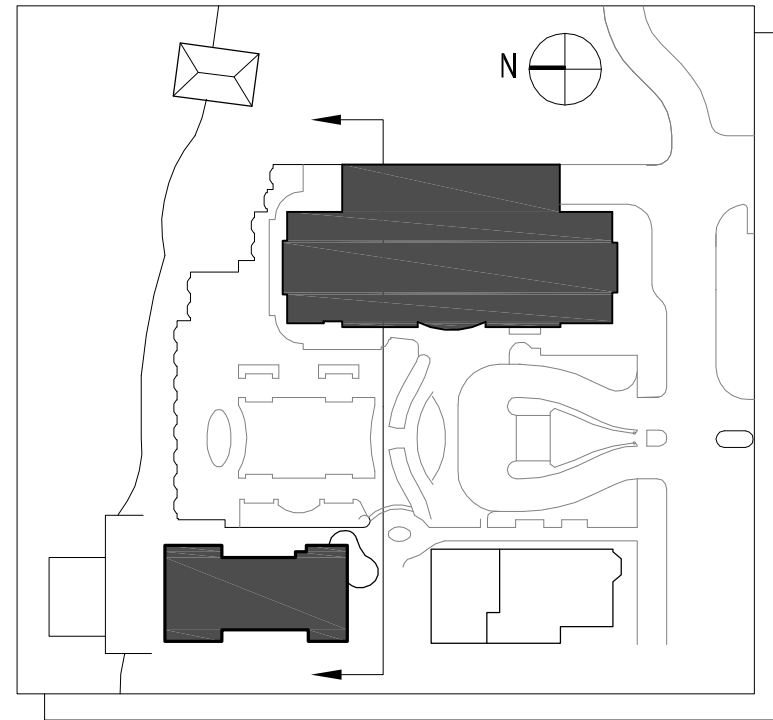
A2.03



2 Section Through New Hotel and South Elevation of Existing Edgewater Hotel
SCALE: 1"=20'-0"



1 West Elevation of Existing Edgewater Hotel
SCALE: 1"=20'-0"



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REVISIONS:

1	08/18/09
2	10/23/09

SCALE: 1"= 20'-0"

DRAWING NAME:

Elevations and
Sections

DRAWING NUMBER:

A2.04

The Edgewater

666 Wisconsin Avenue
Madison, WI 53703

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Madison, WI 53718

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REVISIONS:

1	08/18/09
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SCALE: 1/4"=1'-0"

DRAWING NAME:

PLAZA DETAILS

DRAWING NUMBER:

A3.01



5 Bench Detail
SCALE: N.T.S.



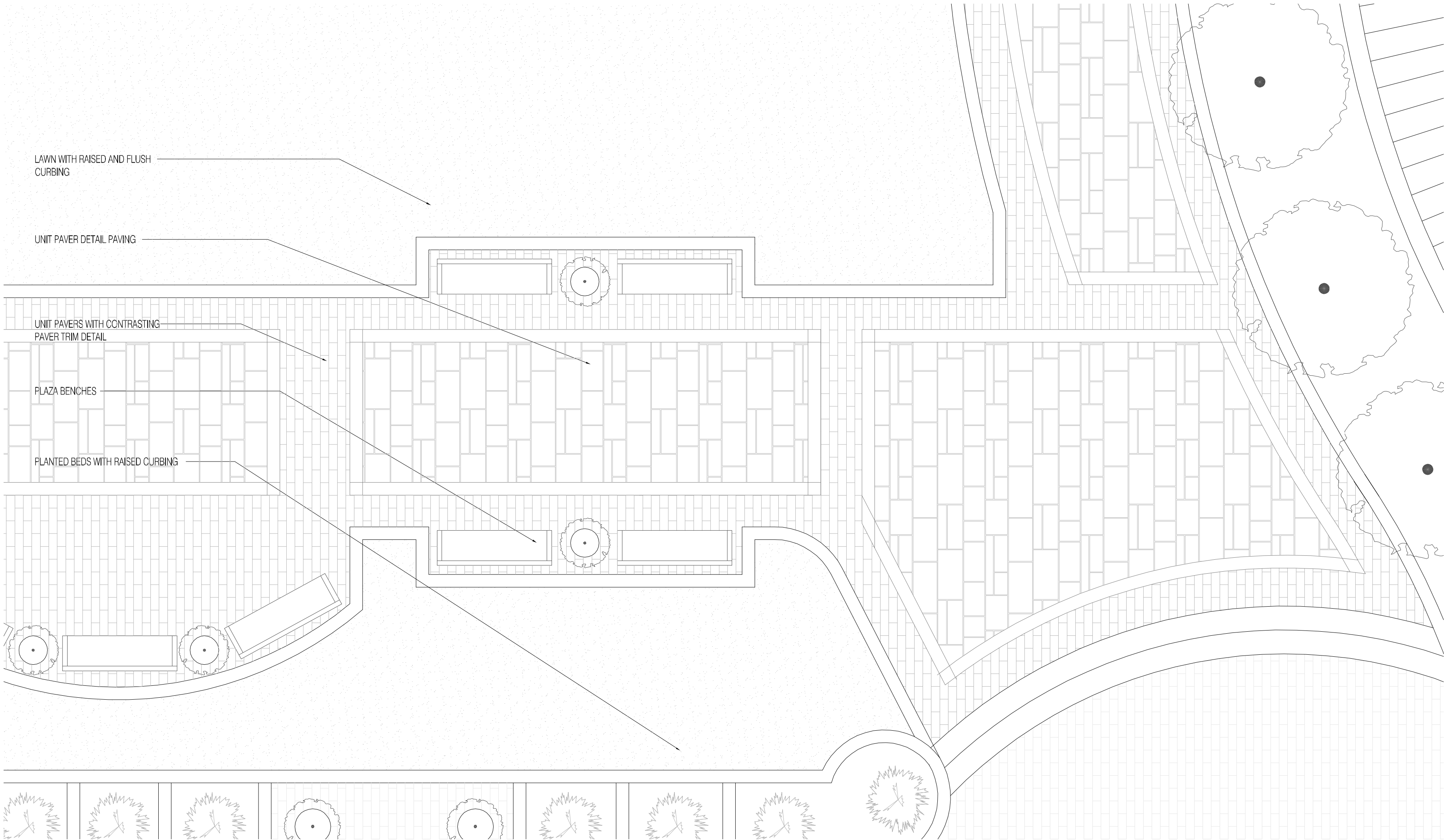
4 Lawn with Raised and Flush Curb and Unit Pavers with Contrasting Paver Trim Details
SCALE: N.T.S.



3 Planted Area with Raised Curb Detail
SCALE: N.T.S.



2 Bicycle Rack Detail
SCALE: N.T.S.



1 Enlarged Plan at Plaza
SCALE: 1/4"=1'-0"



1 Elevation Detail
SCALE: 1/4"=1'-0"



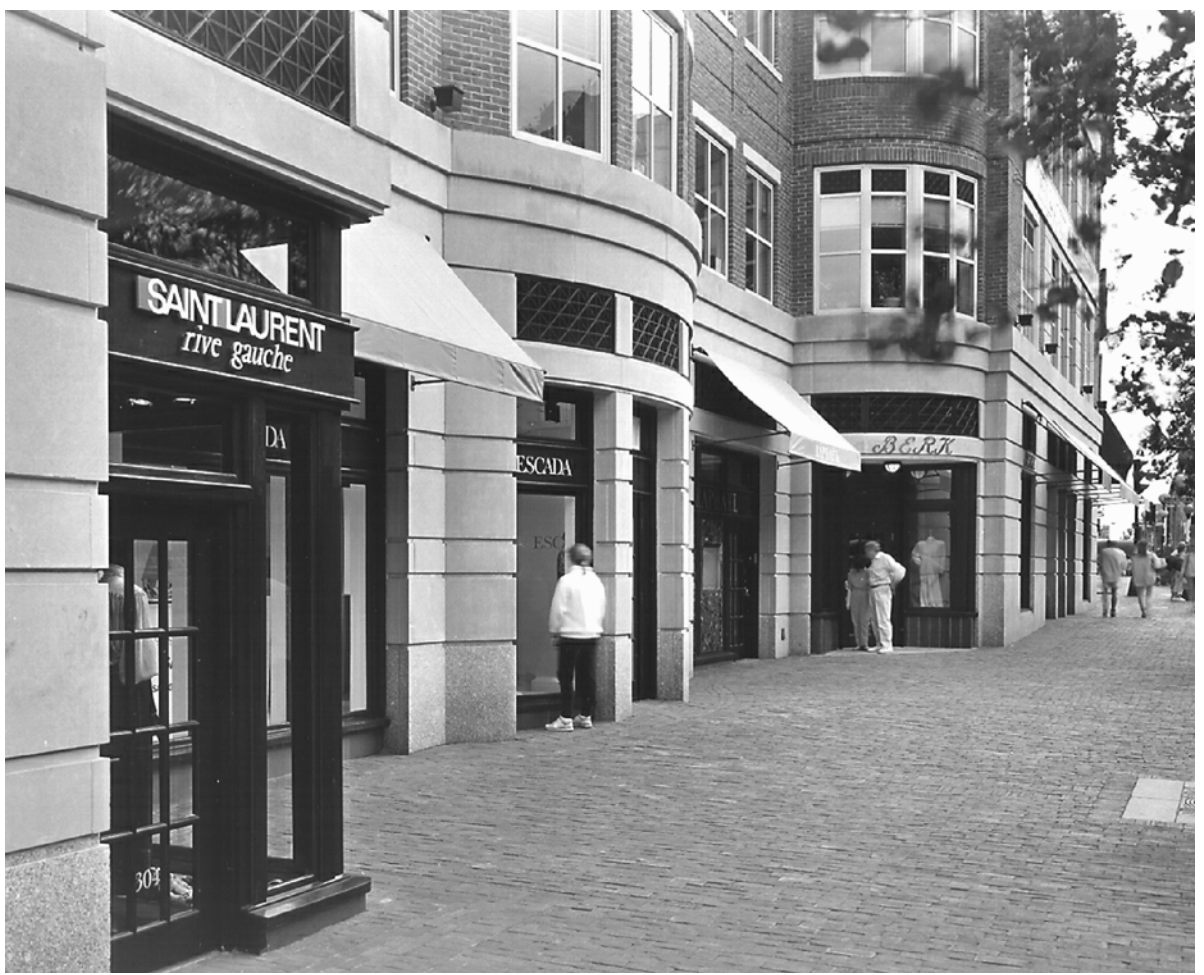
3 Bay Window Reference Image
SCALE: N.T.S.



5 Brick and Stone Wall Cladding Reference Image
SCALE: N.T.S.



2 Painted Metal Railing Reference Image
SCALE: N.T.S.



4 Storefront, Awning, and Stone Detail Reference Image
SCALE: N.T.S.

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:

BT², Inc.
2830 Dairy Drive
Madison, WI 53718

PROJECT NUMBER: 08105.00

DATE: October 28, 2009

REVISIONS:

1	08/18/09
2	10/28/09

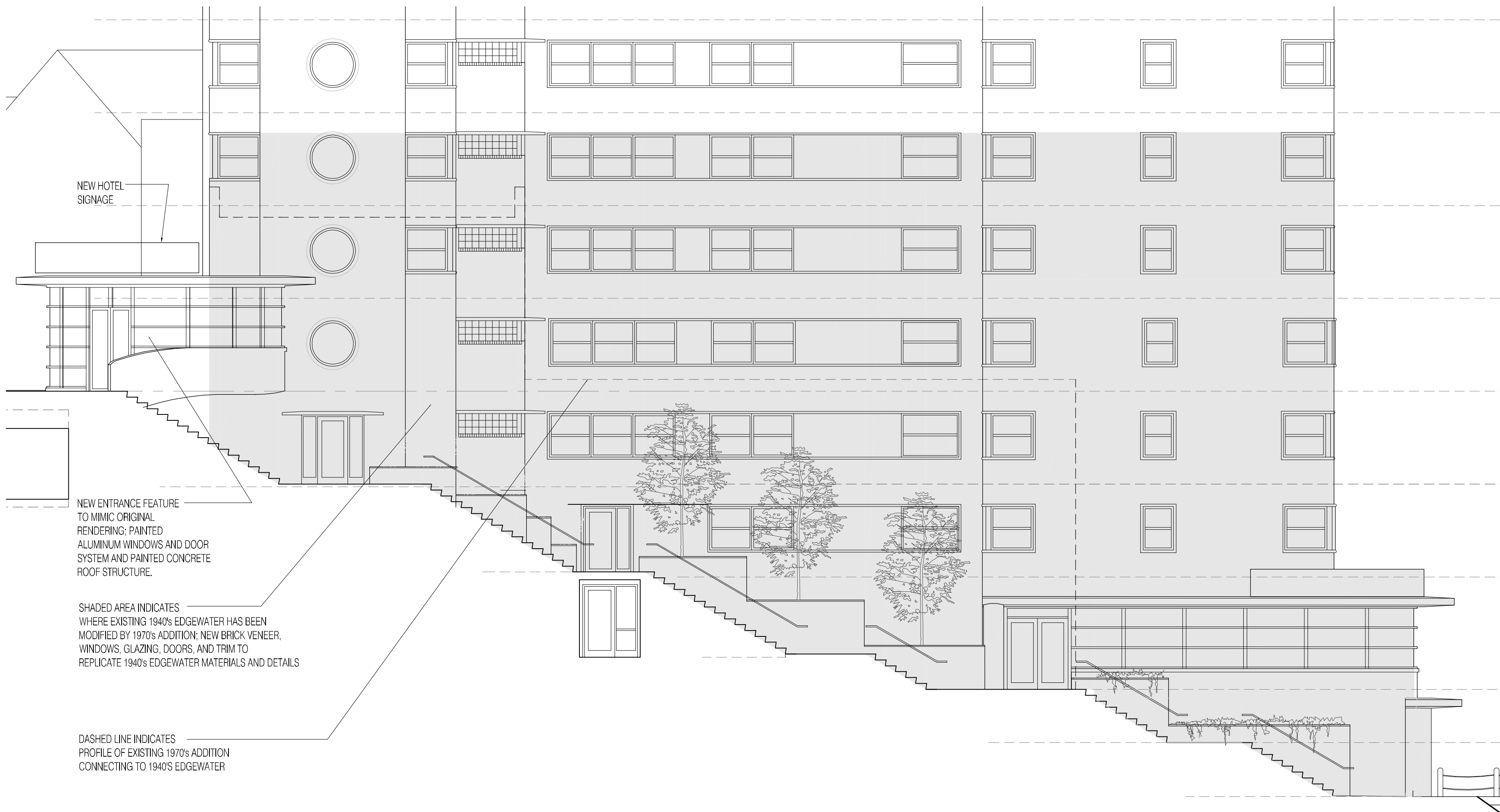
SCALE: 1/4"=1'-0"

DRAWING NAME:

ELEVATION DETAILS

DRAWING NUMBER:

A3.02



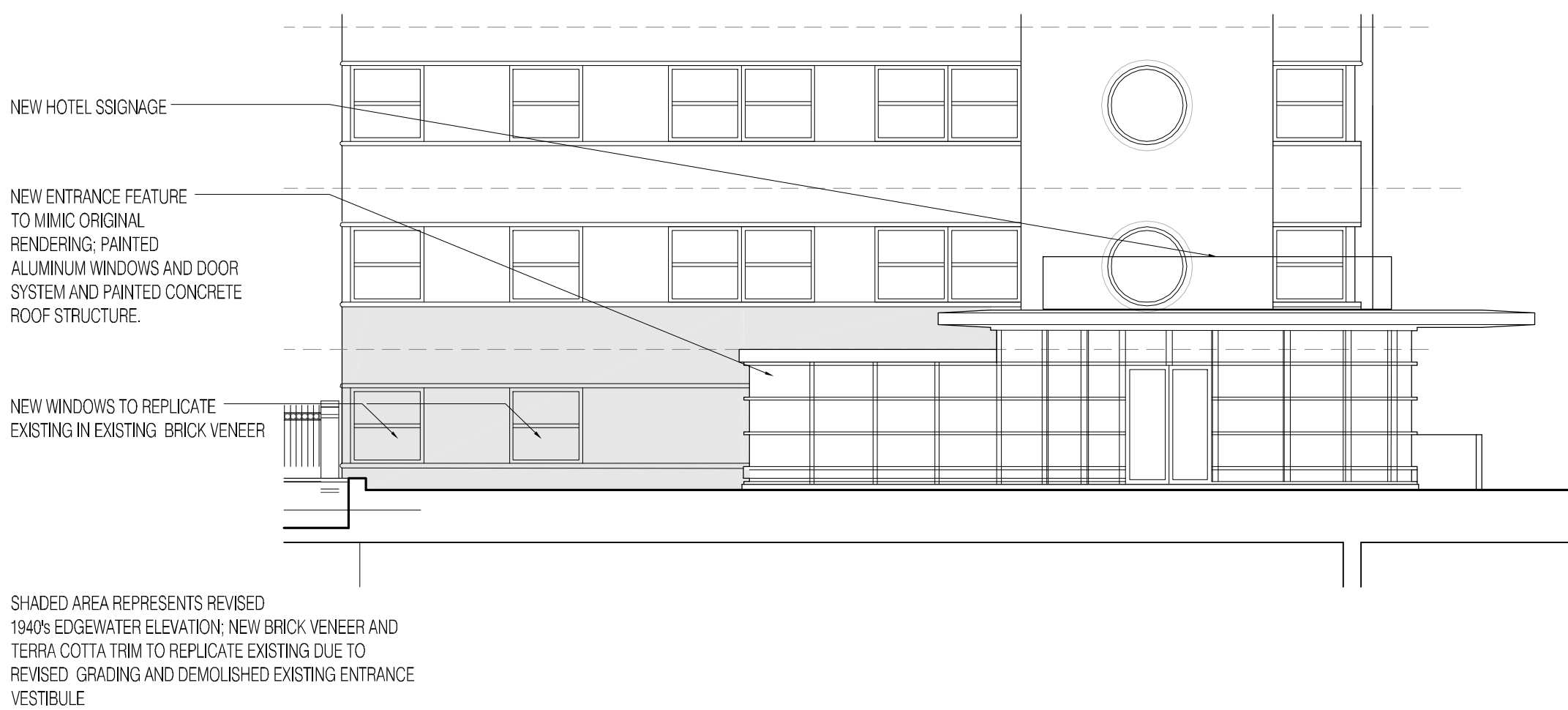
1 Partial Enlarged Elevation at New Construction

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



3 Original Edgewater Rendering for Reference

SCALE: N/A



2 Partial Enlarged Elevation at New Construction

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

The Edgewater

666 Wisconsin Avenue
Madison, WI 53703

Owner:

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22 East Mifflin Street, Suite 800
Madison, WI 53703

Developer:

Hammes Company
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Madison, WI 53703

Civil Engineer:

BT², Inc.
2830 Dairy Drive
Madison, WI 53718

PROJECT NUMBER: 08105.00

DATE: October 28, 2009

REVISIONS:

1	08/18/09
2	10/28/09

SCALE: VARIES

DRAWING NAME:

**1940'S BUILDING
PARTIAL ENLARGED
ELEVATIONS**

DRAWING NUMBER:

A3.03



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:

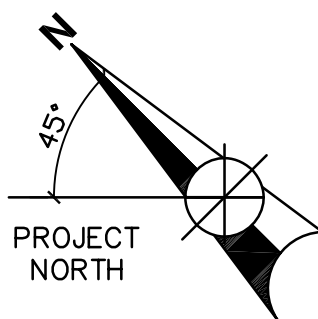
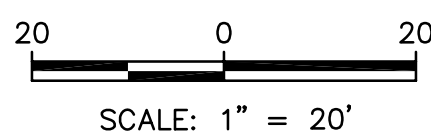
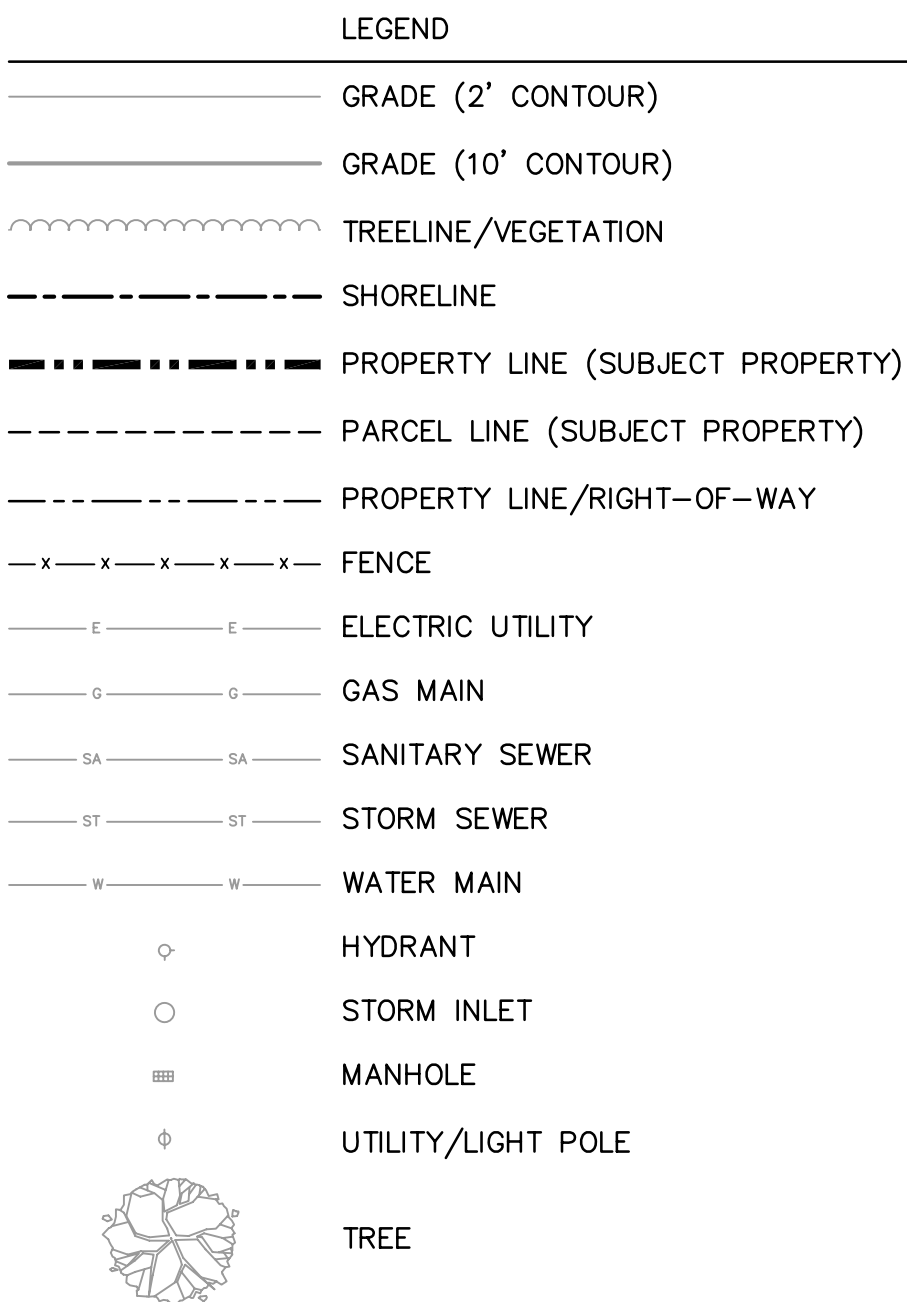
Hammes Company

22 East Mifflin Street, Suite 800
Madison, WI 53703

Civil Engineer:

BT Squared, Inc.

2830 Dairy Drive
Madison, WI 53718



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.

LAKE MENDOTA
WATER SURFACE=4.6

EDGEWATER HOTEL
666 WISCONSIN AVENUE

VACATED WISCONSIN AVENUE

WISCONSIN AVE

LANGDON ST

2 LANGDON STREET



SITE LOCATION MAP

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: October 28, 2009

REVISIONS:

△	08/18/09
△	10/28/09

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

PROJECT NUMBER: 3826

DATE: October 28, 2009

REVISIONS:

△		08/18/09
△		10/28/09

SCALE: 1" = 20'

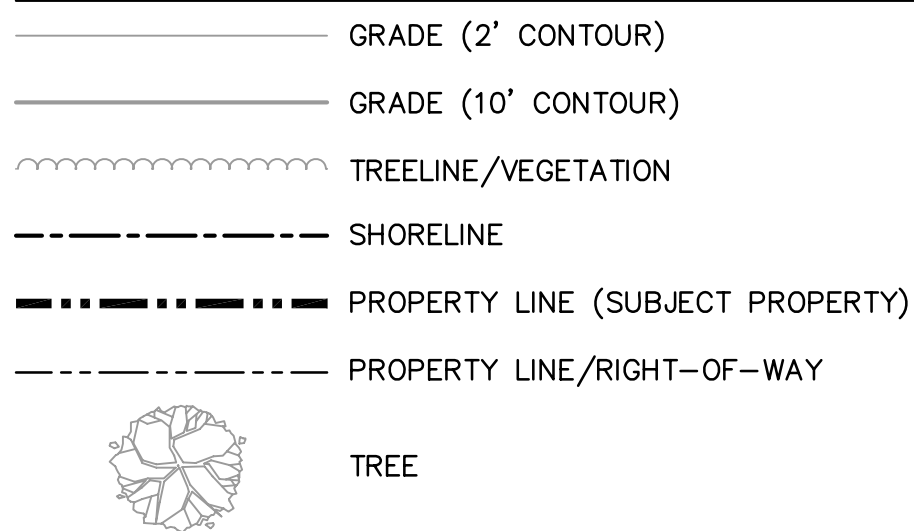
DRAWING NAME:

**PROPERTY TRANSFER
DIAGRAM**

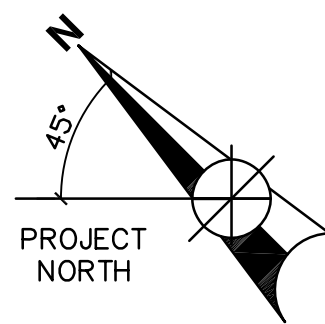
DRAWING NUMBER:

C1.02

LEGEND



20 0 20
SCALE: 1" = 20'



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 Northwest 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:

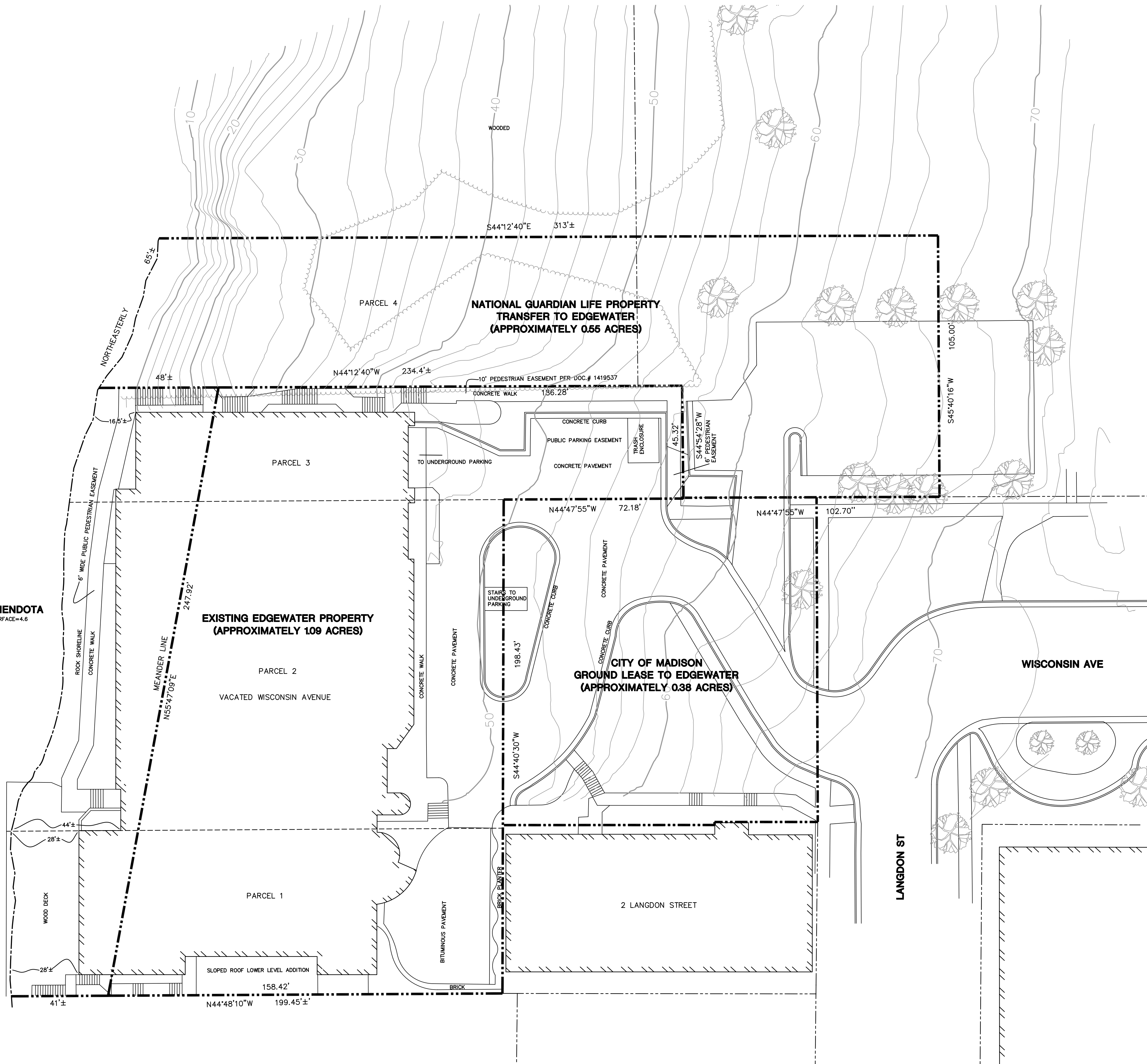
Part of Block Two Hundred Sixty-three (263), Madison, according to the recorded plat thereof, in the City of Madison, Dane County, Wisconsin, described as follows: Beginning at the most southerly corner of Block 94, said point being the point of intersection of the Northwest line of East Gilman Street 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.

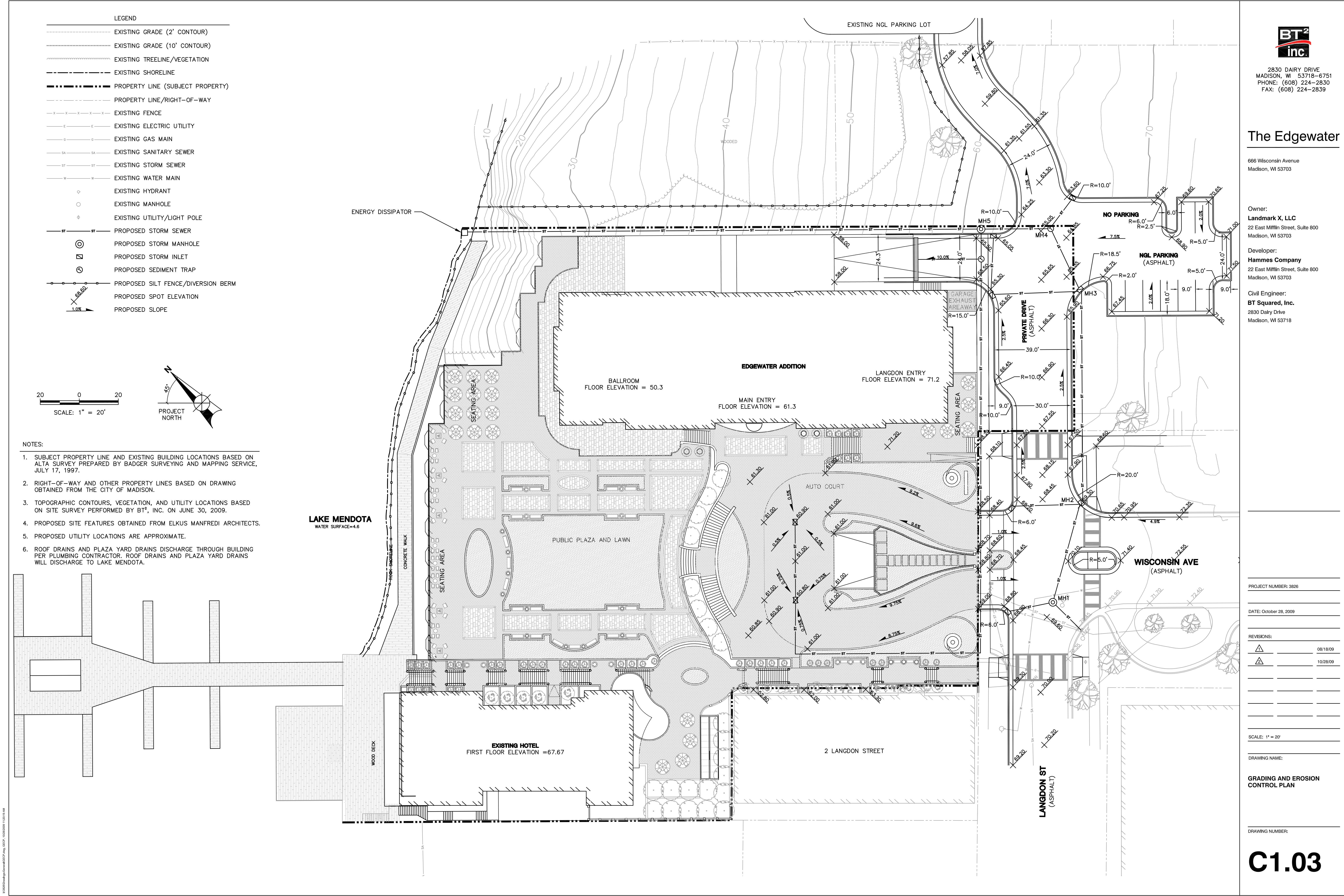
PARCEL 4 Contains 24,140 SQFT/ 0.55 Acres more or less.

LAKE MENDOTA
WATER SURFACE=4.6

EXISTING EDGEWATER PROPERTY
(APPROXIMATELY 109 ACRES)

CITY OF MADISON
GROUND LEASE TO EDGEWATER
(APPROXIMATELY 0.38 ACRES)





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

PROJECT NUMBER: 3826

DATE: October 28, 2009

REVISIONS:	
△	08/18/09
△	10/28/09

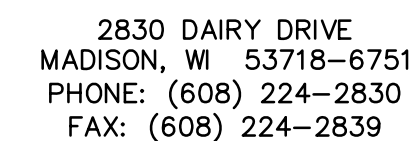
SCALE: 1" = 20'

DRAWING NAME:

**GRADING AND EROSION
CONTROL PLAN**

DRAWING NUMBER:

C1.03

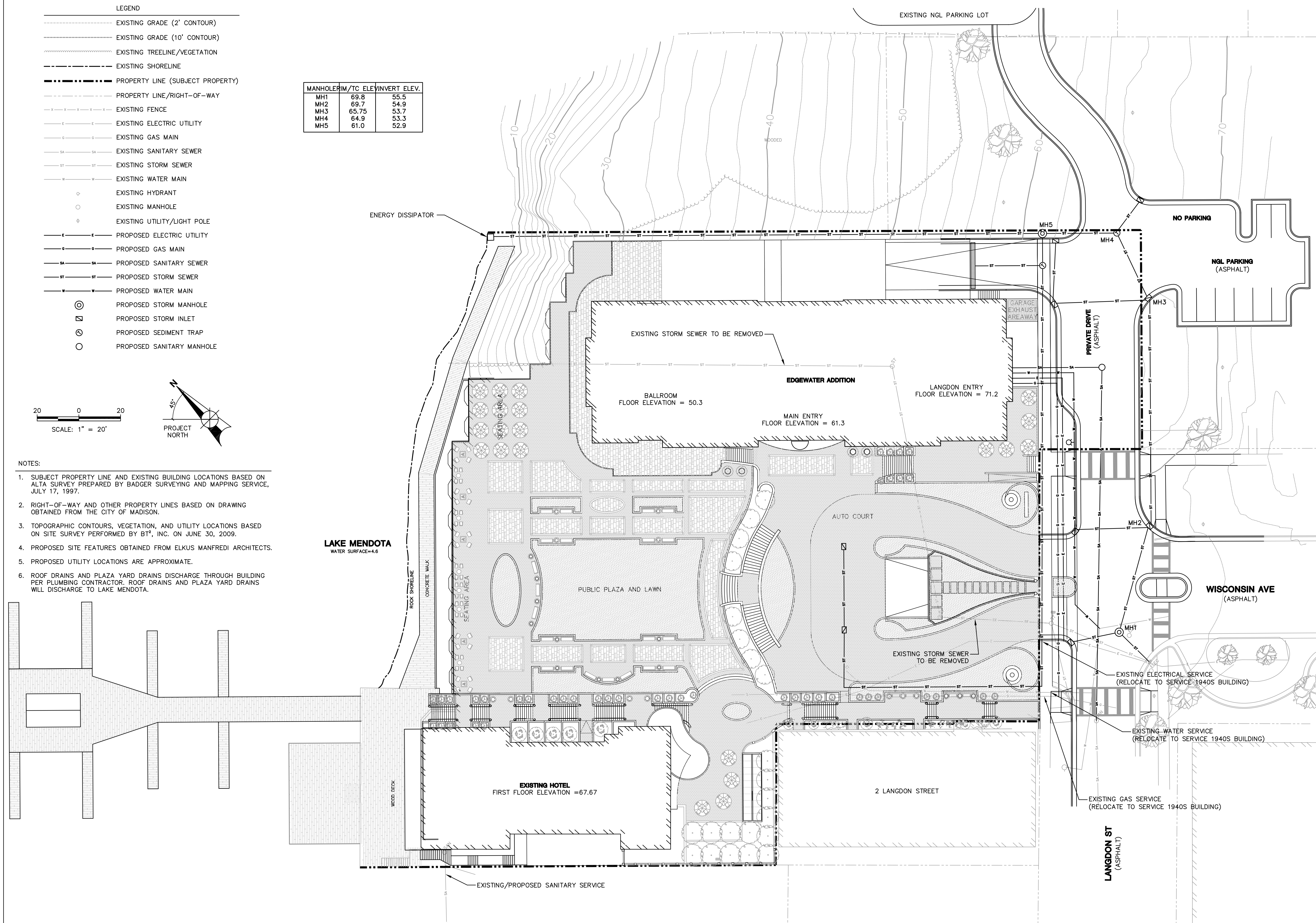


666 Wisconsin Avenue
Madison, WI 53703

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



PROJECT NUMBER: 3826

DATE: October 28, 2009

REVISIONS:

1 08/18/09

10/28/08

SCALE: 1" = 20'

DRAWING NAME:

UTILITY PLAN

DRAWING NUMBER:

C1.04

Hammes Company

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

December 10, 2009

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

Re: Proposed Edgewater Hotel Redevelopment Project

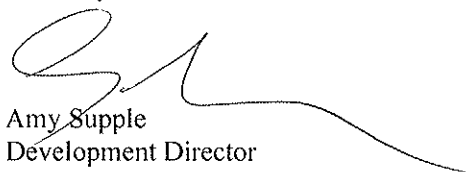
Dear Al:

Enclosed please find an updated application and submittal requesting initial approval from the Urban Design Commission for the proposed Edgewater Hotel Project.

We are providing this submittal and request that you place this matter on the Urban Design Commission Agenda for Wednesday, December 16, 2009. As you know, we will be appearing before the City Council on the matter of the Appeal to the Landmarks Commission decision not to grant a Certificate of Appropriateness on Tuesday, December 15, 2009. If the City Council does not vote to approve the Appeal, and grant the Certificate of Appropriateness, the Project will not move forward and there will not be a need for us to present to the Urban Design Commission on the following day.

Please feel free to call me at (608) 274-7447 if you have any questions.

Sincerely,



Amy Supple
Development Director

AS:saz

Enclosure

EDGEWATER REDEVELOPMENT

An aerial photograph of the Milwaukee city skyline and waterfront. The image is overlaid with architectural renderings of proposed buildings for the Edgewater Redevelopment project. The renderings show a mix of modern and historic-style structures, including a large multi-story building with a curved facade and a smaller, more traditional building. The city's skyline, including the Wisconsin State Capitol dome, is visible in the background. The waterfront area shows a mix of existing buildings and green spaces, with a few boats visible in the water.

SUBMITTAL PACKAGE
URBAN DESIGN COMMISSION

SUBMITTED BY:
LANDMARK X, LLC
A WISCONSIN LIMITED LIABILITY COMPANY

DECEMBER 10, 2009



TABLE OF CONTENTS

1.0 URBAN CONTEXT

2.0 EXISTING ARCHITECTURE AND ENVIRONMENT

3.0 DESIGN OVERVIEW

4.0 ARCHITECTURAL CHARACTER – NEW CONSTRUCTION

5.0 ARCHITECTURAL CHARACTER – HISTORIC REHABILITATION

6.0 VIEWS AND PERSPECTIVES

7.0 DESIGN PROGRESSION

8.0 OTHER INFORMATION REQUESTS



STATUS OF COMMENTS / INFORMATION REQUESTS

INTEGRATED DESIGN COMMENTS

- ☒ Reduce Height
- ☒ Reduce Size of Penthouse / No Capitol Height Penetration (Penthouse)
- ☒ Study / Reduce Floor-to-Floor Heights
- ☒ Reduce Volume and Mass
- ☒ Study Increased Setback on Wisconsin / Describe Approach
- ☒ Include Design Elements that Respond to Surrounding Architecture
- ☒ Remove Cars from View Corridor
- ☒ Enhance Views to and from the Lake
- ☒ Align Plaza with Center of Wisconsin Avenue
- ☒ Expose More of 1940's Building
- ☒ Remove More of the 1970's Building
- ☒ Reduce Vehicular Area
- ☒ Better Separate Pedestrian Space from Public Space
- ☒ Expand Public Areas / Reduce Hotel Dedicated Areas
- ☒ Relocate Trucks/Buses Off Plaza
- ☒ Add More Public Space at Waterfront (On Plaza)
- ☒ Add More Public Space at Waterfront (On Lake Path)
- ☒ Look at Options to Widen Stair
- ☒ Reduce Structure Surrounding Stair
- ☒ Improve Impact from Skywalks (Impeding View and Penetration)
- ☒ Pull Podium Building Further Off Water
- ☒ Round Edges to Soften Podium

INFORMATION REQUESTS

- ☒ Provide Additional Information Related to Context
- ☒ Provide Existing Site Plan
- ☒ Provide Additional Detail on Architecture (New Tower)
- ☒ Describe the Dialog Between the New Towers
- ☒ What Makes the Project "Uniquely Madison"
- ☒ Provide Additional Detail on Historic Rehabilitation
- ☒ Provide Additional Information on Existing Conditions
- ☒ Provide Tour of Facility
- ☒ Lake Views (Including Specifically an Eye Level 5ft+ Off Lake Left of Center)
- ☒ View Over Terrace from Langdon / Wisconsin (Specifically from Corner)
- ☒ Wisconsin Avenue Views
- ☒ Langdon Views
- ☒ Union Terrace View
- ☒ 3-D Animation – Previously Provided, Update to be Provided
- ☒ Shadow Study
- ☒ Provide Information on Architectural Vocabulary to Immediate Area
- ☒ Engaged in Discussions with DNR
- ☒ Provide Additional Information on Plan on NGL Site
- ☒ Provide Additional Information on TIF / Describe Expenditure
- ☐ Letter of Intent, Zoning Text and PUD Package (Previously Provided)

OTHER PENDING INFORMATION

- ☒ Tree Survey / Final Landscape Plan (Pending – Provided for Final Approval)



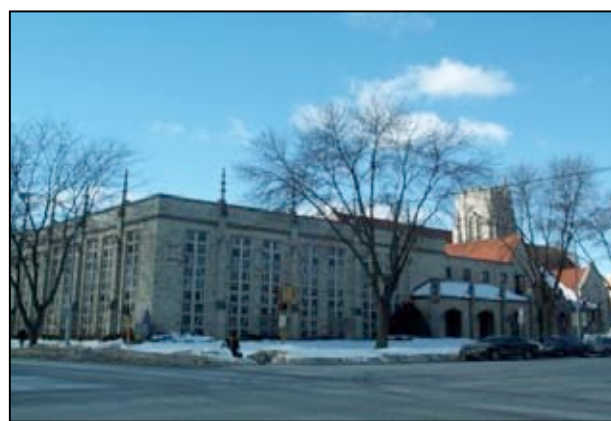
URBAN CONTEXT

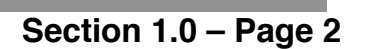




SITE CONTEXT

WISCONSIN AVENUE HAS A STRONG ORIENTATION TO THE CITY'S PRIMARY CIVIC, CULTURAL AND COMMERCIAL CORRIDORS

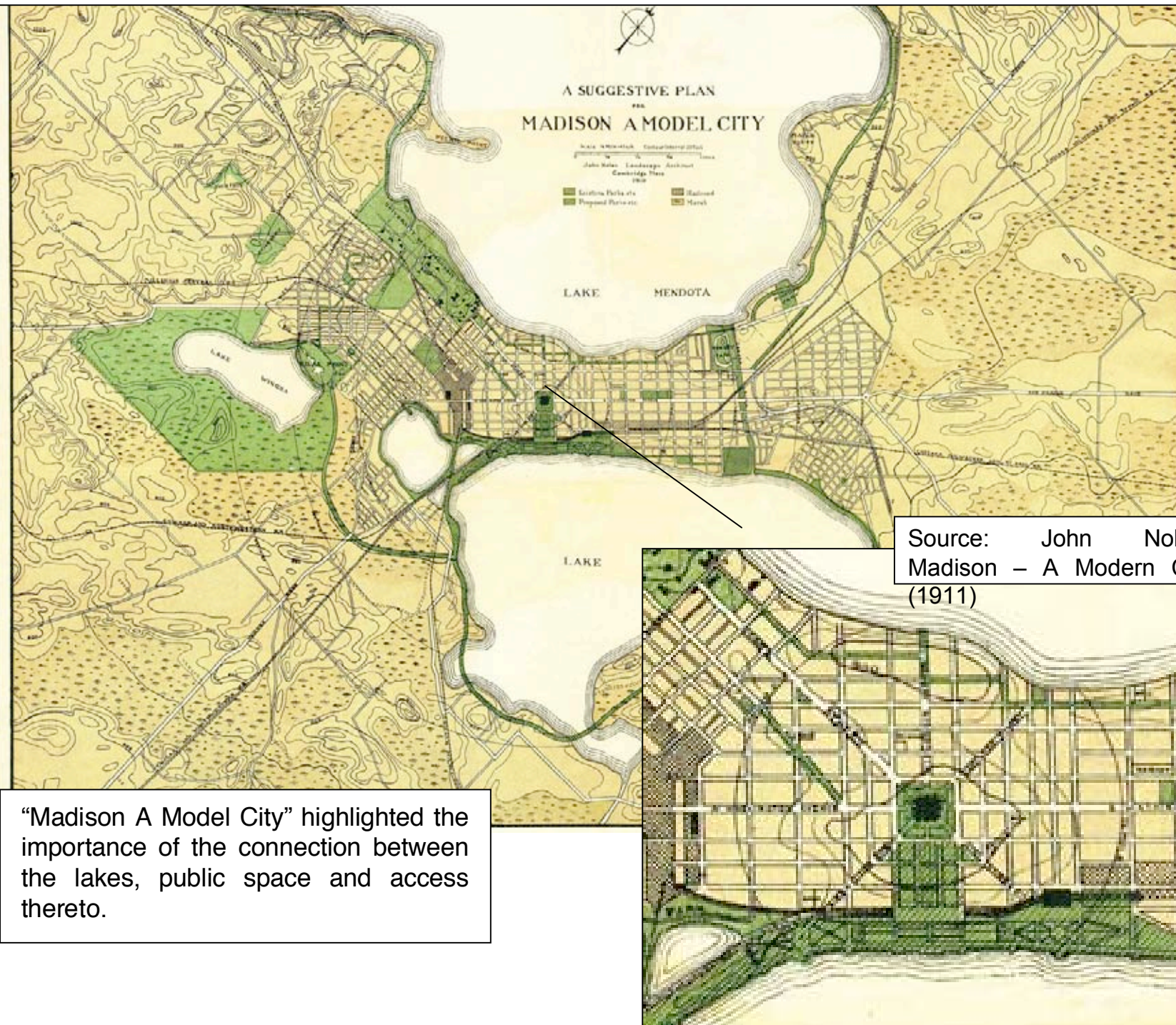




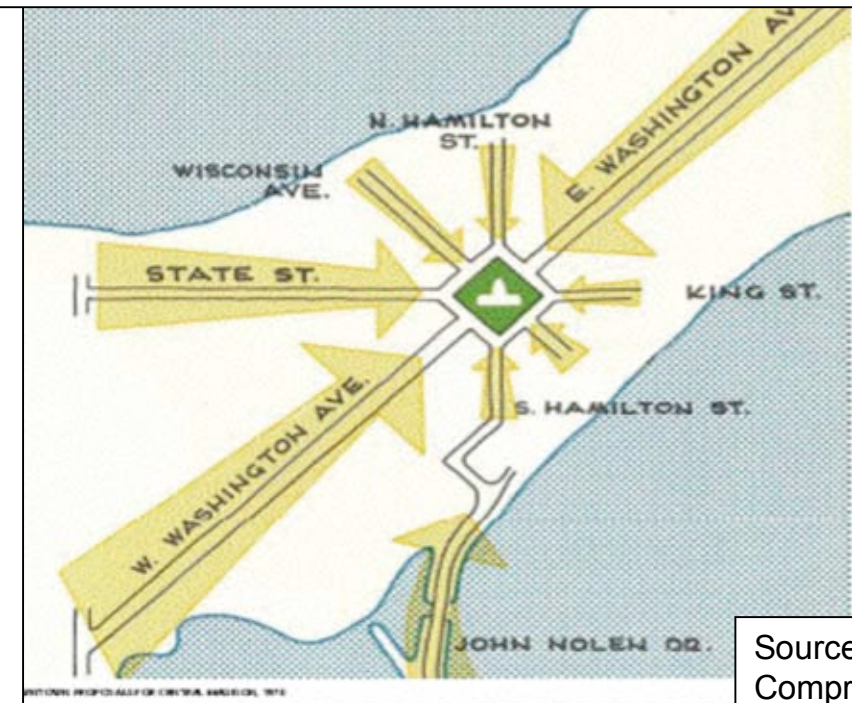


SITE CONTEXT

PAST PLANNING DOCUMENTS HAVE FOCUSED ON THE IMPORTANCE OF WISCONSIN AVENUE AND THE PUBLIC EXPERIENCE WITH THE WATERFRONT.



“Madison A Model City” highlighted the importance of the connection between the lakes, public space and access thereto.





SITE CONTEXT

THE CITY'S COMPREHENSIVE PLAN PLACES THE EDGEWATER IN THE LANGDON STREET DISTRICT.



CITY OF MADISON COMPREHENSIVE PLAN GOALS

The Project is consistent with the primary goals and objectives of the City's comprehensive plan adopted by the Common Council in 2006.

- » Downtown as a Regional Attraction
- » Access to the Lakefronts
- » Infill Development
- » Adaptive Re-use of Buildings
- » Preservation of Important Buildings
- » Framing of Street Views
- » Private Development of Open Spaces
- » Creation of Neighborhood Centers

Source: City of Madison Comprehensive Plan (January 2006)

[illegible]



CONTEXT WITHIN HISTORIC DISTRICT

QUESTION:

How does the Project contribute to the context of the Mansion Hill Historic District?

ANSWER:

The Mansion Hill Historic District occupies approximately 64 acres of downtown Madison and is not defined by a single type of development or property use. The Project relates to the context of its surroundings and will contribute to the district as follows:

- The district is an urban mixed-use neighborhood with a wide-variety of conforming and non-conforming uses;
- The Edgewater has been operating as a hotel since 1948 and is an important part of the civic/commercial history of the District;
- The Edgewater is removed from the “heart” of the historic residential areas within the district;
- The site is not located near any of the historic mansions and does not impact any landmark buildings;
- The closest landmarks are fraternity and sorority houses;
- The site is not surrounded by any single family housing and is not disruptive to that housing;
- The Project is not demolishing any landmark structures or single family homes;
- The Project will restore the 1940’s building which is designated as a “Priority” structure in the original historic district plan.



EXISTING ARCHITECTURE AND ENVIRONMENT





EDGEWATER HOTEL – EXISTING CONDITIONS





EDGEWATER HOTEL – EXISTING CONDITIONS





DESIGN OVERVIEW





EXISTING VIEW TO THE WATER



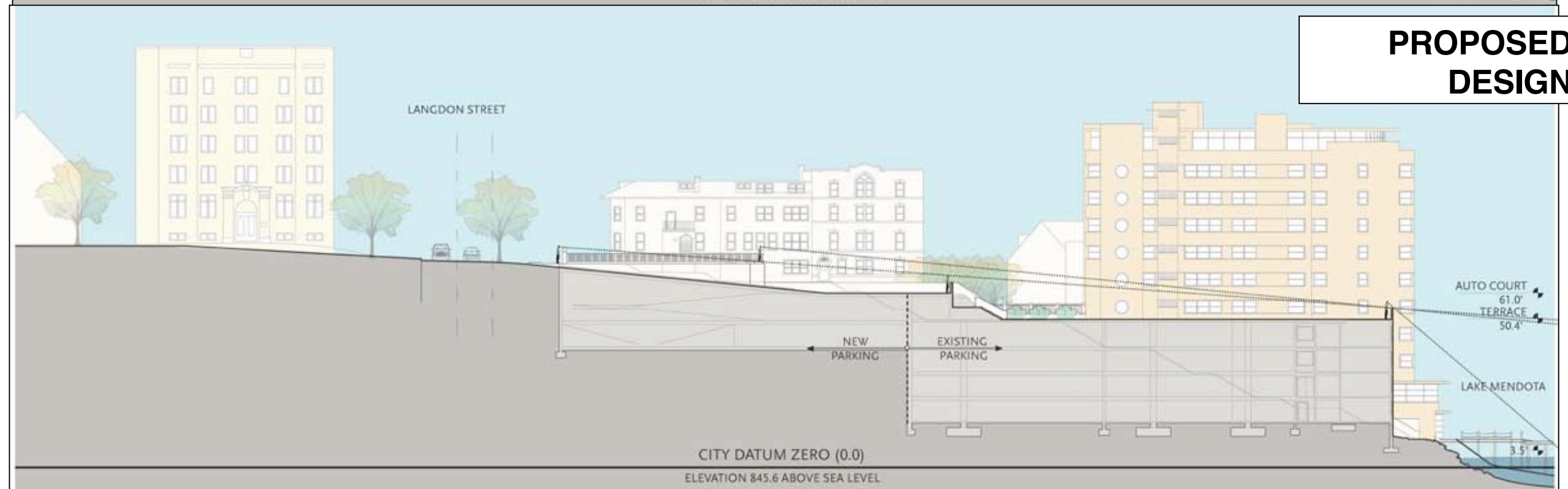
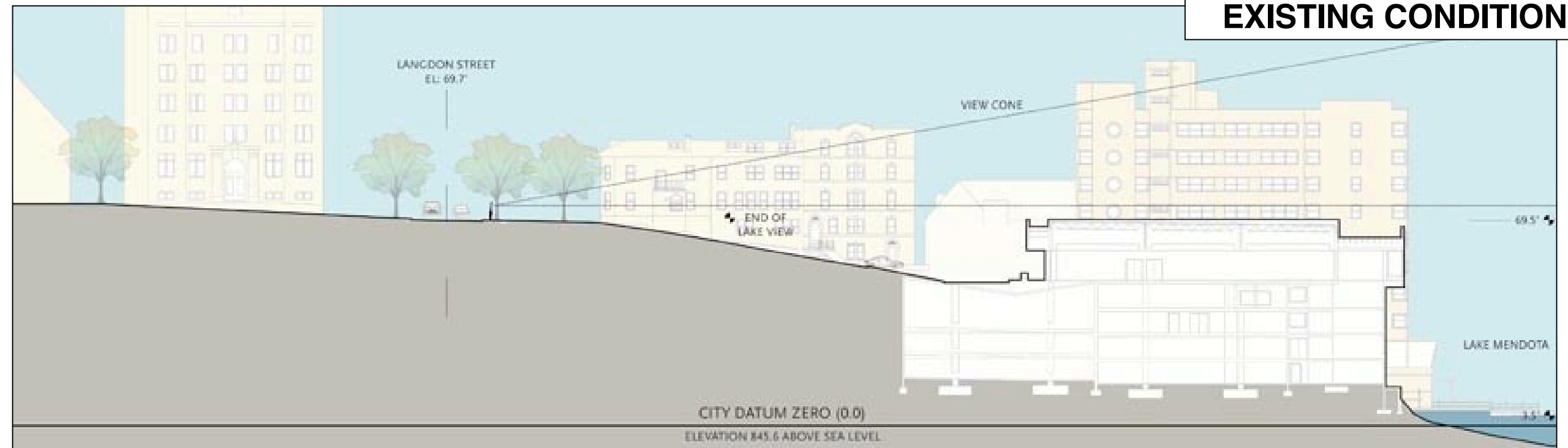


FUTURE VIEW TO THE WATER



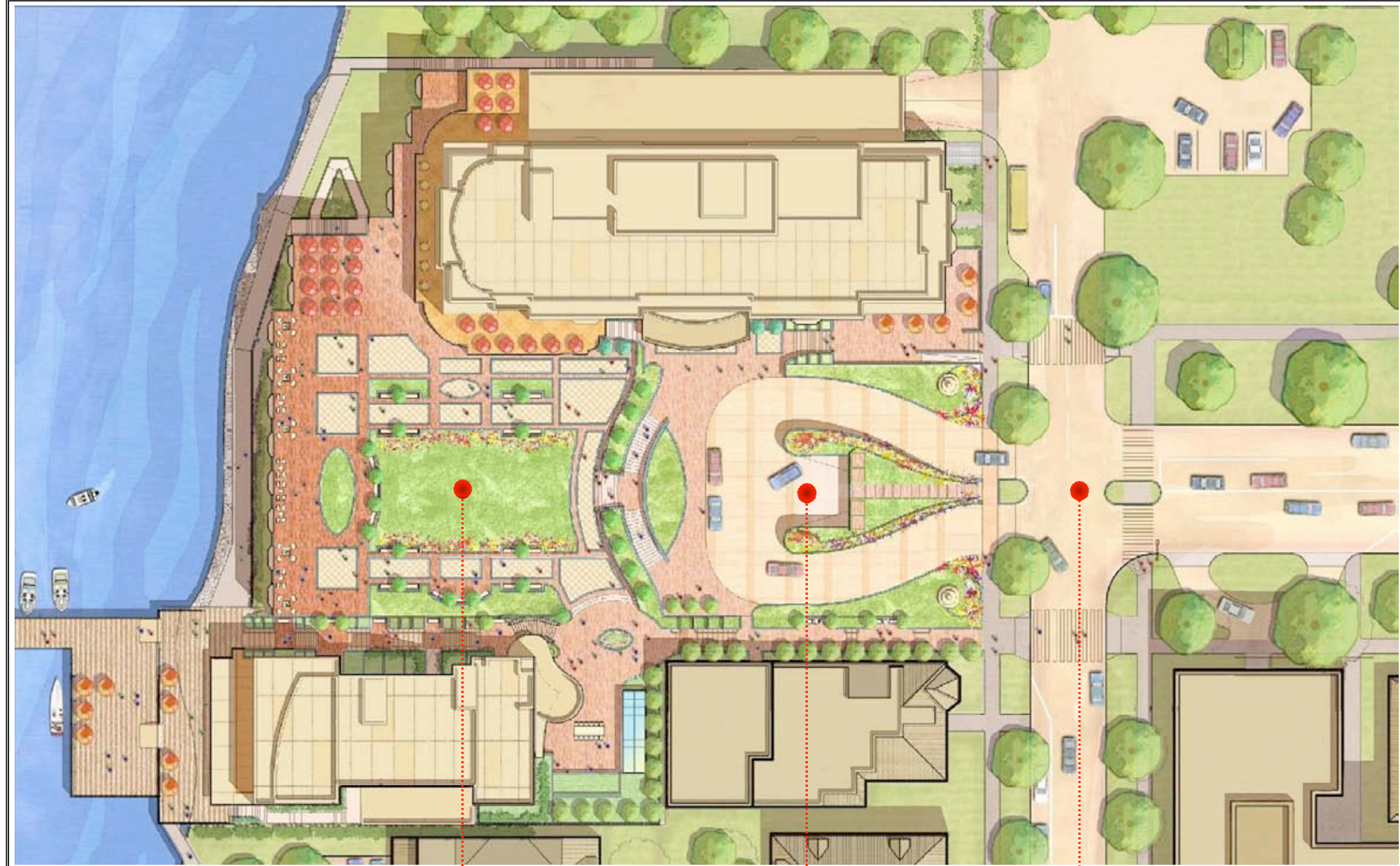


SITE SECTION





SITE PLAN



Approximate
Plaza
Elevations

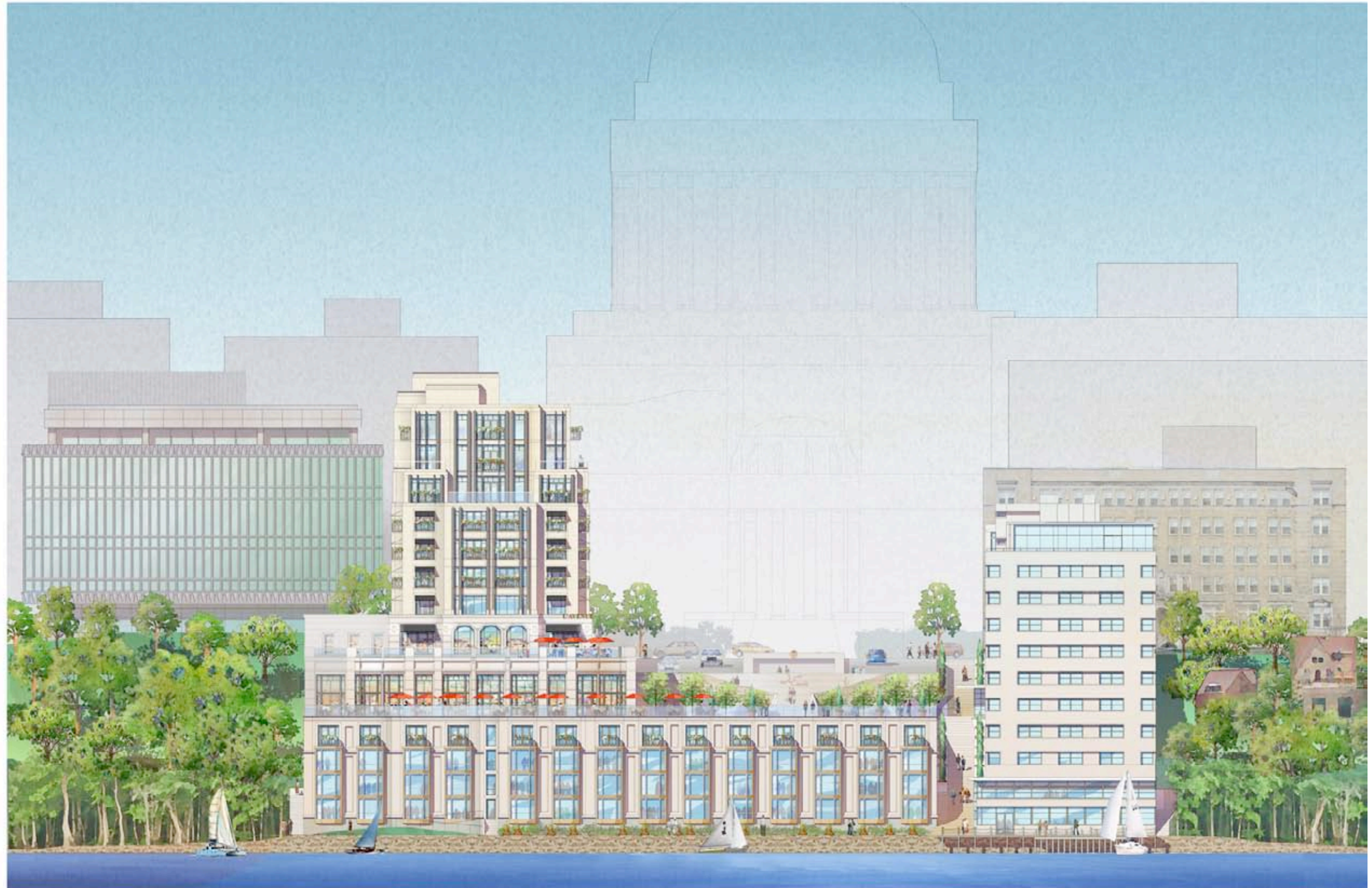
Elevation
52

Elevation
61

Elevation
70



LAKESIDE ELEVATION





PLAZA ELEVATION





REVISED REDEVELOPMENT PLAN





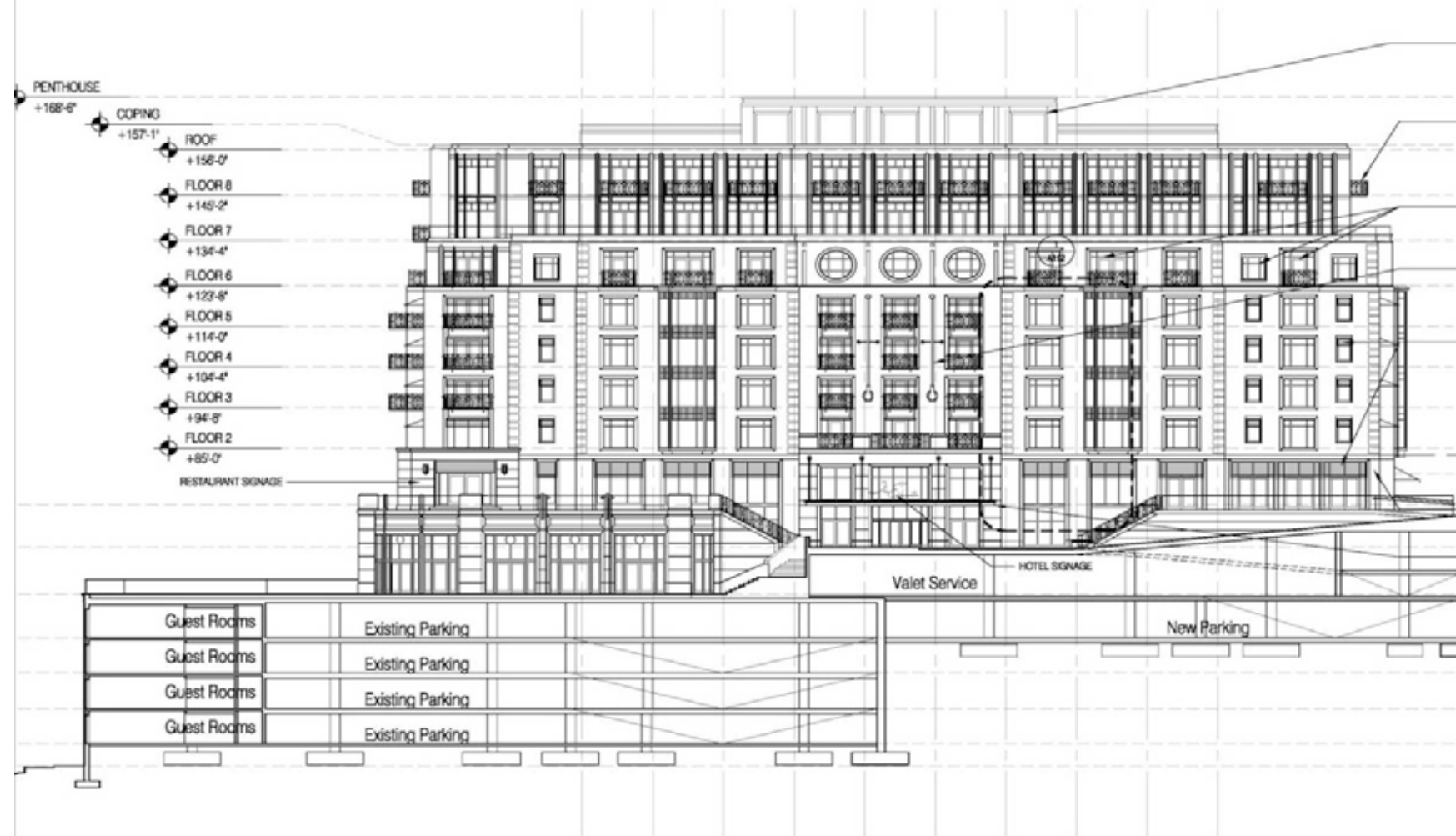
ARCHITECTURAL CHARACTER NEW CONSTRUCTION







BUILDING ARCHITECTURE



2 Section and Elevation of New Hotel at Plaza
SCALE: 1"=20'-0"

Primary Comments/Concerns:

- » Builds off tradition of civic architecture from early century;
- » Classical details and proportions;
- » Round windows and curved entry pick up elements of 1940's / Art Deco style;
- » Warm buff palette of neighborhood;
- » Stepped massing responds to surrounding buildings;
- » Iconic/transparent architecture at top levels and waterfront;
- » Terrace ties buildings together.



ARCHITECTURAL CHARACTER – PUBLIC SPACE



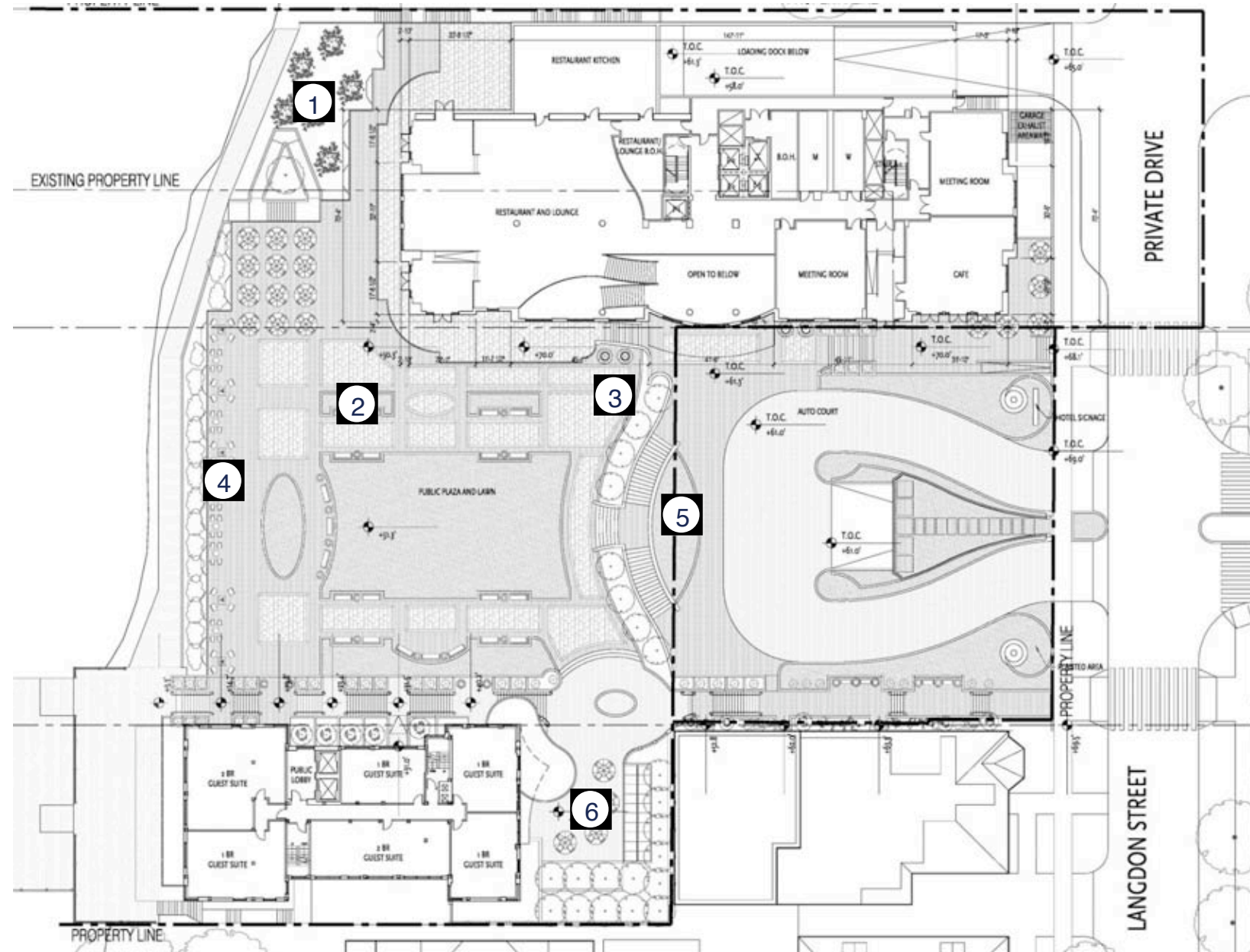
1 Quiet Lakefront Seating
NTS



2 Lawn with Granite Curb, Brick Detail,
NTS



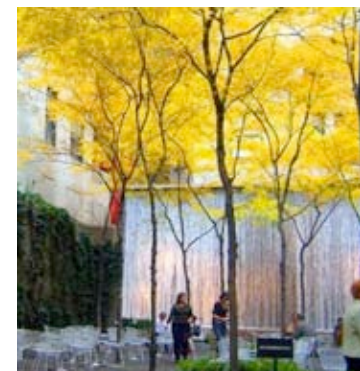
3 Flower beds with Finish Detail
NTS



4 Outdoor Seating & Firepits
NTS



5 Monumental Stair
NTS



6 Segregated Plaza and Events Area
NTS



ARCHITECTURAL CHARACTER – PUBLIC SPACE

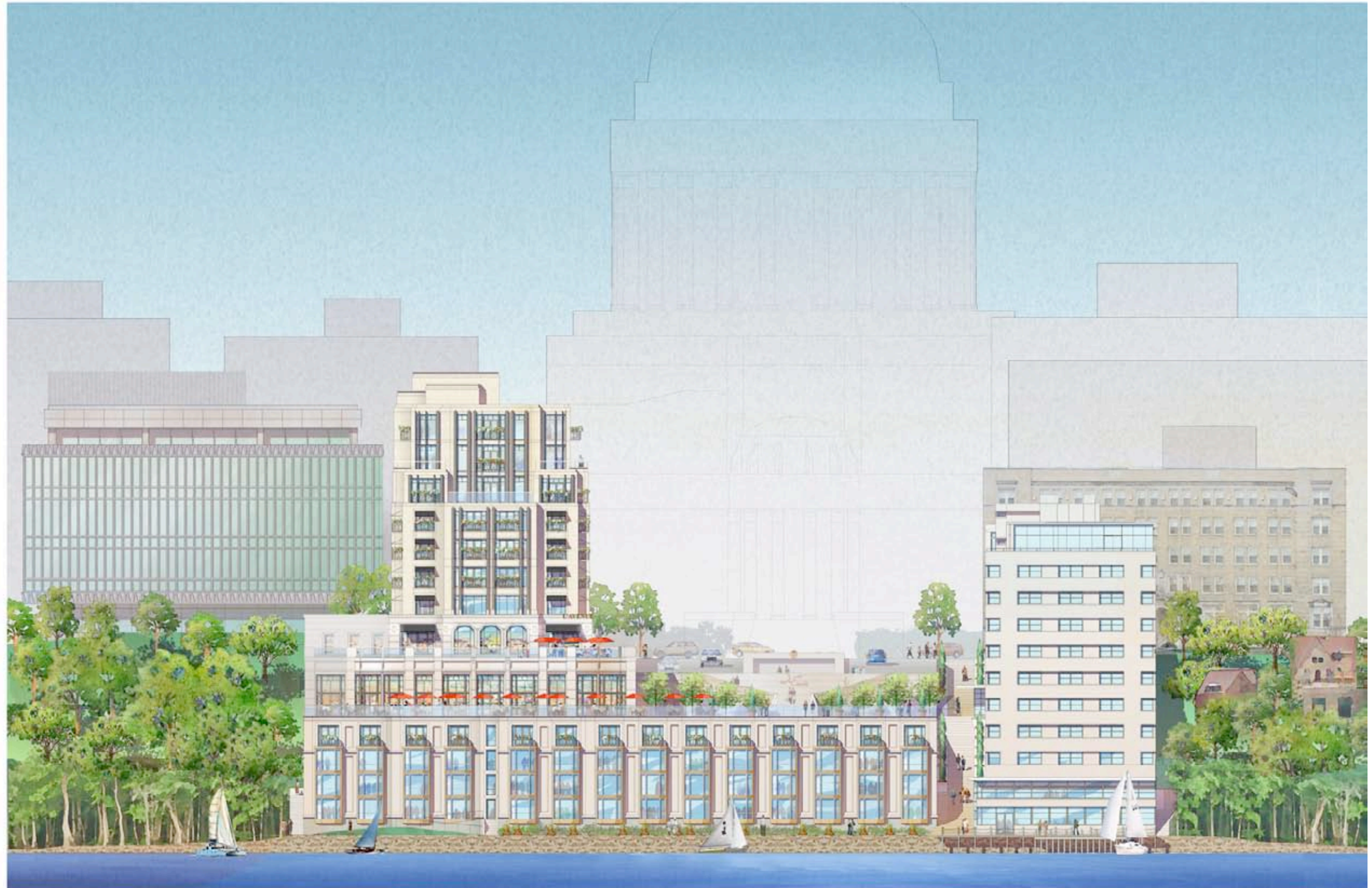


ARCHITECTURAL CHARACTER:

- The public plaza, which is the extension of Wisconsin Avenue and the Capitol view corridor, is the central feature of the project. Interior public spaces activate the plaza through more transparent building facades;
- Public areas total more than 45,000 square feet and include the Terrace at Mansion Hill, Grand Stairway and the waterfront amenities;
- Public space is terraced to be harmonious with topography (environment) of surrounding area;
- Pedestrian areas are segregated from vehicular traffic;
- Space is designed to maintain significant public areas when events occur on terrace;
- Space is designed to be activated on year-around basis.



ARCHITECTURAL CHARACTER - LAKESIDE





ARCHITECTURAL CHARACTER – LAKESIDE



ARCHITECTURAL CHARACTER:

- Project consistently builds relationships with the City, the lakefront, its neighbors and between its various parts;
- The Project's parts are organized to maximize views to and from the lake as well as engage the waterfront;
- The public plaza, which is an extension of Wisconsin Avenue and the Capitol view corridor is a the central feature of the project, responding to the urban context and building off the relationships to the State Capitol and Monona Terrace;
- Project setbacks and massing are designed to give impression of a series of buildings organized around a public space;
- The lakeside elevation has a strong architectural language and iconic design elements that frame the view to the Capitol;
- The strength of the Art Moderne architecture of the original Edgewater stands out and is accented by entry features and horizontal accents.



ARCHITECTURAL CHARACTER - STREETSIDE





ARCHITECTURAL CHARACTER - STREETSIDE



ARCHITECTURAL CHARACTER:

- As you approach the building the dominant architectural expression is the public space;
- The classical tripartite division of facades is drawn from the same beaux arts sources that inspired the Wisconsin State Capitol and many other downtown Madison civic and commercial buildings;
- The architecture builds upon 20th century traditional and civic buildings;
- The design recalls materials, architectural detail and scale of surrounding buildings and the civic architecture of Wisconsin Avenue;
- The warm buff color palette of building the is designed to be harmonious with the existing Edgewater and its immediate neighbors, 2 Langdon Street, 10 Langdon Street and Kennedy Manor (all are within Visually Related Area);
- Color and materials palette is also harmonious with many of the civic and cultural buildings located along Wisconsin Avenue;
- The design adapts classical details and proportions, yet still allows incorporation of Art Moderne details to relate to the existing Edgewater hotel;
- Both the new hotel and the existing Edgewater will have curved entry canopies that face the public space. Similarly, the enhanced Rigadoon Room will have curved glazing onto an improved and extended lakeside dock. The ballroom has curved walls that open onto the main public plaza



ARCHITECTURAL CHARACTER – BUILDING BASE



1 Dining Terraces
NTS



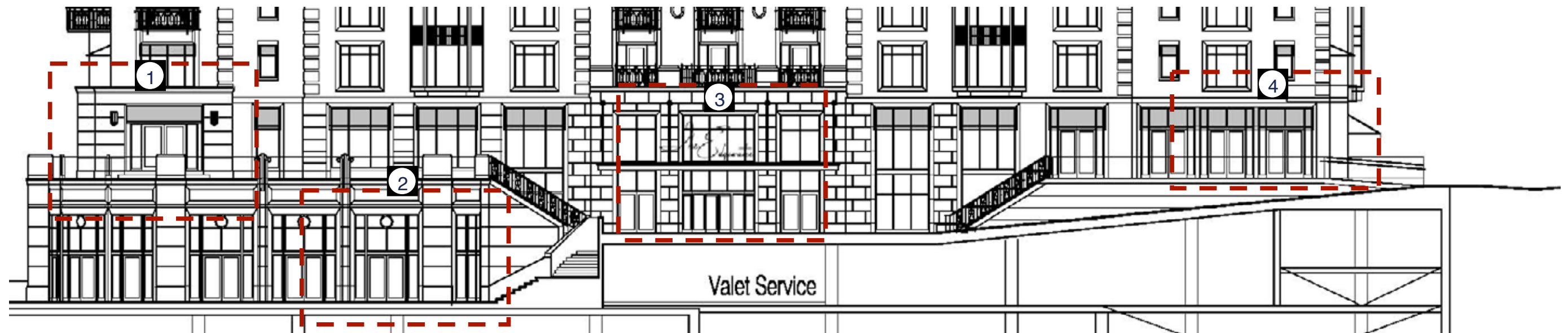
2 Monumental Entrances Compliment Scale of Public Space
NTS



3 Entry Canopy References Period Architecture
NTS



4 Storefront, Awnings and Stone Detail
NTS

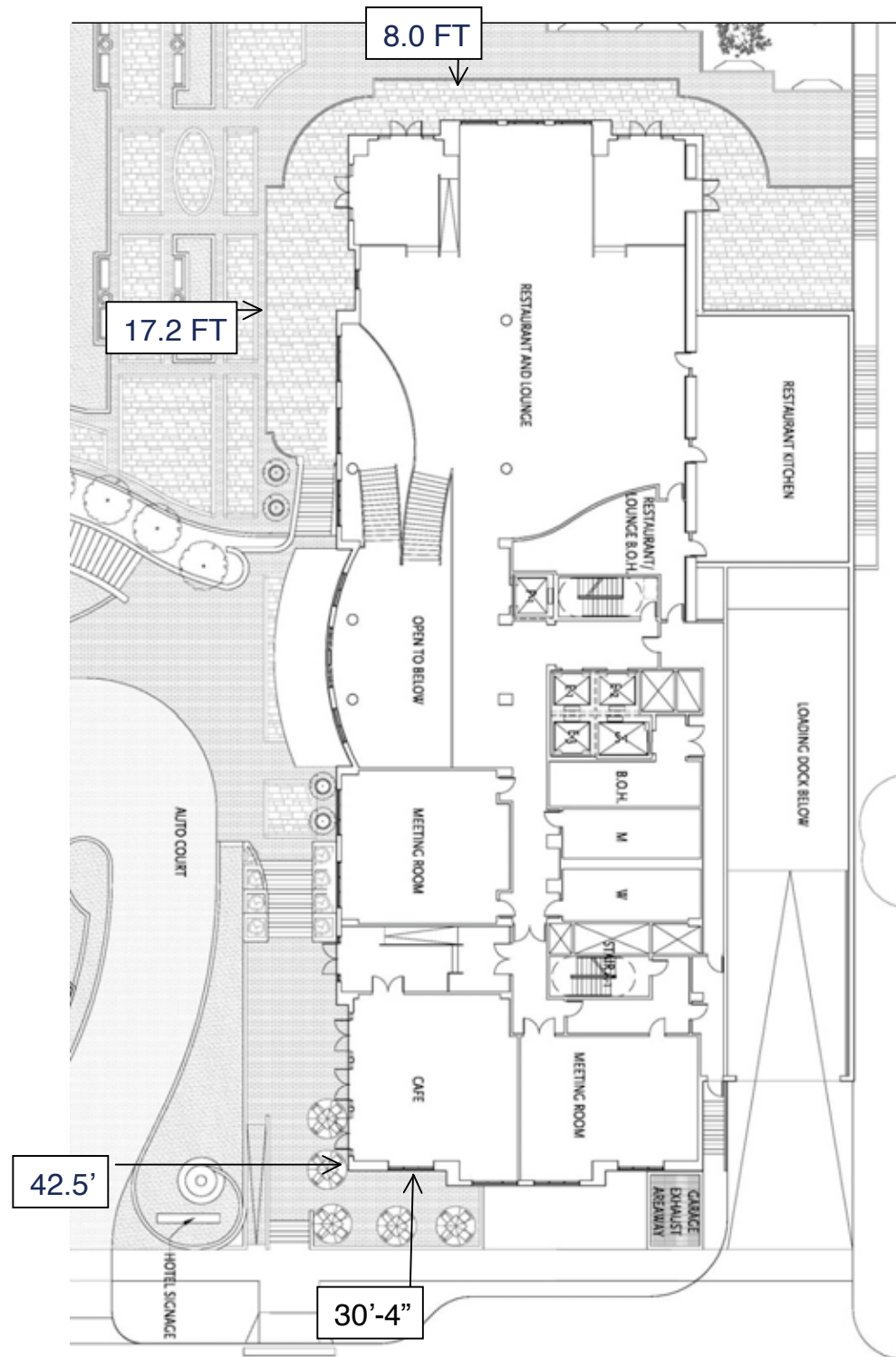




ARCHITECTURAL CHARACTER – BUILDING BASE

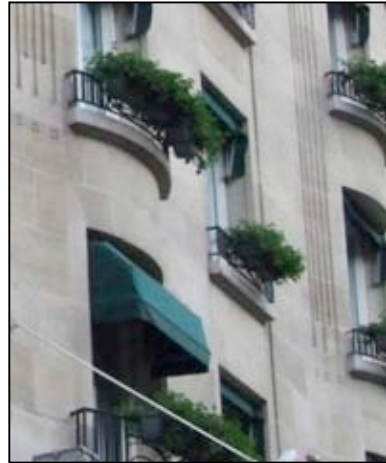
ARCHITECTURAL CHARACTER:

- Pedestrian scale;
- Base relates to pedestrian scale;
- Setbacks consistent with build-to lines on Langdon Street and Wisconsin Avenue;
- Monumental entry consistent with civic architecture in neighborhood and corridor;
- Activation with café / outdoor seating at corner (Langdon/Wisconsin);
- Outdoor lakefront dining terrace of 2,500 square feet;
- Transparency of building base is direct reflection of interior activities;
- Scale of store trim at base of building is consistent with civic/commercial buildings on Wisconsin Avenue;





ARCHITECTURAL CHARACTER – BUILDING MIDDLE



1 Awnings and Painted Metal Details
NTS



2 Quoin Detail References of Surrounding Building
NTS



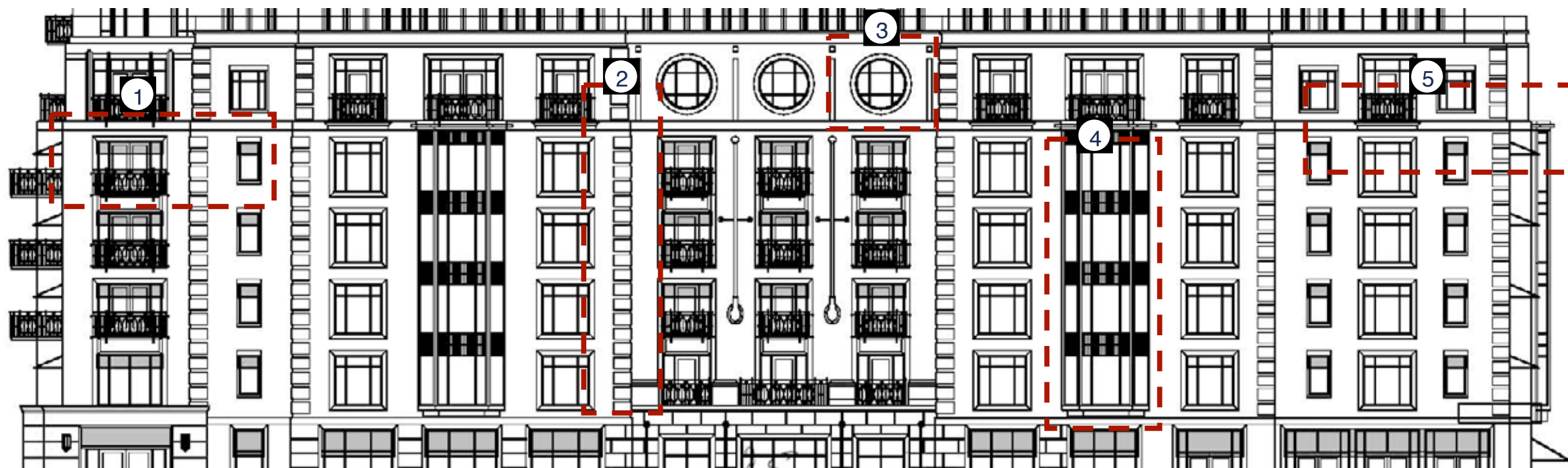
3 References to Architecture of 1940's Building
NTS



4 Bay Window
NTS

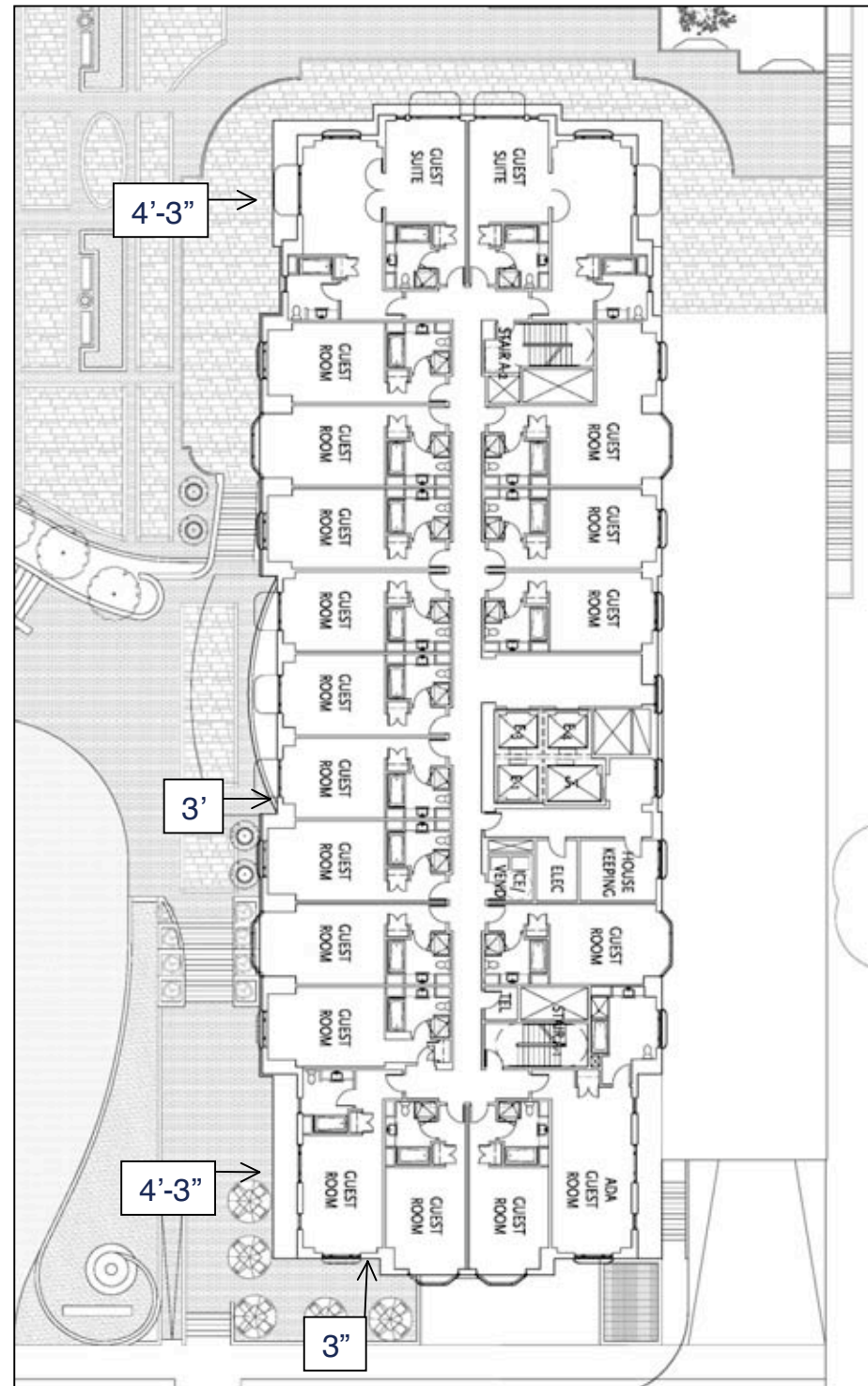


5 Building Setback at 5th Floor
NTS





ARCHITECTURAL CHARACTER – BUILDING MIDDLE



ARCHITECTURAL CHARACTER:

- Architecture anchors building;
- Complements classical architecture and residential nature of surrounding buildings (especially Kennedy Manor and 2 Langdon);
- Horizontal fenestration varies every 45 feet;
- Horizontal façade is broken up with series of 3 foot setbacks;
- Vertical façade is broken up by architectural detail at 5th floor and setback at 6th floor;
- Balconies added at Langdon and lakeside elevations further increase setback on building corners;
- Brick cladding with architectural cast stone trim;
- Painted ornamental railings;
- Fabric awnings on painted metal frame.



ARCHITECTURAL CHARACTER – BUILDING TOP



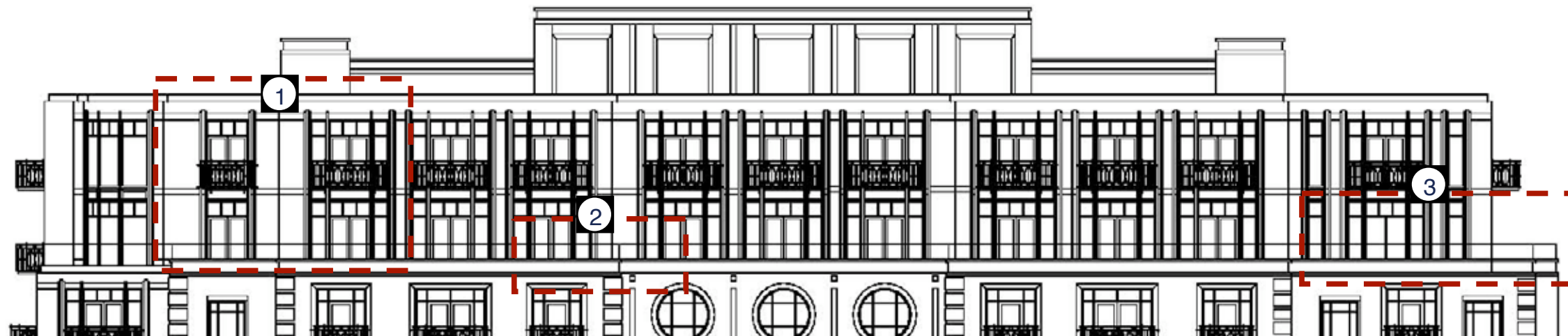
1 Architectural Character of Upper Floors
NTS



2 Architectural Details Add Depth
NTS

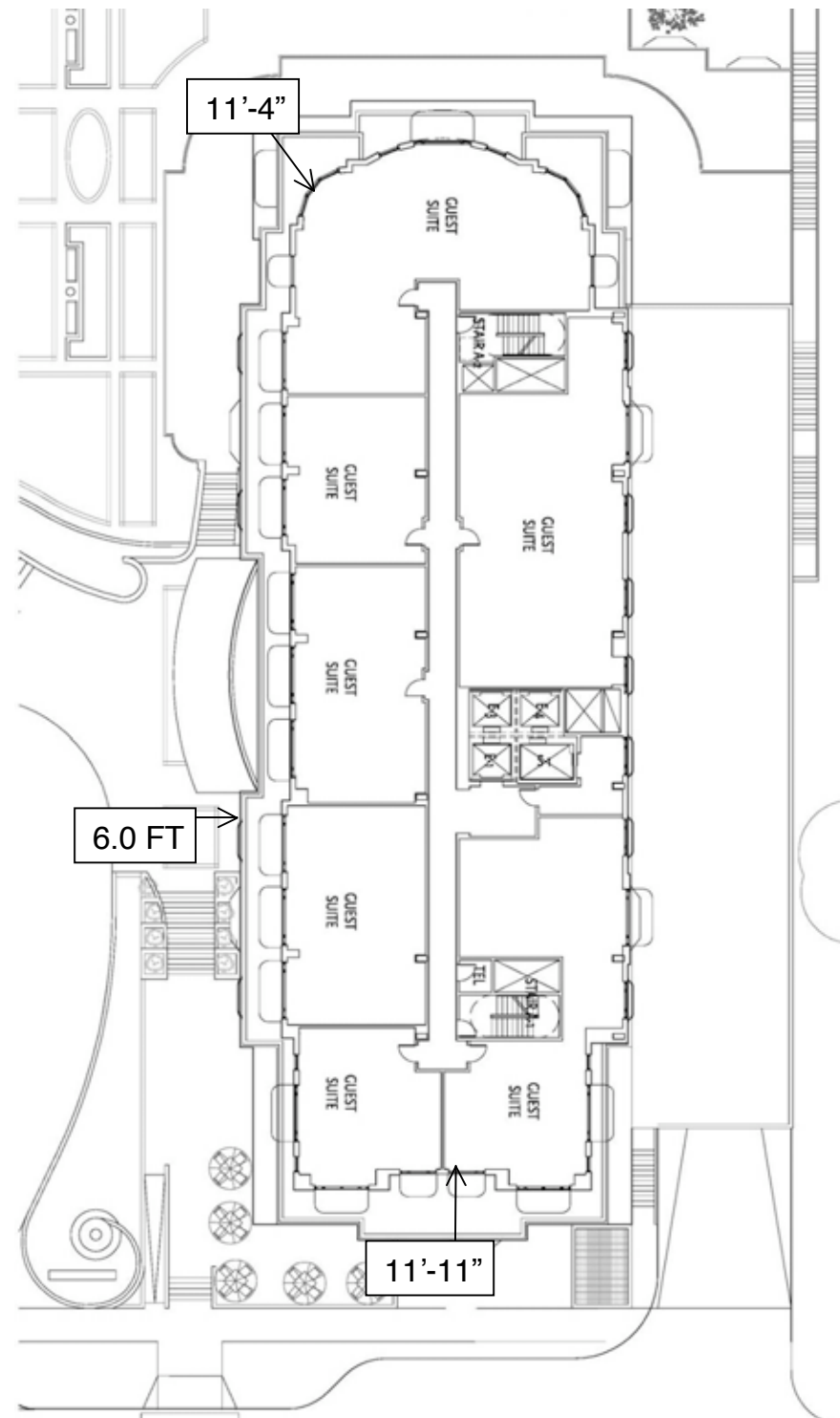


3 Upper Level Step Back and Balcony
NTS





ARCHITECTURAL CHARACTER – BUILDING TOP



ARCHITECTURAL CHARACTER:

- Top of building recedes from base;
- Minimum setback of 6 feet of top two levels;
- Setback increases to 11 to 12 feet at Langdon and lakeside elevations;
- Approximately 10,900 square feet per floor on top two levels;
- Lower solid-to-void ratio accentuates lightness at top of building;
- Architectural cast stone panels;
- Painted ornamental details;
- More vertical pattern in fenestration;
- Addresses long range views to Capitol and over Lake Mendota.



ARCHITECTURAL CHARACTER – HISTORIC REHABILITATION





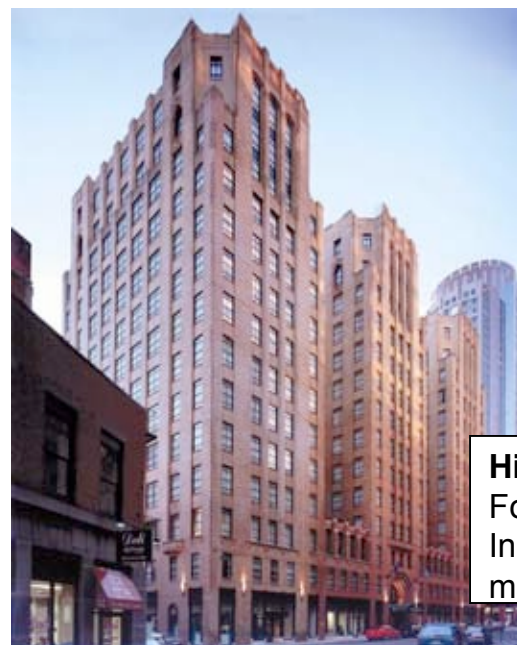
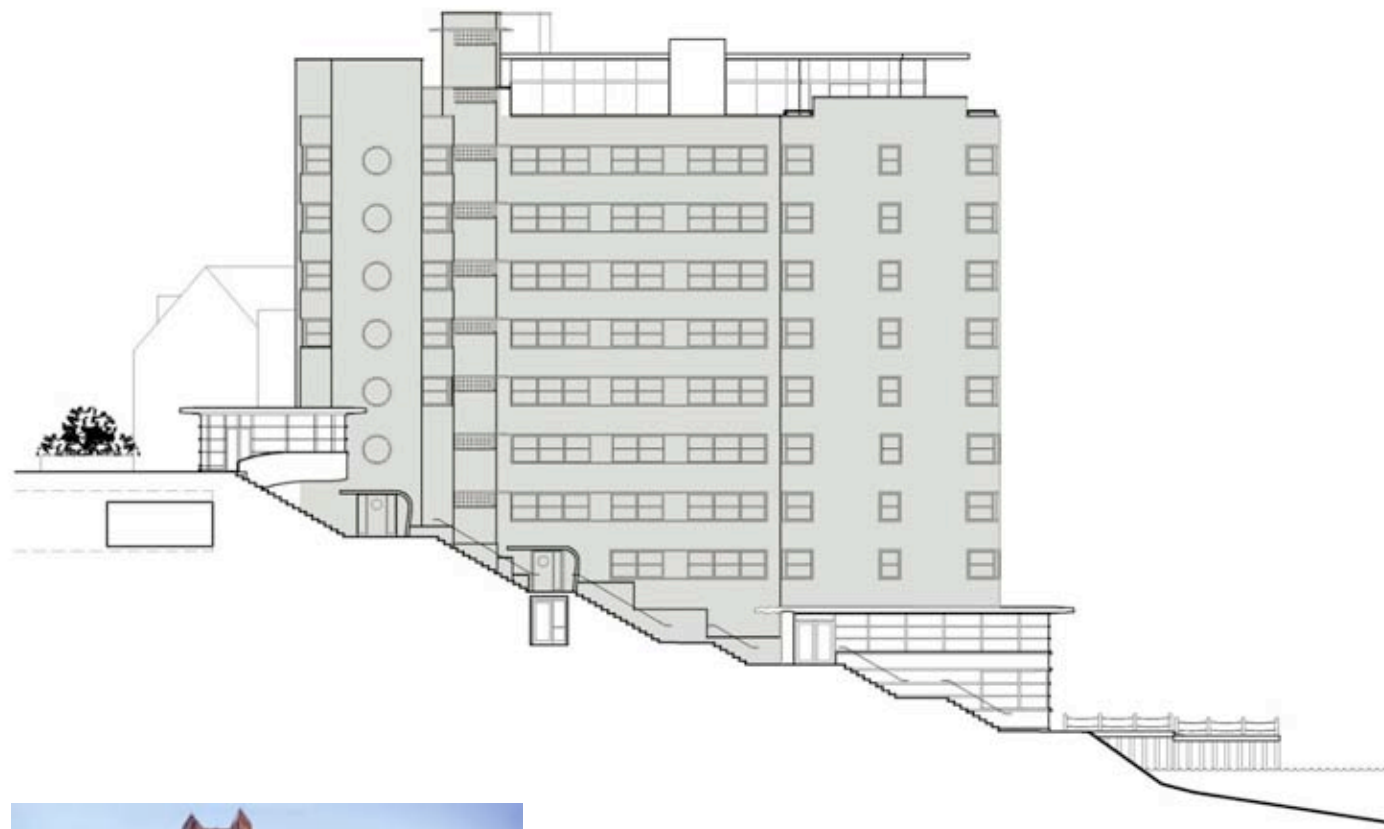
HISTORIC REHABILITATION

Existing Conditions





HISTORIC REHABILITATION



Hilton – Financial District, Boston, MA
Former office building. Façade restoration included repair of existing brick façade and matching 40 different colors of brick.

Areas Where Original Façade is in Tact

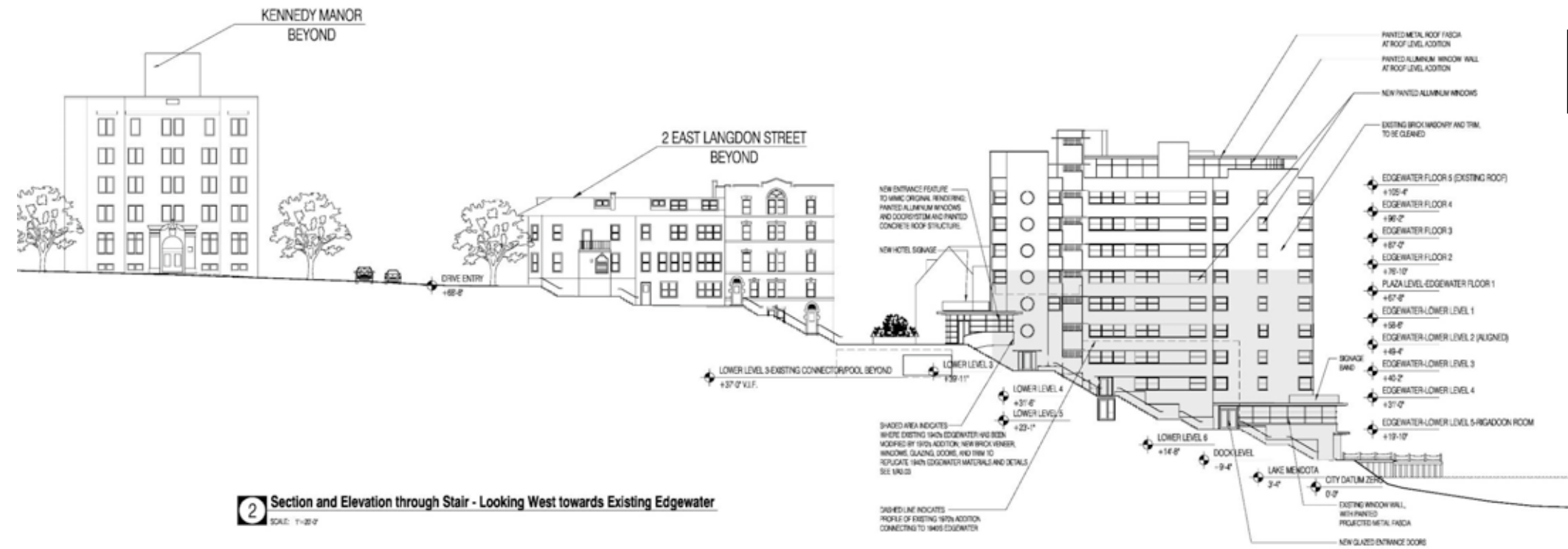
- Brick Wall / Exterior Wall
 - Repair brick
 - Replace broken brick
 - Repair and/or replace steel lintels
 - Repair and/or replace terra-cotta bands
 - Clean brick and terra-cotta
- Remove existing surface mounted conduit, cables, etc.
- Replace existing windows with new energy efficient windows to match existing profiles and proportions
 - Clear insulated glass with painted aluminum frames
 - Windows to remain operable
- Re-glaze existing glass blocks

Areas Where Façade has Been Concealed/Removed/Significantly Damaged

- Reconstruct brick façade to match existing;
- Install new windows to match existing;
- Install new glass block and eyebrow to match existing;
- Install new terra-cotta detail bands to match existing;

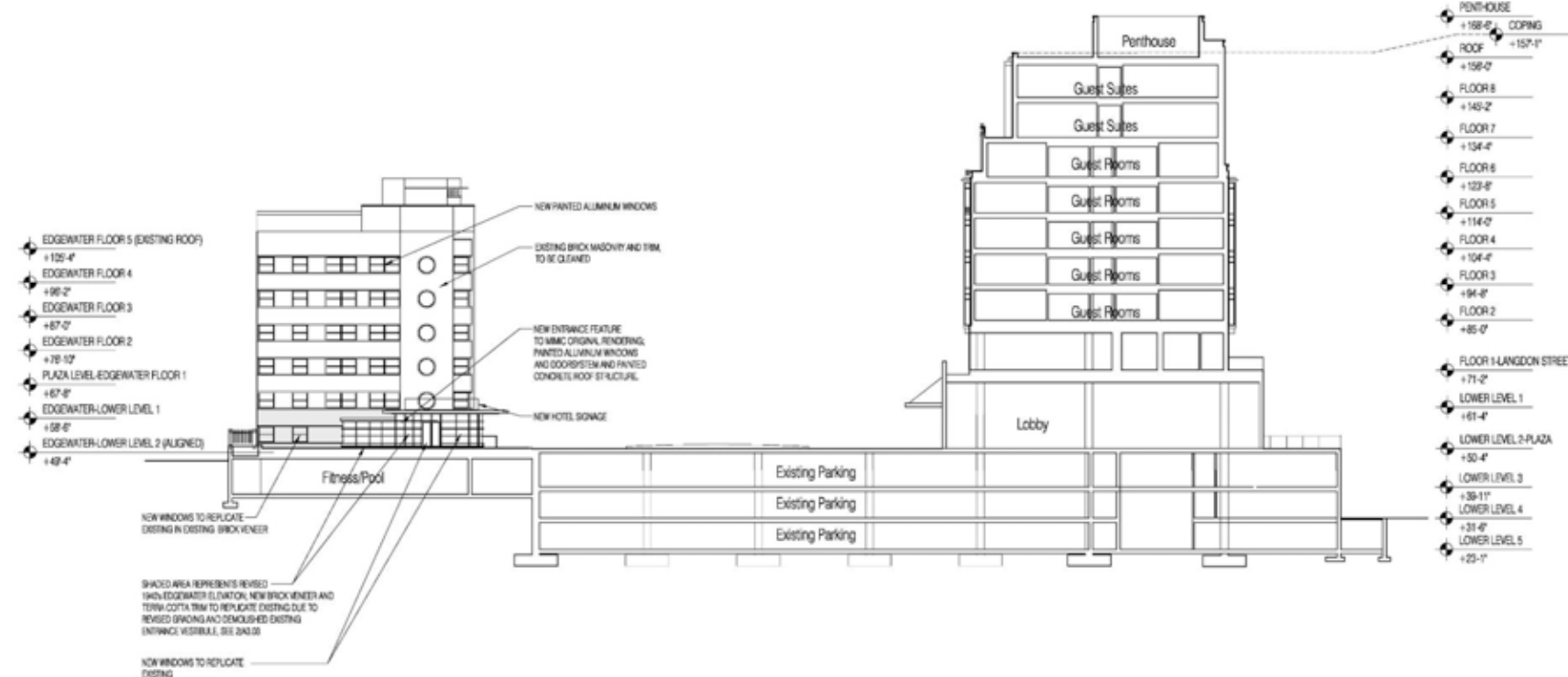


HISTORIC REHABILITATION



PROPOSED KEY ELEVATIONS

2 Section and Elevation through Stair - Looking West towards Existing Edgewater
SCALE: 1"=20'-0"



2 Section Through New Hotel and South Elevation of Existing Edgewater Hotel
SCALE: 1"=20'-0"



HISTORIC REHABILITATION



ORIGINAL RENDERING IS A REFERENCE POINT FOR KEY DESIGN ELEMENTS

New Building Features:

- New building entry to emulate original rendered entry design;
- New entry doors and canopies added at stair landings;
- New entry and extended glazing to match existing into Rigadoon Room;
- Stepped brick and terra-cotta planters along edge of new Grand Stair;
- One-story addition— continuous glass wall, set back from edge .

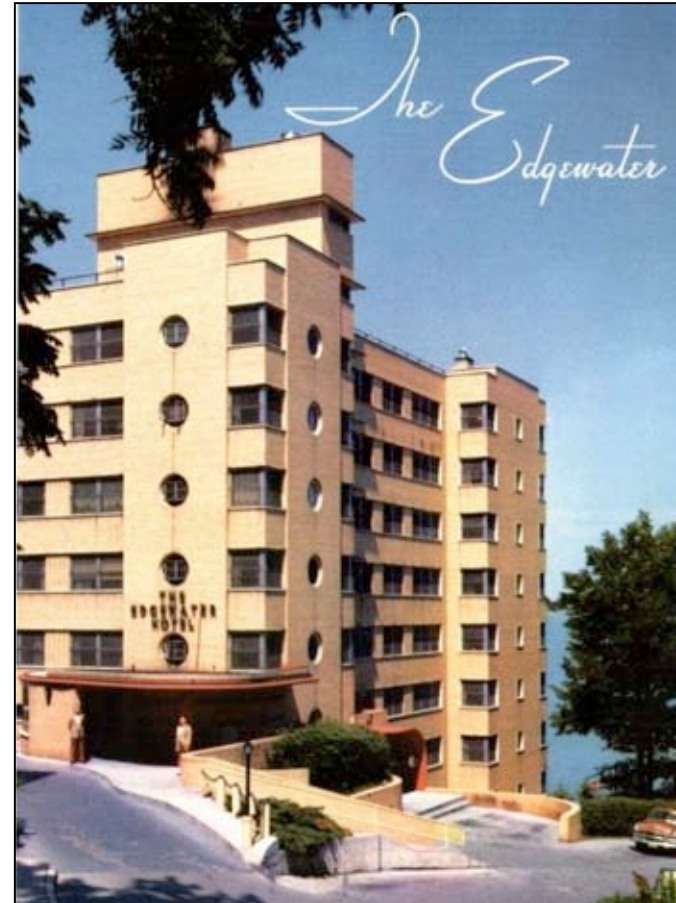
Improvements/ Responses Based on Comments to Previous Plans

- Top level of 1970's building is removed, façade more exposed;
- Bridge connections removed, no penetration to façade openings;
- Corner is opened and high lighted as a feature of the development;
- Most recent design incorporates sweeping terrace into stair elements.

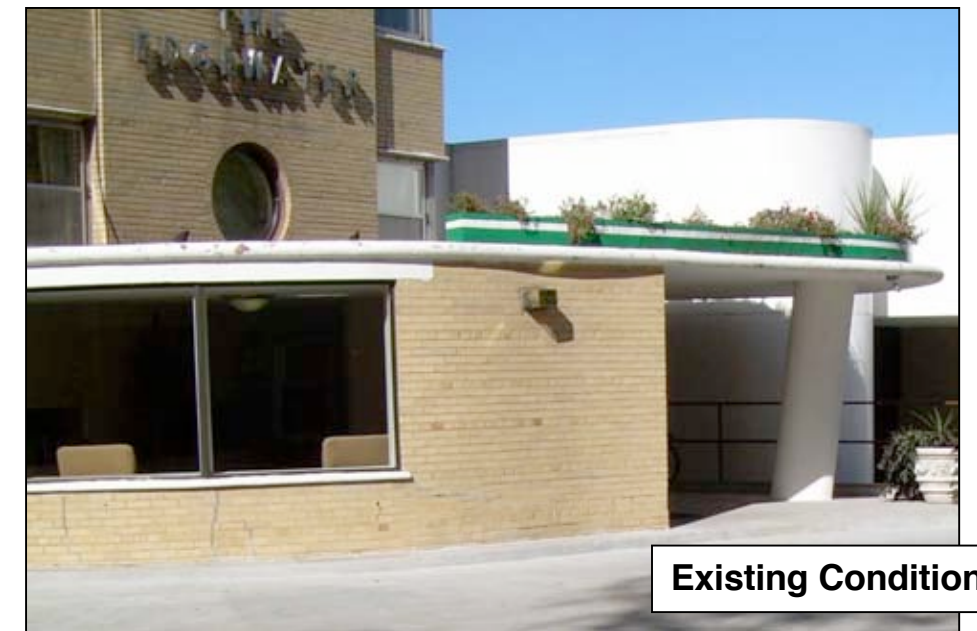


HISTORIC REHABILITATION – ENTRY CANOPY

“AS BUILT” ENTRY CANOPY



Existing Conditions

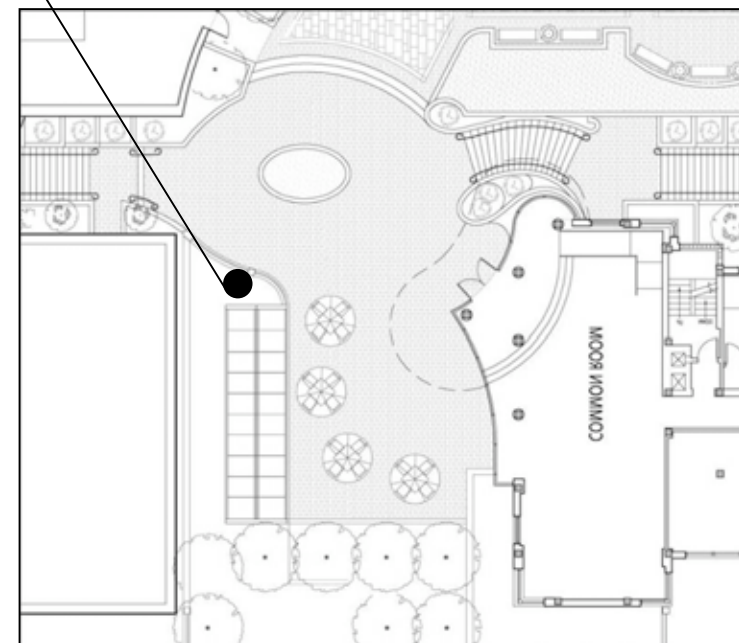


Existing Conditions



HISTORIC REHABILITATION – ENTRY CANOPY

NEW ENTRANCE FEATURE ENGAGES GRAND STAIR TO LAKE MENDOTA



ENTRY CANOPY BECOMES ICONIC FEATURE OF PROJECT



ORIGINAL RENDERING



HISTORIC REHABILITATION – STAIR / HORIZONTAL EXPRESSION

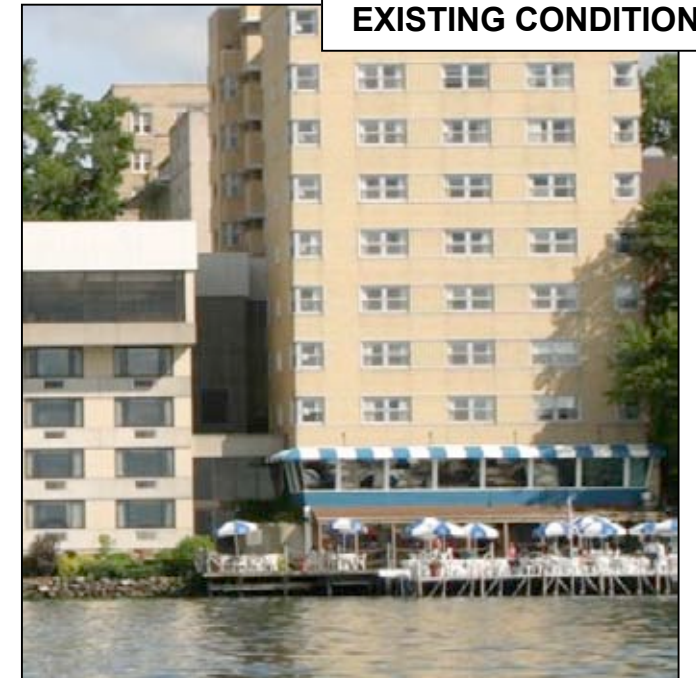
ORIGINAL STAIR / TERRACING TO WATER



REFERENCE STAIRS



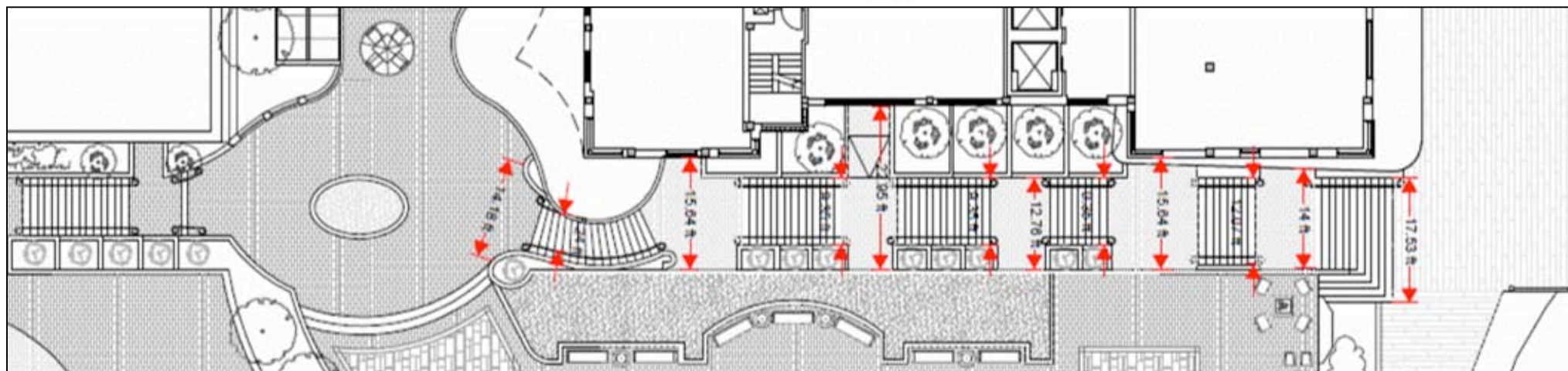
EXISTING CONDITIONS





HISTORIC REHABILITATION – STAIR / HORIZONTAL EXPRESSION

State Capitol Stair is Approximately 17'-7"



UDC requested that we study alternate option for stair. An alternate proposal is included above, it responds to UDC comments including:

- Stair is integrated with entry features, especially at top canopy;
- Stair treads are widened in certain areas and alternate with planters;
- Stair width is compared against other stairs.





HISTORIC REHABILITATION – RIGADOON ROOM

“AS BUILT” RIGADOON ROOM



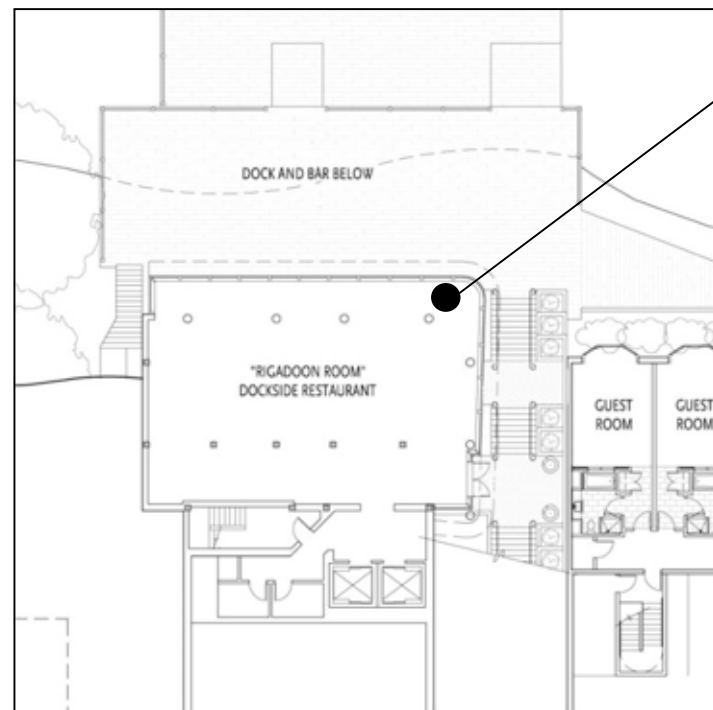
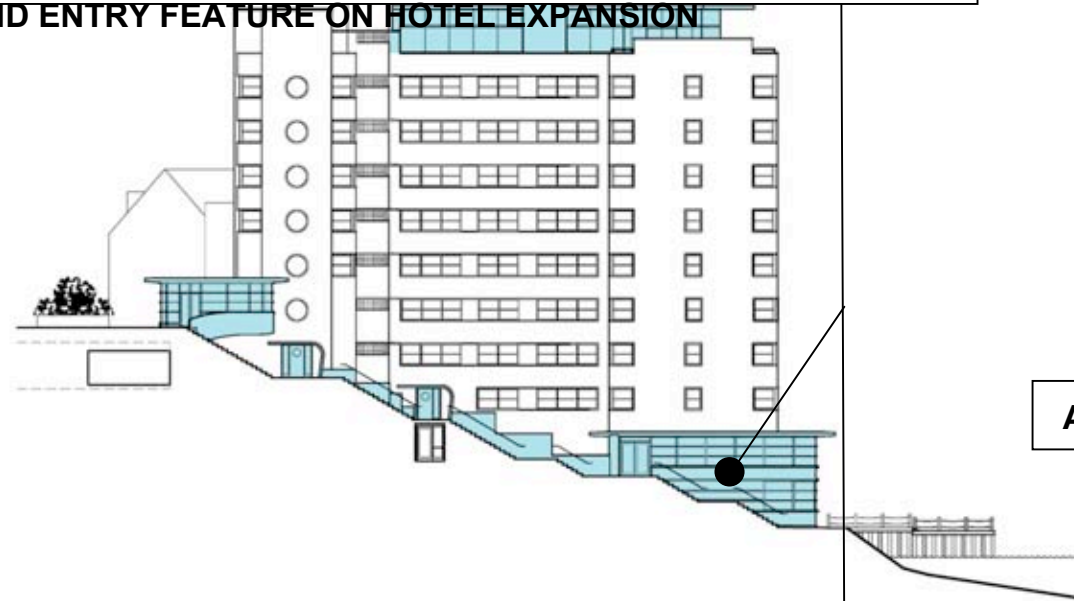
Existing Conditions





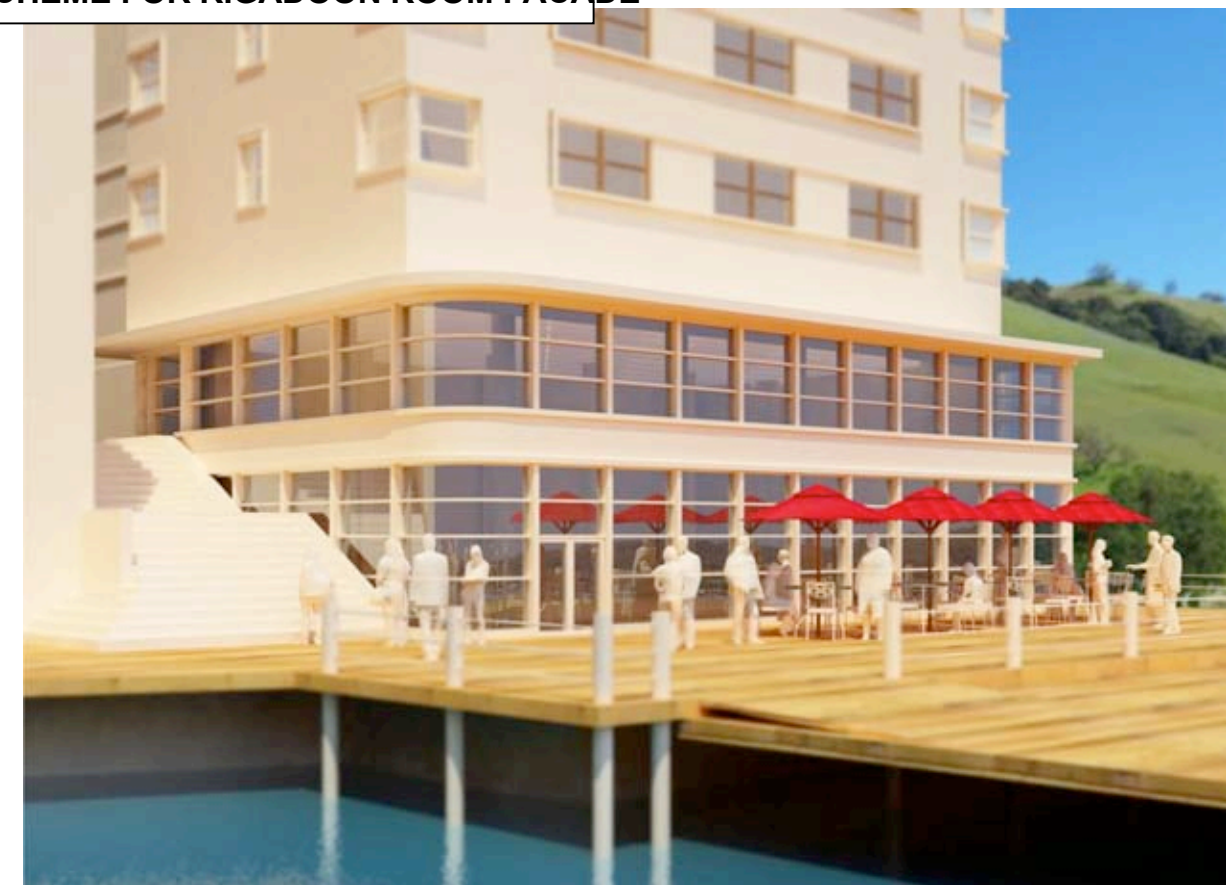
HISTORIC REHABILITATION – RIGADOON ROOM

RIGADOON ROOM ENTRANCE RELATES TO REVISED CANOPY AND ENTRY FEATURE ON HOTEL EXPANSION



ORIGINAL RENDERING

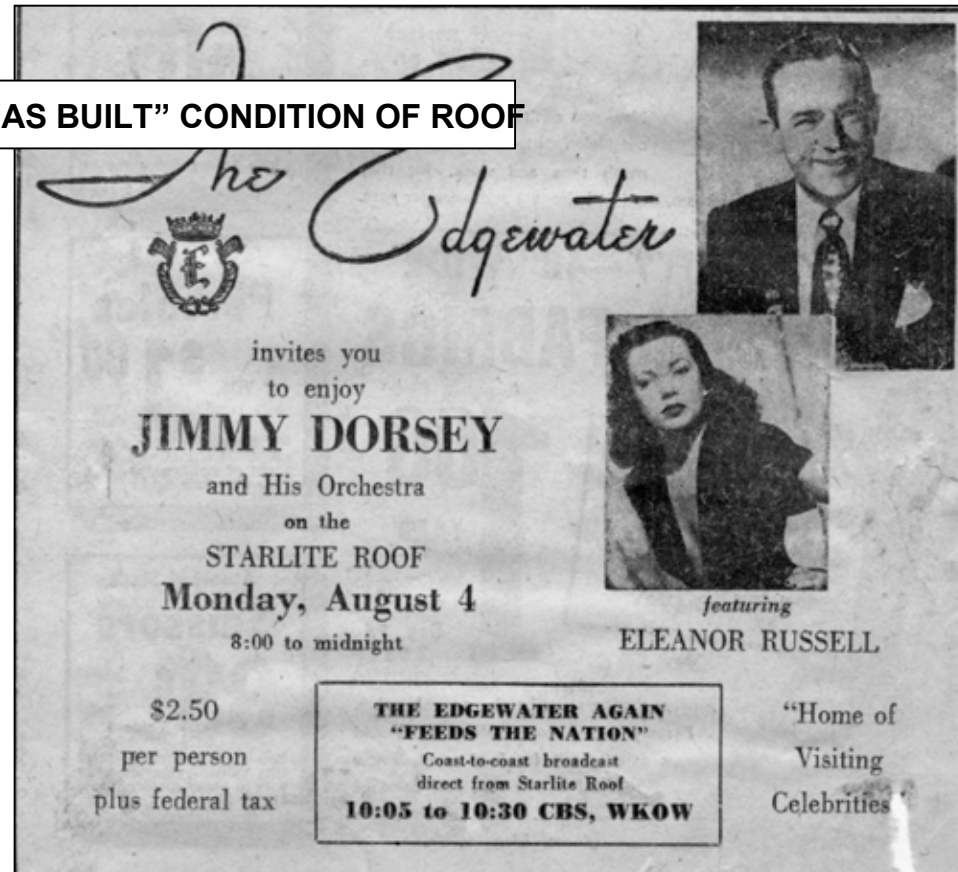
ALTERNATE DESIGN SCHEME FOR RIGADOON ROOM FACADE





HISTORIC REHABILITATION – TOP LEVEL ADDITION

“AS BUILT” CONDITION OF ROOF



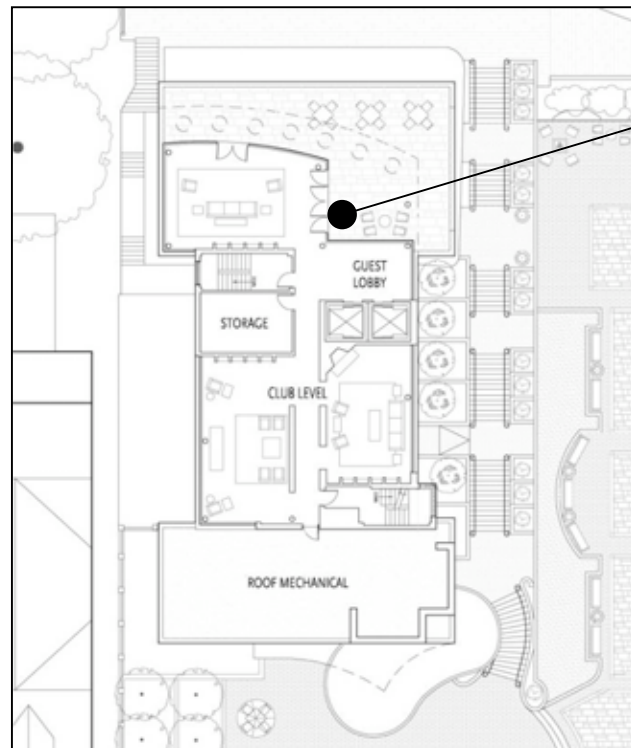
Existing Conditions



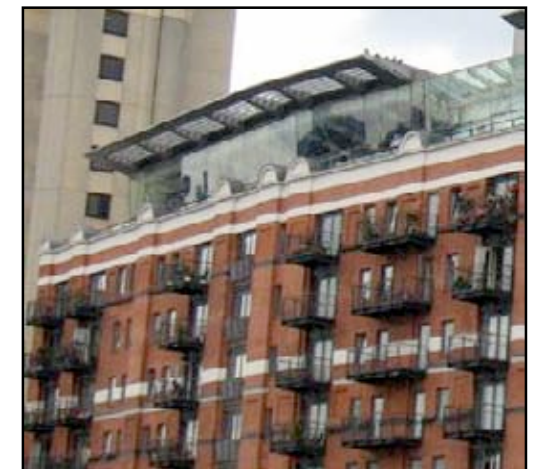


HISTORIC REHABILITATION – TOP LEVEL ADDITION

ADDITION COMPLEMENTS
ARCHITECTURE



ADDITION
COMPLEMENTS
ARCHITECTURE





VIEWS AND PERSPECTIVES





LAKE PERSPECTIVE - EXISTING





LAKE PERSPECTIVE - FUTURE





LAKE PERSPECTIVE - FUTURE





LAKE PERSPECTIVE - FUTURE





UNION PERSPECTIVE - EXISTING





UNION PERSPECTIVE - FUTURE





WISCONSIN AVENUE PERSPECTIVE - EXISTING





WISCONSIN AVENUE PERSPECTIVE - FUTURE





WISCONSIN AVENUE PERSPECTIVE - FUTURE





LANGDON STREET PERSPECTIVE - EXISTING





LANGDON STREET PERSPECTIVE - FUTURE





LANGDON STREET PERSPECTIVE - EXISTING





LANGDON STREET PERSPECTIVE - FUTURE





***DESIGN OVERVIEW - DESIGN
PROGRESSION
REQUESTED CHANGES BY
URBAN DESIGN COMMISSION***



PROJECT CONSIDERATIONS



PRIMARY CONSIDERATIONS RAISED BY UDC:

- » Reduce Building Height / Mass
- » Density on Site / Building Setback
- » Views to / from Lake Mendota
- » Public Space - Utilization
- » Public Space - Grand Stair
- » Waterfront Space / Access / DNR
- » Restoration of a Historic Landmark
- » Zoning Classification & Precedent
- » Relationship of Height / Density
- » Historic District / Context
- » Building Architecture
- » Traffic, Buses, Loading/Unloading
- » Potential to Build on NGL Site
- » City TIF Investment



REDUCE BUILDING HEIGHT AND MASS

REDUCED HEIGHT BY 3 FLOORS / 30 FEET



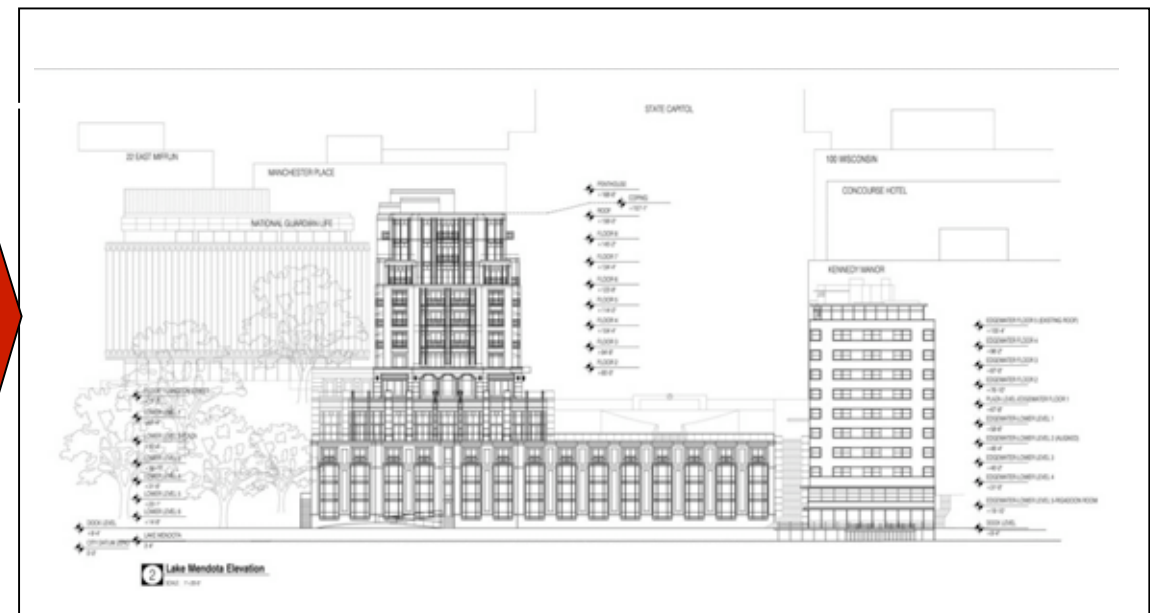
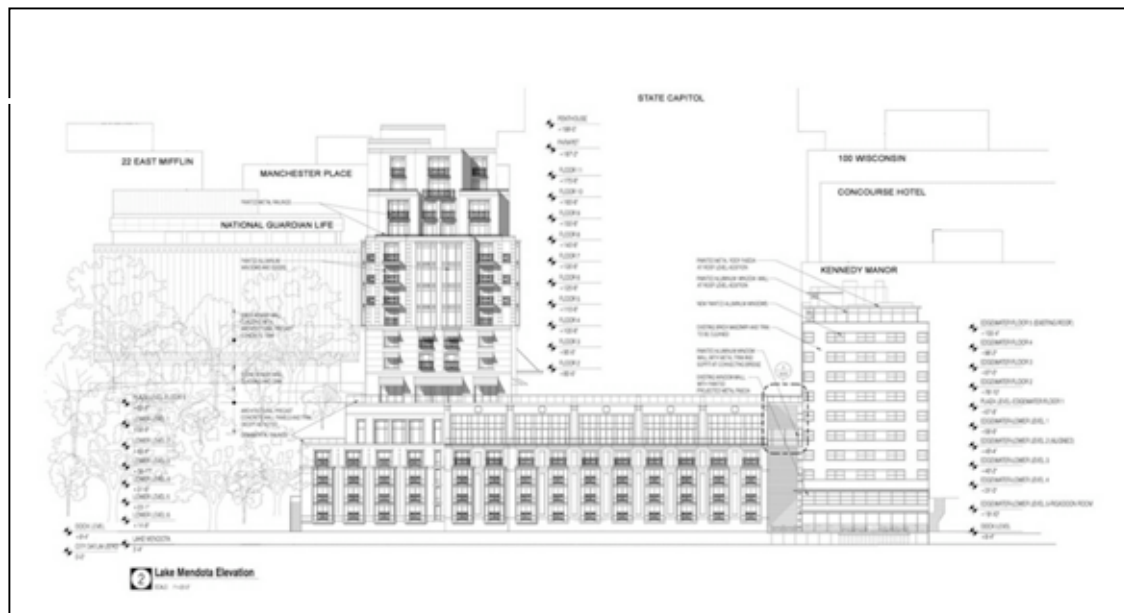
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REDUCE BUILDING HEIGHT AND MASS

APPROXIMATELY 93,244 SQUARE FEET OF PROGRAM HAS BEEN REMOVED FROM THE ORIGINAL TO THE CURRENT PLAN.

	PREVIOUS PLAN	REVISED PLAN	NET GAIN / LOSS
Total Square Footage	457,865	364,621	(93,244)
Number of Rooms	228	180 - 190	(38 - 48)
Banquet / Meeting Space	13,772	9,542	(4,230)
Restaurant Space	13,805	11,745	(2,060)
Spa	5,187	5,400	213
Outdoor Plaza / Public Space (Without Dock)	47,210	47,240	30
Parking Stalls	364	226	(131)
Valet Capacity	475	375 - 425	(50 - 100)



DENSITY ON SITE / BUILDING SETBACK

PROJECT HAS A LOW COMPARABLE FLOOR AREA RATIO TO BUILDINGS IN SURROUNDING AREA AND THROUGHOUT DOWNTOWN



Capitol Point
125 N Hamilton
11.3 FAR



Hyatt Place
333 W Washington
9.7 FAR



Condominium
100 Wisconsin Ave
9.7 FAR



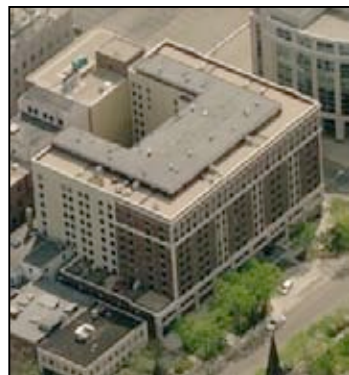
The Collegiate
513 N Lake
6.6 FAR



Apartment Building
22 E Dayton
3.0 FAR



Apartment Building
244 W Gilman
3.6 FAR



The Lorraine
131 W Washington
9.7 FAR



Kennedy Manor
1 Langdon
3.8 FAR



The Ambassador
522 N. Pinckney
3.1 FAR



Apartment Building
614 Langdon
4.4 FAR



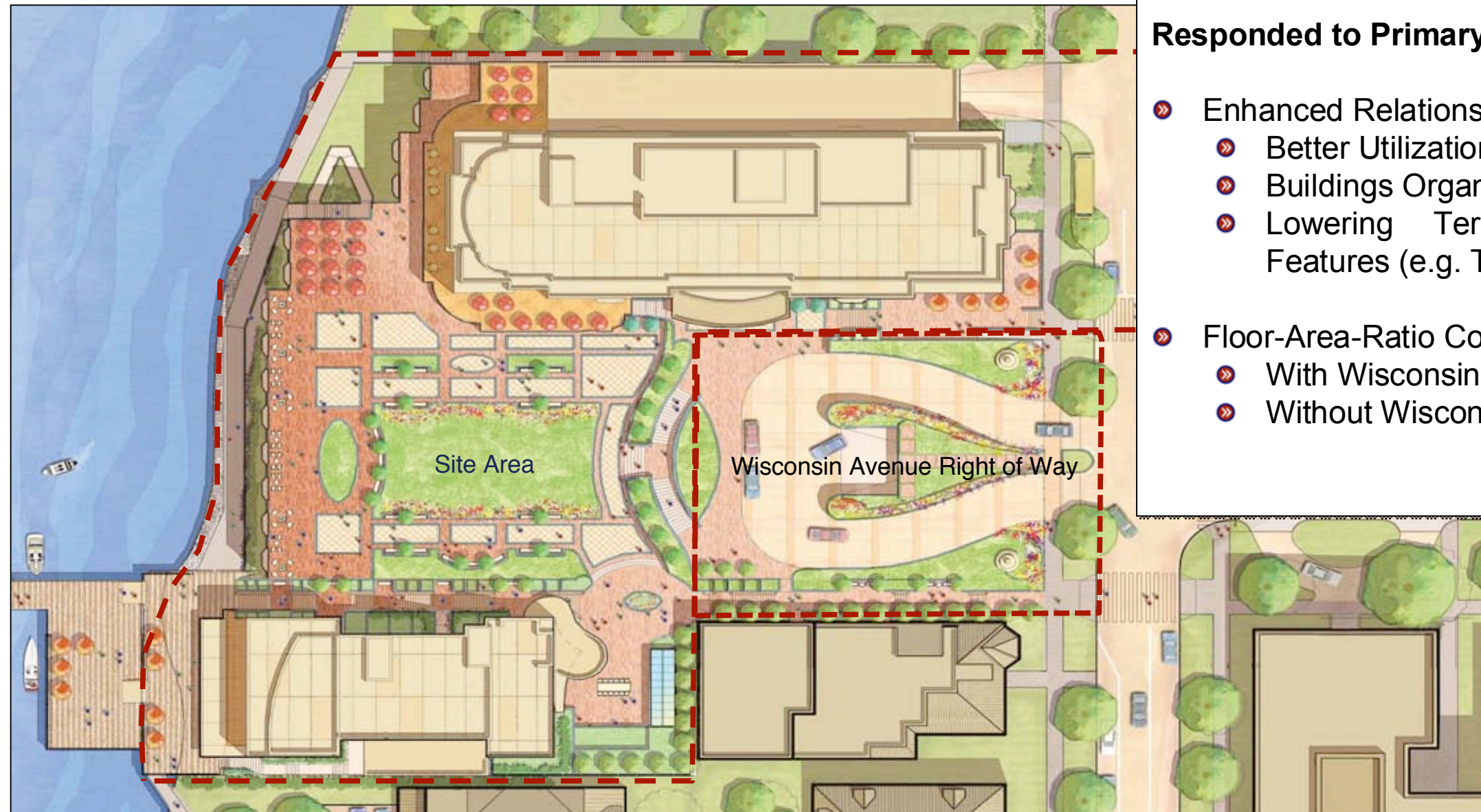
Apartment Building
625 Langdon
4.8 FAR



Hamilton Place
202 N Hamilton
3.5 FAR



DENSITY ON SITE / BUILDING SETBACK



Responded to Primary Comments / Concerns:

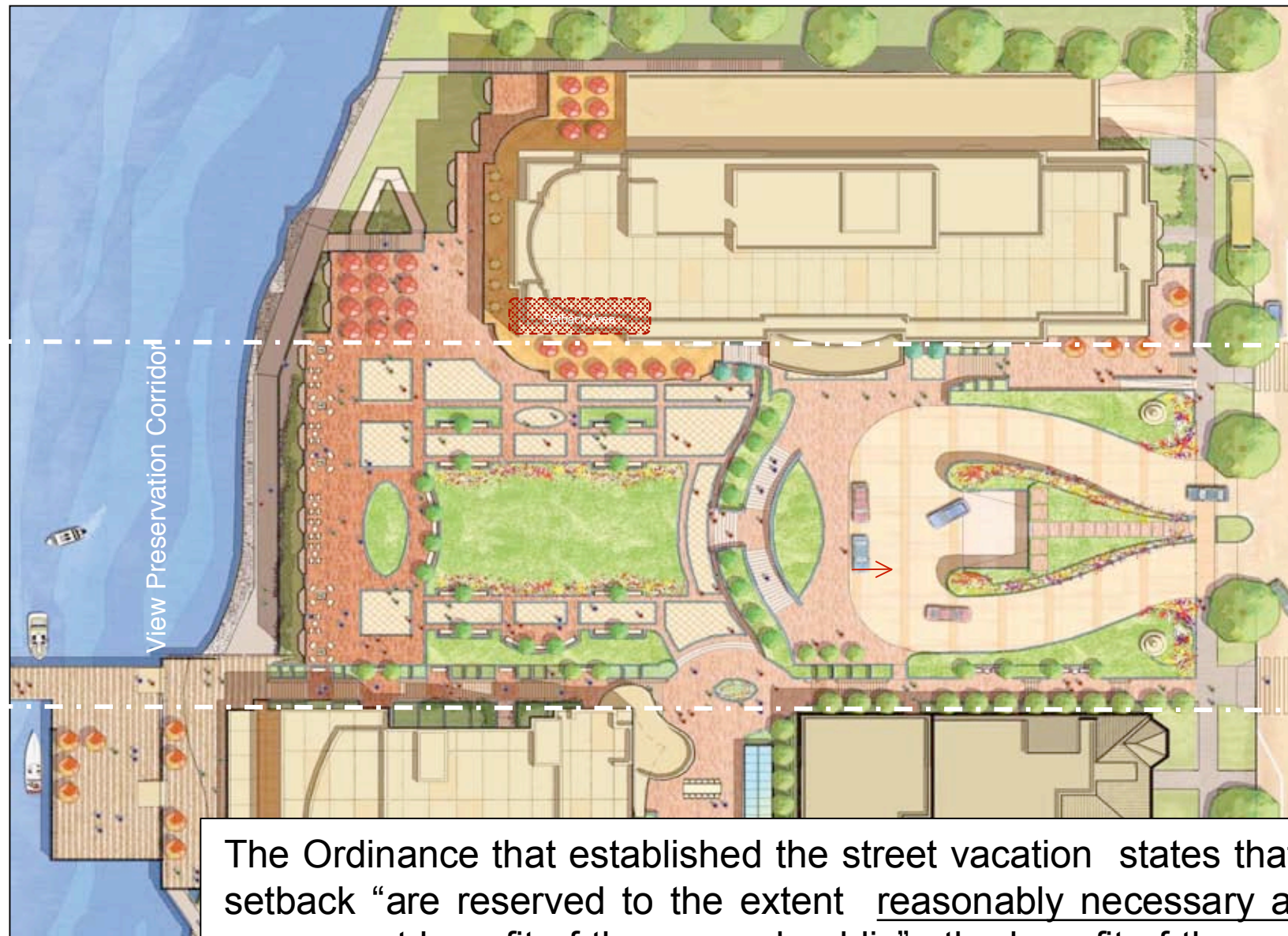
- » Enhanced Relationship of Building and Site:
 - » Better Utilization of Topography;
 - » Buildings Organized Around Plaza;
 - » Lowering Terrace Allows More Monumental Features (e.g. Terraces/Stairs) and Landscaping.
- » Floor-Area-Ratio Comparable to Urban Context:
 - » With Wisconsin Avenue Right-of-Way: 2.80;
 - » Without Wisconsin Avenue Right-of-Way: 3.44.

Property Boundaries Are Approximated, Dimensioned Plans were Provided with Architectural Drawings.



DENSITY ON SITE / BUILDING SETBACK

THE TERRACE CREATES THE SETBACK



Responded to Primary Comments / Concerns:

- » Study Setback from Wisconsin
- » The Terrace at Mansion Hill is 132' wide;
- » Nearly 1 acre of open space between buildings;
- » An additional 10 foot setback is not noticeable;
- » Most new development on Wisconsin Avenue has no setback from sidewalk;
- » Setback consistent with Langdon Street;
- » No setback on Olin Terrace;
- » No setback on opposite site of view corridor.

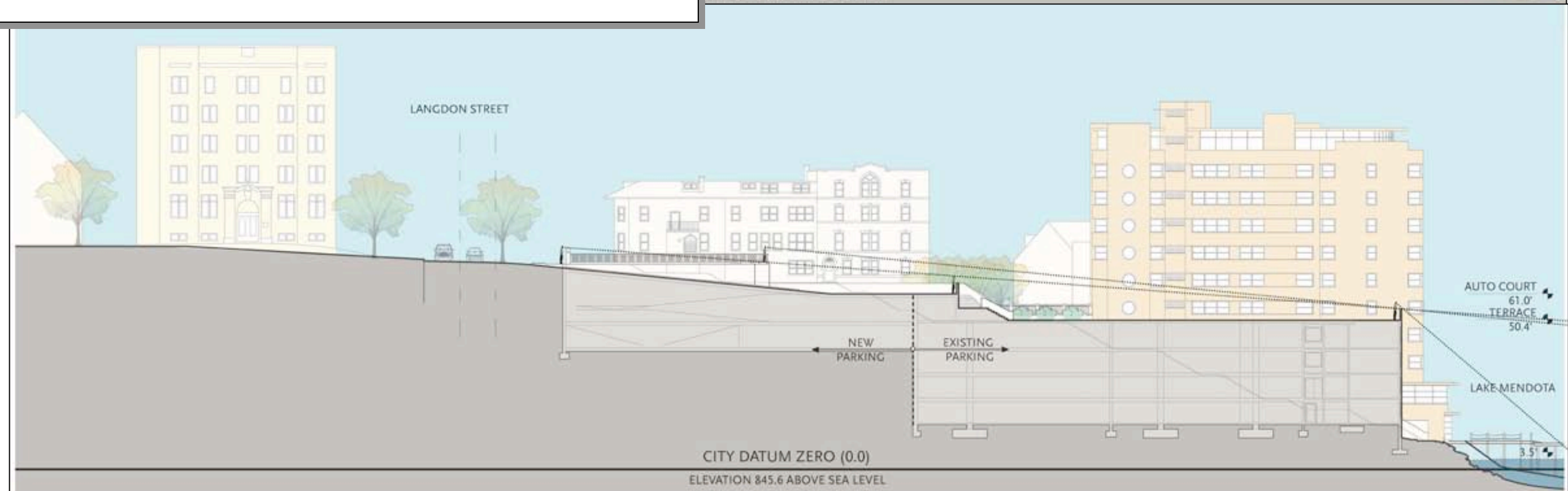
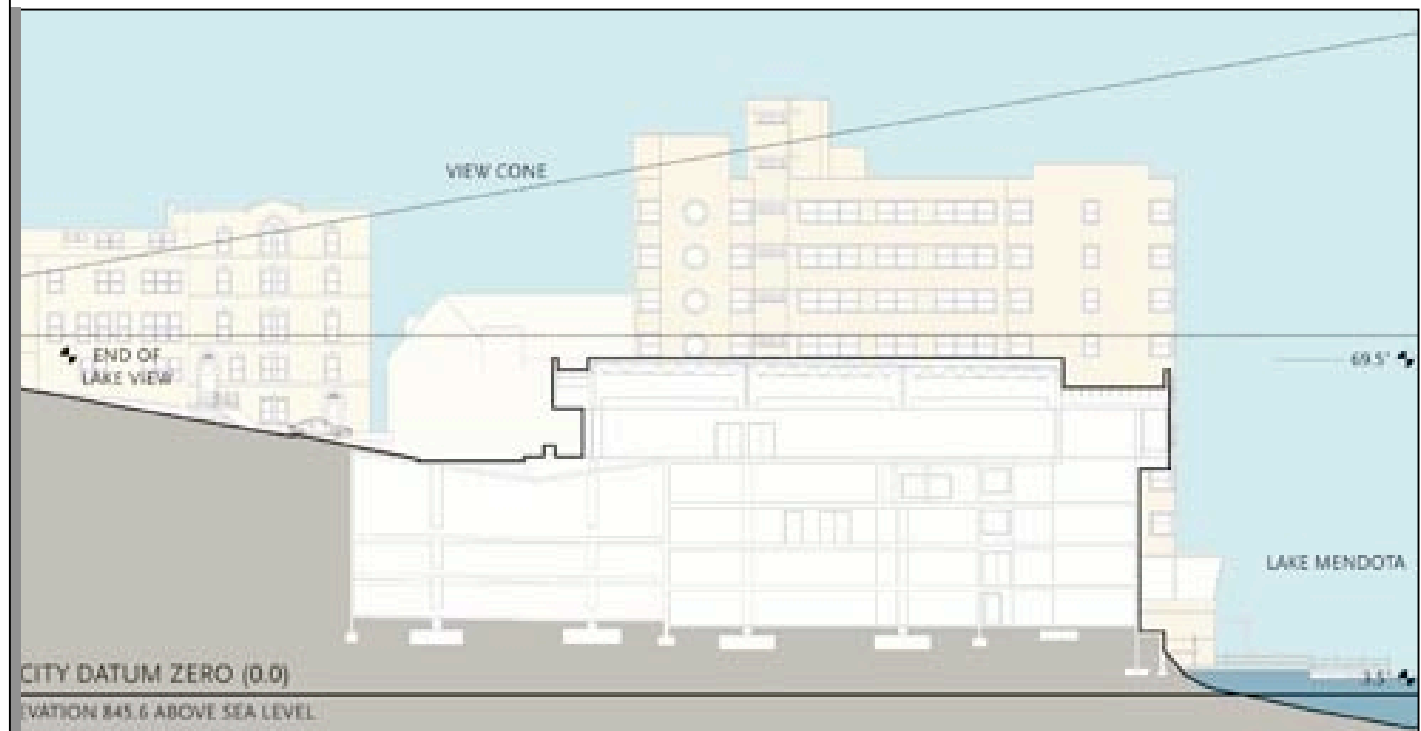
The Ordinance that established the street vacation states that certain criteria, including the setback “are reserved to the extent reasonably necessary and appropriate to assure the permanent benefit of the general public”—the benefit of the opening of the view corridor far outweighs the impact of a 10 foot setback over the existing premises.



VIEWS TO/FROM LAKE MENDOTA

Responded to Primary Comments/Concerns:

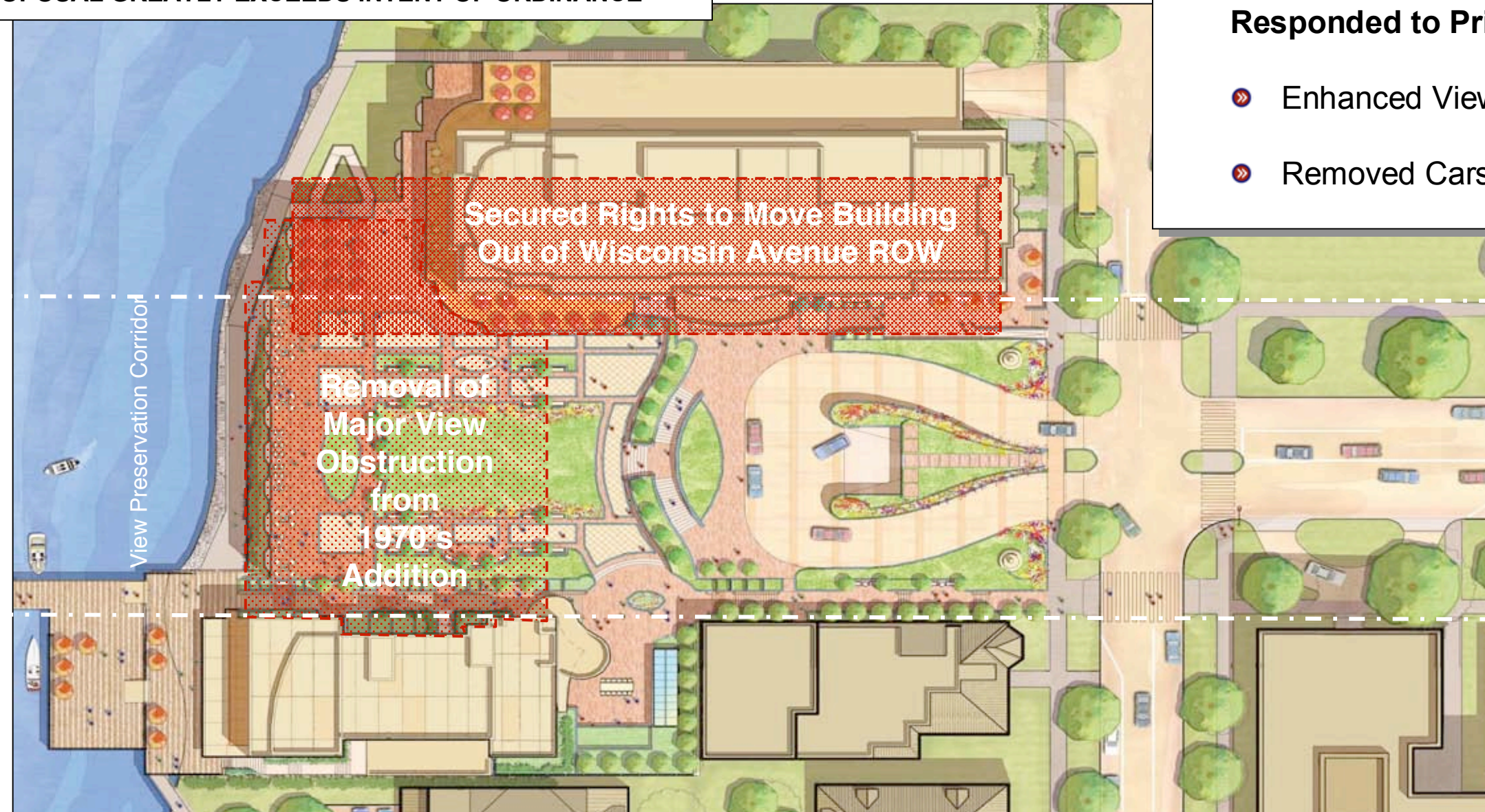
- » Removed more of 1970's Building;
- » Opened Views to Water;
- » Exposed More of 1940's Building;
- » Reduced Volume Around Grand Stair;
- » Removed Skywalks Impeding Views





VIEWS TO/FROM LAKE MENDOTA

PROPOSAL GREATLY EXCEEDS INTENT OF ORDINANCE



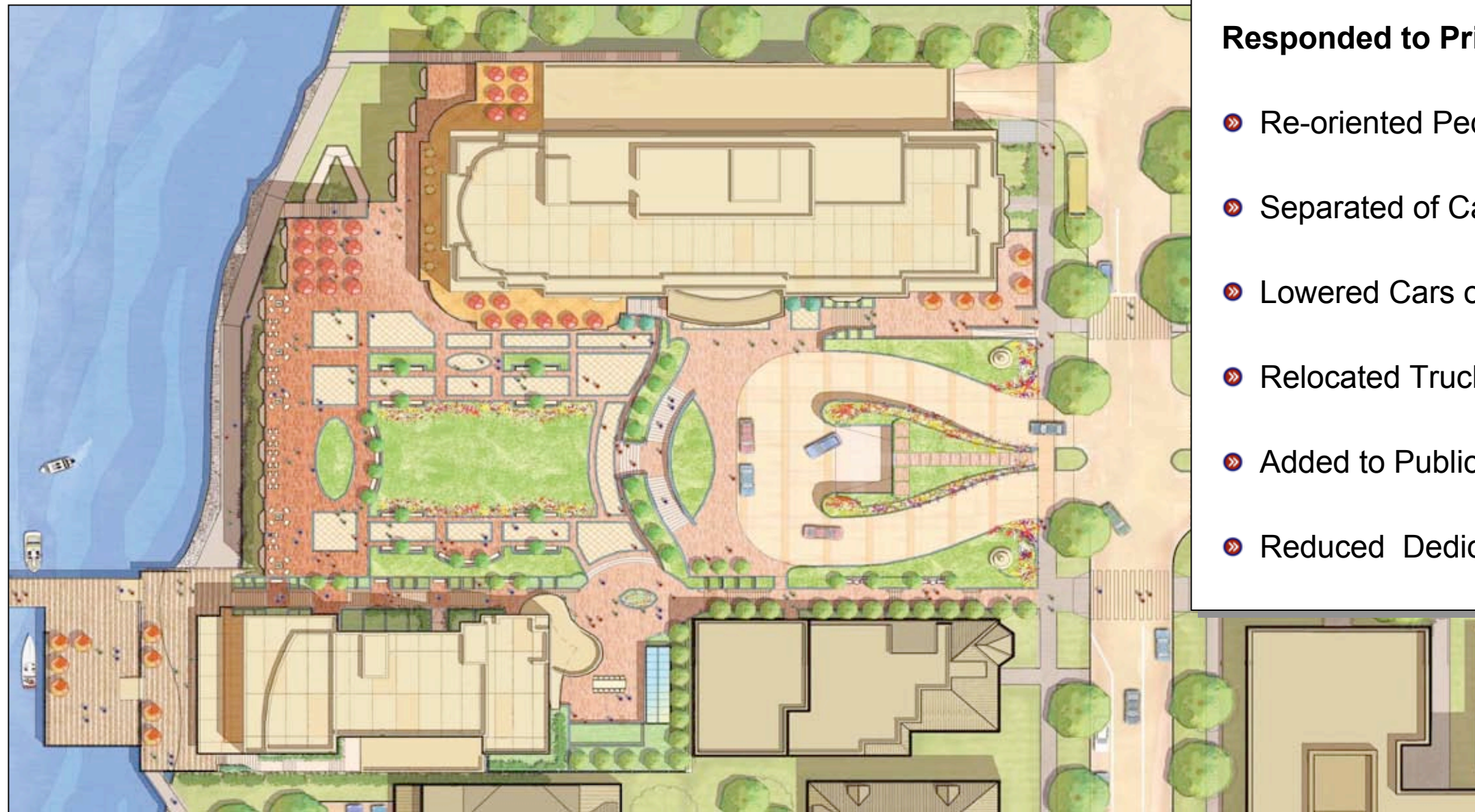
Responded to Primary Comments / Concerns:

- Enhanced Views to/from Water;
- Removed Cars in the View Corridor.



PUBLIC SPACE

THE FUNCTIONALITY OF THE PUBLIC SPACE HAS BEEN GREATLY ENHANCED

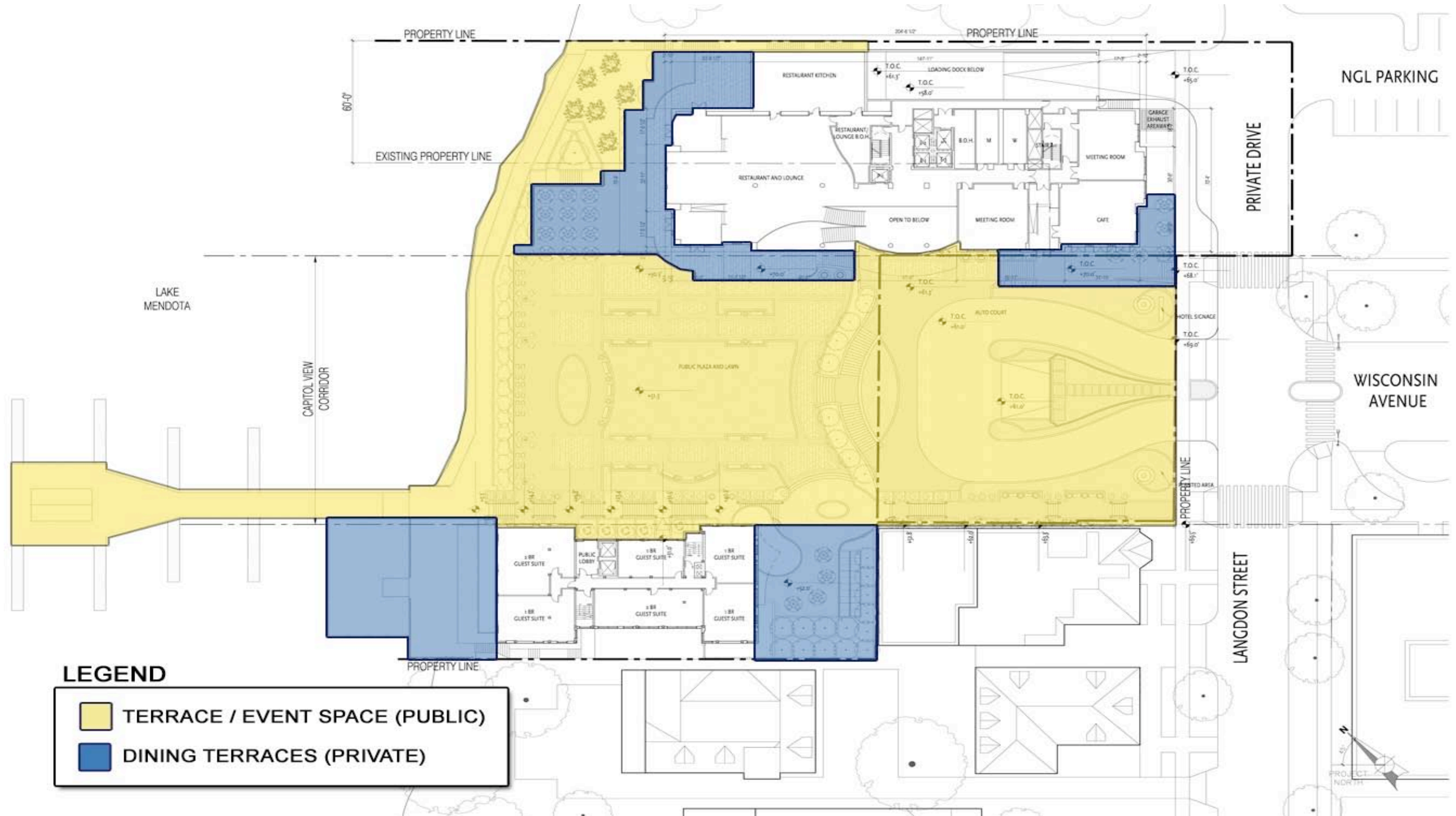


Responded to Primary Comments/Concerns:

- » Re-oriented Pedestrian Areas in Auto-Court;
- » Separated of Cars & Pedestrians;
- » Lowered Cars out of View Corridor;
- » Relocated Trucks/Buses from Plaza;
- » Added to Public Space Fronting Water;
- » Reduced Dedicated Restaurant Terrace.



THE PUBLIC SPACE - UTILIZATION





THE PUBLIC SPACE - UTILIZATION



Responded to Primary Concerns/Comments:

- » Pulled Podium Off Waterfront;
- » Softened Podium By Rounding Edges of Ballroom;
- » Increased Public Plaza at Water;
- » Increased Public Space on Water;



PUBLIC SPACE – GRAND STAIR

MORE THAN 20 FEET OF STRUCTURE IS REMOVED FROM STAIR





PUBLIC SPACE – GRAND STAIR

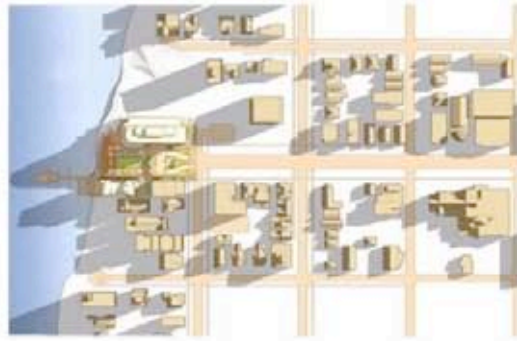


Responded to Primary Comments/Concerns:

- » Enhanced Experience of Stair
- » Study Potential to Widen Stair Tred (See Historic Section)
- » Improved Views for 2 Langdon
- » Reduced Structure Surrounding Stair;
- » Reduced Shadow Cast on Stair;
- » Enhanced Activation of Stair / Features
- » Removed Skywalks Impeding View/



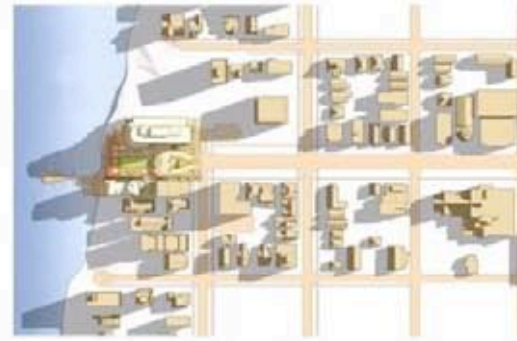
SHADOW STUDY



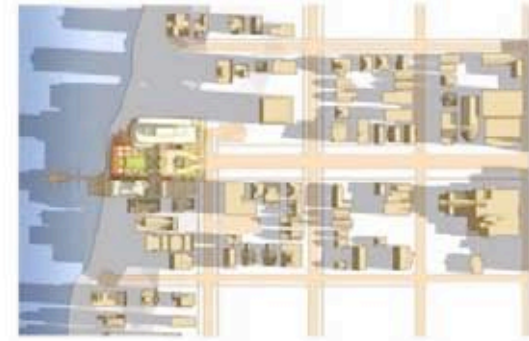
March 20, 2009
9:00 a.m. Daylight Saving Time



June 21, 2009
9:00 a.m. Daylight Saving Time



September 22, 2009
9:00 a.m. Daylight Saving Time



December 21, 2009
9:00 a.m.



March 20, 2009
12:00 p.m. Daylight Saving Time



June 21, 2009
12:00 p.m. Daylight Saving Time



September 22, 2009
12:00 p.m. Daylight Saving Time



December 21, 2009
12:00 p.m.



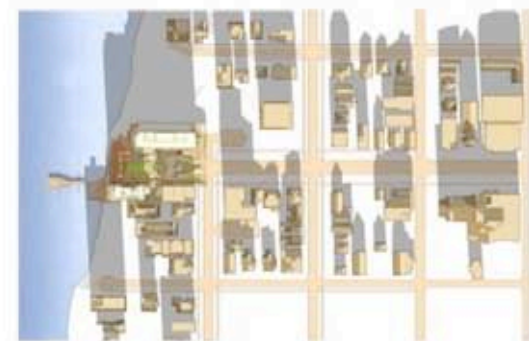
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June 21, 2009
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September 22, 2009
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December 21, 2009
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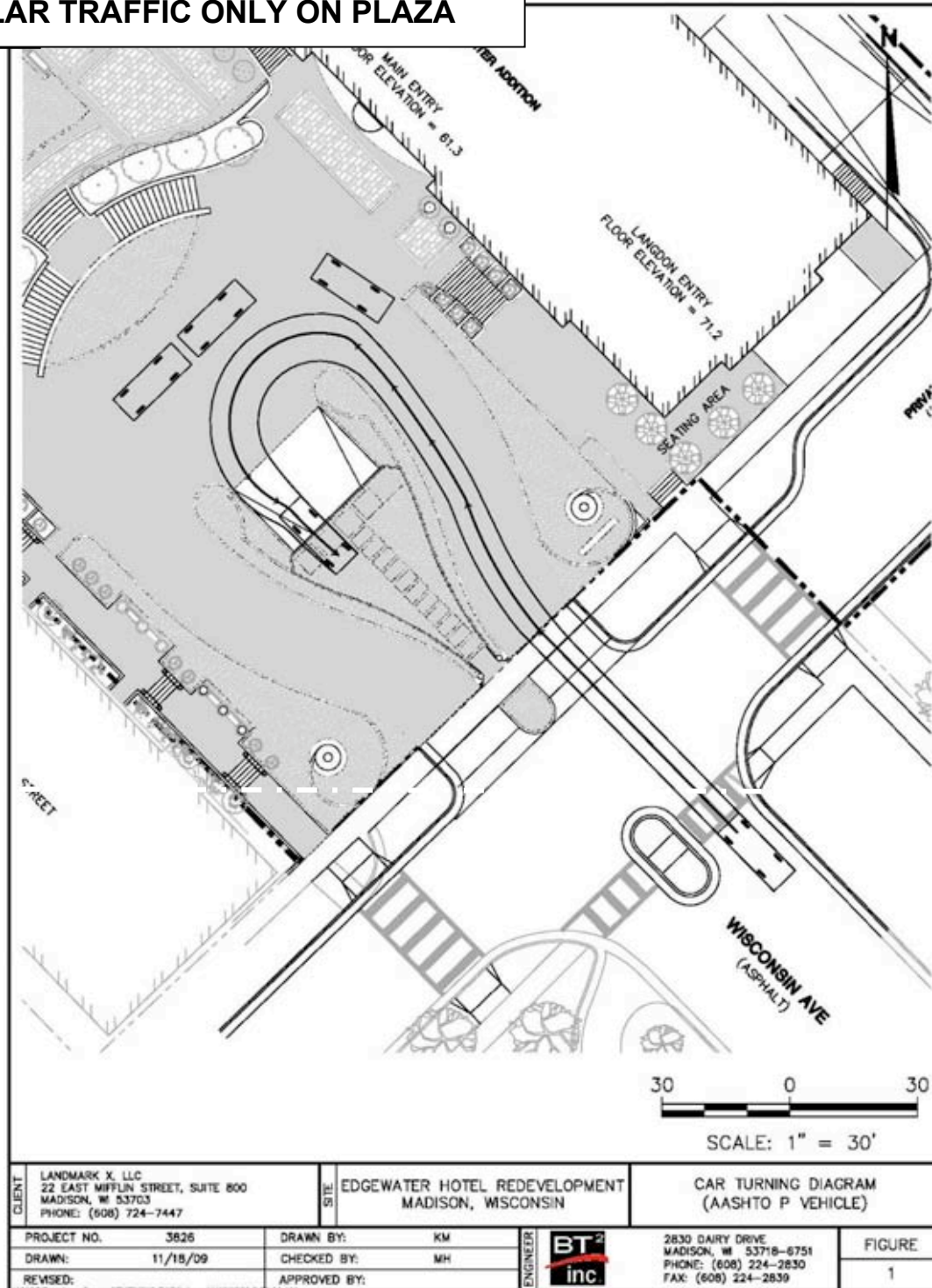
OTHER INFORMATION REQUESTS



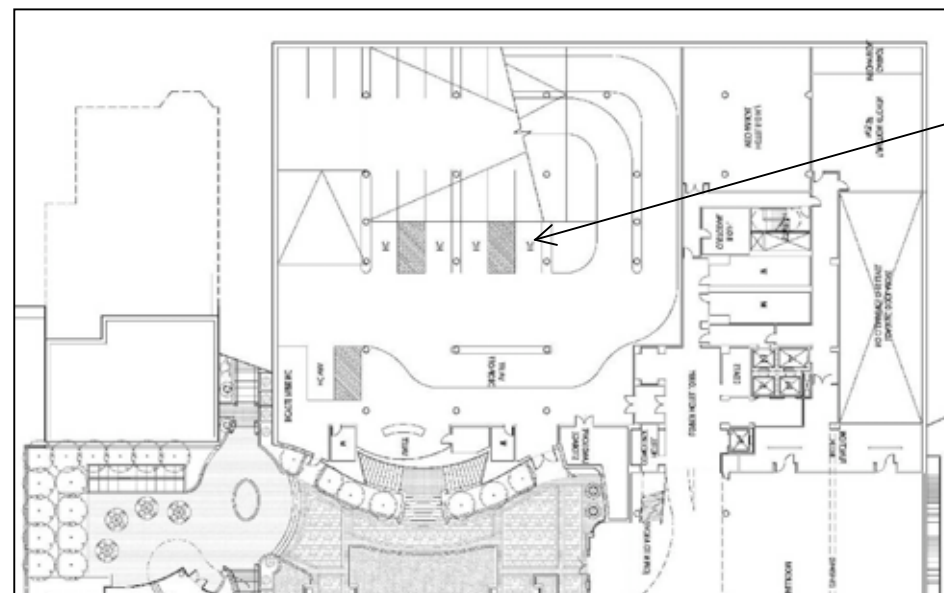
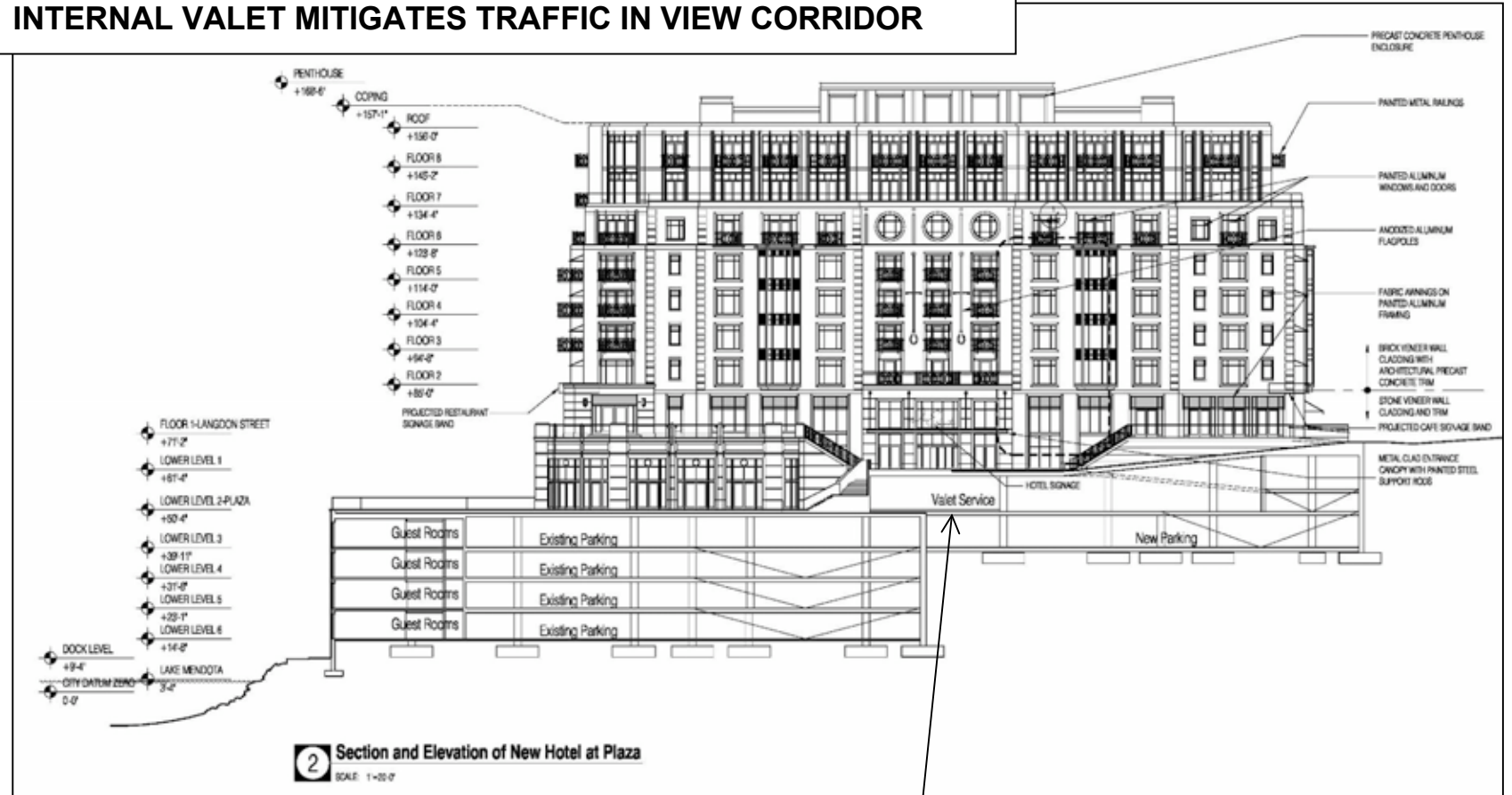


TRAFFIC AND CIRCULATION

VEHICULAR TRAFFIC ONLY ON PLAZA



INTERNAL VALET MITIGATES TRAFFIC IN VIEW CORRIDOR

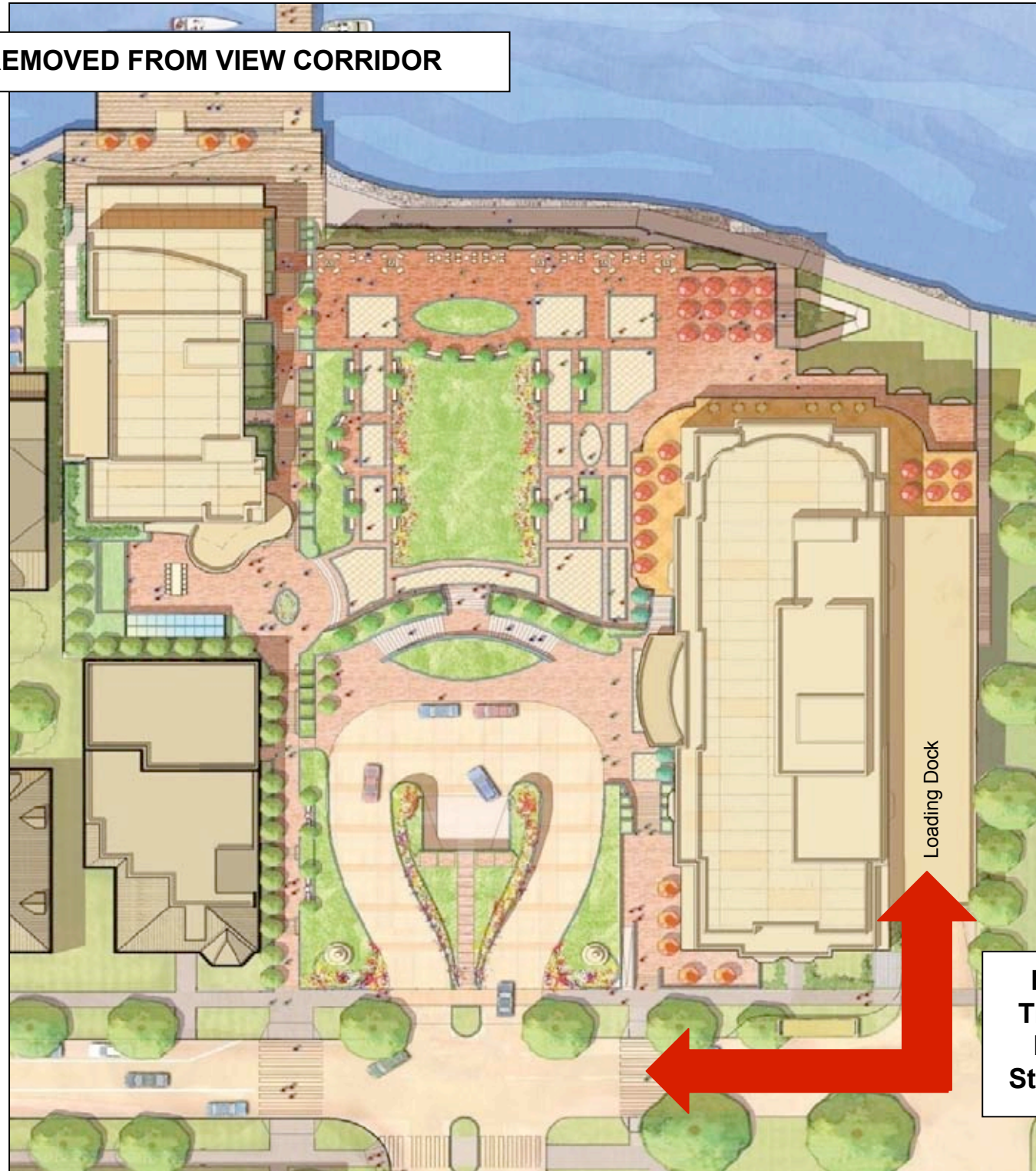


The revised plan includes an internal valet and drop-off area to further mitigate traffic impacts in the view corridor, provide a direct drop-off for functions/events and provide an enhanced drop off for guests in inclement weather.



TRAFFIC AND CIRCULATION

TRAFFIC IS REMOVED FROM VIEW CORRIDOR



Traffic Analysis

Estimated Demand

	<u>Existing</u>	<u>Proposed</u>
Trips / Room / Day	6.24	8.92
No. of Rooms	<u>107</u>	<u>185</u>
Total Daily Trips	668	1,650

Total Incremental Trips 983

Estimated Incremental Traffic

	<u>Wisconsin</u>	<u>Langdon</u>
Incremental Traffic	786	197
Current Traffic	<u>7,000</u>	<u>5,800</u>
Total Estimated Traffic	7,786	5,997

Percent of Capacity 55% – 65% 45% - 55%



BUSES AND SERVICE VEHICLES

SERVICE VEHICLES WILL BE REMOVED FROM PUBLIC VIEW



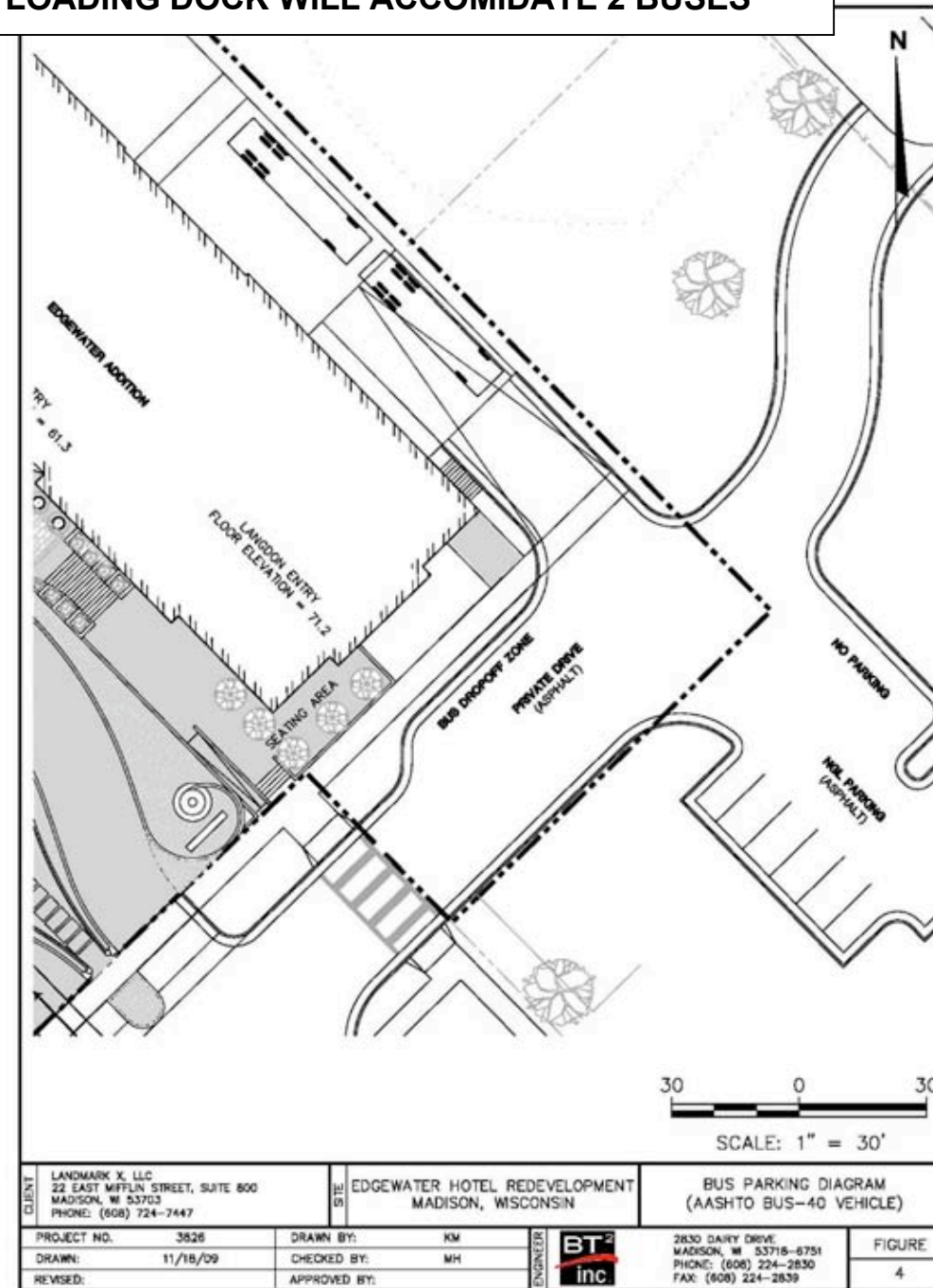


BUSES AND SERVICE VEHICLES

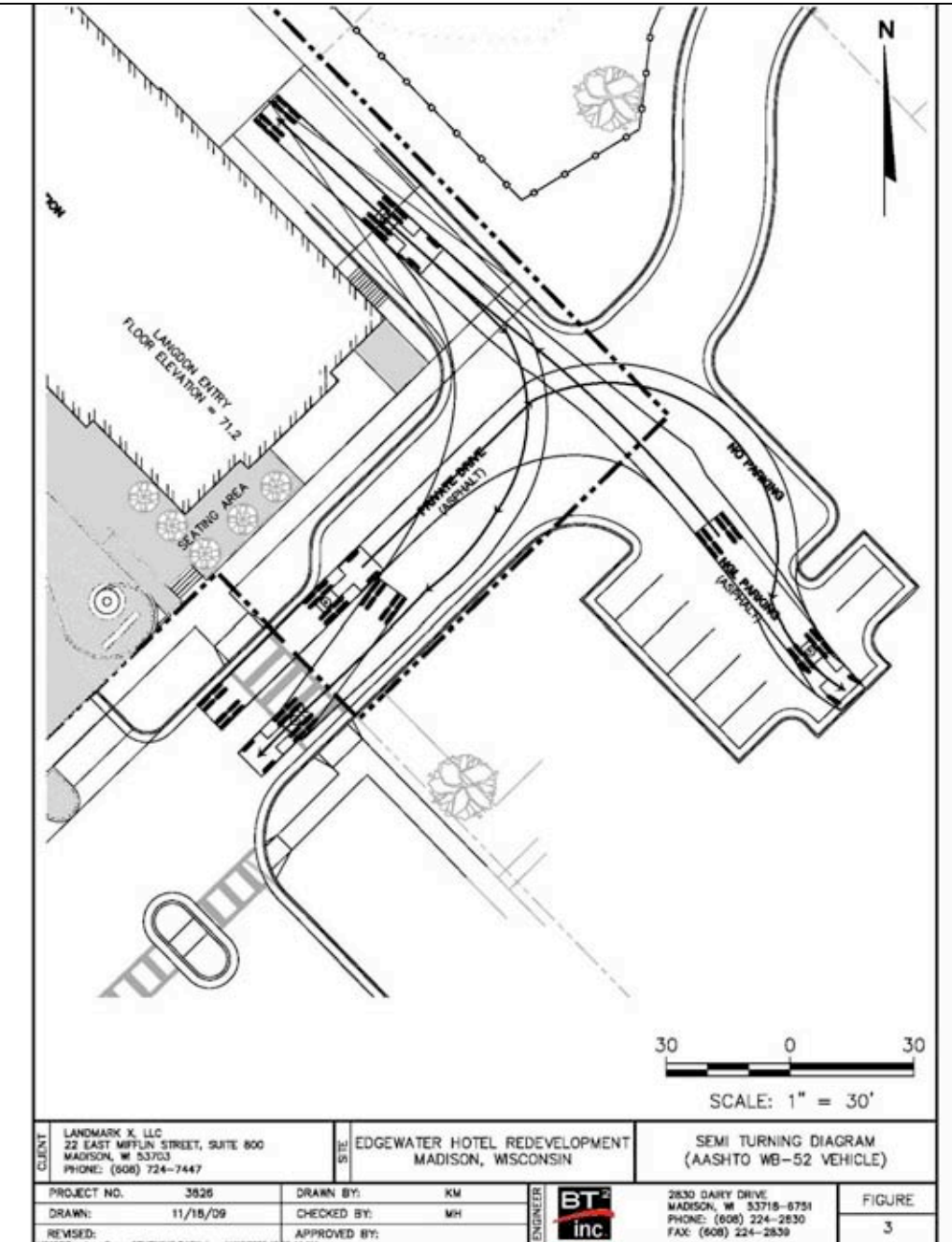
LOADING AND UNLOADING TODAY



LOADING DOCK WILL ACCOMIDATE 2 BUSES



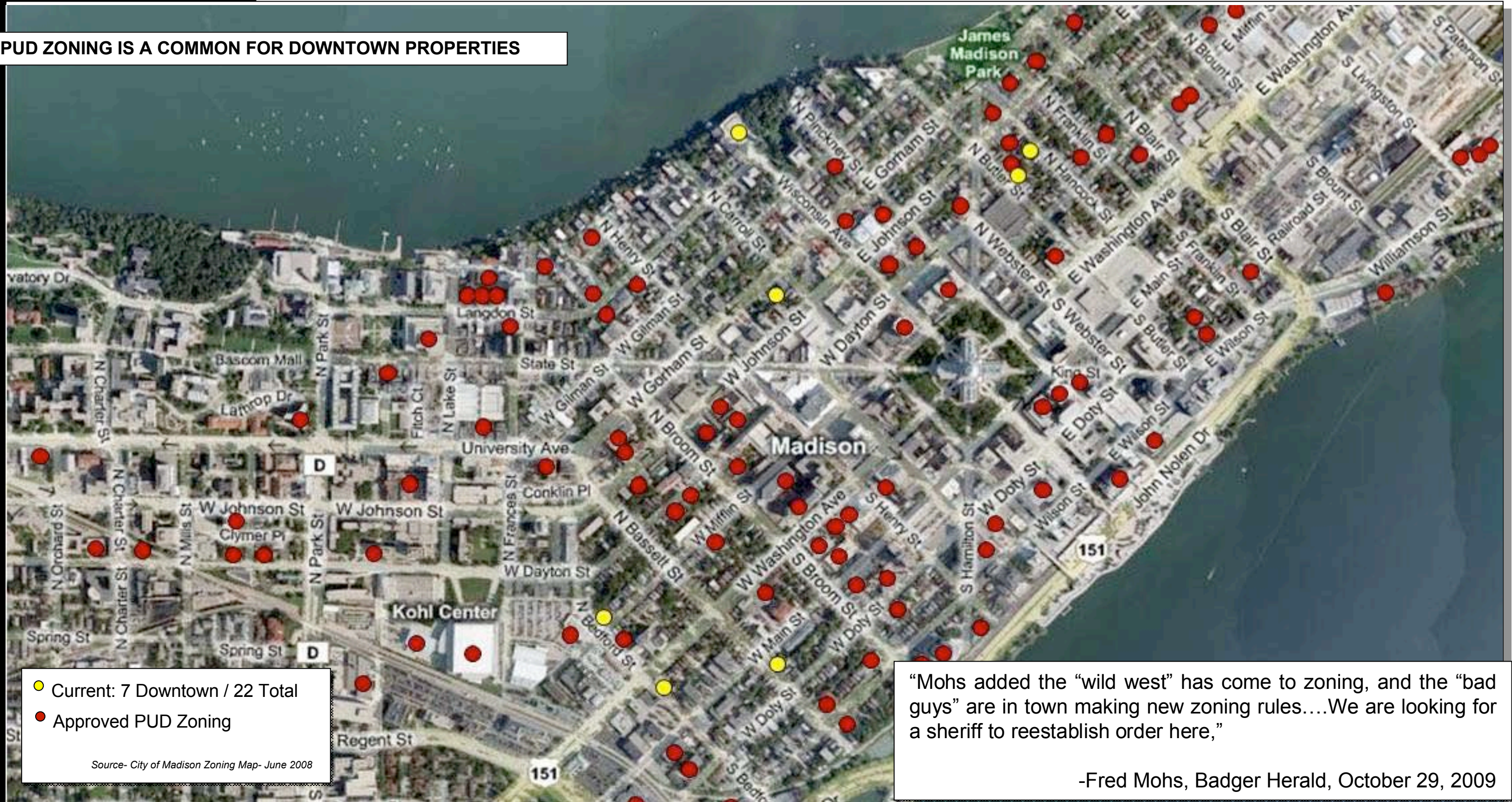
LOADIN DOCK WILL ACCOMIDATE FULL SEMI-TRAILOR





ZONING CLASSIFICATION / PRECEDENT

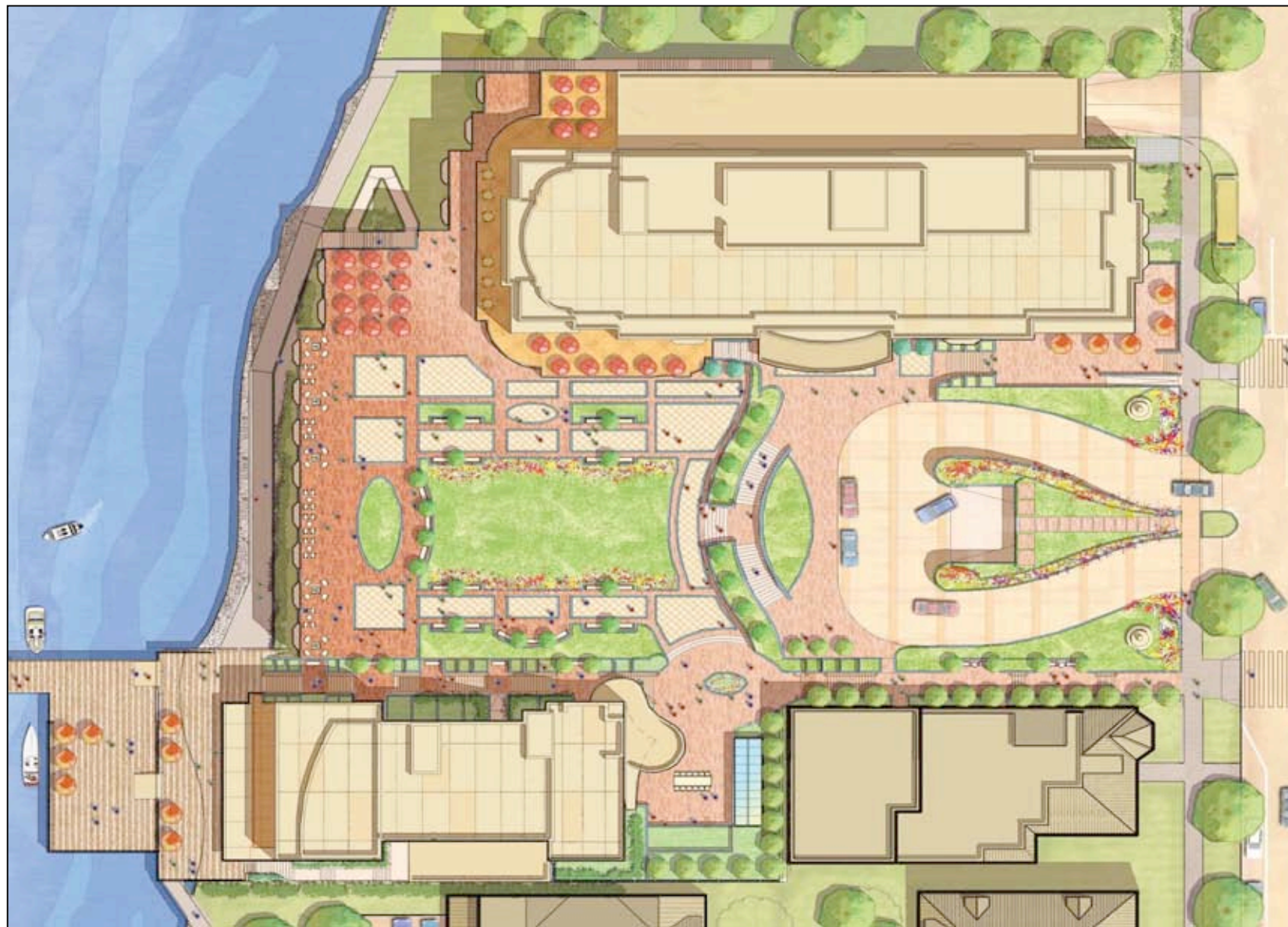
PUD ZONING IS A COMMON FOR DOWNTOWN PROPERTIES





ZONING CLASSIFICATION / PRECEDENT

HEIGHT AND DENSITY ARE RELATED



- » Question From UDC: Does this Set a Precedent?
 - » Only 27% of total site area is zoned R6H;
 - » R6H / 50-foot height limit is not part of landmarks ordinance;
 - » Historic district is mixed-use with a wide variety of building heights;
 - » Several buildings in district are greater than 50 feet – Including Kennedy Manor;
 - » Restrictions to Prevent Precedent:
 - » Requires site of more than 1 acre;
 - » Requires access to major roadway;
 - » Requires 15,000 SF open space;
 - » Requires public access to waterfront.



POTENTIAL TO BUILD ON NGL SITE



Question from UDC: What is the Potential to Build on NGL Site?

- » Landmark does not own the land;
- » Results in \$23 - \$34 MM in added costs (TIF);
- » Requires excavating up to 300 feet of shore;
- » Clear cut trees along entire shoreline;
- » Significant site work / loss of the “hill”;
- » Obstructed view over entire site;
- » Adds volume / mass of building;
- » Same 200 +/- room program;
- » Limits potential future tax base (Estimated \$25+MM loss).



CITY TIF INVESTMENT

TIF IS USED FOR PUBLIC SPACES



Question from UDC: What is TIF Used for?

- » TIF supports \$29.3 MM in public improvements;
- » Developer pays \$13.3 MM of costs upfront;
- » TIF loan would be \$16 MM, City estimates loan is repaid in 5-7 years;
- » Non-residents pay “the freight” (e.g. tourism);
- » Creates significant jobs;
- » Generates multiple tiers of new taxes
 - » property tax
 - » hotel/motel tax
 - » sales tax
 - » employment tax
 - » multiplier effect
- » TIF not used for hotel – no competitive advantage;
- » Private entity maintains public space – Est. \$10 MM long-term benefit to public.