



# City of Madison

## Proposed Rezoning

Location  
333 West Washington Avenue

Applicant  
Block 51, LLC/Nathan Novak, JJR

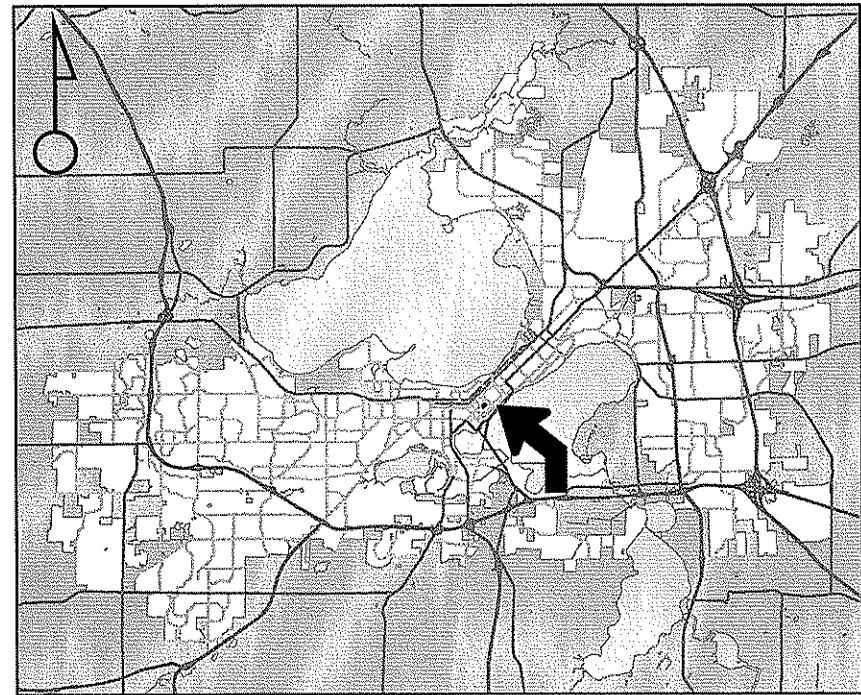
From: Amended PUD(GDP) To: Amended PUD(SIP)

Existing Use  
Capitol West Mixed-Use Development

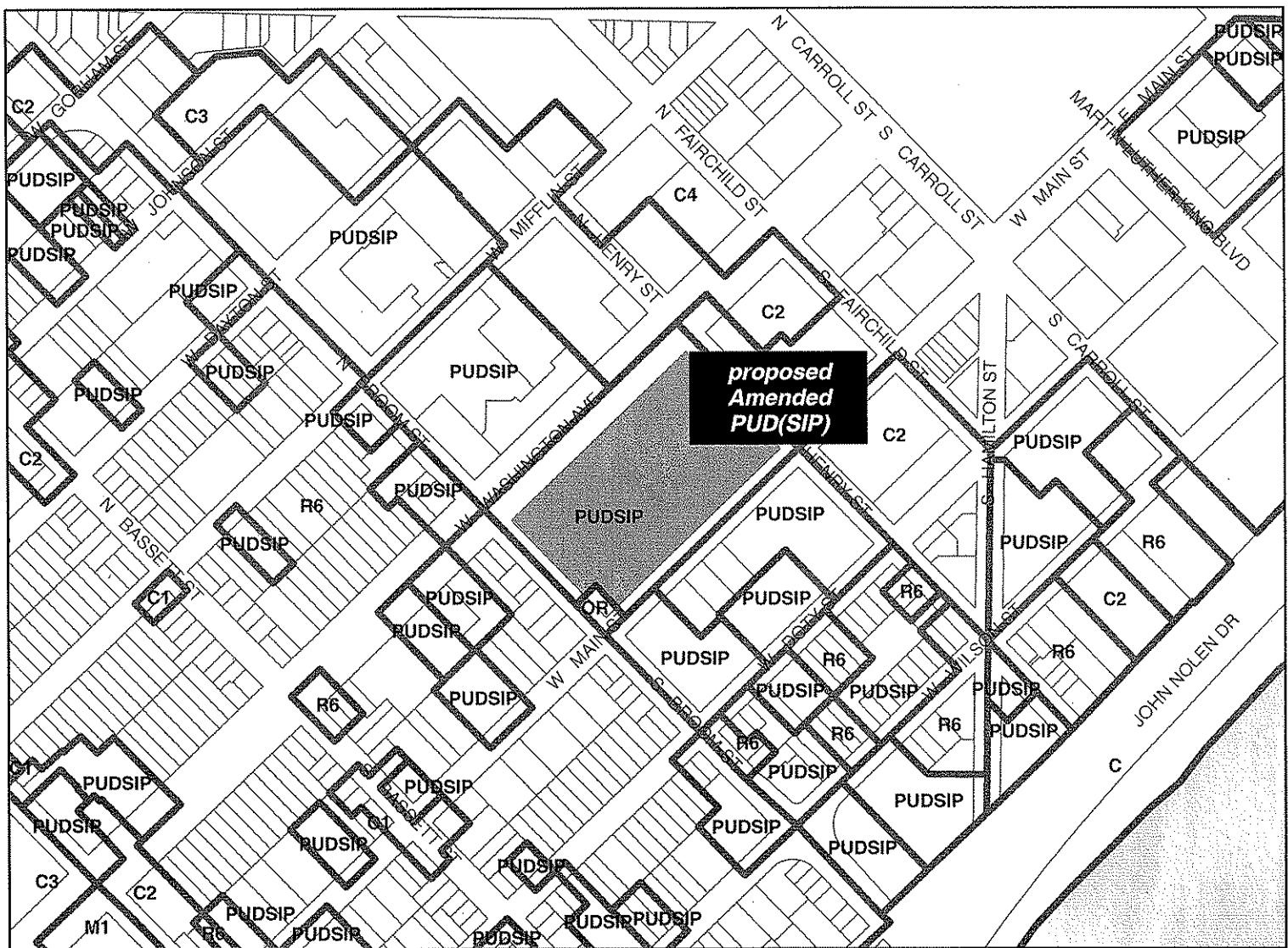
Proposed Use  
Construct 151-Room Hyatt Place  
Hotel at Capitol West

Public Hearing Date  
Plan Commission  
07 April 2008

Common Council  
08 April 2008



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



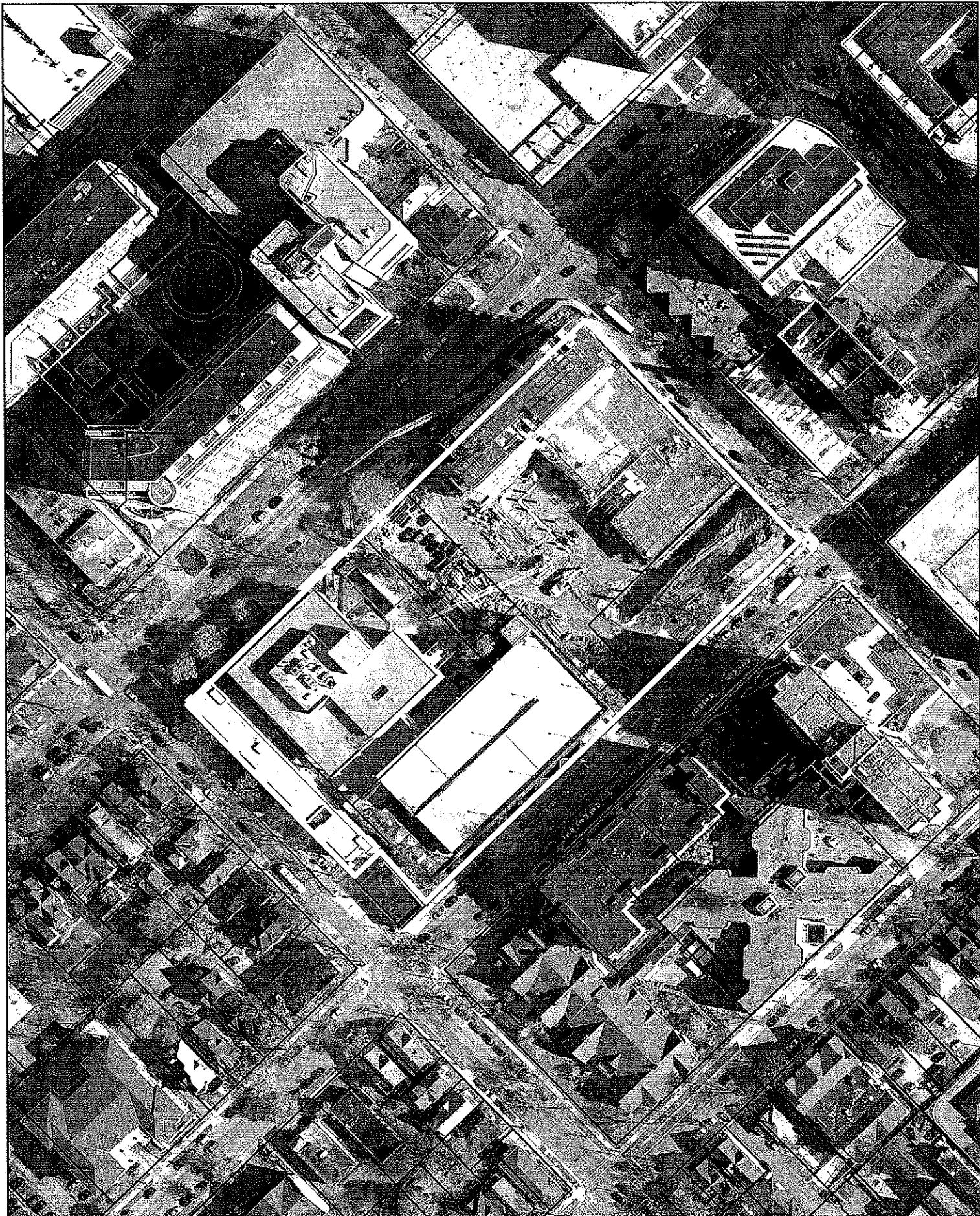
Scale : 1" = 400'

City of Madison, Planning Division : RPJ : Date : 25 March 2008



**City of Madison**

**333 West Washington Avenue**



Date of Aerial Photography : April 2007

# LAND USE APPLICATION

## Madison Plan Commission

215 Martin Luther King Jr. Blvd; Room LL-100

PO Box 2985; Madison, Wisconsin 53701-2985

Phone: 608.266.4635 | Facsimile: 608.267.8739

- The following information is required for all applications for Plan Commission review.
- Please read all pages of the application completely and fill in all required fields.
- This application form may also be completed online at [www.cityofmadison.com/planning/plan.html](http://www.cityofmadison.com/planning/plan.html)
- All zoning application packages should be filed directly with the Zoning Administrator's desk.
- All applications will be reviewed against the applicable standards found in the City Ordinances to determine if the project can be approved.

### FOR OFFICE USE ONLY:

Amt. Paid 11250 Receipt No. 81587

Date Received 12/12/07

Received By SP

Parcel No. 0709 23117026

Aldermanic District 4 - Michael Verhaar

GO zoned PUD; 400 ft Eng

Zoning District PUD/SIP

### For Complete Submittal

Application ✓ Letter of Intent ✓

IDUP N/A Legal Descript. ✓

Plan Sets ✓ Zoning Text ✓

Alder Notification 11/11/07 Waiver ✓

Ngbrhd. Assn Not. 11/11/07 Waiver ✓

Date Sign Issued 12/12/07

1. Project Address: 333 W. Washington Avenue

Project Area in Acres: 0.25

Project Title (if any): Hyatt Place Hotel - Capitol West GDP Amendment

### 2. This is an application for: (check at least one)

<input checked="" type="checkbox"/> <b>Zoning Map Amendment (check only ONE box below for rezoning and fill in the blanks accordingly)</b>		
<input type="checkbox"/> Rezoning from _____ to _____	<input type="checkbox"/> Rezoning from _____ to PUD/PCD-SIP	
<input type="checkbox"/> Rezoning from _____ to PUD/PCD-GDP	<input checked="" type="checkbox"/> Rezoning from PUD/PCD-GDP to PUD/PCD-SIP	
<input type="checkbox"/> Conditional Use	<input type="checkbox"/> Demolition Permit	<input type="checkbox"/> Other Requests (Specify): _____

### 3. Applicant, Agent & Property Owner Information:

Applicant's Name: Roy Baker Company: LodgeWorks, LP

Street Address: 8100 E. 22nd Street Building 500 City/State: Witchita, KS Zip: 67226

Telephone: (316) 681-5107 Fax: (316) 681-0905 Email: roy.baker@lodgeworks.com

Project Contact Person: Nathan Novak Company: JJR, LLC

Street Address: 625 Williamson St. City/State: Madison, WI Zip: 53703

Telephone: (608) 251-1177 Fax: (608) 251-6147 Email: nate.novak@jjr-us.com

Property Owner (if not applicant): Block 51, LLC (THE ALEXANDER CO., 90% MEMBER)

Street Address: 145 E. Badger Rd. City/State: Madison, WI Zip: 53713

### 4. Project Information:

Provide a general description of the project and all proposed uses of the site: Phase II of Capitol West Block 51

Change of use from high rise residential to high rise executive suite hotel. Limited meeting space (no banquet halls),

limited food and beverage production ("grab and go" concept), multifunctional lobby and bar, general hotel amenities.

Development Schedule: Commencement Const. post SIP early 2008 Completion Occupancy summer 2009

**CONTINUE→**

## 5. Required Submittals:

Site Plans submitted as follows below and depicts all lot lines; existing, altered, demolished or proposed buildings; parking areas and driveways; sidewalks; location of any new signs; existing and proposed utility locations; building elevations and floor plans; landscaping, and a development schedule describing pertinent project details:

- **Seven (7) copies** of a full-sized plan set drawn to a scale of one inch equals 20 feet (collated and folded)
- **Seven (7) copies** of the plan set reduced to fit onto 11 inch by 17 inch paper (collated, stapled and folded)
- **One (1) copy** of the plan set reduced to fit onto 8 1/2 inch by 11 inch paper

Letter of Intent: **Twelve (12) copies** describing this application in detail but not limited to; including: existing conditions and uses of the property; development schedule for the project; names of persons involved (contractor, architect, landscaper, business manager, etc.); types of businesses; number of employees; hours of operation; square footage or acreage of the site; number of dwelling units; sale or rental price range for dwelling units; gross square footage of building(s); number of parking stalls, etc.

Legal Description of Property: Lot(s) of record or metes and bounds description prepared by a land surveyor.

Filing Fee: \$ 1250 See the fee schedule on the application cover page. Make checks payable to: City Treasurer.

### IN ADDITION, THE FOLLOWING ITEMS MAY ALSO BE REQUIRED WITH YOUR APPLICATION; SEE BELOW:

For any applications proposing demolition of existing (principal) buildings, photos of the structure(s) to be demolished shall be submitted with your application. Be advised that a *Reuse and Recycling Plan* approved by the City's Recycling Coordinator is required to be approved by the City prior to issuance of wrecking permits.

A project proposing **ten (10) or more dwelling units** may be required to comply with the City's Inclusionary Zoning requirements outlined in Section 28.04 (25) of the Zoning Ordinance. A separate **INCLUSIONARY DWELLING UNIT PLAN** application detailing the project's conformance with these ordinance requirements shall be submitted concurrently with this application form. Note that some IDUP materials will coincide with the above submittal materials.

A **Zoning Text** must accompany all Planned Community or Planned Unit Development (PCD/PUD) submittals.

**FOR ALL APPLICATIONS:** All applicants are required to submit copies of all items submitted in hard copy with their application (including this application form, the letter of intent, complete plan sets and elevations, etc.) as **INDIVIDUAL** Adobe Acrobat PDF files compiled either on a non-returnable CD to be included with their application materials, or in an e-mail sent to [pcapplications@cityofmadison.com](mailto:pcapplications@cityofmadison.com). The e-mail shall include the name of the project and applicant. Applicants who are unable to provide the materials electronically should contact the Planning Unit at (608) 266-4635 for assistance.

## 6. Applicant Declarations:

**Conformance with adopted City plans:** Applications shall be in accordance with all adopted City of Madison plans:

→ The site is located within the limits of Bassett Neighborhood Master Plan - 1997 Plan, which recommends:

State Capitol - Mixed Use District calls for "New Commercial Development ... to Capitol View Height Limits" - pg 33 for this property.

**Pre-application Notification:** Section 28.12 of the Zoning Ordinance requires that the applicant notify the district alder and any nearby neighborhood or business associations by mail no later than **30** days prior to filing this request:

→ List below the Alderperson, Neighborhood Association(s), Business Association(s) AND dates you sent the notices:

Alderperson Mike Verveer, Capitol Neighborhoods Inc. President Ledell Zellers - [REDACTED] 2007. Also copied: Peter Ostlind - Bassett District Chair and Jonathan Cooper, Capitol West Steering Committee Chair.

If the alder has granted a waiver to this requirement, please attach any such correspondence to this form.

**Pre-application Meeting with staff:** Prior to preparation of this application, the applicant is required to discuss the proposed development and review process with Zoning Counter and Planning Unit staff; note staff persons and date.

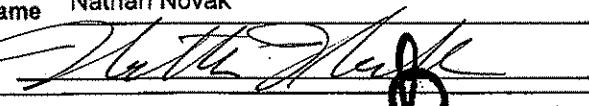
Planner Brad Murphy, Bill Froehling Date June 15, 2007 Zoning Staff Ron Towle, Kathy Voeck Date June 13, 2007

Staff meetings Sept 13, 2007 Sept 20, 2007 Sept 25, 2007

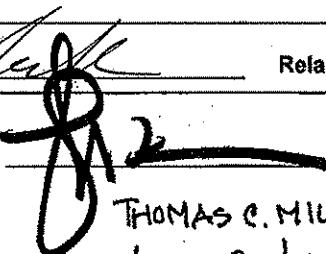
The signer attests that this form has been completed accurately and all required materials have been submitted:

Printed Name Nathan Novak

Date December 12, 2007

Signature 

Relation to Property Owner Consultant

Authorizing Signature of Property Owner 

Date 12/12/2007

THOMAS C. MILLER, CONTACT - THE ALEXANDER C<sup>o</sup>, INC.  
tm @alexandercompany.com



landscape architecture  
planning  
urban design  
civil engineering  
environmental science

March 12, 2008

Mr. Al Martin  
City of Madison  
Planning & Development  
215 Martin Luther King Jr. Blvd  
PO Box 2985  
Madison, WI 53701-24985

**Re:     Urban Design Commission Submittal – Initial/Final approval requested  
Capitol West (Phase II), PUD – SIP  
UDC SIP comments addressed**

Dear Mr. Martin:

The following is a summary of the February 27th, 2007 presentation (referred – 2nd) derived from the UDC meeting minutes and Owner/Developer responses where appropriate.

**Urban Design Commission Meeting February 27th, 2007:**

Traffic circulation raised the most concern and the design team concurred with UDC members identifying areas of vehicular conflict. The original Capitol West traffic patterns were based on designated lot uses defined during the GDP. At that time, Washington Place was designated as one-way traffic entering off of W. Washington Ave. exiting on to W. Main St. The current project is a change in site use from the original Capitol West GDP and raises questions about the GDP traffic circulation and merit for revisiting the efficiency and effectiveness of those patterns.

Over the past few months the Hyatt team has been coordinating with The Alexander Company, City of Madison Traffic Engineering and Schreiber Anderson Associates (traffic consultant) to find a solution for the circulation conflicts created by the change in site use and a very a tight site.

Since our last UDC visit, we have successfully revised the vehicular traffic patterns within the block addressing the conflict areas. They are as follows:

- 345 drop-off and service drive traffic flow direction has been reversed. All traffic for 345 now enters via the mid-block apron (entrance only). Drop-off exits via the west most apron (exit only), parking structure users proceed on to the ramp (existing one-way entry) and service vendors utilize the service loading areas along the west façade of 333, then exit through the 345 drop-off lane.
- Washington Place will be converted to two-way traffic allowing exit onto W. Washington Ave.
- 333 (Hyatt) users will enter via the mid-block entrance only apron (shared use with 345). 333 drop-off users can exit the drop-off to the north (W. Washington Ave.) or south (Washington Place). Pavement marking and signage will regulate drop-off users to stop prior to exiting the drop-off lane.

**JJR**

Hyatt Place Hotel UDC Letter of Intent  
Submitted by LodgeWorks  
January 23, 2008  
Page 2

Traffic Engineering and all previously mentioned parties unanimously agreed with the revised traffic patterns and feel they are functional, efficient and safe. Traffic Engineering does not feel any regulation is necessary to control right or left turns for the Washington Place exit lane onto W. Washington Ave.

These circulation changes will be incorporated in a minor amendment to the Capitol West SIP and will be submitted by The Alexander Company.

A detailed site walk through of the pedestrian and vehicular circulation patterns and options will be presented at the March 12<sup>th</sup> presentation.

Other areas UDC expressed concern were a lack of bicycle parking at the front entry and the desire by UDC for Hyatt to add windows to the west and east facades of the north building projection. Bicycle parking at the front has been increased to 12 stalls with the addition of signage indicating more bicycle parking is available via the parking structure. It should be noted that patrons using vehicular or bicycle parking located within the parking structure have direct access into the hotel from the south via a tunnel linking the two structures. The tunnel enters the hotel at the lobby floor affording patrons safe and convenient access to the hotel.

Hyatt has also added windows as UDC has requested.

The Hyatt team has tried to address the concerns of the neighborhood and UDC members and we hope you find the revised submittal an improvement and exciting opportunity for W. Washington Ave. and the City of Madison.

Thank you for your time in reviewing this application.

---

Regards,



Nathan Novak  
JJR, Project Manager

Cc: Tom Miller, Natalie Bock, Adam Winkler, Ed Freer (The Alexander Company)  
Bill White (Michael Best & Friedrich LLP)  
MOF



landscape architecture  
planning  
urban design  
civil engineering  
environmental science

March 12, 2008

Mr. Al Martin  
City of Madison  
Planning & Development  
215 Martin Luther King Jr. Blvd  
PO Box 2985  
Madison, WI 53701-24985

**Re: Urban Design Commission Submittal – Initial/Final approval requested  
Capitol West (Phase II), PUD – SIP**

Dear Mr. Martin:

The following is submitted together with plans, legal description, zoning text and application for Urban Design Commission consideration of initial and final approval of the proposed SIP development as outlined herein.

**Project:** Capitol West – Phase II, **Hyatt Place Hotel**  
333. W. Washington Ave. (Block 51), adjacent 309 W. Washington  
Capitol West (currently under construction) and 345 W. Washington –  
Existing office building.

**Developer:** *LodgeWorks (Agent)*  
178 South Main Street  
Cohasset, MA 02025  
Office: (781) 383-5500  
Fax: (781) 383-8585  
Contact Denny Meikleham  
Local contact: Nate Novak (JJR 608-251-1177)

**Property  
Owner:** *Block 51, LLC*  
145 East Badger Road, Suite 200  
Madison, WI 53713  
Office: (608) 258-5580  
Fax: (608) 258-5599  
Contact: Thomas Miller

**Project Description:**

LodgeWorks proposes to develop 333 W. Washington (a parcel of the Block 51 – Capitol West project) into a Hyatt Place Hotel. The Hyatt Place chain is owned by Hyatt Hotel Corporation, and LodgeWorks has been approved as a franchisee. Hyatt Place is a business hotel catering to executive class visitors in town for business and/or pleasure.

Site Development includes W. Washington front entry to hotel with drive through passenger drop-off, porte cochere canopy, widened public sidewalk and a small bistro style exterior plaza adjacent the hotel lobby. The south end of the building will have a sub-grade tunnel connection from the Main St. ramp lobby to the 1<sup>st</sup> floor lobby level of the hotel. Also planned on the south is a pedestrian stair with bicycle ramp connecting Washington Place and the 345 parking entry drive. This leads to the 345 plaza deck/Capitol Mews continuation to Broom St.

Current proposed architecture is intended to conceptually share common attributes with the proposed 309 W. Washington façade including similar materials and style unifying the project in character to the rest of the Capitol West development. At the same time, the hotel wants to maintain identity features unique to itself such as the porte cochere to distinguish the hotel use. (Note: image sheet of Capitol West Development has been included for reference)

At its October 2, 2007 meeting, Common Council approved the GDP including the use of the terrace for the drop-off as well as committing to the building location and setback on W. Washington Avenue. The setback approval was requested by LodgeWorks to provide closure and reassurance allowing design drawings to move forward without risking change to the building setback which could impact the building footprint.

Meetings during the GDP process with City Staff have indicated the drop-off needs to be a minimum of 18'-0" to adequately and safely allow for unobstructed flow through the drop-off. The current design provides a 12'-8" combined sidewalk and guest loading area (building face to curb), an 18'-0" 2-lane drop-off and a 10'-6" planted terrace (inside curb dimension) along W. Washington Ave.

The design team feels the submitted design is safe, functional and aesthetically acceptable.

This design is similar to the needs and uses necessitated by other approved canopies and drop-offs on W. Washington Avenue and the downtown area. Hotel front entries need to welcome their out of town guests civically and providing a highly visible, accessible refuge for loading and unloading provides this in addition to enhancing the economic viability of the hotel and surrounding area.

#### **Project Schedule**

Having completed the GDP approval at Common Council October 2, 2007, the proposed schedule is to obtain SIP approval in early 2008 immediately followed by 100% construction document submittal to the City to obtain a building permit. Site preparation and construction is planned to begin as soon as approvals are obtained (likely late spring or early summer 1008). This schedule coincides with the tail end of Phase I (Capitol West

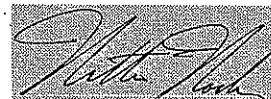
**JJR**

Hyatt Place Hotel UDC Letter of Intent  
Submitted by LodgeWorks  
March 12, 2008  
Page 3

SIP) construction thereby continuing construction on the block and expediting the phased build out originally laid out in the Capitol West GDP.

Thank you for your time in reviewing this proposal.

Regards,

A rectangular block containing a handwritten signature in black ink. The signature appears to read "Nathan Novak" and is enclosed within a thin rectangular border.

Nathan Novak  
JJR, Project Manager

Cc: Tom Miller, Natalie Bock, Adam Winkler, Ed Freer (The Alexander Company)  
Bill White (Michael Best & Friedrich LLP)  
MOF



landscape architecture  
planning  
urban design  
civil engineering  
environmental science

December 12, 2007

Mr. Brad Murphy  
City of Madison  
Planning & Development  
215 Martin Luther King Jr. Blvd  
PO Box 2985  
Madison, WI 53701-24985

**Re: Letter of Intent, Capitol West (Phase II), PUD – SIP**

Dear Mr. Murphy:

The following is submitted together with plans, application and zoning text for City Staff, Plan Commission, and City Council consideration of approval of the proposed development.

**Project:** Capitol West – Phase II, Hyatt Place Hotel  
338, W. Washington Ave.

**Developer:** *LodgeWorks (Agent)*  
178 South Main Street  
Cohasset, MA 02025  
Office: (781) 383-5500  
Fax: (781) 383-8585  
Contact Denny Meikleham  
Local contact: Nate Novak (JJR 608-251-1177)

**Owner:** *Block 51, LLC*  
145 East Badger Road, Suite 200  
Madison, WI 53713  
Office: (608) 258-5580  
Fax: (608) 258-5599  
Contact: Thomas Miller

**Architects:** *Krehbiel Architecture*  
1300 East Lewis  
Wichita, KS 67211-1799  
Office: (316) 267-8233  
Fax: (316) 267-8566  
Contact: Jeff Krehbiel

**Engineers/  
Landscape  
Architect:** *JJR*  
Nate Novak  
625 Williamson St.  
Madison, WI 53703  
(608) 251-1177

JJR

Hyatt Place Hotel SIP Letter of Intent  
Submitted by LodgeWorks  
December 12, 2007  
Page 2

**Surveyor:** *Williamson Surveying Company*  
Ron Williamson  
104 A West Main Street  
Waunakee, WI 53597  
(608) 255-2705

**Project Description:**

LodgeWorks proposes to develop 333 W. Washington (a parcel of the Block 51 – Capitol West project) into a Hyatt Place Hotel, a brand owned and operated by LodgeWorks. Hyatt Place is an executive suite hotel catering to executive class visitors in town for business, pleasure and hopefully both.

Hyatt Place will be approximately 100,000 GSF. Amenities include: king and queen executive suites, small guest fitness and pool areas, limited food service including continental breakfast, "grab and go" restaurant concept, a small coffee/wine bar and complimentary digital communication facilities including WiFi and printing. The seating in the lobby is multifunctional as people may be waiting for a guest, having a bite to eat or enjoying a beverage while in the lobby. The hotel has 3 meeting rooms primarily intended for guest use. These rooms are not large enough for banquets etc.

Parking is accommodated, in the Main St. Parking ramp (existing). A proposed tunnel between the hotel and existing parking structure will facilitate a direct connection for hotel guest. Hotel parking peak demand is evenings and weekends opposite the day demand of the adjacent 345 W. Washington office use allowing for multiple uses and demand for the same parking area. No new parking is being constructed on the 333 W. Washington site with this project.

Streetscape improvements as well as all public works improvements will be coordinated with the city. Improvements will include terrace trees and plantings, a dedicated 18' wide guest drop-off parallel to W. Washington Ave., decorative pavement and accent lighting.

Site Development includes W. Washington front entry to hotel with drive through passenger drop-off, porte cochere canopy, widened public sidewalk and a small bistro style exterior plaza adjacent the hotel lobby. As mentioned above the south end of the building will have a sub-grade tunnel connection from the Main St. ramp to the 1<sup>st</sup> floor lobby level of the hotel. Also planned on the south is a pedestrian stair with bicycle ramp connecting Washington Place and the 345 parking entry drive. This leads to the 345 plaza deck/Capitol Mews continuation to Broom St.

Capitol Mews provides pedestrian access to the common areas of the development from each component. In addition the mews provides an opportunity for newly designed usable open spaces for residents and guests passing through the hotel and the neighborhood. The mews and court is accessed from Henry St., Broom St, and Washington Place.

JJR

Hyatt Place Hotel SIP Letter of Intent  
Submitted by LodgeWorks  
December 12, 2007  
Page 3

#### **Fire Access**

A fire access plan is recorded as part of the current GDP for the block and the Phase I SIP showing aerial apparatus access and fire hydrant locations and hose runs as approved by the City of Madison Fire Department. This Plan will be reviewed and updated to accommodate the proposed hotel development during the SIP process for this project if necessary.

#### **Project Schedule**

Having completed the GDP approval at Common Council October 2, 2007, the proposed schedule is to obtain SIP approval in early 2008 immediately followed by 100% construction document submittal to the City to obtain a building permit. Site preparation and construction is planned to begin as soon as approvals are obtained (likely late spring or early summer 1008). This schedule coincides with the tail end of Phase I (Capitol West SIP) construction thereby continuing construction on the block and expediting the phased build out originally laid out in the Capitol West GDP.

#### **Site Planning & Building Architecture**

See attached site plans and architectural elevations for the proposed general planning approach and masses.

#### **Site Development Statistics**

Lot Area:	0.25 Acres
Suites:	151
Building Height:	11 Stories

#### **Use**

Hotel lobby, guest suites, fitness room, pool, bakery/beverage counter, limited food preparation for continental breakfast, sandwiches, snacks and a bar.

Retail – none

Parking – use existing in Main St. Ramp

**JJR**

Hyatt Place Hotel SIP Letter of Intent  
Submitted by LodgeWorks  
December 12, 2007  
Page 5

as well as the neighborhoods, further site enhancements will be incorporated including providing special accommodations for trash concealment along the west façade, foundation plantings along the east façade adjacent the Washington Place parking and a pedestrian connection from Washington Place and the continued Mews through 345.

4. **Implementation Schedule:** The schedule provides for expedited construction of this phase of the Capitol West development fast-tracking the intended full block build out by 3-5 years.

Thank you for your time in reviewing this proposal.

Regards,



Nathan Novak  
JJR, Project Manager

**PROPOSED ZONING TEXT: PUD – SIP AMENDMENT  
CAPITOL WEST – PHASE II  
BLOCK 51 MADISON, WI**

**Legal Description:** The lands subject to this planned unit development shall include those described in Exhibit A attached hereto.

A. **Statement of Purpose:** This Zoning District Text is to amend the GDP zoning text for the Capitol West – Block 51 project to allow for a hotel development at 333 W. Washington Ave. Components of the zoning text amendment are outlined in detail below. The current GDP and Phase I SIP will remain in effect except as amended herein. The 333 W. Washington Avenue parcel will be constructed as one phase, one project. This amendment calls for no new parking or retail space in the proposed development.

• **Component modifications included in this GDP Amendment**

***Phase I Modifications: Main St. Townhomes.***

Construction of Main St. Townhomes and associated site and public works improvements is shifted from Phase I to Phase III.

***Phase II Modifications: 306 Main St.***

Construction of 306 Main St. and associated site landscape and public works improvements is shifted from Phase II to Phase III.

***Phase III Modifications: 333 W. Washington Ave.***

Primary use of 333 West Washington changes from Residential to Hotel and project is shifted from Phase III to Phase II.

• **Components included in this GDP Amendment**

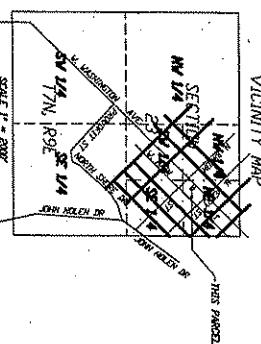
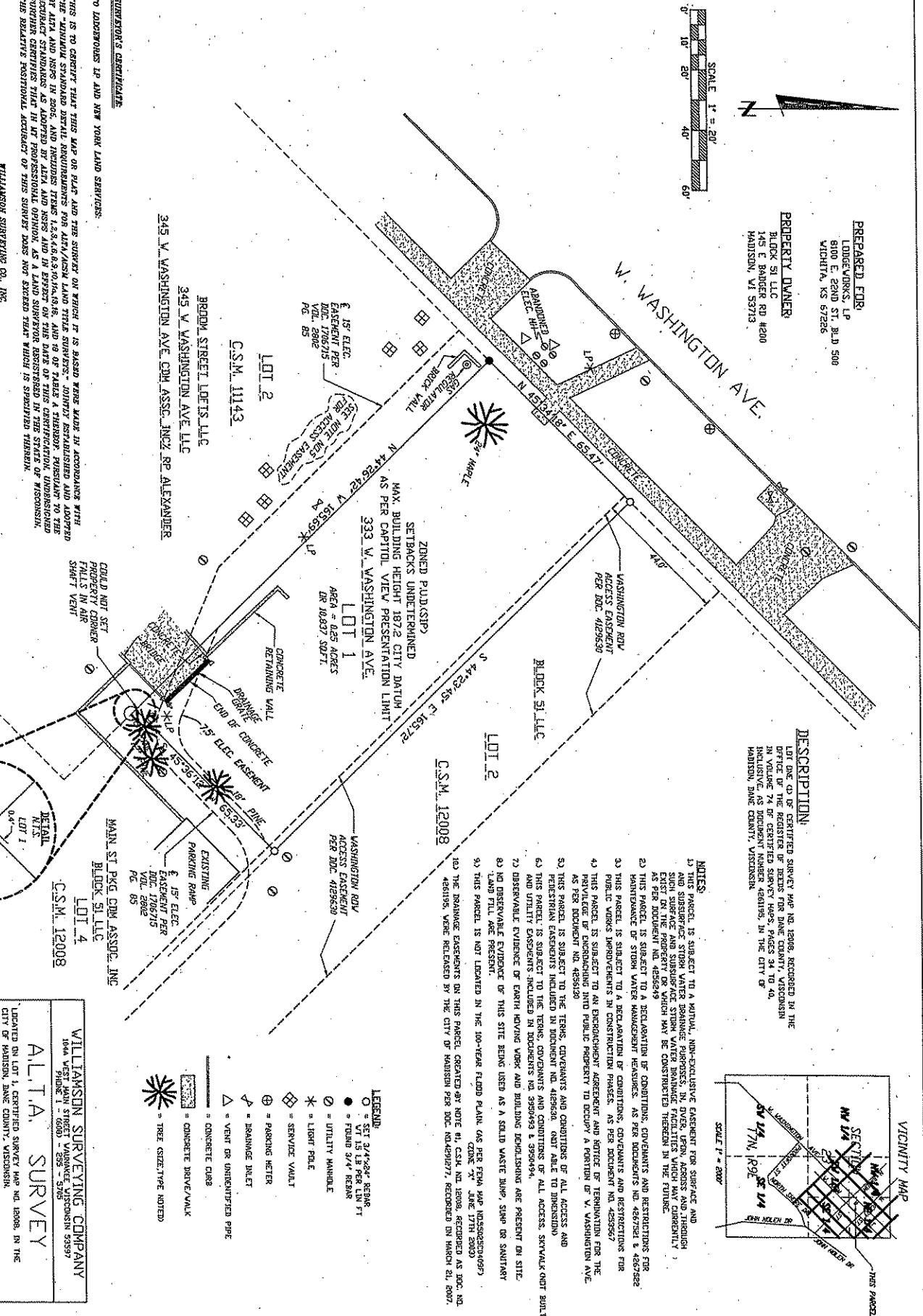
***Phase II: 333 W. Washington Ave.***

Hotel use allowing for the construction of approximately 100,000 gsf of hotel space including private rooms and common areas as allowed per C4 Commercial District. Parking is accommodated in existing Main St. Parking Ramp. Note general parking use for Hotel is evening and weekends allowing for flex-parking opportunities with the day parking used by 345 W. Washington office space.

• **Components to be included in future SIP**

***Phase III:***

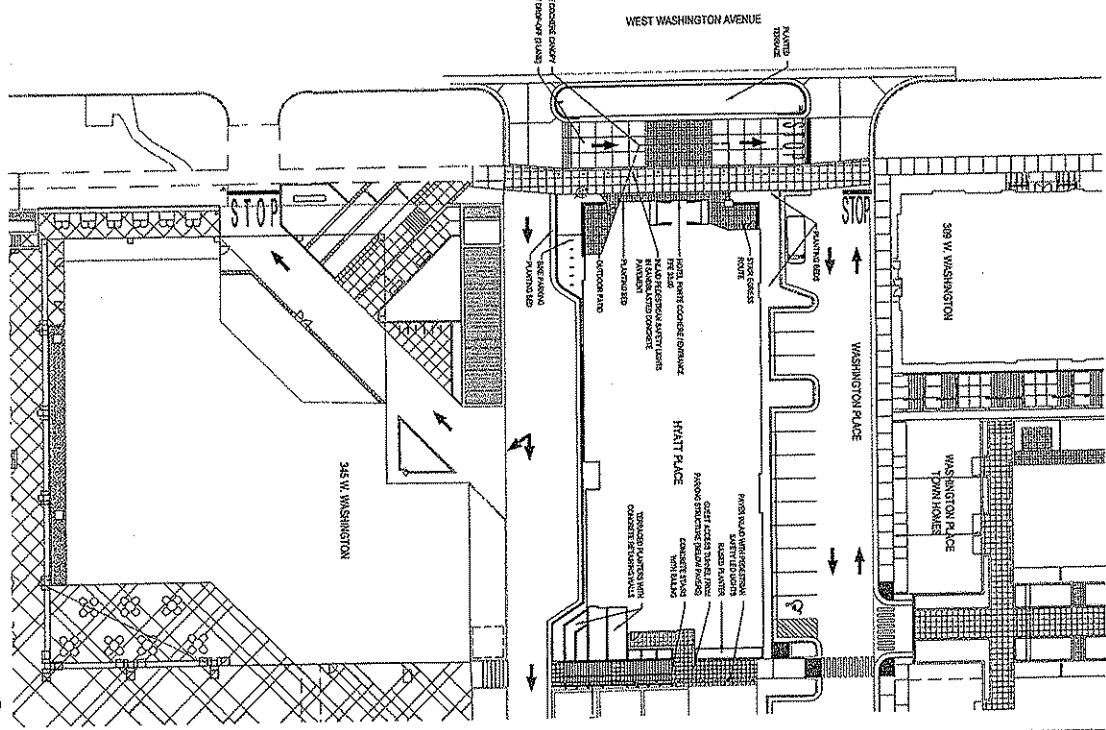
- 306 West Main Street
- Potential Expansion of Commercial Office Building
- Additional Site Improvements and Landscaping
- Capitol Mews from Washington Place to Broom Street
- Main Street Townhomes SIP (SIP already approved)
- Associated Public Works for 306 W. Main St. and Main St. Townhomes
- Capitol Mews Pedestrian bridge across Washington Place and associated site connections.





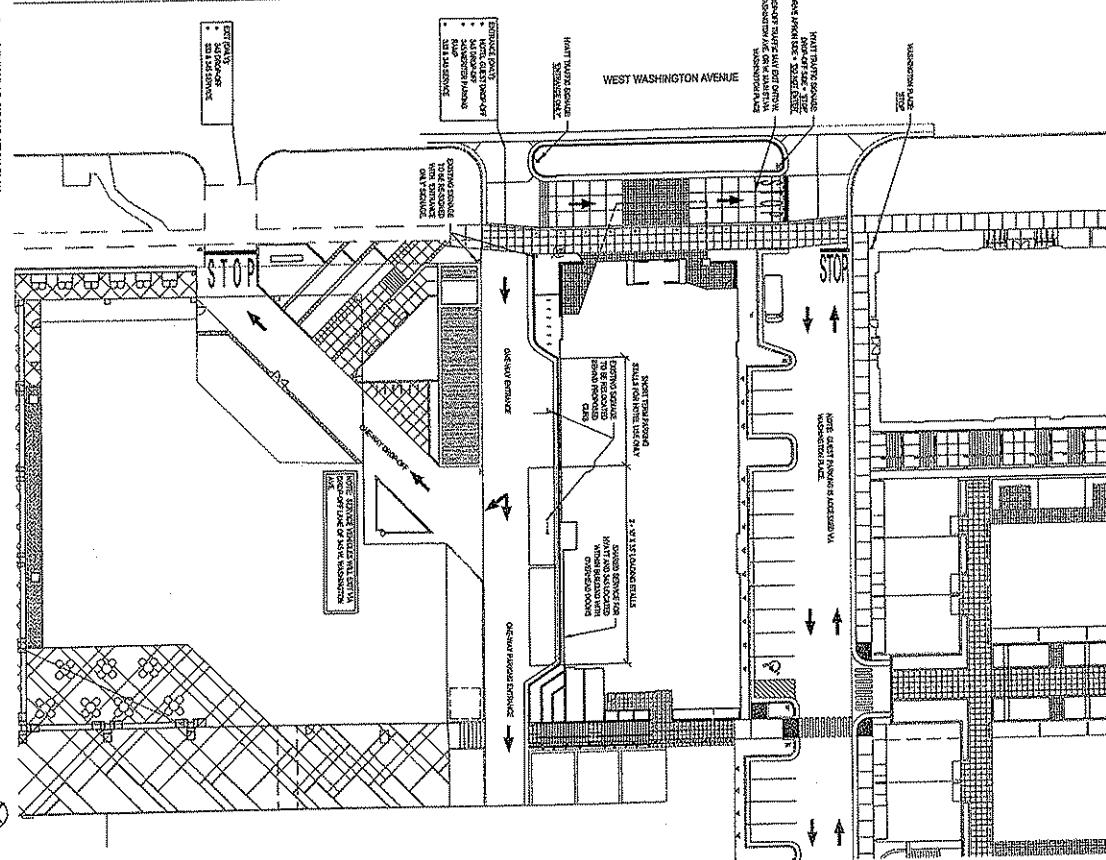


1. OVERALL SITE DEVELOPMENT



PROJECTION

2. VEHICULAR CIRCULATION PLAN



PROJECTION

Overall Site Development And  
Site Circulation Plans

NOTES:

1. APPROVAL OF THIS DRAWING DOES NOT  
IMPLY APPROVAL OF THE PROJECT. THE  
PROJECT MUST BE SUBMITTED TO THE LOCAL  
GOVERNMENT FOR APPROVAL.

PROJECTION

NOTES:

2. APPROVAL OF THIS DRAWING DOES NOT  
IMPLY APPROVAL OF THE PROJECT. THE  
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PROJECTION

NOTES:

3. APPROVAL OF THIS DRAWING DOES NOT  
IMPLY APPROVAL OF THE PROJECT. THE  
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PROJECTION

NOTES:

4. APPROVAL OF THIS DRAWING DOES NOT  
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PROJECTION

NOTES:

5. APPROVAL OF THIS DRAWING DOES NOT  
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PROJECTION

NOTES:

6. APPROVAL OF THIS DRAWING DOES NOT  
IMPLY APPROVAL OF THE PROJECT. THE  
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PROJECTION

NOTES:

7. APPROVAL OF THIS DRAWING DOES NOT  
IMPLY APPROVAL OF THE PROJECT. THE  
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PROJECTION

NOTES:

8. APPROVAL OF THIS DRAWING DOES NOT  
IMPLY APPROVAL OF THE PROJECT. THE  
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GOVERNMENT FOR APPROVAL.

PROJECTION

NOTES:

9. APPROVAL OF THIS DRAWING DOES NOT  
IMPLY APPROVAL OF THE PROJECT. THE  
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PROJECTION

NOTES:

10. APPROVAL OF THIS DRAWING DOES NOT  
IMPLY APPROVAL OF THE PROJECT. THE  
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GOVERNMENT FOR APPROVAL.

PROJECTION

NOTES:

11. APPROVAL OF THIS DRAWING DOES NOT  
IMPLY APPROVAL OF THE PROJECT. THE  
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GOVERNMENT FOR APPROVAL.

PROJECTION

NOTES:

12. APPROVAL OF THIS DRAWING DOES NOT  
IMPLY APPROVAL OF THE PROJECT. THE  
PROJECT MUST BE SUBMITTED TO THE LOCAL  
GOVERNMENT FOR APPROVAL.

PROJECTION

NOTES:

13. APPROVAL OF THIS DRAWING DOES NOT  
IMPLY APPROVAL OF THE PROJECT. THE  
PROJECT MUST BE SUBMITTED TO THE LOCAL  
GOVERNMENT FOR APPROVAL.

PROJECTION

NOTES:

14. APPROVAL OF THIS DRAWING DOES NOT  
IMPLY APPROVAL OF THE PROJECT. THE  
PROJECT MUST BE SUBMITTED TO THE LOCAL  
GOVERNMENT FOR APPROVAL.

PROJECTION

NOTES:

15. APPROVAL OF THIS DRAWING DOES NOT  
IMPLY APPROVAL OF THE PROJECT. THE  
PROJECT MUST BE SUBMITTED TO THE LOCAL  
GOVERNMENT FOR APPROVAL.

PROJECTION

NOTES:

16. APPROVAL OF THIS DRAWING DOES NOT  
IMPLY APPROVAL OF THE PROJECT. THE  
PROJECT MUST BE SUBMITTED TO THE LOCAL  
GOVERNMENT FOR APPROVAL.

PROJECTION

NOTES:

17. APPROVAL OF THIS DRAWING DOES NOT  
IMPLY APPROVAL OF THE PROJECT. THE  
PROJECT MUST BE SUBMITTED TO THE LOCAL  
GOVERNMENT FOR APPROVAL.

PROJECTION

NOTES:

18. APPROVAL OF THIS DRAWING DOES NOT  
IMPLY APPROVAL OF THE PROJECT. THE  
PROJECT MUST BE SUBMITTED TO THE LOCAL  
GOVERNMENT FOR APPROVAL.

PROJECTION

NOTES:

19. APPROVAL OF THIS DRAWING DOES NOT  
IMPLY APPROVAL OF THE PROJECT. THE  
PROJECT MUST BE SUBMITTED TO THE LOCAL  
GOVERNMENT FOR APPROVAL.

PROJECTION

NOTES:

20. APPROVAL OF THIS DRAWING DOES NOT  
IMPLY APPROVAL OF THE PROJECT. THE  
PROJECT MUST BE SUBMITTED TO THE LOCAL  
GOVERNMENT FOR APPROVAL.

PROJECTION

NOTES:

21. APPROVAL OF THIS DRAWING DOES NOT  
IMPLY APPROVAL OF THE PROJECT. THE  
PROJECT MUST BE SUBMITTED TO THE LOCAL  
GOVERNMENT FOR APPROVAL.

PROJECTION

NOTES:

22. APPROVAL OF THIS DRAWING DOES NOT  
IMPLY APPROVAL OF THE PROJECT. THE  
PROJECT MUST BE SUBMITTED TO THE LOCAL  
GOVERNMENT FOR APPROVAL.

PROJECTION

NOTES:

23. APPROVAL OF THIS DRAWING DOES NOT  
IMPLY APPROVAL OF THE PROJECT. THE  
PROJECT MUST BE SUBMITTED TO THE LOCAL  
GOVERNMENT FOR APPROVAL.

PROJECTION

NOTES:

24. APPROVAL OF THIS DRAWING DOES NOT  
IMPLY APPROVAL OF THE PROJECT. THE  
PROJECT MUST BE SUBMITTED TO THE LOCAL  
GOVERNMENT FOR APPROVAL.

PROJECTION

NOTES:

25. APPROVAL OF THIS DRAWING DOES NOT  
IMPLY APPROVAL OF THE PROJECT. THE  
PROJECT MUST BE SUBMITTED TO THE LOCAL  
GOVERNMENT FOR APPROVAL.

PROJECTION

NOTES:

26. APPROVAL OF THIS DRAWING DOES NOT  
IMPLY APPROVAL OF THE PROJECT. THE  
PROJECT MUST BE SUBMITTED TO THE LOCAL  
GOVERNMENT FOR APPROVAL.

PROJECTION

NOTES:

27. APPROVAL OF THIS DRAWING DOES NOT  
IMPLY APPROVAL OF THE PROJECT. THE  
PROJECT MUST BE SUBMITTED TO THE LOCAL  
GOVERNMENT FOR APPROVAL.

PROJECTION

NOTES:

28. APPROVAL OF THIS DRAWING DOES NOT  
IMPLY APPROVAL OF THE PROJECT. THE  
PROJECT MUST BE SUBMITTED TO THE LOCAL  
GOVERNMENT FOR APPROVAL.

PROJECTION

NOTES:

29. APPROVAL OF THIS DRAWING DOES NOT  
IMPLY APPROVAL OF THE PROJECT. THE  
PROJECT MUST BE SUBMITTED TO THE LOCAL  
GOVERNMENT FOR APPROVAL.

PROJECTION

NOTES:

30. APPROVAL OF THIS DRAWING DOES NOT  
IMPLY APPROVAL OF THE PROJECT. THE  
PROJECT MUST BE SUBMITTED TO THE LOCAL  
GOVERNMENT FOR APPROVAL.

PROJECTION

NOTES:

31. APPROVAL OF THIS DRAWING DOES NOT  
IMPLY APPROVAL OF THE PROJECT. THE  
PROJECT MUST BE SUBMITTED TO THE LOCAL  
GOVERNMENT FOR APPROVAL.

PROJECTION

NOTES:

32. APPROVAL OF THIS DRAWING DOES NOT  
IMPLY APPROVAL OF THE PROJECT. THE  
PROJECT MUST BE SUBMITTED TO THE LOCAL  
GOVERNMENT FOR APPROVAL.

PROJECTION

NOTES:

33. APPROVAL OF THIS DRAWING DOES NOT  
IMPLY APPROVAL OF THE PROJECT. THE  
PROJECT MUST BE SUBMITTED TO THE LOCAL  
GOVERNMENT FOR APPROVAL.

PROJECTION

NOTES:

34. APPROVAL OF THIS DRAWING DOES NOT  
IMPLY APPROVAL OF THE PROJECT. THE  
PROJECT MUST BE SUBMITTED TO THE LOCAL  
GOVERNMENT FOR APPROVAL.

PROJECTION

NOTES:

35. APPROVAL OF THIS DRAWING DOES NOT  
IMPLY APPROVAL OF THE PROJECT. THE  
PROJECT MUST BE SUBMITTED TO THE LOCAL  
GOVERNMENT FOR APPROVAL.

PROJECTION

NOTES:

36. APPROVAL OF THIS DRAWING DOES NOT  
IMPLY APPROVAL OF THE PROJECT. THE  
PROJECT MUST BE SUBMITTED TO THE LOCAL  
GOVERNMENT FOR APPROVAL.

PROJECTION

NOTES:

37. APPROVAL OF THIS DRAWING DOES NOT  
IMPLY APPROVAL OF THE PROJECT. THE  
PROJECT MUST BE SUBMITTED TO THE LOCAL  
GOVERNMENT FOR APPROVAL.

PROJECTION

NOTES:

38. APPROVAL OF THIS DRAWING DOES NOT  
IMPLY APPROVAL OF THE PROJECT. THE  
PROJECT MUST BE SUBMITTED TO THE LOCAL  
GOVERNMENT FOR APPROVAL.

PROJECTION

NOTES:

39. APPROVAL OF THIS DRAWING DOES NOT  
IMPLY APPROVAL OF THE PROJECT. THE  
PROJECT MUST BE SUBMITTED TO THE LOCAL  
GOVERNMENT FOR APPROVAL.

PROJECTION

NOTES:

HYATT PLACE

BLOCK 51

333 W. WASHINGTON AVENUE

MADISON, WI 53703

Property Owner:

BLOCK 51 LLC

145 E. RUSHER ROAD

MADISON, WI 53711

608.256.5369

Business Owner/Developer:

LONGWORKS, LP

101 ZEEB STREET, BLDG. 500

WICHITA, KS 67202

316.263.5707

**JUR**  
JUR CONSULTING  
ARCHITECTURE  
DESIGN  
INTERIOR DESIGN  
CONSTRUCTION  
MANAGEMENT  
PROJECT MANAGEMENT

SCHROEDER

KEY DATE

02-01-2011

02-21-2011

02-28-2011

03-01-2011

03-02-2011

03-03-2011

03-04-2011

03-05-2011

03-06-2011

03-07-2011

03-08-2011

03-09-2011

03-10-2011

03-11-2011

03-12-2011

03-13-2011

03-14-2011

03-15-2011

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03-30-2011

03-31-2011

04-01-2011

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06-30-2011

07-01-2011

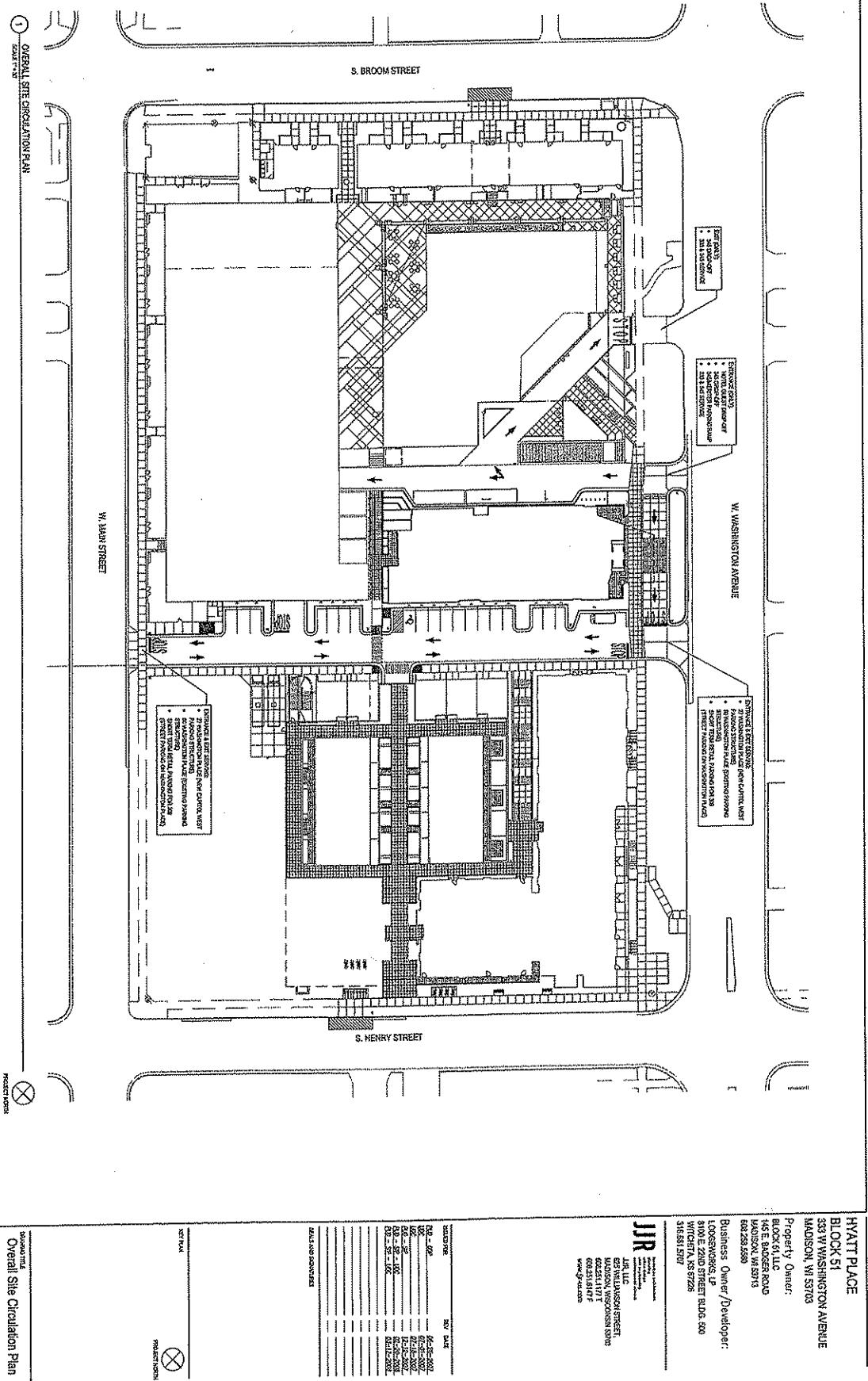
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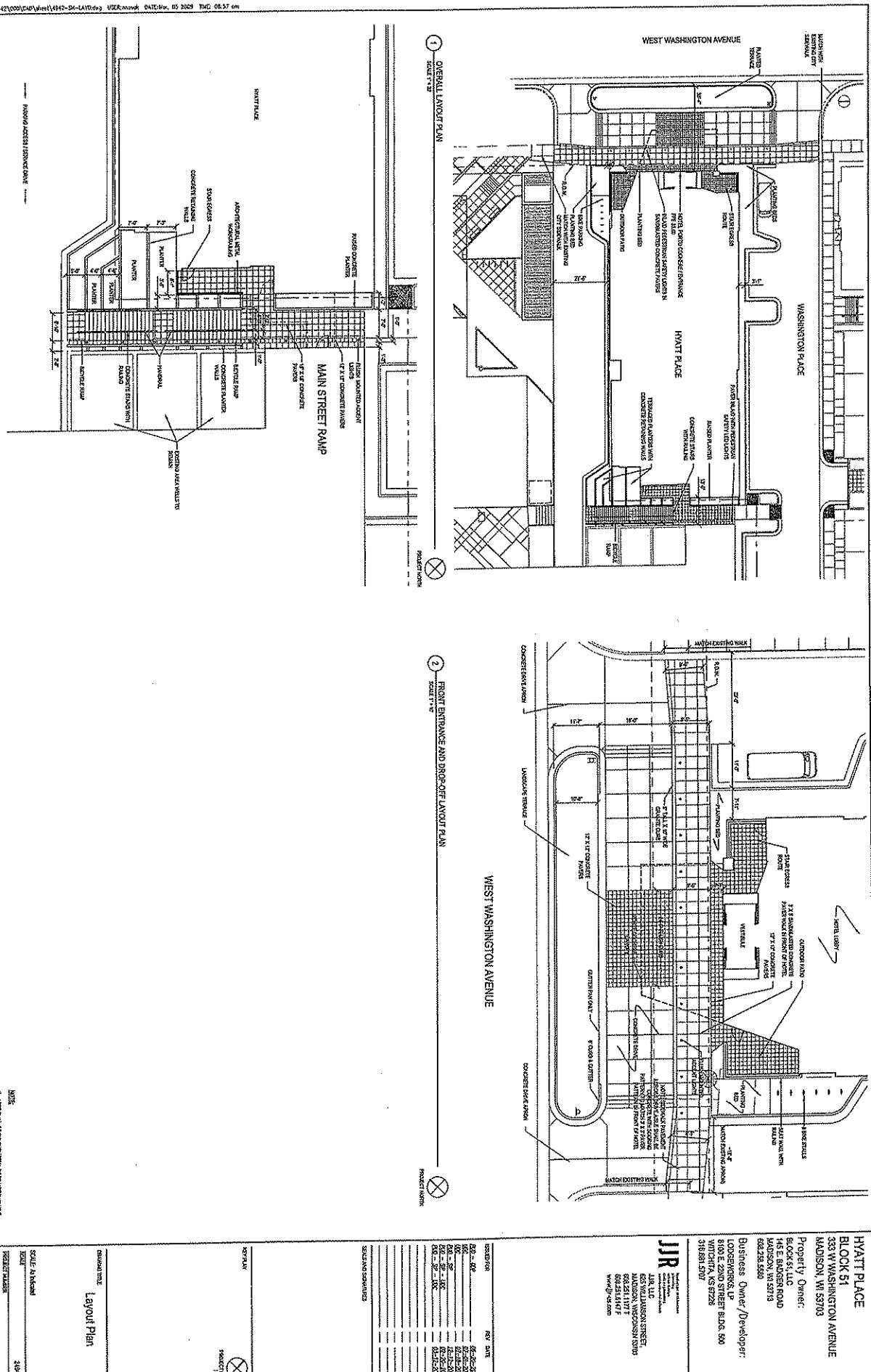
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07-04-2011

07-05-2011

07-06-2011



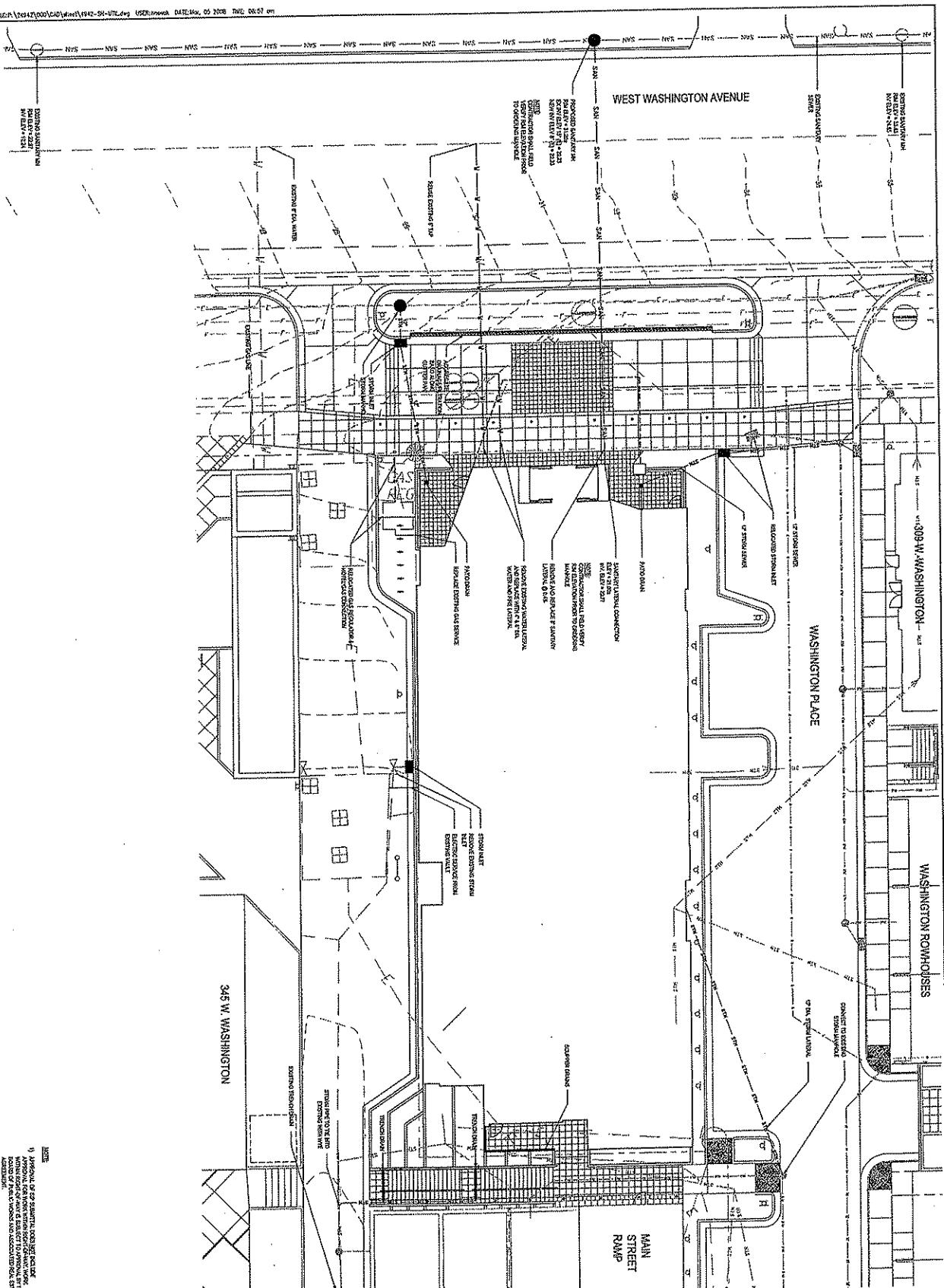


NOTE: APPROVAL OF SP SPONSOR'S LOGO DOES NOT INDICATE APPROVAL FOR WORK WITHIN BOSTON AREA. THIS SPONSOR-OF-HAN IS SUBJECT TO APPROVAL BY BOARD OF PRACTITIONERS AND ASSOCIATED REGULATORY AGENCY.

X  
TAX  
ESTATE  
PROJECT NUMBER  
DEATH NUMBER

C1.3





N

JLR

Architects

3111 U.S. HIGHWAY 12  
SEASIDE AVENUE  
MADISON, WISCONSIN 53703  
608.255.5890  
www.JLR.com

Property Owner/Developer:  
Lodgers, LP  
6001 ZAND STREET BLDG. 500  
WISCONSIN 53701  
316833700

Utilities Plan

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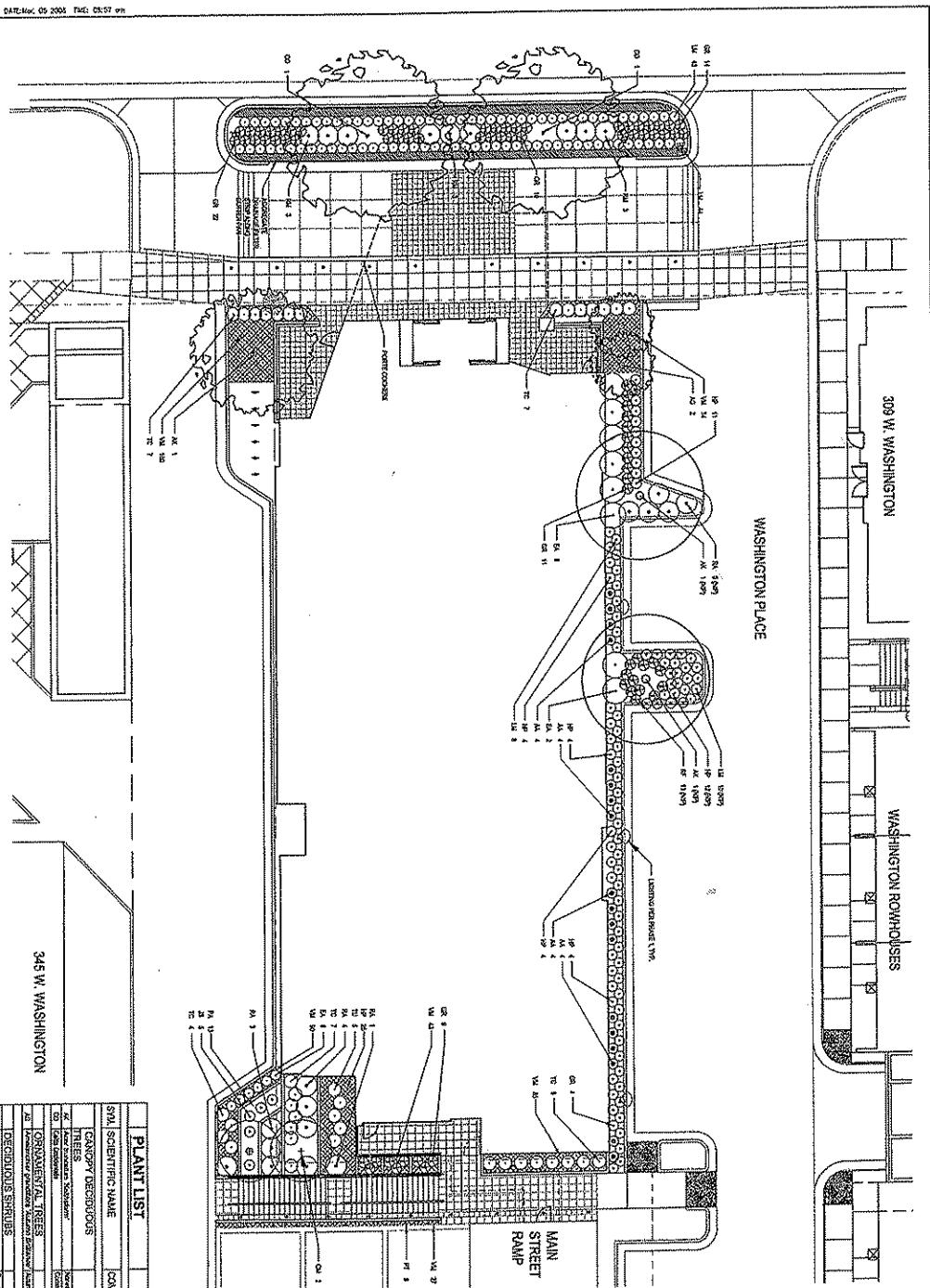
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PLANT LIST

1. APPROVAL OF SP SIGHTER. DEP. MUST RECEIVE  
WILDLIFE FOR WILDLIFE AND HABITAT MONITORING. NO  
WILDLIFE RESEARCH SUBJECT TO APPROVAL  
BODS OF PUBLIC WORKS AND ASSOCIATED RE-  
SEARCH ACTIVITIES.

2. ALL PERMITS FOR SP SIGHTING MUST BE APPROVED  
BY SP PLANTS SPANISH SPUR CONSTRUCTION ONLY.  
PLANTS MAKE PART OF THE APPROVED CONTROL  
PHASE 1 SP.

HYATT PLACE  
BLOCK 51  
332 WASHINGTON AVENUE  
MADISON, WI 53703  
Property Owner:  
BLOCKS 51 LLC  
455 BASSWOOD ROAD  
MADISON, WI 53713  
608/234-5900  
Business Owner/Developer:  
LONESOME LIP  
8101 22ND STREET, BLDG. 500  
WICHITA, KS 67226

प्राचीन शहर  
Landscape Plan

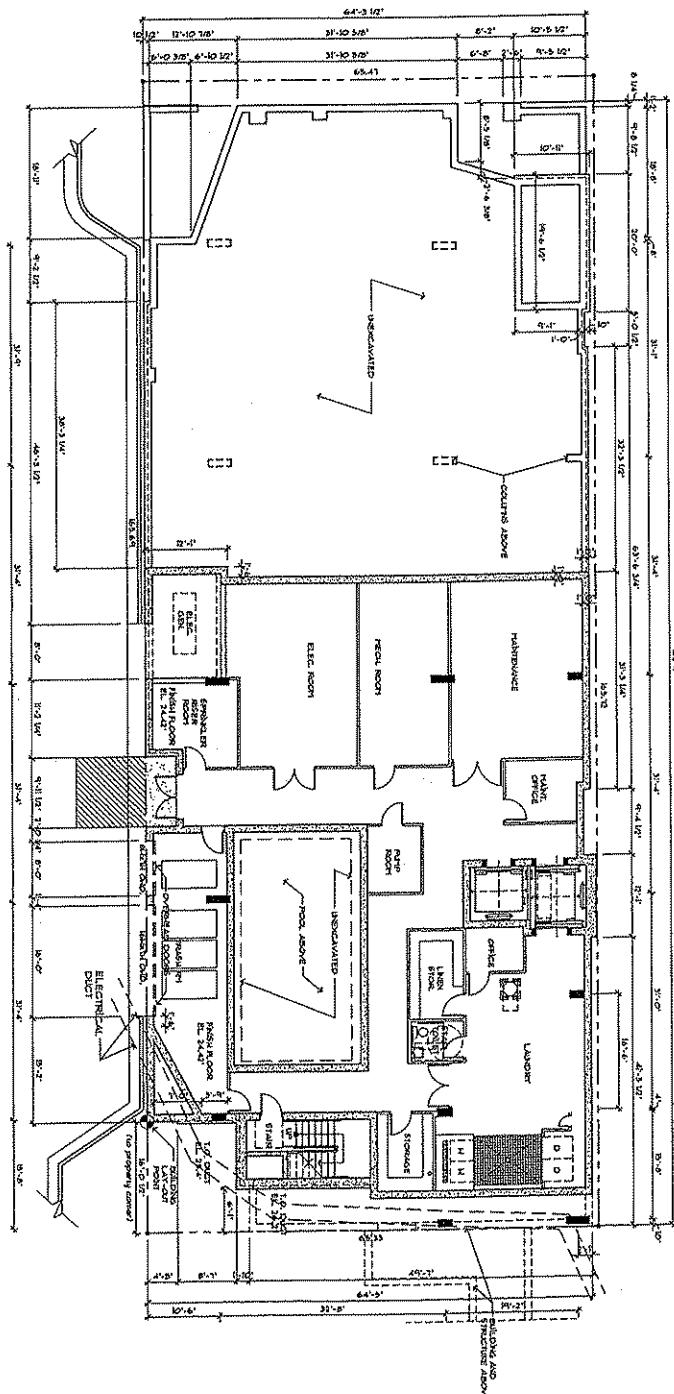
KEYPLAN

62 WELLINGTON STREET,  
MADISON, WISCONSIN 53703  
608-251-1777  
608-251-1477  
www.jewell.com

JJR  
JOURNAL OF JEWISH RELIGION  
WICHITA, KS 67228  
316.651.5707

2





 **LOWER LEVEL PLAN** AREA: 1000 S.F. 

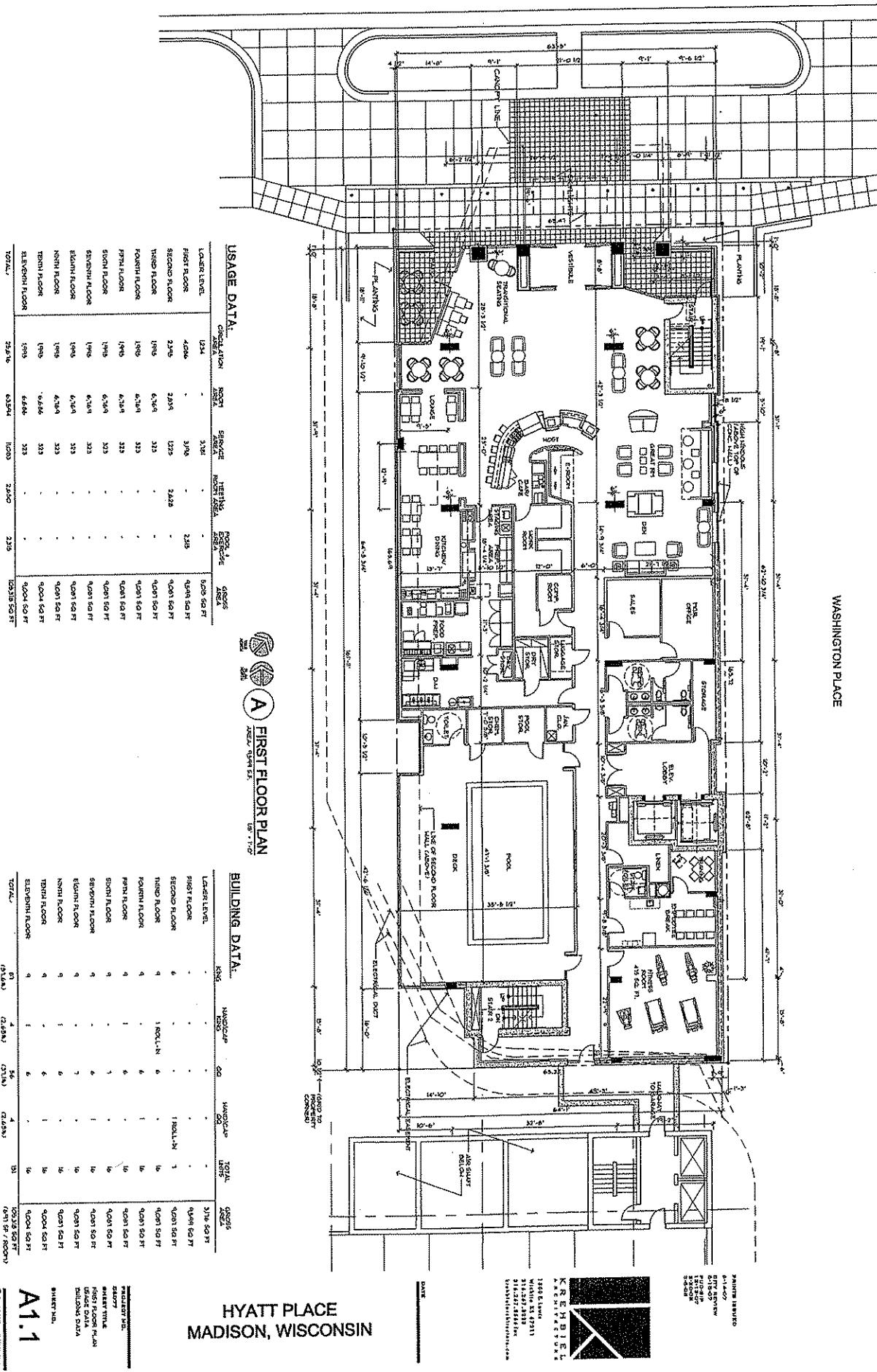
HYATT PLACE  
MADISON, WISCONSIN

A1.0

PROJECT NO. 10000  
CABIN  
SHEET TITLE  
LOWER LEVEL FLOOR PLAN

WEST WASHINGTON AVE

WASHINGTON PLACE



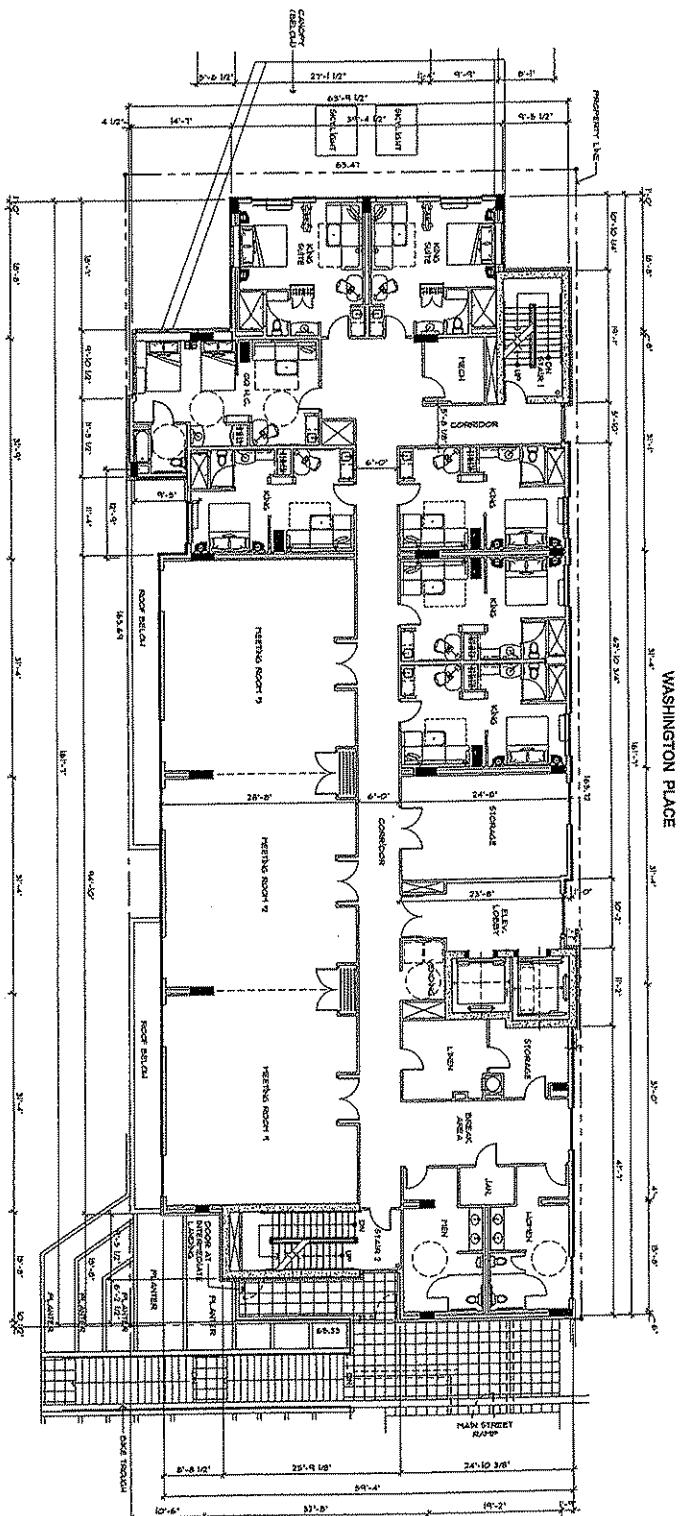
HYATT PLACE  
MADISON, WISCONSIN

DATE D'EMISSION  
01-07-1997  
N° 1407

2

A1.1

WEST WASHINGTON AVE.



HYATT PLACE  
MADISON, WISCONSIN

PROJECT NO.  
DESIGN  
MEET TITLE  
SECOND FLOOR PLAN

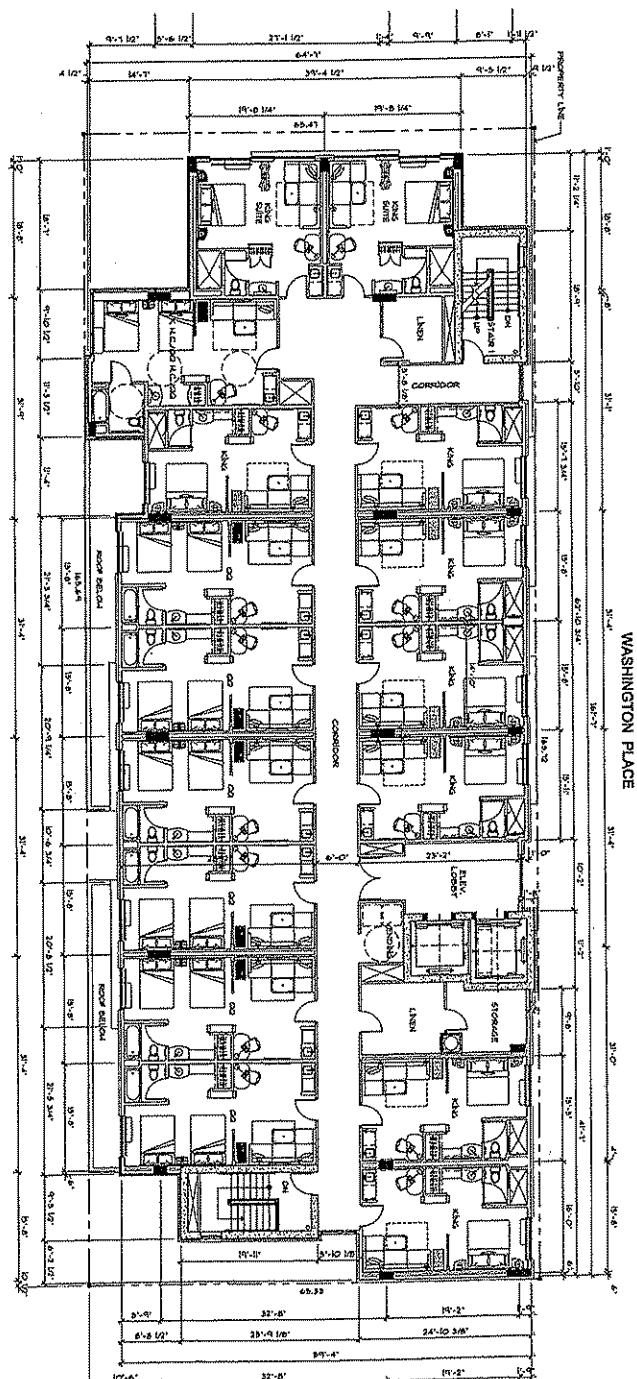
THE  
NATIONAL  
MUSEUM  
OF  
INDIA  
NEW  
DELHI  
1964

2

A12



WEST WASHINGTON AVE.



HYATT PLACE  
MADISON, WISCONSIN

A1.4  
SHEET NO. 0  
C:\Computer\Autodesk\

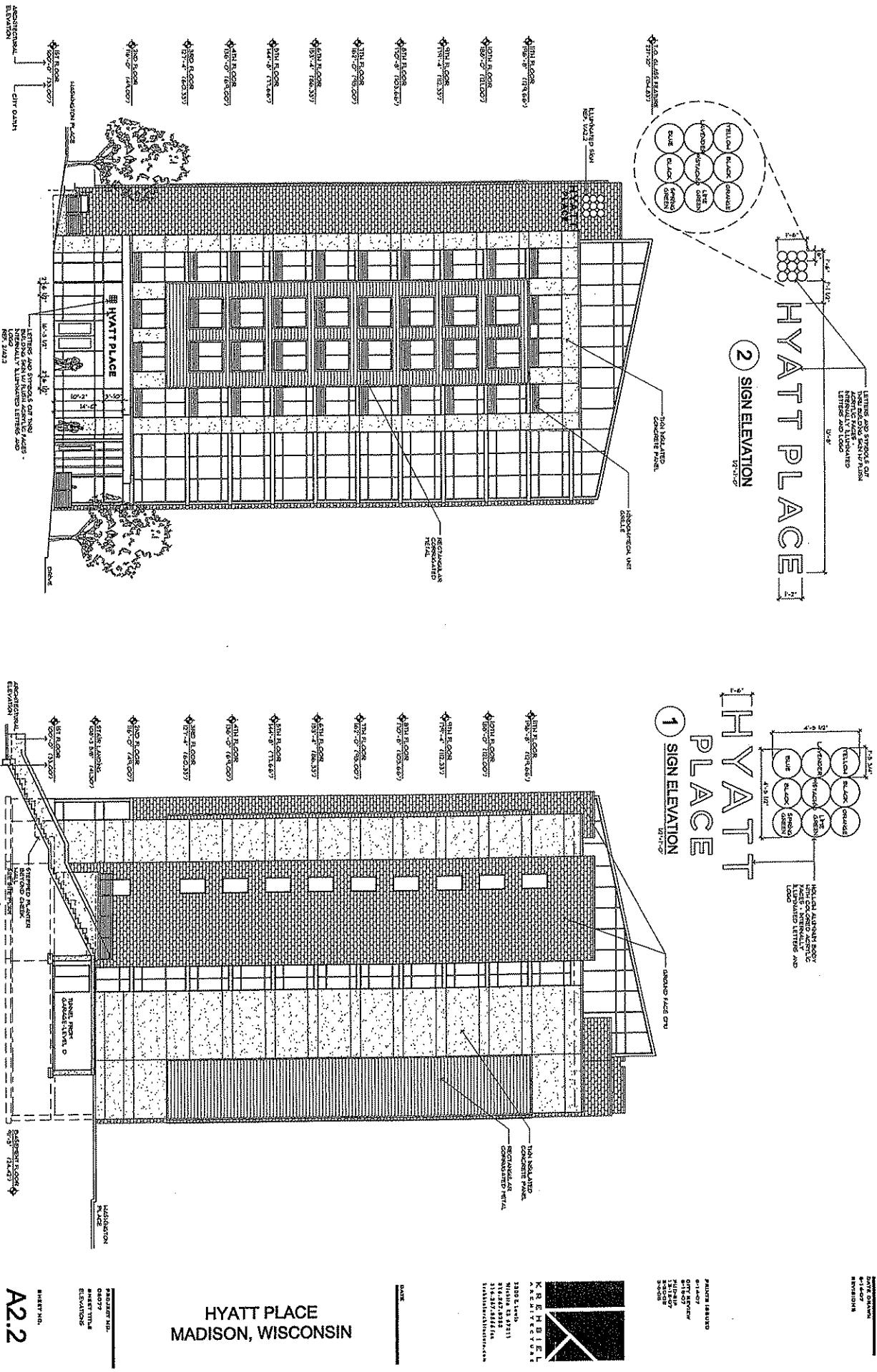
PROPERTY LINE  
DRIVEWAY  
SIDEWALK  
ROOM PLANS  
ELEVATION

DATE: 10/10/2011  
K. REHBIEL  
K. REHBIEL ARCHITECTURE  
300 Linn  
Wausau, WI 54401  
(715) 845-4438  
(715) 845-4439  
krehbel@krehbelarch.com

PRINTED BY: K. REHBIEL  
PRINTED ON: 10/10/2011  
PRINTED AT: 10:10 AM  
PRINTED BY: K. REHBIEL  
PRINTED ON: 10/10/2011  
PRINTED AT: 10:10 AM

21





**A** NORTH ELEVATION

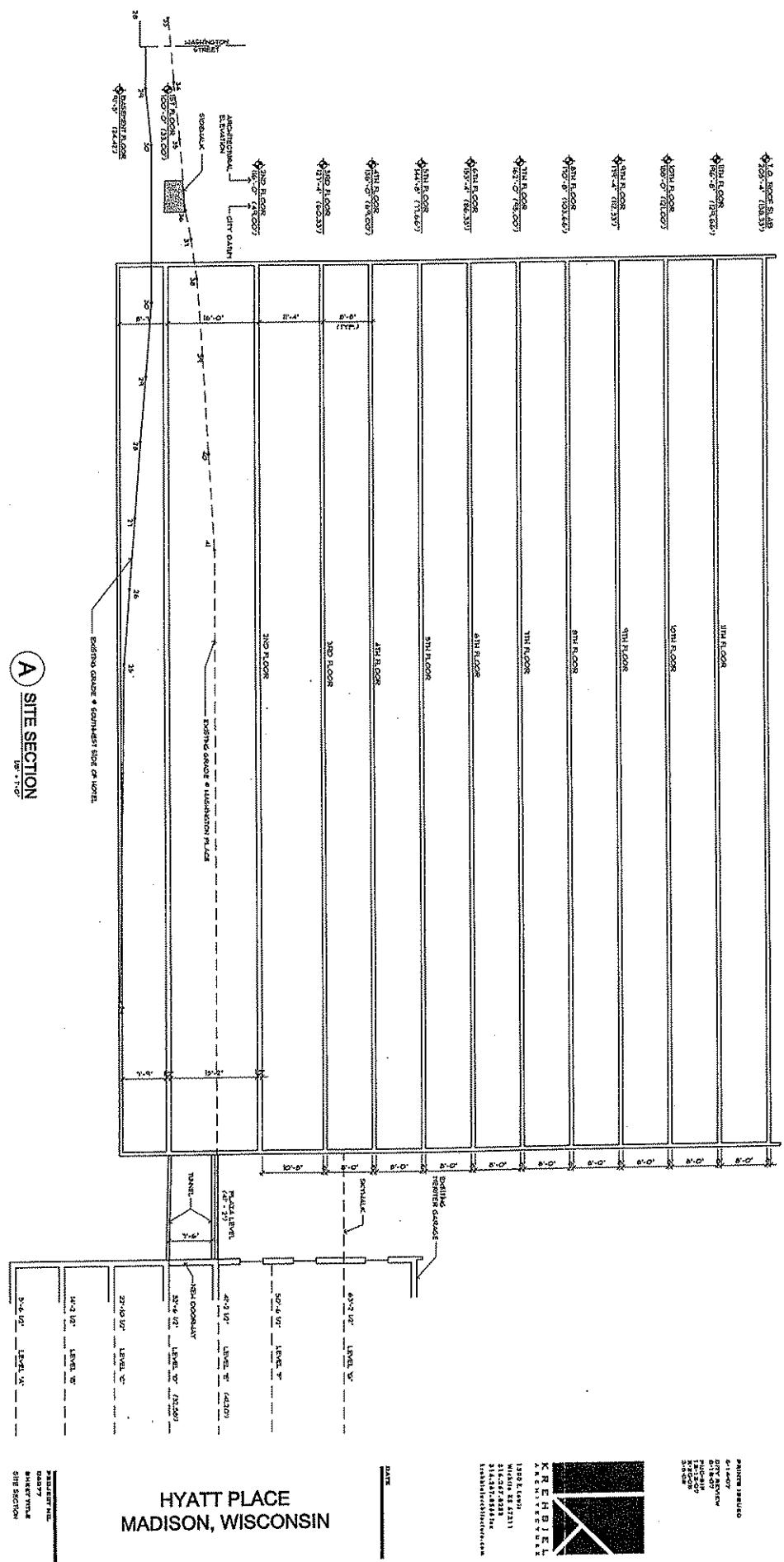
**B** SOUTH ELEVATION

HYATT PLACE  
MADISON, WISCONSIN

A2.2

A2.2





**A** SITE SECTION

HYATT PLACE  
MADISON, WISCONSIN

