



City of Madison

Proposed Rezoning

Location
333 West Washington Avenue

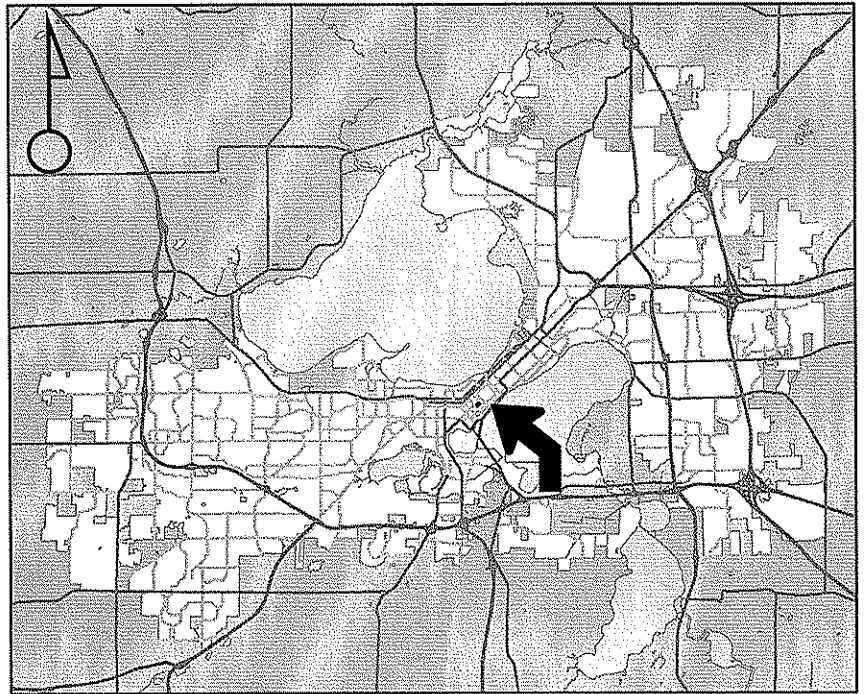
Applicant
Block 51, LLC/Nathan Novak, JJR

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

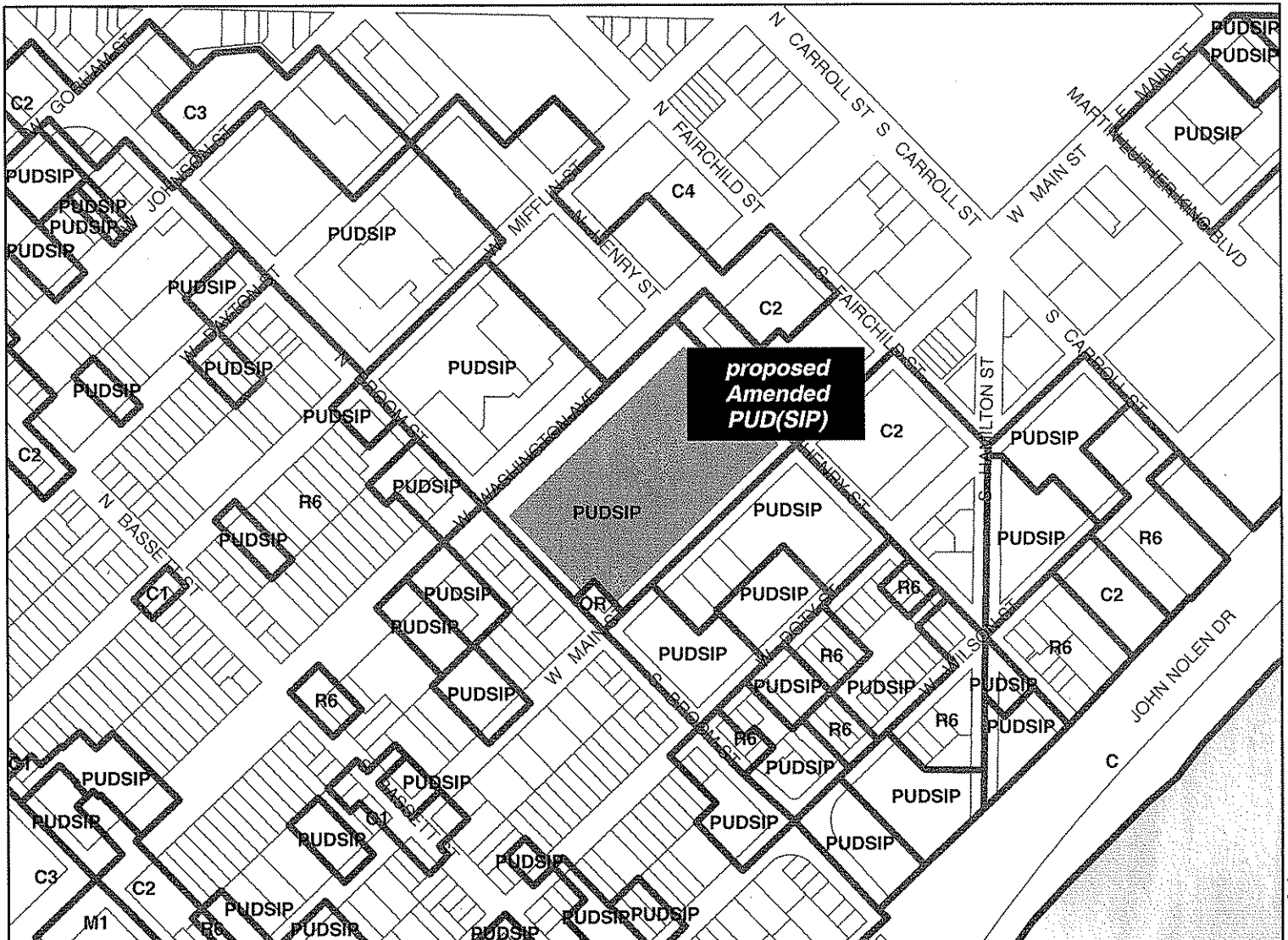
Existing Use
Capitol West Mixed-Use Development

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

Public Hearing Date
Plan Commission
07 April 2008
Common Council
08 April 2008

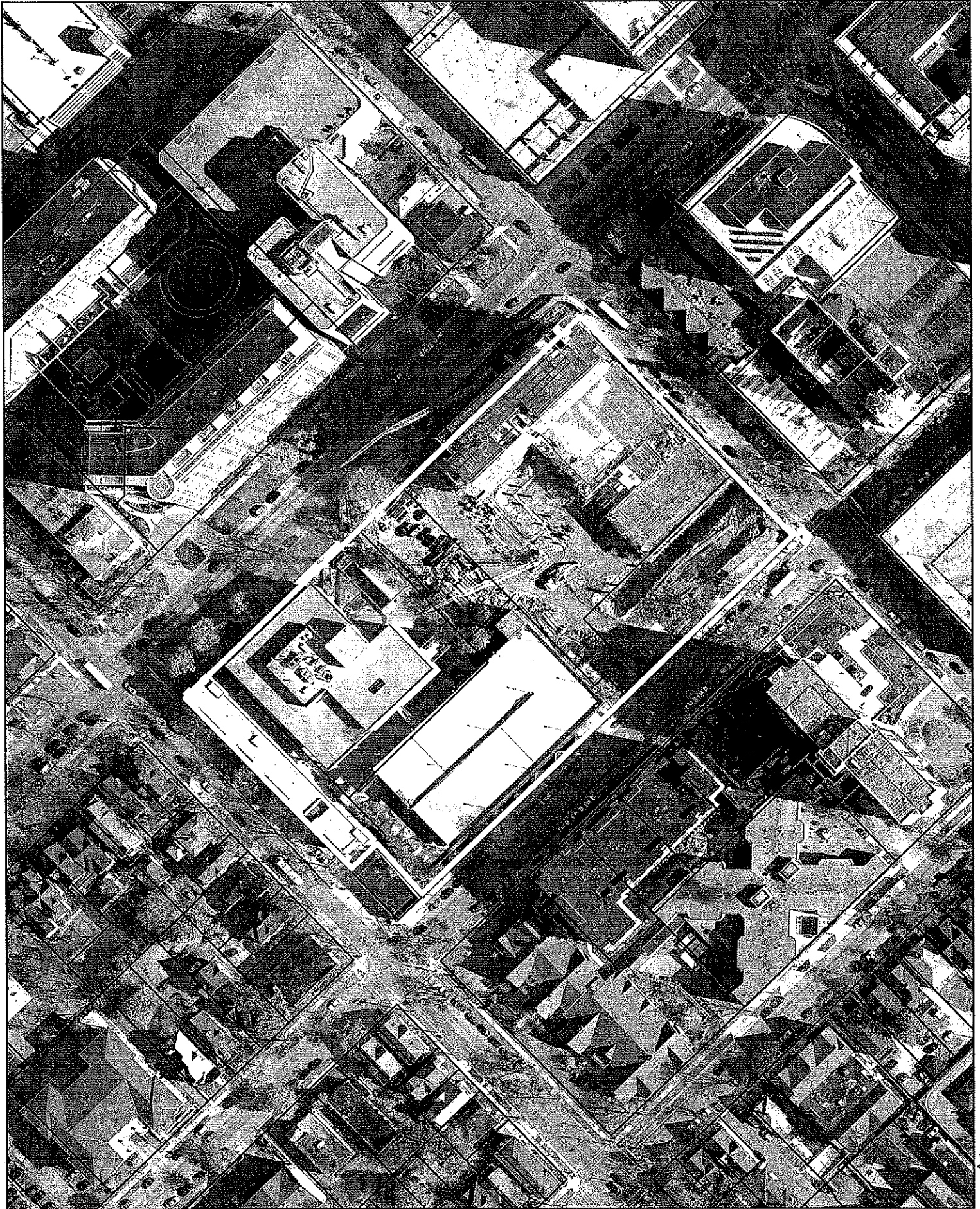


For Questions Contact: Tim Parks at: 261-9632 or tparks@cityofmadison.com or City Planning at 266-4635



Scale : 1" = 400'

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



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
- 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	<u>\$1250</u> Receipt No. <u>81587</u>
Date Received	<u>12/12/07</u>
Received By	<u>[Signature]</u>
Parcel No.	<u>0709 231 17026</u>
Aldermanic District	<u>4 - Michael Verbeek</u>
GQ	<u>zoned PUD; Hold Eng</u>
Zoning District	<u>PUDSIP</u>
For Complete Submittal	
Application	<input checked="" type="checkbox"/> Letter of Intent <input checked="" type="checkbox"/>
IDUP	<u>N/A</u> Legal Descript. <input checked="" type="checkbox"/>
Plan Sets	<input checked="" type="checkbox"/> Zoning Text <input checked="" type="checkbox"/>
Alder Notification	<u>11/1/07</u> Waiver _____
Nbrhd. Assn Not.	<u>11/1/07</u> Waiver _____
Date Sign Issued	<u>12/12/07</u>

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"/> Zoning Map Amendment (check only ONE box below for rezoning and fill in the blanks accordingly)		
<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: Wichita, 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, SOLE 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. 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 - ~~NOVEMBER~~ **NOVEMBER 1** 2007. Also copied: Peter Ostlund - 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 May 10, 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 [Signature] Relation to Property Owner Consultant

Authorizing Signature of Property Owner [Signature] Date 12/12/2007

THOMAS C. MILLER, CONTACT - THE ALEXANDER CO, INC,
tcm@alexandercompany.com



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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.

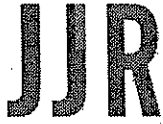
Urban Design Commission Meeting February 27th, 2007:

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.



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 12th 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



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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 1st 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 it's 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 civily 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



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 handwritten signature in black ink, appearing to read 'Nathan Novak', enclosed in a rectangular box.

Nathan Novak
JJR, Project Manager

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



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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
333. 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 Millier

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



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 1st 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.



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 2008). 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



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,

A handwritten signature in black ink, appearing to read 'Nathan Novak'.

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**

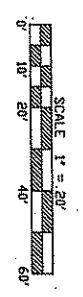
Phase II: 333 W. Washington Ave.

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**

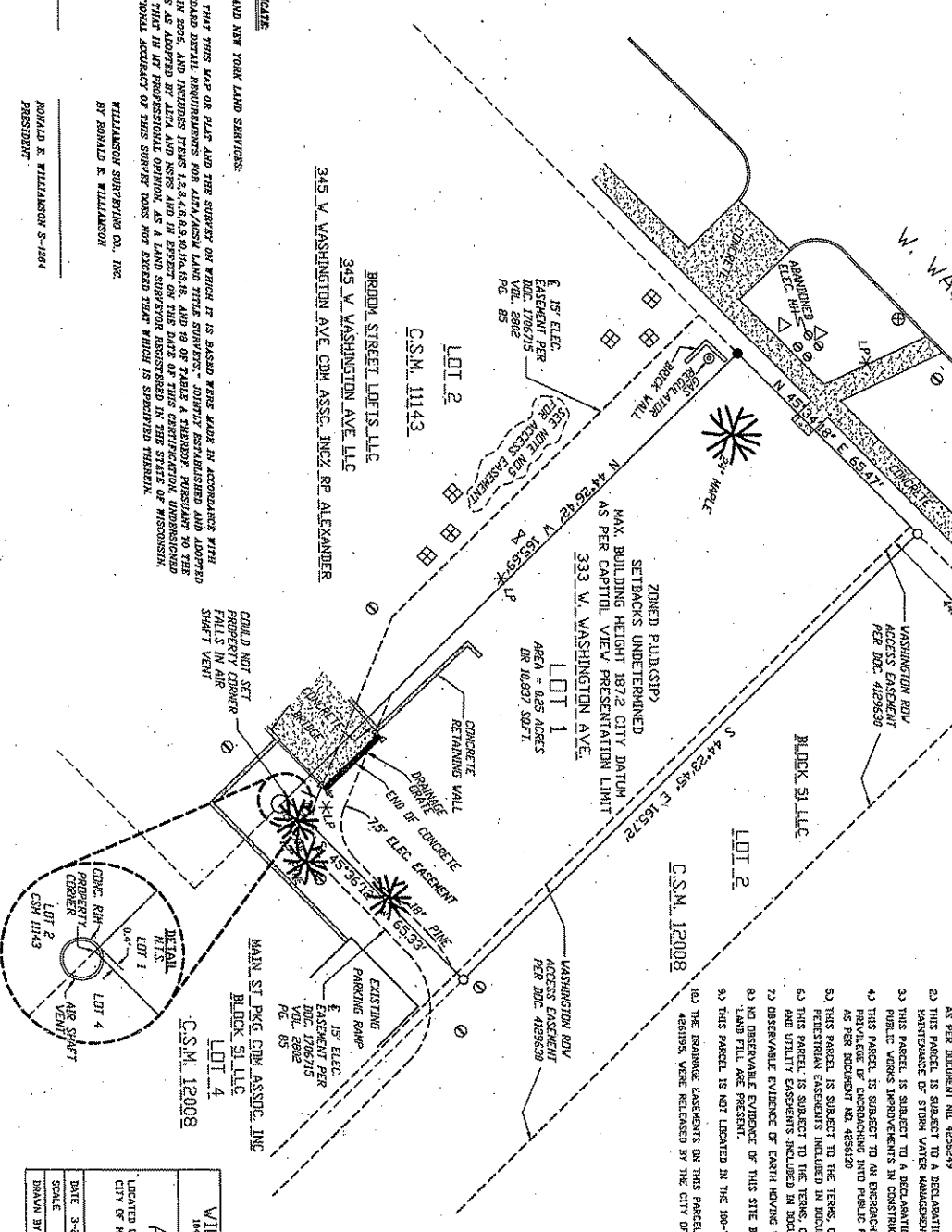
Phase III:

- 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.



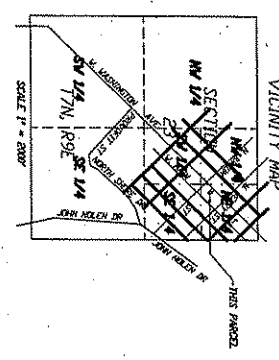
PREPARED FOR:
 LODGEWORKS, LP
 8100 E. 22ND ST., BLD. 500
 WICHITA, KS 67226

PROPERTY OWNER:
 BLOCK 51 LLC
 145 E. BAKER RD #200
 MADISON, WI 53713



DESCRIPTION:
 LOT ONE (1) OF CERTIFIED SURVEY MAP NO. 12008, RECORDED IN THE OFFICE OF THE REGISTERED SURVEYOR, MADISON COUNTY, WISCONSIN IN VOLUME 14 OF CERTIFIED SURVEY MAPS, PAGES 34 TO 40, INCLUSIVE, AS INSTRUMENT NUMBER 481195, IN THE CITY OF MADISON, DANE COUNTY, WISCONSIN.

- NOTES:
- 1) THIS PARCEL IS SUBJECT TO A MUTUAL, NON-EXCLUSIVE EASEMENT FOR SURFACE AND SUBSURFACE STORM WATER DRAINAGE PURPOSES, IN, OVER, UPON, ACCESS AND THROUGH SUCH SURFACE AND SUBSURFACE STORM WATER DRAINAGE FACILITIES WHICH WILL CONSTITUTE AS PER DOCUMENT NO. 485649.
 - 2) THIS PARCEL IS SUBJECT TO A DECLARATION OF CONDITIONS, COVENANTS AND RESTRICTIONS FOR MAINTENANCE OF STORM WATER MANAGEMENT MEASURES, AS PER DOCUMENTS NO. 486782 & 486782.
 - 3) THIS PARCEL IS SUBJECT TO A DECLARATION OF CONDITIONS, COVENANTS AND RESTRICTIONS FOR PUBLIC WORKS IMPROVEMENTS IN CONSTRUCTION PHASE, AS PER DOCUMENT NO. 4829567.
 - 4) THIS PARCEL IS SUBJECT TO AN ENCROACHMENT AGREEMENT AND NOTICE OF TERMINATION FOR THE PRIVILEGE OF ENCROACHING INTO PUBLIC PROPERTY TO OCCUPY A PORTION OF "V. WASHINGTON AVE. AS PER DOCUMENT NO. 485120.
 - 5) THIS PARCEL IS SUBJECT TO THE TERMS, COVENANTS AND CONDITIONS OF ALL ACCESS AND EASEMENTS INCORPORATED IN DOCUMENT NO. 4129530, NOT ABLE TO BE DIMENSIONED.
 - 6) THIS PARCEL IS SUBJECT TO THE TERMS, COVENANTS AND CONDITIONS OF ALL ACCESS, EASEMENTS, RIGHTS AND UTILITIES EASEMENTS INCLUDED IN DOCUMENTS NO. 3950493 & 3950494.
 - 7) OBSERVABLE EVIDENCE OF EARTH MOVING WORK AND BUILDING DEMOLISHING ARE PRESENT ON SITE.
 - 8) NO DERIVABLE EVIDENCE OF THIS SITE BEING USED AS A SOLID WASTE DUMP, SHED OR SANITARY LAND FILL WAS OBSERVED.
 - 9) THIS PARCEL IS NOT LOCATED IN THE 100-YEAR FLOOD PLAIN (AS PER FEMA MAP 15050C0210097).
 - 10) THE DRAINAGE EASEMENTS ON THIS PARCEL, CREATED BY NOTE #1, C.S.M. NO. 12008, RECORDED AS DOC. NO. 481195, WERE RELEASED BY THE CITY OF MADISON PER DOC. NO. 481977, RECORDED ON MARCH 21, 2007.



- LEGEND:
- = SET 3/4" x 3/4" REBAR
 - = UT 1/2 LB PER LIN FT
 - = FLOOR 9/4" REBAR
 - = UTILITY HORIZONTAL
 - * = LIGHT PIPE
 - ◇ = SERVICE VAULT
 - ⊕ = BEARING PILE
 - ⊖ = VENT OR UNIDENTIFIED PIPE
 - ▭ = CONCRETE CURB
 - ▭ = CONCRETE DRIVE/WALK
 - ▭ = CONCRETE DRIVE/WALK
 - ☼ = TREE (SIZE-TYPE NOTED)

SURVEYOR'S CERTIFICATE
 TO LOGGERS, LP AND NEW YORK LAND SERVICES:

THIS IS TO CERTIFY THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE STANDARD SURVEYING PRACTICES AND THE SURVEYING AND MAPPING ACTS OF THE STATE OF WISCONSIN AND THE RULES AND REGULATIONS THEREOF, AND IN ACCORDANCE WITH THE ACCURACY STANDARDS FOR SURVEYS OF THIS CLASS AND DATE OF THIS CERTIFICATION, UNLESS OTHERWISE SPECIFIED IN THE SURVEY INSTRUMENTS, AND THAT THE SURVEYOR HAS REVIEWED THE RECORDS OF THIS SURVEY AND HAS NO OBJECTION TO THE RELEASE OF THIS SURVEY MAP AND PLAN TO THE PUBLIC.

WILLIAMSON SURVEYING CO., INC.
 BY RONALD E. WILLIAMSON

DATE: _____
 RONALD E. WILLIAMSON S-1844
 PRESIDENT

WILLIAMSON SURVEYING COMPANY
 1004 WEST MAIN STREET
 MADISON, WISCONSIN 53703

ALTA SURVEY

PROJECT: LOT 1, CERTIFIED SURVEY MAP NO. 12008, IN THE CITY OF MADISON, DANE COUNTY, WISCONSIN.

DATE: 3-28-07	CHECK BY: REV
SCALE: 1" = 20'	DRAWING NO. 07V-58
DRAWN BY: CVA	SHEET 1 OF 1



HYATT
PLACE

Hyatt Place

333 W. Washington Ave.

Block 51 - Madison, WI 53703

Specific Implementation Plan

UDC - Submittal

March 12, 2008

(amended from December 12th SIP submittal)

Sheet List Table

- T 1 Coversheet
- C 1.1 Existing Conditions
- C 1.2 Overall Site Development and Site Circulation Plans
- C 1.2a Overall Site Circulation Plan
- C 1.3 Layout Plan
- C 1.4 Grading Plan
- C 1.5 Utilities Plan
- C 1.6 Landscape Plan
- C 1.7 Details
- A 1.0 Lower Level Floor Plan - Usage Data - Building Data
- A 1.1 First Floor Plan - Usage Data - Building Data
- A 1.2 Second Floor Plan
- A 1.3 Third Thru Ninth Floor Plan
- A 1.4 Tenth and Eleventh Floor Plan
- A 2.1 Elevations
- A 2.2 Elevations
- A 2.3 Elevations
- C 002 Fire Access Plan

NOTES:

1. THIS SUBMITTAL DOES NOT HAVE A LIGHTING PLAN PER COMMENT #3
2. THE LIGHTING PLAN FOR PHASE 1 IS BEING SUBMITTED WITH THE APPLICATION FOR LIGHTING ACCOMMODATION IN PHASE 1 CAPITAL WEST APPROVED SIP
3. FRONT ENTRY LIGHTING PROVIDED BY ARCHITECTURAL CANOPY DOWN LIGHTING AND LOW LEVEL GROUND ACCESS LIGHTING ALONG SIDEWALK
4. SERVICE TRASH ENCLOSURE IS LOCATED IN RECESS WITHIN BUILDING WITH OVERHEAD DISPOSABLE RECEPTACLES
5. SEE VI, WASHINGTON 1923 IN APPROVED LIGHTING PLAN PER APPROVED SIP

C 002 FIRE ACCESS PLAN IS INCLUDED FOR REFERENCE ONLY. THIS IS THE APPROVED FIRE ACCESS PLAN FOR THE RECORDED CAPITAL WEST PHASE 1. THIS PLAN INTENDED TO ACCOMMODATE ALL FUTURE PHASES.

PREPARED FOR:

Property Owner:
Capitol West
 Block 51 LLC
 141 East Taylor St., Suite 200
 Madison, Wisconsin 53713
 P: 608.224.5500
 F: 608.224.5509

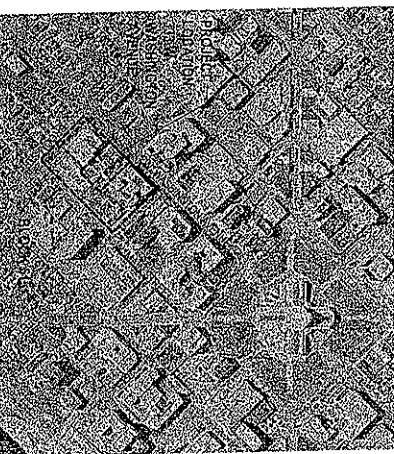
Business Developer:

LODGEWORKS, LP
 1000 E. 70th Street Building 200
 Wauwatosa, WI 53226
 P: 414.762.1177
 F: 414.762.1144
 WWW.LODGEWORKS.COM

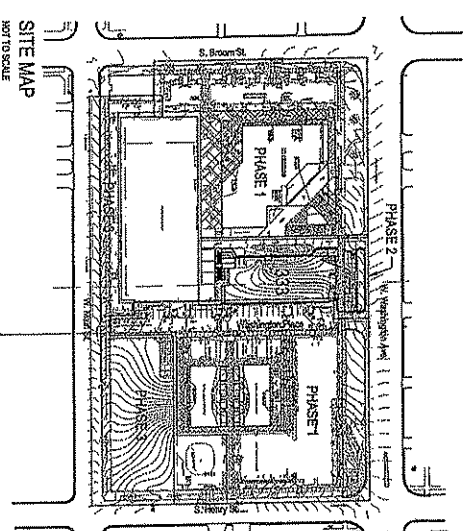
PREPARED BY:



JIR, LLC
 625 Wisconsin Street
 Madison, Wisconsin 53703
 P: 608.251.1177
 F: 608.251.1144
 WWW.JIR.COM



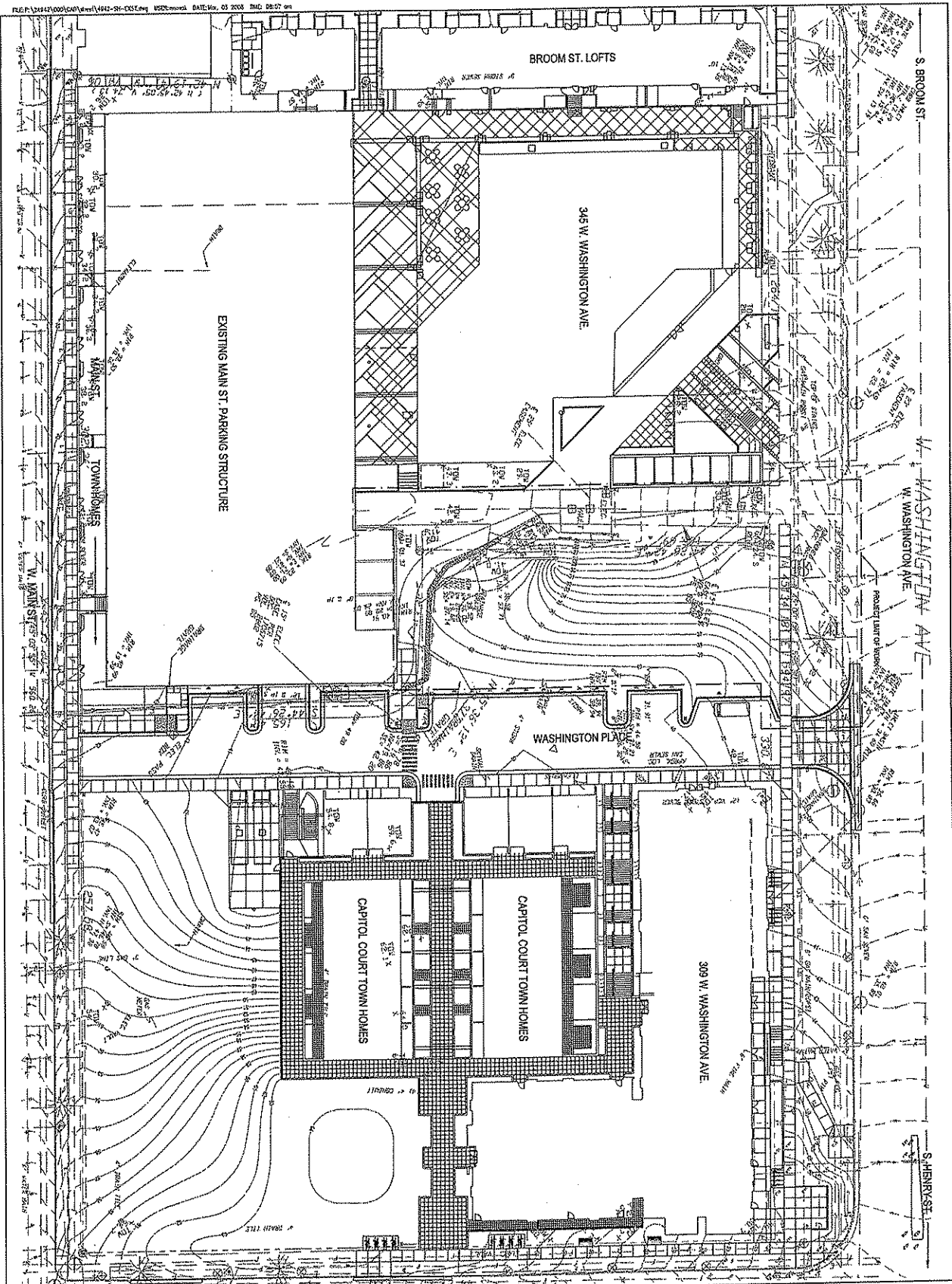
CONTEXT MAP
NOT TO SCALE



SITE MAP
NOT TO SCALE

PHASE 1: 333 W. WASHINGTON, WASHINGTON PLACE, CAPITAL COURT, TOWN HOUSES, WASHINGTON ROW
 PHASE 2: 333 W. WASHINGTON, WASHINGTON PLACE, CAPITAL COURT, TOWN HOUSES, WASHINGTON ROW
 PHASE 3: 333 W. WASHINGTON, WASHINGTON PLACE, CAPITAL COURT, TOWN HOUSES, WASHINGTON ROW
 PHASE 4: 333 W. WASHINGTON, WASHINGTON PLACE, CAPITAL COURT, TOWN HOUSES, WASHINGTON ROW

T1



HYATT PLACE
BLOCK 51
333 W WASHINGTON AVENUE
MADISON, WI 53703

Property Owner:
BLOCK 51, LLC
145 E AUGER ROAD
MADISON, WI 53713
608.238.5389

Business Owner / Developer:
LOGGERSONS, LP
6100 E 22ND STREET BLDG. 600
WICHITA, KS 67225
316.881.5707

JJR
JLR LLC
223 WILSON STREET
608.251.1777
www.jjr.com

DESCRIPTION	REV	DATE
01.1 - 01.2	01	06-28-2012
01.3 - 01.4	02	06-28-2012
01.5 - 01.6	03	07-11-2012
01.7 - 01.8	04	07-11-2012
01.9 - 01.10	05	08-02-2012
01.11 - 01.12	06	08-02-2012
01.13 - 01.14	07	08-02-2012
01.15 - 01.16	08	08-02-2012
01.17 - 01.18	09	08-02-2012
01.19 - 01.20	10	08-02-2012
01.21 - 01.22	11	08-02-2012
01.23 - 01.24	12	08-02-2012
01.25 - 01.26	13	08-02-2012
01.27 - 01.28	14	08-02-2012
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01.89 - 01.90	45	08-02-2012
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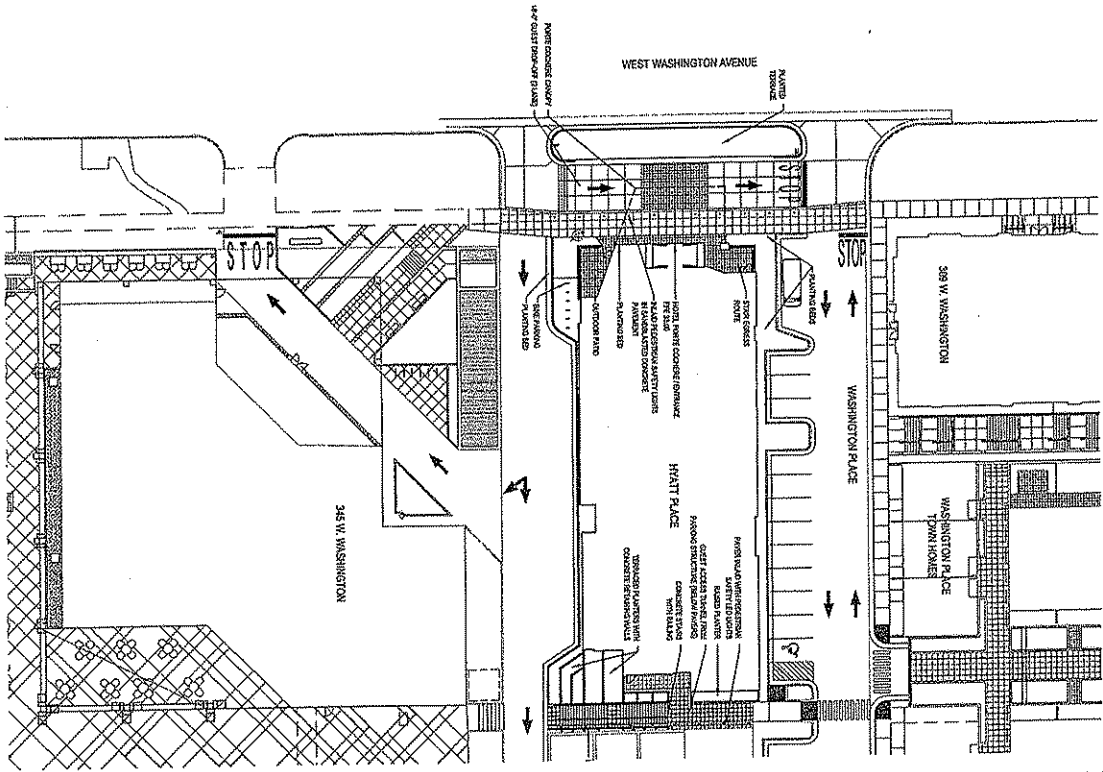
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PROJECT NUMBER: 10147
DRAWING NUMBER: 10147-01
SCALE: 1" = 20'
DATE: 11/27/12

OWNER: Existing Conditions

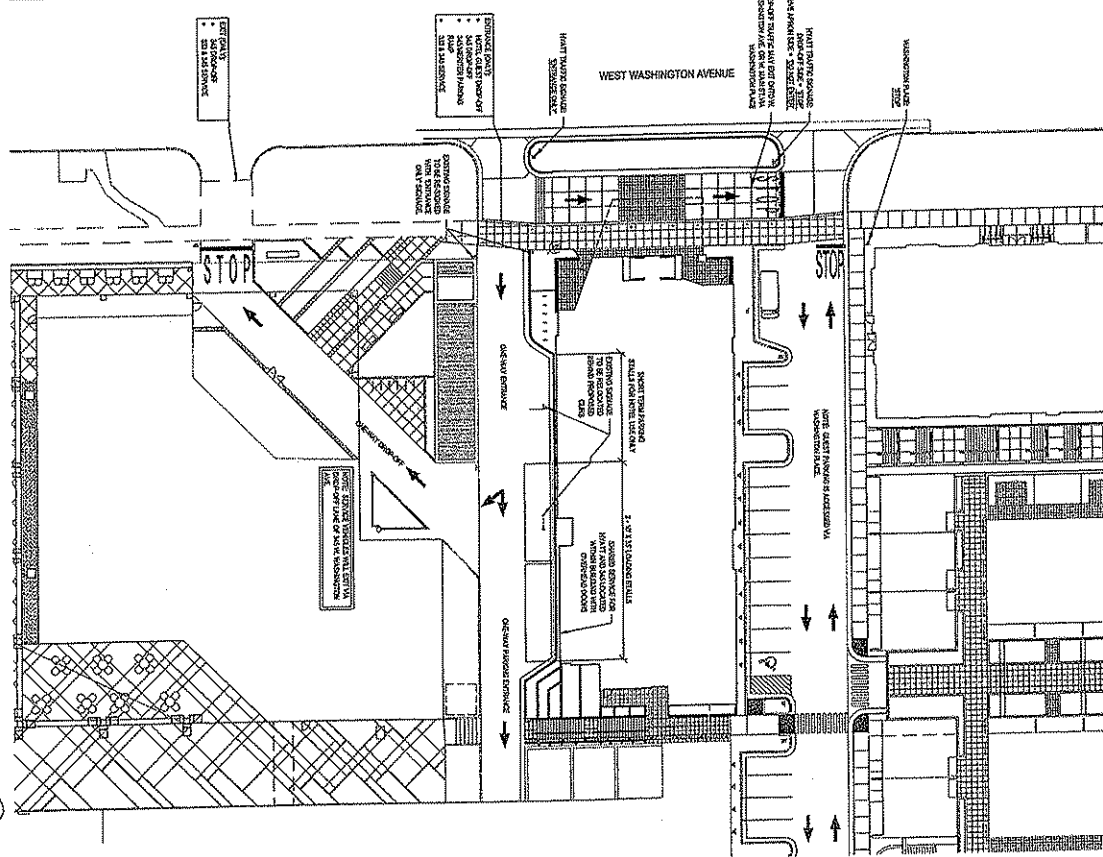
SCALE: 1" = 20'
DATE: 11/27/12

C1.1

1 OVERALL SITE DEVELOPMENT
SCALE: 1/8" = 1'-0"



2 VERTICAL CIRCULATION PLAN
SCALE: 1/8" = 1'-0"



1) APPROVAL OF ALL SUBMITTALS MUST INCLUDE APPROVAL FROM THE LOCAL HEALTH DEPARTMENT AND LOCAL SANITATION DEPARTMENT.

DATE: 05/23/09
SCALE: 1/8" = 1'-0"
PROJECT NUMBER: C12

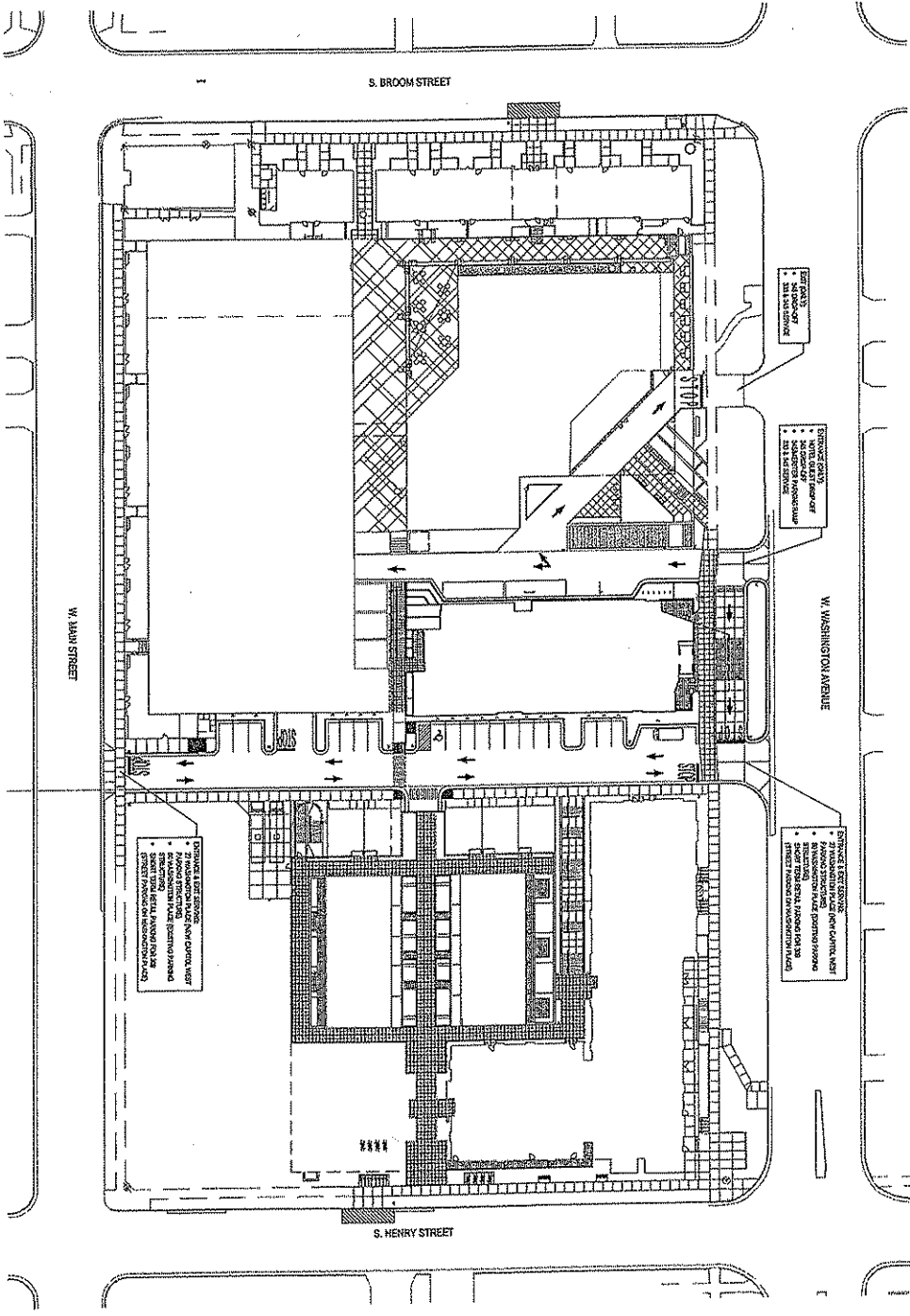
Overall Site Development and Site Circulation Plans

REVISION	DATE	BY	CHK
01	05/23/09	MM	MM
02	05/23/09	MM	MM
03	05/23/09	MM	MM
04	05/23/09	MM	MM
05	05/23/09	MM	MM
06	05/23/09	MM	MM
07	05/23/09	MM	MM
08	05/23/09	MM	MM
09	05/23/09	MM	MM
10	05/23/09	MM	MM

JJR
JJR LLC
825 WILSON STREET
MADISON, WI 53703
608.261.8177
www.jjr.com

HYATT PLACE
BLOCK 51
333 W WASHINGTON AVENUE
MADISON, WI 53703
Property Owner:
BLOCK 51, LLC
145 E RIDGER ROAD
MADISON, WI 53711
608.258.5589
Business Owner/Developer:
LODGEWORKS, LP
8100 E 2900 STREET BLDG. 500
WICHTONIA, KS 67226
316.851.2707

OVERALL SITE CIRCULATION PLAN



EXISTING BUILDING
 • 201 S. BROOM STREET
 • 201 S. HENRY STREET

EXISTING BUILDING
 • 201 S. BROOM STREET
 • 201 S. HENRY STREET

EXISTING BUILDING
 • 201 S. BROOM STREET
 • 201 S. HENRY STREET

EXISTING BUILDING
 • 201 S. BROOM STREET
 • 201 S. HENRY STREET

EXISTING BUILDING
 • 201 S. BROOM STREET
 • 201 S. HENRY STREET

NOTES:
 0. APPROVAL OF THIS PLAN IS SUBJECT TO THE REVIEW AND APPROVAL OF THE BOARD OF PLANNING AND ZONING ADJUSTMENT.

SCALE: 1" = 20' - 0"
 DATE: 2/14/03
 PROJECT NUMBER: C 12a

OVERALL SITE CIRCULATION PLAN

PROPERTY OWNER

DATE: 2/14/03

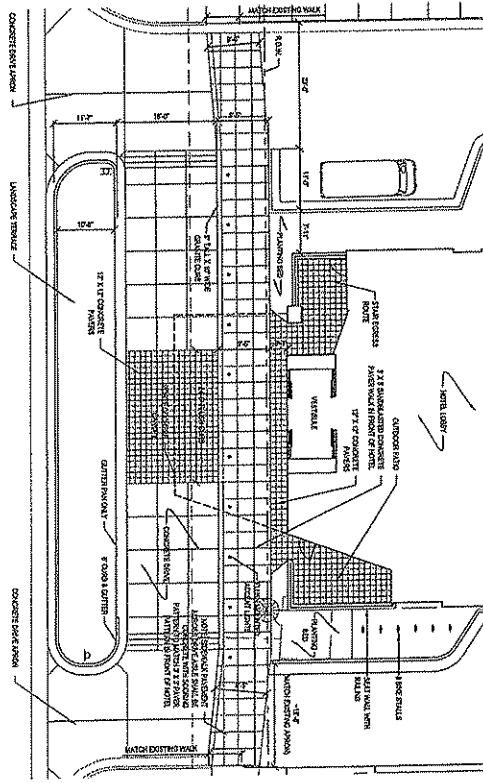
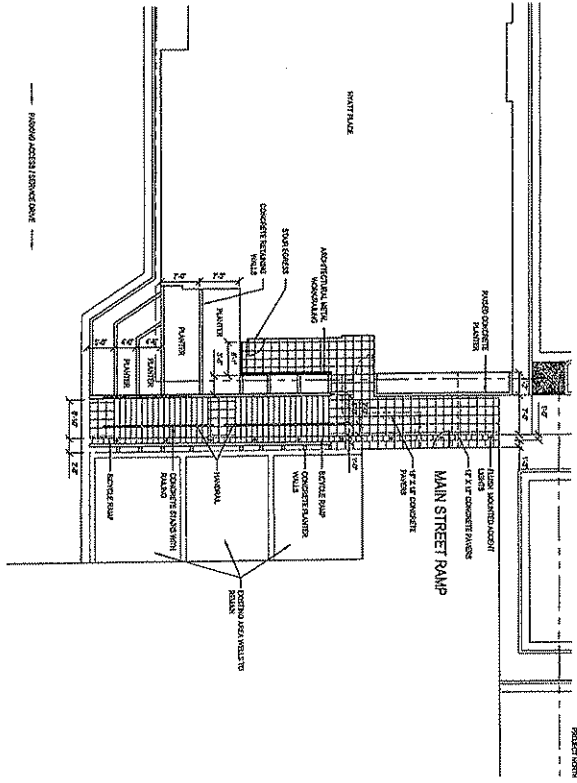
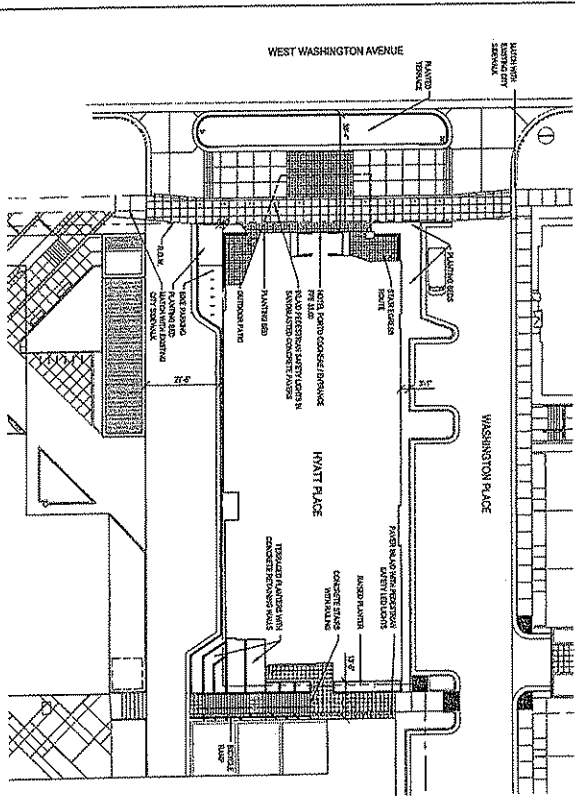
PROJECT NUMBER: C 12a

JJR LLC
 625 W. MADISON STREET
 MADISON, WI 53703

Business Owner/Developer:
 LOGS&MORE, LP
 8100 E. 20th STREET BLDG. 500
 WICHITA, KS 67226
 316.581.5707

HVATT PLACE
 BLOCK 51
 333 W WASHINGTON AVENUE
 MADISON, WI 53703

Property Owner:
 BLOCK 51, LLC
 145 E. BABCOCK ROAD
 MADISON, WI 53713
 608.253.5580



HATT PLACE

HATT PLACE
BLOCK 51
333 W WASHINGTON AVENUE
MADISON, WI 53703

Property Owner:
SLOOCK, LLC
145 E BROOKER ROAD
MADISON, WI 53713
608.278.8580

Business Owner/Developer:
8100 E. LOND STREET BLDG. 500
WITCHITA, KS 67228
316.861.2707

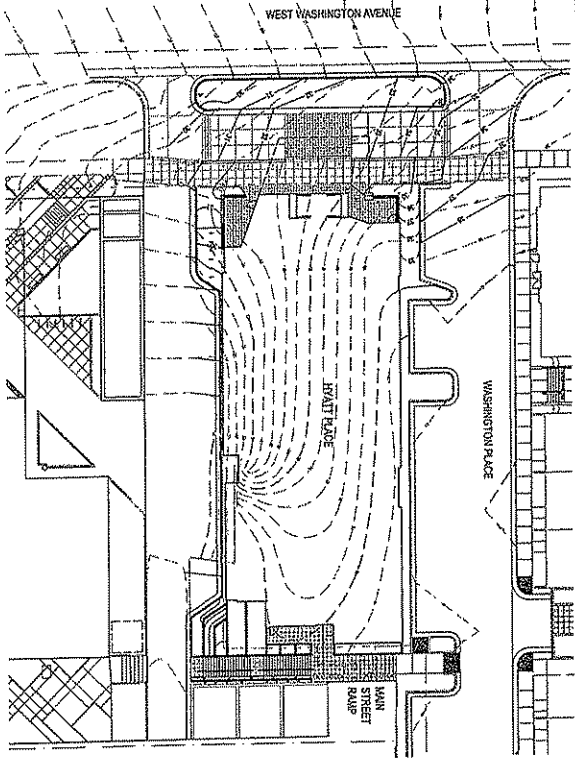
JJR
JIR LLC
653 WILKINSON STREET
MADISON, WISCONSIN 53703
608.261.6177
www.jir.com

DESCRIPTION	REV	DATE
REV. - 01		05-20-21
REV. - 02		05-20-21
REV. - 03		05-20-21
REV. - 04		05-20-21
REV. - 05		05-20-21
REV. - 06		05-20-21
REV. - 07		05-20-21
REV. - 08		05-20-21
REV. - 09		05-20-21
REV. - 10		05-20-21
REV. - 11		05-20-21
REV. - 12		05-20-21
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REV. - 42		05-20-21
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REV. - 46		05-20-21
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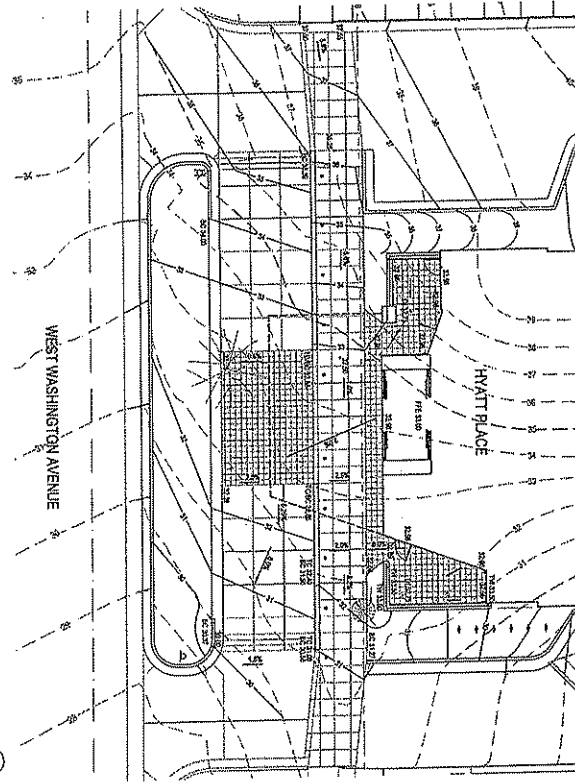
NOTES:

1. APPROVAL OF THIS GENERAL LAYOUT PLAN IS SUBJECT TO THE APPROVAL OF THE CITY OF MADISON AND THE WISCONSIN DEPARTMENT OF TRANSPORTATION (DOT).
2. ALL DIMENSIONS ARE IN FEET AND INCHES.
3. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
4. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
5. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE ROAD UNLESS OTHERWISE NOTED.
6. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE RAILROAD UNLESS OTHERWISE NOTED.
7. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE AIRWAY UNLESS OTHERWISE NOTED.
8. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE CANAL UNLESS OTHERWISE NOTED.
9. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE DITCH UNLESS OTHERWISE NOTED.
10. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE TRENCH UNLESS OTHERWISE NOTED.
11. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE GULLY UNLESS OTHERWISE NOTED.
12. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE DRAINAGE CHANNEL UNLESS OTHERWISE NOTED.
13. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE DRAINAGE DITCH UNLESS OTHERWISE NOTED.
14. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE DRAINAGE TRENCH UNLESS OTHERWISE NOTED.
15. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE DRAINAGE GULLY UNLESS OTHERWISE NOTED.
16. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE DRAINAGE CHANNEL UNLESS OTHERWISE NOTED.
17. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE DRAINAGE DITCH UNLESS OTHERWISE NOTED.
18. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE DRAINAGE TRENCH UNLESS OTHERWISE NOTED.
19. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE DRAINAGE GULLY UNLESS OTHERWISE NOTED.
20. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE DRAINAGE CHANNEL UNLESS OTHERWISE NOTED.

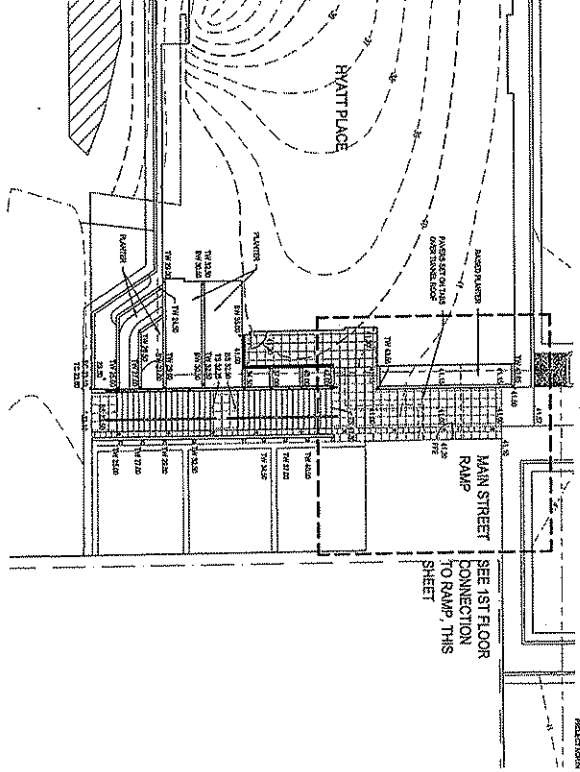
DESIGNED BY: JIR LLC
CHECKED BY: JIR LLC
DATE: 05/20/21
SCALE: AS SHOWN
PROJECT NUMBER: 26420001
DRAWING NUMBER: C13



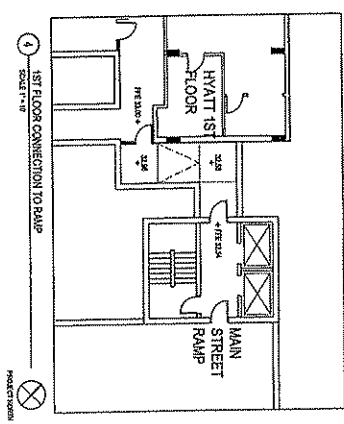
1 OVERALL GRADING PLAN
SCALE 1/8" = 1'-0"



2 FRONT ENTRANCE AND DROP-OFF GRADING PLAN
SCALE 1/8" = 1'-0"



3 SOUTH PLAZA AND STAIR GRADING PLAN
SCALE 1/8" = 1'-0"



4 1ST FLOOR CONNECTION TO RAMP
SCALE 1/8" = 1'-0"

NOTES:
1. APPROVAL OF THIS SUBMITTAL DOES NOT CONSTITUTE AN ENDORSEMENT OR A GUARANTEE OF THE ACCURACY OF THE INFORMATION PROVIDED HEREON. THE USER OF THIS INFORMATION SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

DATE: 10/12/2010
SCALE: AS SHOWN
PROJECT: GRADING PLAN
C1.4

PROJECT TITLE: Grading Plan
DRAWN BY: [Name]
CHECKED BY: [Name]
DATE: 10/12/2010

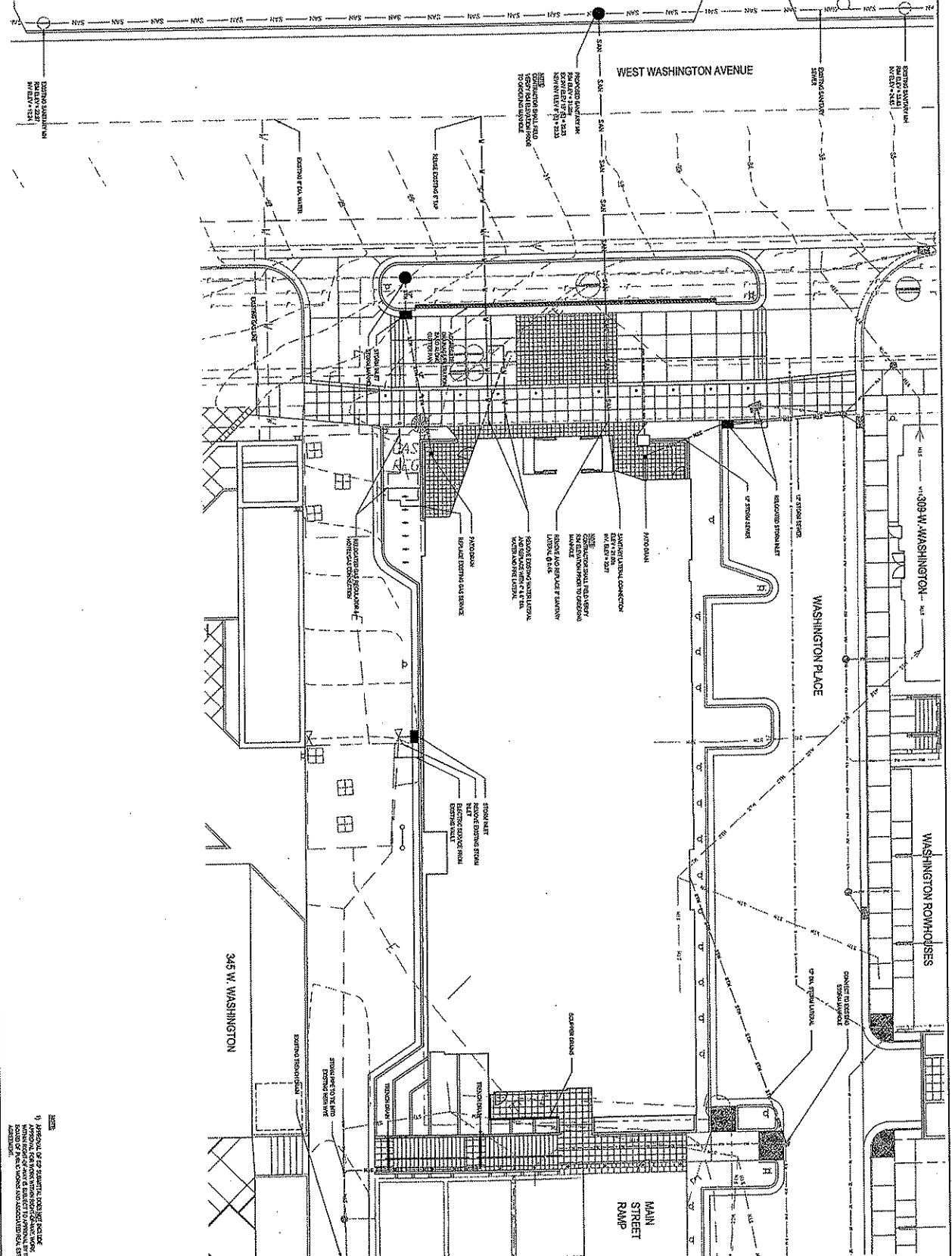
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002	ISSUED FOR PERMITS	10/12/2010
003	ISSUED FOR PERMITS	10/12/2010
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005	ISSUED FOR PERMITS	10/12/2010
006	ISSUED FOR PERMITS	10/12/2010
007	ISSUED FOR PERMITS	10/12/2010
008	ISSUED FOR PERMITS	10/12/2010
009	ISSUED FOR PERMITS	10/12/2010
010	ISSUED FOR PERMITS	10/12/2010

JJR
J.J. RAY, INC.
414 E. WASHINGTON STREET
MADISON, WI 53703
608.251.1777
www.jjr.com

HYATT PLACE
BLOCK 51
333 N WASHINGTON AVENUE
MADISON, WI 53703

Property Owner:
BLOCK 51, LLC
445 E BROAD ROAD
MADISON, WI 53713
608.253.5389

Business Owner/Developer:
LOOSEBOWS, LP
8100 E 22ND STREET BLDG. 800
WATCHEA, KS 67258
316.881.6707



1) PORTION OF 27 SUBMITTAL LOGS NOT INCLUDE APPROVAL FROM ANY OTHER AGENCIES. WORK RESULTS OF FIELD WORK AND LABORATORY TESTS EXCEPTED.

SCALE 1"=4'-0"

PROJECT NUMBER: **C1.5**

DATE: 04/20/20

DESIGNED BY: JLR

PROJECT TITLE: **Utilities Plan**

NOT PLAN

PROJECTION

SOIL AND FOUNDINGS

SECTION	REV	DATE
01 - 01	01	04-28-2020
02 - 01	01	04-28-2020
03 - 01	01	04-28-2020
04 - 01	01	04-28-2020
05 - 01	01	04-28-2020
06 - 01	01	04-28-2020
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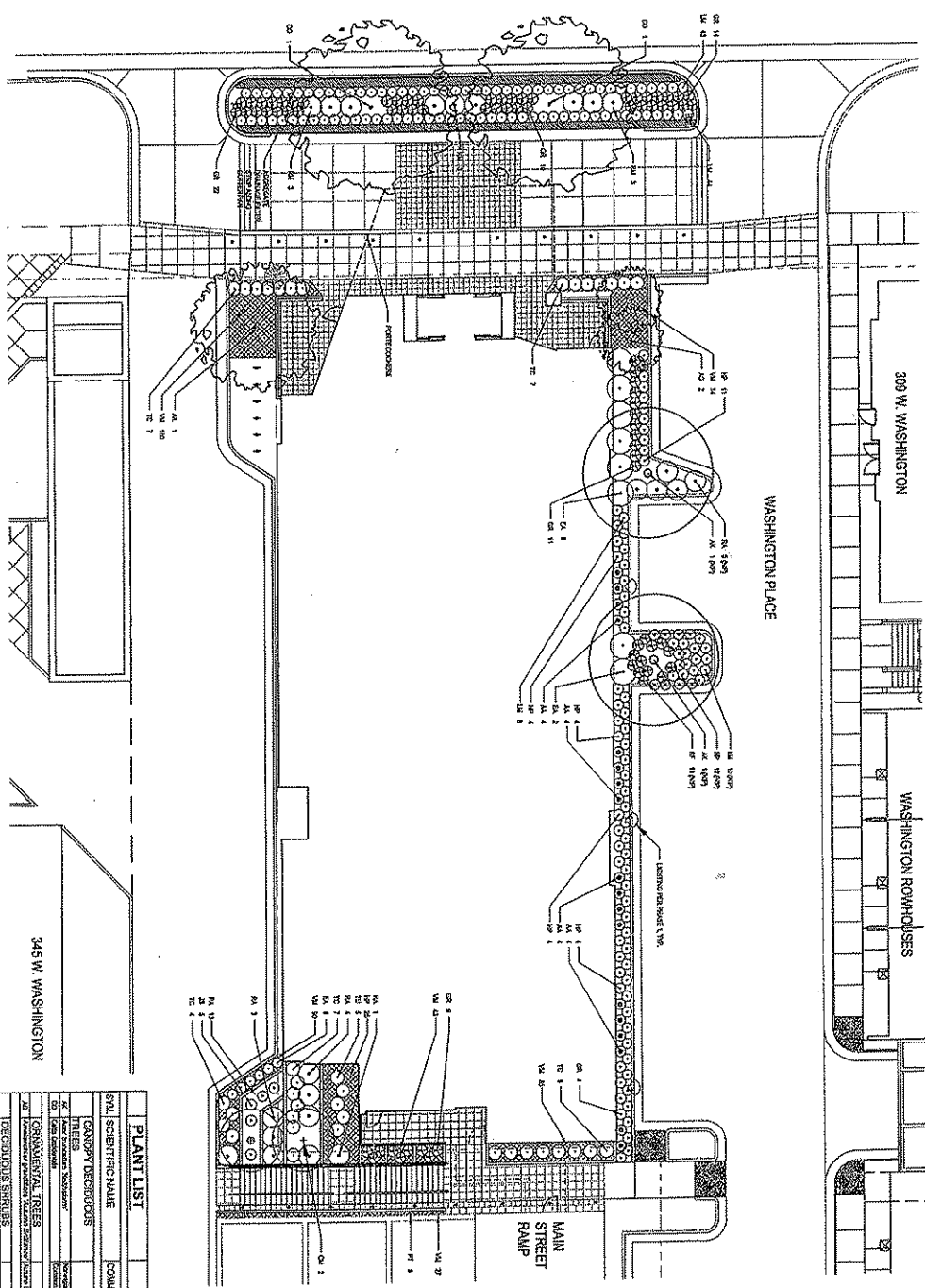
JJR

JJR, LLC
 625 WASHINGTON STREET
 MADISON, WI 53703
 608.261.1977
 www.jjr.com

Business Owner/Developer:
 LOOSEWORKS, LP
 8100 E 23RD STREET BLDG. 500
 WINTHROP, KS 67228
 316.881.2707

PROPERTY OWNER:
 BLOCK 51, LLC
 145 E. BLOSSER ROAD
 MADISON, WI 53713
 608.268.5300

HYATT PLACE
 BLOCK 51
 345 W WASHINGTON AVENUE
 MADISON, WI 53703



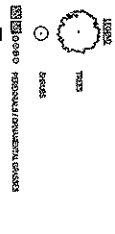
345 W. WASHINGTON

309 W. WASHINGTON

WASHINGTON ROWHOUSES

WASHINGTON PLACE

MAIN STREET RAMP



NOTES:
1) PROVIDE 1/4" DIA. BOLLARD LIGHT FIXTURES...
2) PROVIDE 4" DIA. BOLLARD LIGHT FIXTURES...
3) PROVIDE 6" DIA. BOLLARD LIGHT FIXTURES...
4) PROVIDE 8" DIA. BOLLARD LIGHT FIXTURES...
5) PROVIDE 10" DIA. BOLLARD LIGHT FIXTURES...
6) PROVIDE 12" DIA. BOLLARD LIGHT FIXTURES...
7) PROVIDE 14" DIA. BOLLARD LIGHT FIXTURES...
8) PROVIDE 16" DIA. BOLLARD LIGHT FIXTURES...
9) PROVIDE 18" DIA. BOLLARD LIGHT FIXTURES...
10) PROVIDE 20" DIA. BOLLARD LIGHT FIXTURES...

PLANT	MIN. #	MIN. SIZE	MIN. SPACING	MIN. DIST. FROM CURB	MIN. DIST. FROM BUILDING
TREES	1	12"	12"	12"	12"
BUSHES	1	6"	6"	6"	6"
PERENNIALS	1	6"	6"	6"	6"
ANNUALS	1	6"	6"	6"	6"

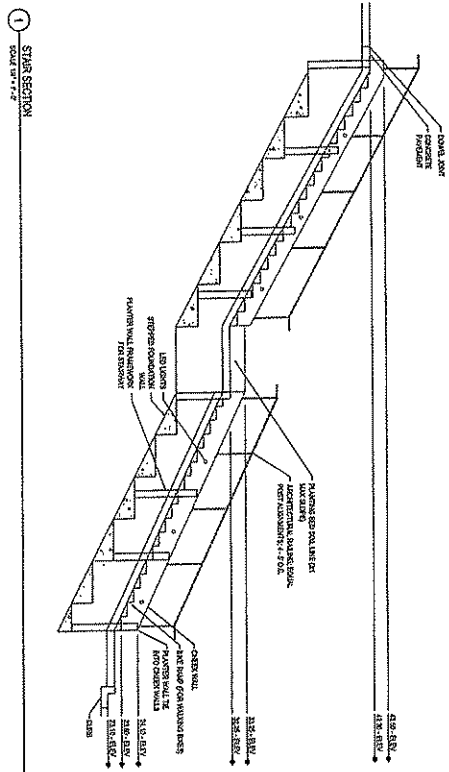
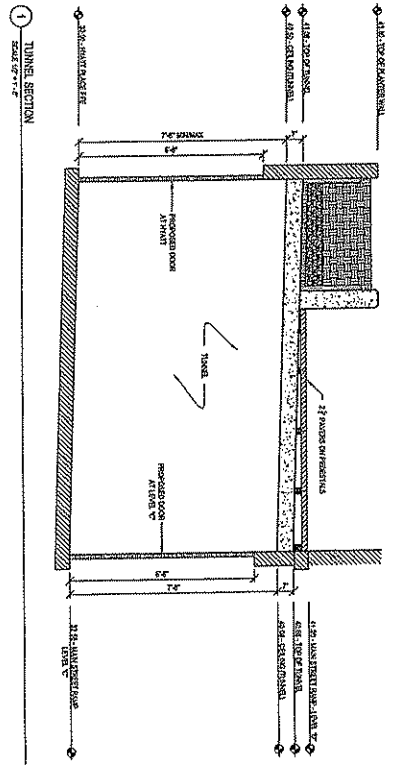
PLANT LIST			SYMBOL	SIZE	ROOT QUANT.	COMMENTS
SYL. SCIENTIFIC NAME	COMMON NAME					
SMALL TREES						
1. TAXUS CANADENSIS	WHITE PINE	12"	1	1	1	12" WHITE PINE
2. QUERCUS ALBA	WHITE OAK	12"	1	1	1	12" WHITE OAK
ORNAMENTAL TREES						
3. PRUNUS SP.	ORNAMENTAL PEAR	12"	1	1	1	12" ORNAMENTAL PEAR
DECIDUOUS SHRUBS						
4. LIRIODENDRON SP.	YELLOW FLAME TREE	6"	1	1	1	6" YELLOW FLAME TREE
EVEREGREEN SHRUBS						
5. YUCCA SP.	SPIDER PLANT	6"	1	1	1	6" SPIDER PLANT
PERENNIALS AND ANNUALS						
6. HEBERA SP.	HEBERA	6"	1	1	1	6" HEBERA
7. LIRIODENDRON SP.	YELLOW FLAME TREE	6"	1	1	1	6" YELLOW FLAME TREE
8. YUCCA SP.	SPIDER PLANT	6"	1	1	1	6" SPIDER PLANT
9. QUERCUS ALBA	WHITE OAK	12"	1	1	1	12" WHITE OAK
10. TAXUS CANADENSIS	WHITE PINE	12"	1	1	1	12" WHITE PINE
11. PRUNUS SP.	ORNAMENTAL PEAR	12"	1	1	1	12" ORNAMENTAL PEAR
12. LIRIODENDRON SP.	YELLOW FLAME TREE	6"	1	1	1	6" YELLOW FLAME TREE
13. YUCCA SP.	SPIDER PLANT	6"	1	1	1	6" SPIDER PLANT
14. HEBERA SP.	HEBERA	6"	1	1	1	6" HEBERA
15. QUERCUS ALBA	WHITE OAK	12"	1	1	1	12" WHITE OAK
16. TAXUS CANADENSIS	WHITE PINE	12"	1	1	1	12" WHITE PINE
17. PRUNUS SP.	ORNAMENTAL PEAR	12"	1	1	1	12" ORNAMENTAL PEAR
18. LIRIODENDRON SP.	YELLOW FLAME TREE	6"	1	1	1	6" YELLOW FLAME TREE
19. YUCCA SP.	SPIDER PLANT	6"	1	1	1	6" SPIDER PLANT
20. HEBERA SP.	HEBERA	6"	1	1	1	6" HEBERA
21. QUERCUS ALBA	WHITE OAK	12"	1	1	1	12" WHITE OAK
22. TAXUS CANADENSIS	WHITE PINE	12"	1	1	1	12" WHITE PINE
23. PRUNUS SP.	ORNAMENTAL PEAR	12"	1	1	1	12" ORNAMENTAL PEAR
24. LIRIODENDRON SP.	YELLOW FLAME TREE	6"	1	1	1	6" YELLOW FLAME TREE
25. YUCCA SP.	SPIDER PLANT	6"	1	1	1	6" SPIDER PLANT
26. HEBERA SP.	HEBERA	6"	1	1	1	6" HEBERA
27. QUERCUS ALBA	WHITE OAK	12"	1	1	1	12" WHITE OAK
28. TAXUS CANADENSIS	WHITE PINE	12"	1	1	1	12" WHITE PINE
29. PRUNUS SP.	ORNAMENTAL PEAR	12"	1	1	1	12" ORNAMENTAL PEAR
30. LIRIODENDRON SP.	YELLOW FLAME TREE	6"	1	1	1	6" YELLOW FLAME TREE
31. YUCCA SP.	SPIDER PLANT	6"	1	1	1	6" SPIDER PLANT
32. HEBERA SP.	HEBERA	6"	1	1	1	6" HEBERA
33. QUERCUS ALBA	WHITE OAK	12"	1	1	1	12" WHITE OAK
34. TAXUS CANADENSIS	WHITE PINE	12"	1	1	1	12" WHITE PINE
35. PRUNUS SP.	ORNAMENTAL PEAR	12"	1	1	1	12" ORNAMENTAL PEAR
36. LIRIODENDRON SP.	YELLOW FLAME TREE	6"	1	1	1	6" YELLOW FLAME TREE
37. YUCCA SP.	SPIDER PLANT	6"	1	1	1	6" SPIDER PLANT
38. HEBERA SP.	HEBERA	6"	1	1	1	6" HEBERA
39. QUERCUS ALBA	WHITE OAK	12"	1	1	1	12" WHITE OAK
40. TAXUS CANADENSIS	WHITE PINE	12"	1	1	1	12" WHITE PINE
41. PRUNUS SP.	ORNAMENTAL PEAR	12"	1	1	1	12" ORNAMENTAL PEAR
42. LIRIODENDRON SP.	YELLOW FLAME TREE	6"	1	1	1	6" YELLOW FLAME TREE
43. YUCCA SP.	SPIDER PLANT	6"	1	1	1	6" SPIDER PLANT
44. HEBERA SP.	HEBERA	6"	1	1	1	6" HEBERA
45. QUERCUS ALBA	WHITE OAK	12"	1	1	1	12" WHITE OAK
46. TAXUS CANADENSIS	WHITE PINE	12"	1	1	1	12" WHITE PINE
47. PRUNUS SP.	ORNAMENTAL PEAR	12"	1	1	1	12" ORNAMENTAL PEAR
48. LIRIODENDRON SP.	YELLOW FLAME TREE	6"	1	1	1	6" YELLOW FLAME TREE
49. YUCCA SP.	SPIDER PLANT	6"	1	1	1	6" SPIDER PLANT
50. HEBERA SP.	HEBERA	6"	1	1	1	6" HEBERA
51. QUERCUS ALBA	WHITE OAK	12"	1	1	1	12" WHITE OAK
52. TAXUS CANADENSIS	WHITE PINE	12"	1	1	1	12" WHITE PINE
53. PRUNUS SP.	ORNAMENTAL PEAR	12"	1	1	1	12" ORNAMENTAL PEAR
54. LIRIODENDRON SP.	YELLOW FLAME TREE	6"	1	1	1	6" YELLOW FLAME TREE
55. YUCCA SP.	SPIDER PLANT	6"	1	1	1	6" SPIDER PLANT
56. HEBERA SP.	HEBERA	6"	1	1	1	6" HEBERA
57. QUERCUS ALBA	WHITE OAK	12"	1	1	1	12" WHITE OAK
58. TAXUS CANADENSIS	WHITE PINE	12"	1	1	1	12" WHITE PINE
59. PRUNUS SP.	ORNAMENTAL PEAR	12"	1	1	1	12" ORNAMENTAL PEAR
60. LIRIODENDRON SP.	YELLOW FLAME TREE	6"	1	1	1	6" YELLOW FLAME TREE
61. YUCCA SP.	SPIDER PLANT	6"	1	1	1	6" SPIDER PLANT
62. HEBERA SP.	HEBERA	6"	1	1	1	6" HEBERA
63. QUERCUS ALBA	WHITE OAK	12"	1	1	1	12" WHITE OAK
64. TAXUS CANADENSIS	WHITE PINE	12"	1	1	1	12" WHITE PINE
65. PRUNUS SP.	ORNAMENTAL PEAR	12"	1	1	1	12" ORNAMENTAL PEAR
66. LIRIODENDRON SP.	YELLOW FLAME TREE	6"	1	1	1	6" YELLOW FLAME TREE
67. YUCCA SP.	SPIDER PLANT	6"	1	1	1	6" SPIDER PLANT
68. HEBERA SP.	HEBERA	6"	1	1	1	6" HEBERA
69. QUERCUS ALBA	WHITE OAK	12"	1	1	1	12" WHITE OAK
70. TAXUS CANADENSIS	WHITE PINE	12"	1	1	1	12" WHITE PINE
71. PRUNUS SP.	ORNAMENTAL PEAR	12"	1	1	1	12" ORNAMENTAL PEAR
72. LIRIODENDRON SP.	YELLOW FLAME TREE	6"	1	1	1	6" YELLOW FLAME TREE
73. YUCCA SP.	SPIDER PLANT	6"	1	1	1	6" SPIDER PLANT
74. HEBERA SP.	HEBERA	6"	1	1	1	6" HEBERA
75. QUERCUS ALBA	WHITE OAK	12"	1	1	1	12" WHITE OAK
76. TAXUS CANADENSIS	WHITE PINE	12"	1	1	1	12" WHITE PINE
77. PRUNUS SP.	ORNAMENTAL PEAR	12"	1	1	1	12" ORNAMENTAL PEAR
78. LIRIODENDRON SP.	YELLOW FLAME TREE	6"	1	1	1	6" YELLOW FLAME TREE
79. YUCCA SP.	SPIDER PLANT	6"	1	1	1	6" SPIDER PLANT
80. HEBERA SP.	HEBERA	6"	1	1	1	6" HEBERA
81. QUERCUS ALBA	WHITE OAK	12"	1	1	1	12" WHITE OAK
82. TAXUS CANADENSIS	WHITE PINE	12"	1	1	1	12" WHITE PINE
83. PRUNUS SP.	ORNAMENTAL PEAR	12"	1	1	1	12" ORNAMENTAL PEAR
84. LIRIODENDRON SP.	YELLOW FLAME TREE	6"	1	1	1	6" YELLOW FLAME TREE
85. YUCCA SP.	SPIDER PLANT	6"	1	1	1	6" SPIDER PLANT
86. HEBERA SP.	HEBERA	6"	1	1	1	6" HEBERA
87. QUERCUS ALBA	WHITE OAK	12"	1	1	1	12" WHITE OAK
88. TAXUS CANADENSIS	WHITE PINE	12"	1	1	1	12" WHITE PINE
89. PRUNUS SP.	ORNAMENTAL PEAR	12"	1	1	1	12" ORNAMENTAL PEAR
90. LIRIODENDRON SP.	YELLOW FLAME TREE	6"	1	1	1	6" YELLOW FLAME TREE
91. YUCCA SP.	SPIDER PLANT	6"	1	1	1	6" SPIDER PLANT
92. HEBERA SP.	HEBERA	6"	1	1	1	6" HEBERA
93. QUERCUS ALBA	WHITE OAK	12"	1	1	1	12" WHITE OAK
94. TAXUS CANADENSIS	WHITE PINE	12"	1	1	1	12" WHITE PINE
95. PRUNUS SP.	ORNAMENTAL PEAR	12"	1	1	1	12" ORNAMENTAL PEAR
96. LIRIODENDRON SP.	YELLOW FLAME TREE	6"	1	1	1	6" YELLOW FLAME TREE
97. YUCCA SP.	SPIDER PLANT	6"	1	1	1	6" SPIDER PLANT
98. HEBERA SP.	HEBERA	6"	1	1	1	6" HEBERA
99. QUERCUS ALBA	WHITE OAK	12"	1	1	1	12" WHITE OAK
100. TAXUS CANADENSIS	WHITE PINE	12"	1	1	1	12" WHITE PINE

HYATT PLACE
BLOCK 51
333 W WASHINGTON AVENUE
MADISON, WI 53703
Project Owner:
ROCKSTAR LLC
145 E BRIGGS ROAD
MADISON, WI 53713
608.253.5500
Business Owner/Developer:
LOGSDON&S, LP
8100 E ZION STREET BLDG. 900
WITCHITA, KS 67228
316.681.5207

JR
J.R. LUC
625 W WASHINGTON STREET
MADISON, WI 53703
608.253.5177
www.jr.com

DATE: 11/19/14
SCALE: 1/8" = 1'-0"
PROJECT: 14142-01-PLANT

DATE: 11/19/14
SCALE: 1/8" = 1'-0"
PROJECT: 14142-01-PLANT
C1.6



HYATT PLACE
BLOCK 51
 333 W WASHINGTON AVENUE
 MADISON, WI 53703

Property Owner:
 BLOCK 51, LLC
 145 E RIDGER ROAD
 MADISON, WI 53713
 608.233.3380

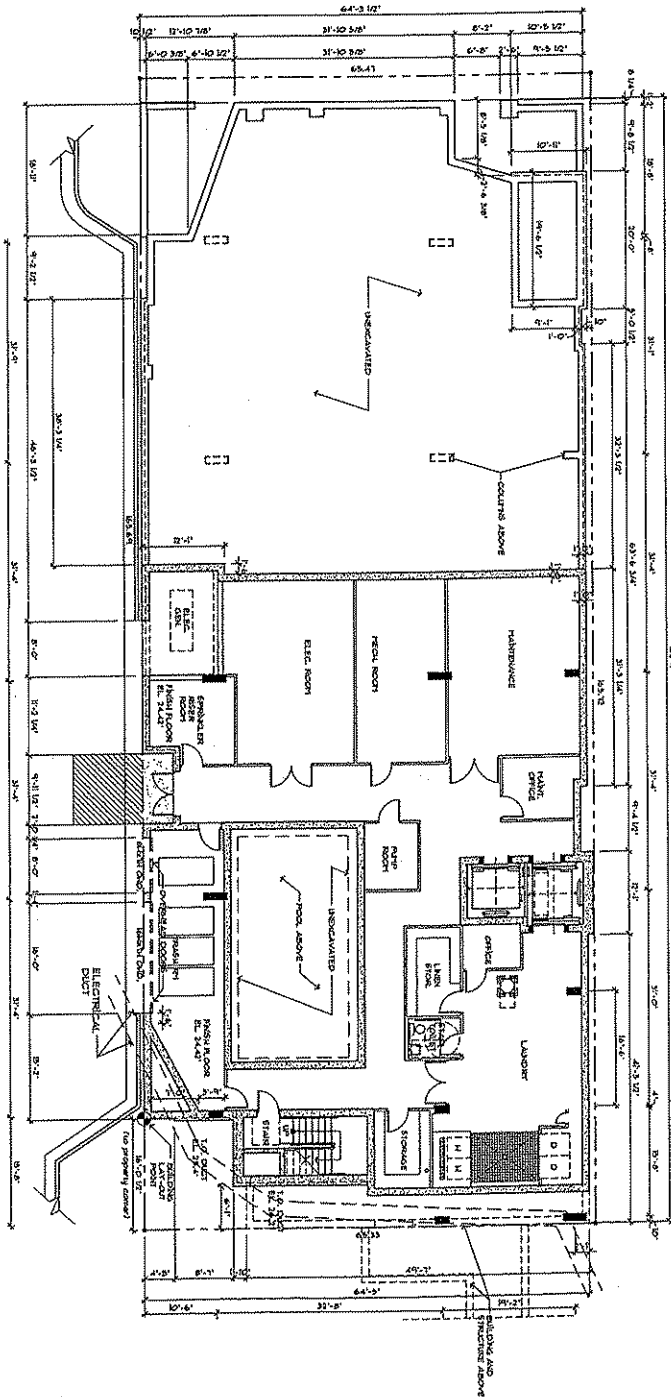
Business Owner / Developer:
 LOGGERSWORKS, LP
 8100 E 220th STREET BLDG. 500
 WILTONIA, KS 67228
 316.681.1577

JJR
 JJR, LLC
 633 WELLSLAWSON STREET
 SUITE 201
 MADISON, WI 53703
 608.253.8147
 www.jjr.com

REVISION	DATE	BY	CHK
01	04/20/2008		
02	04/22/2008		
03	04/23/2008		
04	04/23/2008		
05	04/23/2008		
06	04/23/2008		
07	04/23/2008		
08	04/23/2008		
09	04/23/2008		
10	04/23/2008		
11	04/23/2008		
12	04/23/2008		
13	04/23/2008		
14	04/23/2008		
15	04/23/2008		
16	04/23/2008		
17	04/23/2008		
18	04/23/2008		
19	04/23/2008		
20	04/23/2008		

Scale: 1/4" = 1'-0"
 3/8" = 1'-0"
 1/2" = 1'-0"
 3/4" = 1'-0"
 1" = 1'-0"

C1.7






A LOWER LEVEL PLAN
 15'-0" x 15'-0"

DRAWING REVISIONS
 01/14/17
 CITY REVIEW
 PROJECT
 01/14/17

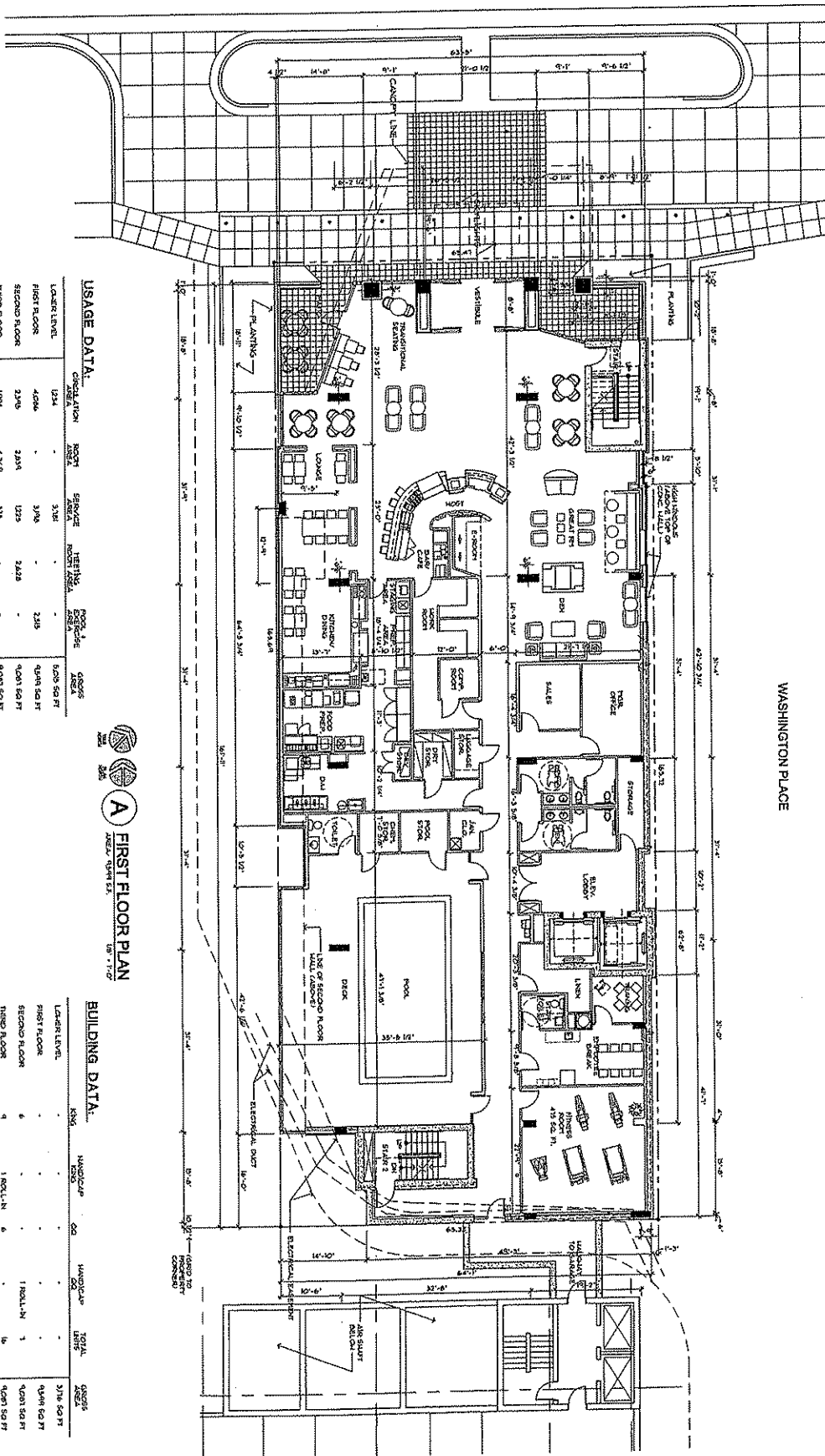
DATE DRAWN
 01/14/17
 REVISIONS



HYATT PLACE
MADISON, WISCONSIN

DATE

WEST WASHINGTON AVE



WASHINGTON PLACE

USAGE DATA:

FLOOR LEVEL	CONSTRUCTION YEAR	ROOF AREA	SERVICE AREA	HEATING AREA	COOLING AREA	DECKS
FIRST FLOOR	1986	3,706	3,706	2,426	2,426	0
SECOND FLOOR	1986	2,881	1,275	2,426	2,426	0
THIRD FLOOR	1986	6,764	313	0	0	0
FOURTH FLOOR	1986	4,764	313	0	0	0
FIFTH FLOOR	1986	6,764	313	0	0	0
SIXTH FLOOR	1986	6,764	313	0	0	0
SEVENTH FLOOR	1986	6,764	313	0	0	0
EIGHTH FLOOR	1986	6,764	313	0	0	0
NINTH FLOOR	1986	6,764	313	0	0	0
TENTH FLOOR	1986	6,764	313	0	0	0
ELEVENTH FLOOR	1986	6,764	313	0	0	0
TOTAL		63,534	15,000	23,650	23,650	0

BUILDING DATA:

FLOOR LEVEL	NO. OF UNITS	HANDICAPED UNITS	CO	HANDICAPED CO	TOTAL UNITS	DECKS
FIRST FLOOR	6	0	0	0	6	0
SECOND FLOOR	6	0	0	0	6	0
THIRD FLOOR	6	0	0	0	6	0
FOURTH FLOOR	6	0	0	0	6	0
FIFTH FLOOR	6	0	0	0	6	0
SIXTH FLOOR	6	0	0	0	6	0
SEVENTH FLOOR	6	0	0	0	6	0
EIGHTH FLOOR	6	0	0	0	6	0
NINTH FLOOR	6	0	0	0	6	0
TENTH FLOOR	6	0	0	0	6	0
ELEVENTH FLOOR	6	0	0	0	6	0
TOTAL	61	0	0	0	61	0



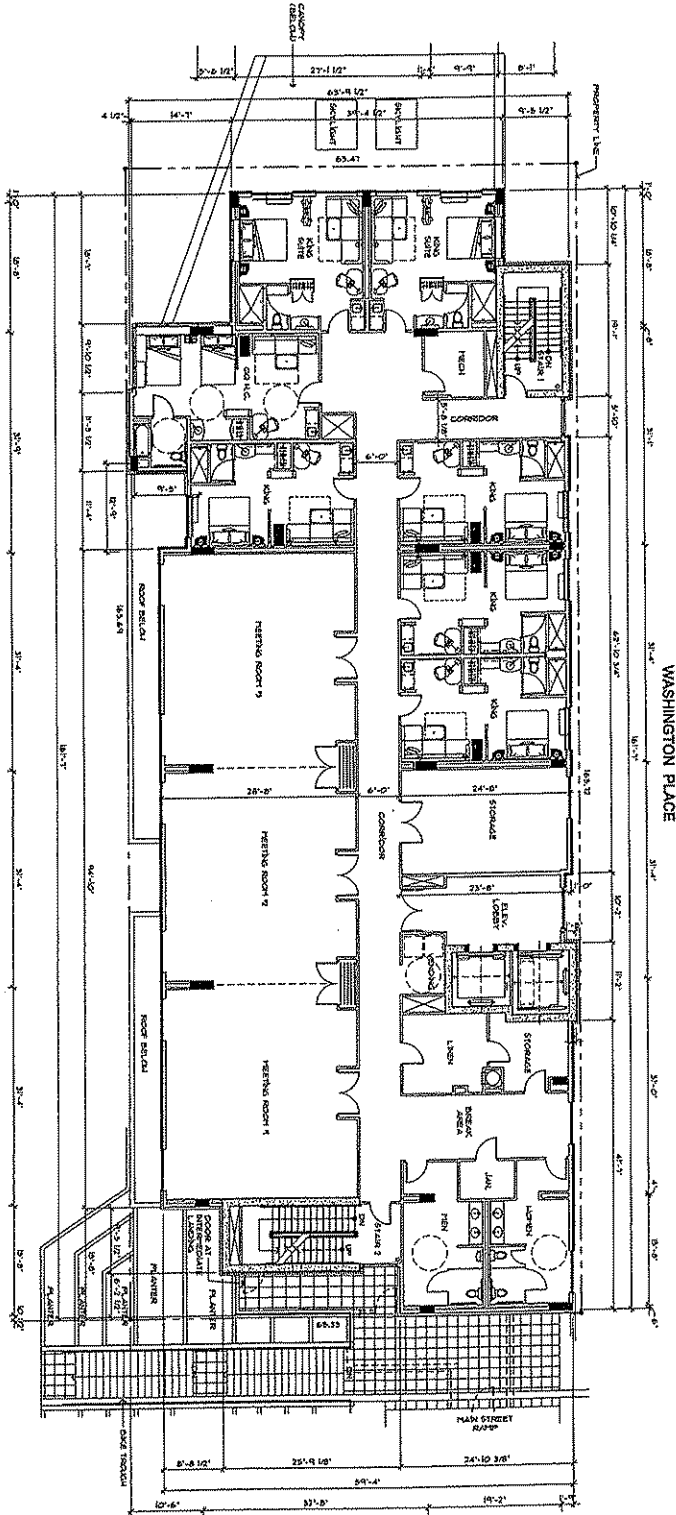
**HYATT PLACE
MADISON, WISCONSIN**

A1.1
FIRST FLOOR PLAN
USAGES DATA
DATE: 03/27/07
DRAWN BY: [Name]

KREHBIEL
ARCHITECTS
1888 E. LAUREL
MADISON, WI 53703
608.261.8888
www.krehbiel.com

DATE: 03/27/07
DRAWN BY: [Name]
CHECKED BY: [Name]
PROJECT: HYATT PLACE
SHEET: A1.1

WEST WASHINGTON AVE.





A SECOND FLOOR PLAN

HYATT PLACE
MADISON, WISCONSIN

DATE

KREHBI
 1308 L. WASH.
 MADISON, WI 53703
 608.262.4822
 608.262.4844
 www.krehbi.com

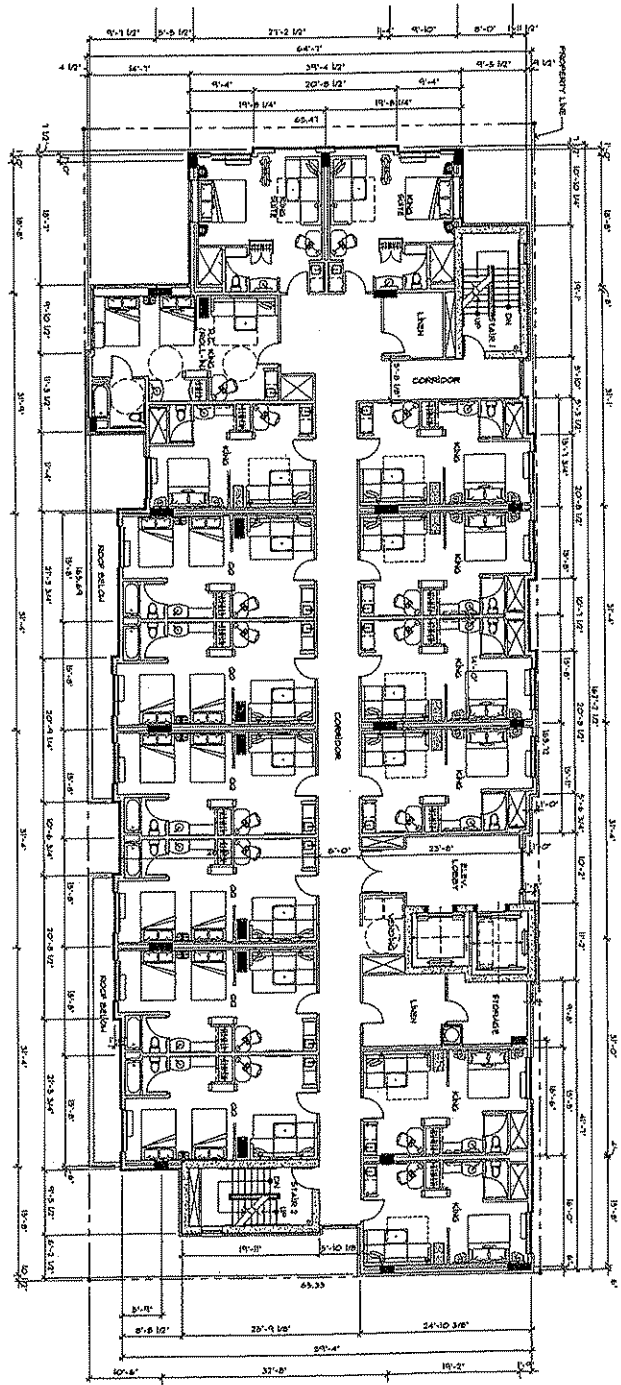
PROJECT NUMBER
 8-14-07
 DATE REVISION
 8-14-07
 8-14-07
 8-14-07
 8-14-07

DATE DRAWN
 8-14-07
 DRAWN BY
 JAMES A. KOHN

SHEET NO.
A1.2

SHEET TITLE
 SECOND FLOOR PLAN

WEST WASHINGTON AVE.



A 3RD THRU 10th FLOOR PLAN
 SCALE: 1/8" = 1'-0"
 NOTE: REFER TO THE BUILDING DATA ON THE ALL SHEET FOR THE UNIT TYPE AND QUANTITY PER FLOOR.

DATE DRAWN
 01-14-07
 REVISIONS

PROJECT NUMBER
 01-14-07
 SITE NUMBER
 PROJECT
 SHEET
 3/08

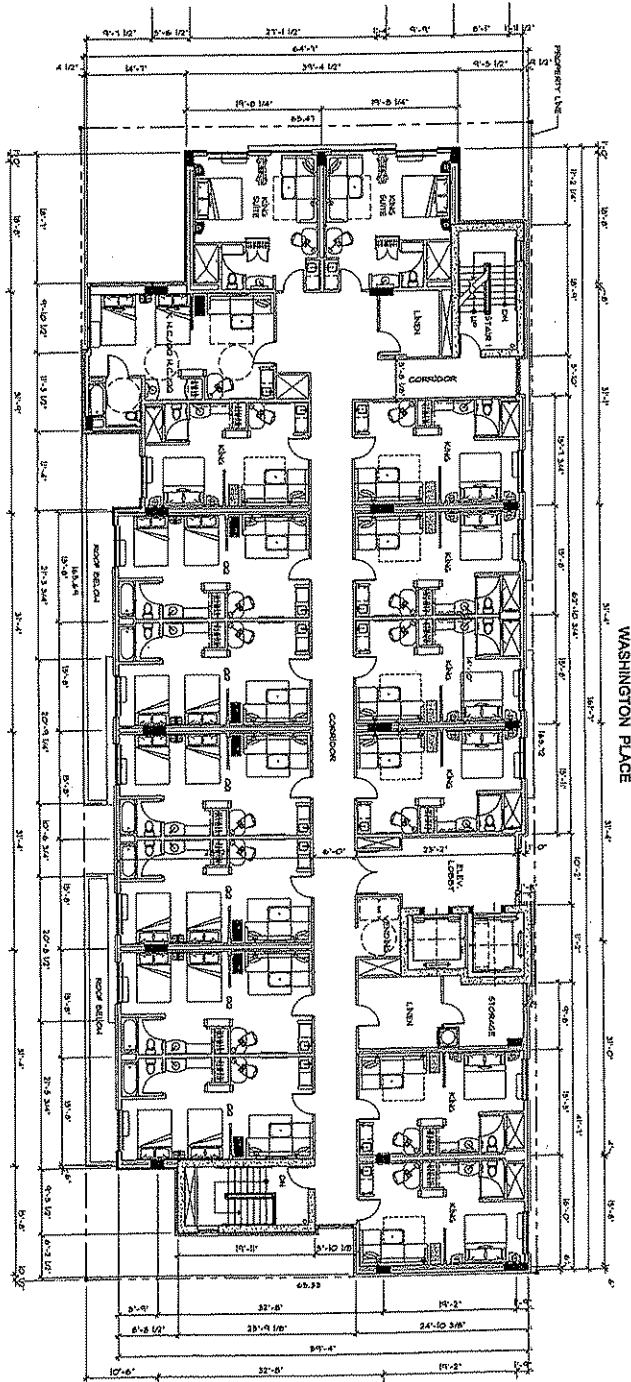


DATE

HYATT PLACE
 MADISON, WISCONSIN

PROJECT NO.
 SHEET TITLE
 3RD THRU 10th FLOOR PLAN
 SHEET NO.
A1.3
 DRAWN BY: [Name]

WEST WASHINGTON AVE.



WASHINGTON PLACE

A 11th FLOOR PLAN

NOTE: SEE EXHIBIT A FOR THE LOCATION OF THE 11th FLOOR PLAN. THIS PLAN IS A PART OF THE 11th FLOOR PLAN. SEE EXHIBIT A FOR THE LOCATION OF THE 11th FLOOR PLAN. SEE EXHIBIT A FOR THE LOCATION OF THE 11th FLOOR PLAN.

**HYATT PLACE
MADISON, WISCONSIN**



**KREIBEL
KENNEDY
ARCHITECTS**
1300 E. LAMAR
MADISON, WI 53703
608.261.1111
WWW.KREIBELKENNEDY.COM

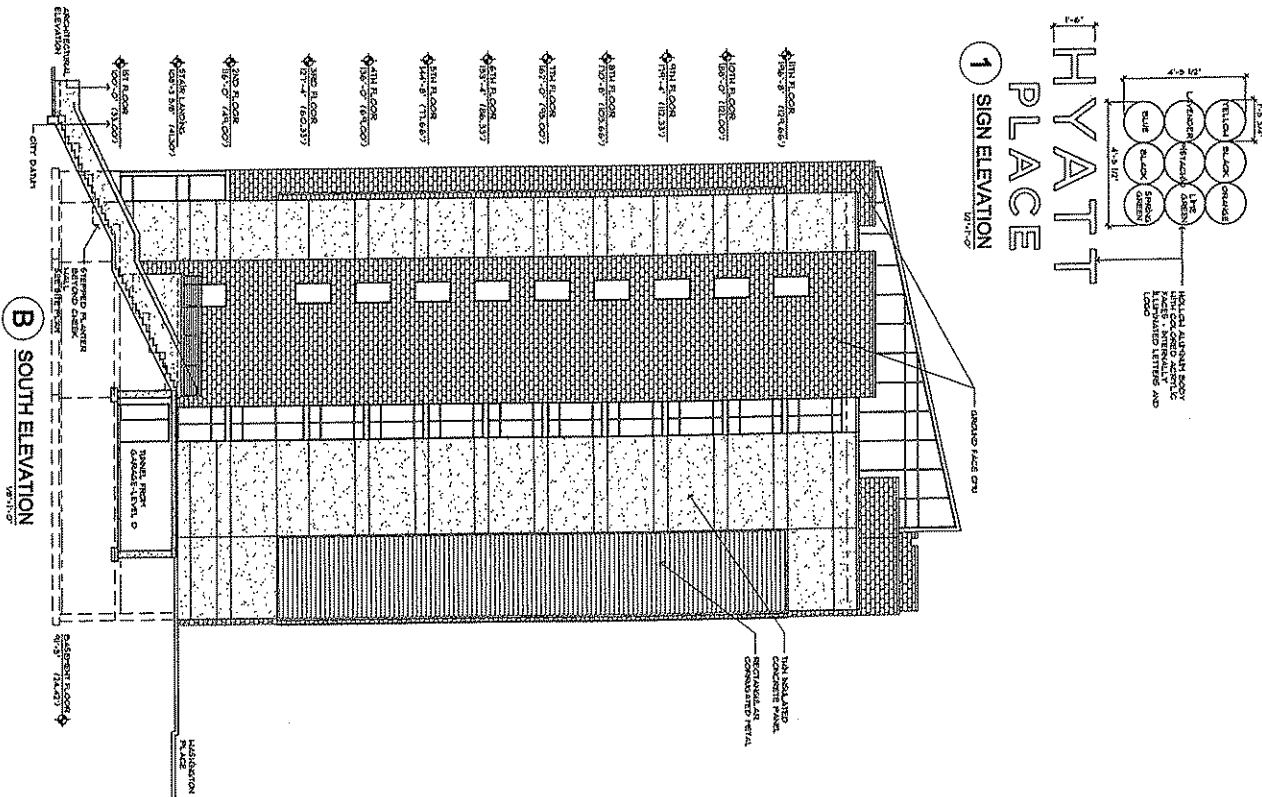
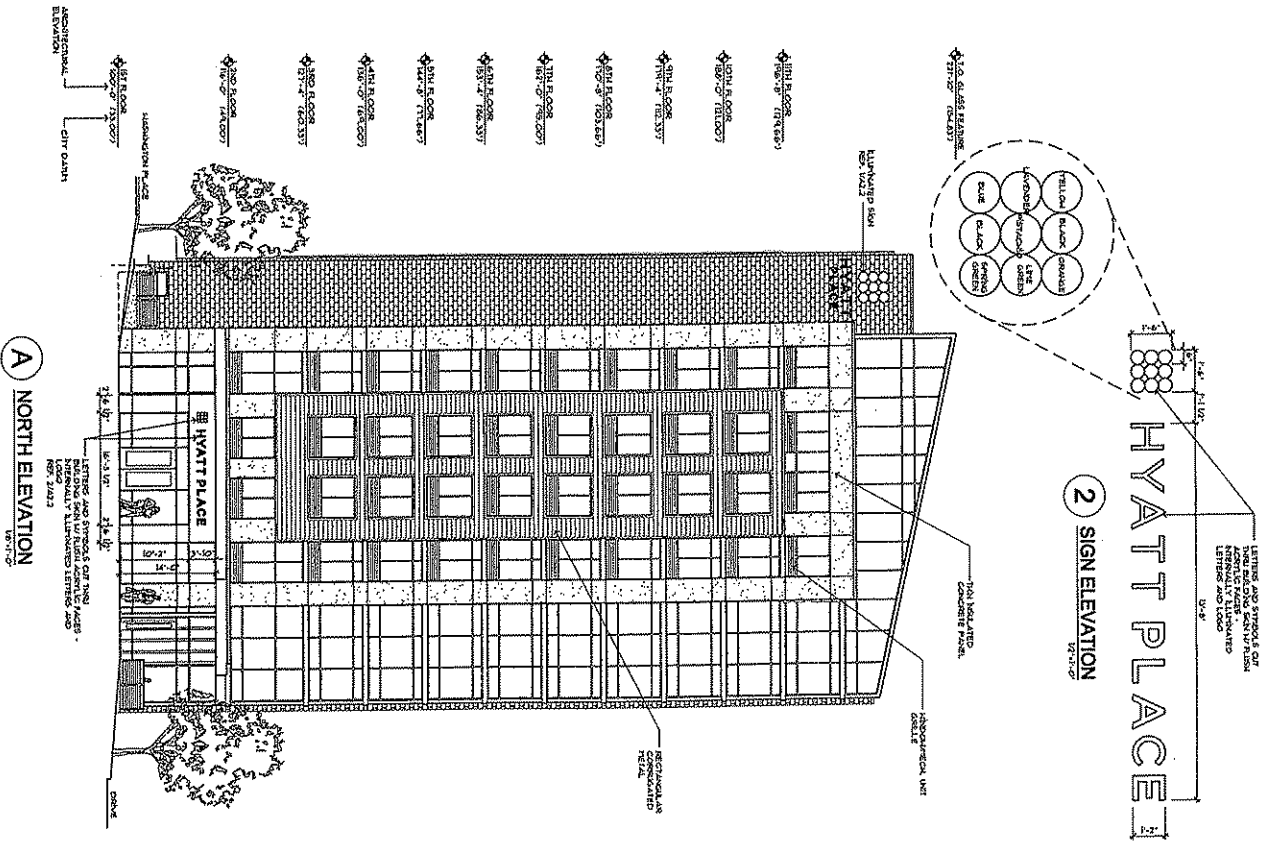
PROJECT NUMBER: 11-11-07
DATE: 10/20/20

DATE: 10/20/20

2

A1.4

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DATE: _____

KREHBIEL
KREHBIEL
1808 S. LAND
MADISON, WI 53711
314.227.8881
314.227.8881

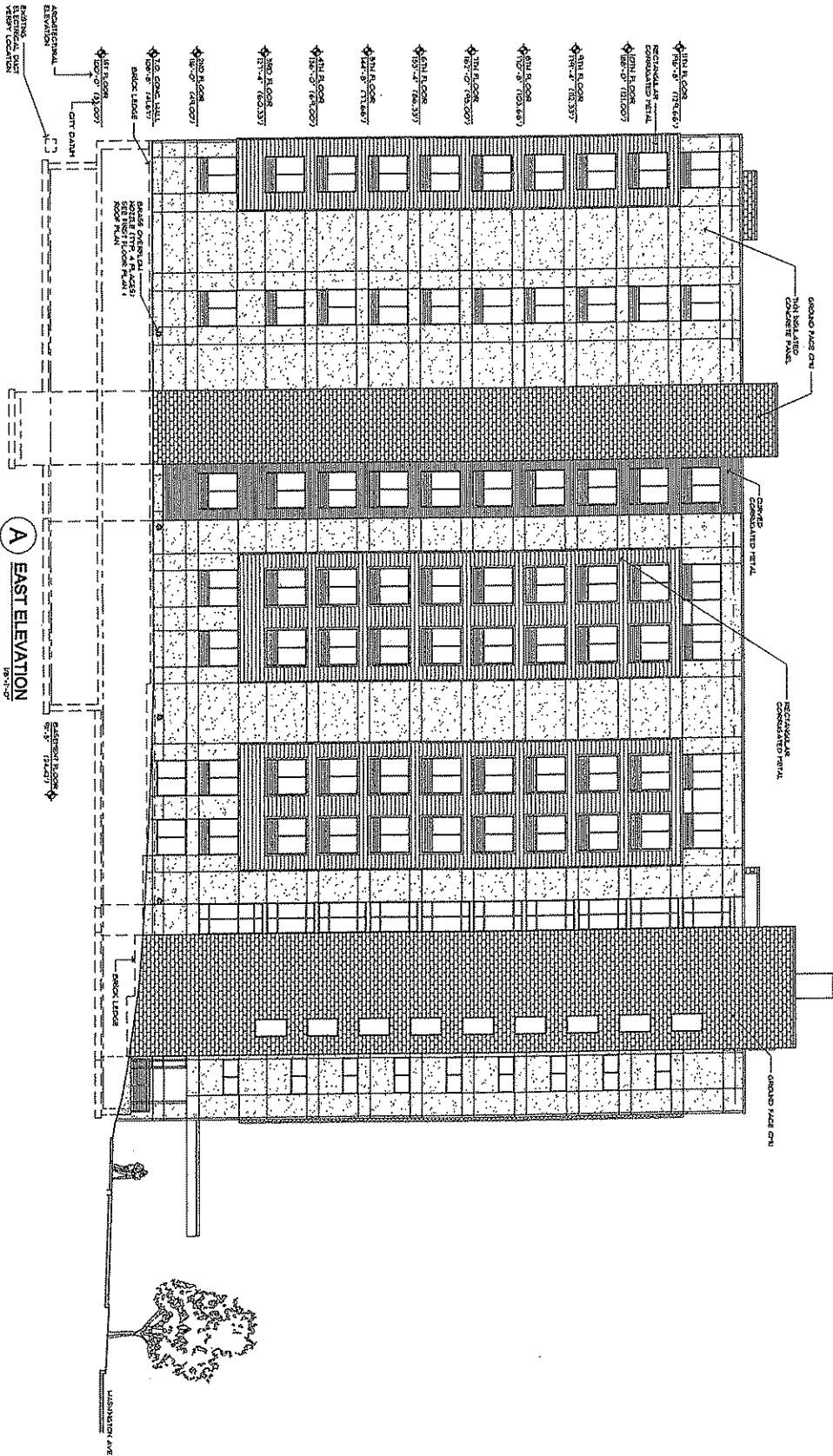
PROJECT LEADER
OWNER
DATE
DATE
DATE

HYATT PLACE
MADISON, WISCONSIN

3/8/2022
3/8/2022
3/8/2022
3/8/2022

SHEET NO.
A2.2

000007700077/22/22.dwg, \$600, 03/08/2022 10:30:00 PM, print



A EAST ELEVATION
18'-7 1/2"

DATE: 01/05/2007
TIME: 10:07 AM
PROJECT: 3000

PROJECT: 3000
CITY: MADISON
STATE: WISCONSIN
ADDRESS: 1110 R. DOOR
PROJECT: 3000



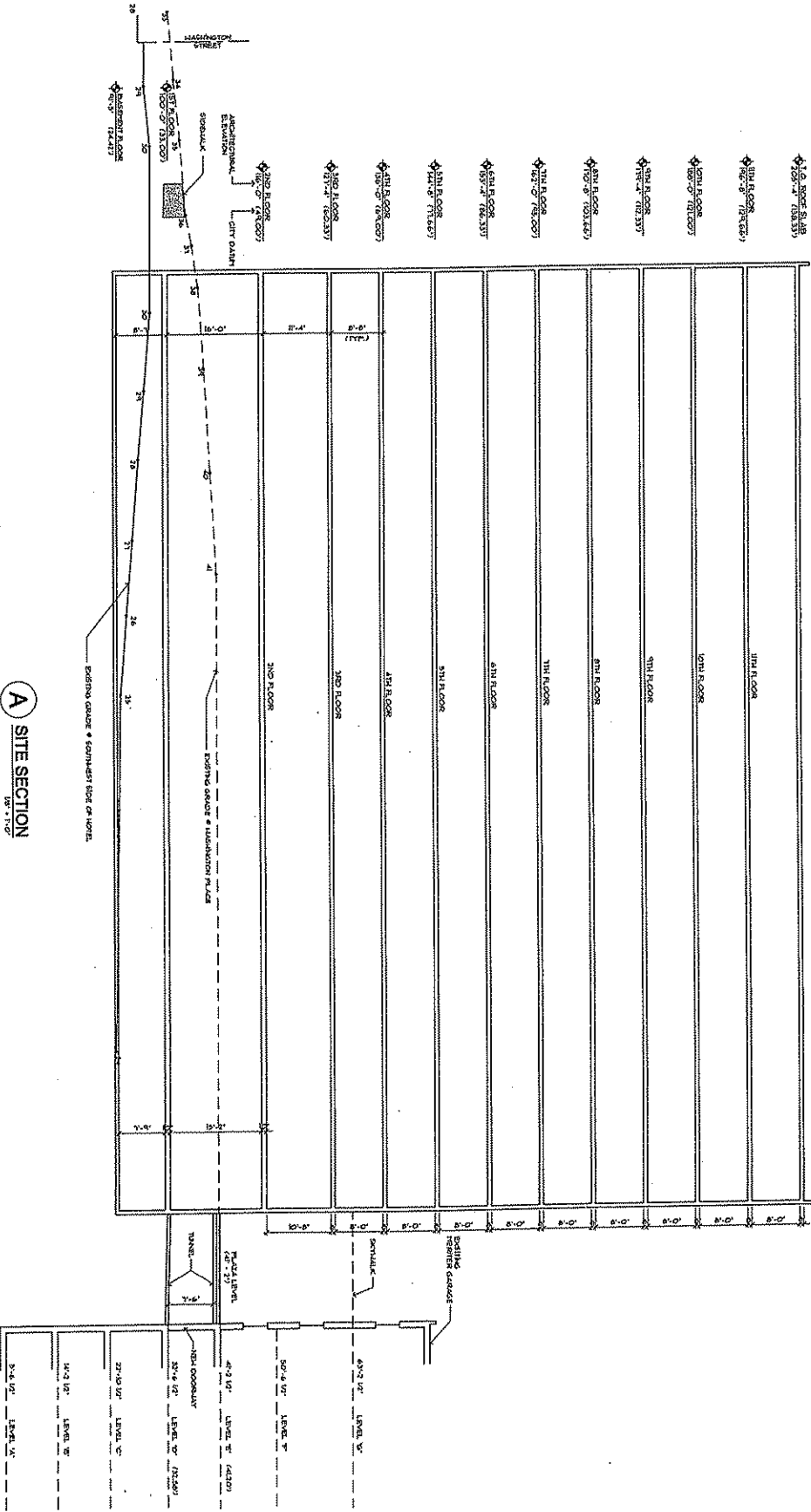
DATE: _____

HYATT PLACE MADISON, WISCONSIN

PROJECT NO.:
SHEET TITLE:
ELEVATIONS

DATE: 01/05/2007
TIME: 10:07 AM
PROJECT: 3000

A2.3



A SITE SECTION
1/2" = 1'-0"

PROJECT NO.
SHEET NO.
SHEET TITLE
SHEET NO.
SHEET NO.

**HYATT PLACE
MADISON, WISCONSIN**

DATE

KREMBEL
ARCHITECTS
1300 E. 10TH
MADISON, WI 53711
608.261.8888
krembelarchitects.com

DATE
BY
CHECKED
DATE
BY
CHECKED

DATE
BY
CHECKED

A2.4

