

URBAN DESIGN COMMISSION APPLICATION

UDC

City of Madison
Planning Division
Madison Municipal Building, Suite 017
215 Martin Luther King, Jr. Blvd.
P.O. Box 2985
Madison, WI 53701-2985
(608) 266-4635



FOR OFFICE USE ONLY:

Date Received _____ ☐ Initial Submittal
Paid _____ ☐ Revised Submittal

Complete all sections of this application, including the desired meeting date and the action requested. If your project requires both UDC and Land Use application submittals, a completed [Land Use Application](#) and accompanying submittal materials are also required to be submitted.

If you need an interpreter, translator, materials in alternate formats or other accommodations to access these forms, please call the Planning Division at (608) 266-4635.

Si necesita interprete, traductor, materiales en diferentes formatos, u otro tipo de ayuda para acceder a estos formularios, por favor llame al (608) 266-4635.

Yog tias koj xav tau ib tug neeg txhais lus, tus neeg txhais ntawv, los sis xav tau cov ntaub ntawv ua lwm hom ntawv los sis lwm cov kev pab kom paub txog cov lus qhia no, thov hu rau Koog Npaj (Planning Division) (608) 266-4635.

1. Project Information

Address (list all addresses on the project site): 1001 WISCONSIN AVENUE, MADISON, WI 53703

Title: THE EDGEWATER HOTEL - EXTERIOR IMPROVEMENTS

2. Application Type (check all that apply) and Requested Date

UDC meeting date requested AUGUST 19, 2026

- ☐ New development ☒ Alteration to an existing or previously-approved development
☐ Informational ☒ Initial Approval ☒ Final Approval

3. Project Type

- ☐ Project in an Urban Design District
☐ Project in the Downtown Core District (DC), Urban Mixed-Use District (UMX), or Mixed-Use Center District (MXC)
☐ Project in the Suburban Employment Center District (SEC), Campus Institutional District (CI), or Employment Campus District (EC)
☐ Planned Development (PD)
☐ General Development Plan (GDP)
☒ Specific Implementation Plan (SIP)
☐ Planned Multi-Use Site or Residential Building Complex

Signage

- ☐ Comprehensive Design Review (CDR)
☐ Modifications of Height, Area, and Setback
☐ Sign Exceptions as noted in [Sec. 31.043\(3\)](#), MGO

Other

- ☐ Please specify _____

4. Applicant, Agent, and Property Owner Information

Applicant name AMY SUPPLE
Street address 519 WISCONSIN AVENUE
Telephone _____

Company THE EDGEWATER HOSPITALITY COMPANY
City/State/Zip MADISON, WI 53703
Email a.supple@theedgewater.com

Project contact person KAVITHA MARUDADU
Street address 1229 EMERSON STREET
Telephone 847-905-0944

Company DMAC ARCHITECTURE & INTERIORS
City/State/Zip EVANSTON/ ILLINOIS/ 60201
Email Kmarudadu@dmacarch.com

Property owner (if not applicant) _____
Street address _____
Telephone _____

City/State/Zip _____
Email _____

Introduction

The City of Madison's Urban Design Commission (UDC) has been created to:

- Encourage and promote high quality in the design of new buildings, developments, remodeling, and additions so as to maintain and improve the established standards of property values within the City.
- Foster civic pride in the beauty and nobler assets of the City, and in all other ways possible assure a functionally efficient and visually attractive City in the future.

Types of Approvals

There are three types of requests considered by the UDC:

- Informational Presentation. A request for an Informational Presentation to the UDC may be requested prior to seeking any approvals to obtain early feedback and direction before undertaking detailed design efforts. Applicants should provide details on the context of the site, design concept, site and building plans, and other relevant information to help the UDC understand the proposal and provide feedback. (Does not apply to CDR's or Signage Modification requests)
- Initial Approval. Applicants may, at their discretion, request Initial Approval of a proposal by presenting preliminary design information. As part of their review, the Commission will provide feedback on the design information that should be addressed at Final Approval stage.
- Final Approval. Applicants may request Final Approval of a proposal by presenting all final project details. Recommendations or concerns expressed by the UDC in the Initial Approval must be addressed at this time.

Presentations to the Commission

The Urban Design Commission meets virtually via Zoom, typically on the second and fourth Wednesdays of each month at 4:30 p.m. Applicant presentations are strongly encouraged, although not required. Prior to the meeting, each individual speaker is required to complete an online registration form to speak at the meeting. A link to complete the online registration will be provided by staff prior to the meeting. Please note that individual presentations will be limited to a **maximum of three (3) minutes**. The pooling of time may be utilized to provide one speaker more time to present, however the additional time will be based on the number of registrants from the applicant team, i.e. two (2) applicant registrants = six (6) minutes for one (1) speaker.

Primarily, the UDC is interested in the appearance and design quality of projects. Emphasis should be given to the site plan, landscape plan, lighting plan, building elevations, exterior building materials, color scheme, and graphics. Please note that presentation slides, in a PDF file format, are required to be submitted **the Friday before** the UDC meeting.

URBAN DESIGN DEVELOPMENT PLANS CHECKLIST

The items listed below are minimum application requirements for the type of approval indicated. Please note that the UDC and/or staff may require additional information in order to have a complete understanding of the project.

1. Informational Presentation

- ☒ Locator Map
- ☒ Letter of Intent (If the project is within an Urban Design District, a summary of how the development proposal addresses the district criteria is required)
- ☒ Contextual site information, including photographs and layout of adjacent buildings/structures
- ☒ Site Plan
- ☒ Two-dimensional (2D) images of proposed buildings or structures.

Providing additional information beyond these minimums may generate a greater level of feedback from the Commission.

Requirements for All Plan Sheets

1. Title block
2. Sheet number
3. North arrow
4. Scale, both written and graphic
5. Date
6. Fully dimensioned plans, scaled at 1"= 40' or larger

**** All plans must be legible, including the full-sized landscape and lighting plans (if required)**

2. Initial Approval

- ☒ Locator Map
- ☒ Letter of Intent (If the project is within a Urban Design District, a summary of how the development proposal addresses the district criteria is required)
- ☒ Contextual site information, including photographs and layout of adjacent buildings/structures
- ☒ Site Plan showing location of existing and proposed buildings, walks, drives, bike lanes, bike parking, and existing trees over 18" diameter
- ☒ Landscape Plan and Plant List (*must be legible*)
- ☒ Building Elevations in **both** black & white and color for all building sides, including material and color callouts
- ☒ PD text and Letter of Intent (if applicable)

Providing additional information beyond these minimums may generate a greater level of feedback from the Commission.

3. Final Approval

All the requirements of the Initial Approval (see above), **plus**:

- ☐ Grading Plan
- ☒ Lighting Plan, including fixture cut sheets and photometrics plan (must be legible)
- ☐ Utility/HVAC equipment location and screening details (with a rooftop plan if roof-mounted)
- ☒ Site Plan showing site amenities, fencing, trash, bike parking, etc. (if applicable)
- ☒ PD text and Letter of Intent (if applicable)
- ☒ Samples of the exterior building materials
- ☐ Proposed sign areas and types (if applicable)

4. Signage Approval (*Comprehensive Design Review (CDR), Sign Modifications, and Sign Exceptions (per [Sec. 31.043\(3\)](#))*)

- ☐ Locator Map
- ☐ Letter of Intent (a summary of how the proposed signage is consistent with the CDR or Signage Modifications criteria is required)
- ☐ Contextual site information, including photographs of existing signage both on site and within proximity to the project site
- ☐ Site Plan showing the location of existing signage and proposed signage, dimensioned signage setbacks, sidewalks, driveways, and right-of-ways
- ☐ Proposed signage graphics (fully dimensioned, scaled drawings, including materials and colors, and night view)
- ☐ Perspective renderings (emphasis on pedestrian/automobile scale viewsheds)
- ☐ Illustration of the proposed signage that meets [Ch. 31, MGO](#) compared to what is being requested
- ☐ Graphic of the proposed signage as it relates to what the [Ch. 31, MGO](#) would permit

5. Required Submittal Materials☐ **Application Form**

- A completed application form is required for each UDC appearance. For projects also requiring Plan Commission approval, applicants must also have submitted an accepted application for Plan Commission consideration prior to obtaining any formal action (Initial or Final Approval) from the UDC.

☐ **Letter of Intent**

- If the project is within an Urban Design District, a summary of how the development proposal addresses the district criteria is required.
- For signage applications, a summary of how the proposed signage is consistent with the applicable Comprehensive Design Review (CDR) or Signage Modification review criteria is required.

☐ **Development Plans** (Refer to checklist on Page 4 for plan details)☐ **Filing Fee** (Refer to Section 7 (below) for a list of application fees by request type)☐ **Electronic Submittal**

- Complete electronic submittals must be received prior to the application deadline before an application will be scheduled for a UDC meeting. Late materials will not be accepted. All plans must be legible and scalable when reduced. Individual PDF files of each item submitted should be submitted via email to UDCapplications@cityofmadison.com. The email must include the project address, project name, and applicant name.
- Email Size Limits. Note that an individual email cannot exceed 20MB and it is the responsibility of the applicant to present files in a manner that can be accepted. Applicants who are unable to provide the materials electronically should contact the Planning Division at (608) 266-4635 for assistance.

☐ **Notification to the District Alder**

- Please provide an email to the District Alder notifying them that you are filing this UDC application. Please send this as early in the process as possible and provide a copy of that email with the submitted application.

6. Applicant Declarations

1. Prior to submitting this application, the applicant is required to discuss the proposed project with Urban Design Commission staff. This application was discussed with _____ on _____.
2. The applicant attests that all required materials are included in this submittal and understands that if any required information is not provided by the application deadline, the application will not be placed on an Urban Design Commission agenda for consideration.

Name of applicant AMY SUPPLE Relationship to property CHIEF OPERATING OFFICER

Authorizing signature of property owner  Date 06.29.26

7. Application Filing Fees

Fee payments are due by the submittal date. Payments received after the submittal deadline may result in the submittal being scheduled for the next application review cycle. Fees may be paid in-person, via US Mail, or City drop box. If mailed, please mail to: *City of Madison Building Inspection, P.O. Box 2984, Madison, WI 53701-2984*. The City's drop box is located outside the Municipal Building at 215 Martin Luther King, Jr. Blvd. on the E Doty Street side of the building. Please make checks payable to *City Treasurer*, and include a completed application form or cover letter indicating the project location and applicant information with all checks mailed or submitted via the City's drop box.

Please consult the schedule below for the appropriate fee for your request:

- ☐ Urban Design Districts: \$350 (per [§33.24\(6\) MGO](#)).
- ☐ Minor Alteration in the Downtown Core District (DC) or Urban Mixed-Use District (UMX) : \$150 (per [§33.24\(6\)\(b\) MGO](#))
- ☐ Comprehensive Design Review: \$500 (per [§31.041\(3\)\(d\)\(1\)\(a\) MGO](#))
- ☐ Minor Alteration to a Comprehensive Sign Plan: \$100 (per [§31.041\(3\)\(d\)\(1\)\(c\) MGO](#))
- ☐ All other sign requests to the Urban Design Commission, including, but not limited to: appeals from the decisions of the Zoning Administrator, requests for Sign Modifications (of height, area, and setback), and additional sign code approvals: \$300 (per [§31.041\(3\)\(d\)\(2\) MGO](#))

A filing fee is not required for the following project applications if part of the combined application process involving both Urban Design Commission and Plan Commission:

- Project in the Downtown Core District (DC), Urban Mixed-Use District (UMX), or Mixed-Use Center District (MXC)
- Project in the Suburban Employment Center District (SEC), Campus Institutional District (CI), or Employment Campus District (EC)
- Planned Development (PD): General Development Plan (GDP) and/or Specific Implementation Plan (SIP)
- Planned Multi-Use Site or Residential Building Complex



— THE —
EDGEWATER
REIMAGINED



THE EDGEWATER HOTEL

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- Planting List
- Overall Building Elevations (Linework)
- Overall Building Elevations (Colors)
- Exterior Building Samples
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- Level 7 | The Statehouse Canopy
- Level 5 | Grand Plaza Concession Stand
- Level 1 | The Boathouse Canopy
- Material Legend
- Lighting List

June 29, 2026

Urban Design Commission

Attn: Jessica Vaughn
City of Madison
215 Martin Luther King Jr. Blvd.
Madison, WI 53703

RE: Letter of Intent

The Edgewater Hotel – Exterior Improvements

Dear Members of the Plan Commission,

On behalf of The Edgewater Hospitality Company, we are pleased to submit this Letter of Intent in support of the UDC Application for exterior improvements to The Edgewater Hotel.

The proposed project consists of architectural enhancements to existing hospitality amenities and does not change the existing land uses or operations of the property. The proposed improvements include

- A new open-air canopy over the existing lakeside terrace of approximately 2,660 sf and a new canopy with an enclosed hospitality space of approximately 566 sf over the existing Capitol-facing terrace of the Level 15 Sky Bar.
- Canopies over the dining terraces of The Statehouse and The Boathouse restaurants
- Modify a small section of landscape bed and create an opening in the façade of the stair on the Grand Plaza to allow for a concession stand to better serve events.

These improvements are being undertaken in conjunction with planned interior renovations and are intended to enhance the guest experience while remaining compatible with the existing architecture and historic character of the property. The project does not expand the existing hotel, restaurant, or event uses, nor does it alter public access to the site.

The proposed Statehouse awning extends approximately 65 inches into the existing conservation easement established in 2012. A separate amendment to the conservation easement will be requested as part of this approval process.

The project has been developed in coordination with City Planning and Building Inspection staff, the Urban Design Commission, the Landmarks Commission, District Alder Will Ochowicz, and neighborhood representatives. The design has continued to evolve through this collaborative review process.

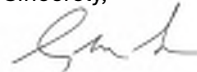
Please note that signage is not included as part of this application. A comprehensive signage package for the property is currently being developed and will be submitted separately under the appropriate review process.

The project team includes The Edgewater Hospitality Company (Owner), DMAC Architecture & Interiors (Architect), Nunzio Marc DeSantis Architects (Interior Design), Pierce Engineers (Structural), and IMEG (Mechanical, Electrical, and Plumbing).

Thank you for your consideration of this application. We appreciate the opportunity to continue working with the City throughout the review process and look forward to advancing these improvements to The Edgewater.

Thank you.

Sincerely,



Amy Supple
Chief Operating Officer
The Edgewater Hospitality Company

EDGEWATER HOTEL PLANNED UNIT DEVELOPMENT DISTRICT

666 WISCONSIN AVENUE

MADISON, WISCONSIN

ZONING TEXT

Statement of Purpose:

The following Zoning Text (the "Zoning Text") has been prepared on behalf of Landmark X, LLC, a Wisconsin Limited Liability Corporation or its assigns (the "Owner"), for the Edgewater Hotel Planned Unit Development District (the "District"), which has been established to allow for the redevelopment and expansion of the Edgewater Hotel (the "Project"), located at 666 Wisconsin Avenue in Madison, as more particularly described on the attached Legal Description incorporated herein by reference as Exhibit I and as generally described and referenced in the Letter of Intent.

Legal Description of Site:

The site (the "Site") includes approximately 2.23 acres as are more particularly described in Exhibit I attached hereto.

Permitted Uses:

The following are the permitted uses within the District:

1. Hotel/Lodging Rooms and Suites, and;
2. Offices, Business and Professional Uses Ancillary to Business of, or Businesses within the Hotel, and;
3. Multi-Family Residential Units Limited to no more than 10 Units, and;
4. Assembly Halls, Ballroom and Banquet/Meeting Facilities, and;
5. Restaurants/Taverns, and;
6. Limited Retail Uses that are Ancillary to the Business of, or Businesses within, the Hotel and/or are Accessory to the Project, and;
7. Spas, Salons and Health Clubs, and;
8. Outdoor Open Spaces and Terraces as shown on the approved plans. These areas shall be used in accordance with the Public Access Management Agreement, and;
9. A Seasonal Ice Skating Rink, and;
10. Privately Owned Non-Accessory Parking Facilities for the Parking of Private Passenger Automobiles, and;
11. Uses Accessory to Those Listed Above including, but not limited to, Offices, Back Of House, Parking and Loading Areas.

Conditional Uses:

The following are the conditional uses within the District:

1. Waterfront Development, and;
2. Outdoor eating areas as shown on the approved plans
3. Use of the new hotel tower roof for hotel/guest functions, including for outdoor eating and recreation.

Hours of Operation:

The hours of operation ("Hours of Operation") of the occupied spaces will be varied. It is anticipated that activity will occur within portions of the District on a twenty-four (24) hour basis. The Hours of Operation for events on the outdoor terraces will be described in the Public Access Management Agreement.

Floor Area Ratio/ Building Height:

The estimated floor area ratio is approximately 2.72 and as shown on the Approved Plans.

The maximum building height is as shown on the Approved Plans.

Yard Area Requirements:

Yard areas will be provided as shown on the Approved Plans.

Landscaping:

Landscaping is as shown on the Approved Plans.

Off-Street Parking and loading

The District shall include off-street parking and loading facilities as shown on the Approved Plans.

Shared Parking With National Guardian Life:

National Guardian Life Insurance Company has entered into agreements with the owner of the hotel to develop and operate parking facilities associated with the Project and to allow for the use of on-site parking facilities with National Guardian Life Insurance Company.

Lighting:

As shown on the Approved Plans.

Signage:

Signage shall be as shown on the approved plans or as approved by the Urban Design Commission.

Rooftop Installations:

The Owner shall be permitted to add rooftop installations including, but not limited to, elevator equipment, cellular equipment, satellite equipment and mechanical equipment in the locations designated on the Approved Plans. The placement of said equipment will require the prior approval of alterations as provided for in the Alterations and Revisions section below.

Open Areas:

The Project has approximately 75,000 square feet of open areas including walkways, green space, terraces, balconies and rooftops, as shown on the Approved Plans. The publically accessible open areas and the rights, terms and conditions of said access are more particularly described in the Public Access Management Agreement and related Public Areas Easements as defined and referenced in the Public Access Management Agreement.

Public Access and Management Agreement:

The Owner has entered into a Public Access Management Agreement, as approved by the Common Council on January 18, 2011, and which establishes the rights, terms and conditions for the use,

operation and public access to those portions of the Site which are defined as the Public Access Areas for the Project.

Alterations and Revisions:

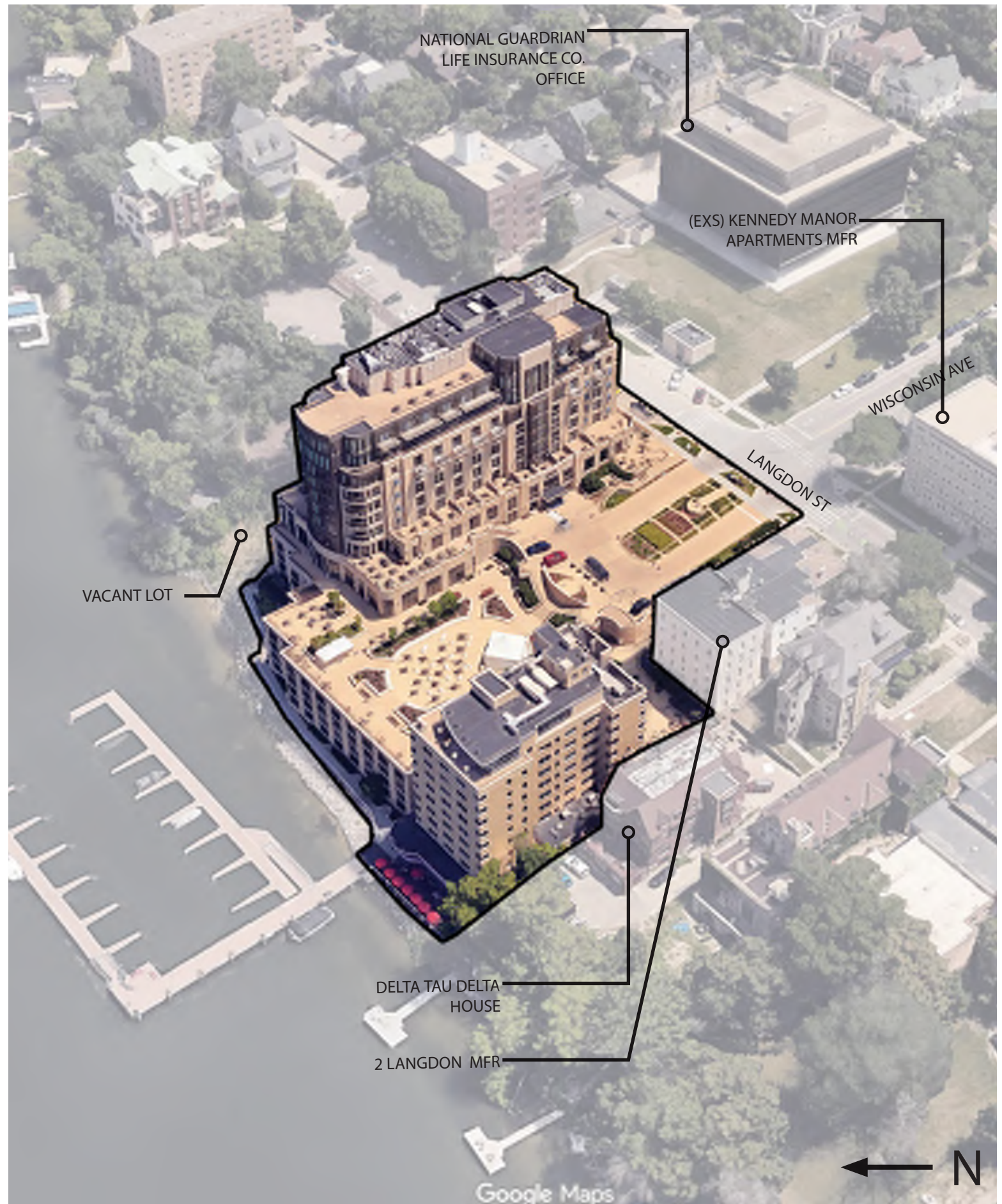
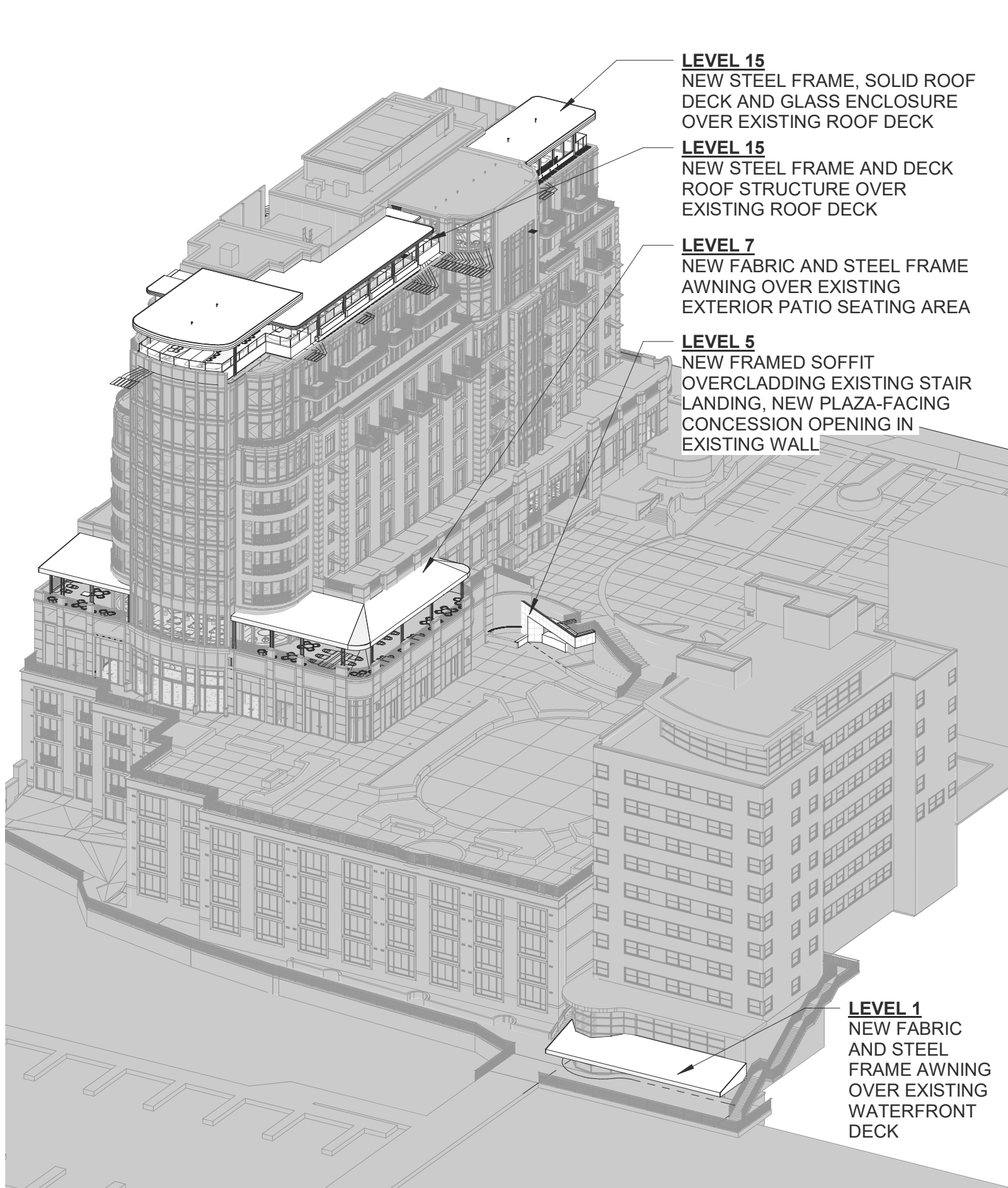
No alteration or revision of this Planned Unit Development District shall be permitted unless approved by the City Plan Commission, however, the Zoning Administrator may issue permits for minor alterations or additions which are approved by the Director of Planning and Development and the Alderperson of the district and which are compatible with the concept approved by the City Plan Commission.

Any change that permanently limits access or freedom of movement to the public access component shall be considered a major alteration to the planned unit development, especially any change that would include fencing or gates, requiring approval by the Common Council.

EXHIBIT I
Edgewater Property for Rezoning
666 Wisconsin Avenue
Madison, Wisconsin

A part of Lot Five (5), in Block Seventy-eight (78), and a part of vacated Wisconsin Avenue and part of Block Two Hundred Sixty-three (263) and a part of Block Ninety-four (94), Madison, according to the recorded plat thereof, in the City of Madison, Dane County, Wisconsin, described as follows: Beginning at the most southerly corner of Block 94, said point being the point of intersection of the Northwest line of East Gilman Street with the Northeast line of Wisconsin Avenue; thence Northwesterly along said Northeasterly line of Wisconsin Avenue, 383.6 feet to the point of beginning of this description; thence N44°47'55"W, 72.18 feet; thence S44°40'30"W, 198.43 feet; thence N44°48'10"W, 199.45 feet, more or less to the shore of Lake Mendota; thence Northeasterly, 317 feet more or less, along the shore of Lake Mendota; thence S44°12'40"E, 263.8' feet more or less; thence N45°47'23"E, 82.80 feet; thence S44°11'00"E, 165.69 feet; thence S45°40'16"W, 187.25 feet; thence N44°32'43"W, 219.6 feet more or less along said Northeasterly line of Wisconsin Avenue to the point of beginning. This Parcel contains 2.23 acres more or less.









LEVEL 15 - EXISTING CONTEXT



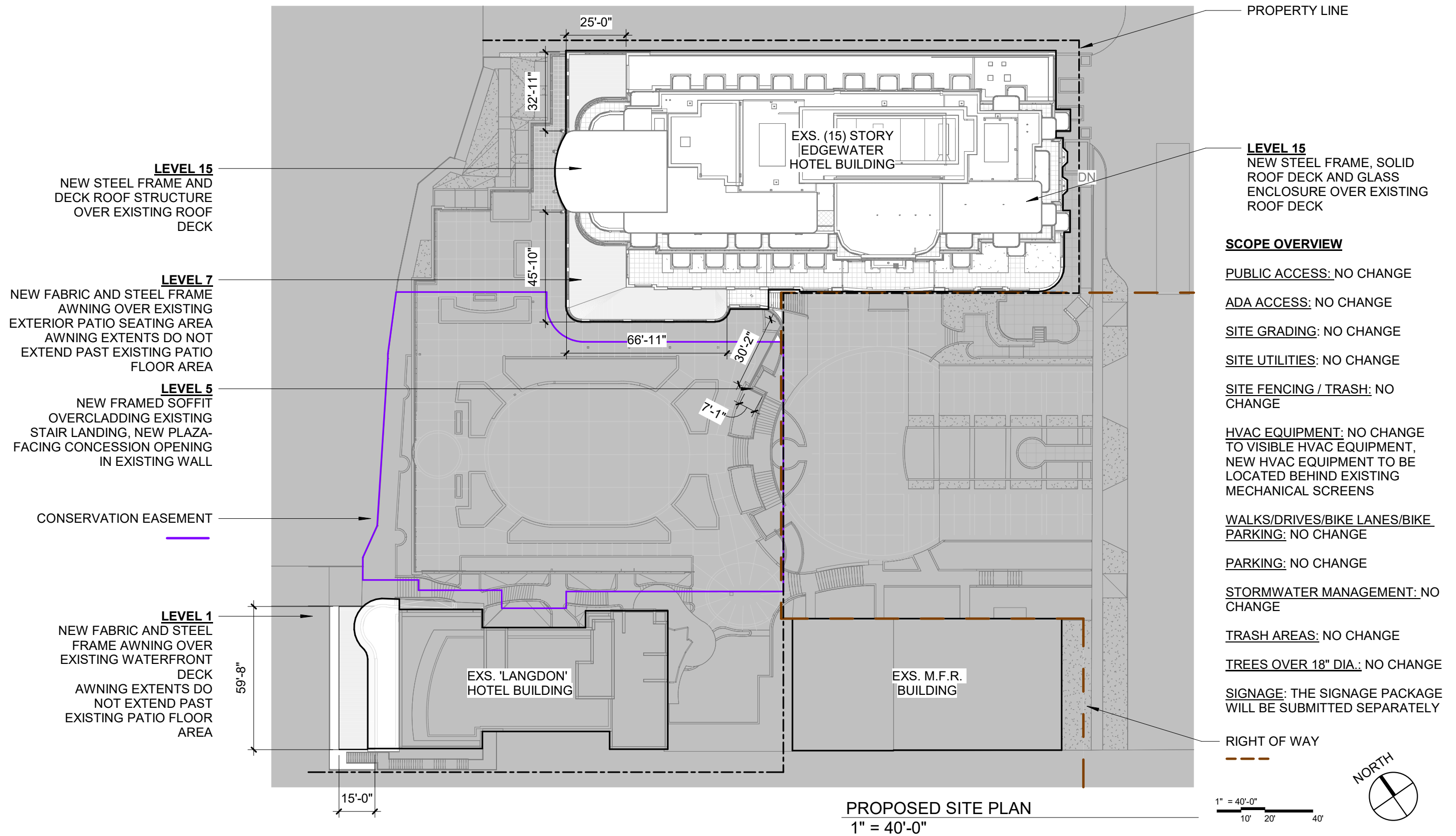
LEVEL 15 - EXISTING CONTEXT

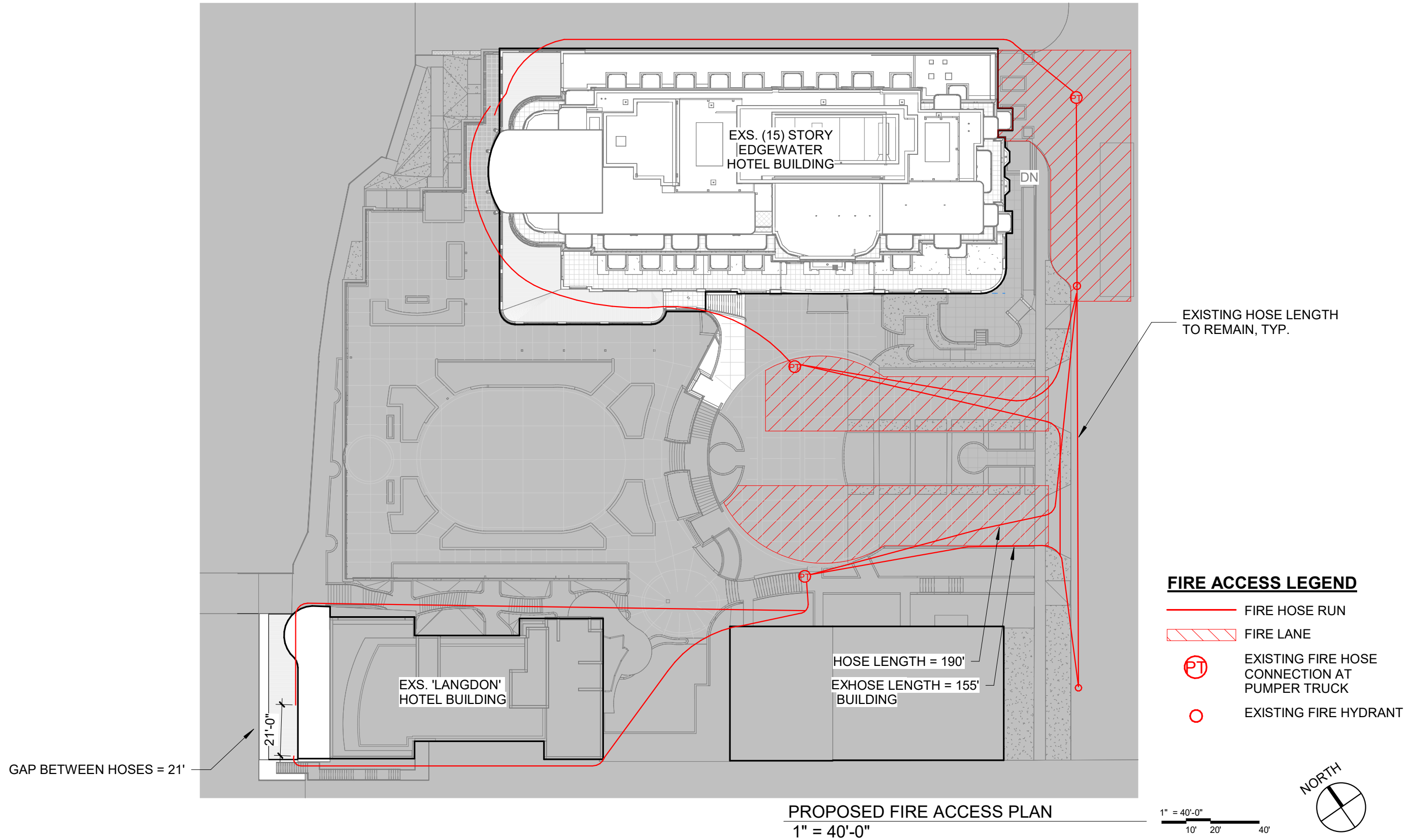


LEVEL 5 - PLAZA LEVEL - AERIAL VIEW



LEVEL 5 - EXISTING CONTEXT





LEVEL 15
FAUX PLANTS IN NEW
PLANTERS
NO LANDSCAPING SCOPE

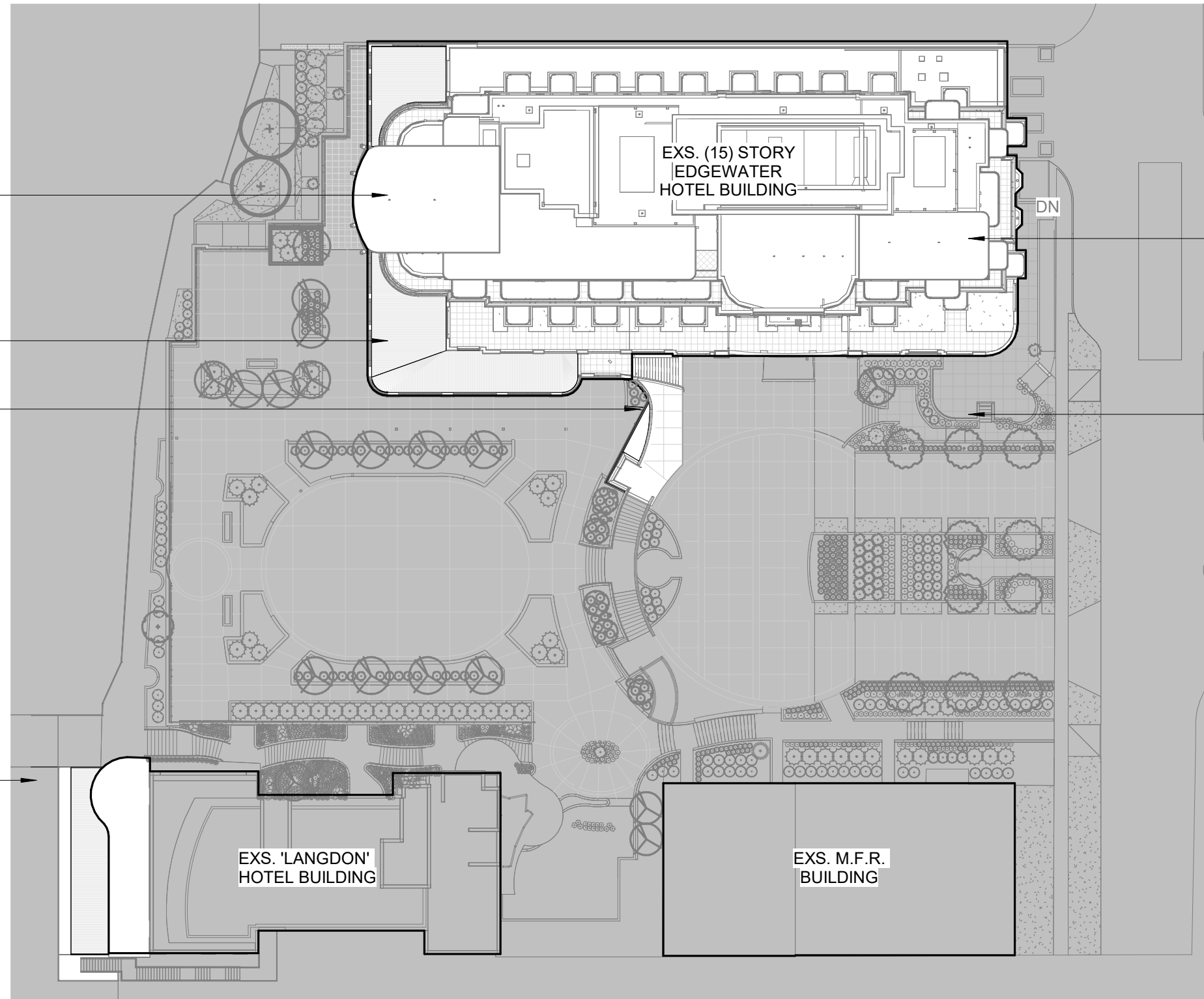
LEVEL 7
NO LANDSCAPING SCOPE

LEVEL 5
ADD CLIMBING VINES INTO
PORTION OF EXISTING
PLANTER - SEE LEVEL 5 PLAN
DETAIL FOR MORE
INFORMATION

LEVEL 1
NO LANDSCAPING SCOPE

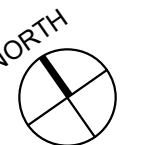
LEVEL 15
FAUX PLANTS IN NEW
PLANTERS
NO LANDSCAPING SCOPE

**EXISTING SITE
LANDSCAPING**
NO CHANGE



PROPOSED LANDSCAPE PLAN
1" = 40'-0"

1" = 40'-0"
10' 20' 40'



LEVEL 15
FAUX PLANTS IN NEW
PLANTERS
NO LANDSCAPING SCOPE

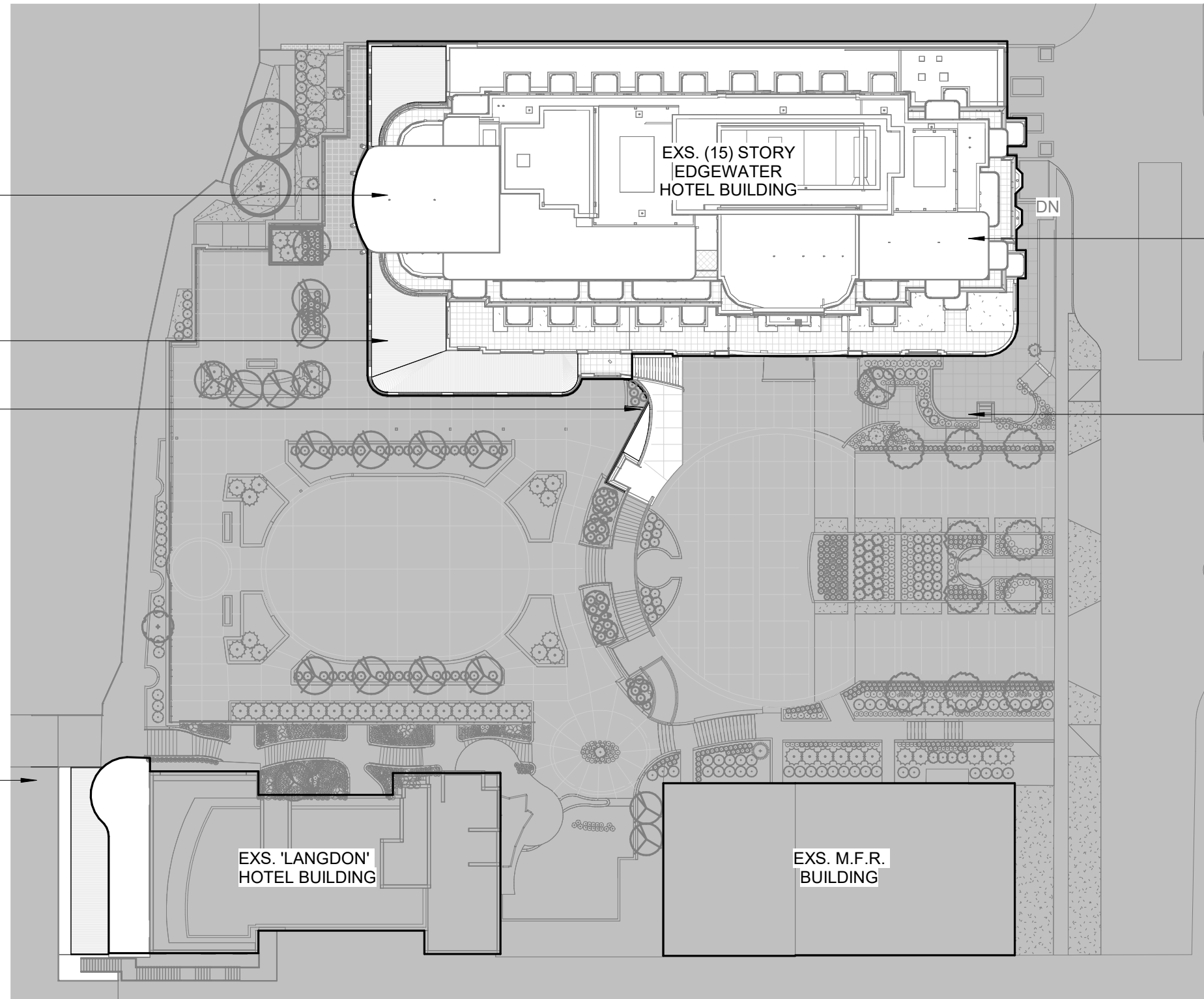
LEVEL 7
NO LANDSCAPING SCOPE

LEVEL 5
ADD CLIMBING VINES INTO
PORTION OF EXISTING
PLANTER - SEE LEVEL 5 PLAN
DETAIL FOR MORE
INFORMATION

LEVEL 1
NO LANDSCAPING SCOPE

LEVEL 15
FAUX PLANTS IN NEW
PLANTERS
NO LANDSCAPING SCOPE

**EXISTING SITE
LANDSCAPING**
NO CHANGE



PROPOSED LANDSCAPE PLAN
1" = 40'-0"

1" = 40'-0"
10' 20' 40'

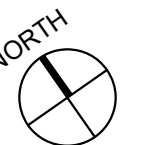
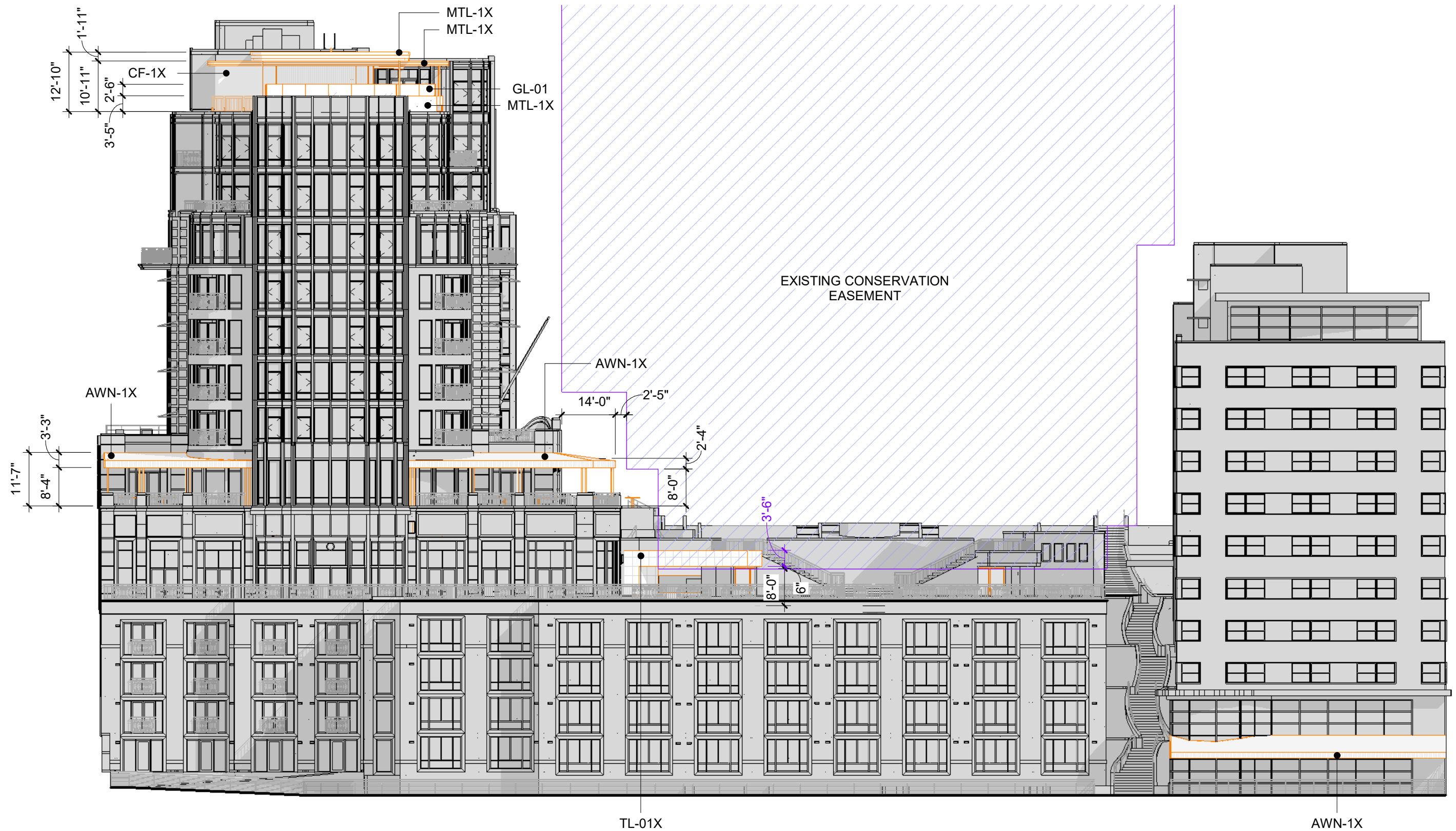
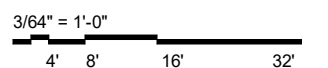


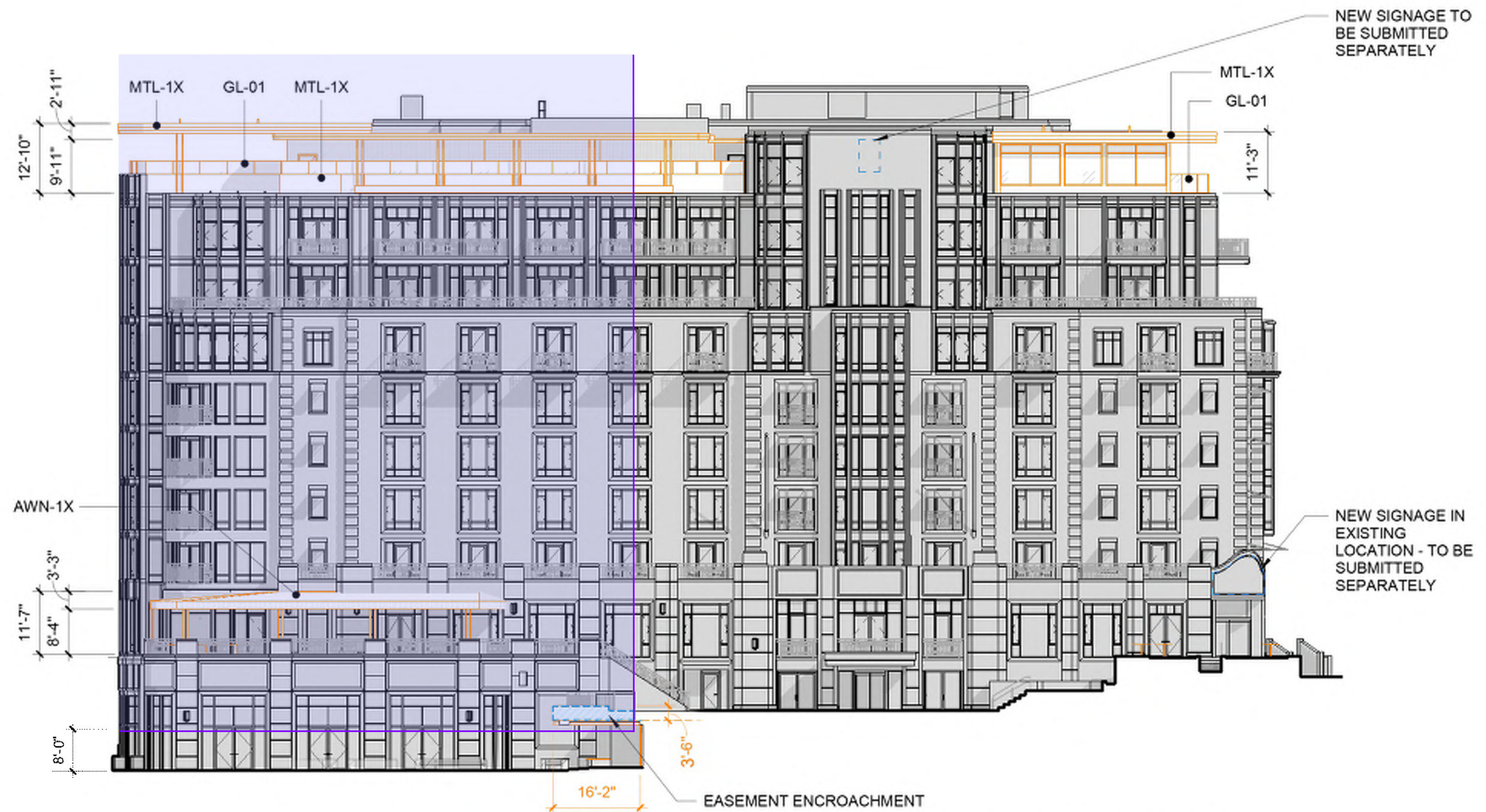
IMAGE TAG BOTANICAL NAME

	EVERGREENS	
	(E) TM	EXISTING TAXUS X MEDIA 'EVERLOW'
	PERENNIALS/GRASSES/ GROUNDCOVERS	
	(E)MC	EXISTING MISCANTHUS SINENSIS PURPURASCENS
	(E)PQ	EXISTING PARTHENOCISSUS QUINQUEFOLIA
	PQ	PARTHENOCISSUS QUINQUEFOLIA 'VIRGINA CREEPER'

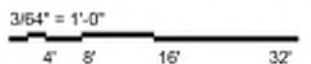


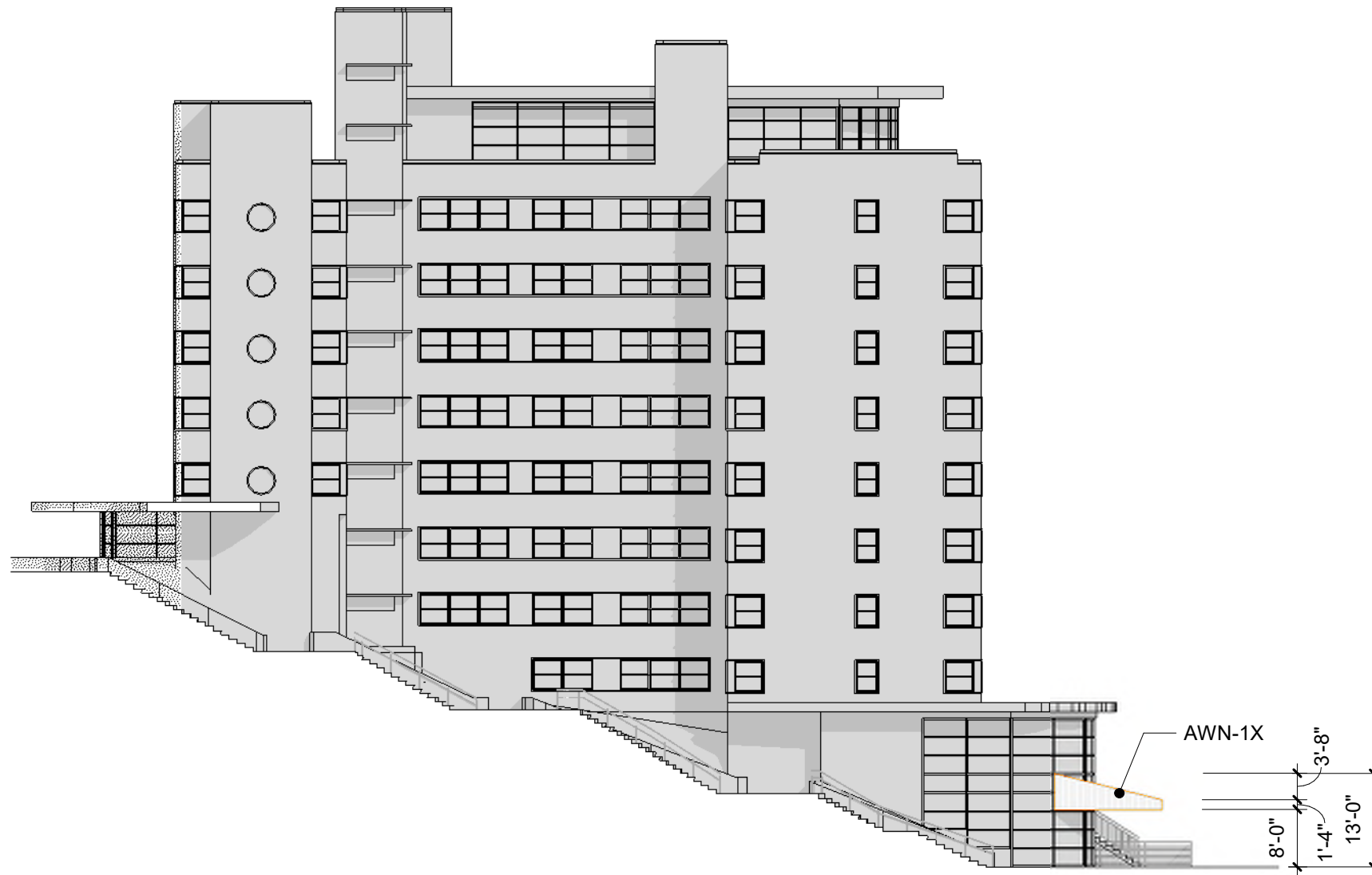
BUILDING ELEVATION - NORTH
 $\frac{3}{64}'' = 1'-0''$





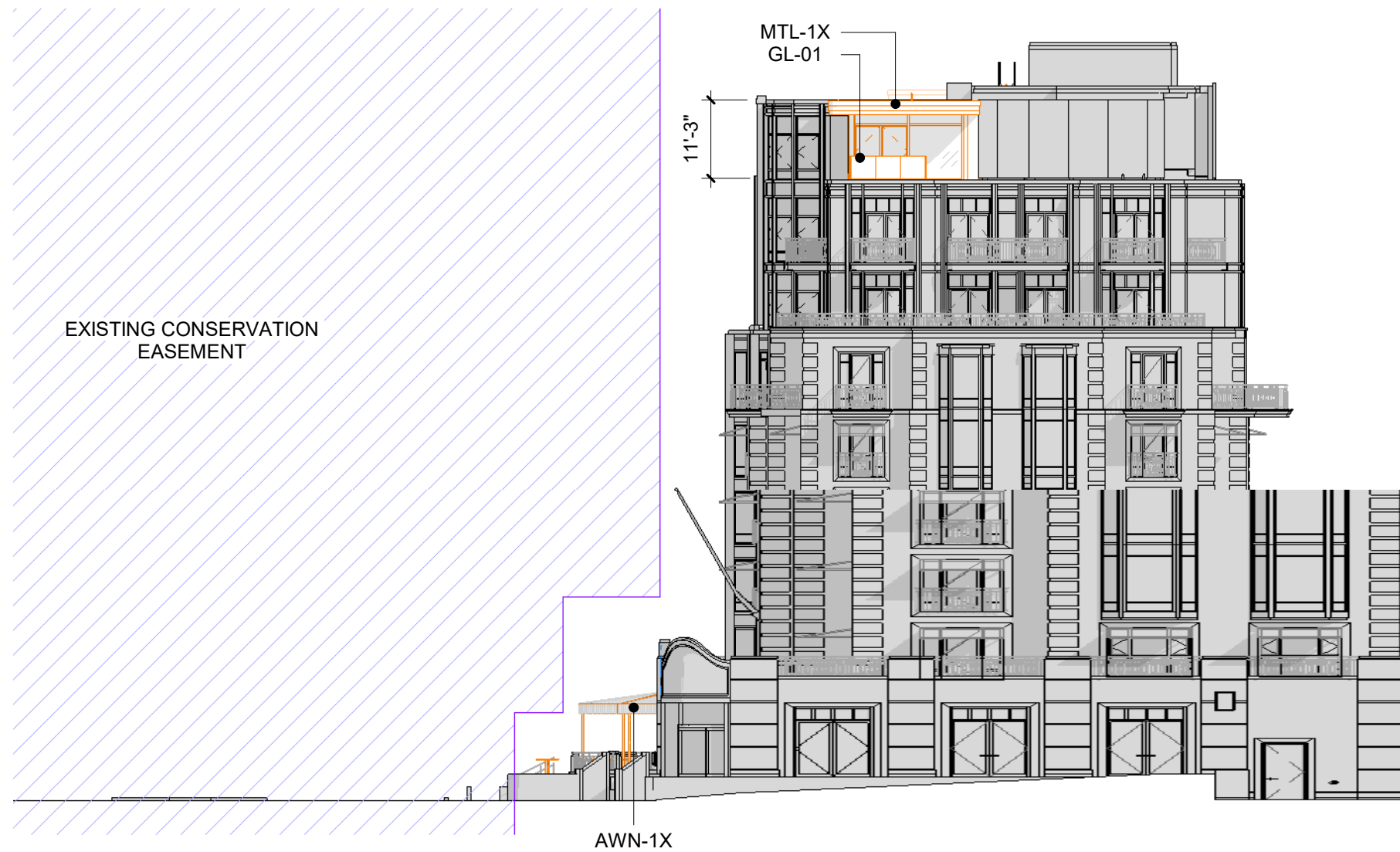
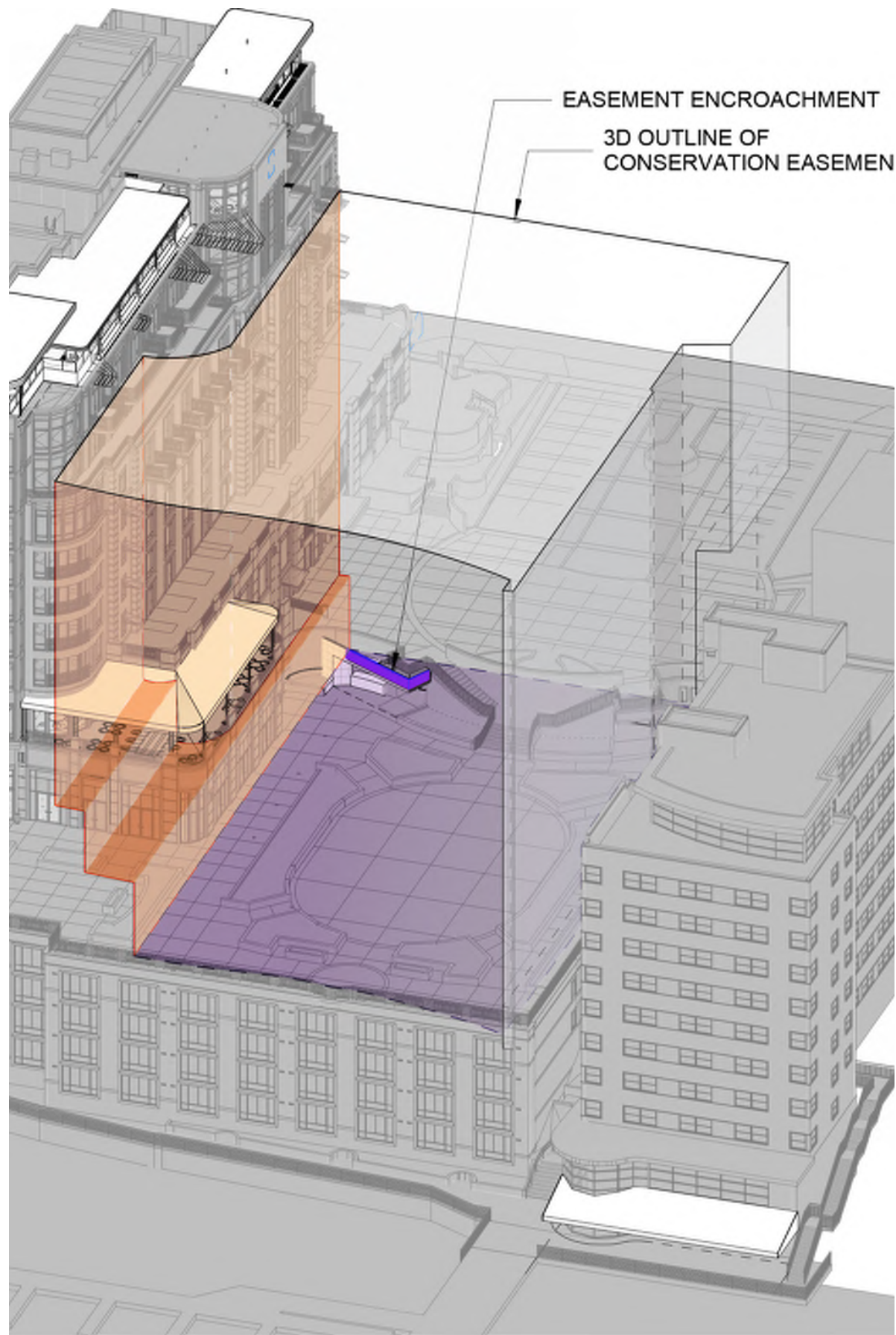
BUILDING ELEVATION - WEST
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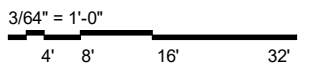


BUILDING C ELEVATION - EAST
 $\frac{3}{64}'' = 1'-0''$

$\frac{3}{64}'' = 1'-0''$
 4' 8' 16' 32'

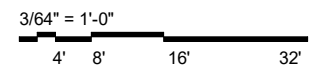


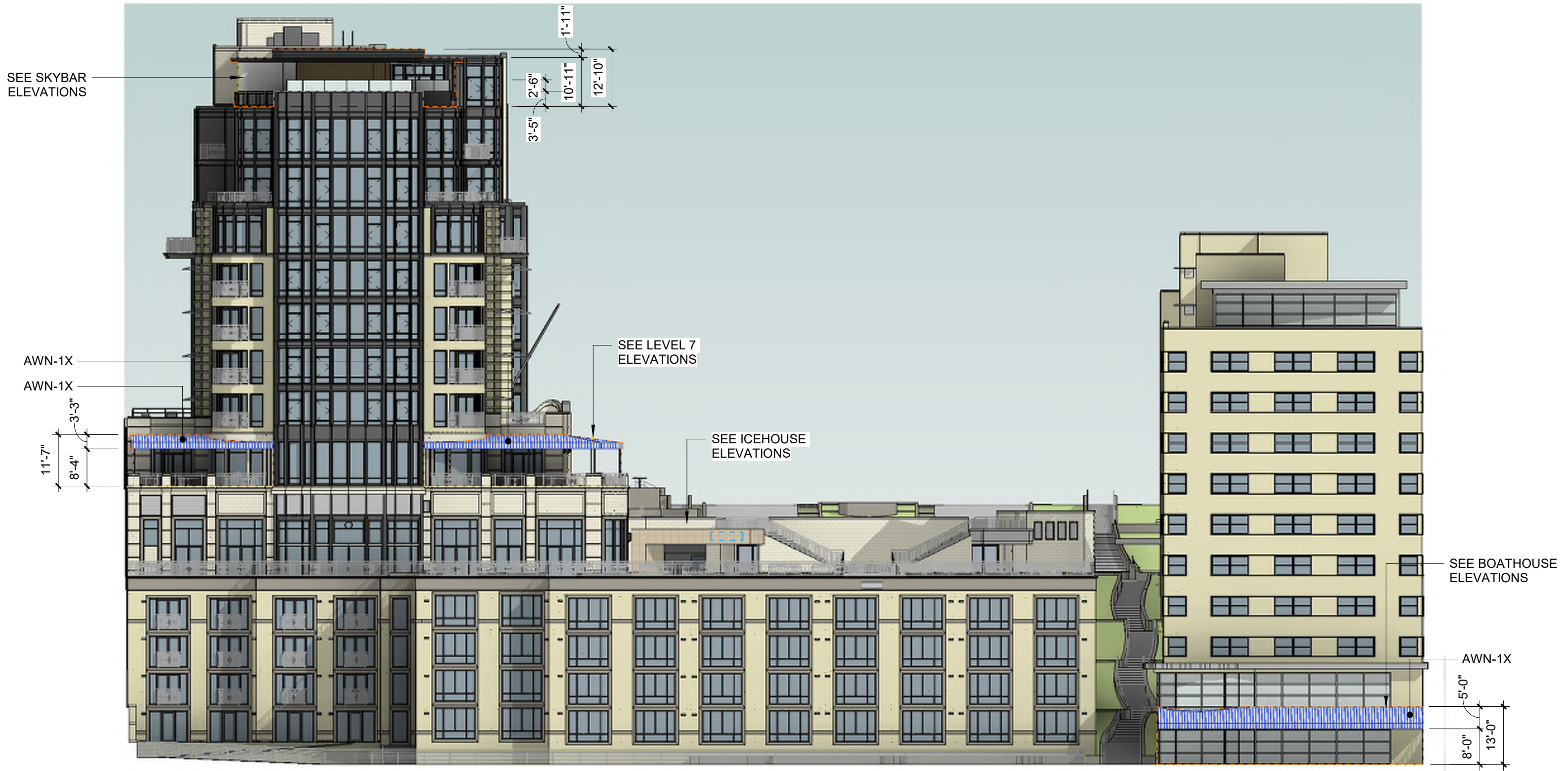
BUILDING ELEVATION - SOUTH
3/64" = 1'-0"



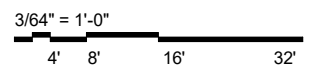


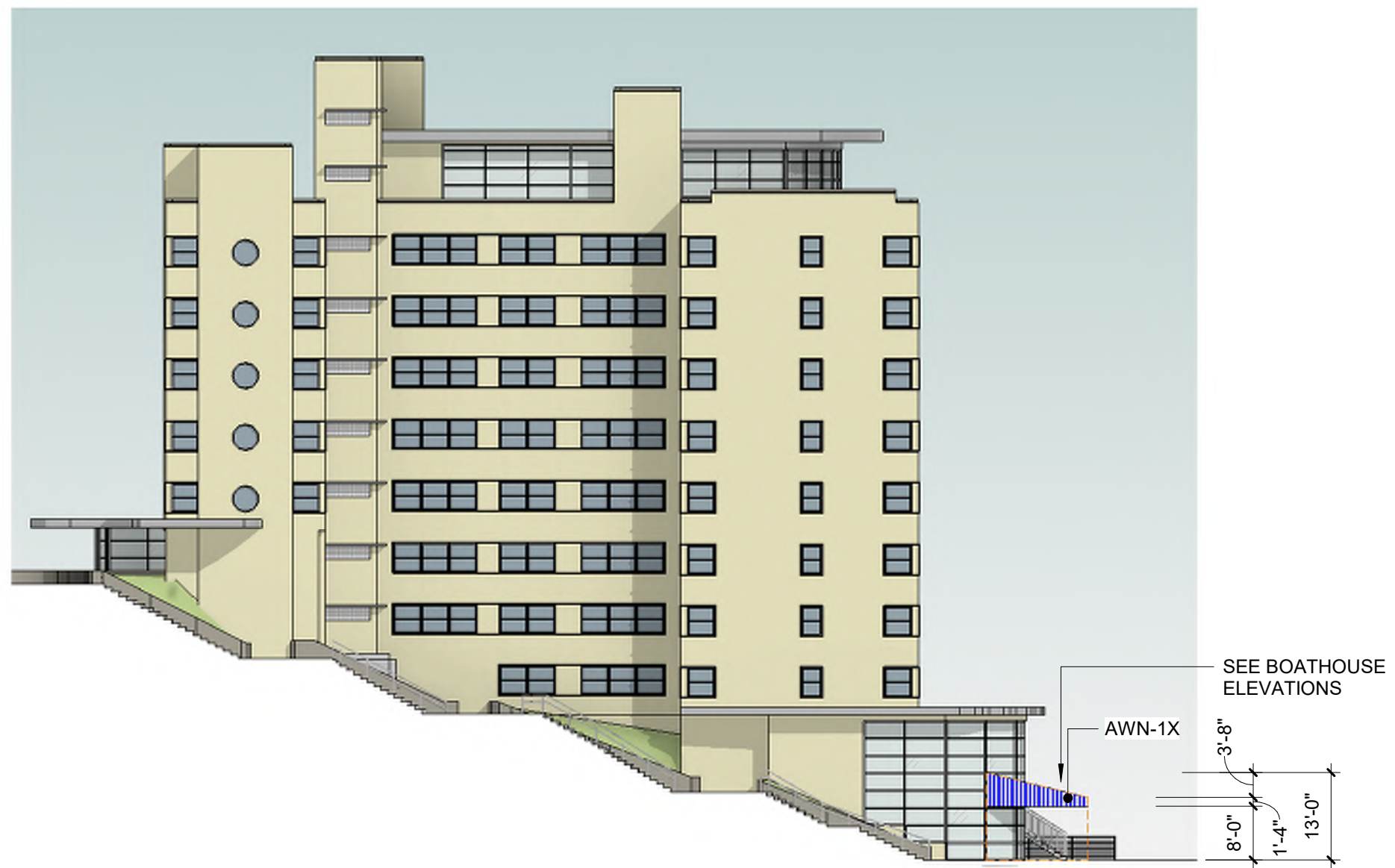
BUILDING ELEVATION - EAST
 3/64" = 1'-0"





BUILDING ELEVATION - NORTH
MATERIALS
3/64" = 1'-0"



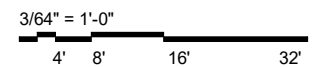


BUILDING ELEVATION - LANGDON -
EAST
3/64" = 1'-0"





PLANNING - BUILDING ELEVATION -
EAST
3/64" = 1'-0"



LEVEL 15

SKYBAR

INTERIOR:

- New finishes at Elevator Lobby
- New finishes at Restrooms
- New FFE and Finishes at Skybar
- New Interior Bar
- Storage and Pantry

ACCESS, SECURITY, OCCUPANCY:

- Maintain all egress stair access
- Elevator access control/ key card access
- Occupancy controlled through access points at Level 7 and Skybar(Host Stands)
- Occupancy: 49 seats at Interior

LAKESIDE TERRACE :

- New Pavers
- New outdoor furniture
- New outdoor bar
- Exterior Roof Canopy assembly (No walls)
- New Planters with integrated wind breaks at Perimeter
- New lighting and outdoor heaters
- Occupancy: +/-96 seats

CAPITOL TERRACE :

- New FFE
- New Greenhouse Roof and wall enclosure (Kit of Parts)
- Package Heating and Cooling for tempering space
- Occupancy: 30 seats

CROWD CONTROL :

Will restrict access by key fobs. Guests will be escorted up, will only be allowed up if there is a seat.

SOUND / NOISE:

State of the art technology to use directed sound to limit transfer.

BIRD SAFETY

Bird safe glass at railing and architectural glass as required

SOFT LIGHTS:

Thoughtfully designed and arranged lighting to reduce light spill and pollution while creating a warm and inviting atmosphere.

Exterior lighting will be designed to provide subtle, low-level ambient and decorative illumination that complements the architecture while minimizing its visual impact on the surrounding environment and lakefront. Fixtures will be located, and aimed to limit light spill and glare, with dimming and controls incorporated as appropriate.



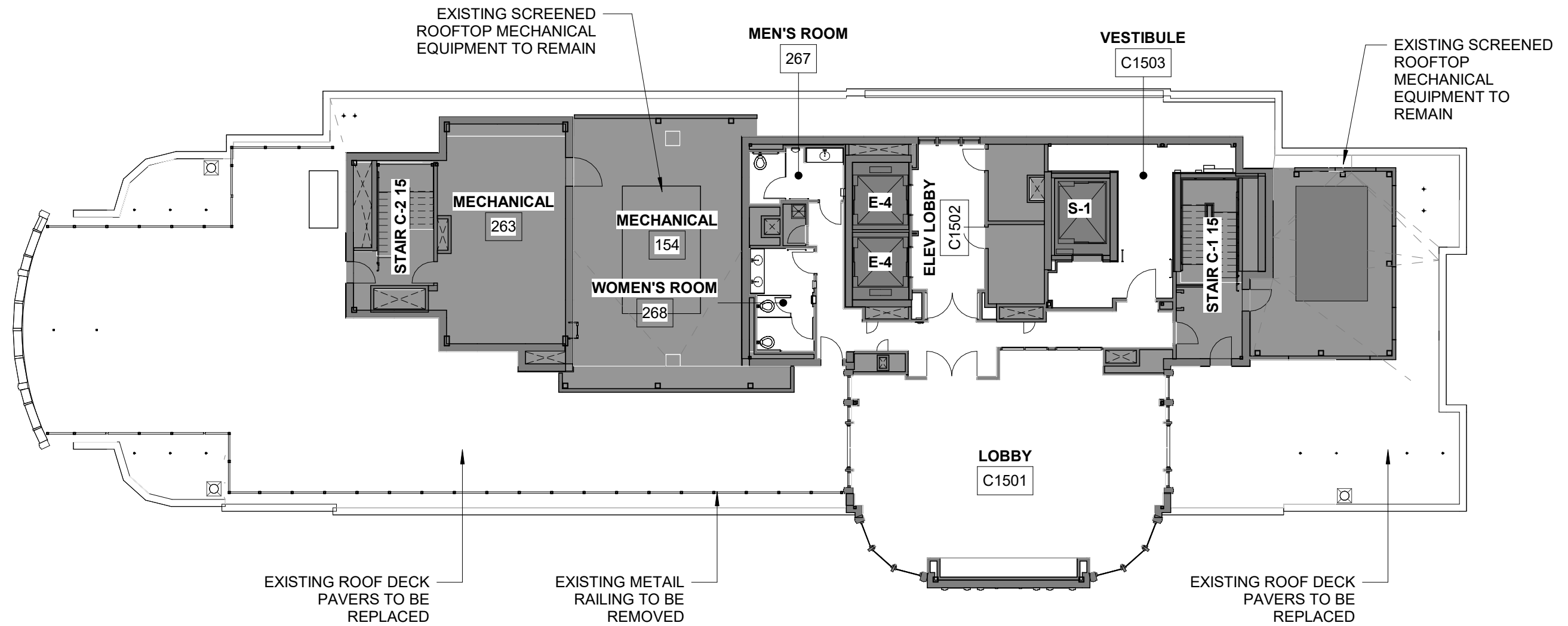
EXISTING EXTERIOR



PROPOSED EXTERIOR



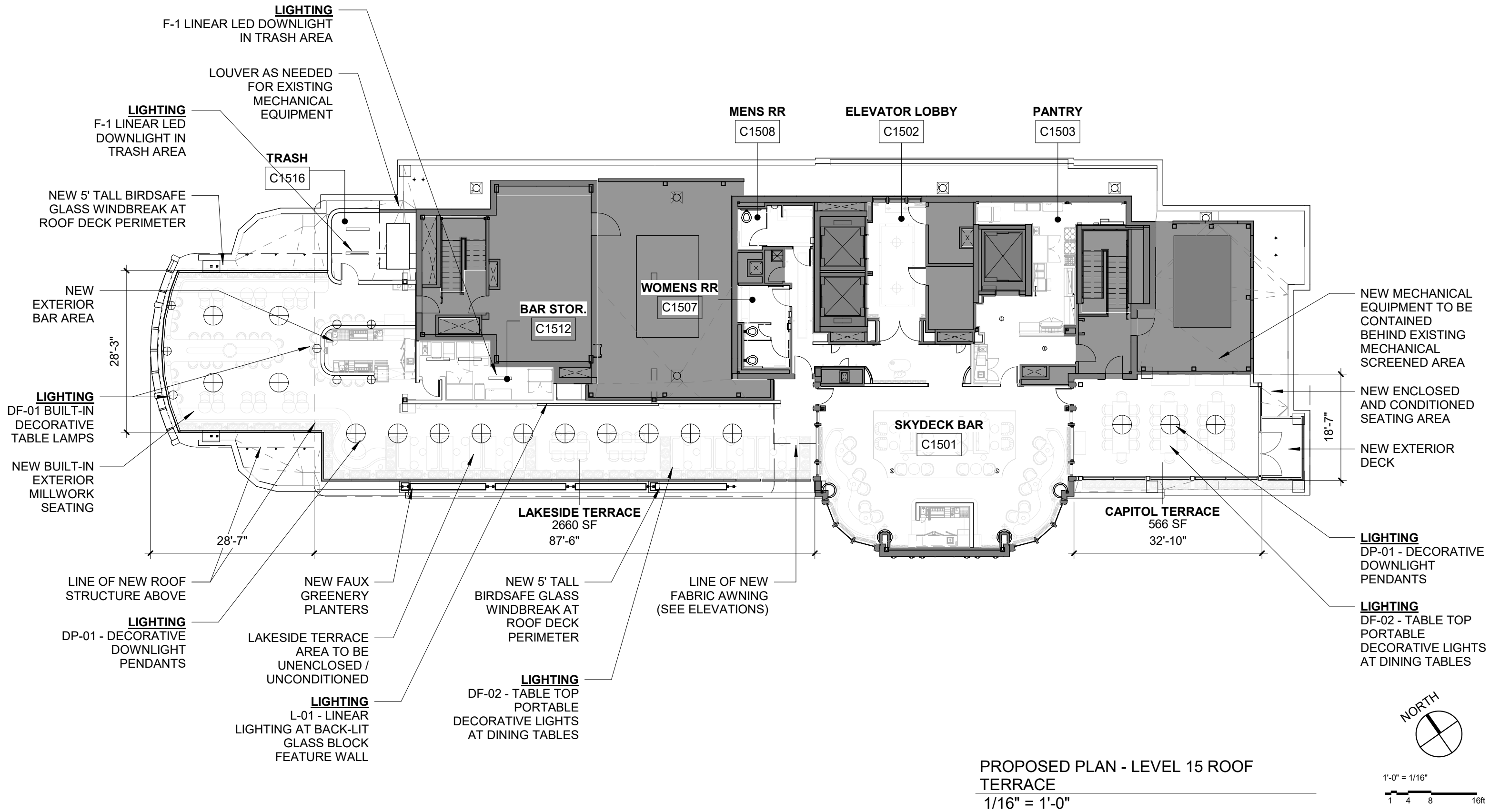
NEW SIGNAGE WILL BE SUBMITTED SEPARATELY

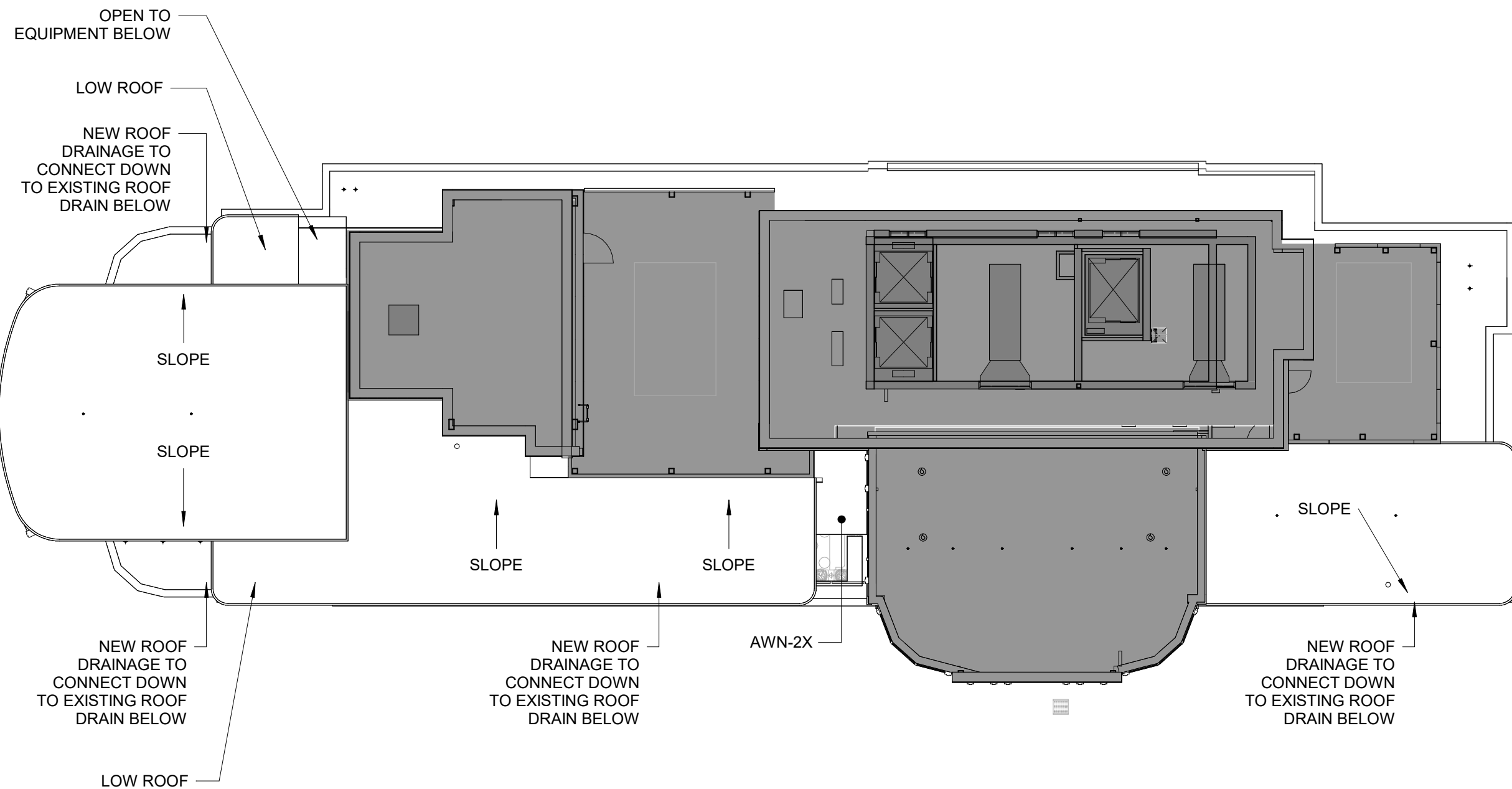


EXISTING PLAN - LEVEL 15 ROOF
TERRACE
1/16" = 1'-0"



1'-0" = 1/16"
1 4 8 16ft

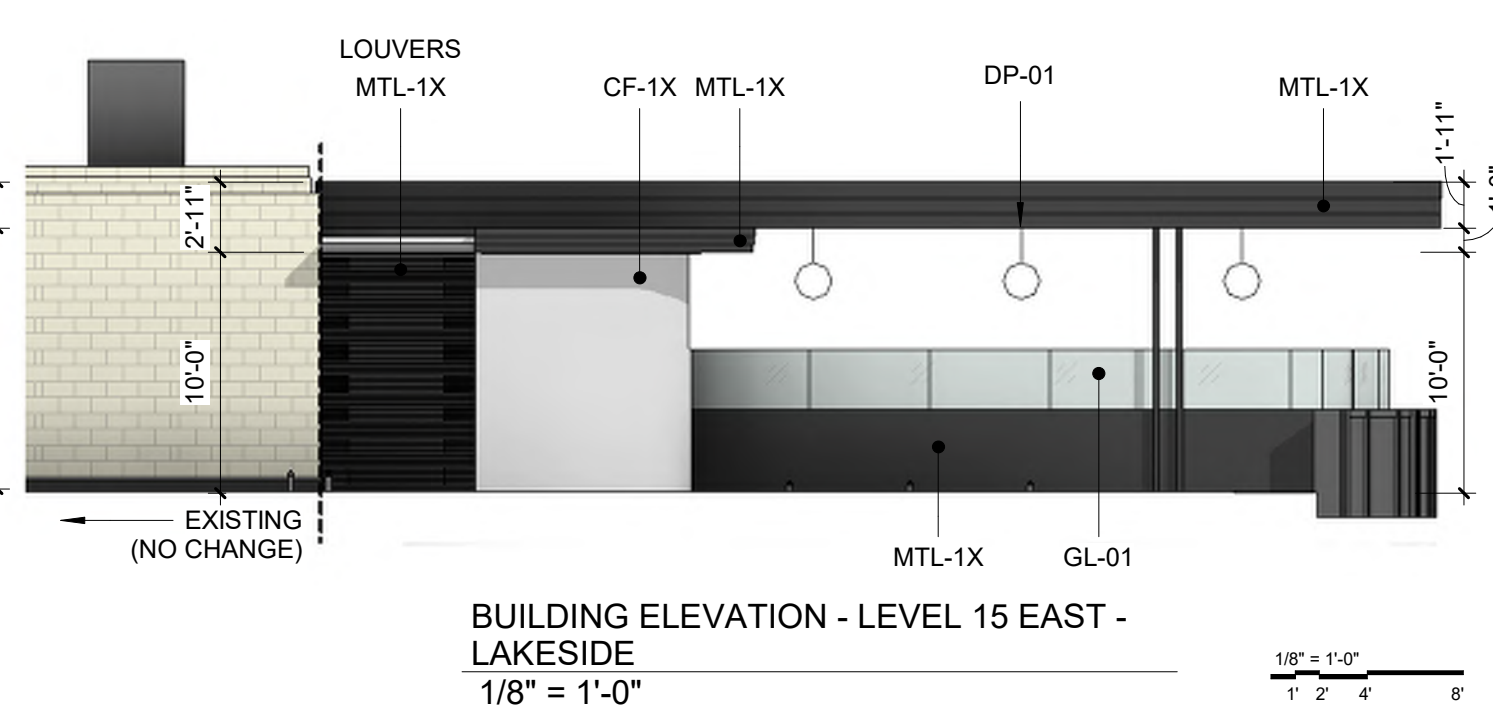
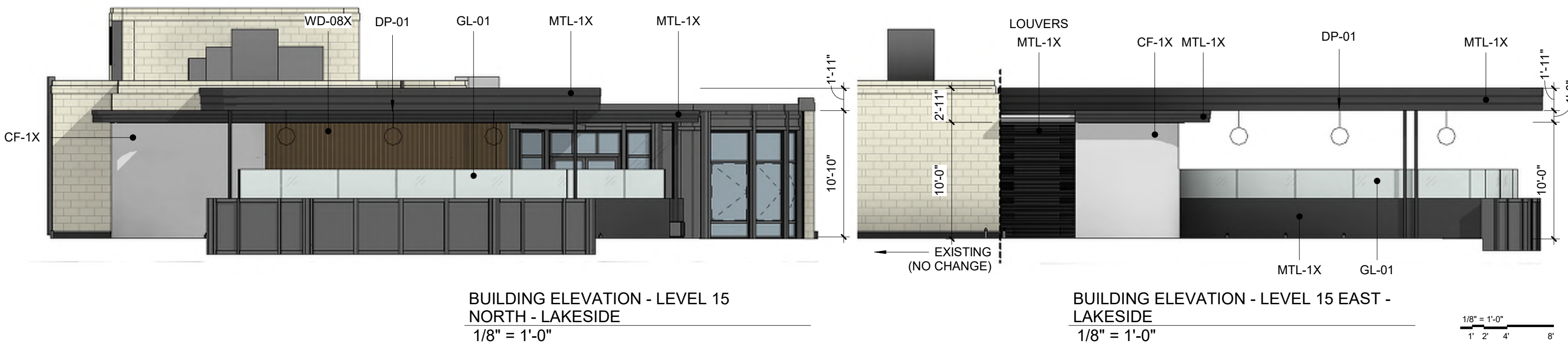
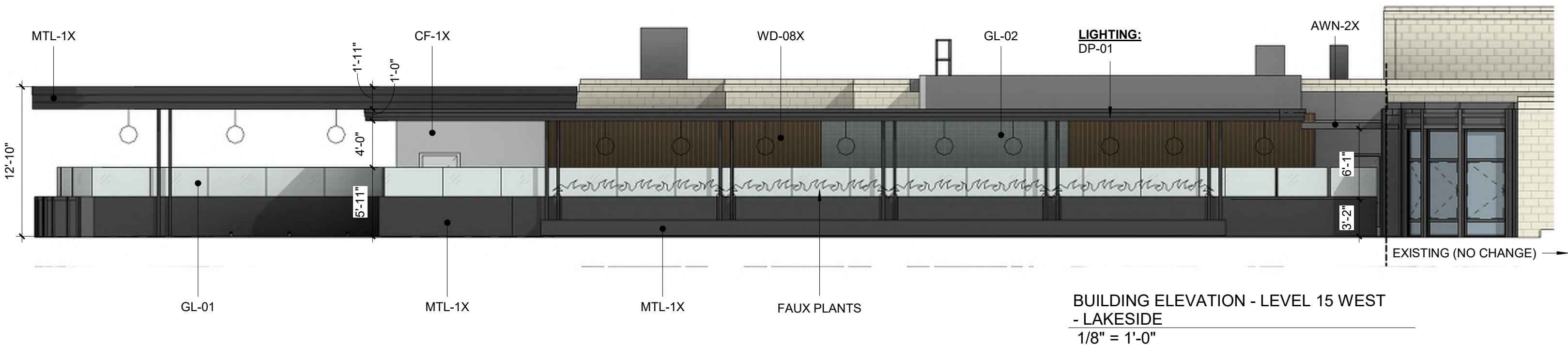




PROPOSED ROOF PLAN - LEVEL 15
ROOF TERRACE
1/16" = 1'-0"

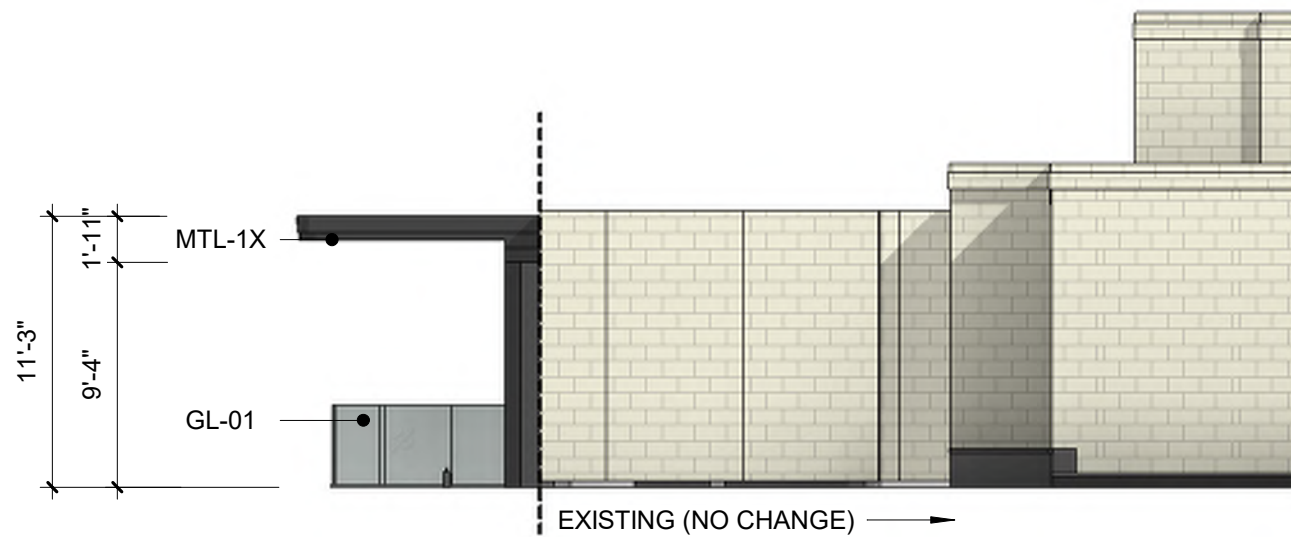


1'-0" = 1/16"
1 4 8 16ft



1/8" = 1'-0"

1' 2' 4' 8'



BUILDING ELEVATION - LEVEL 15 EAST -
CAPITOL SIDE
1/8" = 1'-0"

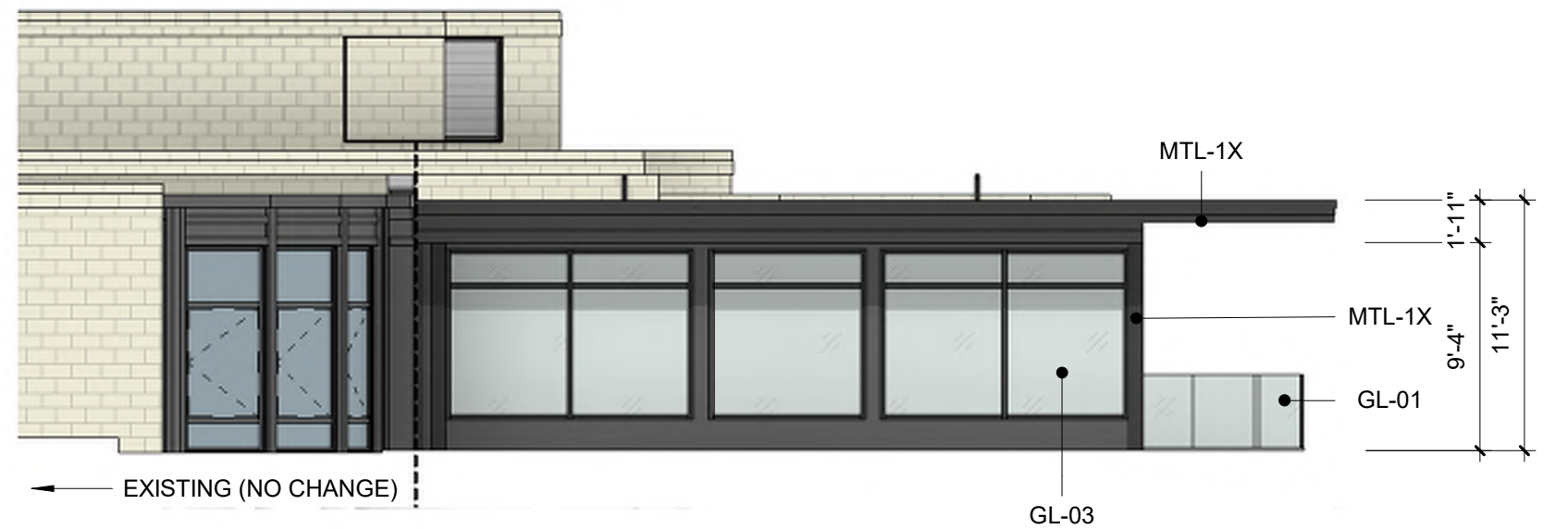


BUILDING ELEVATION - LEVEL 15
SOUTH - CAPITOL SIDE
1/8" = 1'-0"

BIRD-SAFE GLASS REQUIREMENTS:
BIRD SAFE GLASS SHALL BE
PROVIDED BY INCORPORATING A
PATTERN OF VISUAL MARKERS.

ALL GLASS WITHIN FIFTEEN (15)
FEET OF A BUILDING CORNER MUST
BE TREATED WHEN SEE
THROUGH OR FLY THROUGH
CONDITIONS EXIST.

ALL GLASS RAILINGS MUST BE
TREATED.



BUILDING ELEVATION - LEVEL 15 WEST
- CAPITOL SIDE
1/8" = 1'-0"

1/8" = 1'-0"
1' 2' 4' 8'

LEVEL 7 - CANOPY

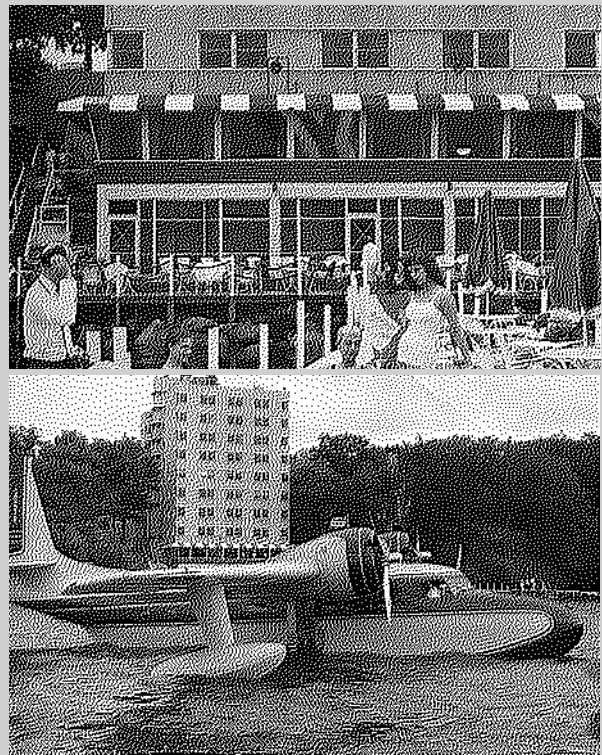
LOBBY , RESTAURANT & BAR

EXTERIOR:

- New exterior dining area layout
- New exterior awnings
- New FFE at exterior dining areas
- New exterior lighting at dining areas

ACCESS, SECURITY, OCCUPANCY:

- Maintain all egress stair access
- Elevator access control/ key card access
- Fire separations at stairs maintained



HISTORIC CONTEXT

The new 7th floor awning and Boathouse draw inspiration from the striped awnings and rich tonal palette of the original The Edgewater, re-interpreting their rhythm and character through a contemporary lens. Reminiscent of the vibrant lakeside atmosphere that once animated the edge of Lake Mendota, the design reconnects the expansion to the hotel’s historic identity—celebrating the legacy of Edgewater while bringing its spirit forward for a new generation.

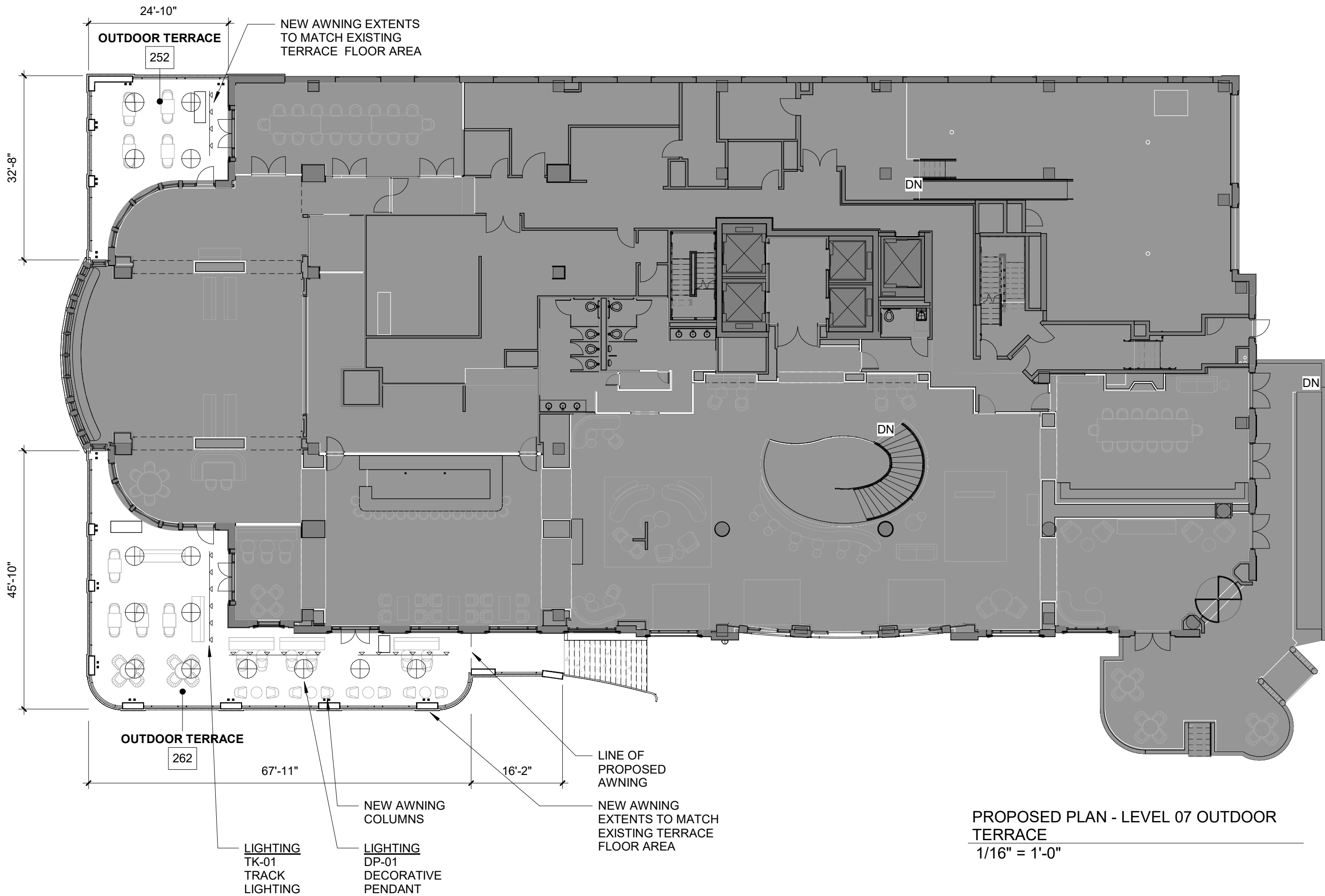


EXISTING EXTERIOR

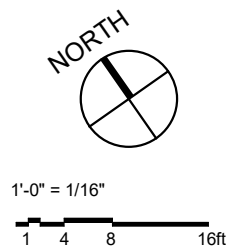


PROPOSED EXTERIOR





PROPOSED PLAN - LEVEL 07 OUTDOOR
TERRACE
1/16" = 1'-0"





BUILDING ELEVATION - LEVEL 7 WEST
 1/8" = 1'-0"



BUILDING ELEVATION - LEVEL 7 NORTH
 1/8" = 1'-0"

1/8" = 1'-0"
 1' 2' 4' 8'



BUILDING ELEVATION - LEVEL 7 EAST
1/8" = 1'-0"

1/8" = 1'-0"
1' 2' 4' 8'

LEVEL 5

MANSION HILL MARKET

INTERIOR:

- New Interior layout:
- New FFE and finishes
- New Concessions

EXTERIOR :

- Concessions window and Facade modifications
- Existing landscape planter modifications





LIGHTING
F-02 - LINEAR LED
LIGHT PANEL AT BOH
CONCESSION AREA

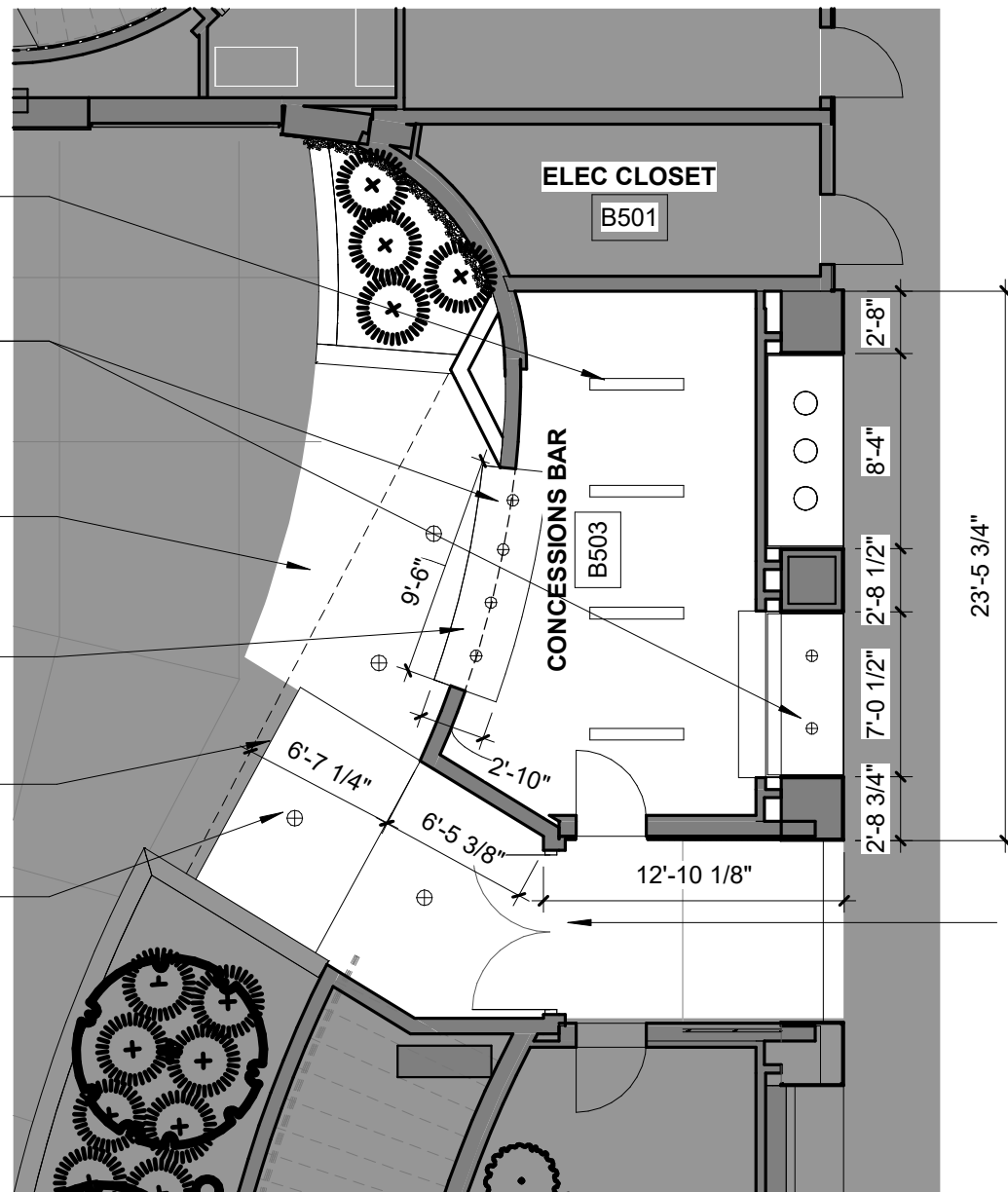
LIGHTING
DL-02 - RECESSED
DOWNLIGHT ABOVE
CONCESSION STAND
COUNTER

NEW PAVERS TO
MATCH EXISTING
OVER REMOVED
PLANTER AREA

NEW COUNTER AND
ROLLOUT SHUTTER

LINE OF NEW
OVERHANG
ABOVE

LIGHTING
DL-01 - RECESSED
DOWNLIGHT ABOVE



PROPOSED PLAN - LEVEL 05 -
ICEHOUSE - CONCESSION
1/8" = 1'-0"

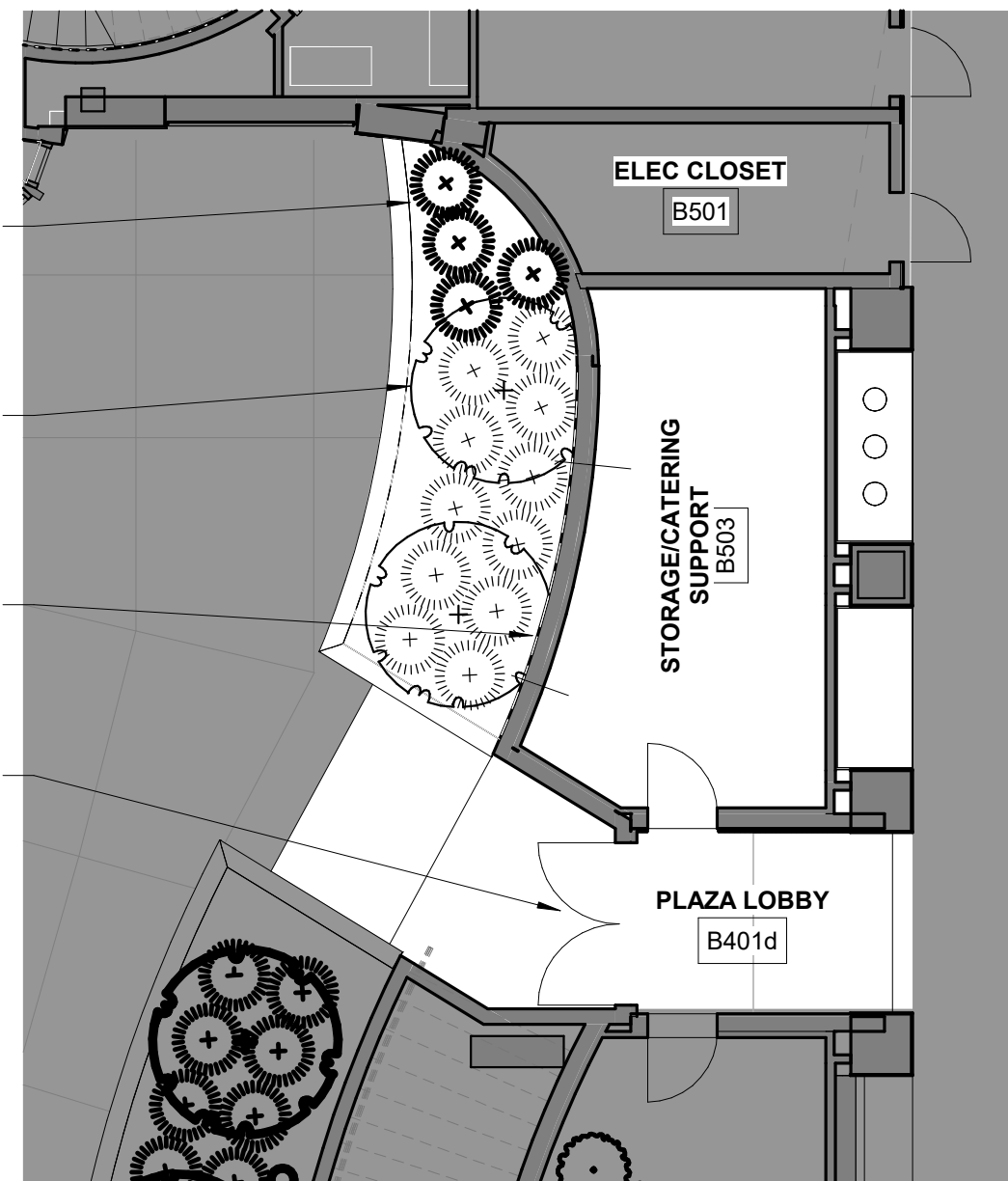
MAINTAIN AND
PROTECT EXISTING
PLANTINGS IN
PORTION OF
PLANTER TO REMAIN

REMOVE PORTION OF
EXISTING LANDSCAPE
PLANTER WALL AND
PLANTER BED

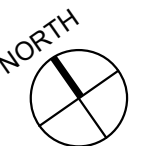
NEW OPENING IN
EXISTING WALL FOR
CONCESSIONS
WINDOW

REPLACE
EXISTING DOOR

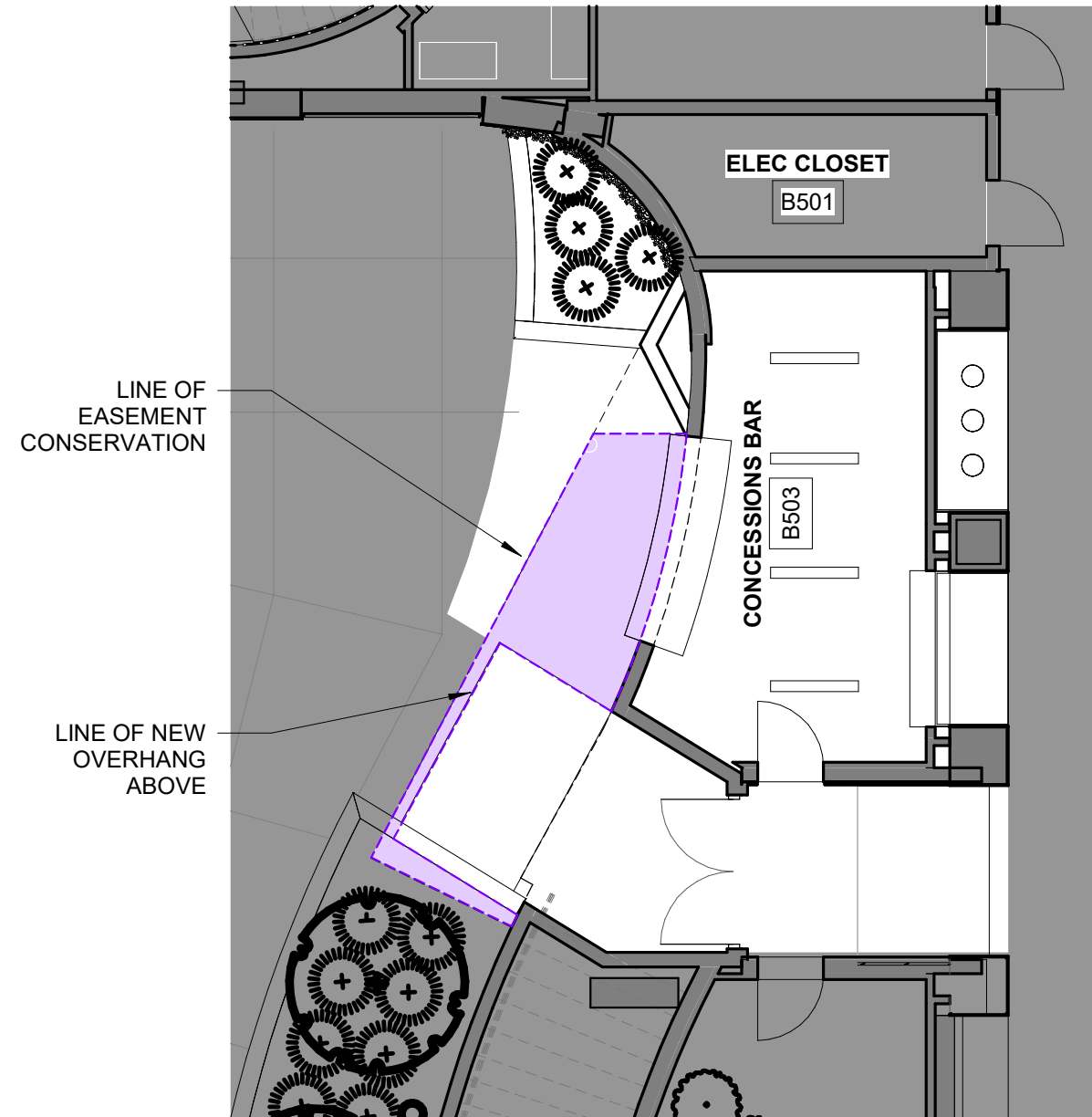
NEW DOOR
IN EXISTING
OPENING



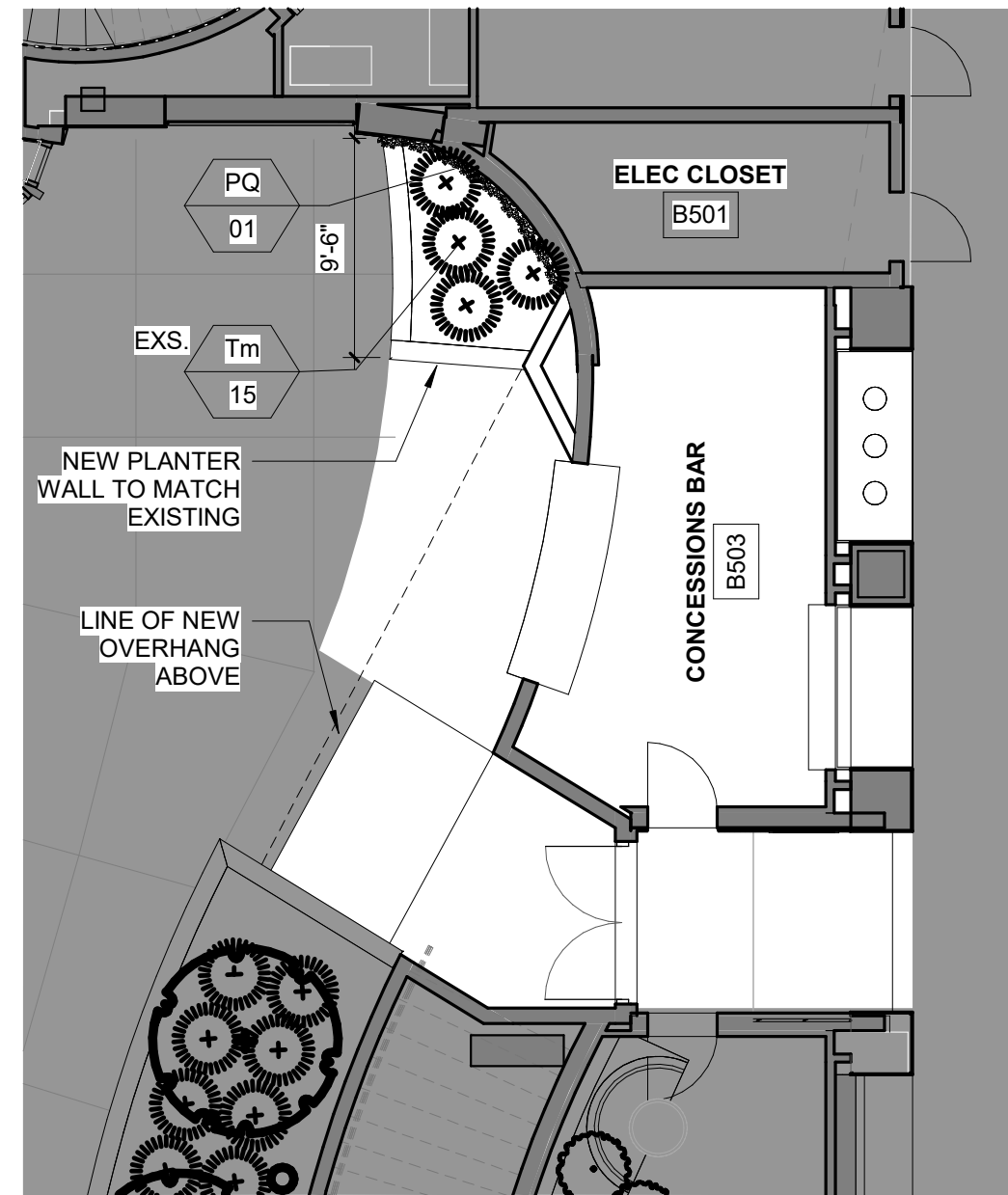
EXISTING PLAN - LEVEL 05 - ICEHOUSE -
CONCESSION
1/8" = 1'-0"



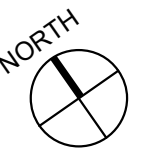
1/8" = 1'-0"
1' 2' 4' 8'



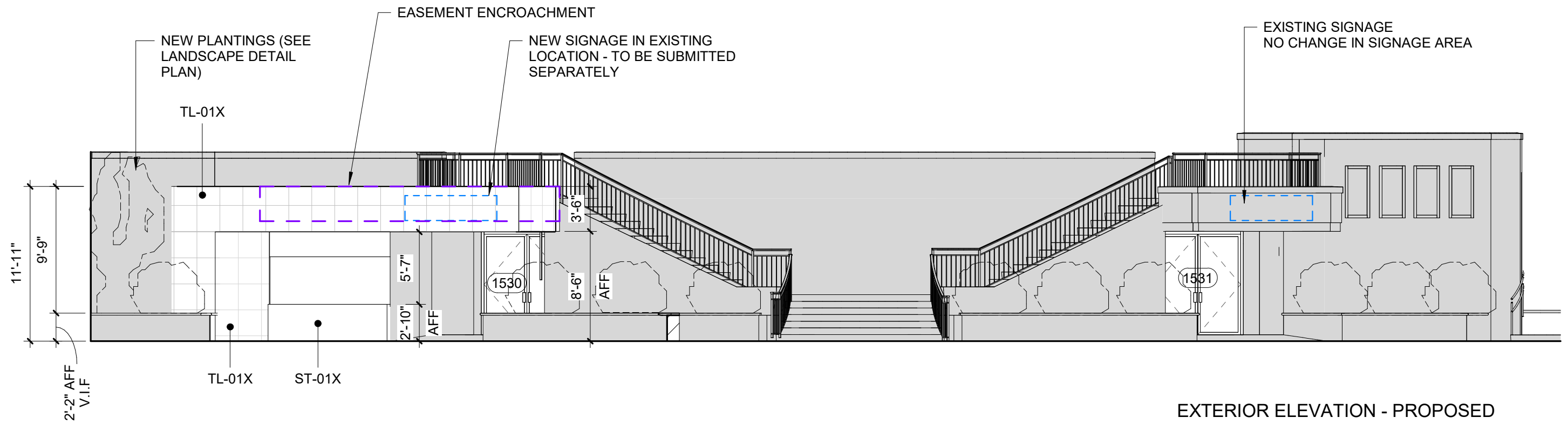
PROPOSED PLAN - LEVEL 05 -
ICEHOUSE - CONCESSION EASEMENT
ENCROACHMENT
1/8" = 1'-0"



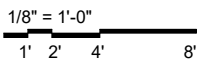
PROPOSED LANDSCAPE PLAN - LEVEL
05 - ICEHOUSE - CONCESSION
1/8" = 1'-0"



1/8" = 1'-0"
1' 2' 4' 8'



EXTERIOR ELEVATION - PROPOSED
ICEHOUSE PROPOSED
1/8" = 1'-0"

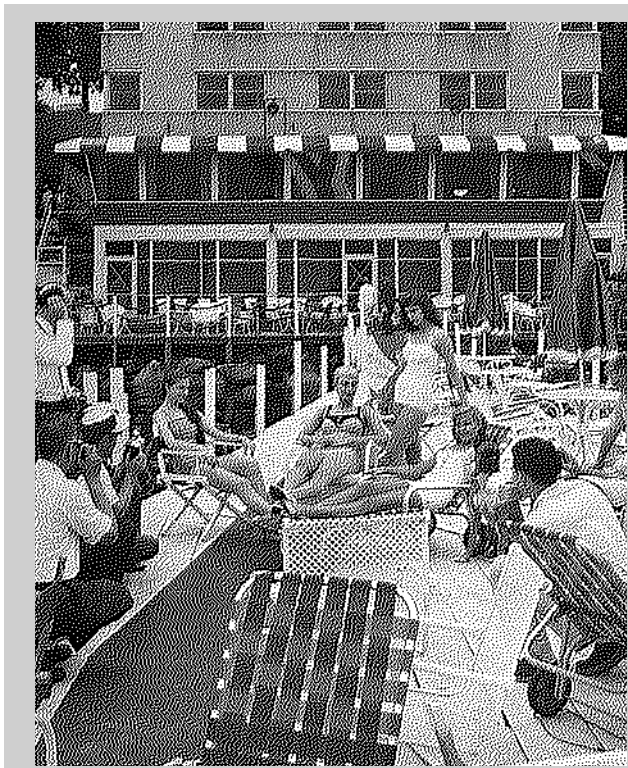


PROPOSED ELEVATION - LEVEL 05
1/8" = 1'-0"

LEVEL 1

BOATHOUSE CANOPY

EXTERIOR :
New Exterior Awning

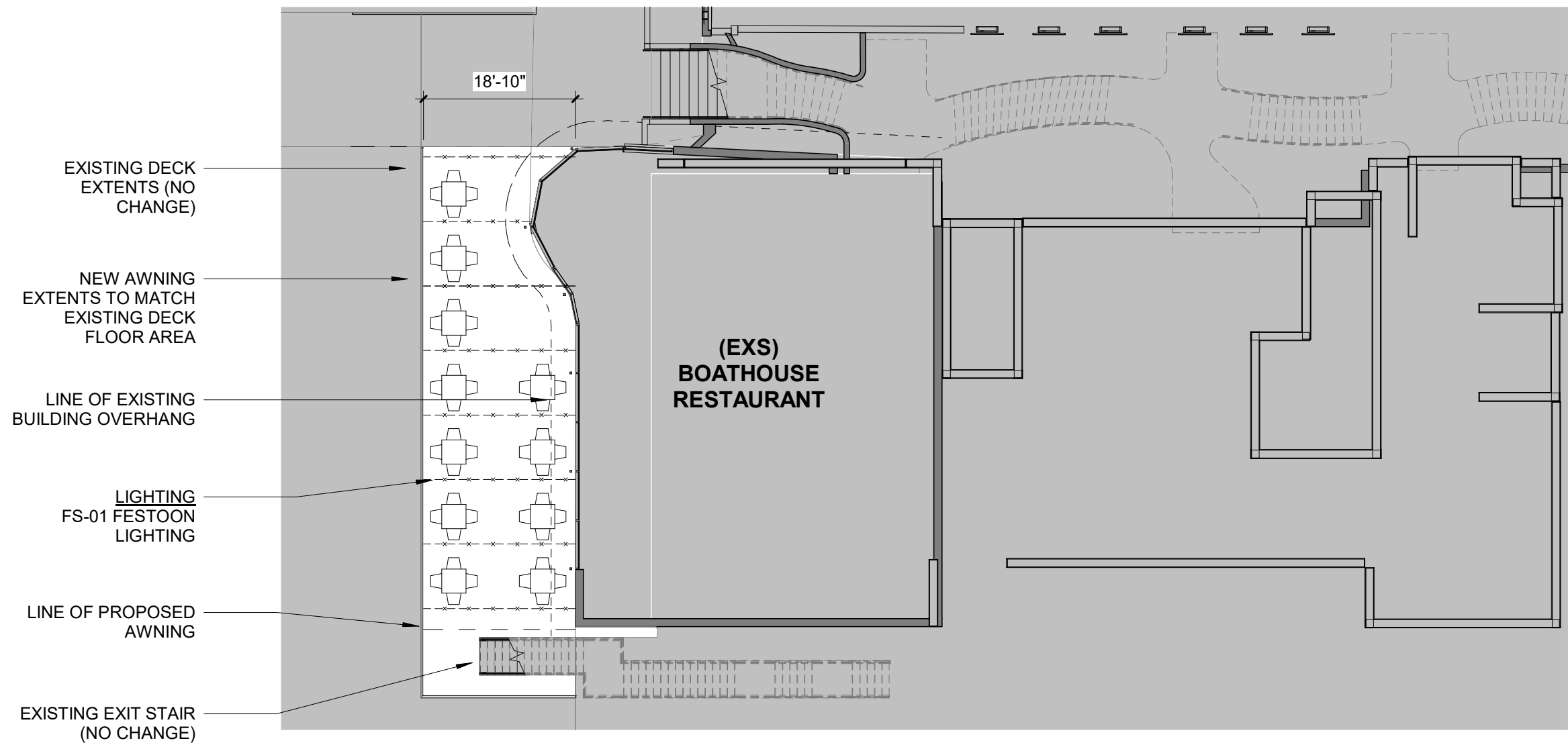


HISTORIC CONTEXT

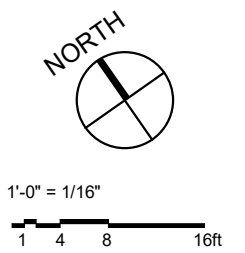
The new 1st floor awning and Boathouse draw inspiration from the striped awnings and rich tonal palette of the original The Edgewater, re-interpreting their rhythm and character through a contemporary lens. Reminiscent of the vibrant lakeside atmosphere that once animated the edge of Lake Mendota, the design reconnects the expansion to the hotel’s historic identity—celebrating the legacy of Edgewater while bringing its spirit forward for a new generation.

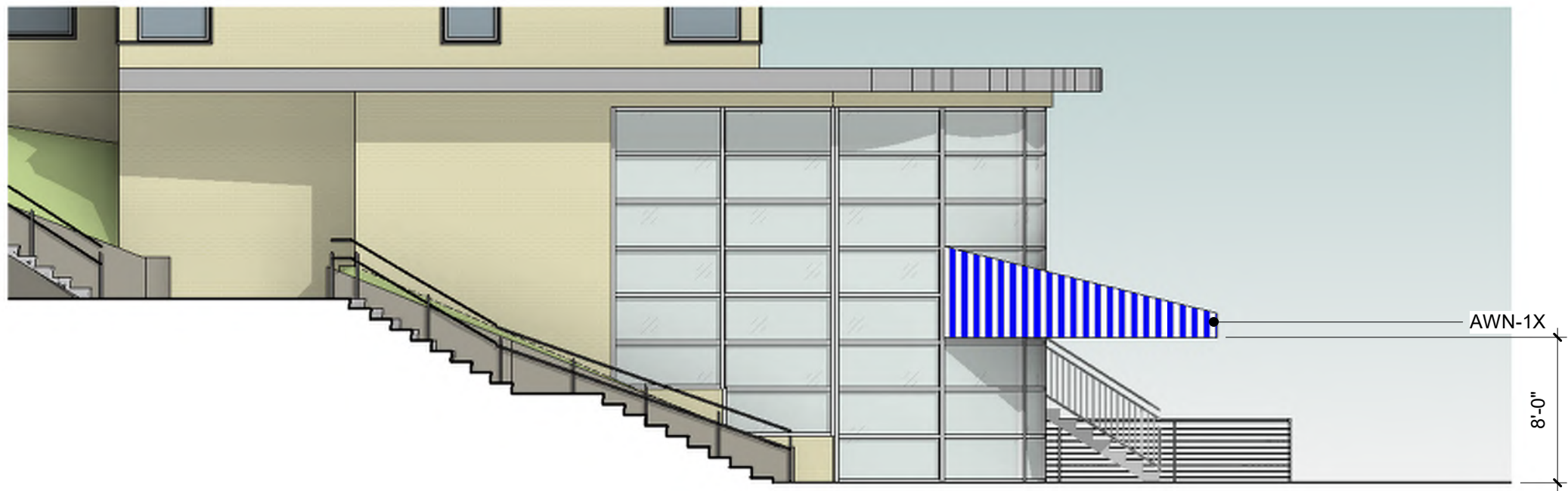






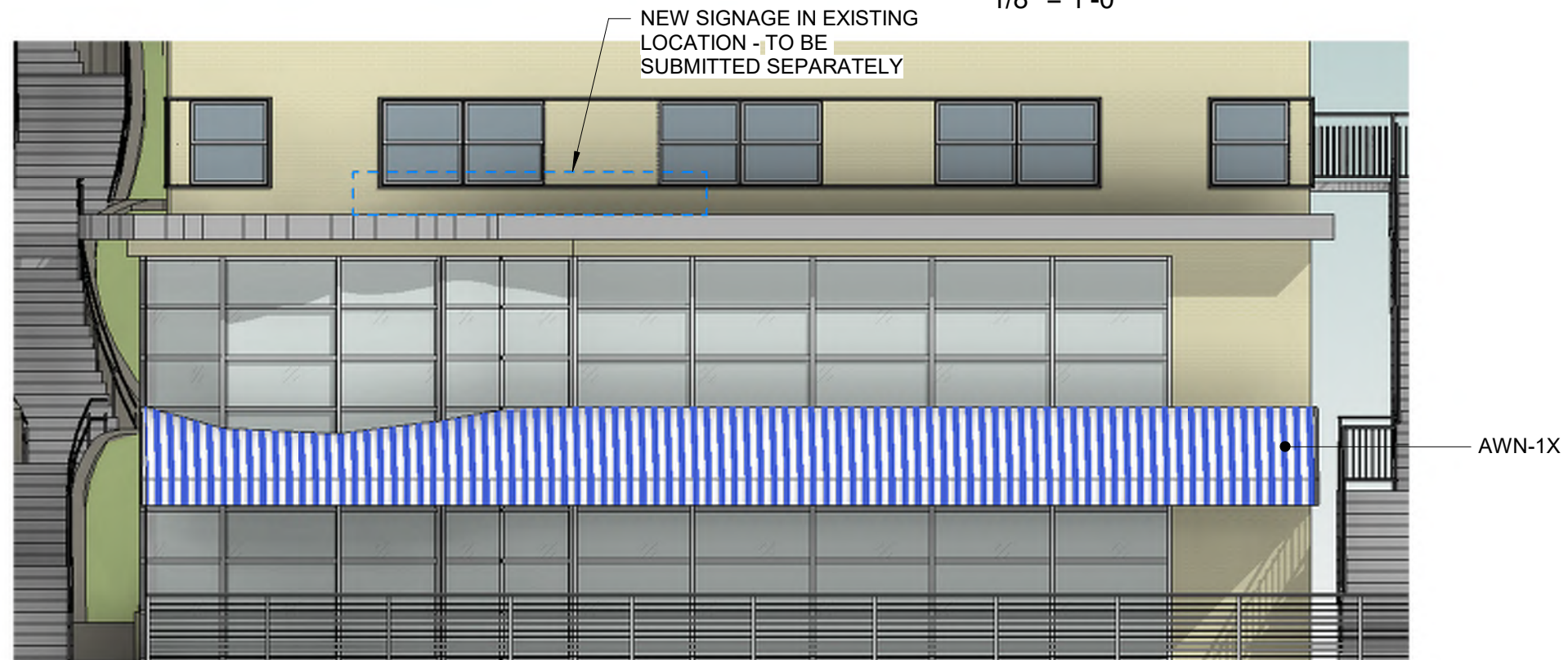
PROPOSED PLAN- LEVEL 1 -
BOATHOUSE TERRACE
1/16" = 1'-0"





BUILDING C ELEVATION - BOATHOUSE
EAST

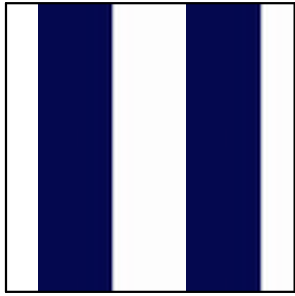
1/8" = 1'-0"



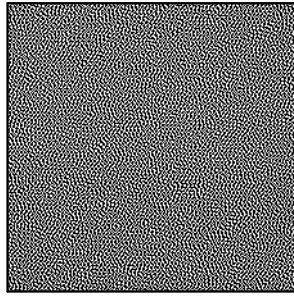
BUILDING ELEVATION - BOATHOUSE
NORTH

1/8" = 1'-0"

1/8" = 1'-0"
1' 2' 4' 8'



AWN-1X
VINYL-COATED POLYESTER



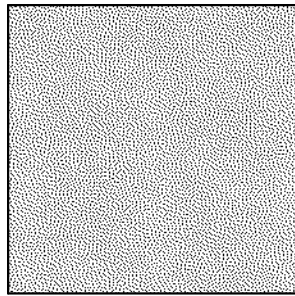
AWN-2X
ACRYLLIC AWNING FABRIC



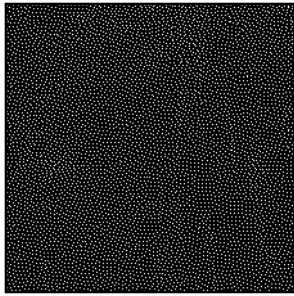
ACM-1X
ALUMINUM COMPOSITE
PANEL



EIFS-1X
EXTERIOR INSULATION
FINISHING SYSTEM



CF-1X
EXTERIOR STUCCO (WHITE)



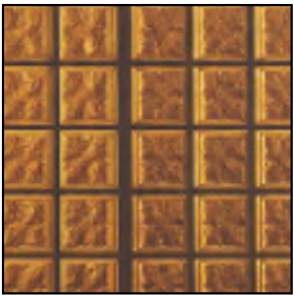
MTL-1X
EXTERIOR STRUCTURE FINISH



WD-08X
EXTERIOR WOOD SIDING



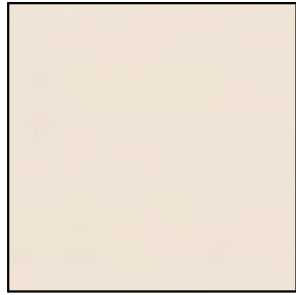
GL-01
BIRDSAFE GLASS WINDBREAK



GL-02
BACK LIT GLASS BLOCK



GL-03
INSULATED GLAZING UNITS
BIRD SAFE FRITTING WHERE
REQ'D



TL-01X
LARGE FORMAT DEKTON
CLADDING WITH HIDDEN
FASTENERS



ST-01X
EXTERIOR STONE
COUNTERTOP

<u>TAG</u>	<u>FIXTURE TYPE</u>	<u>MANUF / MODEL</u>	<u>CONTROL / OPERATION SCHEDULE</u>
DL-1	RECESSED DOWNLIGHT	TECH LIGHTING ENCL3R-F-L15-I ENCL3R-F-D-927-B-B 2700K TEMP	DIMMED DUSK TO 10PM AT 70% 11PM-DAYLIGHT AT 40% OFF DURING DAYLIGHT HOURS
DL-2	RECESSED DOWNLIGHT	TECH LIGHTING ENCL3R-F-L15-I ENCL3R-F-D-927-B-B 353LEDGATOPT 20 2700K TEMP	DIMMED DUSK TO 10PM AT 70% 11PM-DAYLIGHT AT 40% OFF DURING DAYLIGHT HOURS
DF-01	BUILT-IN DECORATIVE TABLE LAMP	SCOTT LAMP COMPANY 4039-M6	DIMMED DUSK TO 10PM AT 70% 11PM-DAYLIGHT AT 40% OFF DURING DAYLIGHT HOURS
DF-02	TABLE TOP PORTABLE DECORATIVE TABLE LAMP	ZAFFERANO PINA L DESK LAMP - RECHARGEABLE	SWITCHED ON DURING OPERATING HOURS OFF DURING DAYLIGHT HOURS
DP-01	DECORATIVE DOWNLIGHT PENDANT	PALECEK ANDORRA WICKER PENDANT - LARGE	DIMMED DUSK TO 10PM AT 70% 11PM-DAYLIGHT AT 40% OFF DURING DAYLIGHT HOURS

<u>TAG</u>	<u>FIXTURE TYPE</u>	<u>MANUF / MODEL</u>	<u>CONTROL / OPERATION SCHEDULE</u>
L-01	LINEAR LED LIGHTING AT BACK-LIT GLASS BLOCK FEATURE WALL	DIODELED VALENT WET LOCATION 24V DI-24V-VL5-27-W016 / DI-WL-12MM-EC-5 / DI- WPSL	DIMMED DUSK TO 10PM AT 70% 11PM-DAYLIGHT AT 40% OFF DURING DAYLIGHT HOURS
F-01	LINEAR LED DOWNLIGHT AT BOH AREAS	VALRIYA BPL SERIES VA-BPL-22	SWITCHED OCCUPANCY SENSOR
F-02	LINEAR LED DOWNLIGHT AT CONCESSION BOH AREAS	VALRIYA BPL SERIES VA-BPL-22	SWITCHED ON DURING OPERATING HOURS
FS-01	FESTOON LIGHTING	SIVAL LIGHTING KPSIGC66BK FESTOON LIGHTING	SWITCHED ON DURING OPERATING HOURS
TK-01	TRACK LIGHTING	BRUCK LIGHTING LX PRO- SW-30LM-27K-90-DZ2- BK	DIMMED DUSK TO 10PM AT 70% 11PM-DAYLIGHT AT 40% OFF DURING DAYLIGHT HOURS

