

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:

Paid _____ Receipt # _____
Date received 10/16/23 11:57 a.m.
Received by _____
Aldermanic District _____
Zoning District _____
Urban Design District _____
Submission reviewed by _____
Legistar # _____

Complete all sections of this application, including the desired meeting date and the action requested.

If you need an interpreter, translator, materials in alternate formats or other accommodations to access these forms, please call the phone number above immediately.

1. Project Information

Address: _____

Title: _____

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

UDC meeting date requested _____ November 8 2023

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)
 Signage Variance (i.e. modification of signage height, area, and setback)
 Signage Exception

Other

Please specify _____

4. Applicant, Agent, and Property Owner Information

Applicant name _____	Company _____
Street address _____	City/State/Zip _____
Telephone _____	Email _____
Project contact person _____	Company _____
Street address _____	City/State/Zip _____
Telephone _____	Email _____
Property owner (if not applicant) _____	
Street address _____	City/State/Zip _____
Telephone _____	Email _____

5. Required Submittal Materials

- Application Form**
- 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 CDR or Signage Variance review criteria is required.
- Development Plans** (Refer to checklist on Page 4 for plan details)
- Filing fee**
- Electronic Submittal***
- 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.

Each submittal must include fourteen (14) 11" x 17" **collated** paper copies. Landscape and Lighting plans (if required) must be **full-sized and legible**. Please refrain from using plastic covers or spiral binding.


Both the paper copies and electronic copies must be submitted prior to the application deadline before an application will be scheduled for a UDC meeting. Late materials will not be accepted. 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. All plans must be legible when reduced.

**Electronic copies of all items submitted in hard copy are required. Individual PDF files of each item submitted should be compiled on a CD or flash drive, or submitted via email to udcapplications@cityofmadison.com. The email must include the project address, project name, and applicant name. Electronic submittals via file hosting services (such as Dropbox.com) are not allowed. Applicants who are unable to provide the materials electronically should contact the Planning Division at (608) 266-4635 for assistance.*

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 Tim Parks, Jessica Vaughn on October 12, 2023.
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 Curt Brink Relationship to property Developer
 Authorizing signature of property owner  Date 10/16/23

7. Application Filing Fees

Fees are required to be paid with the first application for either initial or final approval of a project, unless the project is part of the combined application process involving the Urban Design Commission in conjunction with Plan Commission and/or Common Council consideration. Make checks payable to City Treasurer. Credit cards may be used for application fees of less than \$1,000.

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

- Urban Design Districts: \$350 (per §35.24(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 signage variances (i.e. modifications of signage 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

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. Applicants may, at their discretion, request to make an Informational Presentation to the UDC prior to seeking any approvals to obtain early feedback and direction before undertaking detailed design. 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 Variance 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

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.

When presenting projects to the UDC, applicants must fill out a registration slip provided in the meeting room and present it to the Secretary. Presentations should generally be limited to 5 minutes or as extended by motion by consent of the Commission. The Commission will withhold questions until the end of the presentation.

Applicants are encouraged to consider the use of various graphic presentation material including a locator map, photographs, renderings/model, scale drawings of the proposal in context with adjacent buildings/uses/signs, etc., as may be deemed appropriate to describe the project and its surroundings. Graphics should be mounted on rigid boards so that they may be easily displayed. **Applicants/presenters are responsible for all presentation materials, AV equipment and easels.**

URBAN DESIGN DEVELOPMENT PLANS CHECKLIST

The items listed below are minimal 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 (include material 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
- Proposed Signage (if applicable)
- 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)
- PD text and Letter of Intent (if applicable)
- Samples of the exterior building materials (presented at the UDC meeting)

4. Comprehensive Design Review (CDR) and Variance Requests (*Signage applications only*)

- Locator Map
- Letter of Intent (a summary of how the proposed signage is consistent with the CDR or Signage Variance 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



October 16, 2023

City of Madison
Urban Design Commission Informational Submittal

Re: **Letter of Intent for Proposed Development
929 East Washington Avenue Hotel**

Dear Commission Members and City Staff:

We are pleased to present the enclosed documents for a new dual brand hotel, with an extended stay and lifestyle inspired brand. This project is the next phase of the development of the 900 block of East Washington Avenue. The Hotel Indigo including the restoration of the historic Kleuter Building, the WHEDA building at 908 East Main Street as well as phase one of the parking structure have been completed on the block.

This phase of the project will require a major alteration to an approved Conditional Use for a building taller than 5 stories located in the TE zoning district. The project is located within Urban Design District 8 along the East Washington Capitol Gateway Corridor in Sub Block 13 A. The project follows the established requirements for building heights, façade height, minimum and maximum setback, and step back requirements.

The 929 East Washington Avenue Hotel will have approximately 265 rooms and will add approximately 160 parking stalls in an horizontal addition to the existing parking structure. The first floor of the hotel will house the entrance, vehicular drop off and elevator lobby along with a banquet hall and prefunction space. The street level terrace along East Washington Avenue is designed to accommodate outdoor seating and dining.

The exterior design of the building is influenced by the historic brick Kleuter building as well as the historic industrial nature of the East Rail Corridor. Exterior materials include a buff-colored brick with dark metal or precast concrete accents. The black accents and articulated window framing relate to both the Hotel Indigo, the Kleuter Building and the WHEDA building, while the buff color brick, similar to Cream City brick, provides a contrast to the other red and brown brick buildings on the block.

The set back and step back requirements of Urban Design District 8 create a podium building with a terrace on the 6th floor. The terrace on the sixth floor will provide a destination amenity space for the hotel that includes outdoor dining, a hot tub, outdoor seating and recreation space. A bar, lounge space and meeting rooms on the 6th floor will open on to the terrace and provide views overlooking Breese Stevens field. A portion of the outdoor amenities will be located to the south of the hotel on the existing parking structure roof. A portion of the upper roof will be a green roof for storm water management.

Emergency generators and transformers are enclosed in the parking structure and will face the internal drive. A trash enclosure is located on the ground floor along South Brearly Street.

Parking is provided in the parking structure above the first floor and in the center of the block. The hotel project will add on to the existing phase one parking structure. The parking structure is shared with the other buildings on the block including the future 920 East Main Street condominiums, the WHEDA building and the Hotel Indigo. The addition to the parking structure

will add approximately 160 vehicle stalls for a total of approximately 540 stalls. Three floors of parking are located above the first floor along East Washington Avenue and are enclosed and screened with frosted glazed windows.

Site Description

The 4.3-acre property is located on the 900 block of East Washington Avenue, bounded by South Paterson Street, East Main Street, South Brearly Street and East Washington Avenue, with the exception of a 10,800 square foot parcel for the Madison Credit Union, on the corner of South Brearly Street and East Washington Avenue.

Project Data

Zoning District: TE, Traditional Employment

Urban Design District 8

Aldermanic District 6, Marsha Rummel

Building Use: Hotel, Banquet Hall, Bar, Café and Parking

Building Stories: 15 Stories

First Floor Elevation: 852' (18" above grade)

Building Height: 155'-6" , tops out at elevation: 1007'-6"

Maximum height allowed per FAA within 3-mile radius of the airport: Elevation: 1009' or 157.0' tall

Setback from property line along East Washington: 15'

Urban Design District Eight – Preliminary Summary of Standards & Requirements: Block 13.a

1. Building Height Requirements:
 - a. 12 stories maximum with 3-5 stories at the street level.
 - b. Building Height provided: 15 stories with 4 stories at street level
 - c. Building Height requirement: Maximum height without bonus stories: 147'
 - d. Building height proposed: approximately 155'-6", this is 8'-6" over the maximum that the building height allows before the bonus story allowance.
 - e. 3 bonus stories are allowed on block 13 A.
 - f. Bonus story requirements fulfilled by:
 - i. Structured parking shared by multiple users with space for public use – for visitors, restaurant and bar parking.
 - ii. Mid-block and through block public pedestrian, bike and or vehicular connections.
 - iii. Rehabilitation of historic structures: Kleuter Building has been restored as part of the block redevelopment and the Wisconsin Telephone Garage and Warehouse is planned to be restored at a later date.
2. Building Location and Orientation Requirements:
 - a. Building Location and Orientation provided: 15' setback along East Washington
3. Parking and Service Area Requirements:
 - a. Parking should be located behind or along the side of the building. No additional access points shall be added along East Washington.
 - b. Parking and Service Areas Provided: Structured parking is in the center of the block and behind the current proposed development. Loading and trash are located in a screened trash/loading enclosure off Brearly St. to the northeast. Subsequent future phases will continue to enclose and screen the centrally located parking structure. No new surface parking is proposed for this phase.
 - c. The main parking access is from East Washington Ave, South Brearly and South Paterson Streets.
4. Landscaping and Open Space Requirements:
 - a. Street façade along East Washington shall provide a dual canopy of trees along both the building setback and the public right of way.
 - b. Landscaping and Open Space Provided: A dual tree canopy is provided along East Washington along with a raised terrace for outdoor seating.
 - c. A green roof is located above the parking structure. A green roof for stormwater management is located on the uppermost roof.
5. Building Massing and Articulation Requirements:

- a. All visible sides of the building shall be designed with details that complement the façades. Architectural details at the ground floor shall be provided to enhance the pedestrian character of the street. Mechanical equipment shall be screened and integrated with the building design.
- b. Building Massing and Articulation Provided: The ground floor of the building provides glazing and transparency to the public hotel spaces and banquet hall pre-function space, along with an articulated façade of masonry with metal panel accents. First floor uses are intended to activate the street and outdoor terrace.
- c. The 4-story building base is articulated with frosted glass windows concealing the parking structure floors above the first floor. The upper floor volume continues the brick façade detailing accentuating the verticality of the building with large windows. The building massing is configured to hold the corner of East Washington Avenue and the internal drive and to maximize the green roof amenity space/bar for greater interaction with the street.
6. Materials and Color Requirements:
 - a. Exterior material shall be durable, high-quality materials and appropriate for external use.
 - b. Materials and Colors Provided: Durable materials shall be used. The building is mostly a brick building, along with metal panel accents.
7. Window and Entrance Requirements:
 - a. In non-retail buildings 40% of the ground floor shall be windows. Window and Entrances provided: 41% of the ground floor will be windows on the primary street façade.
 - b. A positive visual termination at the top of the building with decorative cornices or parapets should be provided. The design has a articulated termination at the top of the building.
 - c. New corner building should be located near the sidewalk edge and should define the street intersection with distinctive architectural features...such as recessed entries. The project has a recessed entry with decorative light fixture to highlight the hotel pedestrian entry point at the corner of East Washington Avenue and the internal drive.
8. Restoration of Buildings with Historic Value Requirements: Owners are encouraged to restore the original character of historically significant buildings.
 - a. Restoration of Buildings with Historic Values Provided: The Kleuter Wholesale Grocery Warehouse building was designed by Alvin E. Small and built in 1915. It was built for Kleuter and Co, one of Madison's most well-known wholesale groceries at the time. The five-story building consisted of brick and cast-in-place reinforced concrete. The primary façades along East Washington Avenue and South Peterson Street are brick façades and were designed in the prairie school style. These façades remain largely unaltered. All exterior façades were restored to their original character as part of the historic restoration and reuse as the Hotel Indigo.
 - b. The Wisconsin Telephone Co. Garage and Warehouse building at 926 East Main Street will remain in place and repurposed when the right tenant is identified. The brick garage has masonry buttresses and a gabled metal roof, it was built in 1929 in a Colonial Revival style, the architects were Herbst and Kuenzli. The project is not registered as a landmark but is eligible for the designation.
9. Signage
 - a. Branding and wayfinding signage will be incorporated into the architecture of the building and site entrances.
 - b. A signage package is not part of this submittal and will be completed for submittal to the Urban Design Commission.

Sustainability and Energy Efficiency

The project has several sustainable and energy efficiency measures. Located in an urban redevelopment district the project provides added density on an underutilized site in downtown Madison, reducing sprawl and saving greenspace. Two historic buildings on the block will remain and be restored. The project contains all structured parking within the center of the site creating a better pedestrian experience at the street level. By not over building parking stalls the project encourages use of mass transit and other means of transit beside personal vehicles, which also helps to reduce traffic and reduce greenhouse emission. Green roofs will create a connection to nature and allow users to be outside within a landscaped area in the center of the city. The green roofs will reduce storm water runoff from the site and reduce the urban heat island effect.

The HVAC system for the hotel will be a heat pump system. The system will have a recirculating water or refrigerant loop that allows heating and cooling to occur at the same time, creating efficiencies by extracting heat to cool a portion of the building while using that extracted heat to heat another portion of the building. The boilers will be high efficiency condensing boilers. The building will utilize LED light fixtures throughout saving electrical energy. EV charging stations will be incorporated to meet City of Madison Ordinances. The team will work with Focus on Energy to study additional energy efficiency measures.

Project Team

Owner Developer:	Archipelago Village, LLC PO Box 512 505 N Carrol Street Madison WI 53701	Curt Brink, Mike Engen
Architect:	Potter Lawson, Inc.	Doug Hursh, Peter Harmatuck, Jaime Denman
Civil Engineer:	OTIE	John Thousand
Landscape Architect:	Saiki Design	Rebecca DeBoer
Lighting Designers:	Lighting Ergonomics	Mandar Bankhele
Traffic/TDM Engineer:	Strand Associates	Jeff Held
Parking Consultant:	Walker Parking Consultants	Brad Navarro
Attorneys:	Carlson Black O'Callaghan & Battenberg	Matt Carlson & Dan O'Callaghan

Schedule

The Land Use Application will be submitted in October or November. The project is scheduled to start construction in the Summer of 2024 and be completed and occupied by Winter of 2025, approximately 16 months of construction.

Thank you for reviewing the proposed development documents. We are excited to present the design for this new mixed-use, urban infill development. Please contact me if you have any questions regarding this submittal.

Sincerely,



Douglas R. Hursh, AIA, LEED AP
Principal-in-charge of Design

929 East Washington Avenue Hotel

929 E. Washington Ave.

Madison, WI

2016.36.02.4

10/16/2023 UDC INFORMATIONAL SUBMITTAL

Drawing Index

C = Issued for Construction
B = Issued for Bidding
R = Issued for Reference Only

**Potter
Lawson**

Success by Design

Architect:

749 University Row Suite 300

Madison, WI 53705

608-274-2741



PRELIMINARY
NOT FOR CONSTRUCTION

929 East Washington Avenue
Hotel

929 E. Washington Ave.
Madison, WI

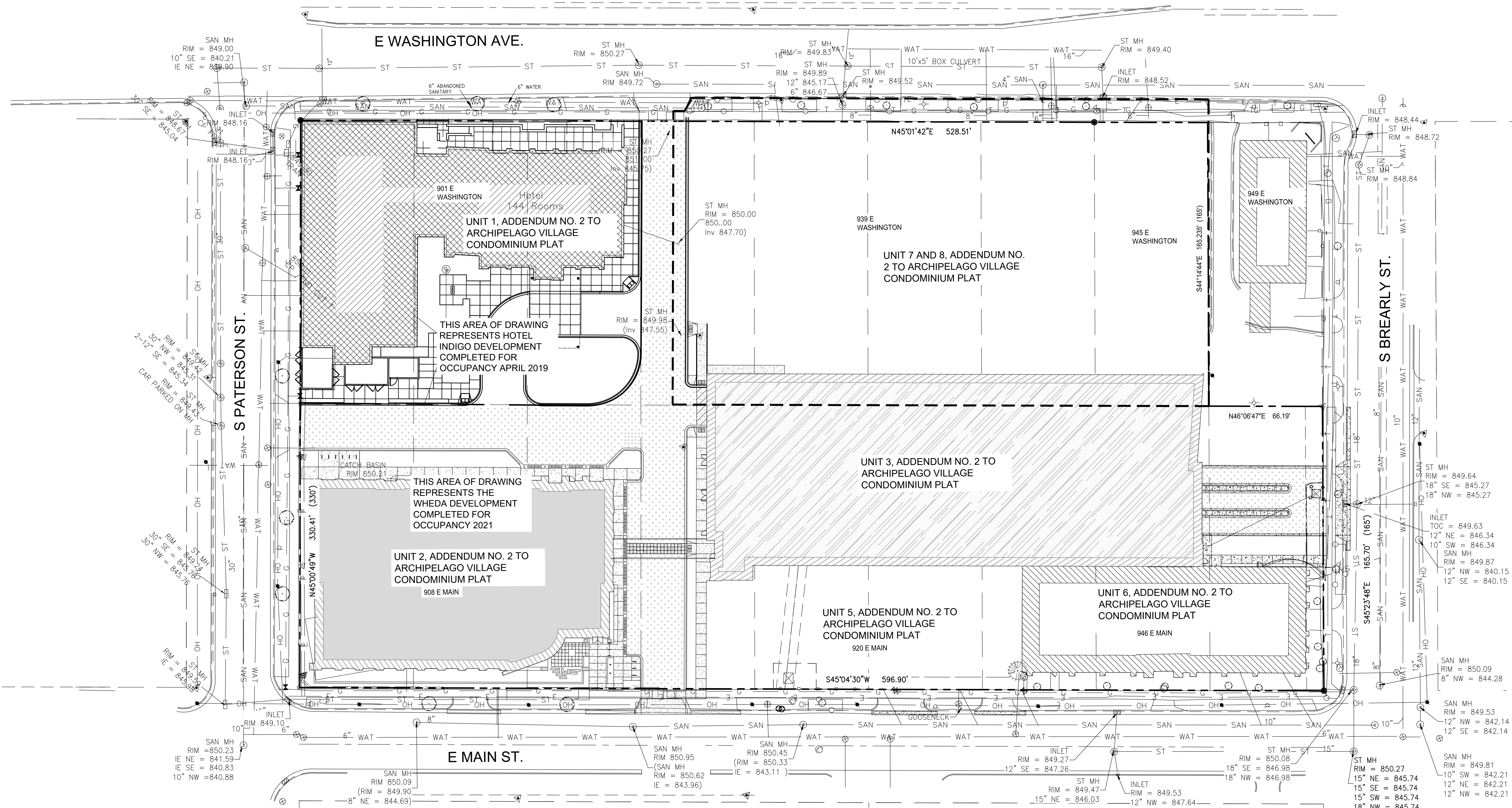
2016.36.02.4

DATE	ISSUANCE/REVISIONS

COVER DRAWING

CD-01

Notes: _____



**Archipelago - 929
Phase 2**

929 E Washington Ave
Madison, Wisconsin

2016.36.02

Date	Issuance/Revisions	Symbol
02/28/2022	LAND USE SUBMITTAL	

**EXISTING
SITE PLAN**

SV100

LEGEND

○ SANITARY MANHOLE	— WAT — BURIED WATER MAIN
○ YARD CLEANOUT	— SAN — SANITARY SEWER
○ STORM MANHOLE	— ST — STORM SEWER
○ STORM INLET	— SF — SILT FENCE
○ STORM CATCH BASIN	— RD — ROOF DRAIN
○ APRON ENDWALL	— OH — OVERHEAD WIRES
○ WATER MANHOLE	— CATV — BURIED CABLE TV LINES
○ HYDRANT	— E — BURIED ELECTRIC
○ WATER VALVE	— T — BURIED TELEPHONE
○ GAS METER	— FO — FIBER OPTIC
○ GAS VALVE	— G — BURIED GAS MAIN
○ LIGHT POLE	— CAUTION
○ TRAFFIC SIGNAL	— PROPERTY LINE
○ MONITORING WELL	— UTILITY EASEMENT
○ ELECTRICAL OUTLET	— SETBACK LINE
○ UTILITY POLE	▨ BUILDING TO BE DEMOLISHED
○ GUY WIRE / DEAD MAN	▨ BUILDING TO REMAIN
○ ELECTRIC PEDESTAL	— — — FUTURE CONDOMINIUM BOUNDARY LINE
○ ELECTRIC MANHOLE	
○ CABLE PEDESTAL	
○ BOLLARD	
○ SIGN	
○ HANDICAP RAMP	
○ HANDICAP STALL	
○ STONE WALL	

DESCRIPTION:
PARCEL A LOT 13, BLOCK 158, ORIGINAL PLAT OF THE CITY OF MADISON, IN THE CITY OF MADISON, DANE COUNTY, WISCONSIN, TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR RAILROAD SPUR TRACK AS SET FORTH IN VOLUME 295 OF DEEDS, PAGE 287, AS DOCUMENT NO. 42868, AND EXCEPT GRANT TO MAUIZ PAINT AND GLASS COMPANY AS SET FORTH IN VOLUME 83 OF MISC. PAGE 331, AS DOCUMENT NO. 49073.
PARCEL B LOTS 1 THROUGH 8 INCLUSIVE, LOTS 10 THROUGH 12 INCLUSIVE, AND LOTS 14 THROUGH 18 INCLUSIVE, BLOCK 158, ORIGINAL PLAT OF MADISON, IN THE CITY OF MADISON, DANE COUNTY, WISCONSIN.

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE C. AREAS OF MINIMAL FLOODING AS INDICATED ON FLOOD INSURANCE RATE MAP - CITY OF MADISON, DANE COUNTY, WISCONSIN, PANEL 10 OF 30, COMMUNITY-PANEL NO. 550083 0010 D- MAP REVISED SEPTEMBER 18, 1986.

NOTES:
ALL BEARINGS ARE REFERENCED TO THE NORTHWESTERLY LINE OF BLOCK 158, N45°01'42"E ASSUMED.
GAS AND ELECTRIC INFORMATION IS FROM MADISON GAS AND ELECTRIC COMPANY.
SANITARY SEWER, WATER AND STORM SEWER INFORMATION IS FROM CITY OF MADISON ENGINEERING DIVISION.
ZONING DISTRICT IS TRADITIONAL EMPLOYMENT

ALL BENCH MARKS ARE TOP OF HYDRANT AND ARE CITY OF MADISON DATUM

BENCH MARKS
B.M. 1 = HYDRANT AT THE SOUTHERLY CORNER OF EAST WASHINGTON AVE. AND PATERSON STREET
B.M. 2 = 853.89 = HYDRANT MID-BLOCK ON EAST WASHINGTON AVE.
B.M. 4 = 852.52 = HYDRANT AT THE WESTERLY CORNER OF PATERSON STREET AND MAIN STREET
B.M. 5 = 854.12 = MID-BLOCK ON EAST MAIN STREET
B.M. 6 = 852.74 = EASTERLY CORNER OF MAIN STREET AND PATERSON STREET
B.M. 7 = 852.21 = MID-BLOCK ON SOUTH PATERSON STREET

The locations of existing utilities installations as shown on this drawing were obtained from the records of municipality and local utility records. The accuracy of these records cannot be guaranteed or certified to. There may be other underground utility installations within the project area that are not shown.



Project site along E. Washington Ave. (Phase 1 Parking Ramp is visible in background)



Project site viewed from Phase 1 Parking Ramp looking toward Hotel Indigo



Hotel Indigo at E. Washington Ave. and S. Paterson St.



Project site with Phase 1 Parking Ramp, Madison Credit Union, and Hotel Indigo in distance



Project site from S. Brearly St.



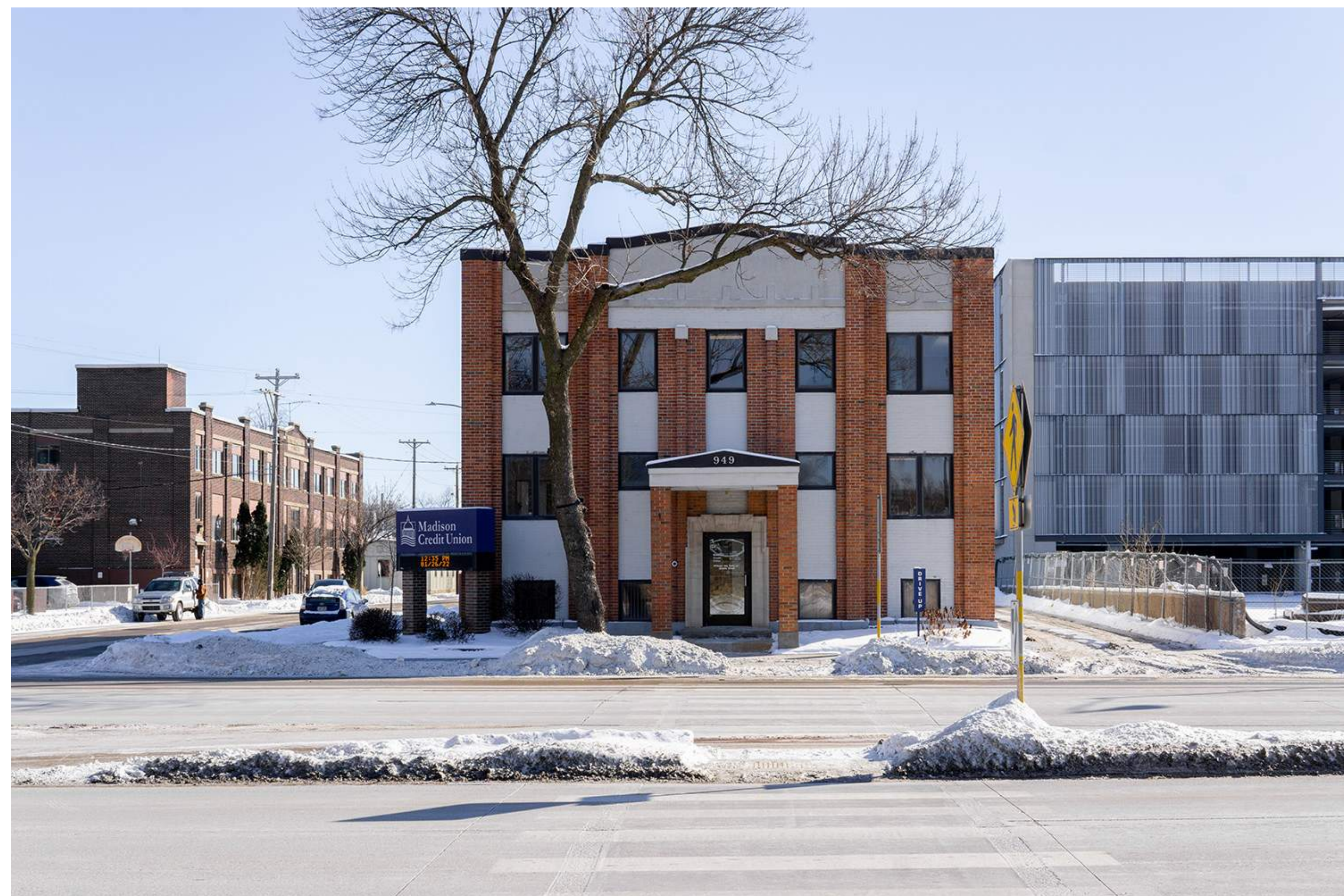
Hotel Indigo viewed from Phase 1 Parking Ramp



WHEDA Building at E. Main St. and S. Paterson St.



WHEDA Building and Phase 1 Parking Ramp along E. Main St.



Madison Credit Union at E. Washington Ave. and S. Brearly St.



Wisconsin Telephone Company Building at E. Main St. and S. Brearly St.

SITE CONTEXT IMAGES

929 East Washington Avenue Hotel - 2016.36.02.4

10/16/23



Lyric Apartments and side of Madison Credit Union



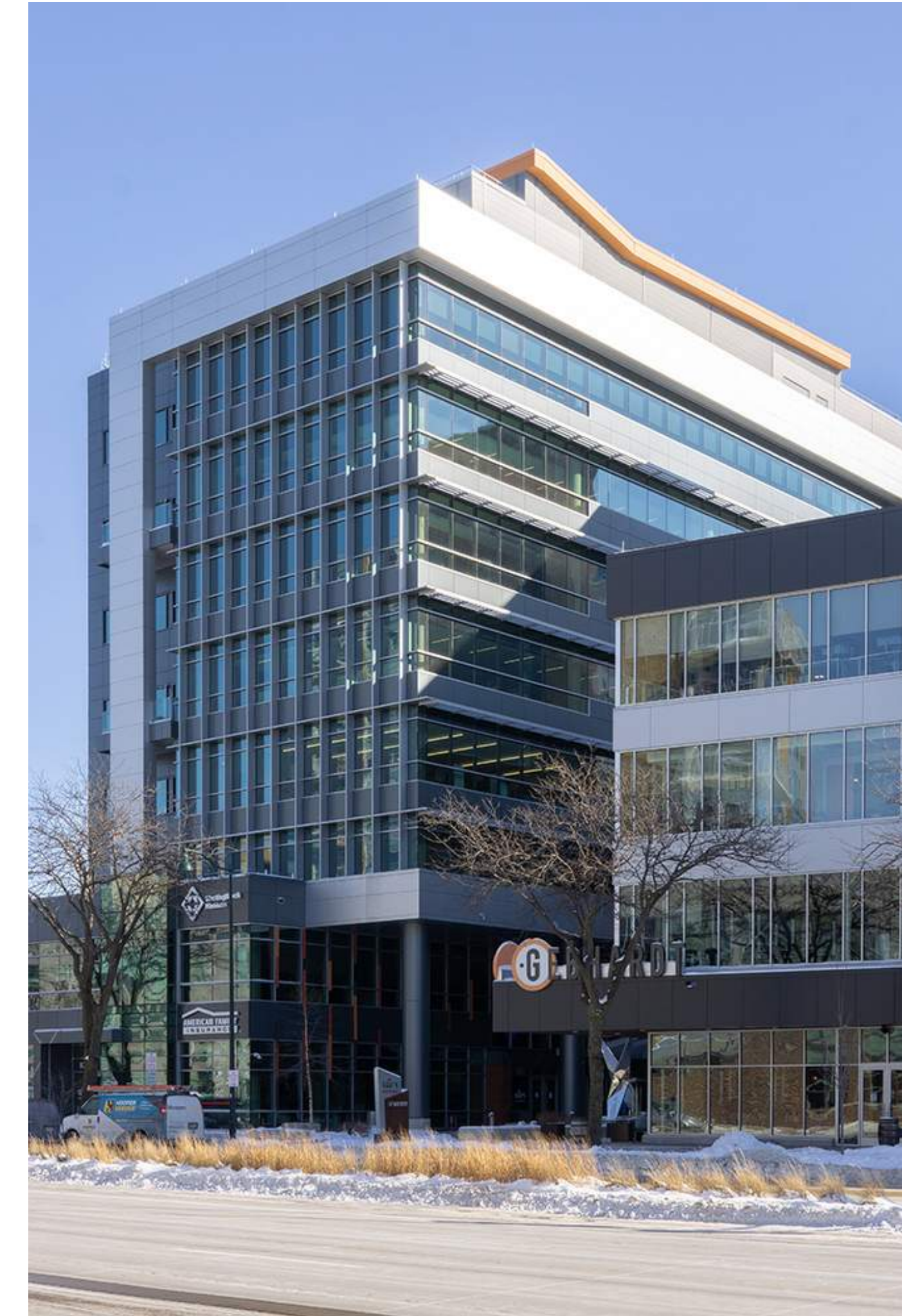
E. Washington Ave. toward Galaxie Apartments



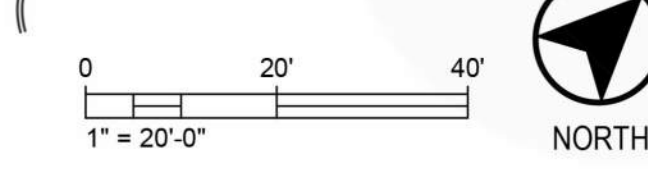
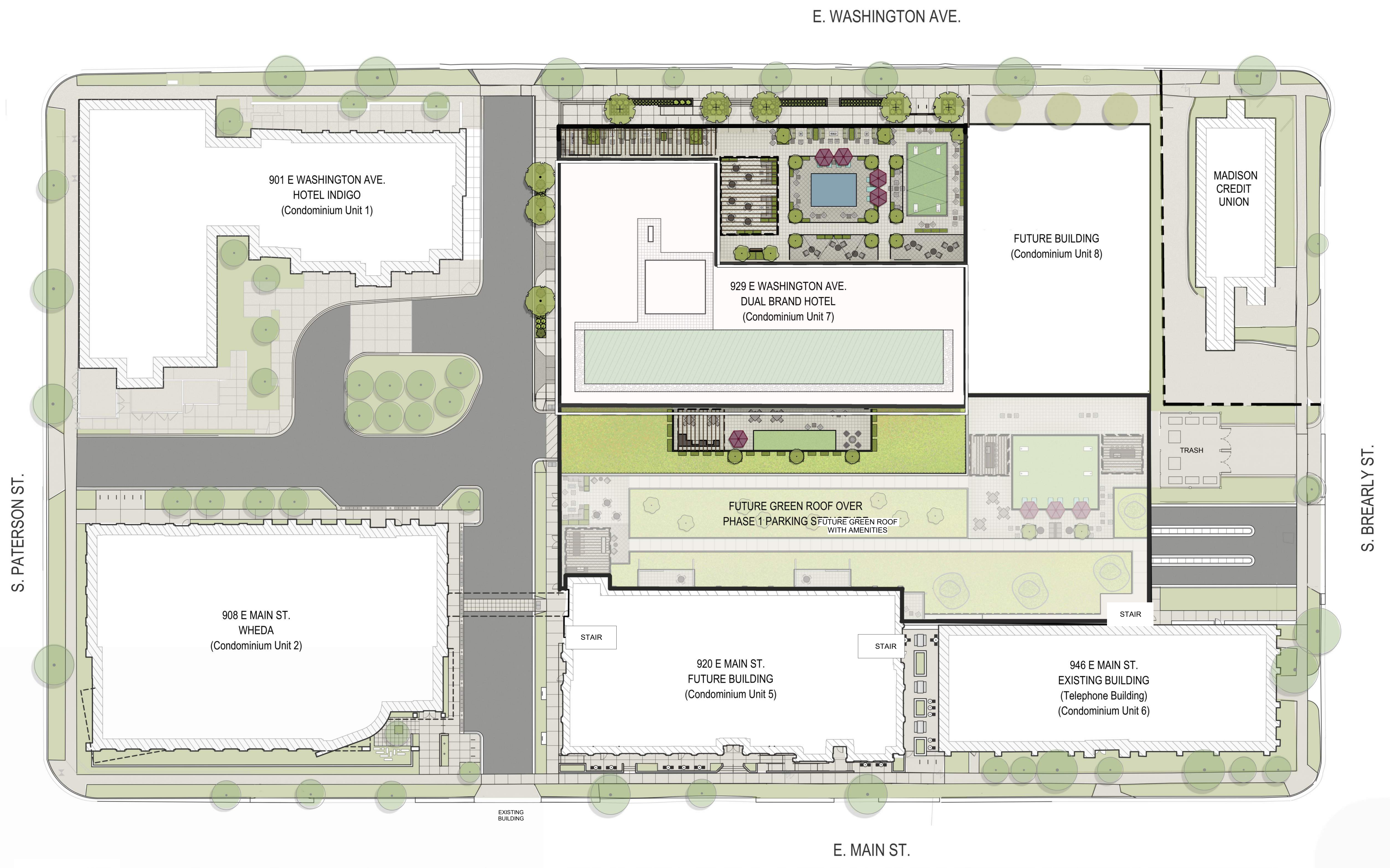
The Sylvee from the South Livingston Street Garage



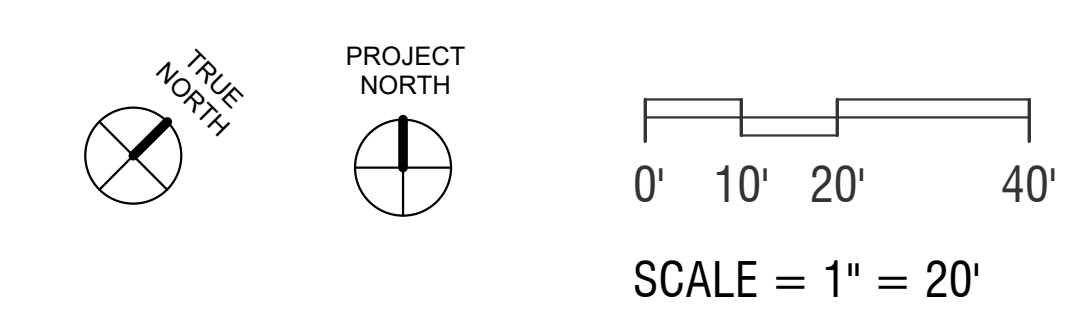
The Constellation on E. Washington Ave.



The Spark on E. Washington Ave.



LANDSCAPING PLAN
 929 East Washington Avenue Hotel - 2016.36.02.4
 10/16/23

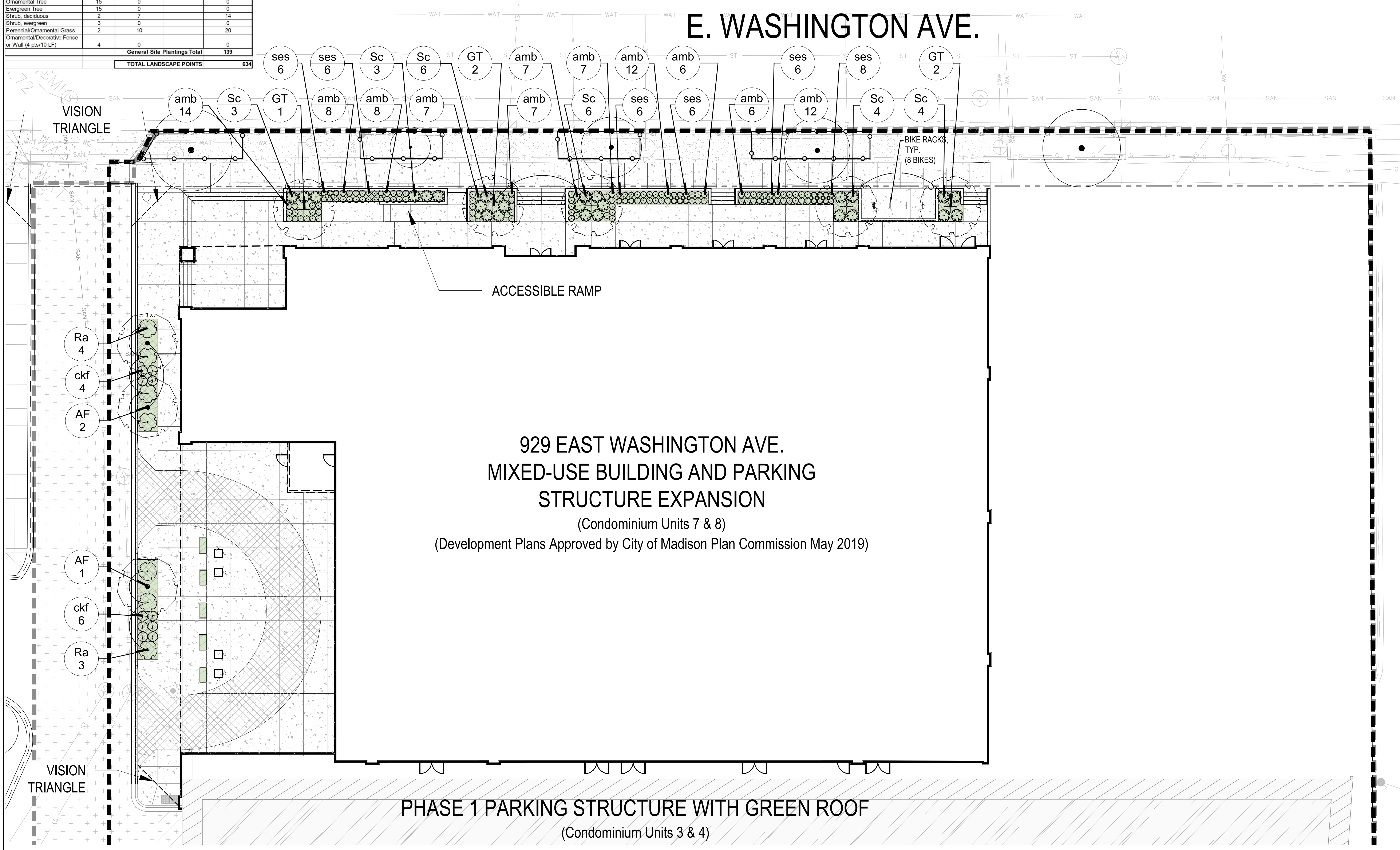


City of Madison Landscape Worksheet				
929 East Washington Avenue October 18, 2023 Traditional Employment Urban Design District 8				
Developed Lots	SF	Minimum Open Space Required (SF)	Landscape Units Required	Landscape Points Subtotal
Total Developed Area	15,697	n/a	52	262
Landscape Points Required 262				
Development Frontage	LF	Overstory Tree Req. (or x2 for Om./Evgrn. Tree Sub.)		Shrubs Required
Total LF of Street Frontage Between Bldg./Parking & Streets	290	10		48
Element	Point Value	Quantity Proposed	Quantity Existing	Points Achieved
Overstory Deciduous Tree	35	5		175
Overstory Evergreen Tree	15	0		0
Evergreen Tree	15	0		0
Shrub, deciduous	2	28		56
Shrub, evergreen	3	0		0
Perennial/Ornamental Grass	2	132		264
Ornamental/Decorative Fence or Wall (4 pts/10 LF)	4	18		7
Development Frontage Points Total				485
Interior Parking Lots	N/A			
Total Parking Lot Area	n/a			
General Site, Foundation, Screening	Point Value	Quantity Proposed	Quantity Existing	Points Achieved
Overstory Deciduous Tree	35	3		105
Ornamental Tree	15	0		0
Evergreen Tree	15	0		0
Shrub, deciduous	2	7		14
Shrub, evergreen	3	0		0
Perennial/Ornamental Grass	2	10		20
Ornamental/Decorative Fence or Wall (4 pts/10 LF)	4	0		0
General Site Plantings Total				139
TOTAL LANDSCAPE POINTS				634

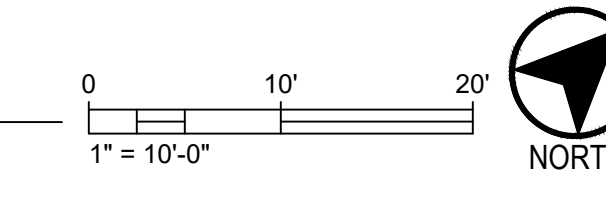
PLANT SCHEDULE					
DECIDUOUS TREES	CODE	BOTANICAL / COMMON NAME	CONT	SIZE	QTY
	AF	Acer x freemanii 'Armstrong' / Armstrong Freeman Maple	B & B	2.5'Cal	3
	GT	Gleditsia triacanthos 'Draves' PP 21688 / Street Keeper Honey Locust	B & B	2'Cal	5
DECIDUOUS SHRUBS	CODE	BOTANICAL / COMMON NAME	SIZE	SIZE	QTY
	Ra	Rhus aromatica 'Gro-Low' / Gro-Low Fragrant Sumac	2 gal	18" SPR. (MIN.)	7
	Sc	Stephanandra incisa 'Crispa' / Cutleaf Stephanandra	2 gal	18" SPR. (MIN.)	28
GRASSES	CODE	BOTANICAL / COMMON NAME	SIZE	SIZE	QTY
	ckf	Calamagrostis x acutiflora 'Karl Foerster' / Feather Reed Grass	1 gal	CONT.	10
	ses	Sesleria autumnalis / Autumn Moor Grass	1 qt	CONT.	38
PERENNIALS	CODE	BOTANICAL / COMMON NAME	SIZE	SIZE	QTY
	amb	Amsonia tabernaemontana 'Blue Ice' / Blue Ice Star Flower	1 qt	CONT.	94

LEGEND	
	SEEDED BLUEGRASS LAWN
	GREEN ROOF
	HARDWOOD BARK MULCH PLANTING BED WITH SHOVEL CUT EDGE
	STONE MULCH WITH METAL EDGE
	EXISTING TREE
	TREE PROTECTION FENCE
	LANDSCAPE EDGE
	① METAL EDGE
	② SHOVEL CUT EDGE
	PROJECT BOUNDARY

- ### NOTES
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY SURVEY INFORMATION AND SITE CONDITIONS PRIOR TO START OF CONSTRUCTION AND REPORT ANY DISCREPANCIES. CONTRACTOR SHALL CONTACT DIGGER'S HOTLINE TO LOCATE ALL PUBLIC AND PRIVATE UTILITIES PRIOR TO THE START OF CONSTRUCTION. ANY DAMAGE CAUSED TO EXISTING UTILITIES, EITHER SHOWN OR NOT, SHALL BE REPAIRED AND PAID FOR AT THE CONTRACTOR'S EXPENSE.
 - CONTRACTOR SHALL PROTECT BENCHMARKS. PROTECT ALL EXISTING PAVEMENTS, CURBS, UTILITIES AND OTHER IMPROVEMENTS FROM CONSTRUCTION RELATED ACTIVITIES.
 - TOPSOIL AND PLANTING SOILS USED FOR THIS PROJECT MUST BE HIGH-QUALITY. REFER TO SECTION 32 91 13 FOR TOPSOIL QUALITY AND TESTING REQUIREMENTS.
 - COMPACTED CONSTRUCTION AREAS MUST BE EXCAVATED AND DECOMPACTED PRIOR TO TOPSOIL OR PLANTING SOIL PLACEMENT. VERIFY THAT THESE REQUIREMENTS HAVE BEEN MET AND THAT THE SPECIFIED DEPTH OF TOPSOIL OR PLANTING SOIL HAS BEEN PROVIDED PRIOR SEEDING OR PLANTING; REFER TO SECTION 32 91 13.
 - CONTRACTOR IS RESPONSIBLE FOR COMPLETELY AND THOROUGHLY REVIEWING ALL INFORMATION IN DIVISION 31 AND 32 AND CONFORMING THE WORK TO THOSE ADDITIONAL PROJECT REQUIREMENTS.
 - ALL WRAPPINGS, WIRE BASKETS, BURLAP, AND OTHER MISCELLANEOUS MATERIAL SHALL BE COMPLETELY REMOVED FROM ALL SHRUB AND TREE ROOT BALLS PRIOR TO INSTALLATION.
 - ALL LAWN AREAS DISTURBED BY CONSTRUCTION ACTIVITIES SHALL BE RE-SEEDED AT NO COST TO OWNER.
 - CONTRACTOR IS RESPONSIBLE FOR WATERING AND MAINTENANCE OF PLANT MATERIAL - SEE SPECIFICATIONS FOR MORE INFORMATION.
 - REFER TO L100 FOR NOTES ON TREE PROTECTION AND RIGHT-OF-WAY TREES.



1 PLANTING & LANDSCAPE RESTORATION PLAN
SCALE: 1" = 10'-0" (AT 30"x42" FULL SIZE SHEET)



Notes:

PRELIMINARY
NOT FOR CONSTRUCTION

Archipelago

929 E Washington Ave
Madison, Wisconsin

Project #: 2016.36.02

Date	Issuance/Revisions	Symbol
02/28/2022	LAND USE SUBMITTAL	
05/25/2022	REVISED LAND USE SUBMITTAL	
10/18/2023	PRICING SET	

PLANTING & LANDSCAPE
RESTORATION PLAN

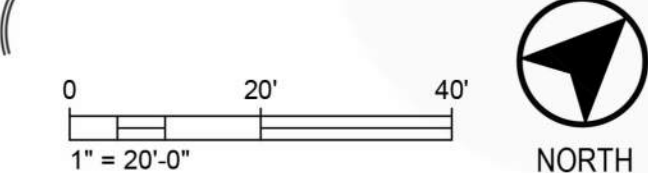
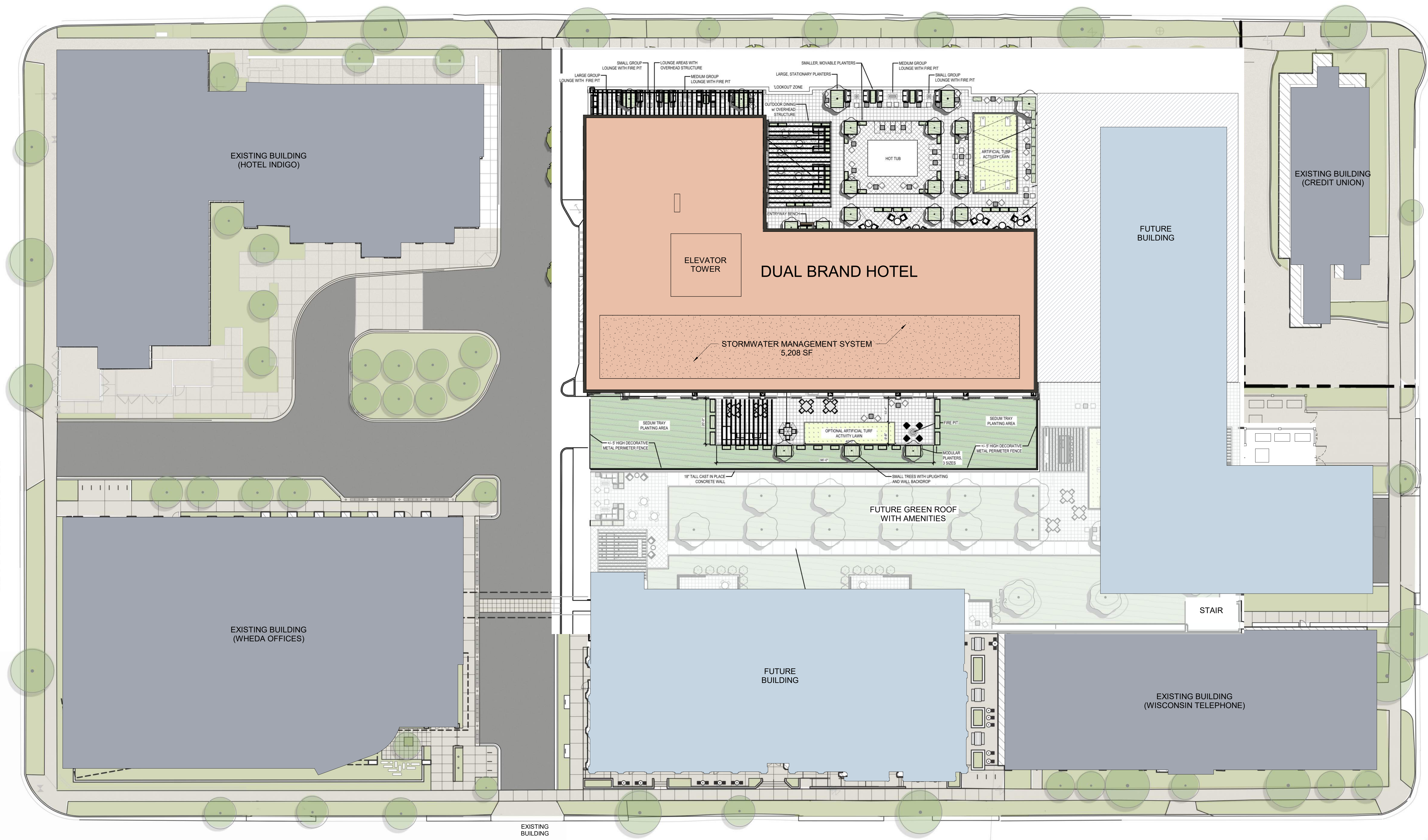
L200

E. WASHINGTON AVE.

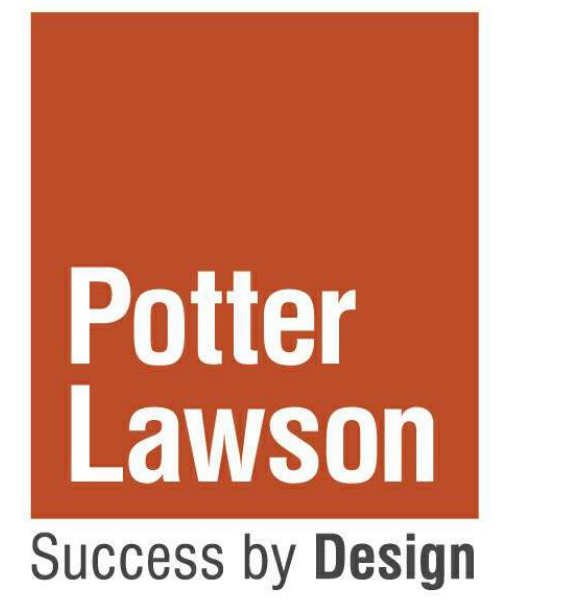
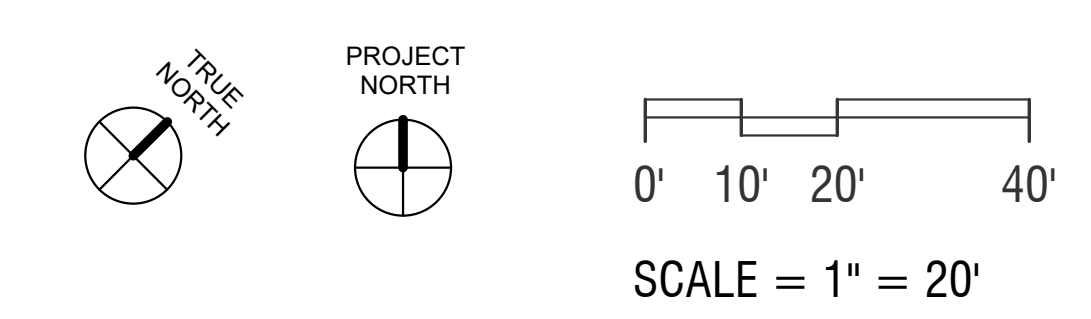
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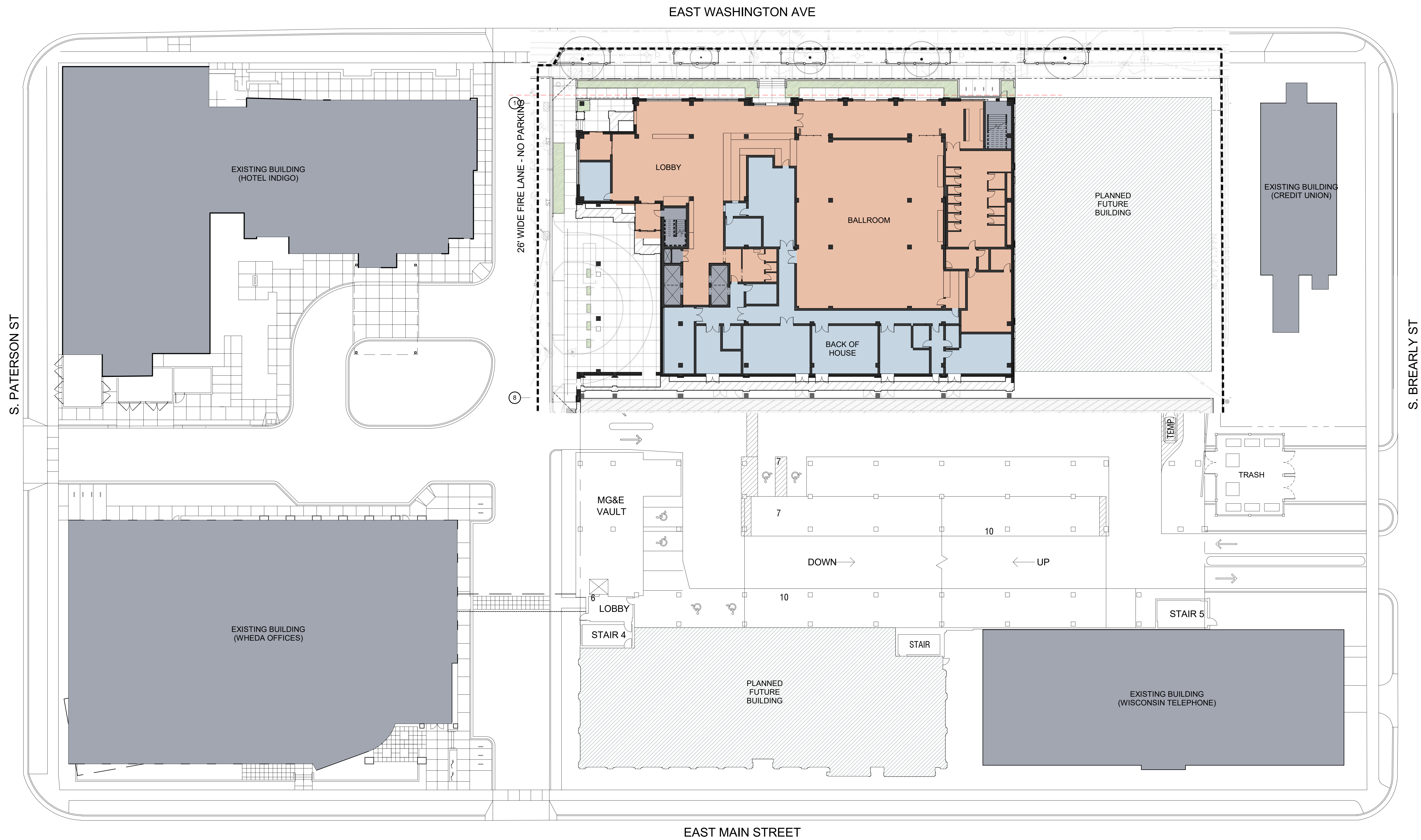
S. BREARLY ST.

E. MAIN ST.

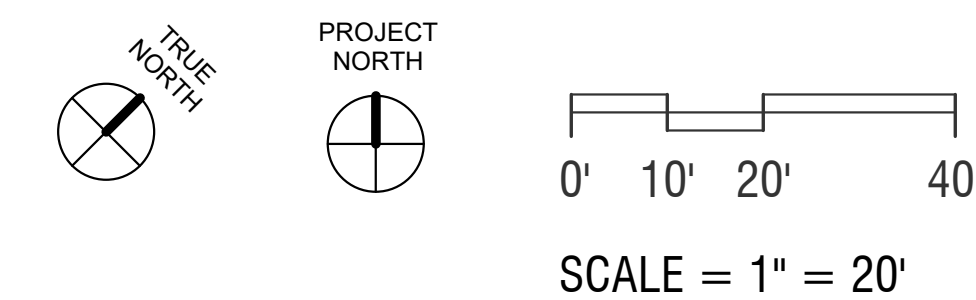


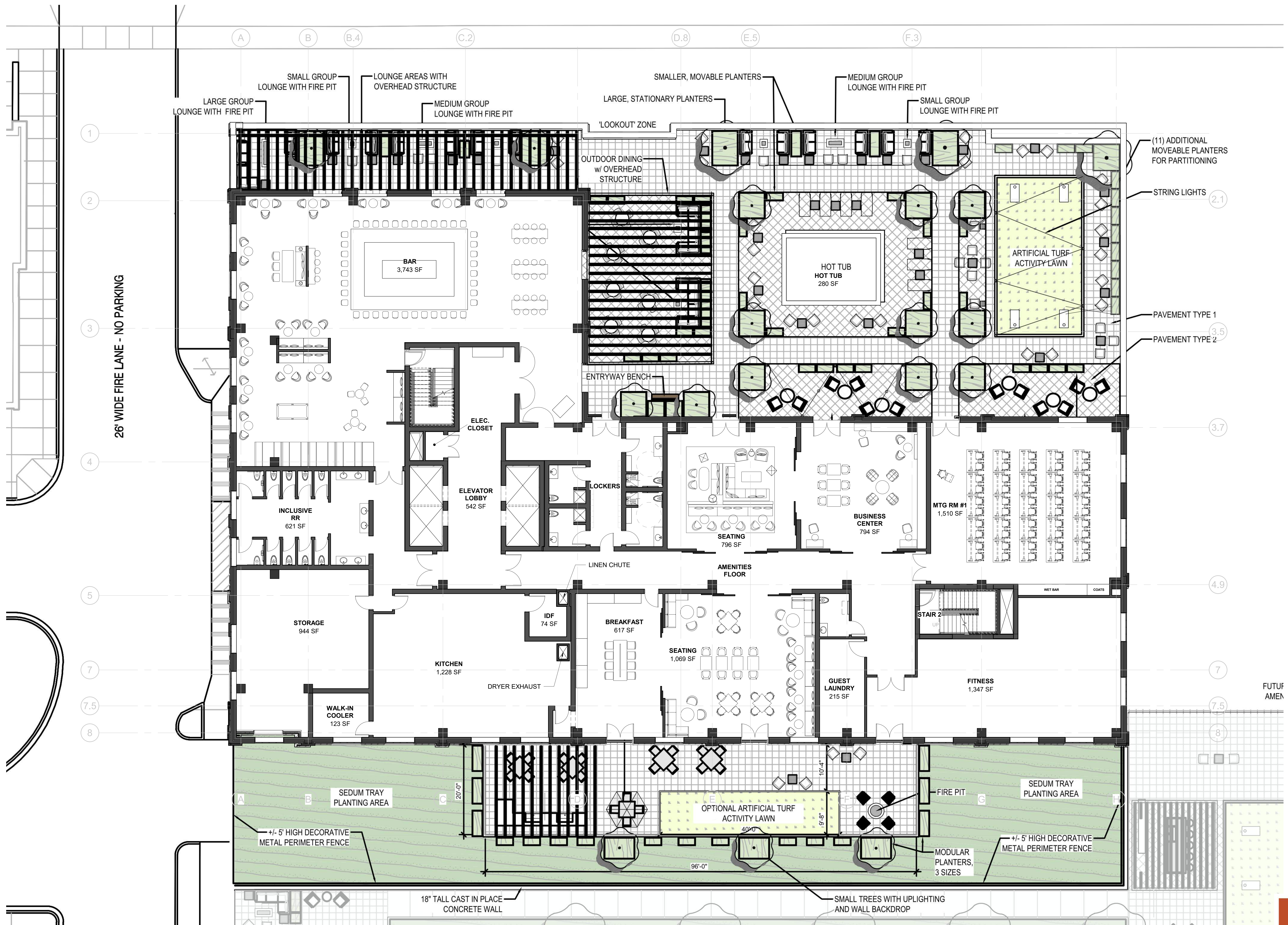
SITE MASTER PLAN WITH FUTURE BUILDINGS
929 East Washington Avenue Hotel - 2016.36.02.4
 10/16/23



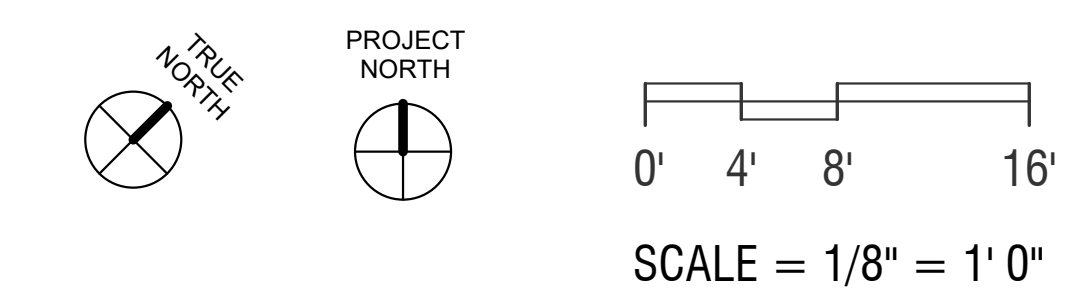


SITE PLAN WITH FIRST FLOOR
929 East Washington Avenue Hotel - 2016.36.02.4
 10/16/23



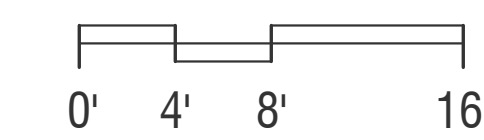
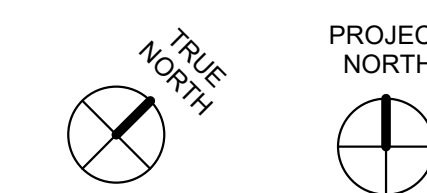


SIXTH FLOOR PLAN
929 East Washington Avenue Hotel - 2016.36.02.4
 10/16/23





TYPICAL GUEST ROOM FLOOR PLAN
 929 East Washington Avenue Hotel - 2016.36.02.4
 10/16/23



SCALE = 1/8" = 1' 0"



NORTH BUILDING ELEVATION
 929 East Washington Avenue Hotel - 2016.36.02.4
 10/16/23

0' 4' 8' 16'
 SCALE = 1/8" = 1' 0"





EAST BUILDING ELEVATION
929 East Washington Avenue Hotel - 2016.36.02.4
 10/16/23

0' 4' 8' 16'
 SCALE = 1/8" = 1' 0"





SOUTH BUILDING ELEVATION
929 East Washington Avenue Hotel - 2016.36.02.4
 10/16/23

0' 4' 8' 16'
 SCALE = 1/8" = 1' 0"





WEST BUILDING ELEVATION
 929 East Washington Avenue Hotel - 2016.36.02.4
 10/16/23

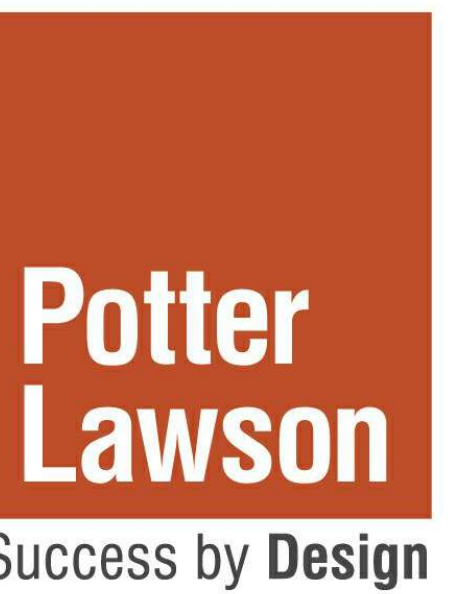
0' 4' 8' 16'
 SCALE = 1/8" = 1' 0"





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AERIAL MASSING RENDERING
929 East Washington Avenue Hotel - 2016.36.02.4
10/16/23





DISTANT GROUND-LEVEL VIEW FROM PATERSON AND EAST WASHINGTON



GROUND-LEVEL VIEW FROM PATERSON AND EAST WASHINGTON



GROUND-LEVEL VIEW FROM DIRECTLY ACROSS EAST WASHINGTON



GROUND-LEVEL VIEW FROM BREARLY AND EAST WASHINGTON