



City of Madison

Proposed Rezoning

Location
333 West Washington Avenue

Applicant
Block 51, LLC/Nathan Novak, JJR

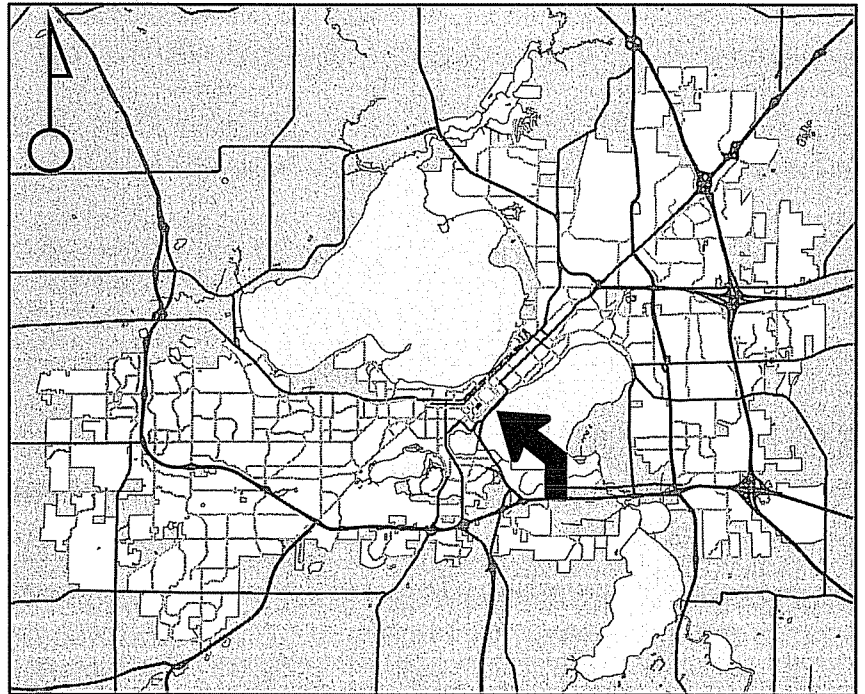
From: PUD(GDP-SIP) To: Amended PUD(GDP)

Existing Use
Capitol West Mixed-Use Development

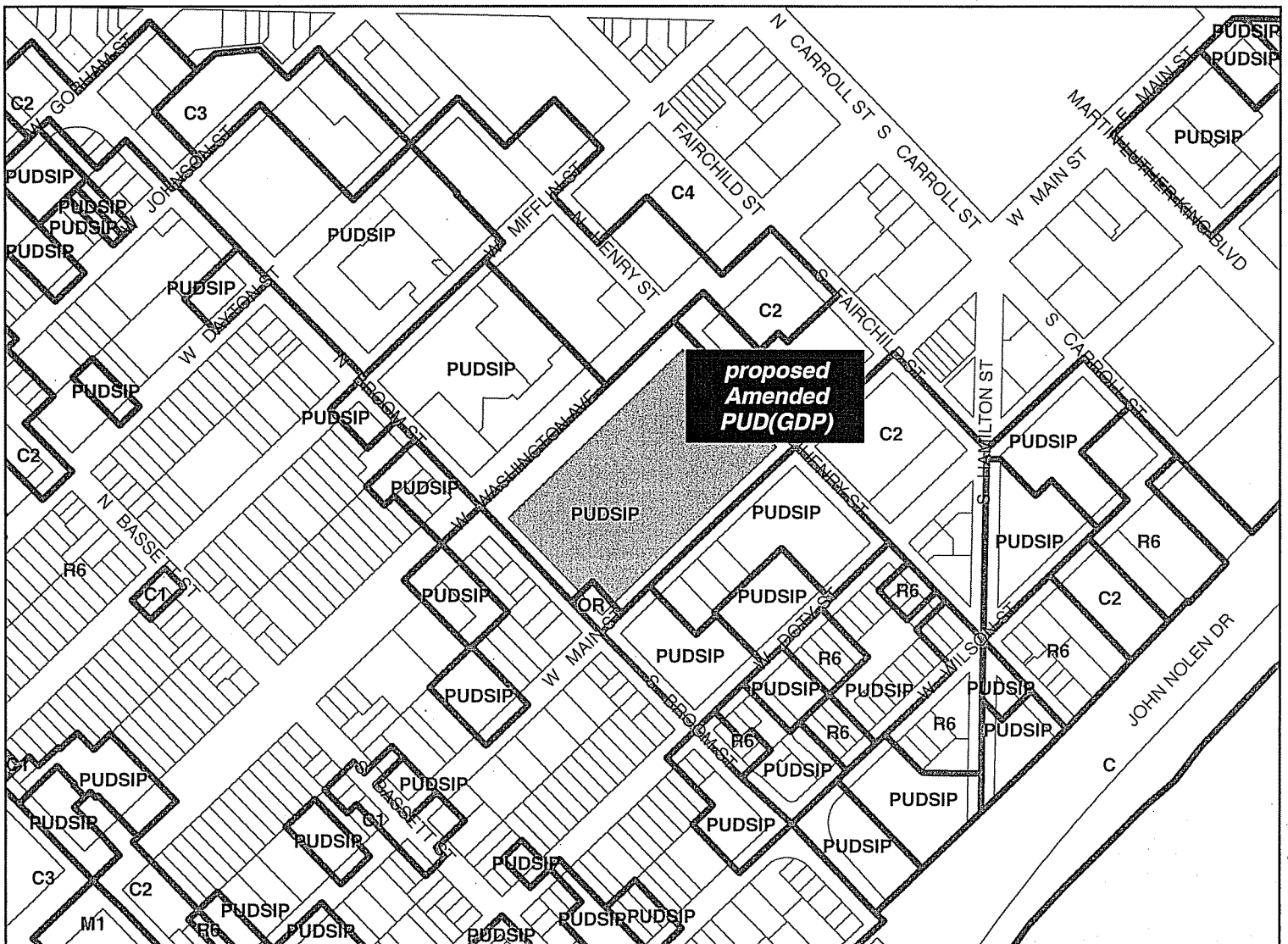
Proposed Use
Capitol West GDP Amendment for Hyatt Place Hotel

Public Hearing Date
Plan Commission
17 September 2007

Common Council
18 September 2007



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



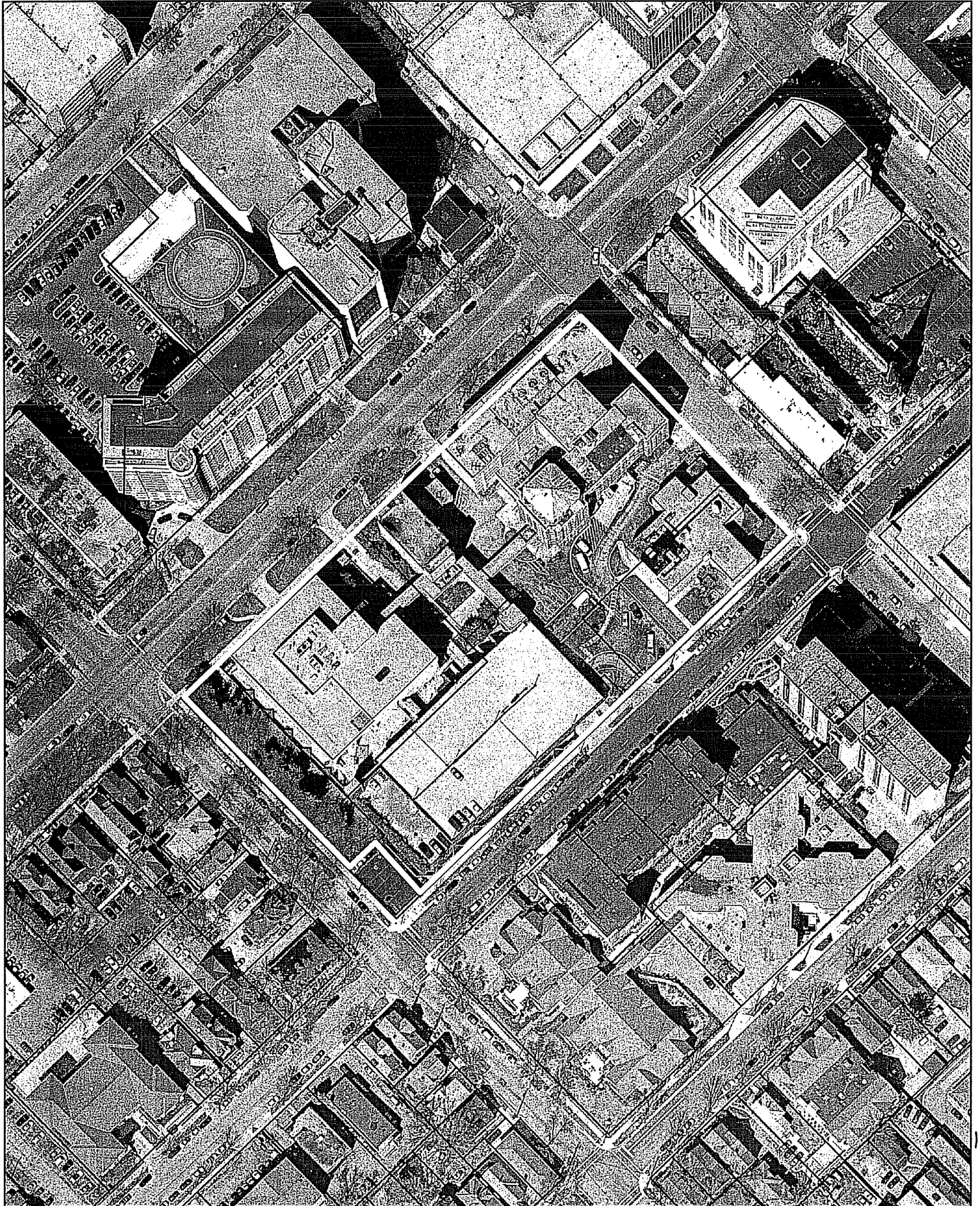
Scale : 1" = 400'

City of Madison, Planning Division : RPJ : Date : 29 August 2007



City of Madison

333 West Washington Avenue



Date of Aerial Photography : April 2005

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 1250 - Receipt No. _____
 Date Received 6/20/07
 Received By JL
 Parcel No. 0709-231-1702-6
 Aldermanic District 4) Michael Jervore
 GQ zoned PUDSIP / Eng hold
 Zoning District PUDSIP
For Complete Submittal
 Application Letter of Intent
 IDUP _____ Legal Descript.
 Plan Sets Zoning Text
 Alder Notification 5/11/07 Waiver _____
 Ngrbrhd. Assn Not. _____ Waiver _____
 Date Sign Issued 6-20-07

1. Project Address: 333 W. Washington Avenue **Project Area in Acres:** 0.25

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

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

Zoning Map Amendment (check only ONE box below for rezoning and fill in the blanks accordingly)

Rezoning from _____ to _____ Rezoning from _____ to PUD/PCD-SIP

Rezoning from PUD/GDP to PUD/PCD-GDP Rezoning from PUD/PCD-GDP to PUD/PCD-SIP

Conditional Use **Demolition Permit** **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
 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 →



landscape architecture
planning
urban design
civil engineering
environmental science

June 20, 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 – GDP Amendment

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.

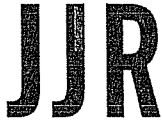
Project: Capitol West – Phase II, Hyatt Place Hotel
333. W. Washington Ave.

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 Miller

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

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



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 future SIP process for this project if necessary.

Project Schedule

The proposed schedule is to obtain GDP approval via Common Council vote in early September as outlined by the 2007 Plan Commission schedule. Upon GDP approval we will immediately follow with the SIP submittal with hopes of obtaining SIP approval in late 2007 or early 2008. Site preparation and construction would begin in early 2008. This schedule coincides with the tail end of Phase I construction thereby continuing construction on the block and expediting the phased build out originally laid out in the Capitol West GDP. This amendment to the GDP reorganizes the phasing of the Main St. Townhomes and associated site and public works improvements from Phase I to Phase III and 306 W. Main St. from Phase II to Phase III. The Main St. Townhomes and 306 W. Main St. are intended to occur simultaneously as a result of this GDP amendment. Please note the pedestrian bridge across Washington Place remains in Phase III and is proposed to be constructed concurrent with Main St. Townhomes and 306 W. Main St.

Site Planning & Building Architecture

See attached conceptual site plan 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



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', written in a cursive style.

Nathan Novak
JJR, Project Manager

**PROPOSED ZONING TEXT: PUD – GDP 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.

□ **COMPLETE REVISED COMPONENT LIST**

Phase I:

- 309 West Washington Avenue - Residential & Retail: 126 Units – 195,000 GSF (Up to 12,000 GSF of Retail in 309 W. Washington)
- Court Court Townhomes – Residential: Up to 10 units – 17,400 GSF
- Washington Rowhouses – Residential: 5 Units – 9300 GSF
- Below Grade Parking Structure: 220 Stalls – 27,000 GSF
- Broom St. Condominiums – Residential: 23 Units – 28,536 GSF
- 345 W. Washington Avenue – Existing office – 82,520 GSF
- 345 W. Washington Avenue – Existing Parking – 191 Stalls
- Main St. Parking Ramp – Existing 514 Stalls
- Site Improvements and Landscaping
 - Washington Place
 - Capitol Mews from South Henry to Washington Place
 - Selected Streetscapes per City of Madison Documents and Developer Agreement

Parking Tally

Surface Parking Washington Place	19 Auto Stalls (1 ADA)
27 Washington Place Ramp	220 Auto Stalls (6 ADA)
80 Washington Place	514 Auto Stalls (existing) (13 ADA)
345 West Washington	191 Auto Stalls (existing) (4 ADA)
Total	944 Auto Stalls*

*Of the total, 24 stalls are accessible and at least 8% are small car stalls

Bike Parking Tally: (Note: there are options for residents to install added stalls at BSL & MST)

309 West Washington	200 Bike Stalls
309 Retail	28 Bike Stalls – Surface
Capitol Court	30 Bike Stalls
Main St. Townhomes	10 Bike Stalls
Broom Street Lofts	23 Bike Stalls

Phase II:

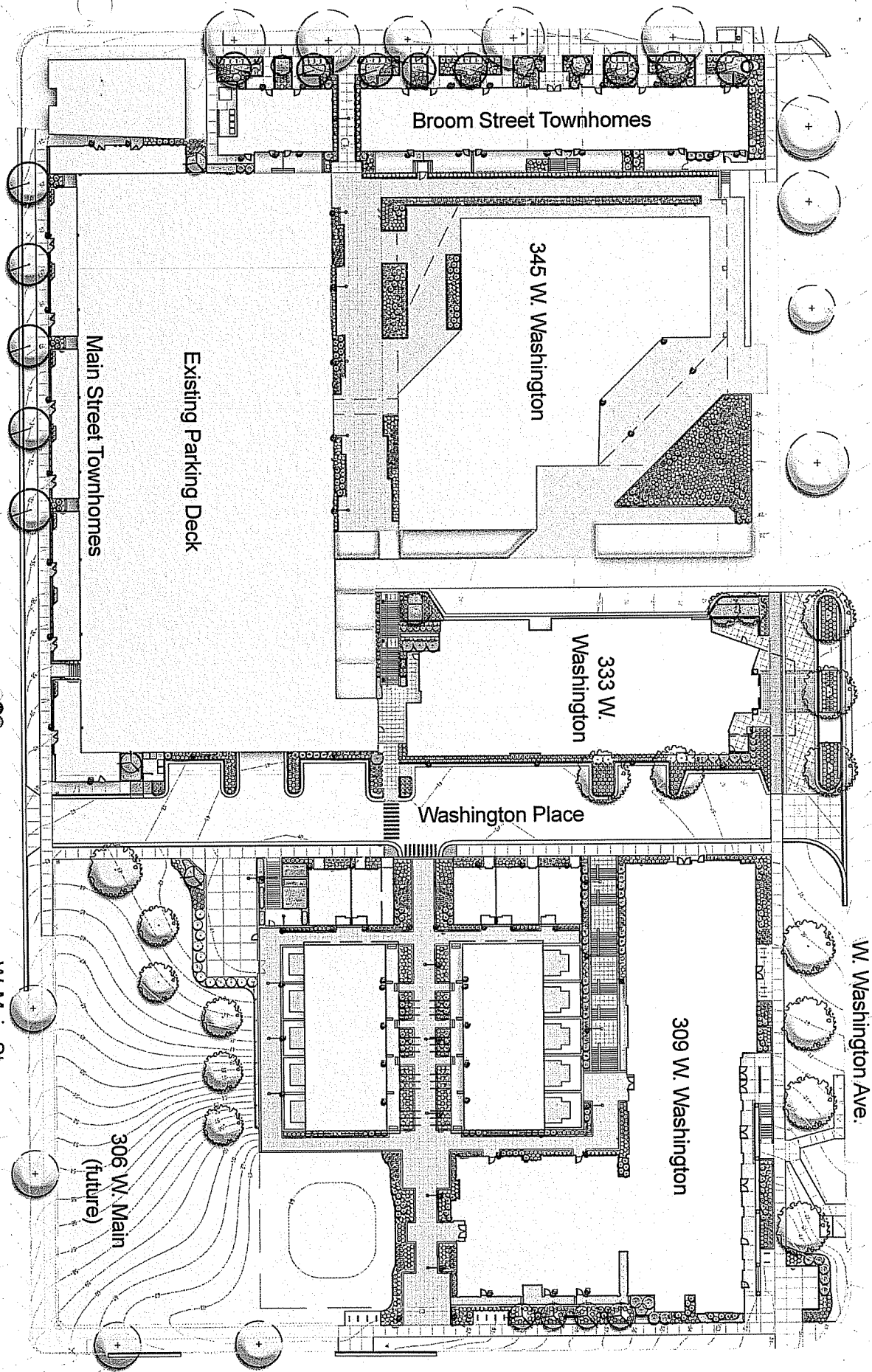
333 W. Washington Ave.- Hotel use allowing for the construction of approximately 100,000 gsf of hotel space including private rooms and common areas as allowed per C4 Commercial District.

Phase III: *See Parking and Bike Parking Tallies in Phase I.

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

- B. *Permitted Uses:***
1. Those uses that are stated in the C-4 Commercial & Office Zoning Districts (as modified herein and by the submitted architectural and site plans).
 2. Uses accessory to permitted uses as listed above
 3. Other uses listed herein and in attached Letter of Intent and in future SIP applications
- C. *Lot Area:*** Refer to CSM and submitted architectural plans for Lot Area.
- D. *Floor Area Ratio:***
1. Floor area ratios will comply with the structures identified on the attached conceptual site/landscape plan. Specific floor area ratios will be submitted with the SIP application.
 2. Maximum building height shall be limited by the Capitol View Preservation Limit as defined in Chapter 28.04(14)(b) of the Madison General Ordinances. The maximum number of stories shall be defined as shown on the attached building elevation and as described in the drawings attached to the Letter of Intent.
- E. *Yard Area Requirements:*** Yard areas will be provided as shown on the attached site plan and landscape plan.
- F. *Landscaping:*** Site Landscaping will be provided as shown on the attached site and landscape plans.
- G. *Accessory Off-Street Parking & Lodging:*** Accessory off street parking will be provided as described in the Letter of Intent and as shown on the site plan and architectural drawings.
- H. *Lighting:*** Site Lighting will be provided as shown on the attached site plan.
- I. *Signage:*** Signage will be allowed as per Chapter 31 of the Madison General Ordinances, and as outlined in the future SIP for the proposed development.
- J. *Family Definition:*** This PUD GDP amended use does not qualify for the family definition given in chapter 28.03(2) of the Madison General Ordinances for the R-6 Zoning District.
- K. *Alterations and Revisions:*** No alteration or revision to this planned unit development 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 are compatible with the concept approved by the City Plan Commission.

South Broom St



LodgeWorks
AT MAIN STREET WEST
CAPITOL WEST

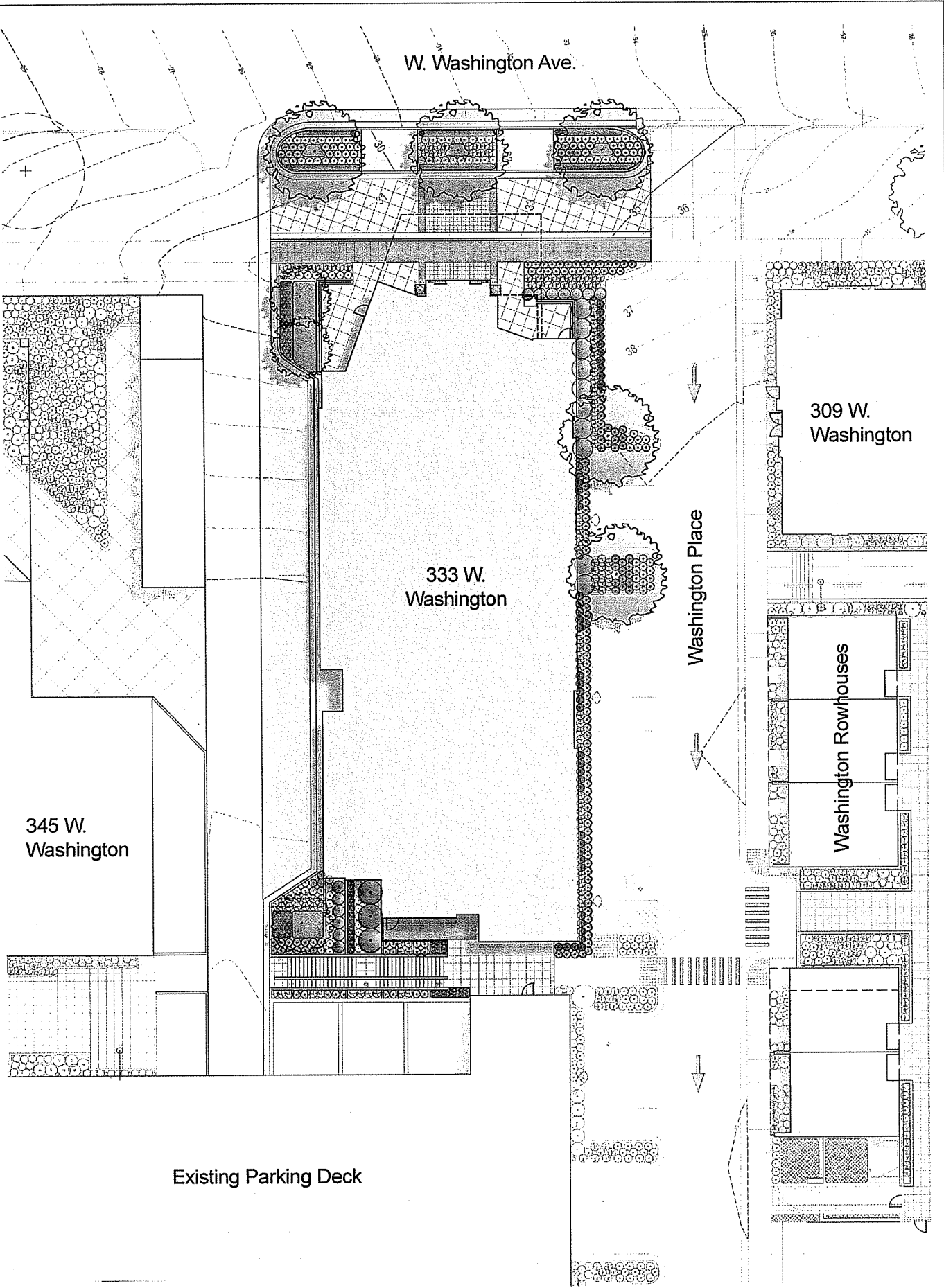
HYATT PLACE
 a LodgeWorks development
 at Capitol West

PUD-GDP
 Amendment
 06.20.2007

JJR
 KREHBIEL

W. Washington Ave.

South Henry St.



LodgeWorks

WE MAKE LODGING WORK.

CAPITOL WEST



HYATT PLACE

a LodgeWorks development at Capitol West

PUD-GDP
Amendment
16.20.2007

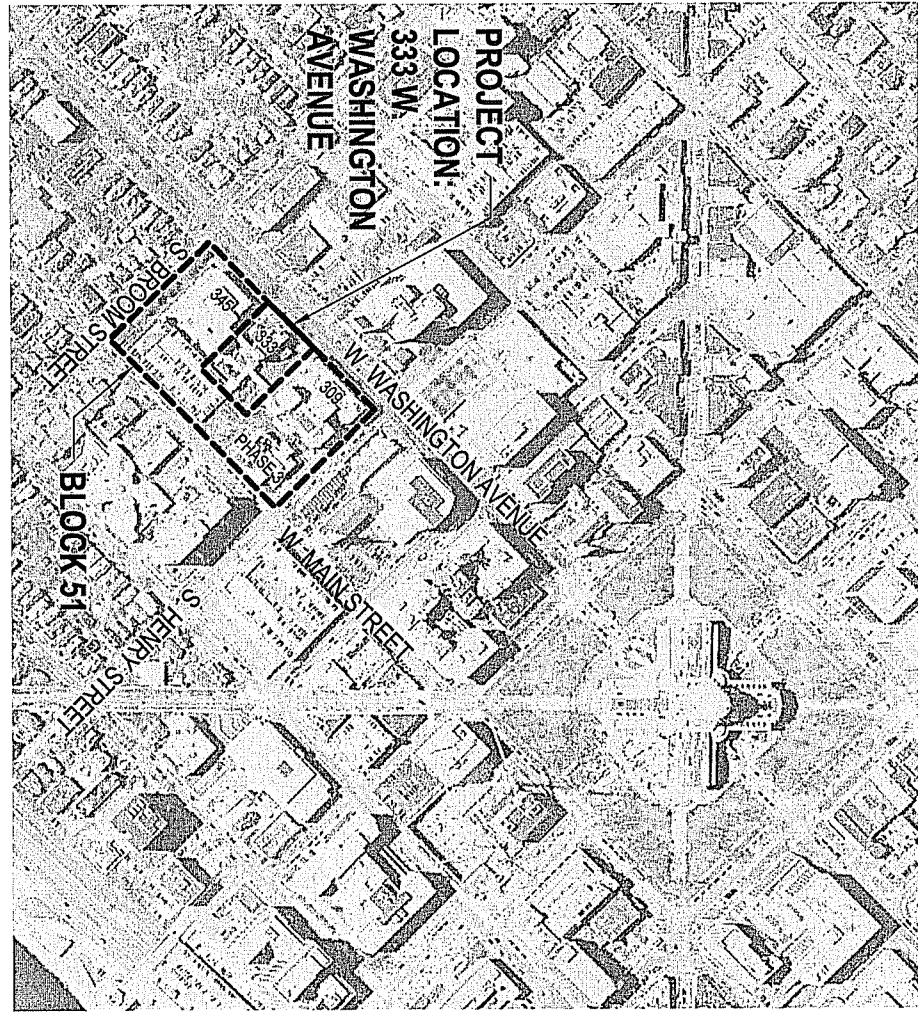
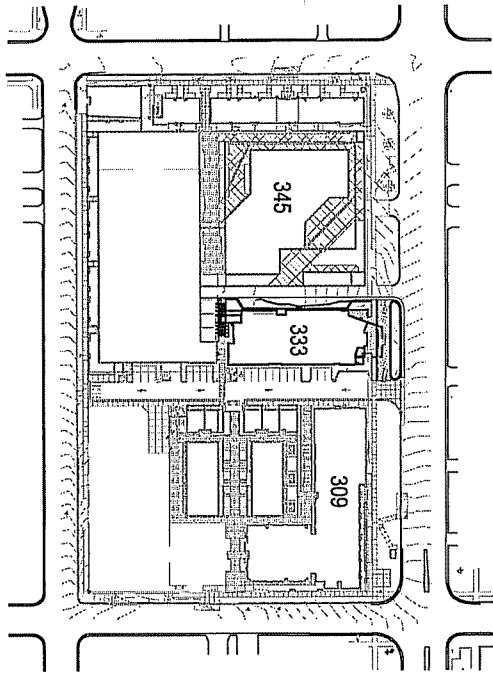
KREHBIEL ARCHITECTS

0 10' 20'



JJR

Sheet List Table	
Sheet Number	Sheet Title
T1.1	PROJECT LOCATION PLAN
C1.1	GRADING PLAN
C1.2	LANDSCAPE PLAN
C1.3	UTILITIES PLAN



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

Property Owner:
 BLOCK 51, LLC
 145 E. BADGER ROAD
 MADISON, WI 53713
 608.293.5590

Business Owner/Developer:
 LODGEWORKS, LP
 8100 E. 22ND STREET BLDG. 500
 WICHITA, KS 67226
 316.691.5707

JJR
 Planning
 and engineering
 environmental science
 JJR, LLC
 625 WILLIAMSON STREET,
 MADISON, WISCONSIN 53703
 608.251.4177 T
 608.251.6447 F
 www.jjr-us.com

ISSUED FOR	DATE
RUD - GPP	06-20-2007

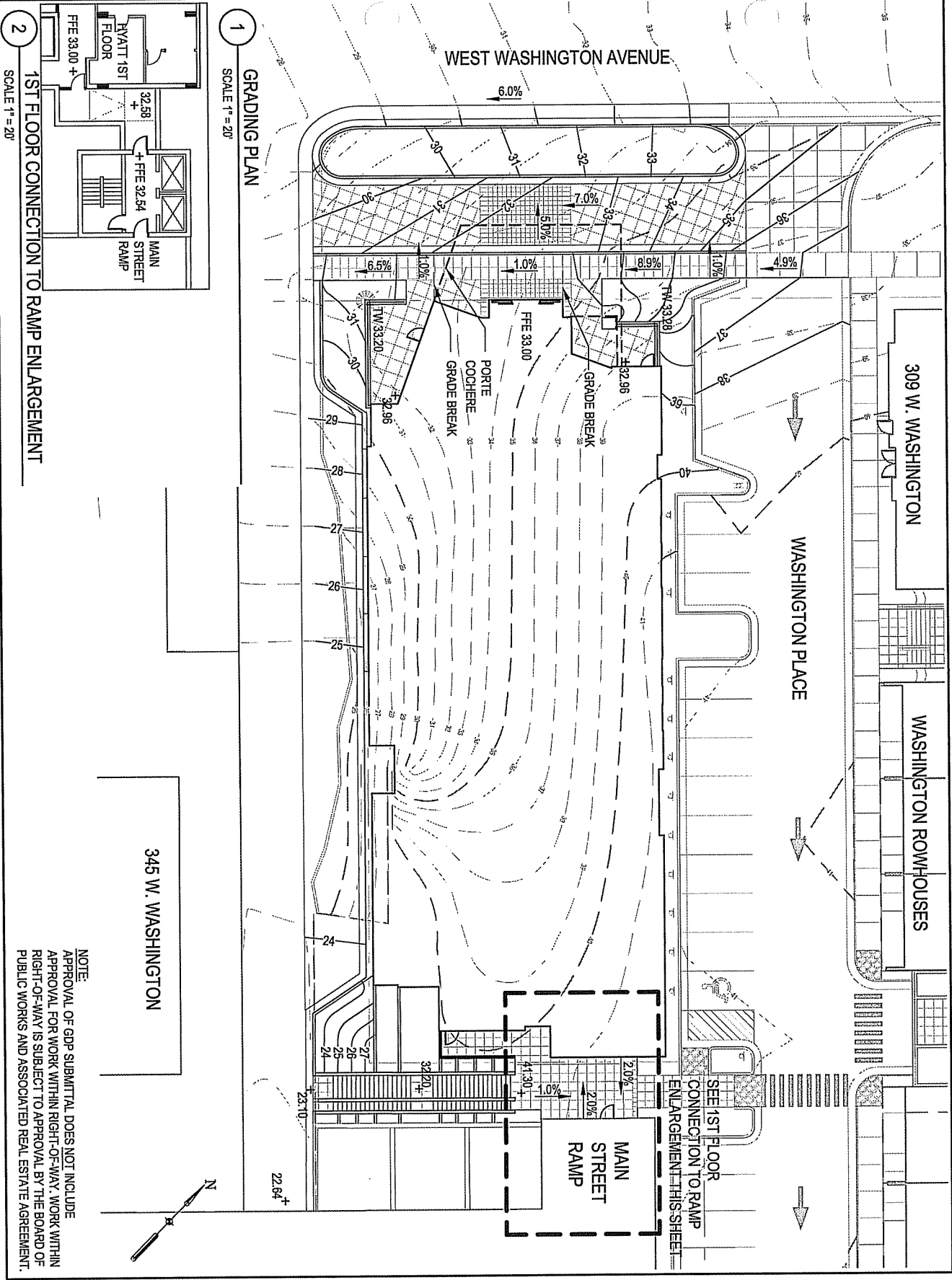
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PROJECT LOCATION PLAN

ISSUE DATE

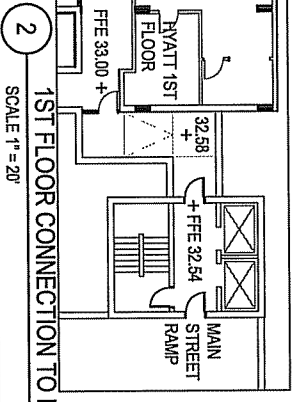
SCALE

PROJECT NUMBER
 24942.000

DRAWING NUMBER
T1.1



1
GRADING PLAN
SCALE 1" = 20'



2
1ST FLOOR CONNECTION TO RAMP ENLARGEMENT
SCALE 1" = 20'

345 W. WASHINGTON

309 W. WASHINGTON

WASHINGTON ROW HOUSES

WASHINGTON PLACE

HYATT PLACE

BLOCK 51

333 W WASHINGTON AVENUE

MADISON, WI 53703

Property Owner:

BLOCK 51, LLC

145 E. BADGER ROAD

MADISON, WI 53713

608.258.5590

Business Owner/Developer:

LONGWORKS, LP

8100 E. 22ND STREET BLDG. 500

WITCHITA, KS 67226

316.681.5707

JJR
Multi-scale architecture
interior design
landscape architecture

JJR, LLC

623 WILAMSON STREET

MADISON, WISCONSIN 53703

608.251.1171

608.251.1544 F

www.jjr-us.com

ISSUED FOR	DATE
PHD - GDP	06-20-2007

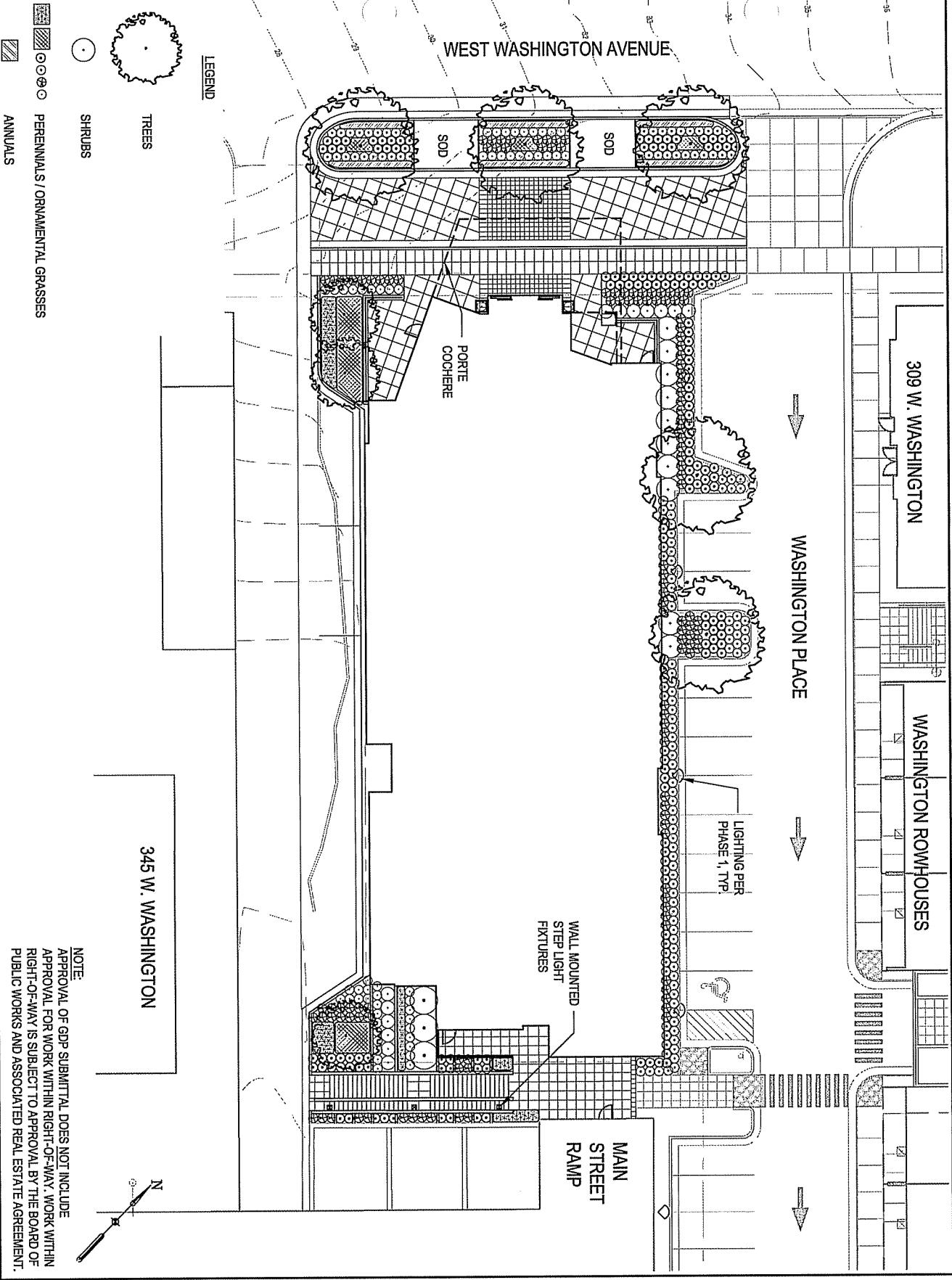
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GRADING PLAN

ISSUE DATE
SCALE 1" = 20'
SCALE TO FIT

PROJECT NUMBER
24942.000

DRAWING NUMBER
C1.1

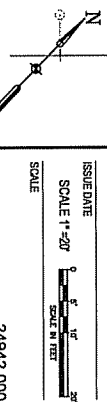
NOTE:
APPROVAL OF GDP SUBMITTAL DOES NOT INCLUDE
APPROVAL FOR WORK WITHIN RIGHT-OF-WAY. WORK WITHIN
RIGHT-OF-WAY IS SUBJECT TO APPROVAL BY THE BOARD OF
PUBLIC WORKS AND ASSOCIATED REAL ESTATE AGREEMENT.



- LEGEND**
- TREES
 - SHRUBS
 - PERENNIALS / ORNAMENTAL GRASSES
 - ANNUALS

345 W. WASHINGTON

NOTE:
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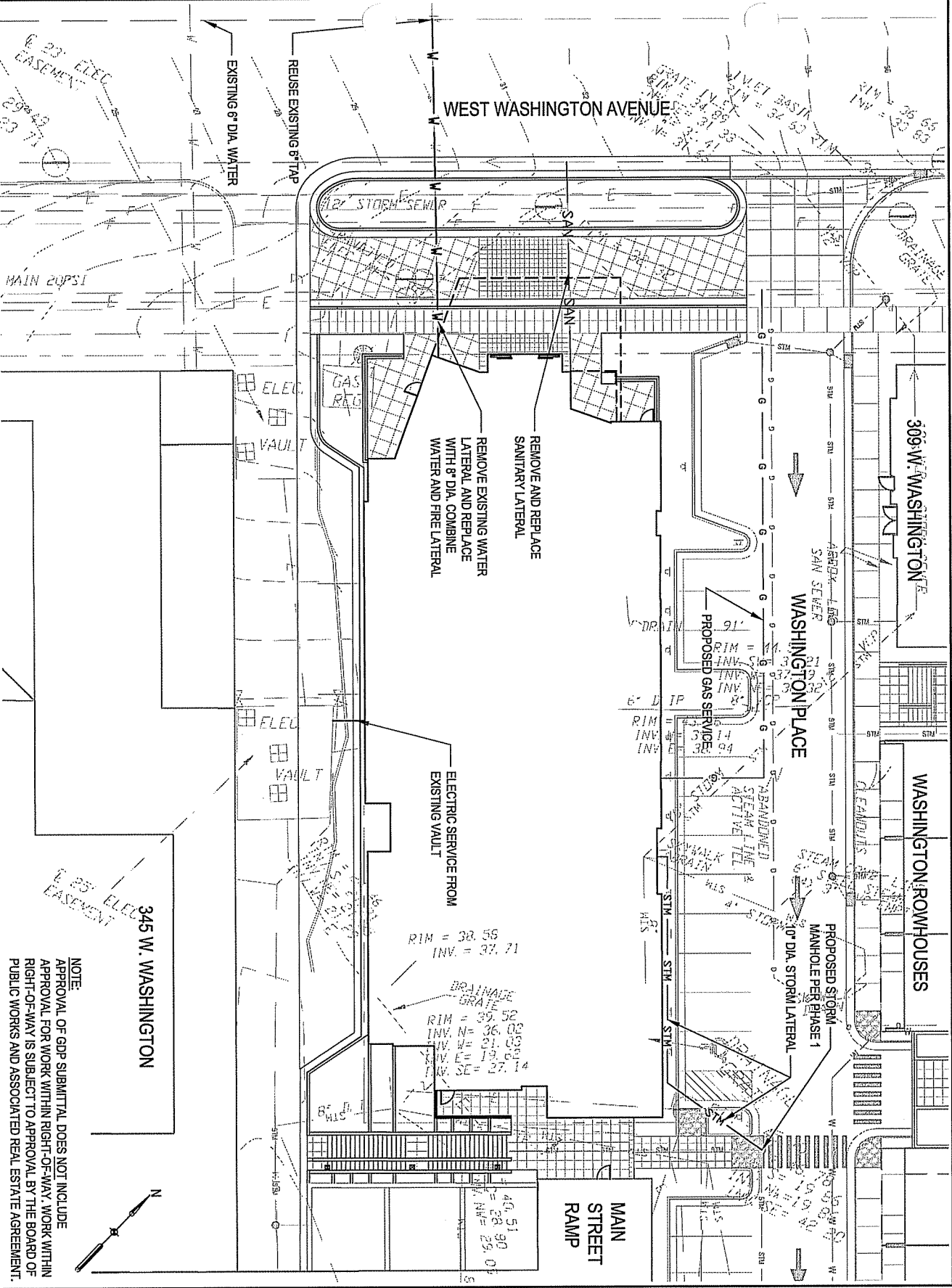


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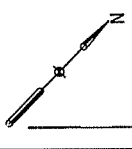
HYATT PLACE
 BLOCK 51
 333 W WASHINGTON AVENUE
 MADISON, WI 53703

Property Owner:
 BLOCK 51, LLC
 145 E BADGER ROAD
 MADISON, WI 53713
 609.258.5590

Business Owner/Developer:
 LODGEWORKS, LP
 8100 E 22ND STREET BLDG. 500
 WICHITA, KS 67226
 316.681.1570



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ISSUE DATE: SCALE 1" = 20'
 PROJECT NUMBER: 24942.000
 DRAWING NUMBER: C1.3

ISSUED FOR	DATE
RWD - GDP	06-20-2007

DRAWING TITLE: UTILITIES PLAN

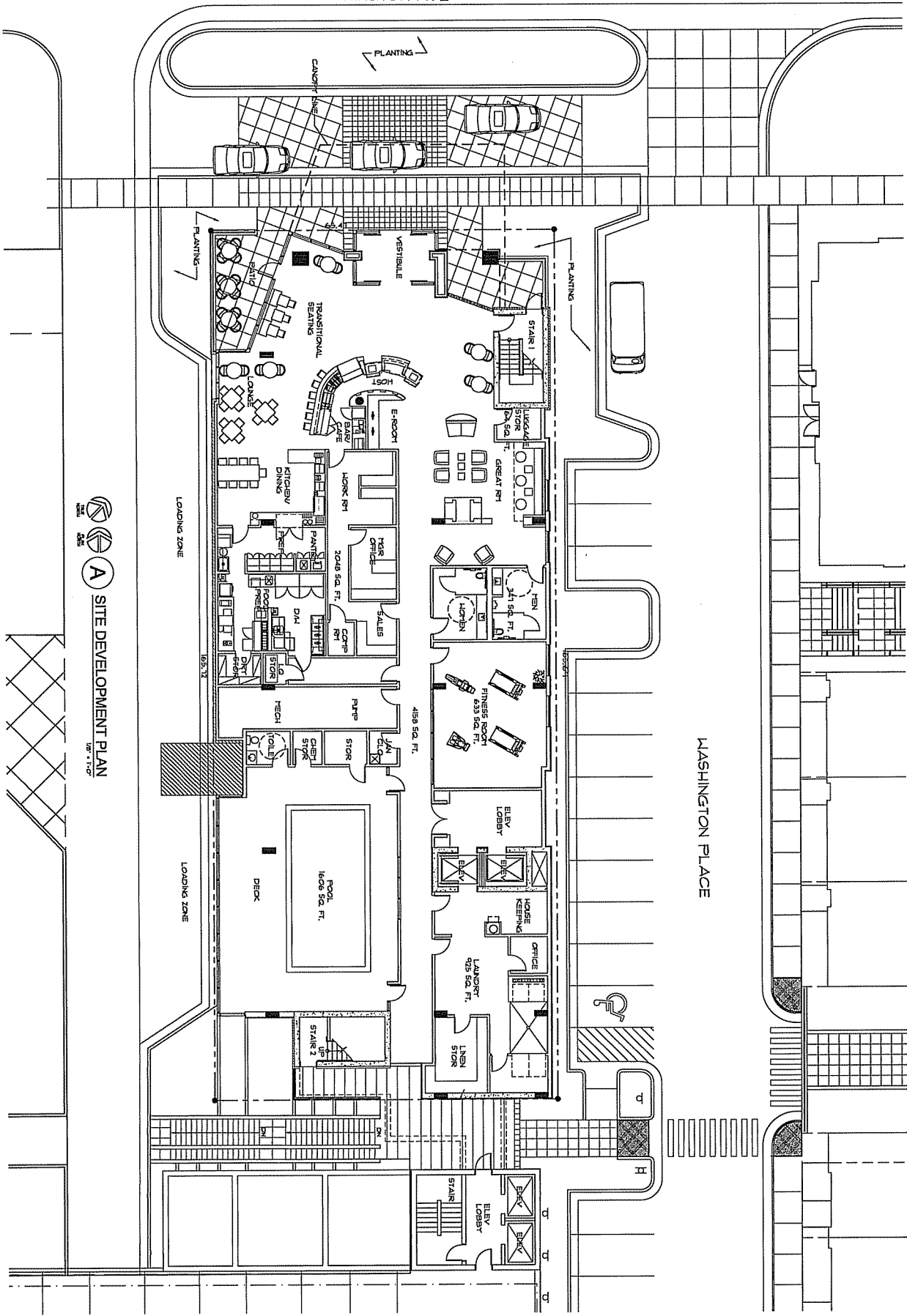
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 608.258.5590

Business Owner/Developer:
 LODGEWORKS, LP
 8100 E. 22ND STREET BLDG. 800
 WICHITA, KS 67226
 316.881.5707

JIR
 JIR, LLC
 623 WILKINSON STREET,
 MADISON, WISCONSIN 53703
 608.251.1777
 608.251.5147 F
 www.jir-us.com

WEST WASHINGTON AVE






A SITE DEVELOPMENT PLAN
 1/2" = 1'-0"

HYATT PLACE
MADISON, WISCONSIN

PROJECT NO. _____
 DRAWING TITLE _____
 SHEET NO. **SA1.1**
 DATE _____

KREHBIEL
 ARCHITECTS
 1301 E. MOUNTAIN
 MADISON, WI 53711
 608.261.4333 FAX
 608.261.4334
 WWW.KREHBIELARCHITECTS.COM

PRINTED 10/18/10
 01/14/07
 01/14/07

DATE DRAWN
 01-14-07
 REVISIONS

DATE DRAWN
BY: J. D. W.
REVISIONS

PRINTED ISSUED
BY: J. D. W.
DATE: 01/24/07
SCALE: AS SHOWN



KREHBIEL
ARCHITECTURE
1300 E. LAKEVIEW
WISCONSIN 53211
312.287.8822 FAX
312.287.8888 TEL
WWW.KREHBIELARCHITECTURE.COM

DATE

HYATT PLACE MADISON, WISCONSIN

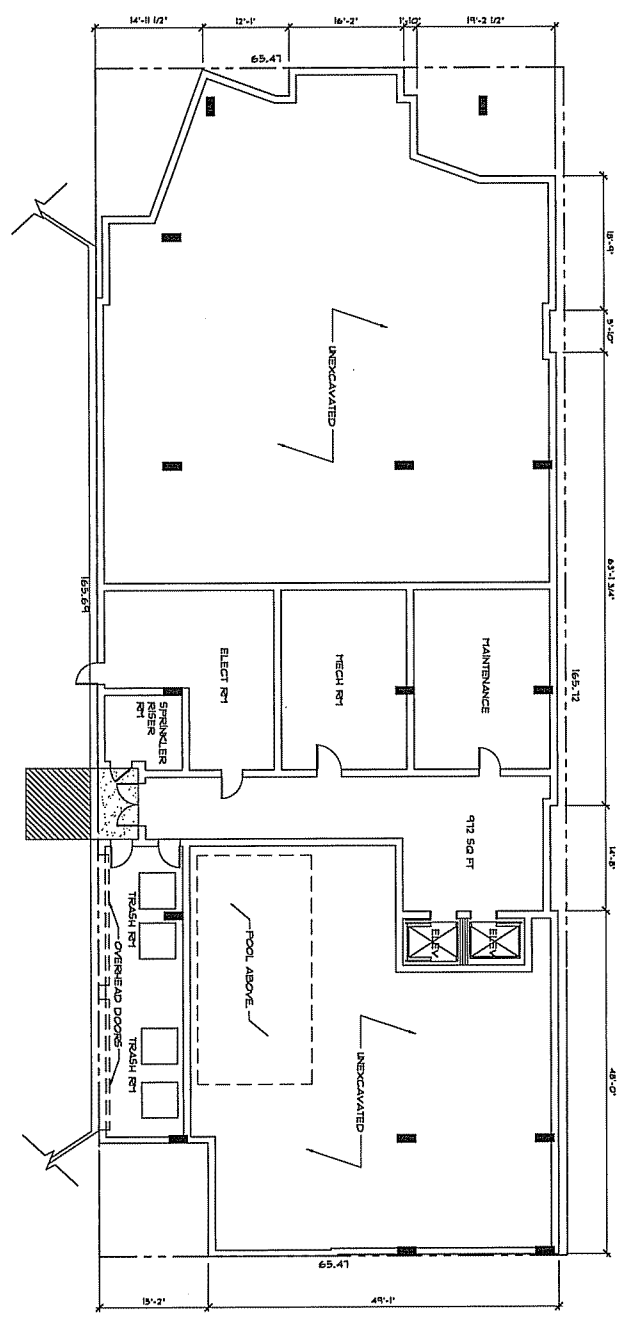
PROJECT NO.
DRYER TITLE
FLOOR PLAN

SHEET NO.
A1.0

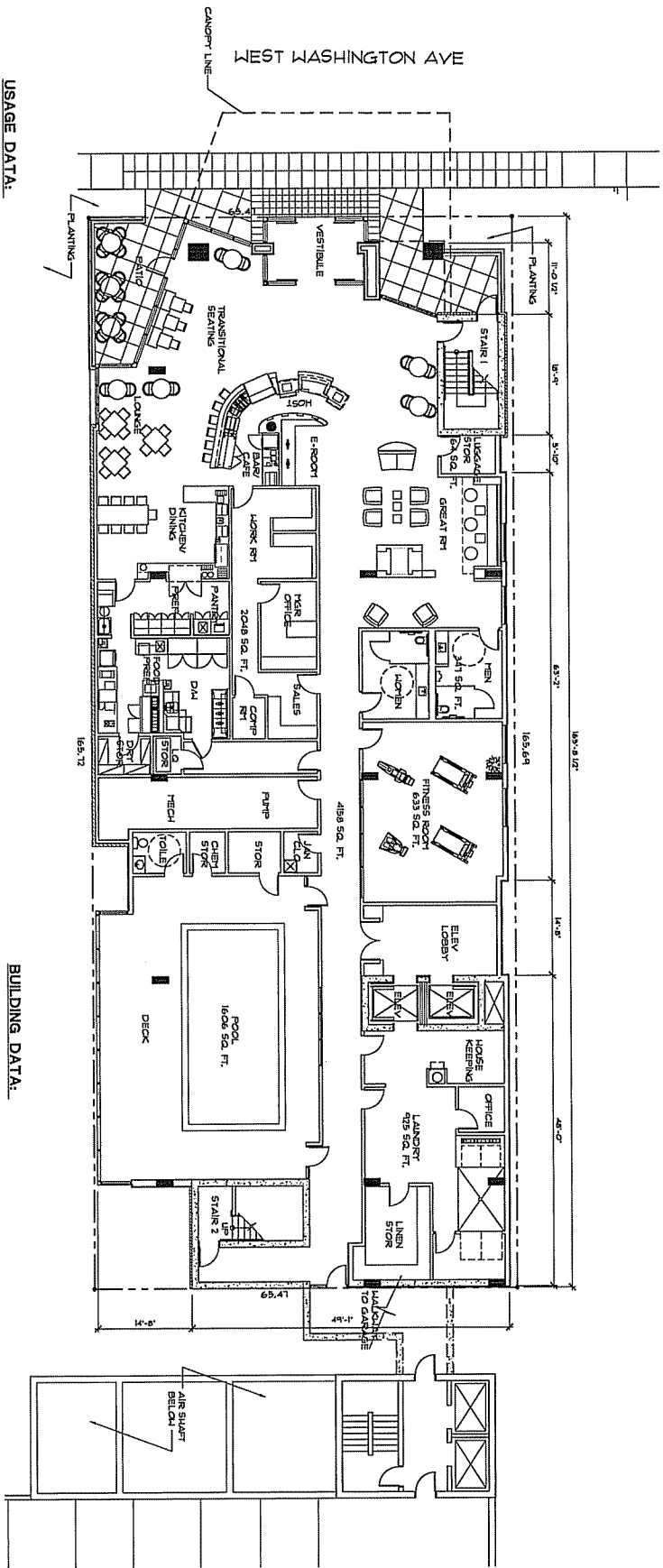
© CREW 2007 S. J. M. ARCHITECTS



A LOWER LEVEL PLAN
AREA: 310 SQ. FT.
1/8"=1'-0"



WASHINGTON PLACE



USAGE DATA:

FLOOR LEVEL	CIRCULATION AREA	ROOM AREA	SERVICE AREA	MEETING ROOM AREA	RECREATION AREA	GROSS AREA
FIRST FLOOR	412	2104	3384	2301	2399	3176 SQ FT
SECOND FLOOR	2184	2105	591	-	-	4180 SQ FT
THIRD FLOOR	2102	6,875	331	-	-	9,218 SQ FT
FOURTH FLOOR	2102	6,875	331	-	-	9,218 SQ FT
FIFTH FLOOR	2102	6,875	331	-	-	9,218 SQ FT
SIXTH FLOOR	2102	6,875	331	-	-	9,218 SQ FT
SEVENTH FLOOR	2102	6,875	331	-	-	9,218 SQ FT
EIGHTH FLOOR	2102	6,875	331	-	-	9,218 SQ FT
NINTH FLOOR	2102	6,875	331	-	-	9,218 SQ FT
TENTH FLOOR	2102	6,875	331	-	-	9,218 SQ FT
ELEVENTH FLOOR	2102	6,875	331	-	-	9,218 SQ FT
TOTAL	2313	64810	10775	2490	2399	125141 SQ FT

MEETING ROOMS - 1200 SQ FT @ 15 SQ FT/OCCUPANT - 167 OCCUPANTS



BUILDING DATA:

FLOOR LEVEL	CHAS	LANDSCAPE	GA	LANDSCAPE	TOTAL DATE	GROSS AREA
FIRST FLOOR	-	-	-	-	-	3176 SQ FT
SECOND FLOOR	6	-	1	-	1	4180 SQ FT
THIRD FLOOR	9	1	6	-	16	9,218 SQ FT
FOURTH FLOOR	9	-	6	-	16	9,218 SQ FT
FIFTH FLOOR	9	1	6	-	16	9,218 SQ FT
SIXTH FLOOR	9	-	6	-	16	9,218 SQ FT
SEVENTH FLOOR	9	-	6	-	16	9,218 SQ FT
EIGHTH FLOOR	9	-	6	-	16	9,218 SQ FT
NINTH FLOOR	9	-	6	-	16	9,218 SQ FT
TENTH FLOOR	9	-	6	-	16	9,218 SQ FT
ELEVENTH FLOOR	9	1	6	-	16	9,218 SQ FT
TOTAL	81	4	51	3	151	125141 SQ FT (125,141)

SITE AREA: 0.15 ACRES (10500 SQ FT)

HYATT PLACE
MADISON, WISCONSIN

SHEET NO.
A1.1

DATE: 01/14/07

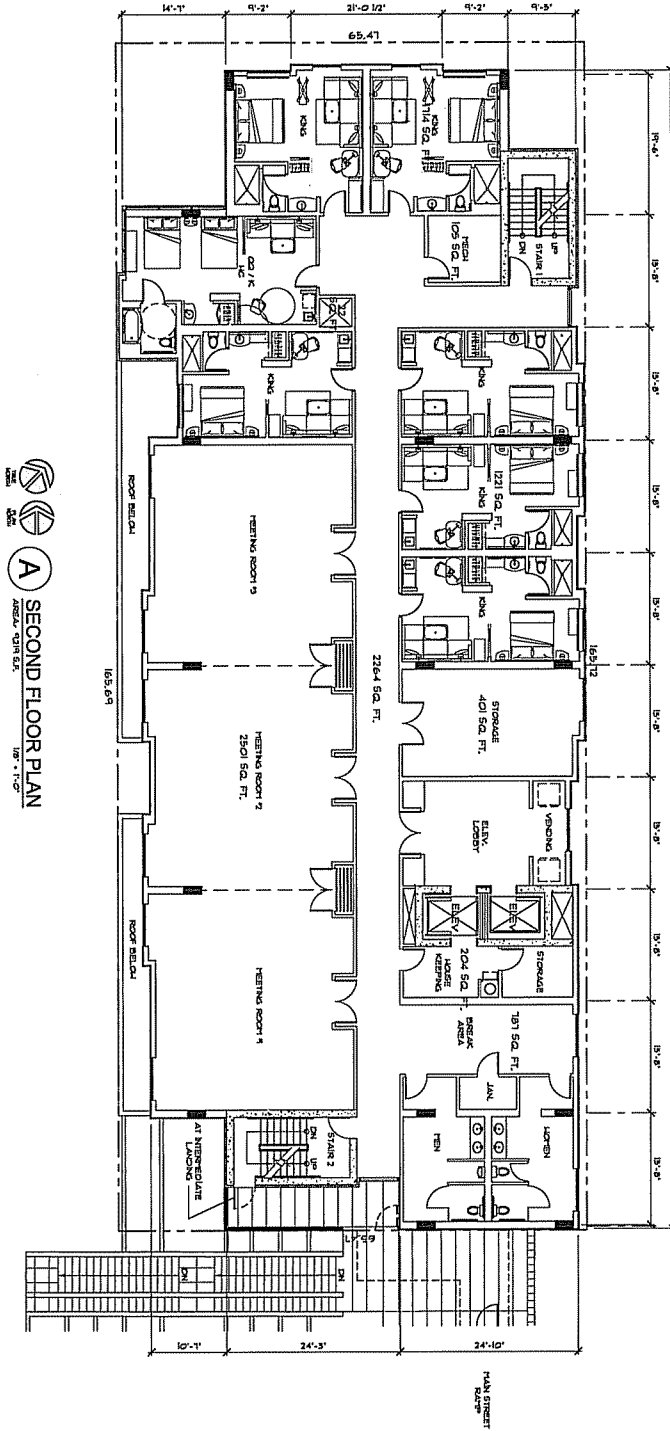
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Suite 200
Madison, WI 53703
Tel: 608.261.2222
Fax: 608.261.2223
www.krehbiel.com



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WEST WASHINGTON AVE

WASHINGTON PLACE







A SECOND FLOOR PLAN

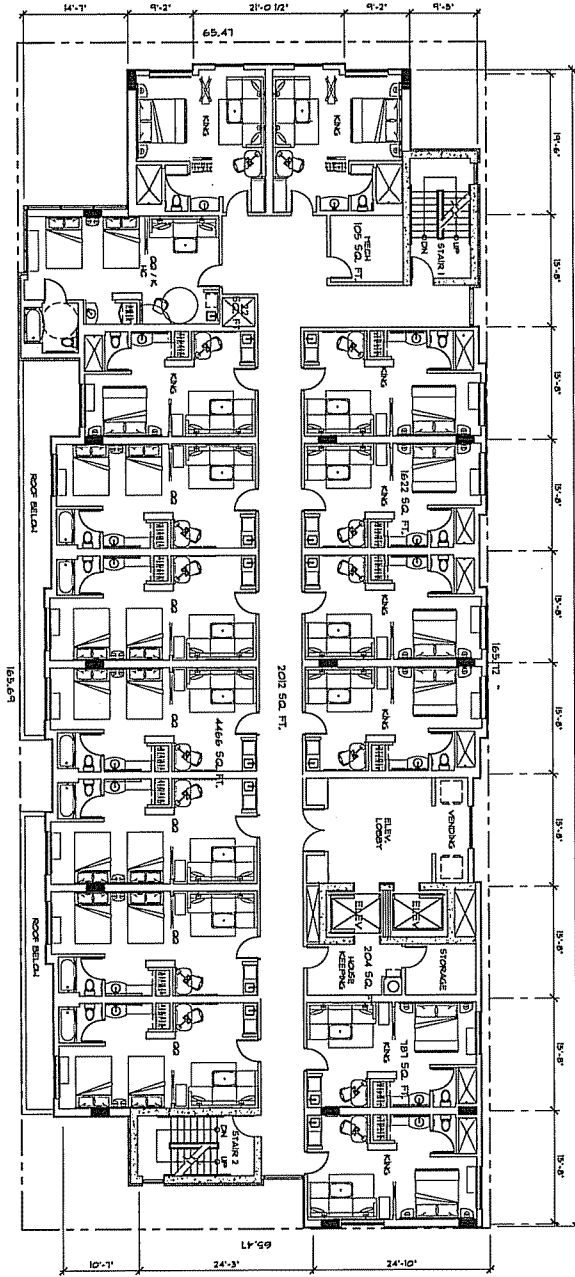
HYATT PLACE
 MADISON, WISCONSIN

KREHBIEL
 ARCHITECTURE
 1300 E. LAMAR
 WISCONSIN 53711
 314.227.4822
 314.227.4844 FAX
 WWW.KREHBIELARCHITECTURE.COM

PROJECT NO. 08077
 HYATT PLACE
 SECOND FLOOR PLAN
 SHEET NO. **A1.2**

DATE: _____
 PRINTS ISSUED: 01-14-07
 DATE: 01-14-07
 REVISIONS: _____
 DATE: _____

WEST WASHINGTON AVE



WASHINGTON PLACE

3RD THRU 11TH FLOOR PLAN
1/8" = 1'-0"

HYATT PLACE
MADISON, WISCONSIN

KREHBIEL
ARCHITECTS
1305 E. LAMAR
MADISON, WI 53703
608.261.4222
www.krehbiel.com

SHEET NO.
A1.3
PROJECT NO.
DATE
DRAWN BY
CHECKED BY
DATE

DATE DRAWN
6-1-07
REVISIONS

PRINTED ISBLED
6-1-07
BY: [unclear]

DATE DRAWN
01-14-07
REVISIONS

PRINTED ISSUED
CITY REVIEW
01-14-07



KREHBIEL
ARCHITECTURE
1300 E. Linn
WISCONSIN 53231
312.261.4233 fax
312.261.4234
krehbiel@krehbielarch.com

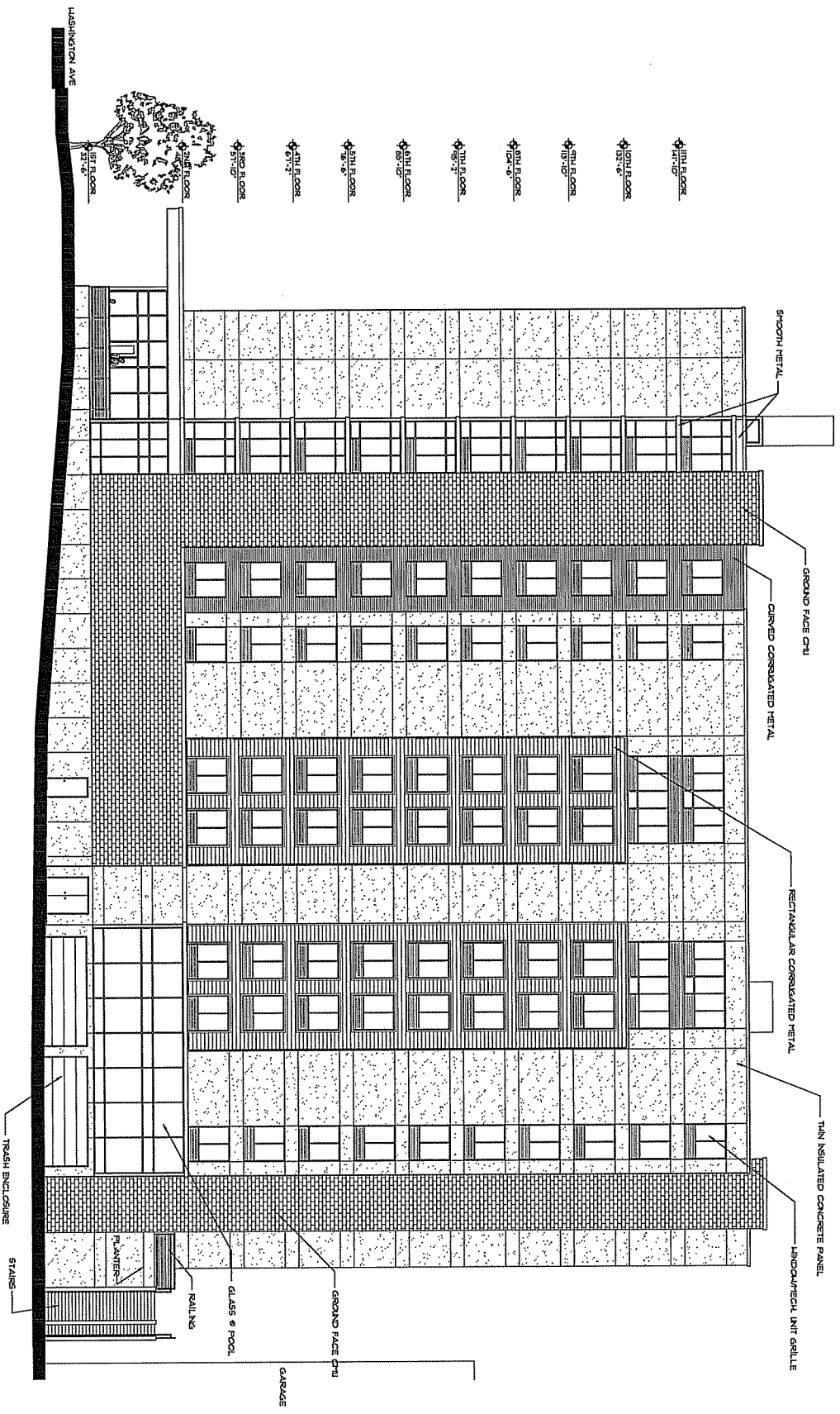
DATE

**HYATT PLACE
MADISON, WISCONSIN**

PROJECT NO.
SHEET TITLE
ELEVATIONS

SHEET NO.
A2.1

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A WEST ELEVATION
1/8" = 1'-0"



1200 E. LAUREL
WISCONSIN 53102
312.267.8233
312.267.8284 FAX
WWW.KREHBIELARCHITECTS.COM

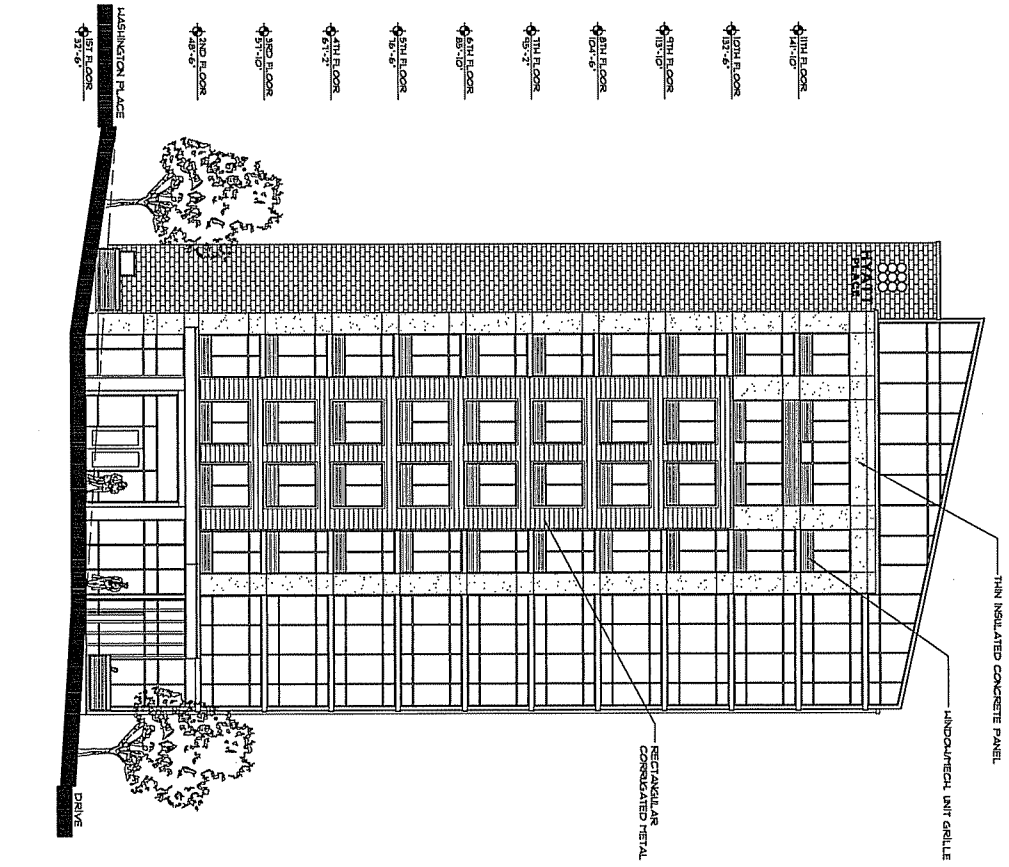
HYATT PLACE
MADISON, WISCONSIN

DATE

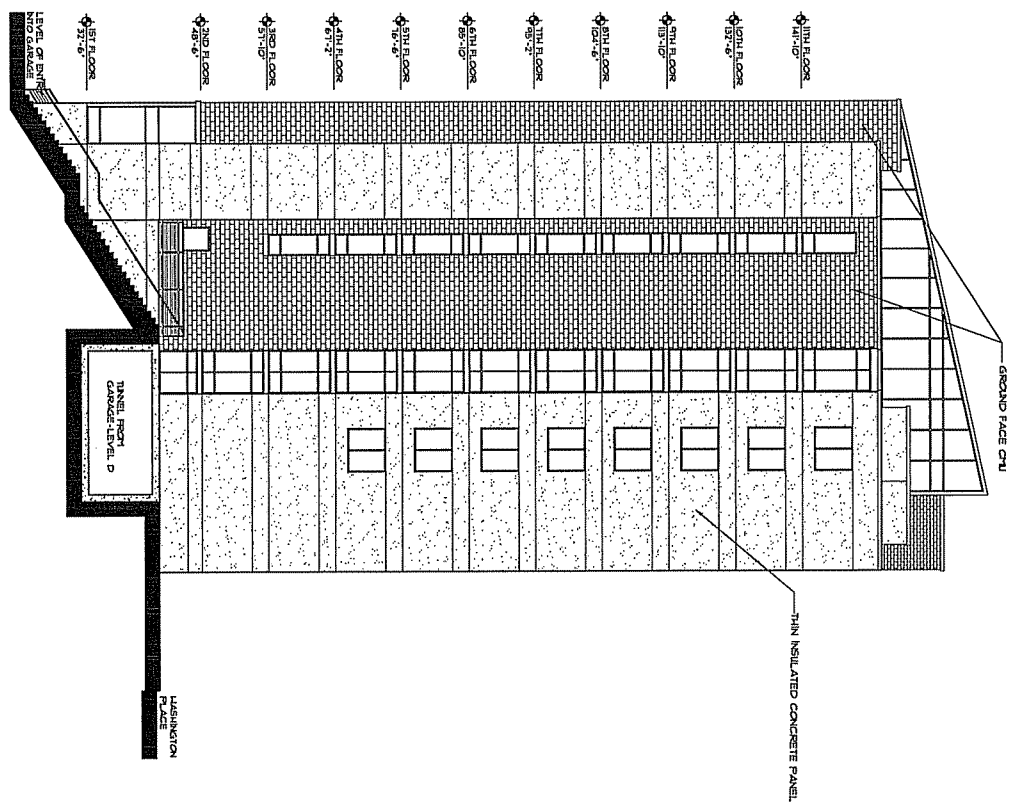
PROJECT NO.
DRYING TIME
ELEVATIONS

SHEET NO.
A2.2

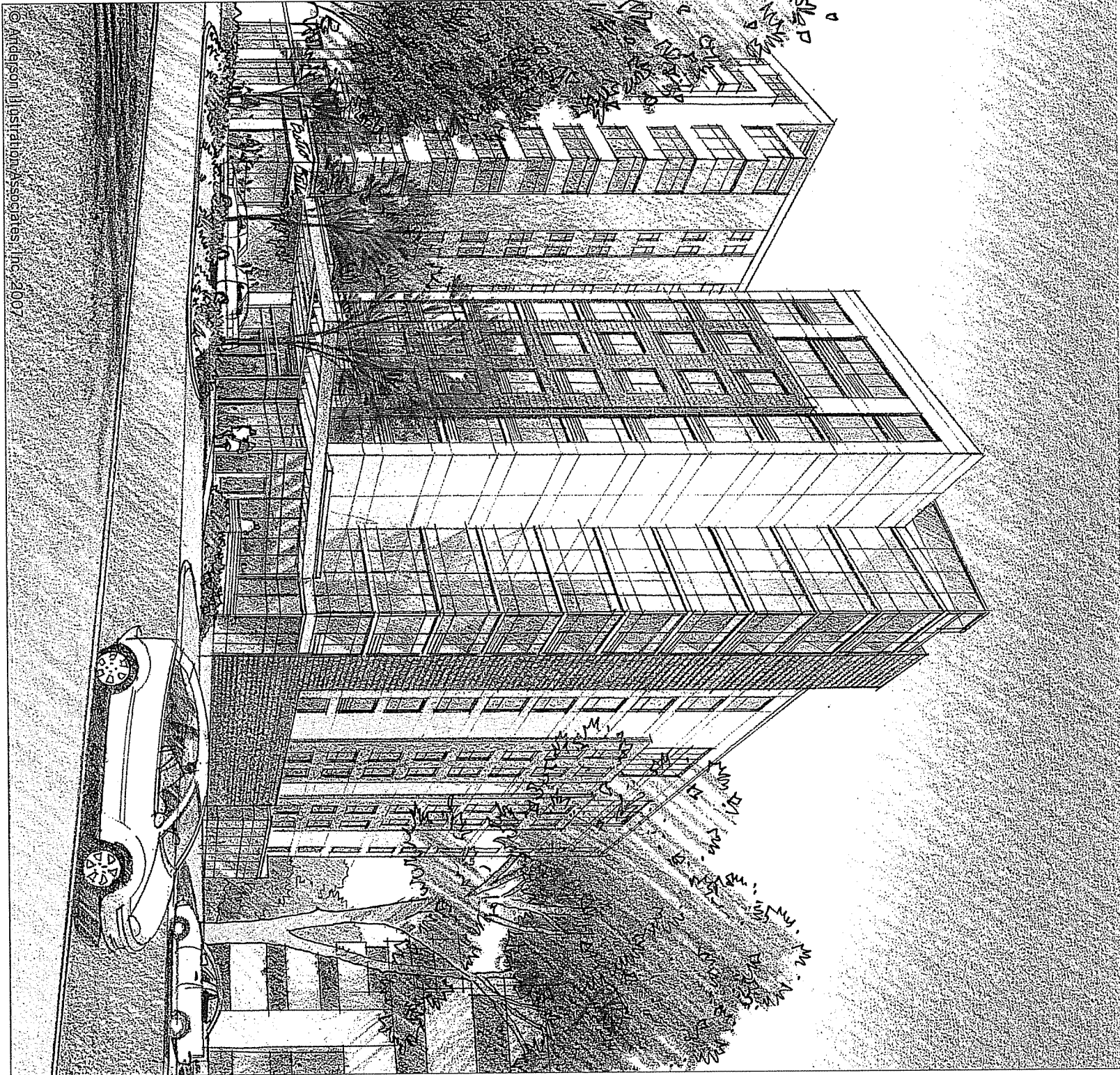
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A NORTH ELEVATION
1/8"=1'-0"



B SOUTH ELEVATION
1/8"=1'-0"



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