

823 E. Washington Avenue – Moxy Hotels

Project Number: 13275

Contract Number: 8980

Project Location View:



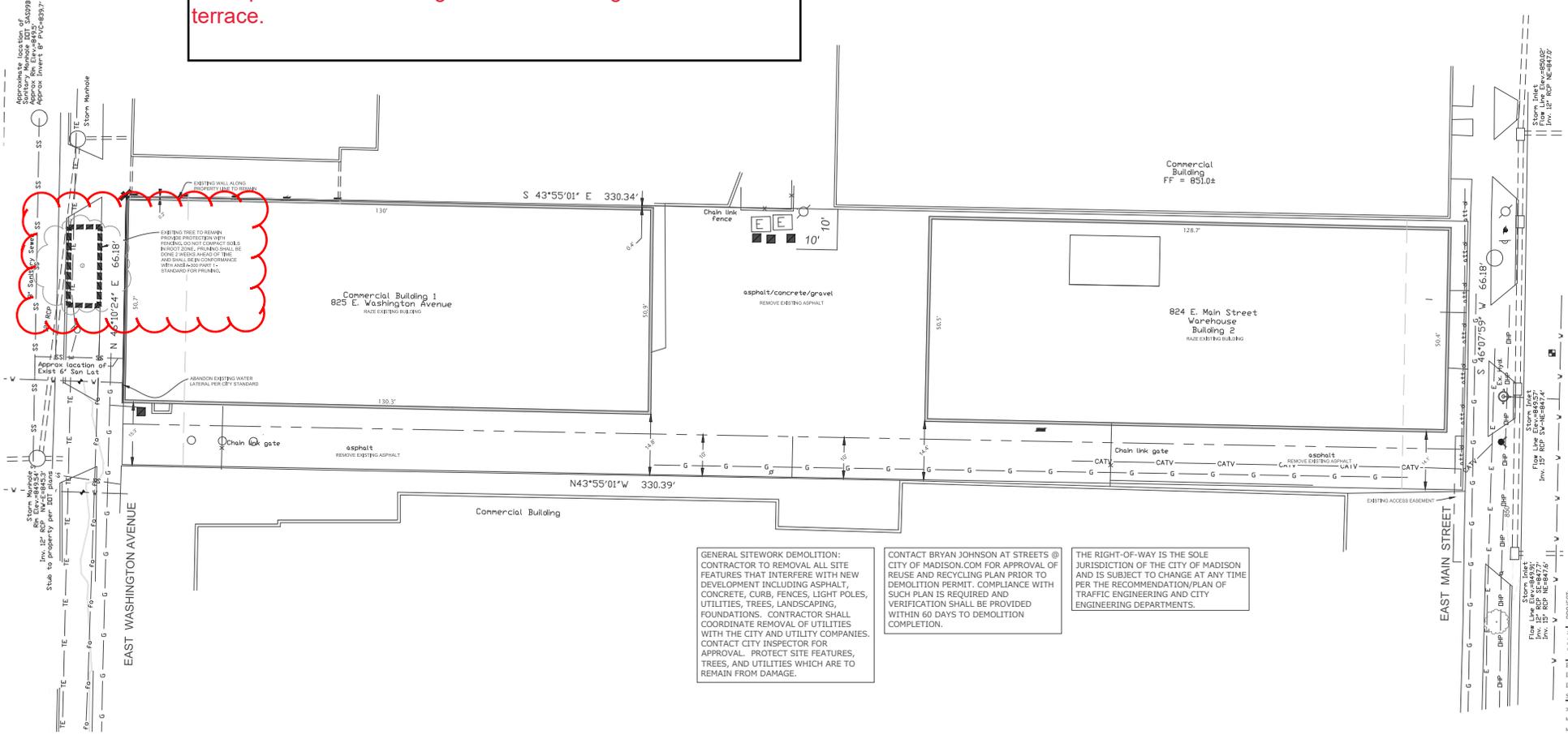
Project Details:

- Certified Survey Map to create one lot from 825 E Washington Avenue and 824 E Main Street, address update, demolition of two existing buildings and construction of an eight-story, 151-room hotel with restaurant space.
- Work as part of Developer Agreement to include tree protection, removal of existing commercial driveway aprons, construction of new driveway aprons, private utility connections to serve the development, relocation of fire hydrant on E Main Street, replacement as required of existing inlet on E Main Street which will be in new commercial driveway.

Project Street View:



Demo Plan Developer Agreement Work
-Tree protection of existing tree in E Washington Avenue terrace.



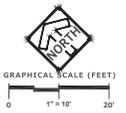
GENERAL SITING DEMOLITION:
CONTRACTOR TO REMOVE ALL SITE FEATURES THAT INTERFERE WITH NEW DEVELOPMENT INCLUDING ASPHALT, CONCRETE, CURB, FENCES, LIGHT POLES, UTILITIES, TREES, LANDSCAPING, FOUNDATIONS. CONTRACTOR SHALL COORDINATE REMOVAL OF UTILITIES WITH THE CITY AND UTILITY COMPANIES. CONTACT CITY INSPECTOR FOR APPROVAL. PROTECT SITE FEATURES, TREES, AND UTILITIES WHICH ARE TO REMAIN FROM DAMAGE.

CONTACT BRYAN JOHNSON AT STREETS @ CITY OF MADISON.COM FOR APPROVAL OF REUSE AND RECYCLING PLAN PRIOR TO DEMOLITION PERMIT. COMPLIANCE WITH SUCH PLAN IS REQUIRED AND VERIFICATION SHALL BE PROVIDED WITHIN 60 DAYS TO DEMOLITION COMPLETION.

THE RIGHT-OF-WAY IS THE SOLE JURISDICTION OF THE CITY OF MADISON AND IS SUBJECT TO CHANGE AT ANY TIME PER THE RECOMMENDATION/PLAN OF TRAFFIC ENGINEERING AND CITY ENGINEERING DEPARTMENTS.

PROJECT
MOXY HOTEL
825 E. WASHINGTON AVENUE
MADISON, WI 53703
CLIENT
NORTH CENTRAL GROUP
1000 GREEN COMMONS, SUITE 200
MIDDLETON, WI 53528

201926
DRAWN BY: AEK
DATE: 06/10/2019
SCALE: 1" = 10'
30% SET: 06/10/2019
45% SET: 06/10/2019
90% SET: 06/14/2019
CITY UPDATE: 06/04/2021



EXISTING CONDITIONS & SITE DEMO PLAN
C1.0

Site Plan Developer Agreement Work
 -Remove and replace commercial driveway aprons as required by Traffic Engineering on E Washington Avenue and E Main Street.

SITE DATA TABLE

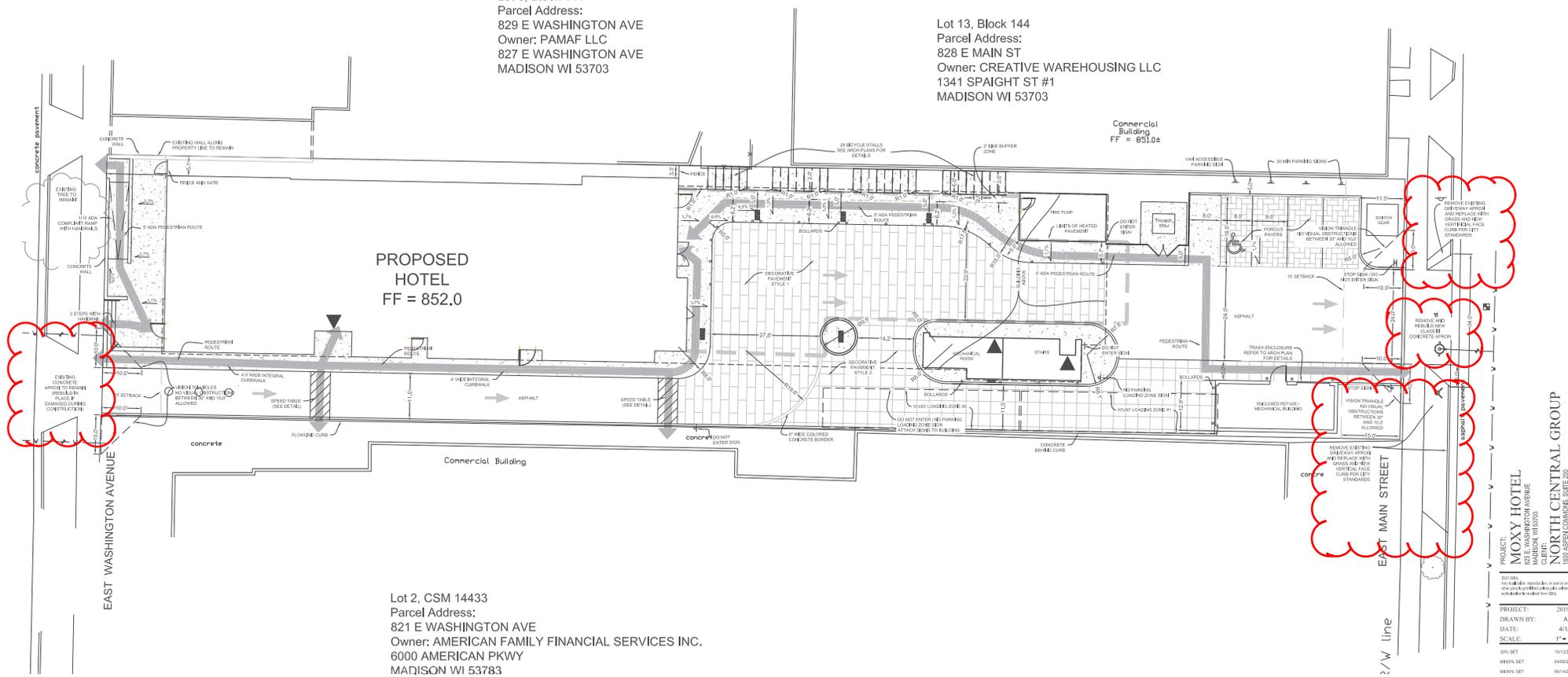
TOTAL LOT AREA = 21,865 SF (0.502 AC)
 BUILDING AREA 5,768 SF
 PAVEMENT AREA 12,825 SF
 GREENSPACE 2,378 SF (INCLUDES WALKS LESS THAN 5' IN WIDTH)
 POROUS PAVEMENT 954 SF
 IMPERVIOUS AREA = 18,593 SF (85.0%)
 GREENSPACE AREA = 3,272 SF (15.0%) (INCLUDES POROUS PAVEMENT)
 PARKING COUNT = 4 TOTAL (1 ADA)

Lot 6, Block 144
 Parcel Address:
 829 E WASHINGTON AVE
 Owner: PAMAF LLC
 827 E WASHINGTON AVE
 MADISON WI 53703

Lot 13, Block 144
 Parcel Address:
 828 E MAIN ST
 Owner: CREATIVE WAREHOUSING LLC
 1341 SPAIGHT ST #1
 MADISON WI 53703

PROPOSED HOTEL
 FF = 852.0

Lot 2, CSM 14433
 Parcel Address:
 821 E WASHINGTON AVE
 Owner: AMERICAN FAMILY FINANCIAL SERVICES INC.
 6000 AMERICAN PKWY
 MADISON WI 53783



PROJECT: MOXY HOTEL
 828 E WASHINGTON AVENUE
 MADISON WI 53703

CLIENT: NORTH CENTRAL GROUP
 1100 OPEN COMMONS, SUITE 200
 MADISON, WISCONSIN

201 (S)
 ALL RIGHTS RESERVED. NO PART OF THIS DOCUMENT IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT PERMISSION IN WRITING FROM GBA.

PROJECT: 201926
DRAWN BY: AEK
DATE: 4/1/20
SCALE: 1" = 10'

DATE SET: 10/20/2019
DATE SET: 6/30/2020
DATE SET: 05/14/2021
DATE SET: 08/04/2021

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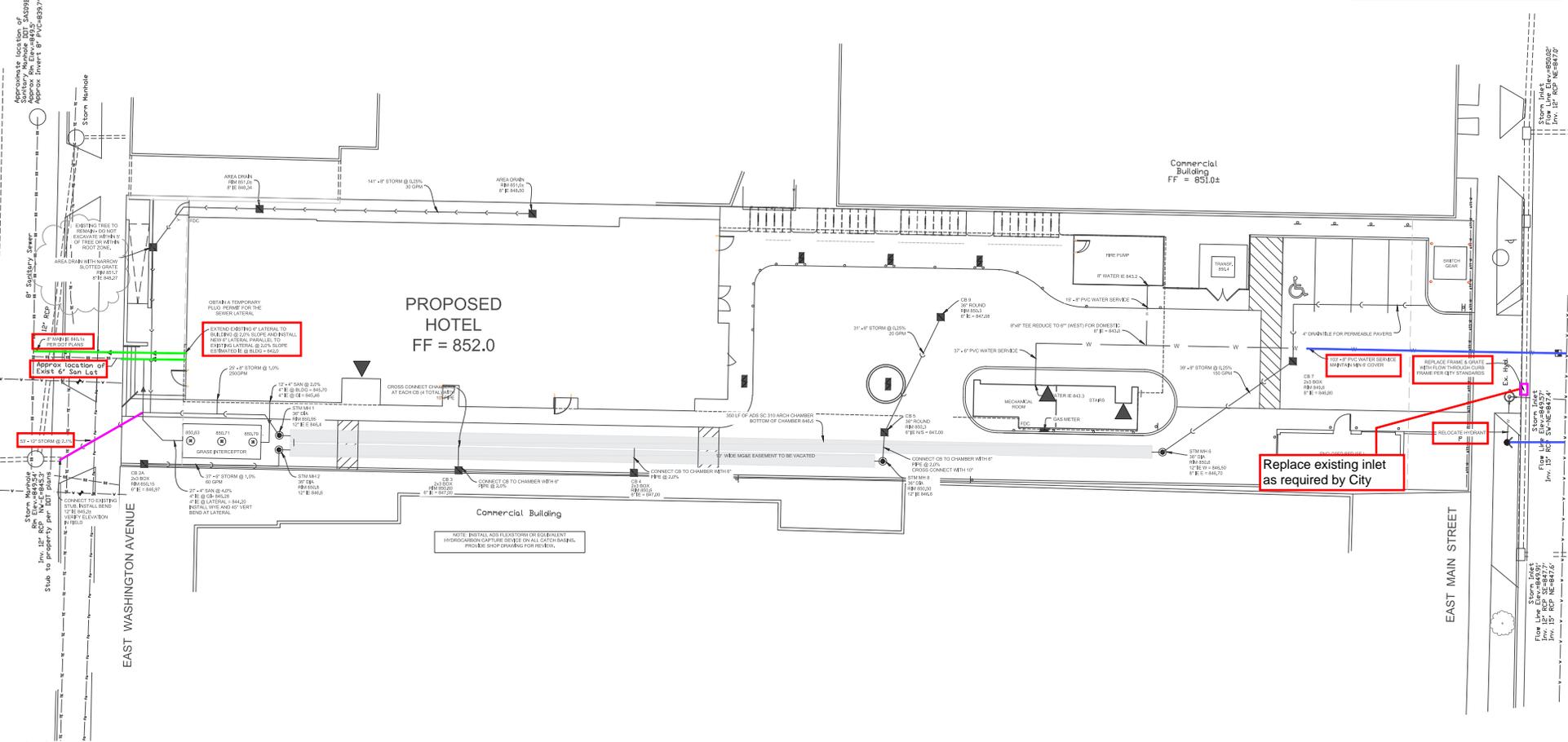
Utility Plan Developer Agreement Work

- Private water, sanitary, and storm sewer connections to serve the development.
- Fire hydrant relocation on E Main Street as required by City Water Utility.
- Inlet replacement through driveway on E Main Street as required by City Engineering.

LEGEND	
	24\"/>
	STORM SEWER MANHOLE
	STORM SEWER CATCH BASIN (RECTANGULAR CASTING)
	PRECAST CONCRETE FLARED END SECTION
	VALVE BOX
	FIRE HYDRANT
	SANITARY SEWER
	FORCE MAIN
	STORM SEWER
	DRAIN TILE
	WATER MAIN
	FIRE PROTECTION
	UTILITY CROSSING
	ELECTRICAL CABLE
	GAS MAIN
	TELEPHONE LINE
	OVERHEAD WIRES
	LIGHTING
	ELECTRICAL TRANSFORMER OR PEDESTAL
	POWER POLE
	POWER POLE WITH LIGHTS
	STREET SIGN
	UTILITY TO BE REMOVED

G B A
 CONSULTING GROUP
 2348 EDMUND WAY, SUITE 120
 MIDDLETON, WI 53520
 608.281.1700
 608.281.3651 (FAX)

PINNACLE ENGINEERING GROUP
 REGIONAL OFFICE
 2075 WASHINGTON ROAD, SUITE 100
 BROOKFIELD, WI 53005
 (262) 784-8888
 CHICAGO, ILLINOIS OFFICE: BOSTON OFFICE:
 MILWAUKEE OFFICE: MILWAUKEE DESIGN CENTER



PROJECT
 MOXY HOTEL
 828 E WASHINGTON AVENUE
 MADISON, WI 53703

CLIENT
 NORTH CENTRAL GROUP
 1000 OPERA COMMONS, SUITE 200
 MIDDLETON, WI 53520

DATE
 2019/26

DRAWN BY: AEK

DATE: 4/1/20

SCALE: 1" = 10'

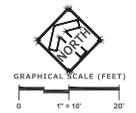
30% SET: 04/01/2020

60% SET: 04/01/2021

90% SET: 04/01/2021

CITY UPDATE: 08/04/2021

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UTILITY PLAN
 C4.0