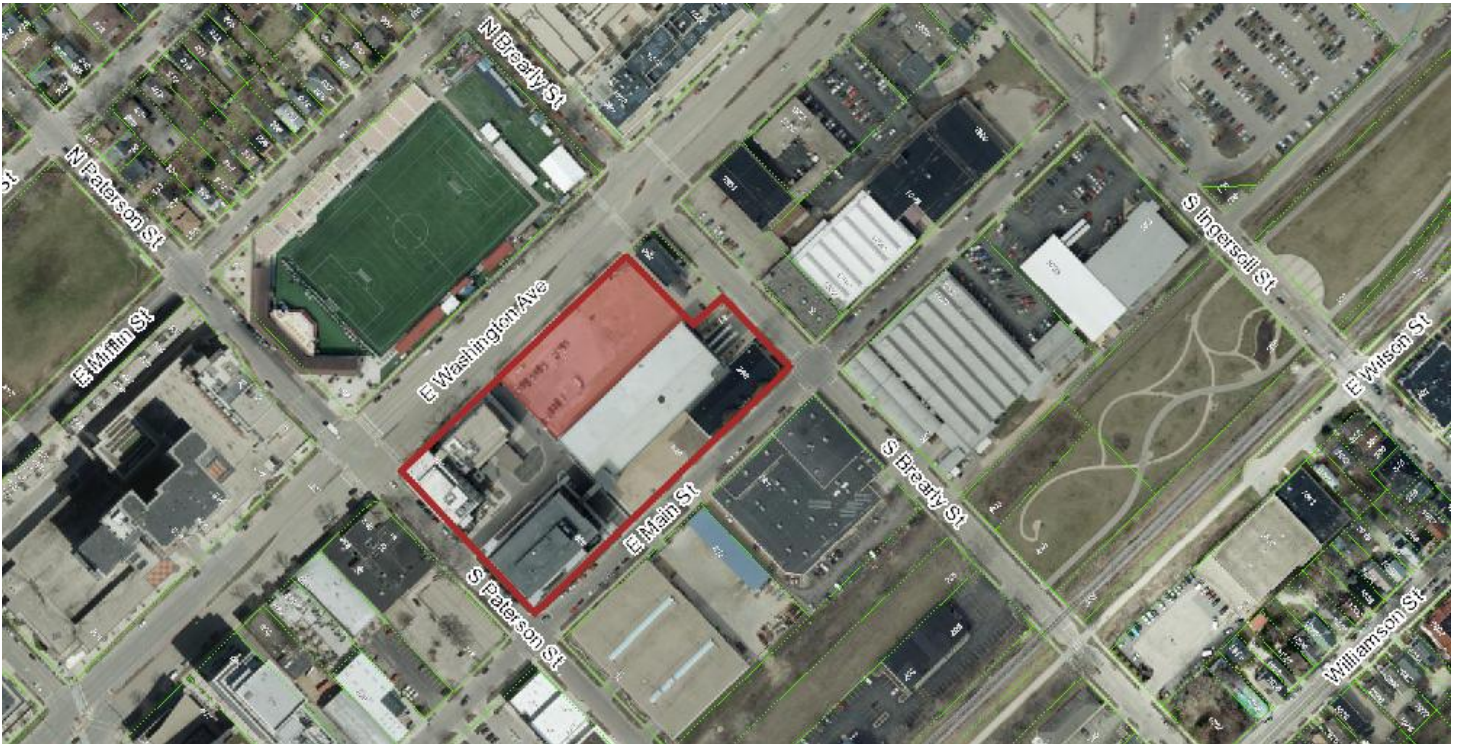


929 E Washington Ave Hotel
Contract 9512
Project 15117
Developer: Archipelago Village, LLC



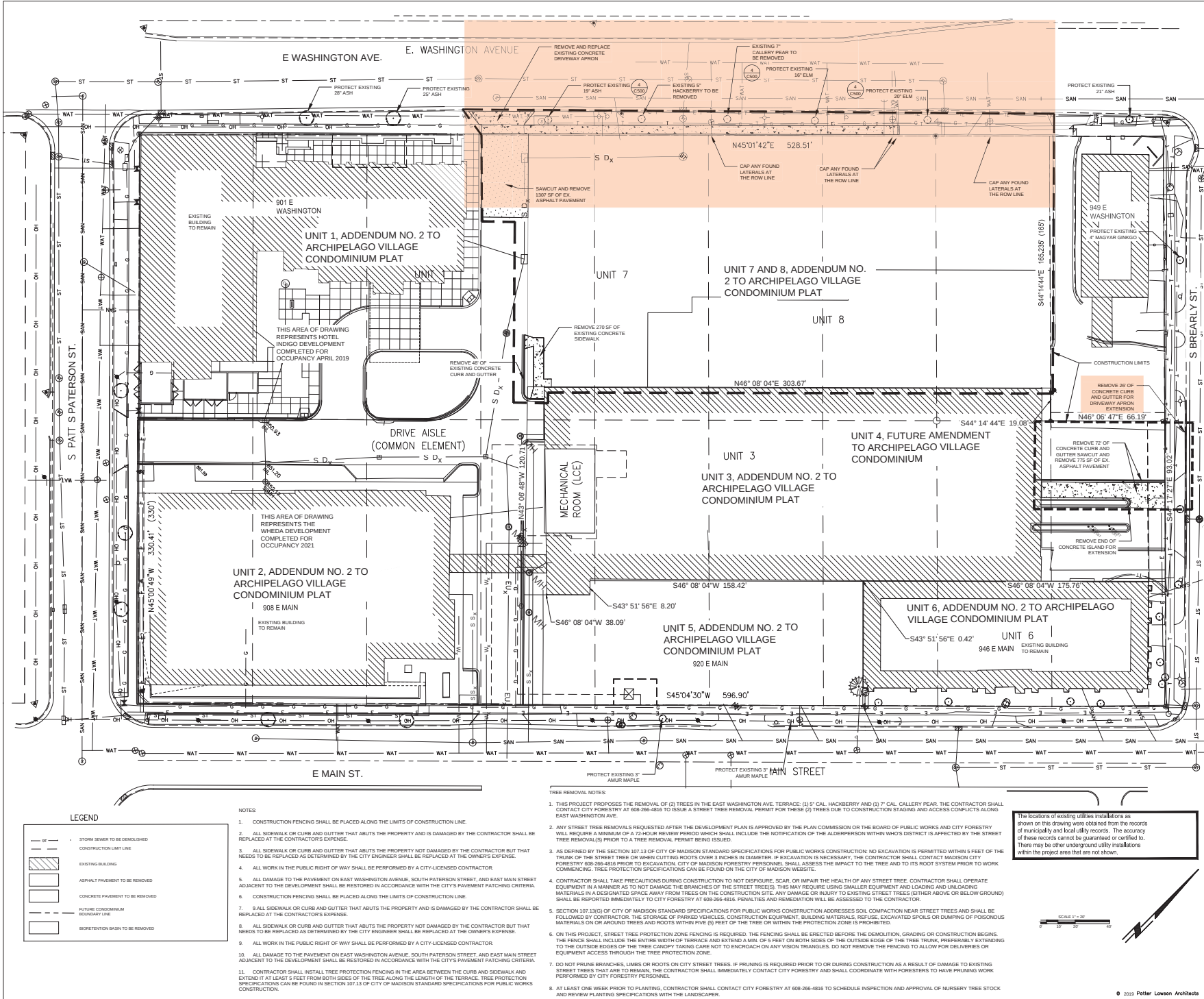
The developer, Archipelago Village, LLC, has received the City of Madison's conditional approval for the construction of a 15-story, 265-room hotel with a food and beverage uses and outdoor eating area at 929 E Washington Avenue. This is a planned multi-use site which contains a 144-room hotel, a five-story office building, and a 380-stall shared parking structure.

With this project, the developer shall be responsible for the construction of a northbound turn lane at the intersection of S Paterson Street and E Washington Avenue. Additional work related to the turn lane shall include the. The developer shall be responsible for the protection of City fiber optic lines in the terrace behind the curb along E Washington Avenue. The developer shall provide a deposit for pedestrian lighting on E Main Street and S Paterson Street, shall be responsible for existing concrete bus pads along the E Washington Avenue frontage, construction repair of sidewalk, curb and gutter, and pavement along the E Washington Avenue corridor adjacent to the project, and private lateral connections to serve the new building. City Forestry has approved the removal of a 5" diameter hackberry tree and a 7" diameter pear tree along the E Washington Avenue frontage. Both conflict with new buried utilities. The developer shall be responsible for the cost of new trees upon the completion of construction. All other trees shall be protected.

929 E Washington Ave Hotel
Contract 9512
Project 15117
Developer: Archipelago Village, LLC

Summary of Improvements:

- Construction of a northbound turn lane at the intersection of S Paterson Street and E Washington Avenue per plans approved by the City Traffic Engineer. Including: removal and replacement of pavement, curb and gutter, and sidewalk, traffic lights, a fire hydrant, storm inlets, signing, and pavement markings.
- Provide public street terrace tree protection, removals, and plantings per City Forestry approvals. Install tree terrace support systems per City Forestry approvals and per plans approved by the City Engineer.
- Close abandoned driveways with curb and gutter. Construct new private drive entrance aprons per plans approved by the City Engineering and per the Commercial Driveway Permit approved by the City Traffic Engineer. Widen existing drive apron on S Brearly Street for on-site trash enclosure.
- Construct private sanitary, storm, and water service laterals necessary to serve the private redevelopment project per plans approved by the City Engineer.
- Protect existing public streetlights, electrical, and fiber facilities in the project area. Coordinate with City Traffic Engineering and City IT on relocations needed to facilitate construction.
- Deposit for installation of pedestrian lighting on E Main Street and S Paterson Street.
- Coordinate project access, street closures, and street occupancy with other projects in the area and as approved by City Traffic Engineering.



Notes:

929 EAST WASHINGTON
AVENUE HOTEL

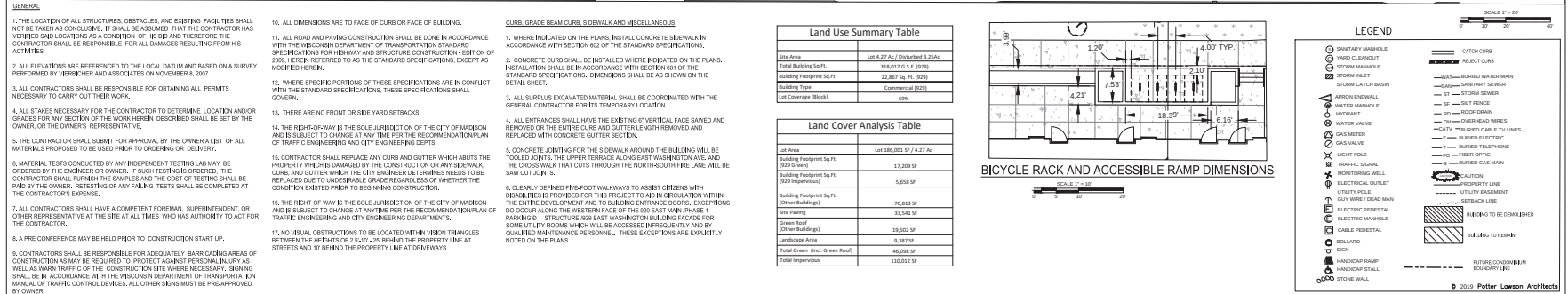
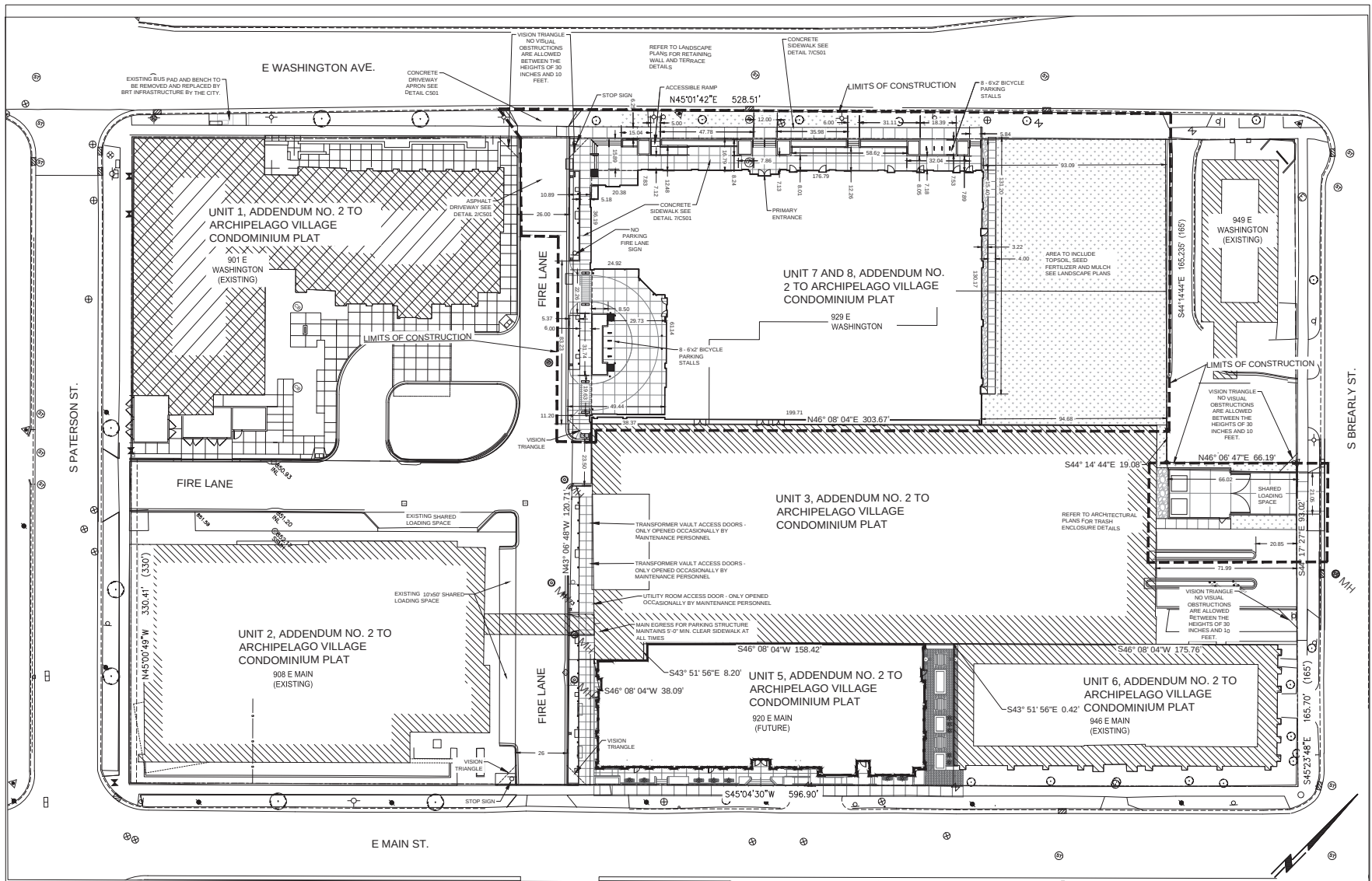
929 E Washington Ave
Madison, Wisconsin

2016.36.02.4

Date	Issuance/Revisions	Symbol
11/22/2023	LAND USE SUBMITTAL	
1/29/2024	UDC SUBMITTAL	
4/9/2024	CITY RESUBMITTAL	
9/22/2025	UDC / MINOR ALT SUBMITTAL	

SITE
DEMOLITION PLAN

C100



Notes: _____

929 EAST WASHINGTON AVENUE HOTEL

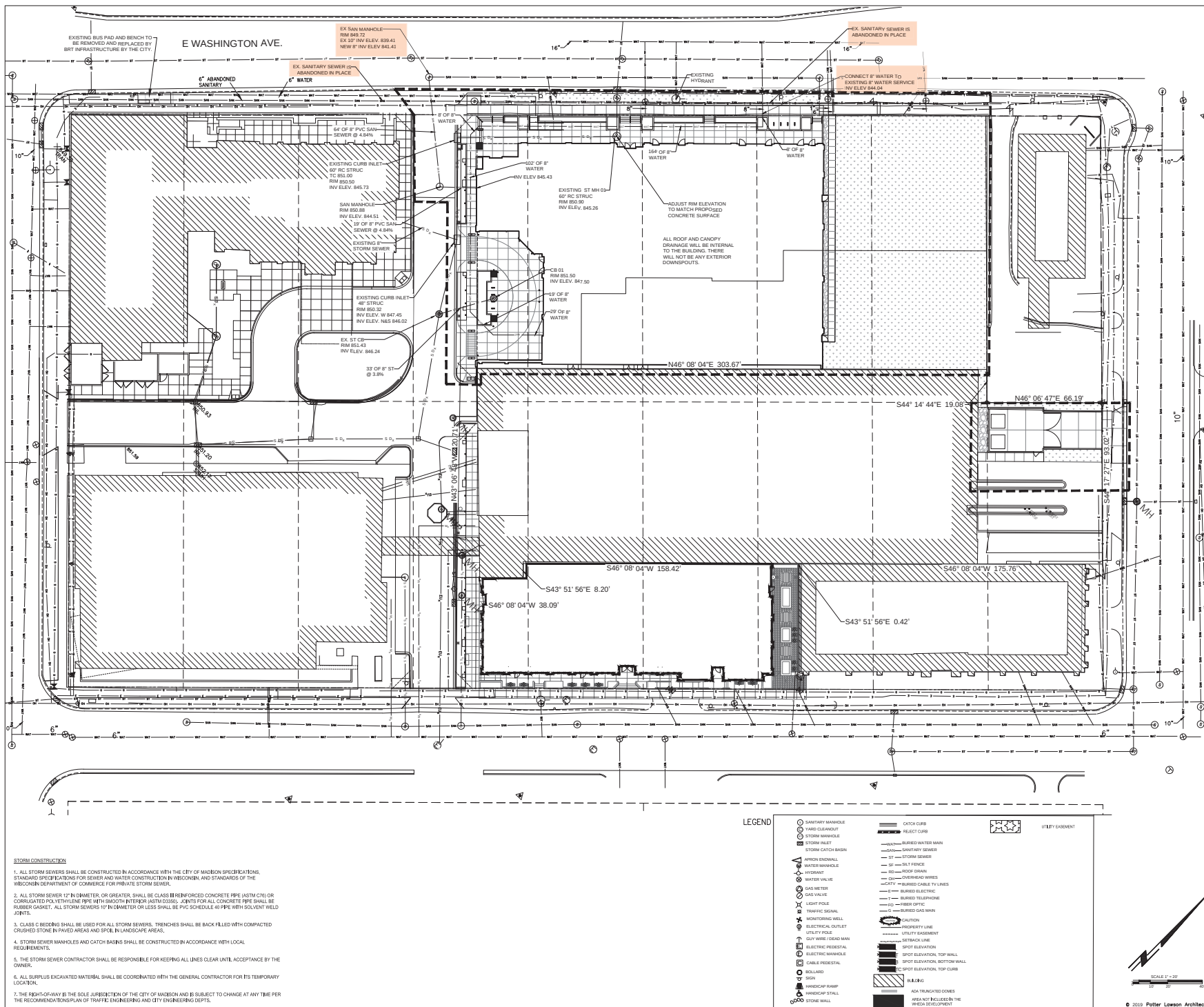
929 E Washington Ave
Madison, Wisconsin

2016.36.02.4

Date	Issuance/Revisions	Symbol
11/22/2023	LAND USE SUBMITTAL	
1/29/2024	UDC SUBMITTAL	
4/8/2024	CITY RESUBMITTAL	
9/22/2025	UDC / MINOR AL SUBMITTAL	

SITE LAYOUT PLAN

C102



Notes:

929 EAST WASHINGTON
AVENUE HOTEL

929 E Washington Ave
Madison, Wisconsin

2016.36.02.4

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11/22/2023	LAND USE SUBMITTAL	
1/29/2024	UDC SUBMITTAL	
4/8/2024	CITY RESUBMITTAL	
9/22/2025	UDC / MINOR ALT SUBMITTAL	

PLOT SCALE:

PLOT NAME:

REV. DATE:

ORIGINATOR: CITY OF MADISON, TRAFFIC ENG. DIV.

FILE NAME: \$\$...designfile...\$\$

DATE: \$\$...plottingdate...\$\$

E. Washington Avenue

901 E. Washington Avenue

849 E. Washington Avenue

S Paterson Street

14 S. Paterson Street



SHEET NO.

PROPOSED RIGHT TURN LANE

E. WASHINGTON - S. PATERSON

CITY OF MADISON

65'

5' 5"

12'

10'

18'

5' 9"

18'

18'