



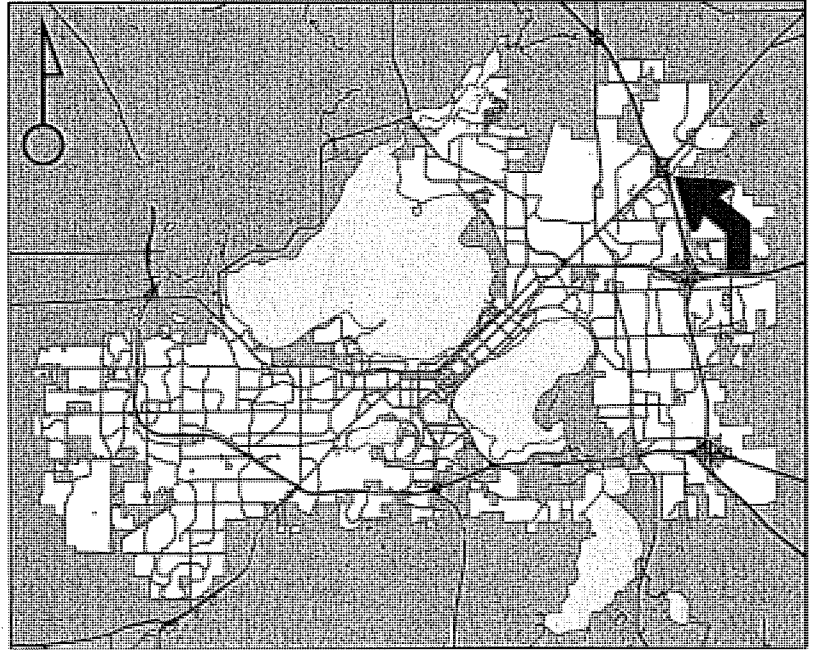
Location
5110 High Crossing Boulevard

Applicant
Tim Nietzel-Young Crossing, LLC/
Jerry Bourquin-Dimension IV-Madison

Existing Use
Vacant Lot

Proposed Use
Create 2 lots to allow construction of a
60,650 square-foot health club and 106-
room hotel as a planned multi-use site

Public Hearing Date
Plan Commission
20 April 2015
Common Council
05 May 2015



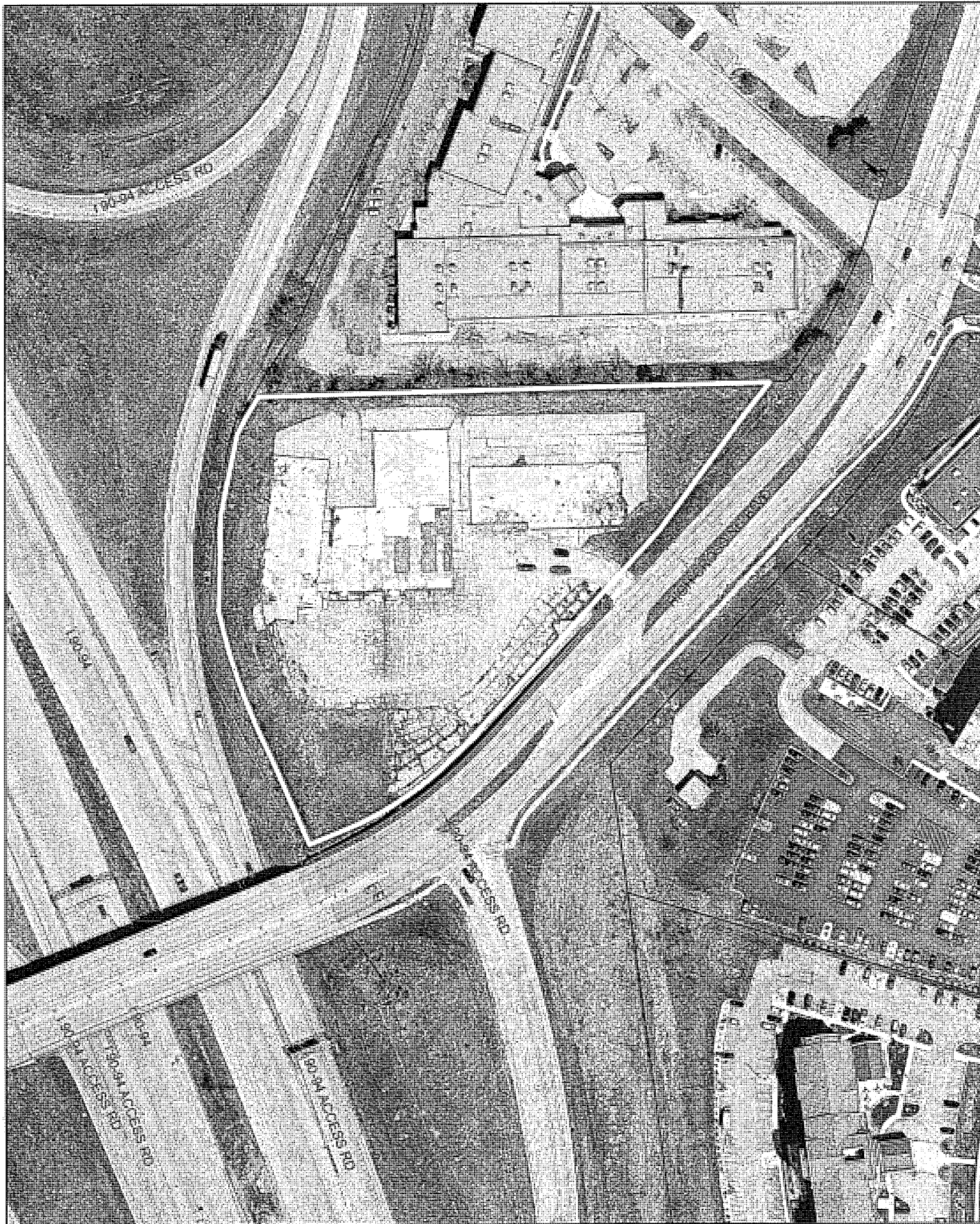
For Questions Contact: Kevin Firchow at: 267-1150 or kfirchow@cityofmadison.com or City Planning at 266-4635



Scale : 1" = 400'

City of Madison, Planning Division : RPJ : Date : 15 April 2015

11-12





LAND USE APPLICATION

CITY OF MADISON

215 Martin Luther King Jr. Blvd; Room LL-100
PO Box 2985; Madison, Wisconsin 53701-2985
Phone: 608.266.4635 | Facsimile: 608.267.8739

- All Land Use Applications should be filed with the Zoning Administrator at the above address.
- The following information is required for all applications for Plan Commission review except subdivisions or land divisions, which should be filed using the Subdivision Application.
- This form may also be completed online at:
www.cityofmadison.com/developmentcenter/landdevelopment

FOR OFFICE USE ONLY:	
Amt. Paid	\$ 1250 Receipt No. 1248-0009
Date Received	2/18/15
Received By	JLK
Parcel No.	0810-271-0076-2
Aldermanic District	17 - Joe Clausius
Zoning District	CE
Special Requirements	CU, Eng Hold
Review Required By:	
<input type="checkbox"/> Urban Design Commission	<input type="checkbox"/> Plan Commission
<input type="checkbox"/> Common Council	<input type="checkbox"/> Other: _____

Form Effective: February 21, 2013

1. **Project Address:** 5110 High Crossing Boulevard
Project Title (if any): High Crossing Hotel & Health Club

2. **This is an application for (Check all that apply to your Land Use Application):**

- Zoning Map Amendment from _____ to _____
- Major Amendment to Approved PD-GDP Zoning Major Amendment to Approved PD-SIP Zoning
- Review of Alteration to Planned Development (By Plan Commission)
- Conditional Use, or Major Alteration to an Approved Conditional Use
- Demolition Permit
- Other Requests: _____

3. **Applicant, Agent & Property Owner Information:**

Applicant Name: Tim Nietzel **Company:** Young Crossing, LLC
Street Address: 5301 Voges Road **City/State:** Madison, Wisconsin **Zip:** 53718
Telephone: (608) 257-2600 **Fax:** (608) 838-6821 **Email:** info@airtemperature.com

Project Contact Person: Jerry Bourquin **Company:** Dimension IV - Madison
Street Address: 6515 Grand Teton Plaza, Suite 120 **City/State:** Madison, Wisconsin **Zip:** 53719
Telephone: (608) 829-4452 **Fax:** (608) 829-4445 **Email:** jbouquin@dimensionivmadison.com

Property Owner (if not applicant): _____
Street Address: _____ **City/State:** _____ **Zip:** _____

4. **Project Information:**

Provide a brief description of the project and all proposed uses of the site: A new free standing hotel and free standing health club with shared access drive & parking.

Development Schedule: Commencement June 2015 Completion Summer 2016

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5. Required Submittal Information

All Land Use applications are required to include the following:

Project Plans including:*

- Site Plans (fully dimensioned plans depicting project details including all lot lines and property setbacks to buildings; demolished/proposed/alterd buildings; parking stalls, driveways, sidewalks, location of existing/proposed signage; HVAC/Utility location and screening details; useable open space; and other physical improvements on a property)
- Grading and Utility Plans (existing and proposed)
- Landscape Plan (including planting schedule depicting species name and planting size)
- Building Elevation Drawings (fully dimensioned drawings for all building sides, labeling primary exterior materials)
- Floor Plans (fully dimensioned plans including interior wall and room location)

Provide collated project plan sets as follows:

- **Seven (7) copies** of a full-sized plan set drawn to a scale of 1 inch = 20 feet (folded or rolled and stapled)
- **Twenty Five (25) copies** of the plan set reduced to fit onto 11 X 17-inch paper (folded and stapled)
- **One (1) copy** of the plan set reduced to fit onto 8 ½ X 11-inch paper

* For projects requiring review by the **Urban Design Commission**, provide **Fourteen (14) additional 11x17 copies** of the plan set. In addition to the above information, all plan sets should also include: 1) Colored elevation drawings with shadow lines and a list of exterior building materials/colors; 2) Existing/proposed lighting with photometric plan & fixture cutsheet; and 3) Contextual site plan information including photographs and layout of adjacent buildings and structures. The applicant shall bring samples of exterior building materials and color scheme to the Urban Design Commission meeting.

Letter of Intent: Provide one (1) Copy per Plan Set describing this application in detail including, but not limited to:

- | | | |
|---|---|--|
| • Project Team | • Building Square Footage | • Value of Land |
| • Existing Conditions | • Number of Dwelling Units | • Estimated Project Cost |
| • Project Schedule | • Auto and Bike Parking Stalls | • Number of Construction & Full-Time Equivalent Jobs Created |
| • Proposed Uses (and ft ² of each) | • Lot Coverage & Usable Open Space Calculations | • Public Subsidy Requested |
| • Hours of Operation | | |

Filing Fee: Refer to the Land Use Application Instructions & Fee Schedule. Make checks payable to: *City Treasurer*.

Electronic Submittal: All applicants are required to submit copies of all items submitted in hard copy with their application as Adobe Acrobat PDF files on a non-returnable CD to be included with their application materials, or by e-mail to pcapplications@cityofmadison.com.

Additional Information may be required, depending on application. Refer to the Supplemental Submittal Requirements.

6. Applicant Declarations

Pre-application Notification: The Zoning Code requires that the applicant notify the district alder and any nearby neighborhood and business associations in writing no later than **30 days prior to FILING this request**. List the alderperson, neighborhood association(s), and business association(s) AND the dates you sent the notices:

→ If a waiver has been granted to this requirement, please attach any correspondence to this effect to this form.

Pre-application Meeting with Staff: Prior to preparation of this application, the applicant is required to discuss the proposed development and review process with Zoning and Planning Division staff; note staff persons and date.

Planning Staff: _____ Date: _____ Zoning Staff: _____ Date: _____

The applicant attests that this form is accurately completed and all required materials are submitted:

Name of Applicant Tom Neitany Relationship to Property: OWNER

Authorizing Signature of Property Owner _____ Date 2-16-15

February 17, 2015

Letter of Intent
5110 High Crossing Boulevard
Health Club & Hotel

1. Existing Use

The approximately 4-acre vacant lot is located on the southeast side of the intersection of I-90/94 and Highway 151.

2. Project Schedule

Upon approval, the project will proceed with construction this summer.

3. Project Team

	Health Club	Hotel
• Owner:	Young Crossing, LLC 5301 Voges Road Madison, WI 53718	Madison Express LLC 1351 O'Keefe Avenue Sun Prairie, WI 53590
• Operator:	Gold's Gym	Holiday Inn Express
• Architect:	Building Interior Dimension IV – Madison 6515 Grand Teton Plaza Suite 120 Madison, WI 53719	Dimension IV – Madison 6515 Grand Teton Plaza Suite 120 Madison, WI 53719
	Building Exterior Kee Architecture 621 Williamson Street Madison, WI 53703	
• Civil Engineer:	Professional Engineering LLC 818 N. Meadowbrook Lane Waunakee, WI 53597	Professional Engineering LLC 818 N. Meadowbrook Lane Waunakee, WI 53597
• Landscape Architect:	Paul Skidmore 13 Red Maple Trail Madison, WI 53717	Paul Skidmore 13 Red Maple Trail Madison, WI 53717
• General Contractor:	Newcomb Construction 999 Fourier Drive, Suite 200 Madison, WI 53717	Stauffer Development LLC 1351 O'Keefe Avenue Sun Prairie, WI 53590

4. Project Use

The Health Club will be operated by Gold's Gym. The Hotel will be operated by Holiday Inn Express.

- Number of Employees: 15 full-time, 35 part-time
20 at a time 20-25 full-time, 5-10 part-time
- Hours of Operation: The facility will be open
early morning to late evening to serve members. The hotel will be open 24 hours a
day, 7 days a week.

5. Project Data

• Site:	3.92 acres	2.08 acres	1.84 acres
• Building:	<u>18,040</u> Lower Level	<u>22,270</u> First Floor	<u>20,330</u> Upper Level
	<u>60,640</u> Total		
		<u>16,775</u> Lower Level	<u>16,775</u> First Floor
		<u>16,013</u> Second Floor	<u>16,013</u> Third Floor
		<u>16,013</u> Fourth Floor	<u>81,589</u> Total
• Parking:	Auto	Auto	Auto
	<u>43</u> Covered	<u>119</u> Surface	<u>162</u> Total
		<u>37</u> Covered	<u>60</u> Surface
		<u>97</u> Total	
	Bicycle	Bicycle	Bicycle
	<u>21</u> Covered	<u>19</u> Surface	<u>40</u> Total
		<u>5</u> Covered	<u>6</u> Surface
		<u>11</u> Total	

6. Lot Coverage & Usable Open Space

• Lot Size:	<u>90,549</u> Square Feet	<u>80,000</u> Square Feet
• Lot Coverage:		
○ Building	<u>72,127 SF</u> <u>79.6 %</u>	<u>51,544 SF</u> <u>64.4 %</u>
○ Impervious Area		

7. Land Value \$2,000,000 \$ 1,300,000

8. Project Cost \$5,500,000 \$11,700,000

9. Manpower of Construction and Full Time Equivalent Jobs Created

• Construction:	<u>15-20</u>	<u>15-20</u>
• Full Time:	<u>15</u>	<u>20-25</u>
• Part-Time	<u>35</u>	<u>5-10</u>

10. Public Subsidy

No public subsidy is requested.

DESCRIPTION

The Galleon™ LED luminaire delivers exceptional performance in a highly scalable, low-profile design. Patented, high-efficiency AccuLED Optics™ system provides uniform and energy conscious illumination to walkways, parking lots, roadways, building areas and security lighting applications. IP66 rated.

Catalog #		Type
Project		
Comments		Date
Prepared by		

SPECIFICATION FEATURES

Construction

Extruded aluminum driver enclosure thermally isolated from Light Squares for optimal thermal performance. Heavy-wall, die-cast aluminum end caps enclose housing and die-cast aluminum heat sinks. A unique, patent pending interlocking housing and heat sink provides scalability with superior structural rigidity. 3G vibration tested. Optional tool-less hardware available for ease of entry into electrical chamber. Housing is IP66 rated.

Optics

Choice of 16 patented, high-efficiency AccuLED Optics. The optics are precisely designed to shape the distribution maximizing efficiency and application spacing. AccuLED Optics create consistent distributions with the scalability to meet customized application requirements. Offered standard in 4000K (+/- 275K) CCT and minimum 70 CRI. Optional 6000K CCT and 3000K CCT. For the ultimate level of spill light control, an optional house side shield accessory can

be field or factory installed. The house side shield is designed to seamlessly integrate with the SL2, SL3, SL4 or AFL optics.

Electrical

LED drivers are mounted to removable tray assembly for ease of maintenance. 120-277V 50/60Hz, 347V 60Hz or 480V 60Hz operation. Standard with 0-10V dimming. Shipped standard with Cooper Lighting proprietary circuit module designed to withstand 10kV of transient line surge. The Galleon LED luminaire is suitable for operation in -40°C to 40°C ambient environments. For applications with ambient temperatures exceeding 40°C, specify the HA (High Ambient) option. Light Squares are IP66 rated. Greater than 90% lumen maintenance expected at 60,000 hours. Available in standard 1A drive current and optional 530mA and 700mA drive currents.

Mounting

Extruded aluminum arm includes internal bolt guides allowing for

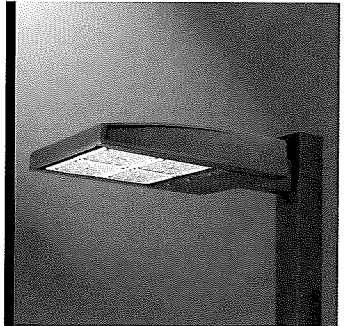
easy positioning of fixture during assembly. Designed for pole or wall mounting. When mounting two or more luminaires at 90° or 120° apart, the EA extended arm may be required. Refer to the arm mounting requirement table on page 3. Round pole top adapter included. For wall mounting, specify wall mount bracket option. 3G vibration rated.

Finish

Housing finished in super durable TGIC polyester powder coat paint, 2.5 mil nominal thickness for superior protection against fade and wear. Heat sink is powder coated black. Standard colors include black, bronze, grey, white, dark platinum and graphite metallic. RAL and custom color matches available. Consult the McGraw-Edison Architectural Colors brochure for the complete selection.

Warranty

Five-year warranty.



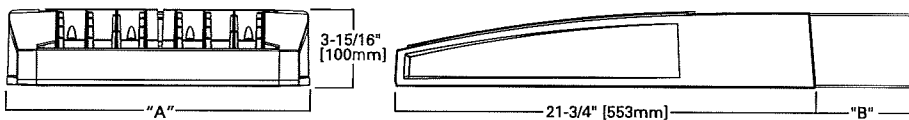
GLEON GALLEON LED

1-10 Light Squares
Solid State LED

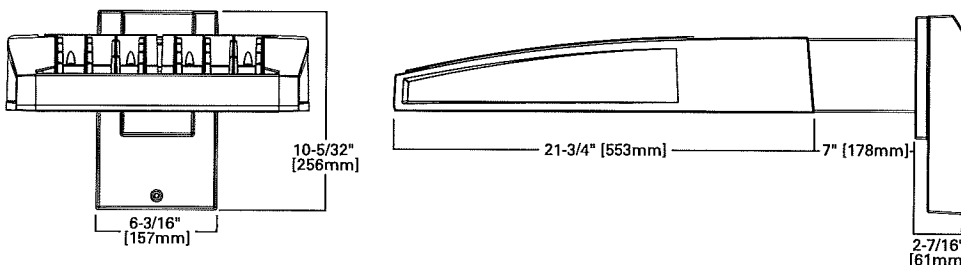
AREA/SITE LUMINAIRE

DIMENSIONS

POLE MOUNT



WALL MOUNT



DIMENSION DATA

Number of Light Squares	"A" Width	"B" Standard Arm Length	"B" Optional Arm Length ¹	Weight with Arm (lbs.)	EPA with Arm ² (Sq. Ft.)
1-4	15-1/2" (394mm)	7" (178mm)	10" (254mm)	33 (15.0 kgs.)	0.96
5-6	21-5/8" (549mm)	7" (178mm)	10" (254mm)	44 (20.0 kgs.)	1.00
7-8	27-5/8" (702mm)	7" (178mm)	13" (330mm)	54 (24.5 kgs.)	1.07
9-10	33-3/4" (857mm)	7" (178mm)	16" (406mm)	63 (28.6 kgs.)	1.12

NOTES: 1 Extended arm option may be required when mounting two or more fixtures per pole at 90° or 120°. Refer to arm mounting requirement table. 2 EPA calculated with optional arm length.

Cooper Lighting

by **F.T.N**



CERTIFICATION DATA

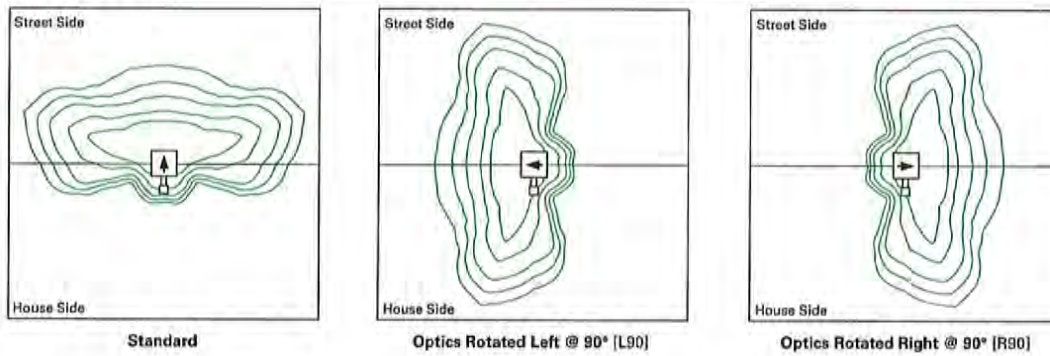
UL/cUL Wet Location Listed
ISO 9001
LM79 / LM80 Compliant
3G Vibration Rated
IP66 Rated
DesignLights Consortium® Qualified*

ENERGY DATA

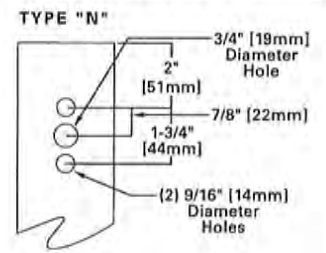
Electronic LED Driver
>0.9 Power Factor
<20% Total Harmonic Distortion
120V-277V 50/60Hz
347V & 480V 60Hz
-40°C Min. Temperature
40°C Max. Temperature
50°C Max. Temperature (HA Option)



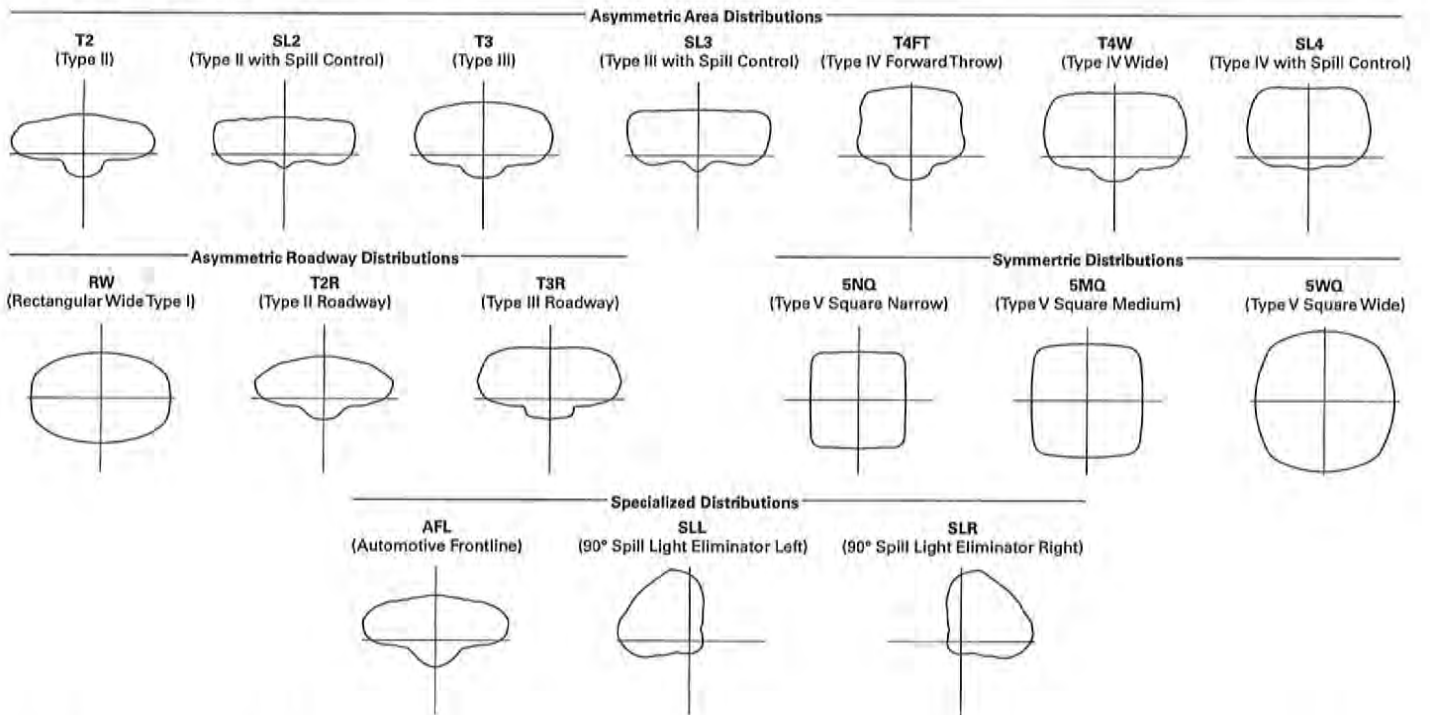
OPTIC ORIENTATION



DRILLING PATTERN

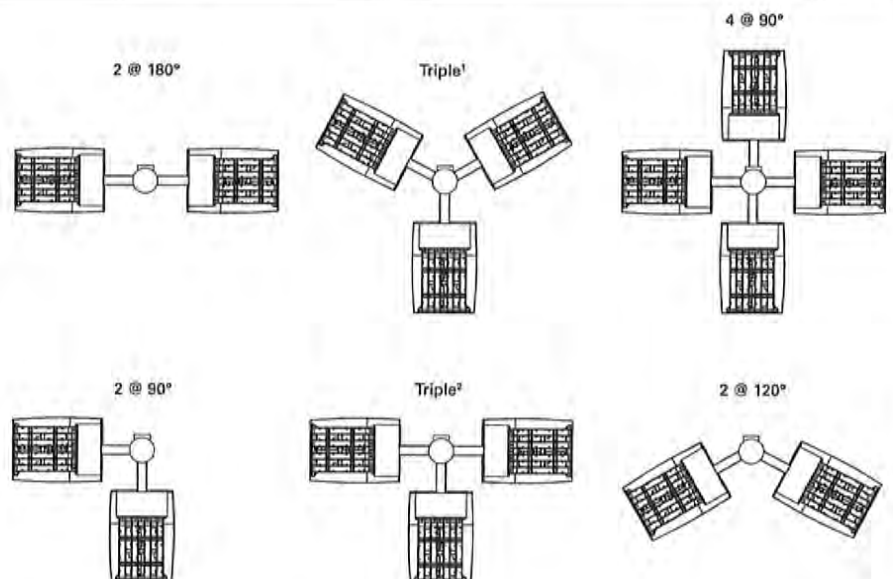


OPTICAL DISTRIBUTIONS



ARM MOUNTING REQUIREMENTS

Configuration	90° Apart	120° Apart
GLEON-AE-01	7" Arm (Standard)	7" Arm (Standard)
GLEON-AE-02	7" Arm (Standard)	7" Arm (Standard)
GLEON-AE-03	7" Arm (Standard)	7" Arm (Standard)
GLEON-AE-04	7" Arm (Standard)	7" Arm (Standard)
GLEON-AE-05	10" Extended Arm (Required)	7" Arm (Standard)
GLEON-AE-06	10" Extended Arm (Required)	7" Arm (Standard)
GLEON-AE-07	13" Extended Arm (Required)	13" Extended Arm (Required)
GLEON-AE-08	13" Extended Arm (Required)	13" Extended Arm (Required)
GLEON-AE-09	16" Extended Arm (Required)	16" Extended Arm (Required)
GLEON-AE-10	16" Extended Arm (Required)	16" Extended Arm (Required)



NOMINAL POWER AND LUMENS (1A)

Number of Light Squares	1	2	3	4	5	6	7	8	9	10	
Drive Current	1A	1A	1A	1A	1A	1A	1A	1A	1A	1A	
Nominal Power (Watts)	56	107	157	213	264	315	370	421	475	528	
Input Current @ 120V (A)	0.47	0.90	1.31	1.79	2.21	2.64	3.09	3.51	3.96	4.41	
Input Current @ 208V (A)	0.28	0.51	0.74	1.02	1.25	1.48	1.76	1.99	2.22	2.50	
Input Current @ 240V (A)	0.25	0.45	0.65	0.90	1.10	1.30	1.55	1.75	1.95	2.20	
Input Current @ 277V (A)	0.23	0.41	0.59	0.82	1.00	1.18	1.41	1.59	1.77	2.00	
Optics											
T2	Lumens	5,272	10,303	15,373	20,313	25,168	30,118	35,618	40,357	45,018	49,842
	BUG Rating	B1-U0-G1	B2-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G5	B4-U0-G5	B4-U0-G5
T2R	Lumens	5,597	10,938	16,321	21,565	26,719	31,974	37,813	42,844	47,792	52,914
	BUG Rating	B1-U0-G1	B2-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B4-U0-G4	B4-U0-G5
T3	Lumens	5,374	10,501	15,669	20,704	25,652	30,697	36,303	41,134	45,884	50,802
	BUG Rating	B1-U0-G2	B2-U0-G2	B2-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5
T3R	Lumens	5,493	10,735	16,017	21,164	26,222	31,379	37,110	42,048	46,904	51,930
	BUG Rating	B1-U0-G2	B1-U0-G2	B2-U0-G3	B2-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5
T4FT	Lumens	5,405	10,562	15,760	20,824	25,801	30,875	36,514	41,372	46,150	51,096
	BUG Rating	B1-U0-G2	B2-U0-G2	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5
T4W	Lumens	5,335	10,426	15,556	20,555	25,468	30,476	36,042	40,838	45,554	50,436
	BUG Rating	B1-U0-G2	B2-U0-G2	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
SL2	Lumens	5,263	10,285	15,347	20,278	25,124	30,066	35,556	40,288	44,940	49,756
	BUG Rating	B1-U0-G2	B2-U0-G2	B2-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5
SL3	Lumens	5,373	10,500	15,667	20,701	25,649	30,693	36,298	41,128	45,878	50,794
	BUG Rating	B1-U0-G2	B2-U0-G3	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5
SL4	Lumens	5,105	9,976	14,886	19,669	24,370	29,163	34,488	39,078	43,591	48,262
	BUG Rating	B1-U0-G2	B1-U0-G3	B1-U0-G3	B2-U0-G4	B2-U0-G4	B2-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5
5NQ	Lumens	5,542	10,830	16,160	21,352	26,455	31,658	37,439	42,421	47,320	52,392
	BUG Rating	B2-U0-G1	B3-U0-G1	B3-U0-G2	B4-U0-G2	B4-U0-G2	B5-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G3	B5-U0-G4
5MQ	Lumens	5,644	11,029	16,457	21,745	26,942	32,241	38,128	43,202	48,191	53,356
	BUG Rating	B3-U0-G1	B4-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G4	B5-U0-G4	B5-U0-G5
5WQ	Lumens	5,659	11,059	16,501	21,803	27,014	32,327	38,230	43,317	48,320	53,498
	BUG Rating	B3-U0-G1	B4-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G4	B5-U0-G5	B5-U0-G5	B5-U0-G5
SLL/SLR	Lumens	4,722	9,227	13,767	18,191	22,539	26,971	31,897	36,141	40,315	44,635
	BUG Rating	B1-U0-G2	B1-U0-G3	B2-U0-G3	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5
RW	Lumens	5,492	10,732	16,014	21,159	26,216	31,372	37,101	42,038	46,893	51,918
	BUG Rating	B2-U0-G1	B3-U0-G1	B4-U0-G2	B4-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4
AFL	Lumens	5,512	10,771	16,072	21,236	26,311	31,486	37,236	42,191	47,063	52,107
	BUG Rating	B1-U0-G1	B1-U0-G1	B2-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G3	B3-U0-G3	B3-U0-G3	B3-U0-G4

* Nominal data for 4000K CCT.

NOMINAL POWER AND LUMENS (700MA)

Number of Light Squares	1	2	3	4	5	6	7	8	9	10	
Drive Current	700mA	700mA	700mA	700mA	700mA	700mA	700mA	700mA	700mA	700mA	
Nominal Power (Watts)	38	72	105	138	176	210	243	276	314	348	
Input Current @ 120V (A)	0.32	0.59	0.86	1.14	1.45	1.72	2	2.28	2.58	2.86	
Input Current @ 208V (A)	0.21	0.36	0.51	0.67	0.87	1.02	1.18	1.34	1.53	1.69	
Input Current @ 240V (A)	0.19	0.32	0.45	0.59	0.77	0.90	1.04	1.18	1.35	1.49	
Input Current @ 277V (A)	0.20	0.29	0.40	0.51	0.69	0.80	0.91	1.02	1.20	1.31	
Optics											
T2	Lumens	3,854	7,531	11,237	14,847	18,395	22,013	26,033	29,497	32,904	36,430
	BUG Rating	B1-U0-G1	B1-U0-G2	B2-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G4
T2R	Lumens	4,091	7,995	11,929	15,762	19,529	23,370	27,638	31,316	34,932	38,676
	BUG Rating	B1-U0-G1	B1-U0-G2	B2-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4
T3	Lumens	3,928	7,676	11,453	15,133	18,750	22,437	26,534	30,065	33,537	37,132
	BUG Rating	B1-U0-G1	B1-U0-G2	B2-U0-G2	B2-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G5
T3R	Lumens	4,015	7,846	11,707	15,469	19,166	22,936	27,124	30,733	34,283	37,957
	BUG Rating	B1-U0-G1	B1-U0-G2	B2-U0-G2	B2-U0-G3	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G5
T4FT	Lumens	3,951	7,720	11,519	15,221	18,858	22,567	26,688	30,240	33,732	37,347
	BUG Rating	B1-U0-G1	B1-U0-G2	B2-U0-G2	B2-U0-G3	B2-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5
T4W	Lumens	3,900	7,620	11,370	15,024	18,615	22,276	26,343	29,849	33,296	36,864
	BUG Rating	B1-U0-G1	B1-U0-G2	B2-U0-G2	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5
SL2	Lumens	3,847	7,518	11,217	14,821	18,364	21,975	25,988	29,447	32,847	36,368
	BUG Rating	B1-U0-G1	B1-U0-G2	B2-U0-G3	B2-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G5
SL3	Lumens	3,927	7,675	11,451	15,131	18,747	22,434	26,531	30,061	33,533	37,126
	BUG Rating	B1-U0-G1	B1-U0-G2	B2-U0-G3	B2-U0-G3	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G5
SL4	Lumens	3,731	7,292	10,880	14,376	17,812	21,315	25,208	28,562	31,861	35,275
	BUG Rating	B1-U0-G2	B1-U0-G2	B1-U0-G3	B1-U0-G3	B2-U0-G4	B2-U0-G4	B2-U0-G4	B2-U0-G5	B2-U0-G5	B3-U0-G5
5NQ	Lumens	4,051	7,916	11,811	15,606	19,336	23,139	27,365	31,006	34,587	38,294
	BUG Rating	B2-U0-G1	B3-U0-G1	B3-U0-G1	B3-U0-G2	B4-U0-G2	B4-U0-G2	B4-U0-G2	B5-U0-G2	B5-U0-G3	B5-U0-G3
5MQ	Lumens	4,125	8,062	12,029	15,894	19,692	23,565	27,869	31,577	35,224	38,999
	BUG Rating	B2-U0-G1	B3-U0-G2	B4-U0-G2	B4-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4
5WQ	Lumens	4,136	8,083	12,061	15,936	19,745	23,628	27,943	31,661	35,318	39,103
	BUG Rating	B3-U0-G1	B3-U0-G2	B4-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G4	B5-U0-G4
SLL/SLR	Lumens	3,451	6,744	10,063	13,296	16,474	19,714	23,314	26,416	29,467	32,625
	BUG Rating	B1-U0-G1	B1-U0-G2	B1-U0-G3	B2-U0-G3	B2-U0-G3	B2-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5
RW	Lumens	4,014	7,844	11,704	15,465	19,162	22,930	27,118	30,726	34,274	37,948
	BUG Rating	B2-U0-G1	B3-U0-G1	B3-U0-G2	B4-U0-G2	B4-U0-G2	B4-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G3
AFL	Lumens	4,029	7,873	11,747	15,522	19,231	23,014	27,216	30,838	34,399	38,086
	BUG Rating	B1-U0-G1	B1-U0-G1	B2-U0-G2	B2-U0-G2	B2-U0-G2	B3-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G3	B3-U0-G3

* Nominal data for 4000K CCT.

NOMINAL POWER AND LUMENS (530MA)

Number of Light Squares	1	2	3	4	5	6	7	8	9	10	
Drive Current	530mA	530mA	530mA	530mA	530mA	530mA	530mA	530mA	530mA	530mA	
Nominal Power (Watts)	30	54	80	105	130	159	184	209	234	259	
Input Current @ 120V (A)	0.25	0.45	0.66	0.86	1.07	1.32	1.52	1.72	1.93	2.14	
Input Current @ 208V (A)	0.17	0.28	0.39	0.51	0.63	0.78	0.9	1.02	1.14	1.26	
Input Current @ 240V (A)	0.17	0.25	0.35	0.45	0.55	0.70	0.80	0.90	1.00	1.10	
Input Current @ 277V (A)	0.19	0.24	0.32	0.40	0.49	0.64	0.72	0.80	0.89	0.98	
Optics											
T2	Lumens	3,079	6,017	8,978	11,862	14,697	17,588	20,800	23,567	26,289	29,106
	BUG Rating	B1-U0-G1	B1-U0-G2	B2-U0-G2	B2-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4
T2R	Lumens	3,269	6,388	9,531	12,593	15,603	18,672	22,082	25,020	27,909	30,900
	BUG Rating	B1-U0-G1	B1-U0-G1	B1-U0-G2	B2-U0-G2	B2-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G3	B3-U0-G4
T3	Lumens	3,138	6,133	9,150	12,091	14,980	17,926	21,200	24,021	26,795	29,667
	BUG Rating	B1-U0-G1	B1-U0-G2	B2-U0-G2	B2-U0-G2	B2-U0-G3	B3-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4
T3R	Lumens	3,208	6,269	9,354	12,359	15,313	18,325	21,671	24,555	27,390	30,326
	BUG Rating	B1-U0-G1	B1-U0-G2	B1-U0-G2	B2-U0-G2	B2-U0-G3	B2-U0-G3	B2-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G4
T4FT	Lumens	3,156	6,168	9,203	12,161	15,067	18,030	21,323	24,160	26,950	29,839
	BUG Rating	B1-U0-G1	B1-U0-G2	B1-U0-G2	B2-U0-G2	B2-U0-G3	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G5
T4W	Lumens	3,116	6,088	9,084	12,004	14,872	17,797	21,047	23,848	26,602	29,453
	BUG Rating	B1-U0-G1	B1-U0-G2	B2-U0-G2	B2-U0-G2	B2-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G5
SL2	Lumens	3,074	6,006	8,962	11,842	14,672	17,558	20,764	23,527	26,244	29,056
	BUG Rating	B1-U0-G1	B1-U0-G2	B2-U0-G2	B2-U0-G3	B2-U0-G3	B3-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4
SL3	Lumens	3,138	6,132	9,149	12,089	14,978	17,924	21,197	24,018	26,791	29,662
	BUG Rating	B1-U0-G1	B1-U0-G2	B1-U0-G2	B2-U0-G3	B2-U0-G3	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G4
SL4	Lumens	2,981	5,826	8,693	11,486	14,231	17,030	20,140	22,820	25,456	28,184
	BUG Rating	B0-U0-G1	B1-U0-G2	B1-U0-G3	B1-U0-G3	B1-U0-G3	B2-U0-G3	B2-U0-G4	B2-U0-G4	B2-U0-G4	B2-U0-G5
5NQ	Lumens	3,236	6,324	9,437	12,469	15,449	18,487	21,863	24,773	27,634	30,595
	BUG Rating	B1-U0-G0	B2-U0-G1	B3-U0-G1	B3-U0-G2	B3-U0-G2	B4-U0-G2	B4-U0-G2	B4-U0-G2	B4-U0-G2	B5-U0-G2
5MQ	Lumens	3,296	6,441	9,610	12,698	15,733	18,828	22,266	25,229	28,142	31,158
	BUG Rating	B2-U0-G1	B3-U0-G1	B3-U0-G2	B4-U0-G2	B4-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G3	B5-U0-G3
5WQ	Lumens	3,305	6,458	9,636	12,732	15,775	18,878	22,325	25,296	28,217	31,241
	BUG Rating	B2-U0-G1	B3-U0-G2	B4-U0-G2	B4-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4
SLL/SLR	Lumens	2,757	5,388	8,040	10,623	13,162	15,751	18,627	21,105	23,543	26,066
	BUG Rating	B1-U0-G1	B1-U0-G2	B1-U0-G2	B1-U0-G3	B2-U0-G3	B2-U0-G3	B2-U0-G3	B2-U0-G4	B3-U0-G4	B3-U0-G4
RW	Lumens	3,207	6,267	9,351	12,356	15,309	18,320	21,666	24,549	27,384	30,319
	BUG Rating	B2-U0-G1	B3-U0-G1	B3-U0-G1	B3-U0-G2	B4-U0-G2	B4-U0-G2	B4-U0-G2	B4-U0-G2	B4-U0-G2	B5-U0-G3
AFL	Lumens	3,219	6,290	9,385	12,401	15,365	18,387	21,745	24,638	27,484	30,429
	BUG Rating	B1-U0-G1	B1-U0-G1	B1-U0-G1	B2-U0-G2	B2-U0-G2	B2-U0-G2	B2-U0-G2	B3-U0-G2	B3-U0-G3	B3-U0-G3

* Nominal data for 4000K CCT.

LUMEN MULTIPLIER

Ambient Temperature	Lumen Multiplier
0°C	1.02
10°C	1.01
25°C	1.00
40°C	0.99
50°C	0.97

LUMEN MAINTENANCE

Ambient Temperature	TM-21 Lumen Maintenance (60,000 Hours)	Theoretical L70 (Hours)
25°C	> 94%	> 350,000
40°C	> 93%	> 250,000
50°C	> 90%	> 170,000

ORDERING INFORMATION

Sample Number: GLEON-AE-04-LED-E1-T3-GM-700

Product Family ¹	Light Engine	Number of Light Squares ²	Lamp Type	Voltage	Distribution	Color	Mounting
GLEON=Galleon	AE=1A Drive Current	01=1 02=2 03=3 04=4 05=5 06=6 07=7 08=8 09=9 10=10	LED=Solid State Light Emitting Diodes	E1=120-277V 347=347V ³ 480=480V ^{3,4}	T2=Type II T2R=Type II Roadway T3=Type III T3R=Type III Roadway T4FT=Type IV Forward Throw T4W=Type IV Wide 5NQ=Type V Narrow 5MQ=Type V Square Medium 5WQ=Type V Square Wide SL2=Type II w/Spill Control SL3=Type III w/Spill Control SL4=Type IV w/Spill Control SLL=90° Spill Light Eliminator Left SLR=90° Spill Light Eliminator Right RW=Rectangular Wide Type I AFL=Automotive Frontline	AP=Grey BZ=Bronze BK=Black DP=Dark Platinum GM=Graphite Metallic WH=White	[Blank]=Arm for Round or Square Pole EA=Extended Arm ⁵ MA=Mast Arm Adapter ⁶ WM=Wall Mount
Options (Add as Suffix)					Accessories (Order Separately)		
2L=Two Circuits ^{7,8} 7030=70 CRI 3000K ⁹ 8030=80 CRI 3000K ¹⁰ 7050=70 CRI 5000K ¹⁰ 7060=70 CRI 6000K ⁹ 530=Drive Current Factory Set to 530mA ¹⁰ 700=Drive Current Factory Set to 700mA ¹⁰ F=Single Fuse (120, 277 or 347V. Must Specify Voltage) FF=Double Fuse (208, 240 or 480V. Must Specify Voltage) P=Button Type Photocontrol (120, 208, 240 or 277V) PER7=NEMA 7-PIN Twistlock Photocontrol Receptacle R=NEMA Twistlock Photocontrol Receptacle HA=50°C High Ambient ⁸ MS/DIM-L08=Motion Sensor for Dimming Operation, Maximum 8' Mounting Height ^{12,13,14,15,16} MS/DIM-L20=Motion Sensor for Dimming Operation, 9' - 20' Mounting Height ^{12,13,14,15,17} MS/DIM-L40=Motion Sensor for Dimming Operation, 21' - 40' Mounting Height ^{12,13,14,15,18} MS/DIM-L40W=Motion Sensor for Dimming Operation, 21' - 40' Mounting Height (Wide Range) ^{12,13,14,15,19} MS/X-L08=Bi-Level Motion Sensor, Maximum 8' Mounting Height ^{12,13,14,15,20} MS/X-L20=Bi-Level Motion Sensor, 9' - 20' Mounting Height ^{12,13,14,15,17,20} MS/X-L40=Bi-Level Motion Sensor, 21' - 40' Mounting Height ^{12,13,14,15,18,20} MS/X-L40W=Bi-Level Motion Sensor, 21' - 40' Mounting Height (Wide Range) ^{12,13,14,15,19,20} MS-L08=Motion Sensor for ON/OFF Operation, Maximum 8' Mounting Height ^{12,13,14,15,16} MS-L20=Motion Sensor for ON/OFF Operation, 9' - 20' Mounting Height ^{12,13,14,15,17} MS-L40=Motion Sensor for ON/OFF Operation, 21' - 40' Mounting Height ^{12,13,14,15,18} MS-L40W=Motion Sensor for ON/OFF Operation, 21' - 40' Mounting Height (Wide Range) ^{12,13,14,15,19} DIMRF-LW=LumaWatt Wireless Sensor, Wide Lens for 8' - 16' Mounting Height ²¹ DIMRF-LN=LumaWatt Wireless Sensor, Narrow Lens for 16' - 40' Mounting Height ²¹ L90=Optics Rotated 90° Left R90=Optics Rotated 90° Right MT=Factory Installed Mesh Top TH=Tool-less Door Hardware LCF=Light Square Trim Plate Painted to Match Housing ²² HSS=Factory Installed House Side Shield ²²					OA/RA1016=NEMA Photocontrol Multi-Tap - 105-285V OA/RA1027=NEMA Photocontrol - 480V OA/RA1201=NEMA Photocontrol - 347V OA/RA1013=Photocontrol Shorting Cap OA/RA1014=120V Photocontrol MA1252=10kV Surge Module Replacement MA1036-XX=Single Tenon Adapter for 2-3/8" O.D. Tenon MA1037-XX=2@180° Tenon Adapter for 2-3/8" O.D. Tenon MA1197-XX=3@120° Tenon Adapter for 2-3/8" O.D. Tenon MA1188-XX=4@90° Tenon Adapter for 2-3/8" O.D. Tenon MA1189-XX=2@90° Tenon Adapter for 2-3/8" O.D. Tenon MA1190-XX=3@90° Tenon Adapter for 2-3/8" O.D. Tenon MA1191-XX=2@120° Tenon Adapter for 2-3/8" O.D. Tenon MA1038-XX=Single Tenon Adapter for 3-1/2" O.D. Tenon MA1039-XX=2@180° Tenon Adapter for 3-1/2" O.D. Tenon MA1192-XX=3@120° Tenon Adapter for 3-1/2" O.D. Tenon MA1193-XX=4@90° Tenon Adapter for 3-1/2" O.D. Tenon MA1194-XX=2@90° Tenon Adapter for 3-1/2" O.D. Tenon MA1195-XX=3@90° Tenon Adapter for 3-1/2" O.D. Tenon FSIR-100=Wireless Configuration Tool for Occupancy Sensor ²⁴ GLEON-MT1=Field Installed Mesh Top for 1-4 Light Squares GLEON-MT2=Field Installed Mesh Top for 5-6 Light Squares GLEON-MT3=Field Installed Mesh Top for 7-8 Light Squares GLEON-MT4=Field Installed Mesh Top for 9-10 Light Squares LS/HSS=Field Installed House Side Shield ^{23,25}		

- Notes:
- DesignLights Consortium® Qualified. Refer to www.designlights.org Qualified Products List under Family Models for details.
 - Standard 4000K CCT and minimum 70 CRI.
 - Requires the use of a step down transformer when combined with MS/DIM, MS/X or DIMRF.
 - Not to be used with un-grounded systems.
 - May be required when two or more luminaires are oriented on a 90° or 120° drilling pattern. Refer to arm mounting requirement table.
 - Factory installed.
 - 2L is not available with MS, MS/X or MS/DIM at 347V or 480V. 2L in AE-02 through AE-04 requires a larger housing, normally used for AE-05 or AE-06. Extended arm option may be required when mounting two or more fixtures per pole at 90° or 120°. Refer to arm mounting requirement table.
 - Not available with LumaWatt wireless sensors.
 - Extended lead times apply. Use dedicated IES files for 3000K and 6000K when performing layouts. These files are published on the Galleon luminaire product page on the website.
 - Extended lead times apply. For 8030, factor 7030 IES files x .92 (8% lumen loss). For 7050, use 7060 IES files.
 - 1 Amp standard. Use dedicated IES files for 530mA and 700mA when performing layouts. These files are published on the Galleon luminaire product page on the website.
 - Consult factory for more information.
 - Utilizes internal step down transformer when 347V or 480V is selected.
 - The FSIR-100 accessory is required to adjust parameters.
 - Not available with HA option.
 - Approximately 22' detection diameter at 8' mounting height.
 - Approximately 40' detection diameter at 20' mounting height.
 - Approximately 60' detection diameter at 40' mounting height.
 - Approximately 100' detection diameter at 40' mounting height.
 - Replace X with number of Light Squares operating in low output mode.
 - LumaWatt wireless sensors are factory installed only requiring network components RF-EM1, RF-GW1 and RF-ROUT1 in appropriate quantities. See www.cooperlighting.com for LumaWatt application information.
 - Not available with house side shield (HSS).
 - Only for use with SL2, SL3, SL4 and AFL distributions. The Light Square trim plate is painted black when the HSS option is selected.
 - This tool enables adjustment of parameters including high and low modes, sensitivity, time delay, cutoff and more. Consult your Eaton's Cooper Lighting business representative for additional details.
 - One required for each Light Square.

DIMENSION

Madison Design Group
architecture · engineering · interior design

6515 Grand Teton Plaza, Suite 120, Madison, Wisconsin 53719
p608.829.4444 f608.829.4445 dimensionivmadison.com

HOLIDAY INN EXPRESS

5110 HIGH CROSSING
BLVD MADISON, WI

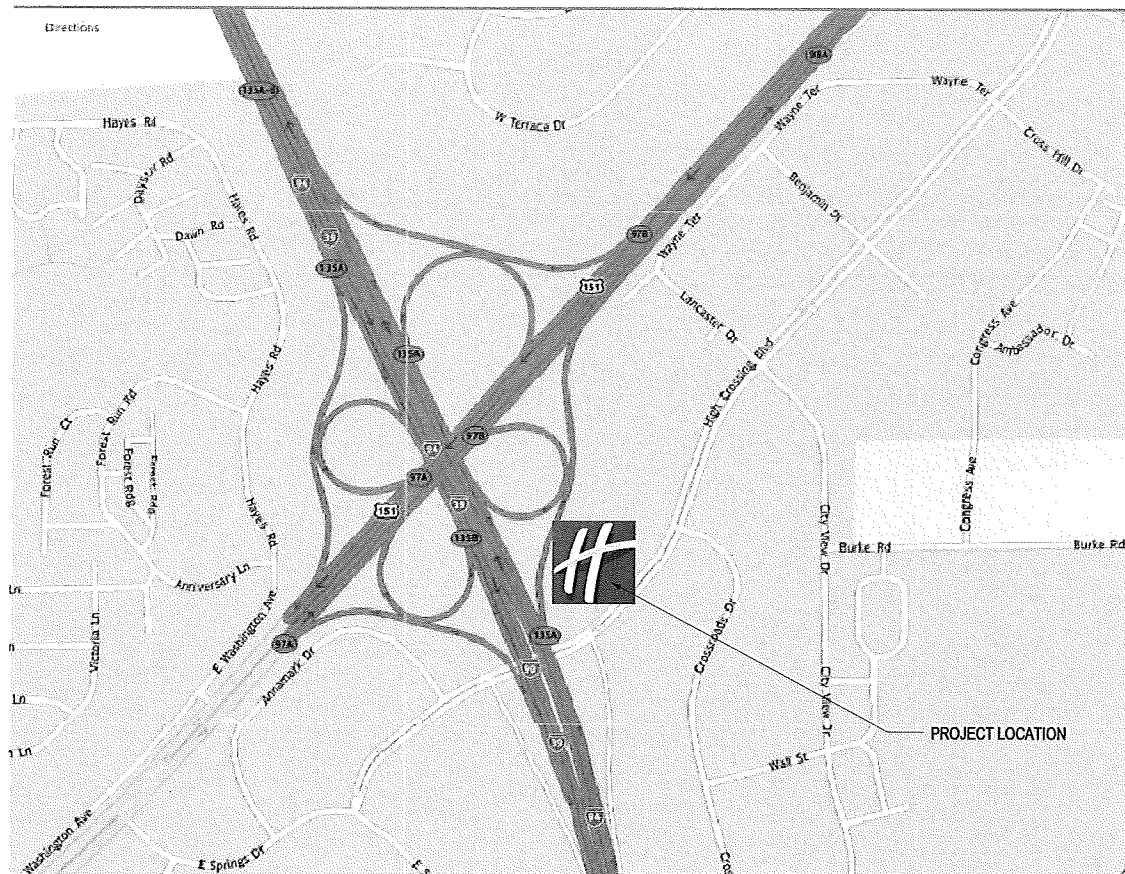
Architecture : **Dimension IV - Madison Design Group**
6515 Grand Teton Plaza, Suite 120, Madison, WI 53719
p: 608.829.4444 www.dimensionivmadison.com

Architecture: **KEE Architecture**
621 Williamson Street, Madison, WI 53703
p: 608.255.9202

**Civil
Engineering:** **PROFESSIONAL ENGINEERING**
818 N. Meadowbrook Ln, Waunakee, WI 53597
p: 608.849.9378

**Landscape
Architect:** **Paul Skidmore, Skidmore Property Services, LLC**
13 Red Maple Trail, Madison, WI 53717
p: 608.826.0032

Site Lighting: **Schultz Electric**
8491 Murphy Dr., Middleton, WI 53562
p: 608.836.7072 www.pieperpower.com



LOCATION MAP

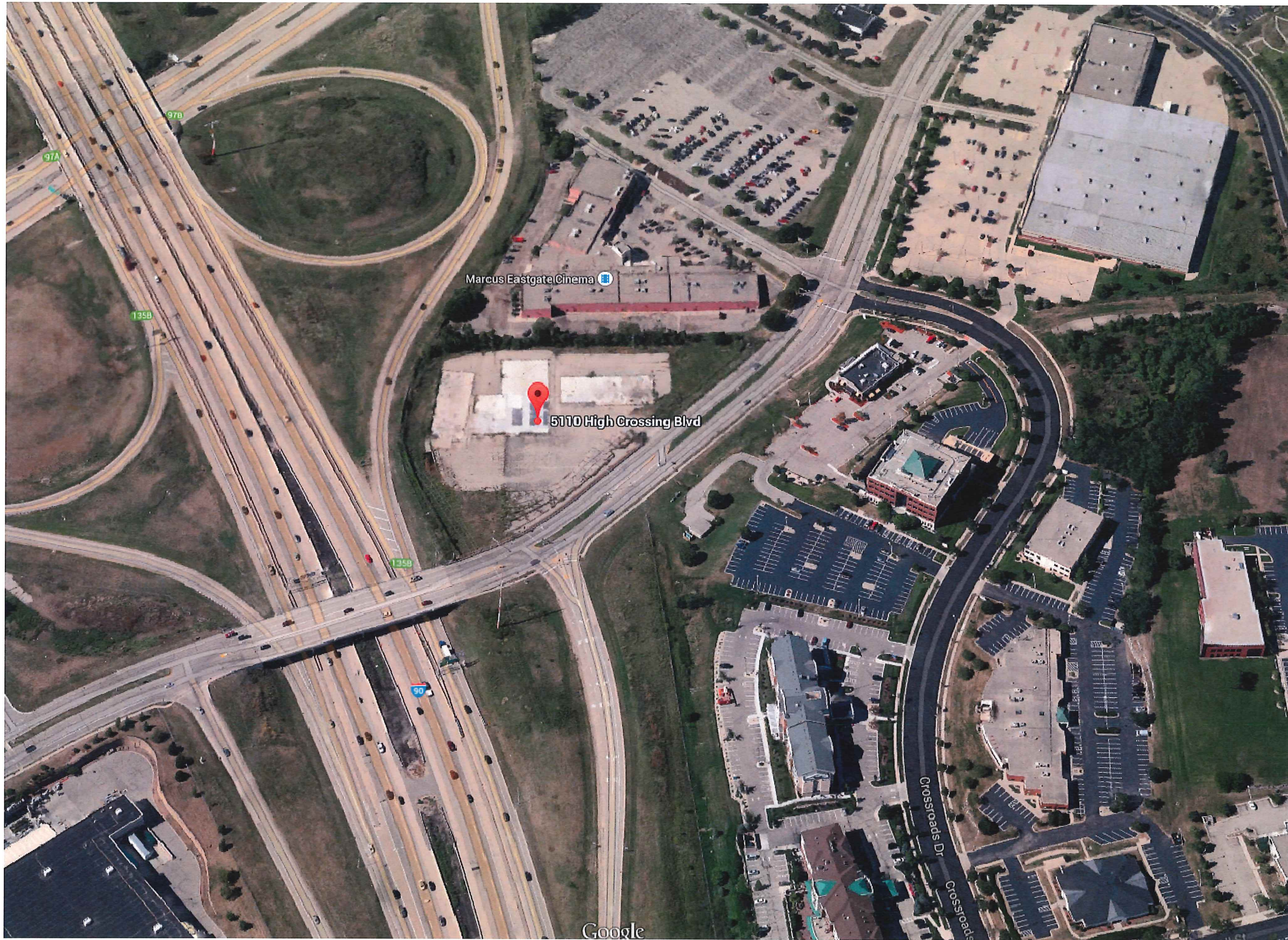
LIST OF DRAWINGS

- GENERAL
- G0.1 COVER SHEET
- G0.2 AERIAL VIEW

- CIVIL
- C100 EXISTING CONDITIONS
- C102 SITE PLAN
- C200 GRADING PLAN - OVERALL
- C300 UTILITY PLAN
- L1.0 LANDSCAPE PLAN
- S1 SITE LIGHTING PLAN

- ARCHITECTURAL - HOTEL
- AA1.0 BASEMENT FLOOR PLAN
- AA1.1 FIRST FLOOR PLAN
- AA1.2 UPPER FLOOR PLANS
- AA2.0 EXTERIOR ELEVATIONS
- AA2.1 EXTERIOR ELEVATIONS
- AA2.2 PERSPECTIVE VIEW

- ARCHITECTURAL - HEALTH CLUB
- AB1.0 PARKING LEVEL
- AB1.1 FLOOR PLANS
- AB2.0 EXTERIOR ELEVATIONS
- AB2.1 EXTERIOR ELEVATIONS
- AB2.2 PERSPECTIVE VIEWS



HOLIDAY INN EXPRESS

5110 HIGH CROSSING BLVD
 MADISON, WI

**PLAN COMMISSION
 SUBMITTAL**

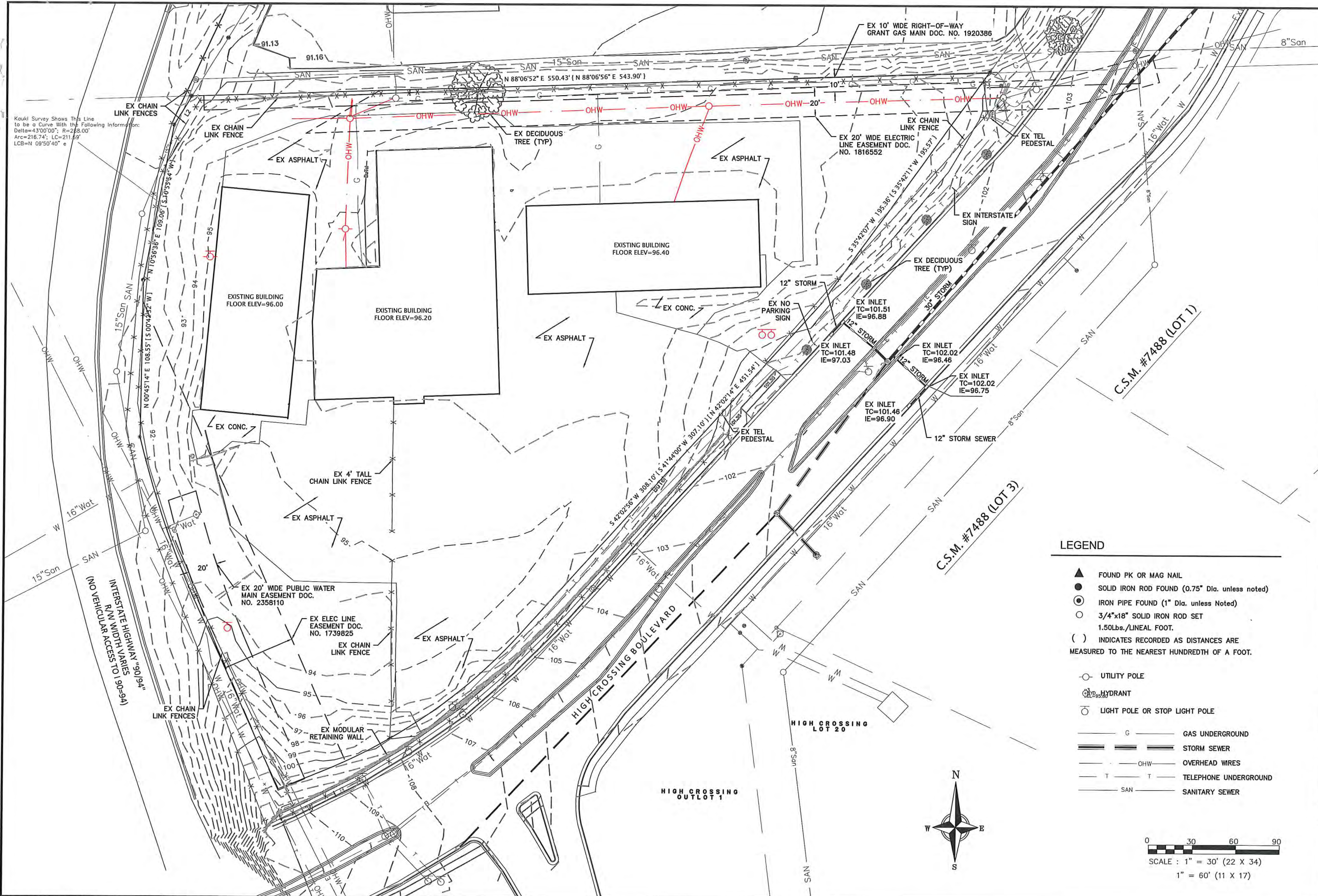
DATE OF ISSUE: _____

REVISIONS:

PROJECT # 14130 & 14131

AERIAL VIEW

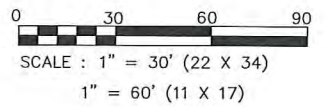
GO.2



Koukl Survey Shows This Line to be a Curve With the Following Information:
 Delta=43°00'00", R=228.00'
 Arc=216.74', LC=211.69'
 LCB=N 09°50'40" e

LEGEND

- ▲ FOUND PK OR MAG NAIL
- SOLID IRON ROD FOUND (0.75" Dia. unless noted)
- ⊙ IRON PIPE FOUND (1" Dia. unless Noted)
- 3/4"x18" SOLID IRON ROD SET
1.50Lbs./LINEAL FOOT.
- () INDICATES RECORDED AS DISTANCES ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT.
- UTILITY POLE
- ⊙ HYDRANT
- LIGHT POLE OR STOP LIGHT POLE
- G GAS UNDERGROUND
- STORM SEWER
- OHW OVERHEAD WIRES
- T TELEPHONE UNDERGROUND
- SAN SANITARY SEWER



ISSUANCE/REVISION	DATE
SITE PLAN REVIEW	02-10-15

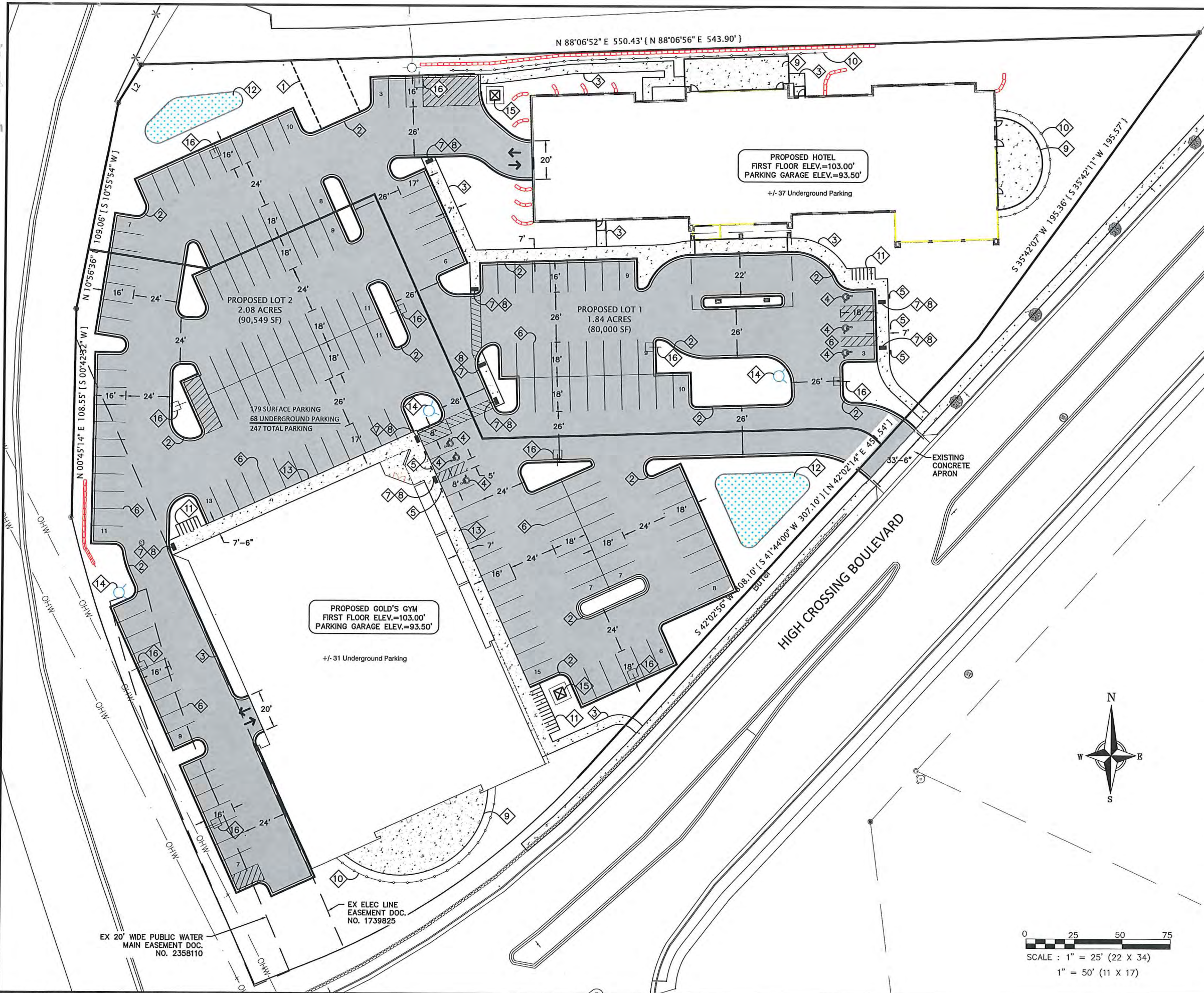
818 N Meadowbrook Ln
 Waunakee, WI 53597
 phone (608) 849-9378
 fax (608) 237-2129

PROFESSIONAL ENGINEERING LLC

**5110 HIGH CROSSING BLVD
 EXISTING CONDITIONS**

MADISON, WISCONSIN

C100



PLAN KEY

- 1 FUTURE DRIVE CONNECTION
- 2 18" CURB AND GUTTER, TYP.
- 3 CONCRETE SIDEWALK
- 4 VAN ACCESSIBLE STALL, TYP.
- 5 VAN ACCESSIBLE PARKING SIGN, TYP.
- 6 PAVEMENT STRIPING, TYP.
- 7 CURB RAMP
- 8 DETECTABLE WARNING FIELD
- 9 PATIO, SEE ARCHITECTURAL PLANS
- 10 FENCE, SEE ARCHITECTURAL PLANS
- 11 BIKE RACK TO BE U-SHAPED SURFACE MOUNTED BICYCLE RACKS (MADRAX U190-SF-G)
- 12 BIORETENTION AREA
- 13 THICKENED EDGE CONCRETE SIDEWALK
- 14 HYDRANT
- 15 TRANSFORMER
- 16 LIGHT POLE

PAVEMENT KEY

- ASPHALT PAVEMENT
- CONCRETE
- RETAINING WALL

SITE INFORMATION

SITE ADDRESS: 5110 HIGH CROSSING BOULEVARD

LEGAL DESCRIPTION:
ALL THAT PART OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION TWENTY-SEVEN (27), TOWNSHIP EIGHT (8) NORTH, RANGE TEN (10) EAST, IN THE CITY OF MADISON, DANE COUNTY, WISCONSIN, BOUNDED ON THE NORTH BY THE NORTH SECTION LINE OF SAID SECTION 27, ON THE SOUTH AND EAST BY THE NORTHWEST RIGHT-OF-WAY OF RELOCATED GISHOLT ROAD, NOW KNOWN AS HIGH CROSSING BOULEVARD, AND ON THE WEST BY THE EAST RIGHT-OF-WAY LINE OF I 90-94 HIGHWAY, EXCEPTING THEREFROM THAT PART CONVEYED BY QUIT CLAIM DEED TO THE TOWN OF BURKE RECORDED JANUARY 22, 1987 AS DOCUMENT NO. 1992623, AND ALSO EXCEPTING THEREFROM THAT PART CONVEYED BY WARRANTY DEED TO THE STATE OF WISCONSIN RECORDED OCTOBER 14, 1997 AS DOCUMENT NO. 2897424.

SITE ACREAGE TOTAL: 170,549 SF (3.92 ACRES)
PROPOSED LOT 1: 80,000 SF (1.84 ACRES)
PROPOSED LOT 2: 90,549 SF (2.08 ACRES)

NUMBER OF BUILDING STORIES:
GOLD'S GYM: 2
HOTEL: 4

BUILDING HEIGHT:
GOLD'S GYM: 39'-10"
HOTEL: 47'-8"

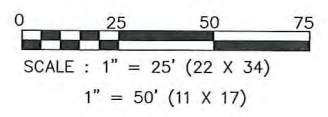
BUILDING AREA:
GOLD'S GYM: 60,640 GROSS SF (22,270 SF FOOTPRINT)
HOTEL: 81,589 GROSS SF (16,775 SF FOOTPRINT)

GOLD'S GYM CAPACITY: 800

NUMBER OF BEDROOMS IN HOTEL: 106

NUMBER OF PARKING STALLS: 247 TOTAL
SURFACE: 179
UNDERGROUND: 68

TOTAL BIKE PARKING: 51
26 INTERIOR (21 GOLD'S GYM, 5 HOTEL)
25 EXTERIOR (19 GOLD'S GYM, 6 HOTEL)



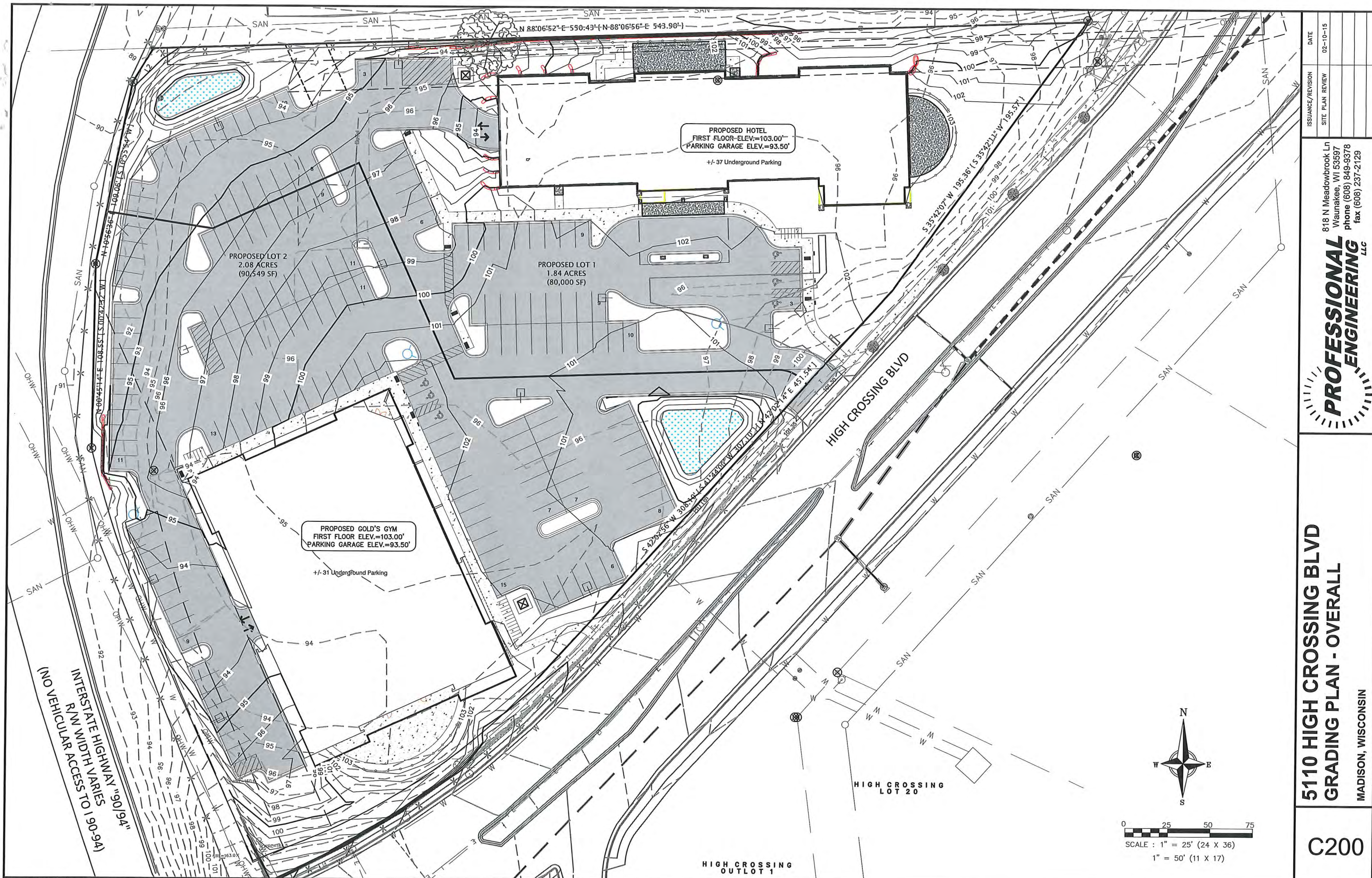
ISSUANCE/REVISION	DATE
SITE PLAN REVIEW	02-10-15

818 N Meadowbrook Ln
Waukegan, WI 53597
phone (608) 849-9378
fax (608) 237-2129



5110 HIGH CROSSING BLVD
SITE PLAN
MADISON, WISCONSIN

C102



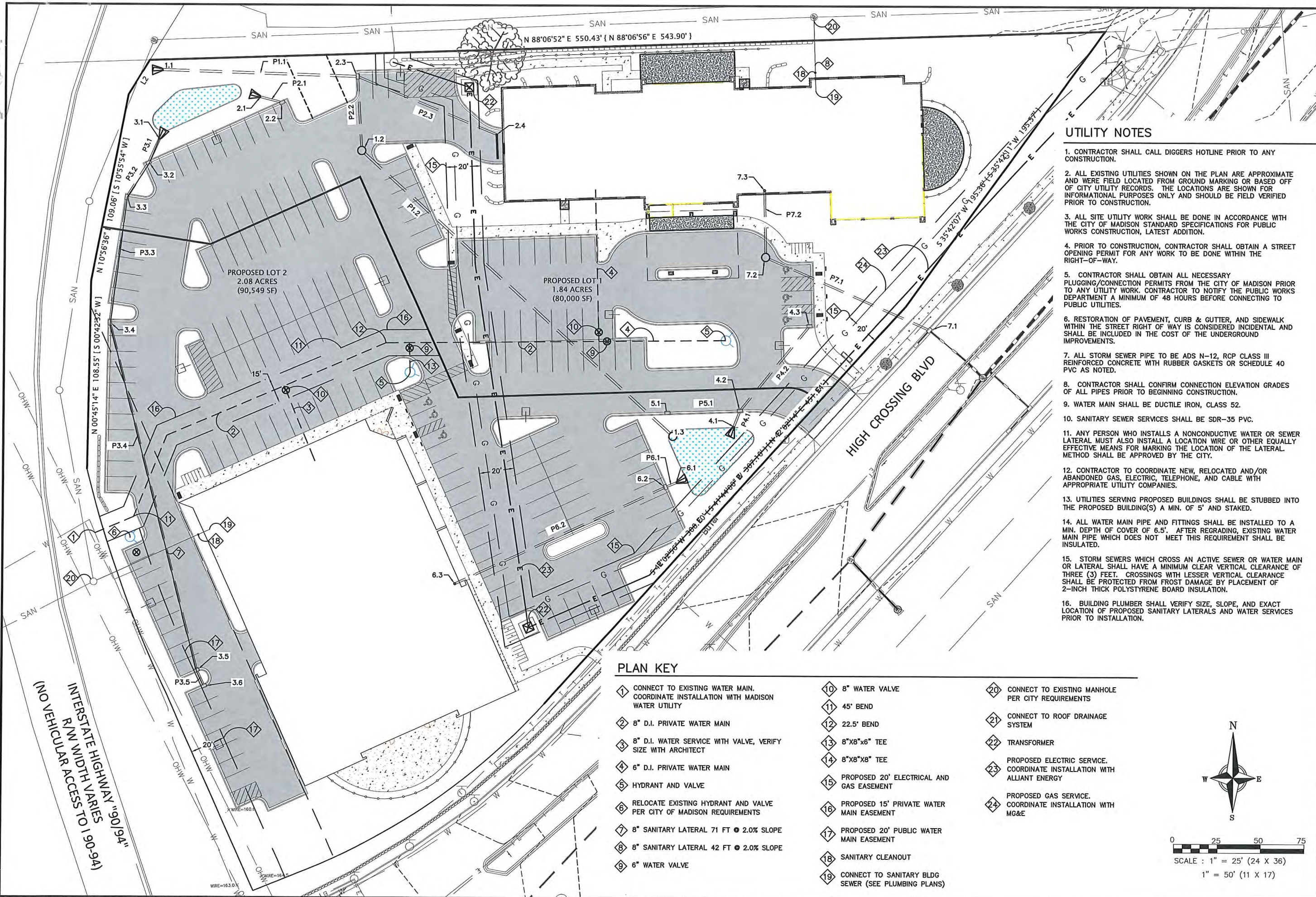
ISSUANCE/REVISION	DATE
SITE PLAN REVIEW	02-10-15

818 N Meadowbrook Ln
 Waunakee, WI 53597
 phone (608) 849-9378
 fax (608) 237-2129



**5110 HIGH CROSSING BLVD
GRADING PLAN - OVERALL**
 MADISON, WISCONSIN

C200

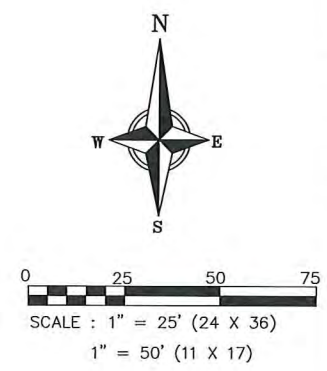


UTILITY NOTES

1. CONTRACTOR SHALL CALL DIGGERS HOTLINE PRIOR TO ANY CONSTRUCTION.
2. ALL EXISTING UTILITIES SHOWN ON THE PLAN ARE APPROXIMATE AND WERE FIELD LOCATED FROM GROUND MARKING OR BASED OFF OF CITY UTILITY RECORDS. THE LOCATIONS ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY AND SHOULD BE FIELD VERIFIED PRIOR TO CONSTRUCTION.
3. ALL SITE UTILITY WORK SHALL BE DONE IN ACCORDANCE WITH THE CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, LATEST ADDITION.
4. PRIOR TO CONSTRUCTION, CONTRACTOR SHALL OBTAIN A STREET OPENING PERMIT FOR ANY WORK TO BE DONE WITHIN THE RIGHT-OF-WAY.
5. CONTRACTOR SHALL OBTAIN ALL NECESSARY PLUGGING/CONNECTION PERMITS FROM THE CITY OF MADISON PRIOR TO ANY UTILITY WORK. CONTRACTOR TO NOTIFY THE PUBLIC WORKS DEPARTMENT A MINIMUM OF 48 HOURS BEFORE CONNECTING TO PUBLIC UTILITIES.
6. RESTORATION OF PAVEMENT, CURB & GUTTER, AND SIDEWALK WITHIN THE STREET RIGHT OF WAY IS CONSIDERED INCIDENTAL AND SHALL BE INCLUDED IN THE COST OF THE UNDERGROUND IMPROVEMENTS.
7. ALL STORM SEWER PIPE TO BE ADS N-12, RCP CLASS III REINFORCED CONCRETE WITH RUBBER GASKETS OR SCHEDULE 40 PVC AS NOTED.
8. CONTRACTOR SHALL CONFIRM CONNECTION ELEVATION GRADES OF ALL PIPES PRIOR TO BEGINNING CONSTRUCTION.
9. WATER MAIN SHALL BE DUCTILE IRON, CLASS 52.
10. SANITARY SEWER SERVICES SHALL BE SDR-35 PVC.
11. ANY PERSON WHO INSTALLS A NONCONDUCTIVE WATER OR SEWER LATERAL MUST ALSO INSTALL A LOCATION WIRE OR OTHER EQUALLY EFFECTIVE MEANS FOR MARKING THE LOCATION OF THE LATERAL METHOD SHALL BE APPROVED BY THE CITY.
12. CONTRACTOR TO COORDINATE NEW, RELOCATED AND/OR ABANDONED GAS, ELECTRIC, TELEPHONE, AND CABLE WITH APPROPRIATE UTILITY COMPANIES.
13. UTILITIES SERVING PROPOSED BUILDINGS SHALL BE STUBBED INTO THE PROPOSED BUILDING(S) A MIN. OF 5' AND STAKED.
14. ALL WATER MAIN PIPE AND FITTINGS SHALL BE INSTALLED TO A MIN. DEPTH OF COVER OF 6.5'. AFTER REGRADING, EXISTING WATER MAIN PIPE WHICH DOES NOT MEET THIS REQUIREMENT SHALL BE INSULATED.
15. STORM SEWERS WHICH CROSS AN ACTIVE SEWER OR WATER MAIN OR LATERAL SHALL HAVE A MINIMUM CLEAR CLEARANCE OF THREE (3) FEET. CROSSINGS WITH LESSER VERTICAL CLEARANCE SHALL BE PROTECTED FROM FROST DAMAGE BY PLACEMENT OF 2-INCH THICK POLYSTYRENE BOARD INSULATION.
16. BUILDING PLUMBER SHALL VERIFY SIZE, SLOPE, AND EXACT LOCATION OF PROPOSED SANITARY LATERALS AND WATER SERVICES PRIOR TO INSTALLATION.

PLAN KEY

- | | | |
|--|---|--|
| ① CONNECT TO EXISTING WATER MAIN. COORDINATE INSTALLATION WITH MADISON WATER UTILITY | ⑩ 8" WATER VALVE | ⑳ CONNECT TO EXISTING MANHOLE PER CITY REQUIREMENTS |
| ② 8" D.I. PRIVATE WATER MAIN | ⑪ 45° BEND | ㉑ CONNECT TO ROOF DRAINAGE SYSTEM |
| ③ 8" D.I. WATER SERVICE WITH VALVE, VERIFY SIZE WITH ARCHITECT | ⑫ 22.5° BEND | ㉒ TRANSFORMER |
| ④ 6" D.I. PRIVATE WATER MAIN | ⑬ 8"x8"x6" TEE | ㉓ PROPOSED ELECTRIC SERVICE. COORDINATE INSTALLATION WITH ALLIANT ENERGY |
| ⑤ HYDRANT AND VALVE | ⑭ 8"x8"x8" TEE | ㉔ PROPOSED GAS SERVICE. COORDINATE INSTALLATION WITH MG&E |
| ⑥ RELOCATE EXISTING HYDRANT AND VALVE PER CITY OF MADISON REQUIREMENTS | ⑮ PROPOSED 20' ELECTRICAL AND GAS EASEMENT | |
| ⑦ 8" SANITARY LATERAL 71 FT @ 2.0% SLOPE | ⑯ PROPOSED 15' PRIVATE WATER MAIN EASEMENT | |
| ⑧ 8" SANITARY LATERAL 42 FT @ 2.0% SLOPE | ⑰ PROPOSED 20' PUBLIC WATER MAIN EASEMENT | |
| ⑨ 6" WATER VALVE | ⑱ SANITARY CLEANOUT | |
| | ㉕ CONNECT TO SANITARY BLDG SEWER (SEE PLUMBING PLANS) | |



ISSUANCE/REVISION	DATE
SITE PLAN REVIEW	02-10-15

818 N Meadowbrook Ln
Wauwatosa, WI 53597
phone (608) 849-9378
fax (608) 237-2129

PROFESSIONAL ENGINEERING LLC

**5110 HIGH CROSSING BLVD
UTILITY PLAN**

MADISON, WISCONSIN

C300

HOLIDAY INN EXPRESS

5110 HIGH CROSSING BLVD
MADISON, WI

PLAN COMMISSION SUBMITTAL

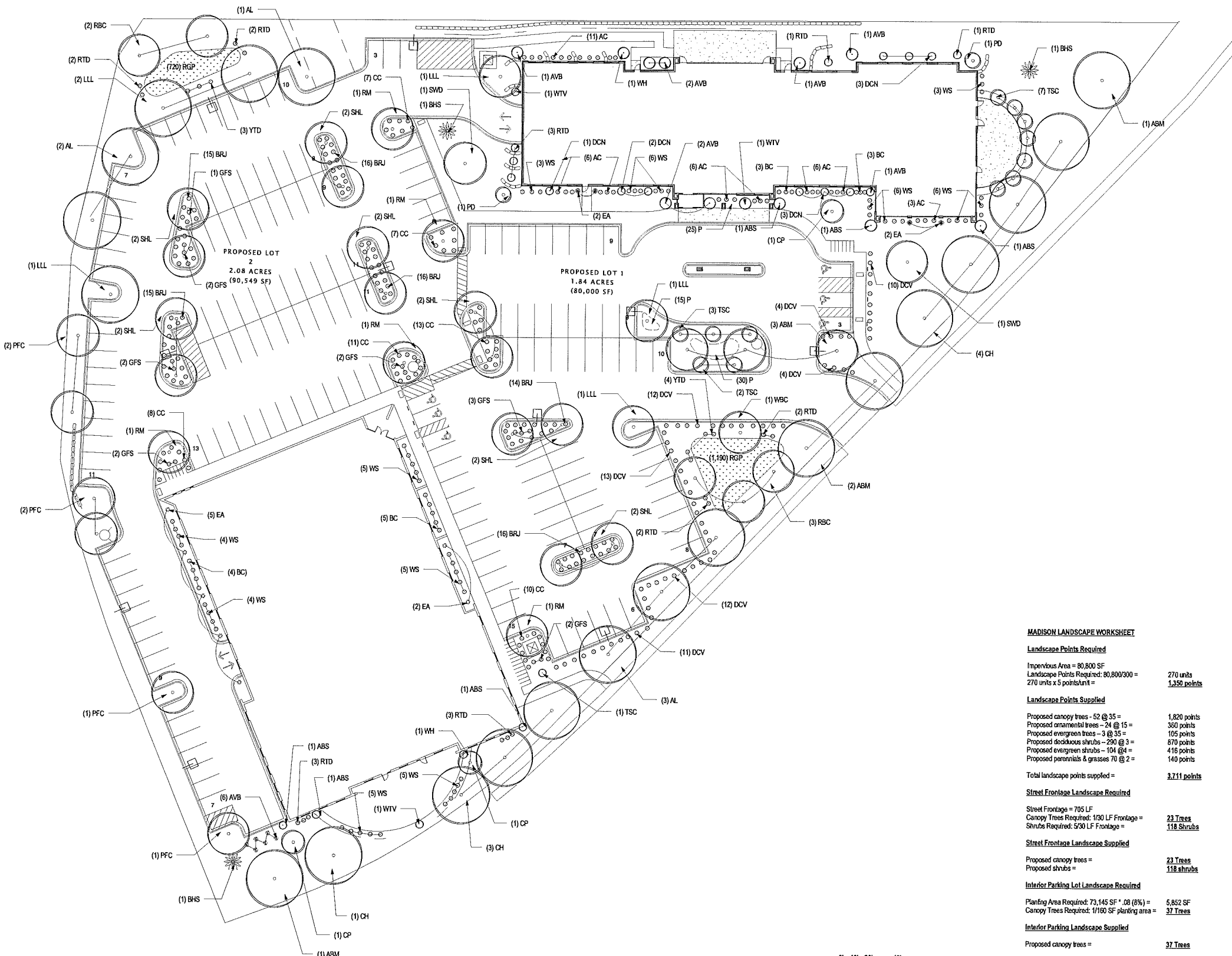
DATE OF ISSUE: 2/17/2015

REVISIONS:	

PROJECT # 14130 & 14131

LANDSCAPE PLAN

L1.0



- NOTES:**
- Lawn areas to receive a minimum of 4" of topsoil, starter fertilizer, and locally grown bluegrass sod.
 - No mow turf areas to receive a minimum of 4" of topsoil, no mow seed mix, starter fertilizer, and straw mulch.
 - Turf areas in drainage swales and slopes 3:1 and greater shall be mulched with Curlex erosion control fabric (installed per manufacturer's specifications).
 - Foundation planting beds to be mulched with 1" washed stone mulch spread to a depth of 3" over weed barrier fabric.
 - Planting beds labeled as "bark mulch" to be mulched with shredded hardwood bark mulch spread to a depth of 3".
 - Individual trees and shrub groupings in lawn areas to receive shredded hardwood bark mulch plant rings (4' diameter) spread to a depth of 3".
 - Designated planting beds to be separated from lawn areas with 5' black vinyl edge.
 - Rain garden to receive 1" shredded hardwood bark mulch.
 - Rain garden plants (RGP) to be installed 12" on center.
 - Rain garden to be constructed per WDNR specifications.
 - Furnish and install assorted perennials (from perennials listed in perennial list) in groupings at building entrances, and other areas (owner will approve plant selection and location).
 - Owner will be responsible for landscape maintenance after completion and acceptance of the project.
 - None of the trees in the ATC easement will grow taller than 15' at maturity.

PLANT MATERIAL LIST - PHASE 3 TOTALS

KEY	COMMON NAME	SIZE	ROOT	QTY
CANOPY TREES				
ABM	AUTUMN BLAZE MAPLE	2 1/2"	BB	6
AL	AMERICAN LINDEN	2 1/2"	BB	6
CH	COMMON HACKBERRY	2 1/2"	BB	8
LLL	LITTLE LEAF LINDEN	2 1/2"	BB	5
RBC	RIVER BIRCH CLUMP	12"	BB	5
RM	RED MAPLE	2 1/2"	BB	4
SHL	SKYLINE HONEY LOCUST	2"	BB	14
SWO	SWAMP WHITE OAK	2 1/2"	BB	3
WBC	WHITE SPIRE GRAY BIRCH	8"	BB	1

LOW ORNAMENTAL TREES				
CP	GALLERY PEAR	2"	BB	3
PD	PAGODA DOGWOOD	2"	BB	2
PFC	PRAIRIE FIRE CRAB	2"	BB	6
TSC	SARGENT TINA CRAB	2"	BB	13

EVERGREEN TREES				
BHS	BLACK HILLS SPRUCE	4'	BB	3

EVERGREEN SHRUBS				
BRJ	BLUE RUG JUNIPER	2 GAL	CON	92
EA	EMERALD ARBORVITAE	4'	BB	11

TALL SHRUBS				
ABS	AUTUMN BRILLIANCE SERVICEBERRY	5'	BB	5
AVB	ARROWHEAD VIBURNUM	4'	BB	14
WH	WITCH HAZEL	4'	BB	3
WTV	WAYFARING TREE VIBURNUM	36"	BB	3

MEDIUM SHRUBS				
BC	BLACK CHOKEBERRY	24"	POT	15
DCN	DWARF COMMON NINEBARK	24"	POT	9
DCV	DWARF CRANBERRYBUSH VIBURNUM	24"	POT	66
RTD	RED TWIG DOGWOOD	24"	POT	19
WS	WHITE SNOWBERRY	24"	POT	52
YTD	YELLOW TWIG DOGWOOD	24"	POT	7

LOW SHRUBS				
AC	ALPINE CURRANT	18"	POT	32
CC	CRANBERRY COTONEASTER	18"	POT	56
GFS	GOLD FLAME SPIREA	18"	POT	9

BIO-RETENTION PLANTINGS				
RGP	(PLANTED 12" ON CENTER)	2 1/2"	PLUG	1,910
COMMON BLUE STAR				
BOTTLE GENTIAN				
OBEDIENT PLANT				
COLUMBINE				
SWITCHGRASS				
BLACK EYED SUSAN				
WILD IRIS				
SWAMP MILKWEED				
WHITE TURTLEHEAD				
CARDINAL FLOWER				
TURK'S CAP LILY				
LITTLE BLUESTEM				
CANADA WILD RYE				
NODDING ONION				

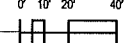
PERENNIALS				
P	(ASSORTED)	1 GAL	CON	70
AUTUMN JOY SEDUM				
BLACK EYED SUSAN				
BUTTERFLY WEED				
DWARF FOUNTAIN GRASS				
FERN				
PRAIRIE BLAZING STAR				
PRAIRIE DROPSID				
RATTLESNAKE MASTER				
LITTLE BLUESTEM				
STELLA DE ORO DAYLILY				
PURPLE CONEFLOWER				

MADISON LANDSCAPE WORKSHEET

Landscape Points Required	
Impervious Area = 80,800 SF	
Landscape Points Required: 80,800/300 =	270 units
270 units x 5 points/unit =	1,350 points
Landscape Points Supplied	
Proposed canopy trees - 52 @ 35 =	1,820 points
Proposed ornamental trees - 24 @ 15 =	360 points
Proposed evergreen trees - 3 @ 35 =	105 points
Proposed deciduous shrubs - 290 @ 3 =	870 points
Proposed evergreen shrubs - 104 @ 4 =	416 points
Proposed perennials & grasses 70 @ 2 =	140 points
Total landscape points supplied =	3,711 points
Street Frontage Landscape Required	
Street Frontage = 705 LF	
Canopy Trees Required: 1/30 LF Frontage =	23 Trees
Shrubs Required: 5/30 LF Frontage =	118 Shrubs
Street Frontage Landscape Supplied	
Proposed canopy trees =	23 Trees
Proposed shrubs =	118 shrubs
Interior Parking Lot Landscape Required	
Planting Area Required: 73,145 SF * .08 (8%) =	5,852 SF
Canopy Trees Required: 1/160 SF planting area =	37 Trees
Interior Parking Landscape Supplied	
Proposed canopy trees =	37 Trees

LANDSCAPE PLAN

1" = 30'-0"



CONTOUR LEVELS 830 FC AT 4' 4FG

CALCULATION SUMMARY						
GRID POINT	TYPE	DATE	NO.	REVISION	DATE	BY
At Grade	(0) REF	LED	191	001	N/A	N/A
	(4) FIXING	174	625	002	1004	279

NON-CROSSING LED LUMINAIRE SCHEDULE						
NO.	DESCRIPTION	LAMP	HOUSING	HTF	QTY	UNIT
DL	Micro-Edison Collimator Q1 QLED-AE-64-LED-E1-SV0	213w LED	2' FILL 3' BASE	895	4	3
DL	Micro-Edison Collimator Q1 QLED-AE-64-LED-E1-SL4	213w LED	2' FILL 3' BASE	895	3	3
DL	Micro-Edison Collimator Q1 QLED-AE-64-LED-E1-SL3	213w LED	2' FILL 3' BASE	895	2	2

SCALE 1" = 30'



1 SITE LIGHTING PLAN
SCALE: 1/4" = 1'-0"



REVISIONS

<p>SCHULTZ ELECTRIC 8491 MURPHY DR. MIDDLETON, WI 53562 (608)836-7072 WWW.PIEPERPOWER.COM</p>		<p>ES SITE LIGHTING-LED PROJECT: HIGH CROSSING JOB # PM: JS CAD: AM</p>
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HOLIDAY INN EXPRESS

5110 HIGH CROSSING BLVD
 MADISON, WI

**PLAN COMMISSION
 SUBMITTAL**

DATE OF ISSUE: 2/17/2015

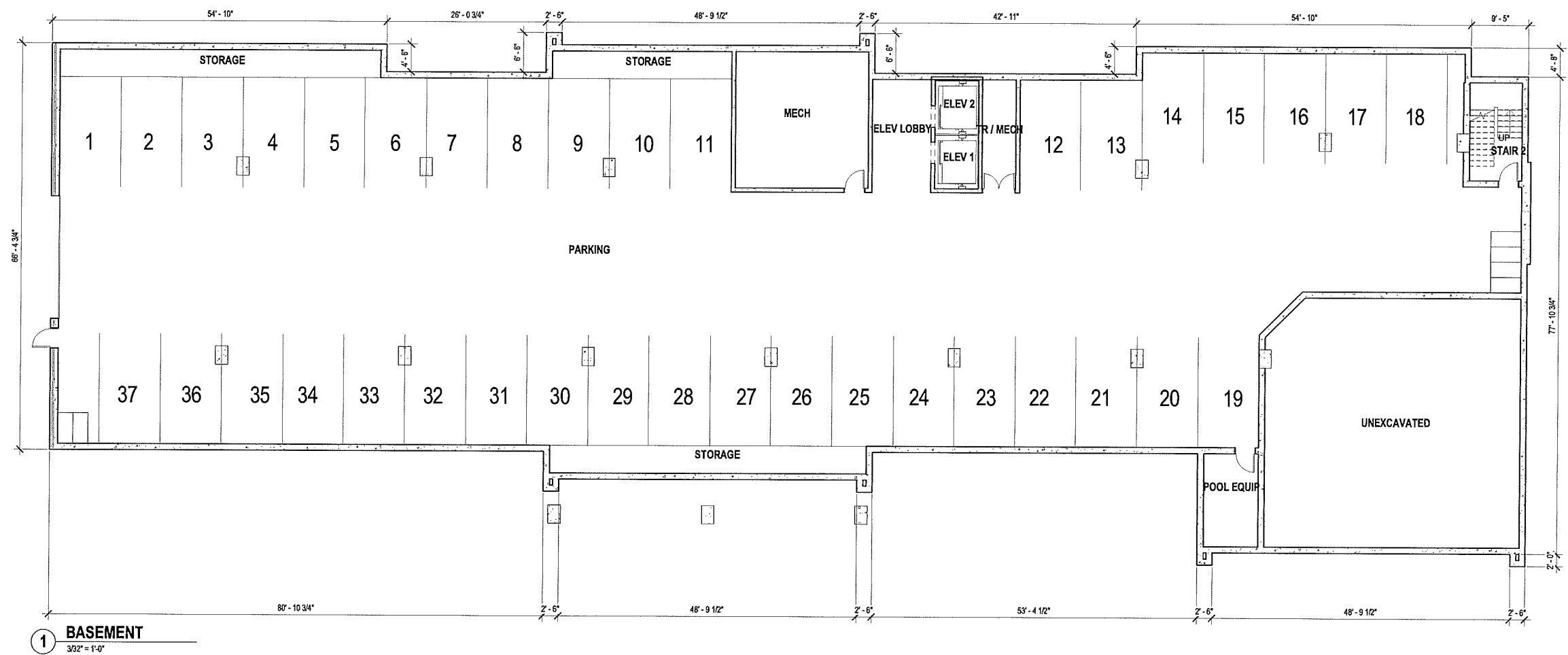
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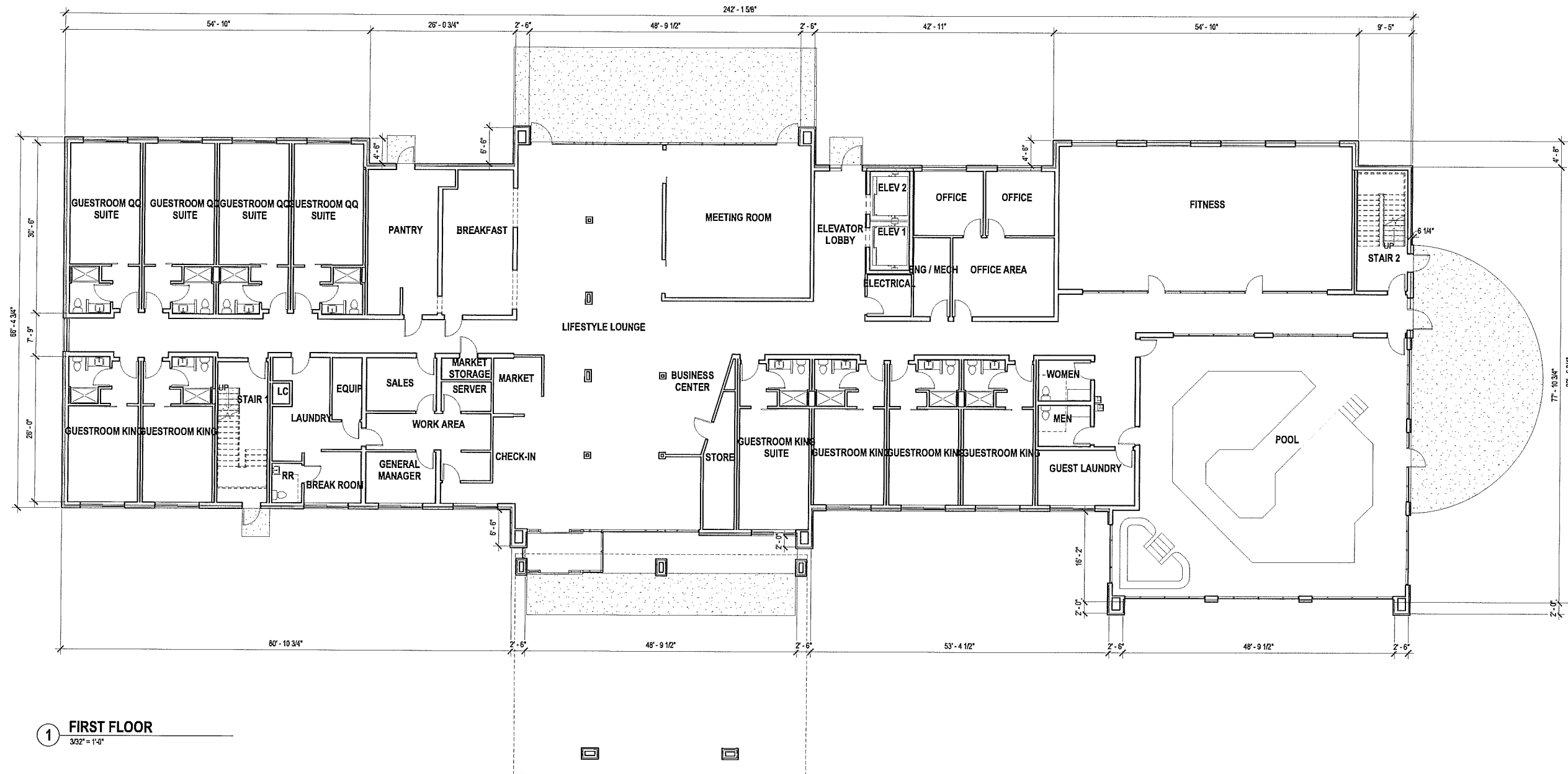
PROJECT # 14130 & 14131

**BASEMENT FLOOR
 PLAN**



AA1.0





HOLIDAY INN EXPRESS

5110 HIGH CROSSING BLVD
MADISON, WI

PLAN COMMISSION SUBMITTAL

DATE OF ISSUE: 2/17/2015

REVISIONS:

PROJECT # 14130 & 14131

FIRST FLOOR PLAN



AA1.1

HOLIDAY INN EXPRESS

5110 HIGH CROSSING BLVD
MADISON, WI

**PLAN COMMISSION
SUBMITTAL**

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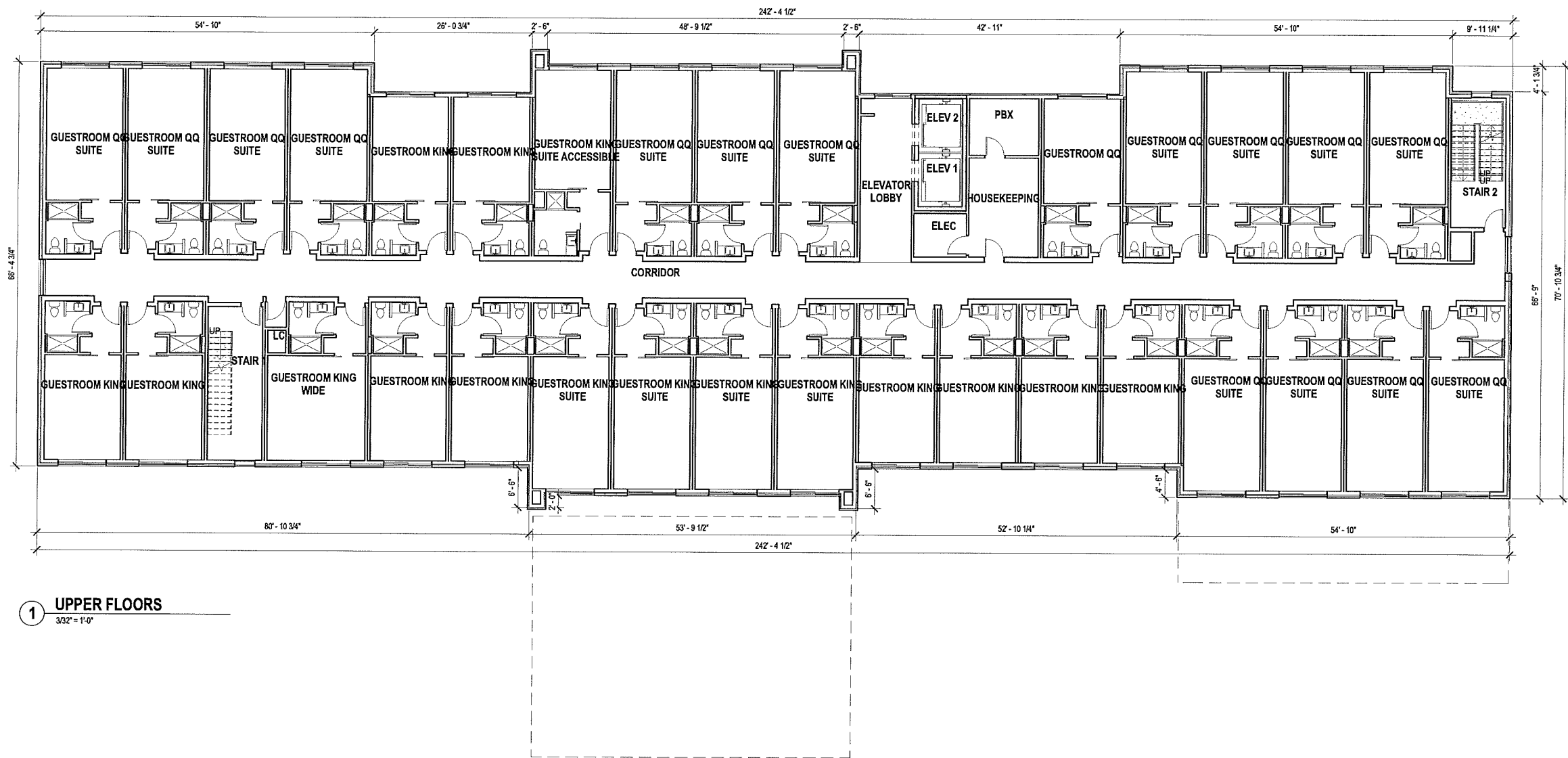
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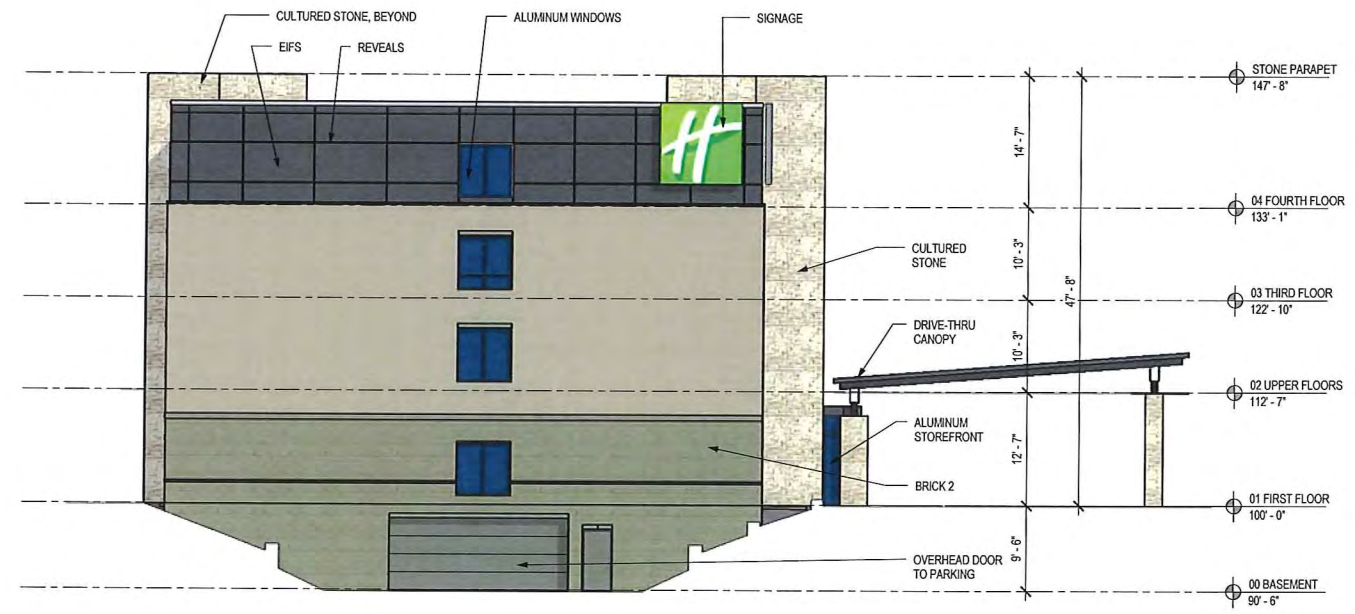
**UPPER FLOOR
PLANS**



AA1.2



1 UPPER FLOORS
332' - 1'0"



2 WEST ELEVATION
332' = 1'-0"



1 NORTH ELEVATION
332' = 1'-0"

HOLIDAY INN EXPRESS
5110 HIGH CROSSING BLVD, MADISON, WI

PLAN COMMISSION SUBMITTAL

DATE OF ISSUE: 03/31/2015

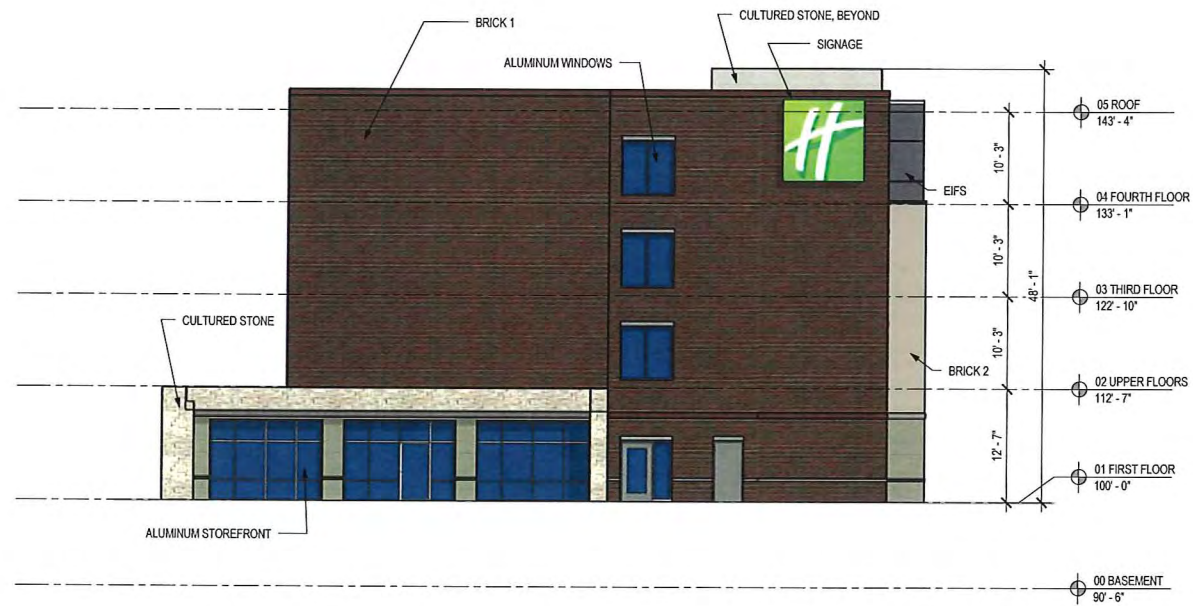
REVISIONS:

PROJECT # 14130

EXTERIOR ELEVATIONS

AA2.0

HOLIDAY INN EXPRESS
5110 HIGH CROSSING
BLVD, MADISON, WI



② EAST ELEVATION
332' = 1'-0"



① SOUTH ELEVATION
332' = 1'-0"

**PLAN COMMISSION
SUBMITTAL**

DATE OF ISSUE: 03/31/2015

REVISIONS:

PROJECT # 14130

**EXTERIOR
ELEVATIONS**

AA2.1





DIMENSION 

Madison Design Group

architecture - engineering - interior design

6515 Grand Teton Plaza, Suite 120, Madison, Wisconsin 53719
p608.829.4444 f608.829.4445 dimensionmadison.com

HOLIDAY INN EXPRESS

5110 HIGH CROSSING BLVD, MADISON, WI

PERSPECTIVE VIEW

GOLD'S GYM HIGH CROSSING

5110 HIGH CROSSING BLVD
 MADISON, WI

**PLAN COMMISSION
 SUBMITTAL**

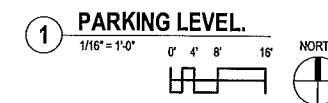
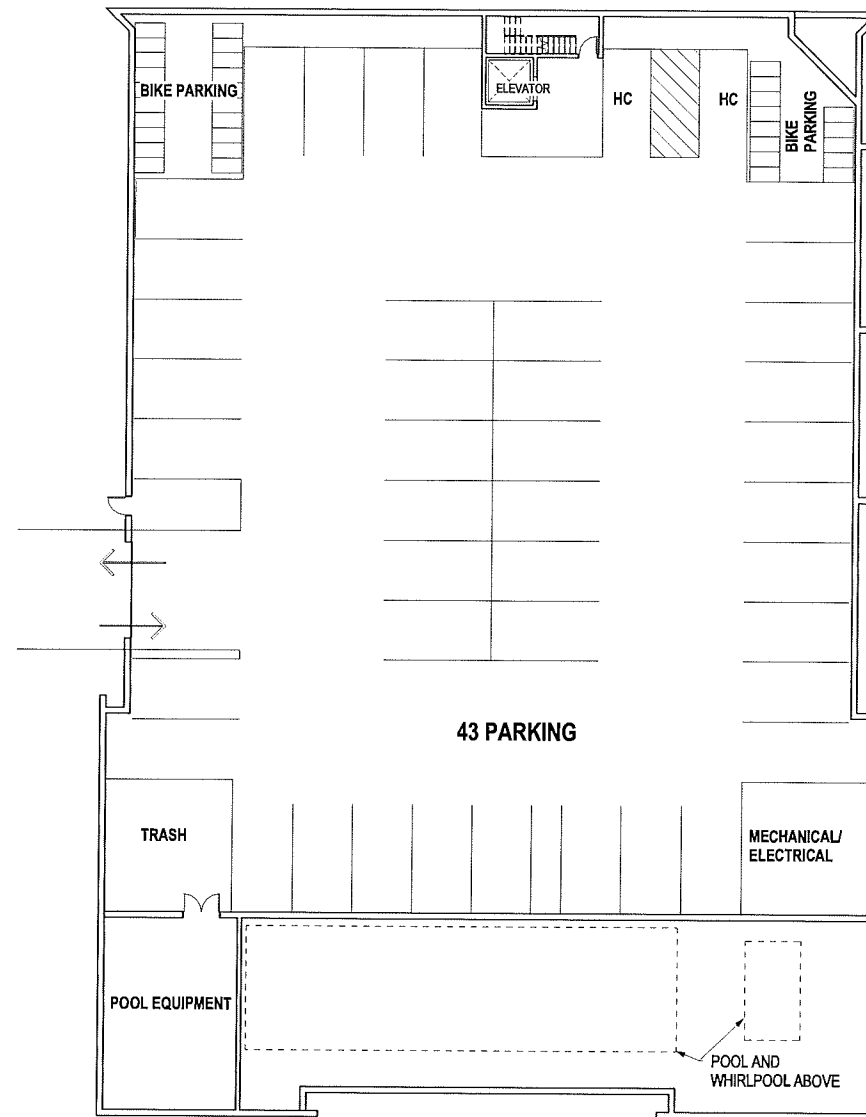
DATE OF ISSUE: 2/17/2015

REVISIONS:

PROJECT # 14131

PARKING LEVEL

AB1.0



GOLD'S GYM HIGH CROSSING

5110 HIGH CROSSING BLVD
MADISON, WI

PLAN COMMISSION SUBMITTAL

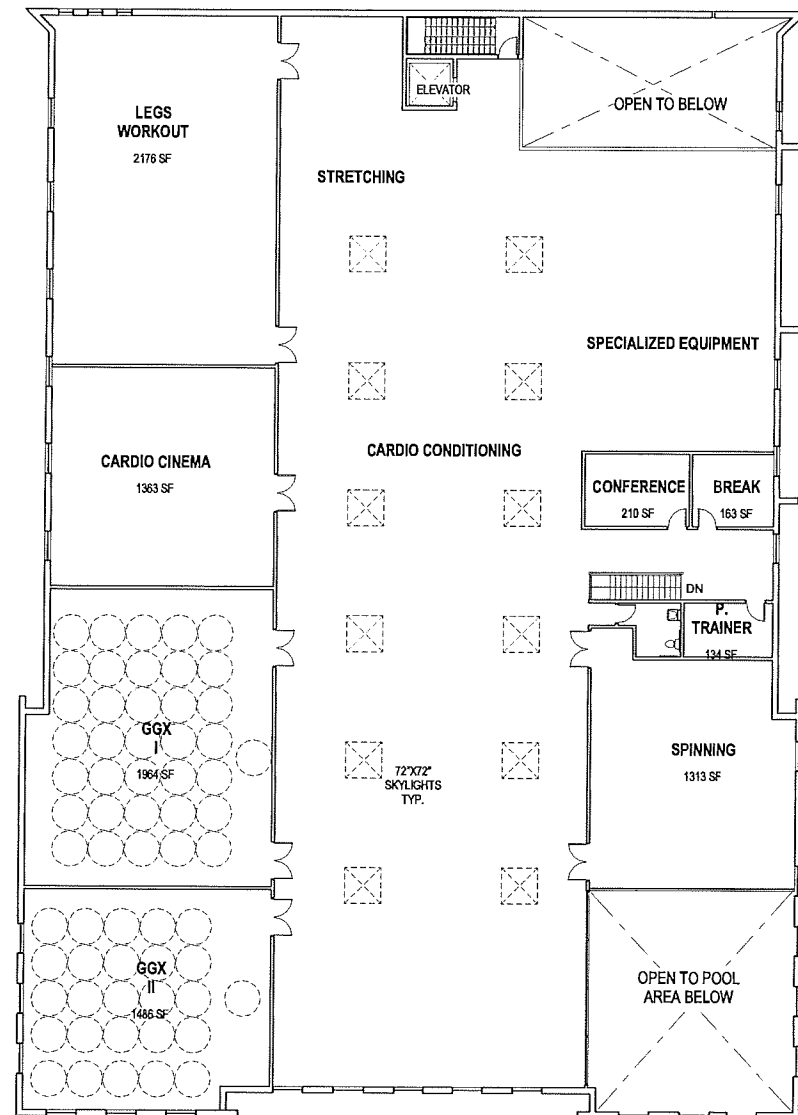
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REVISIONS:

PROJECT # 14131

FLOOR PLANS

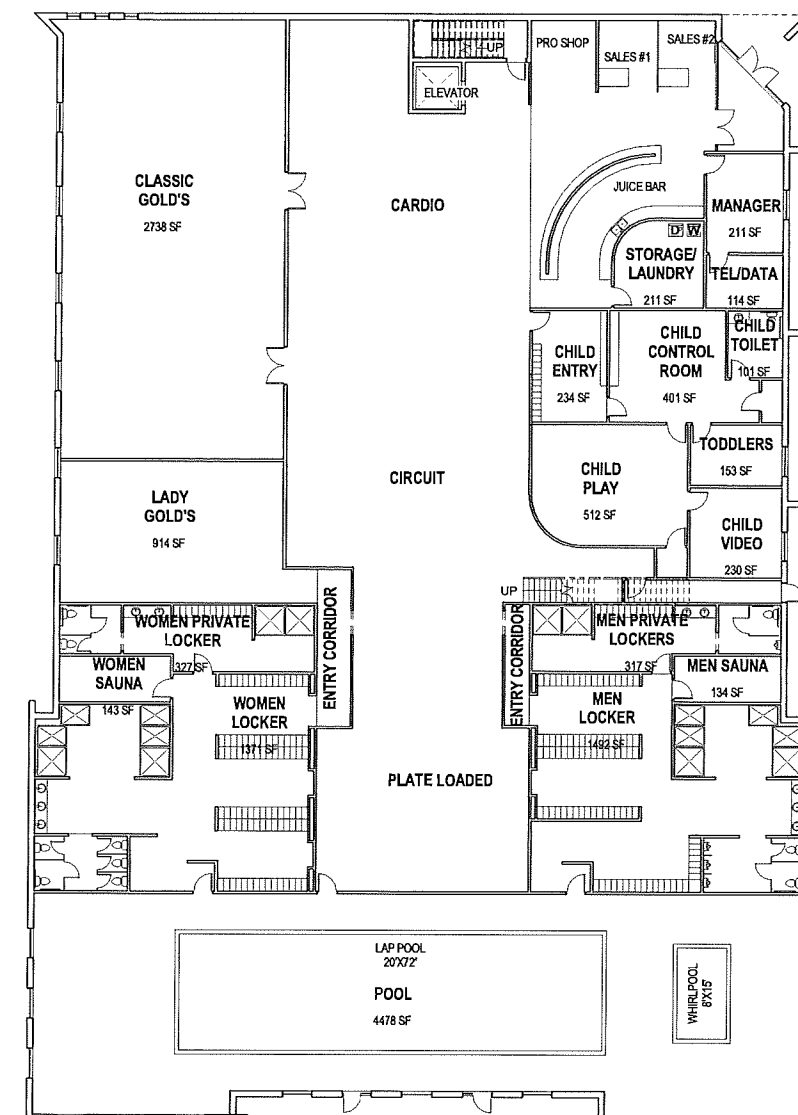
AB1.1



2 MEZZANINE FLOOR

1/16" = 1'-0"

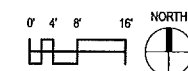
20,330 gsf

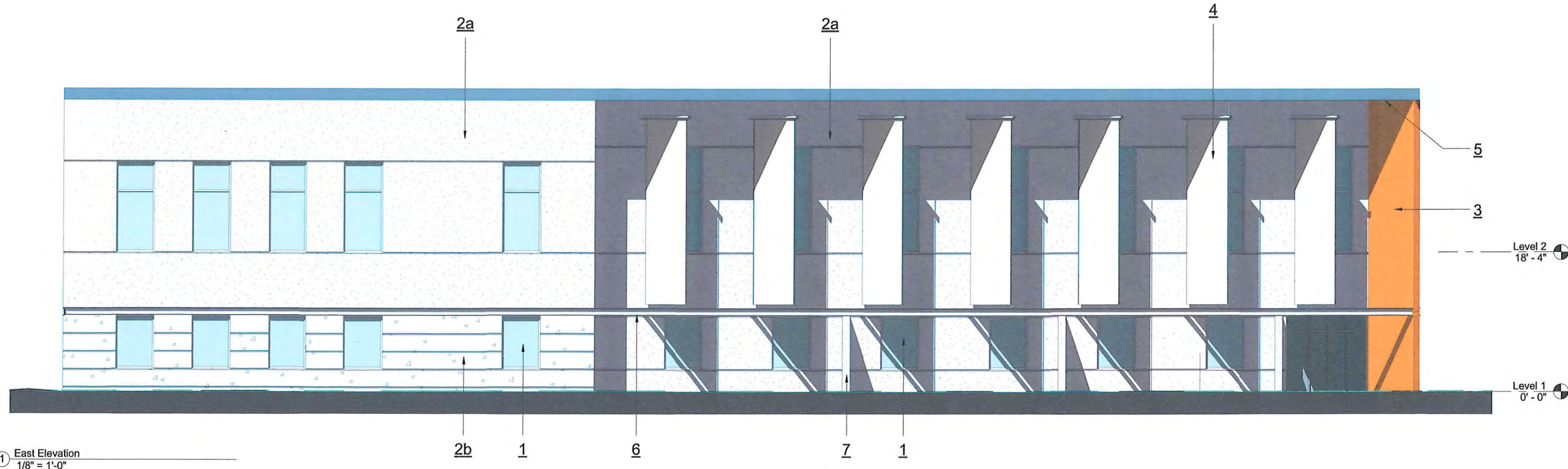


1 FIRST FLOOR

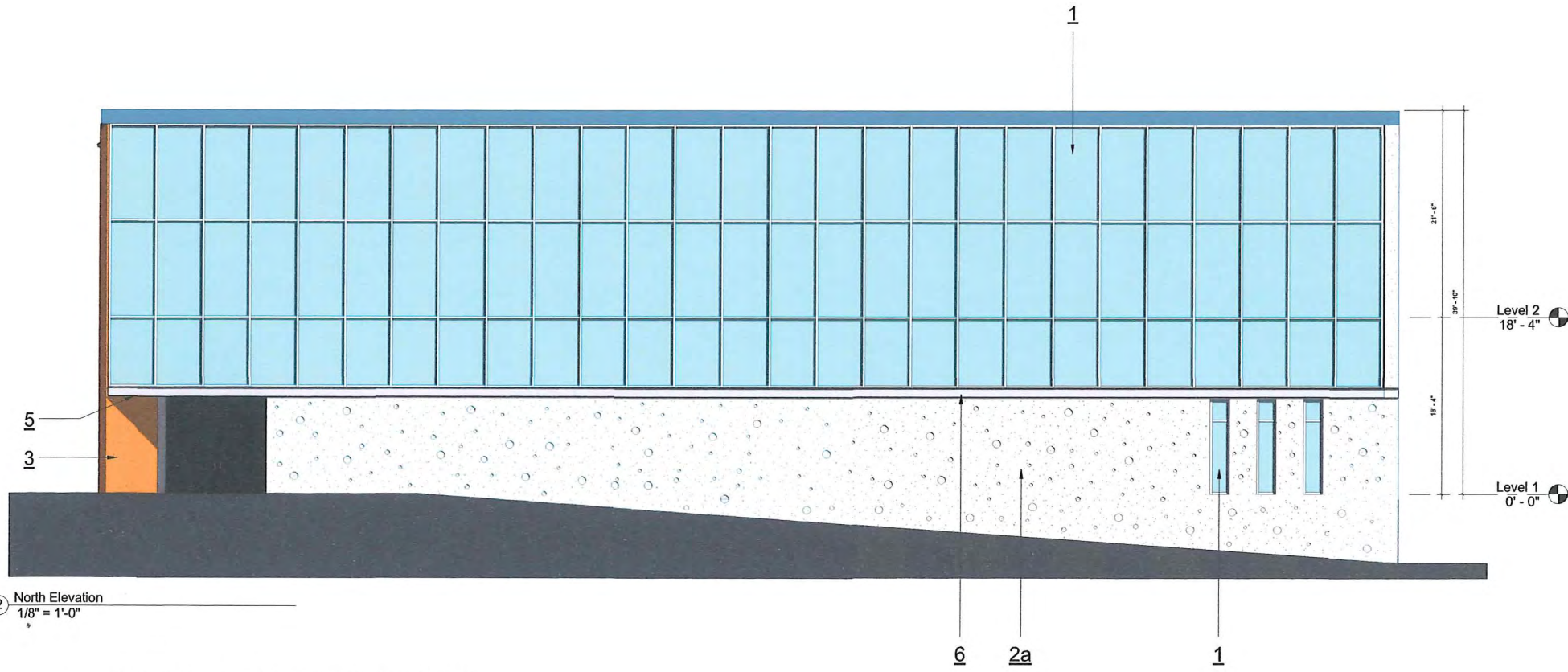
1/16" = 1'-0"

22,770 gsf





① East Elevation
1/8" = 1'-0"



② North Elevation
1/8" = 1'-0"

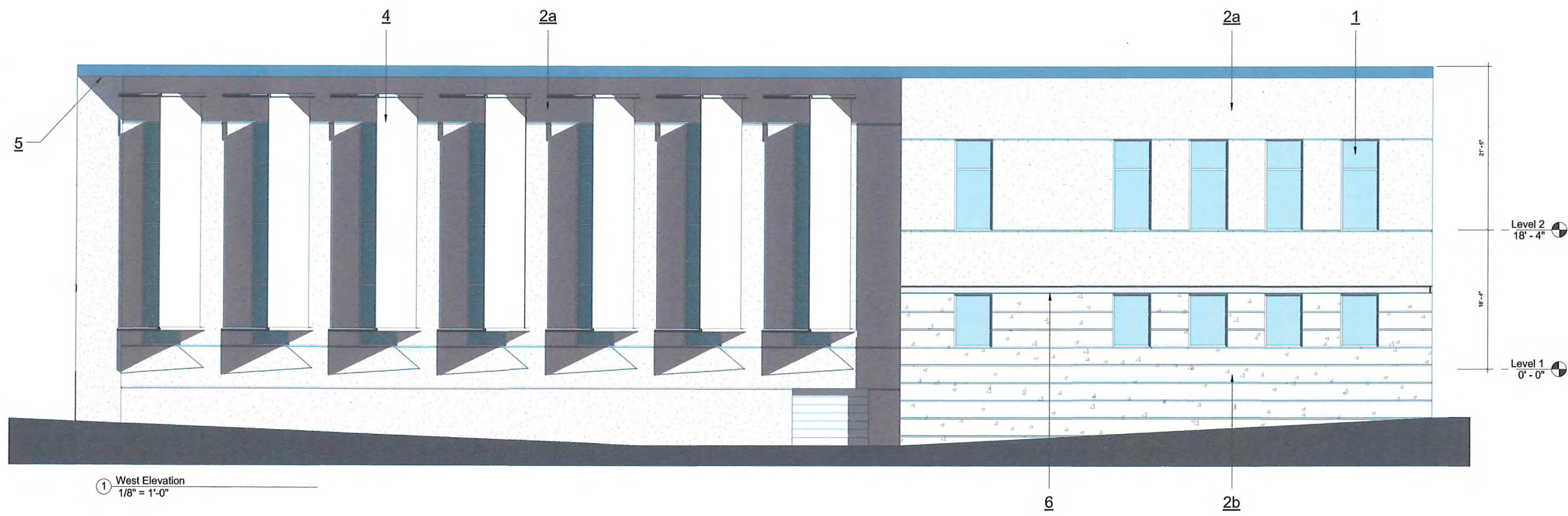
MATERIAL KEY

1. Thermally Broken Aluminum Window System
2. a) Light Sandblasted White Concrete with reveals/rustications
b) Heavy Sandblasted White Concrete with reveals/rustications
3. Stained Sandblasted White Concrete
4. Fabric Sunscreens with Steel/Cable support system
5. Exterior Soffit with Exterior Finish System (Direct Applied 100% Acrylic Architectural Coating)
6. Hot Dipped Galvanized (G90) Steel Channel with Thermal Break Attachment
7. Heavy Sandblasted Solid White Concrete Piers
8. Galvanized Steel Grate Sunshade Device with Steel Support system
9. Galvanized Steel Round Columns

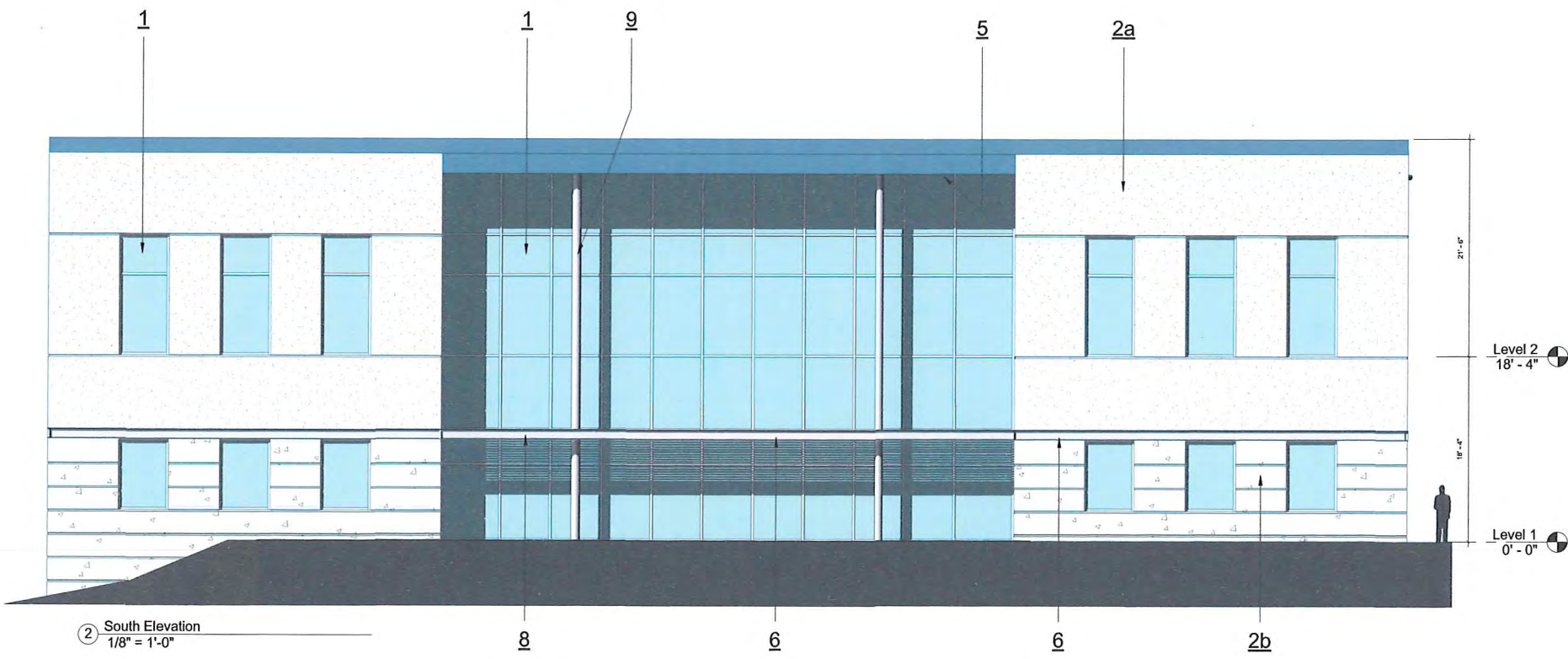
Gold's Gym (As it will be built)

5110 High Crossing Blvd
Madison, Wisconsin





① West Elevation
1/8" = 1'-0"



② South Elevation
1/8" = 1'-0"

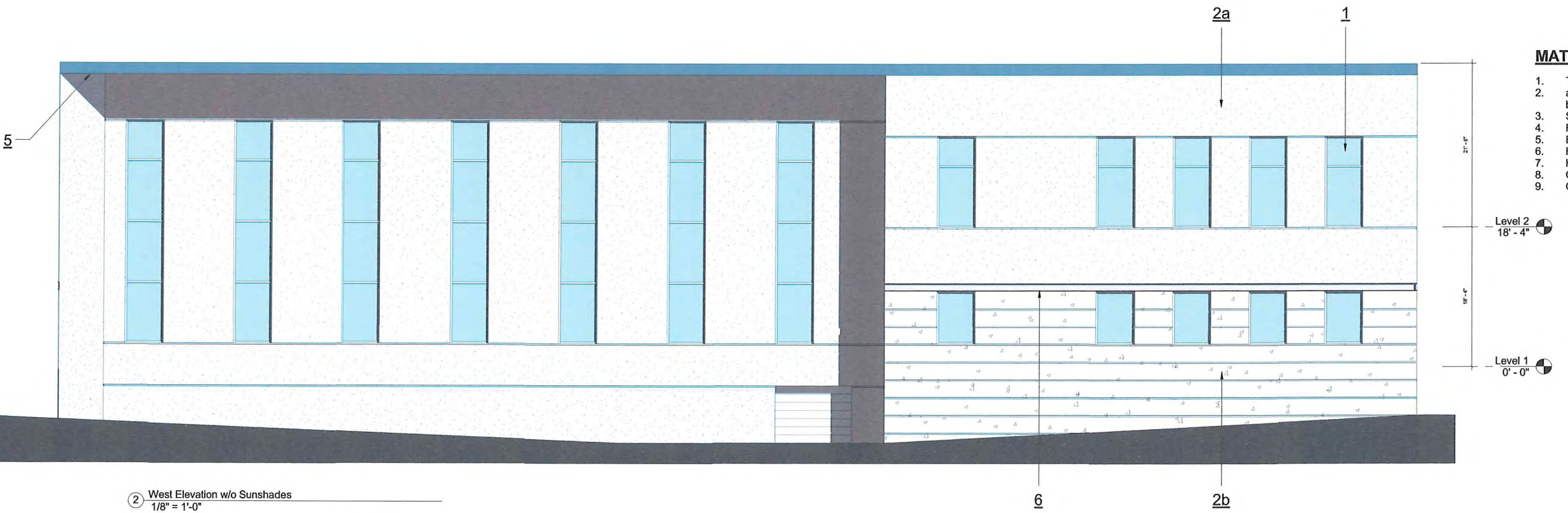
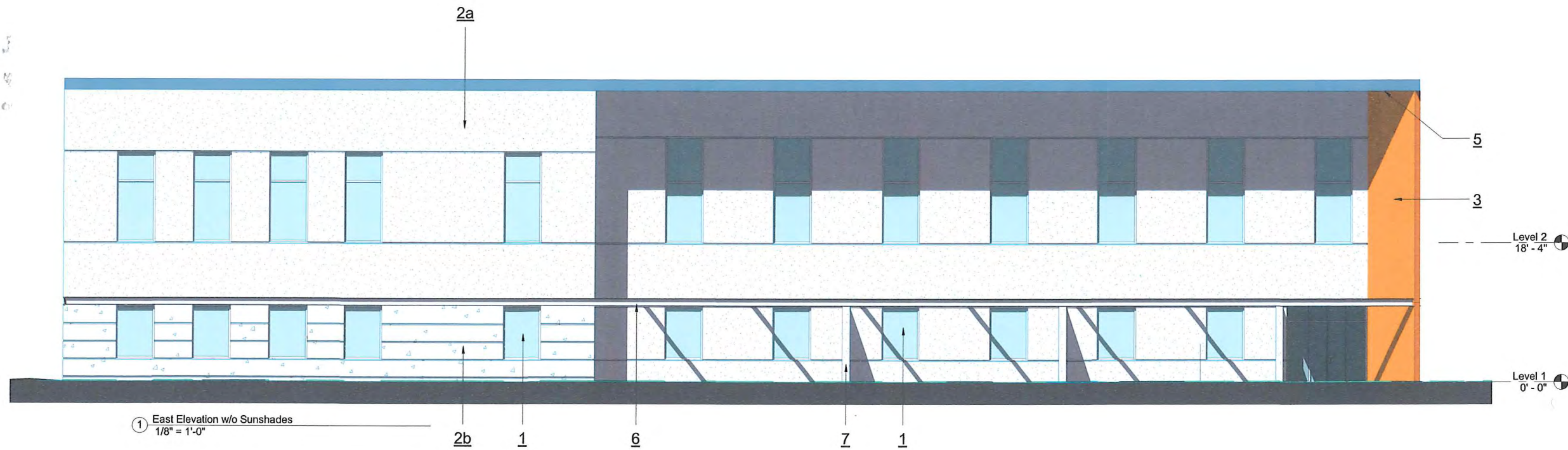
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Gold's Gym (As it will be built)

5110 High Crossing Blvd
Madison, Wisconsin





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8. Galvanized Steel Grate Sunshade Device with Steel Support system
9. Galvanized Steel Round Columns

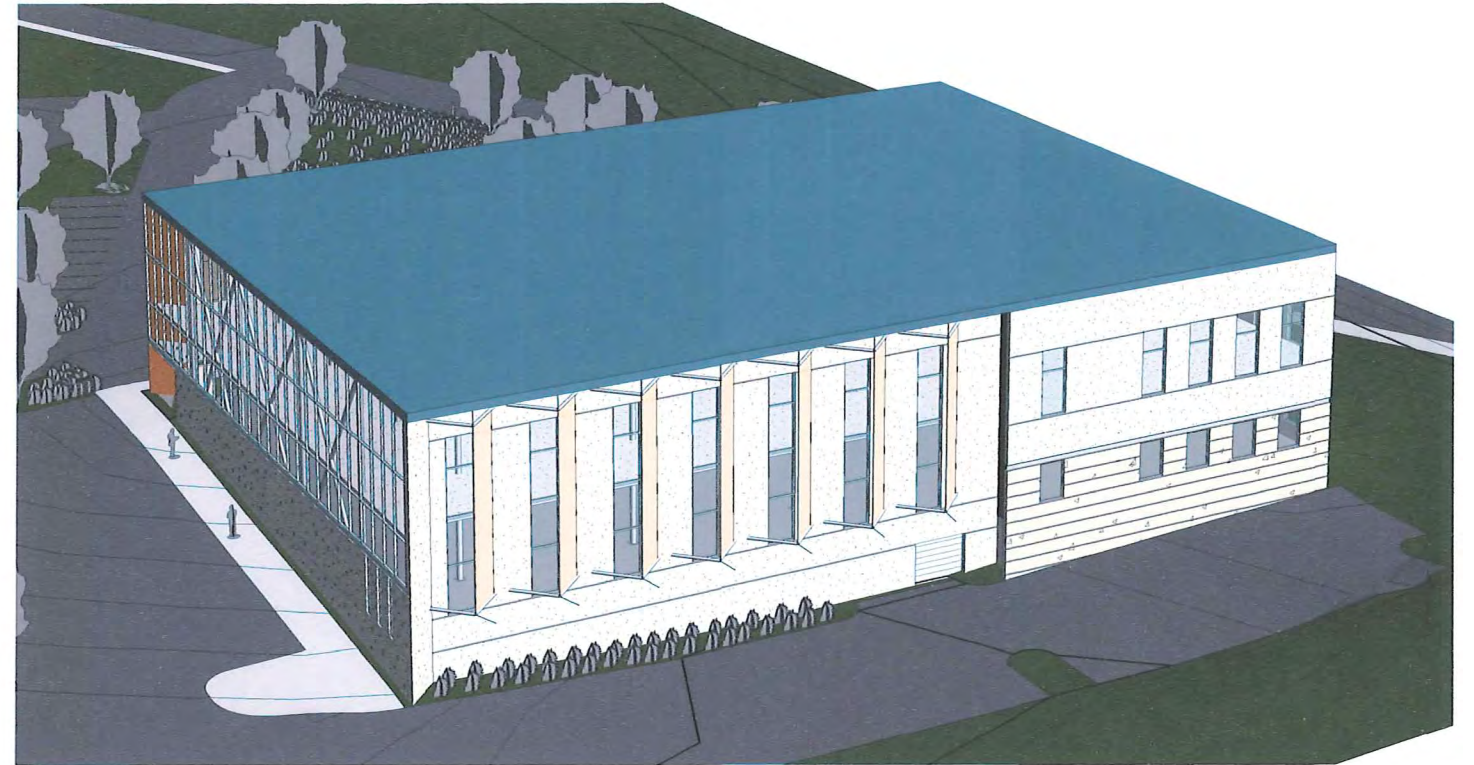
Gold's Gym (Shown without sunshades per City's request)

5110 High Crossing Blvd
Madison, Wisconsin

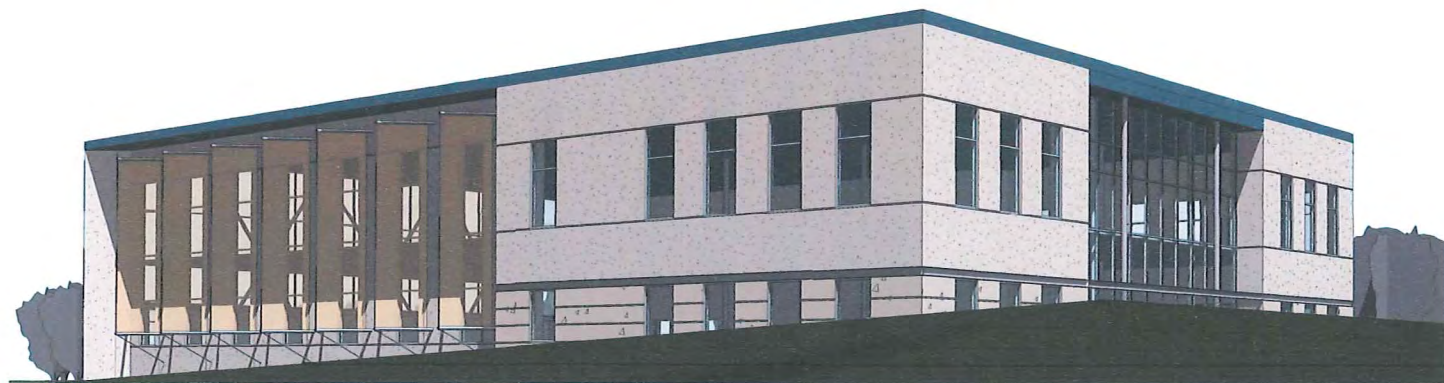




② - Entrance View



① - Birds' Eye View



⑤ - View from Highway (going west)



③ - Street View

Gold's Gym (As it will be built)

5110 High Crossing Blvd
Madison, Wisconsin

KEE
architecture

KEE Project #: Z823D 03/31/2015

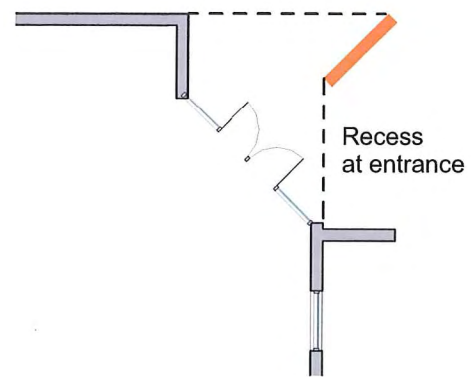
621 Williamson Street, Madison, WI 53703 (608) 255-9202



Plan showing Entrance Wall which faces towards the street



View from Street facing Entrance



Enlarged Plan at Entrance

Gold's Gym
5110 High Crossing Blvd
Madison, Wisconsin