



Location

2702 Crossroads Drive

Project Name

Fairfield Inn & Suites Hotel

Applicant

Barry Perkel – Raymond Management Co./
Gary Brink – Gary Brink & Associates

Existing Use

Vacant Land

Proposed Use

Construction of a 131-Room Hotel

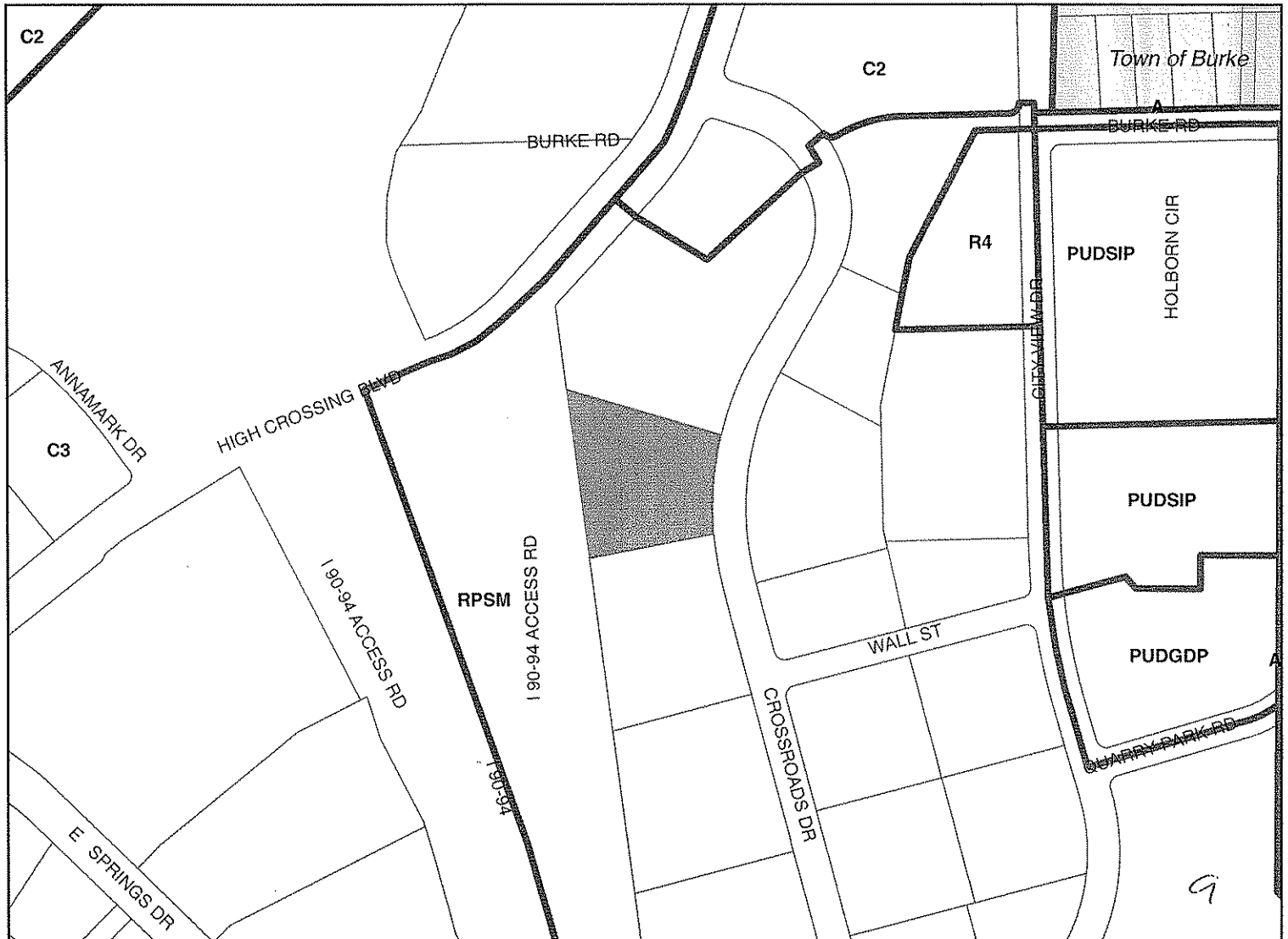


Public Hearing Date

Plan Commission

10 March 2008

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 : 26 February 2008



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 | #1150.00 Receipt No. 88367 |
| Date Received | 1/23/08 |
| Received By | JLK |
| Parcel No. | 0810-271-0206-1 |
| Aldermanic District | 17-Joe Clausius |
| GQ | OK |
| Zoning District | RPSM |
| For Complete Submittal | |
| Application | <input checked="" type="checkbox"/> Letter of Intent <input checked="" type="checkbox"/> |
| IDUP | NA Legal Descript. <input checked="" type="checkbox"/> |
| Plan Sets | <input checked="" type="checkbox"/> Zoning Text <input type="checkbox"/> |
| Alder Notification | <input type="checkbox"/> Waiver <input type="checkbox"/> |
| Ngrbrhd. Assn Not. | <input type="checkbox"/> Waiver <input type="checkbox"/> |
| Date Sign Issued | 1/23/08 |

1. Project Address: 2702 Crossroads Drive **Project Area in Acres:** 3.15

Project Title (if any): Fairfield Inn and Suites Hotel

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

| | | |
|---|---|---|
| <input type="checkbox"/> Zoning Map Amendment (check only ONE box below for rezoning and fill in the blanks accordingly) | | |
| <input type="checkbox"/> Rezoning from _____ to _____ | <input type="checkbox"/> Rezoning from _____ to PUD/PCD-SIP | |
| <input type="checkbox"/> Rezoning from _____ to PUD/PCD-GDP | <input type="checkbox"/> Rezoning from PUD/PCD-GDP to PUD/PCD-SIP | |
| <input checked="" type="checkbox"/> Conditional Use | <input type="checkbox"/> Demolition Permit | <input type="checkbox"/> Other Requests (Specify): _____ |

3. Applicant, Agent & Property Owner Information:

Applicant's Name: Barry Perkel Company: Raymond Management Co.
 Street Address: 8333 Greenway Blvd., Suite 2000 City/State: Middleton, WI Zip: 53562
 Telephone: (608) 662-8334 Fax: (608) 662-8335 Email: perkel@raymondteam.com

Project Contact Person: Gary Brink Company: Gary Brink & Associates, Inc.
 Street Address: 8401 Excelsior Drive City/State: Madison, WI Zip: 53717
 Telephone: (608) 829-1750 Fax: (608) 829-3056 Email: jjbrink@tds.net

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

4. Project Information:

Provide a general description of the project and all proposed uses of the site: Four story, 131 room Fairfield Inn & Suites Hotel.

Development Schedule: Commencement July, 2008 Completion May, 2009

5. Required Submittals:

Site Plans submitted as follows below and depicts all lot lines; existing, altered, demolished or proposed buildings; parking areas and driveways; sidewalks; location of any new signs; existing and proposed utility locations; building elevations and floor plans; landscaping, and a development schedule describing pertinent project details:

- **Seven (7) copies** of a full-sized plan set drawn to a scale of one inch equals 20 feet (collated and folded)
- **Seven (7) copies** of the plan set reduced to fit onto 11 inch by 17 inch paper (collated, stapled and folded)
- **One (1) copy** of the plan set reduced to fit onto 8 1/2 inch by 11 inch paper

Letter of Intent: Twelve (12) copies describing this application in detail but not limited to, including: existing conditions and uses of the property; development schedule for the project; names of persons involved (contractor, architect, landscaper, business manager, etc.); types of businesses; number of employees; hours of operation; square footage or acreage of the site; number of dwelling units; sale or rental price range for dwelling units; gross square footage of building(s); number of parking stalls, etc.

Legal Description of Property: Lot(s) of record or metes and bounds description prepared by a land surveyor.

Filing Fee: \$ 1,150.00 See the fee schedule on the application cover page. Make checks payable to: *City Treasurer.*

IN ADDITION, THE FOLLOWING ITEMS MAY ALSO BE REQUIRED WITH YOUR APPLICATION; SEE BELOW:

For any applications proposing demolition of existing (principal) buildings, photos of the structure(s) to be demolished shall be submitted with your application. Be advised that a *Reuse and Recycling Plan* approved by the City's Recycling Coordinator is required to be approved by the City prior to issuance of wrecking permits.

A project proposing **ten (10) or more dwelling units** may be required to comply with the City's Inclusionary Zoning requirements outlined in Section 28.04 (25) of the Zoning Ordinance. A separate **INCLUSIONARY DWELLING UNIT PLAN** application detailing the project's conformance with these ordinance requirements shall be submitted concurrently with this application form. Note that some IDUP materials will coincide with the above submittal materials.

A *Zoning Text* must accompany **all** Planned Community or Planned Unit Development (PCD/PUD) submittals.

FOR ALL APPLICATIONS: All applicants are required to submit copies of all items submitted in hard copy with their application (including this application form, the letter of intent, complete plan sets and elevations, etc.) as **INDIVIDUAL** Adobe Acrobat PDF files compiled either on a non-returnable CD to be included with their application materials, or in an e-mail sent to pcapplications@cityofmadison.com. The e-mail shall include the name of the project and applicant. Applicants who are unable to provide the materials electronically should contact the Planning Unit at (608) 266-4635 for assistance.

6. Applicant Declarations:

Conformance with adopted City plans: Applications shall be in accordance with all adopted City of Madison plans:

→ *The site is located within the limits of _____ Plan, which recommends: _____ for this property.*

Pre-application Notification: Section 28.12 of the Zoning Ordinance requires that the applicant notify the district alder and any nearby neighborhood or business associations by mail no later than **30** days prior to filing this request:

→ *List below the Alderperson, Neighborhood Association(s), Business Association(s) AND dates you sent the notices:*

10/2/07 Joseph Clausius *ok - mt*

If the alder has granted a waiver to this requirement, please attach any such correspondence 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 Counter and Planning Unit staff; note staff persons and date.

Planner Brad Murphy Date 10/23/07 | Zoning Staff _____ Date _____

The signer attests that this form has been completed accurately and all required materials have been submitted:

Printed Name Gary P. Brink Date 1/23/08

Signature  Relation to Property Owner Architect

Authorizing Signature of Property Owner  Date 1/22/08



January 23, 2008

Plan Commission
c/o Department of Planning and Development
City of Madison
215 Martin Luther King Jr. Blvd.
Madison, WI 53710

Re: 2702 Crossroads Drive
Letter of Intent

Dear Members of the City of Madison Plan Commission:

We are pleased to submit this application for the proposed project to be located at 2702 Crossroads Drive and as identified on the attached exhibit.

The proposed project will consist of a four-story, 131 room Fairfield Inn and Suites Hotel.

The lot comprising the project area totals 137,067 square feet or 3.15 acres.

The total building area shall be 70,587 square feet:

First Floor: 18,780
Second Floor: 17,269
Third Floor: 17,269
Fourth Floor: 17,269

The allowable floor area ratio shall be 1.94.

The building will be of wood frame construction.

All maintenance, including trash and snow removal, will be provided by private contract.

The proposed construction schedule is for construction to commence July 2008 and construction completion to be May 2009.

9



The development team includes the following:

Developer: Raymond Management Co.
8333 Greenway Blvd., Suite 2000
Middleton, WI 53562
Phone: 608-662-8334
Fax: 608-662-8335
Principal Contact: Barry Perkel

Architect: Gary Brink & Associates, Inc.
8401 Excelsior Drive
Madison, WI 53717
Phone: 608-829-1750
Fax: 608-829-3056
Principal Contact: Gary Brink

Civil Engineer: Excel Engineering
100 Camelot Drive
Fond du Lac, WI 54935
Phone: 920-926-9800
Fax: 920-926-9801
Principal Contact: Jason Daye

Landscape Design: Ken Saiki Design
303 South Paterson Street, Suite One
Madison, WI 53703
Phone: 608-251-3600
Fax: 608-251-2330
Principal Contact: Bruce Woods

Respectfully submitted,



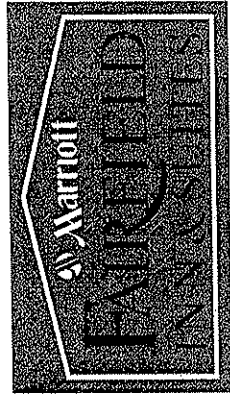
Gary P. Brink
Principal



SHEET INDEX

COVER SHEET & PROJECT CONTACTS

- ALTA-1 ALTA SURVEY
- L-1 LANDSCAPE PLAN
- E0.3 SITE LIGHTING PHOTOMETRIC PLAN
- C1.0 EXISTING SITE AND DEMOLITION PLAN
- C1.1 SITE PLAN
- C1.2 GRADING & EROSION CONTROL PLAN
- C1.3 UTILITIES PLAN
- C1.4 DETAILS & SPECIFICATIONS
- 2.20 SITE DETAILS
- 4.01 FIRST FLOOR PLAN
- 4.02 SECOND FLOOR PLAN
- 4.03 THIRD FLOOR PLAN
- 4.04 FOURTH FLOOR PLAN
- 5.01 EXTERIOR ELEVATIONS
- 5.02 EXTERIOR ELEVATIONS



2702 CROSSROADS DRIVE MADISON, WISCONSIN

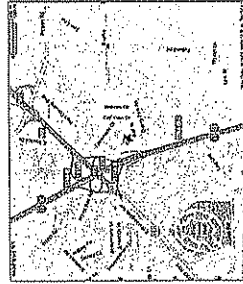
DEVELOPER:
RAYMOND MANAGEMENT CO.
8333 GREENWAY BLVD., SUITE 2000
MIDDLETON, WISCONSIN 53062
PHONE: 608-837-8333
FAX: 608-837-8333
PRINCIPAL CONTACT: BARRY FEINKE

SITE LIGHTING DESIGNER:
TOTAL ELECTRIC SERVICE, INC.
1700 W. WISCONSIN PARKWAY, P.O. BOX 217
MADISON, WISCONSIN 53703
PHONE: 761-2947-3311
FAX: 761-2947-3311
PRINCIPAL CONTACT: DAN GOTTO

ARCHITECT:
GARY BRINK & ASSOCIATES, INC.
8401 EXCELSIOR DRIVE
MADISON, WISCONSIN 53717
PHONE: 608-839-1150
FAX: 608-839-1150
PRINCIPAL CONTACT: GARY BRINK

CIVIL ENGINEER
EXCEL ENGINEERING
180 CAMELOT DRIVE
FOND DU LAC, WISCONSIN 54635
PHONE: 920-937-4500
FAX: 920-937-4500
PRINCIPAL CONTACT: JASON DATE

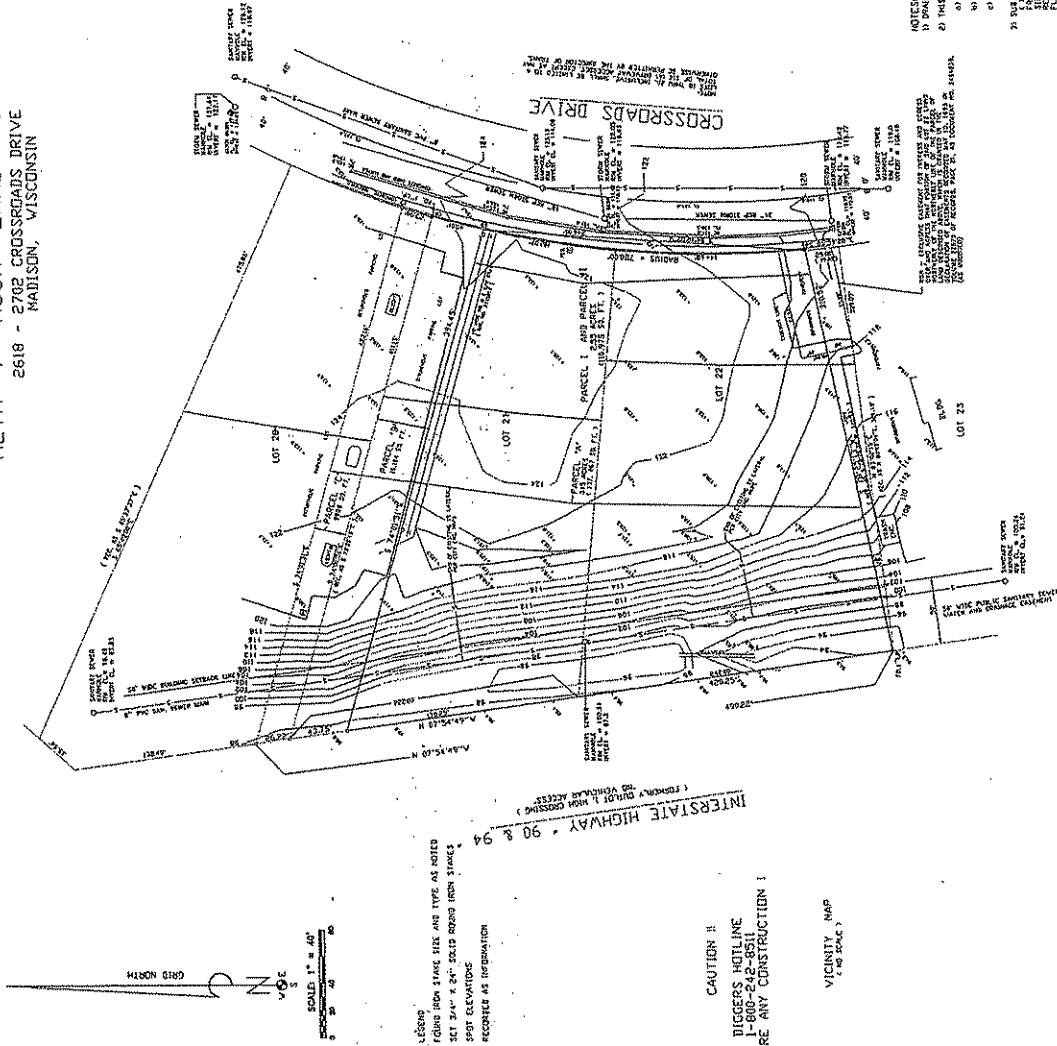
LANDSCAPE DESIGNER:
KEN SAIKI DESIGN
303 SOUTH PATTERSON ST., SUITE ONE
MADISON, WISCONSIN 53703
PHONE: 608-251-2201
FAX: 608-251-2203
PRINCIPAL CONTACT: BRUCE WOODS



LOCATION MAP
3.15 ACRES (137,067 SQ. FT.)

JANUARY 23, 2008
JOB #200640

ALTA / ACCSM LAND TITLE SURVEY
2618 - 2762 CROSSROADS DRIVE
MADISON, WISCONSIN



LEGEND
FIELD FROM STATE SITE AND TYPE AS NOTED
SET 3/4" x 24" SOLID BROWN IRON STAKES
SPOT ELEVATIONS
RECORDED AS INFORMATION

INTERSTATE HIGHWAY - 90 & 94
(FORMERLY HIGHWAY CROSSING)
(SEE PLAN FOR VEHICULAR ACCESS)

CAUTION !!
L. BIGGERS HOTLINE
1-800-242-5341
BEFORE ANY CONSTRUCTION !!

VICINITY MAP
(SEE PAGE 2)

LEGAL DESCRIPTION: PARCELS A, B, AND C TO BE CONVEYED AND ACCOUNTED FOR AT A LATER DATE.
LOT 20, 21, 22 AND 23 ARE PART OF THE CITY OF MADISON, WISCONSIN, AND ARE SUBJECT TO THE CITY OF MADISON, WISCONSIN, ZONING ORDINANCES, WHICH REQUIRE THAT THIS PROPERTY BE USED FOR RESIDENTIAL PURPOSES.
THE UNDERSIGNED HAS RECEIVED AND REVIEWED A COPY OF THE CITY OF MADISON, WISCONSIN, ZONING ORDINANCES, WHICH REQUIRE THAT THIS PROPERTY BE USED FOR RESIDENTIAL PURPOSES.
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| CURVE | CHORD | BEARING | ANGLE | BEARING | CHORD | ANGLE | BEARING | CHORD |
|-------|--------|-----------------|-------------|-----------------|--------|-------------|-----------------|--------|
| 1-2 | 78.00' | S 14° 32' 21" W | 91° 27' 11" | S 14° 32' 21" W | 78.00' | 91° 27' 11" | S 14° 32' 21" W | 78.00' |
| 2-3 | 78.00' | S 14° 32' 21" W | 91° 27' 11" | S 14° 32' 21" W | 78.00' | 91° 27' 11" | S 14° 32' 21" W | 78.00' |
| 3-4 | 78.00' | S 14° 32' 21" W | 91° 27' 11" | S 14° 32' 21" W | 78.00' | 91° 27' 11" | S 14° 32' 21" W | 78.00' |
| 1-4 | 78.00' | S 14° 32' 21" W | 91° 27' 11" | S 14° 32' 21" W | 78.00' | 91° 27' 11" | S 14° 32' 21" W | 78.00' |

FIELD ZONE DESIGNATION FOR SUBJECT PROPERTY IS ZONE 7
COMMUNITY: MADISON, CITY OF
PARCEL: 0000
SUFFIX: F
DWC COUNTY: MADISON, CITY OF
DWC COUNTY: MADISON, CITY OF
DWC COUNTY: MADISON, CITY OF

PREPARED FOR:
ALTA / ACCSM LAND TITLE SURVEY, LLC
1111 N. WEST ST., SUITE 100
MADISON, WISCONSIN 53702-7700

NOTES:
1) BOUNDARIES, WALLS, ROADS, ETC. SHOWN AS NOTED ON THE PLAN OF HIGH CROSSING.
2) THIS PROPERTY IS SUBJECT TO THE FOLLOWING:
a) EASEMENTS, CONDITIONS AND RESTRICTIONS ACCORDING TO DOC NO. 2014038
b) EASEMENTS, CONDITIONS AND RESTRICTIONS ACCORDING TO DOC NO. 2014038
c) EASEMENTS, CONDITIONS AND RESTRICTIONS ACCORDING TO DOC NO. 2014038
3) THIS SURVEY IS BASED ON THE RESEARCH AND RECORDS OF THE MADISON, WISCONSIN, RECORDS OFFICE, WHICH ARE THE OFFICIAL RECORDS OF THE CITY OF MADISON, WISCONSIN.
4) THIS SURVEY IS BASED ON THE RESEARCH AND RECORDS OF THE MADISON, WISCONSIN, RECORDS OFFICE, WHICH ARE THE OFFICIAL RECORDS OF THE CITY OF MADISON, WISCONSIN.
5) THIS SURVEY IS BASED ON THE RESEARCH AND RECORDS OF THE MADISON, WISCONSIN, RECORDS OFFICE, WHICH ARE THE OFFICIAL RECORDS OF THE CITY OF MADISON, WISCONSIN.

ALTA / ACCSM LAND TITLE SURVEY
50 - 12

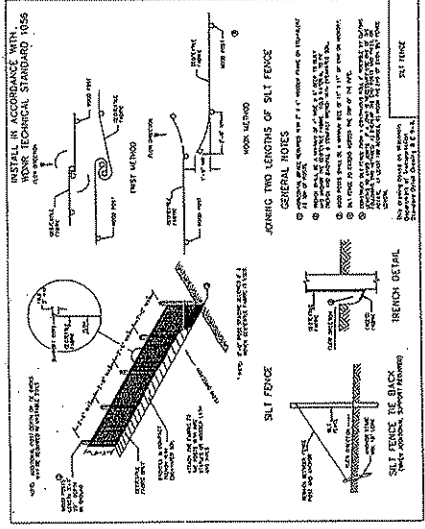
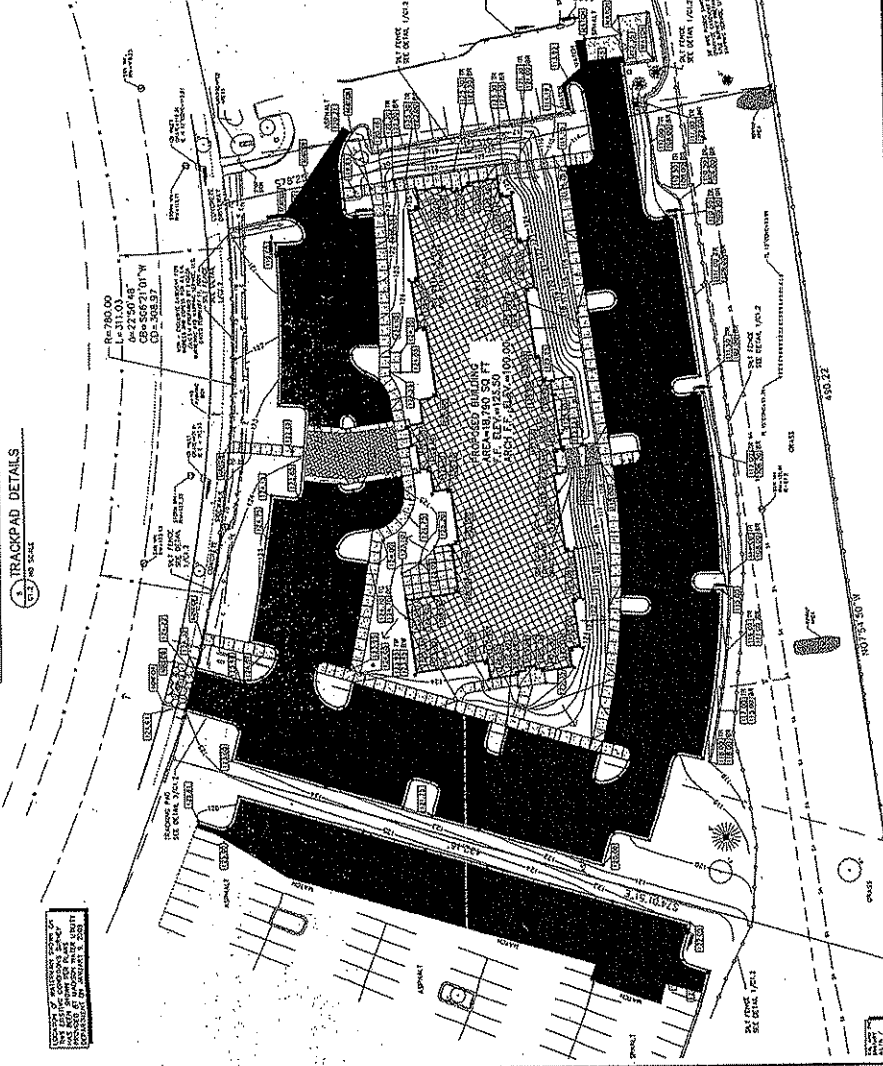
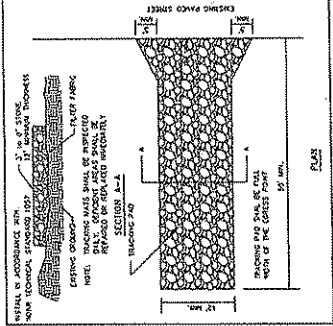
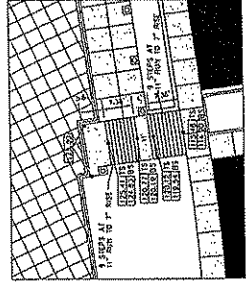
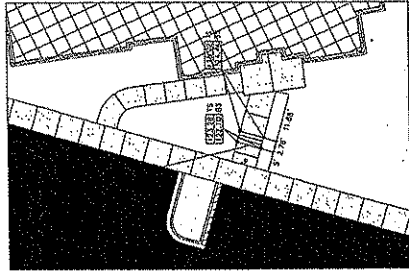
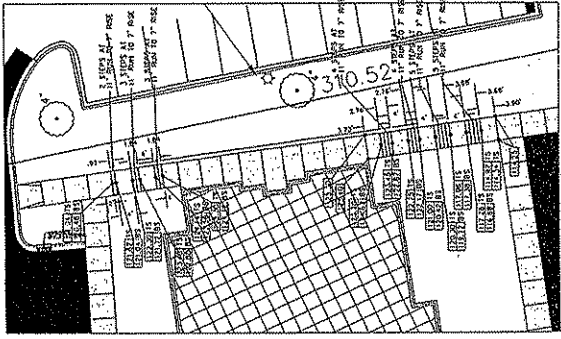
SHEET ISSUE:
 JANUARY 23, 2008
 1. NEW TRACKPAD DETAIL
 2. NEW SILT FENCE INSTALLATION
 3. REVISIONS:

OWNER:
 RAYMOND MANAGEMENT CO.
 8333 GREENWAY BLVD., SUITE 200
 MIDDLETON, WI 53562

PROJECT:
 2702 CROSSROADS DRIVE
 MADISON, WISCONSIN 53718

DATE:
 JAN. 23, 2008
 DESIGN NO.:
 712140

SHEET
 C1.2



GRADING &
 EROSION CONTROL PLAN
 SCALE: 1"=20'-0"
 1"=20' SCALE

EXCEL ENGINEERING INC.
 7000 W. GREENWAY DRIVE
 MADISON, WISCONSIN 53718
 TEL: (608) 271-1000
 FAX: (608) 271-1001

OWNER:
 RAYMOND MANAGEMENT CO.
 8333 GREENWAY BLVD., SUITE 200
 MIDDLETON, WI 53562

PROJECT:
 FARFIELD INN & SUITS
 2702 CROSSROADS DRIVE
 MADISON, WISCONSIN 53718

DATE: JAN. 23, 2008
DESIGN NO.: 712140
SHEET: C1.3

STORM SEWER PIPE SCHEDULE

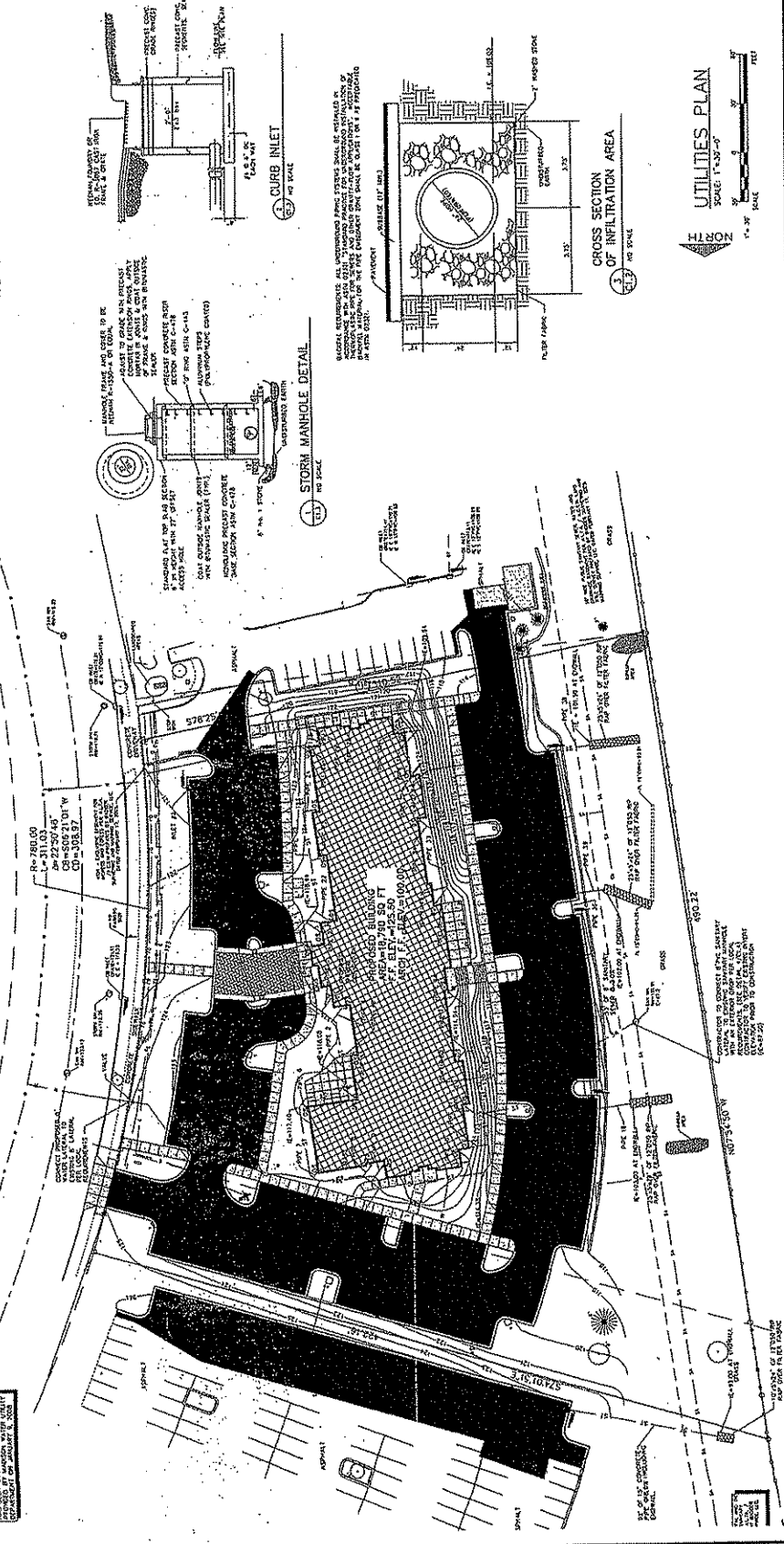
| NO. | LENGTH (FT.) | PIPE SIZE | PIPE MATERIAL & GRADE |
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| 2 | 100 | 18" | 18" DIA. 15' SPAN |
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| 50 | 100 | 18" | 18" DIA. 15' SPAN |

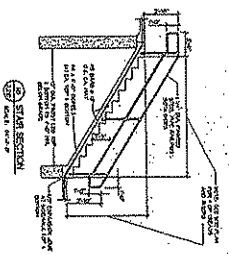
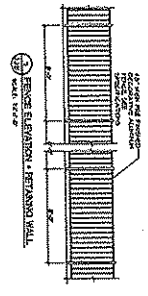
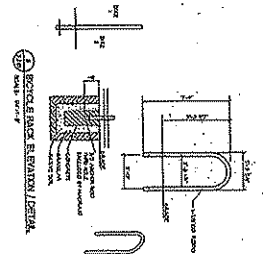
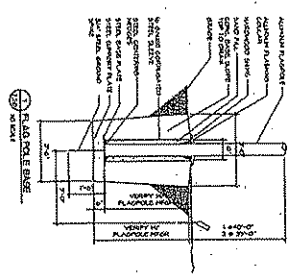
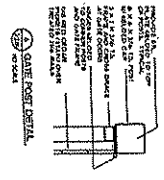
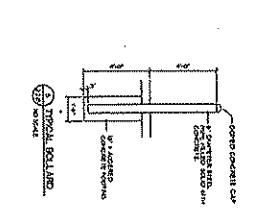
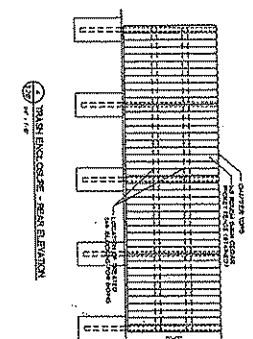
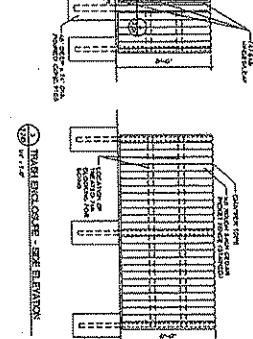
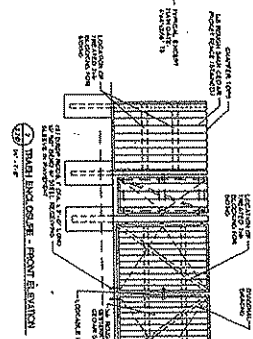
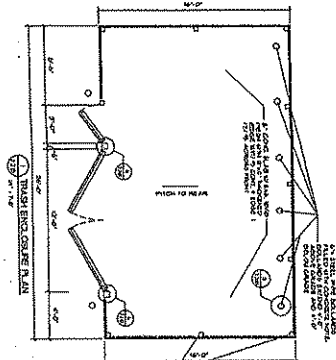
STORM SEWER STRUCTURE SCHEDULE

| STRUCTURE NO. | REN. ELEV. | INVERT ELEVATION | OUTFLOW INVERT ELEVATION | IN. DIA. |
|---------------|------------|------------------|--------------------------|----------|
| 1 | 113.00 | 112.00 | 111.00 | 18" |
| 2 | 113.00 | 112.00 | 111.00 | 18" |
| 3 | 113.00 | 112.00 | 111.00 | 18" |
| 4 | 113.00 | 112.00 | 111.00 | 18" |
| 5 | 113.00 | 112.00 | 111.00 | 18" |
| 6 | 113.00 | 112.00 | 111.00 | 18" |
| 7 | 113.00 | 112.00 | 111.00 | 18" |
| 8 | 113.00 | 112.00 | 111.00 | 18" |
| 9 | 113.00 | 112.00 | 111.00 | 18" |
| 10 | 113.00 | 112.00 | 111.00 | 18" |
| 11 | 113.00 | 112.00 | 111.00 | 18" |
| 12 | 113.00 | 112.00 | 111.00 | 18" |
| 13 | 113.00 | 112.00 | 111.00 | 18" |
| 14 | 113.00 | 112.00 | 111.00 | 18" |
| 15 | 113.00 | 112.00 | 111.00 | 18" |
| 16 | 113.00 | 112.00 | 111.00 | 18" |
| 17 | 113.00 | 112.00 | 111.00 | 18" |
| 18 | 113.00 | 112.00 | 111.00 | 18" |
| 19 | 113.00 | 112.00 | 111.00 | 18" |
| 20 | 113.00 | 112.00 | 111.00 | 18" |
| 21 | 113.00 | 112.00 | 111.00 | 18" |
| 22 | 113.00 | 112.00 | 111.00 | 18" |
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| 25 | 113.00 | 112.00 | 111.00 | 18" |
| 26 | 113.00 | 112.00 | 111.00 | 18" |
| 27 | 113.00 | 112.00 | 111.00 | 18" |
| 28 | 113.00 | 112.00 | 111.00 | 18" |
| 29 | 113.00 | 112.00 | 111.00 | 18" |
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| 44 | 113.00 | 112.00 | 111.00 | 18" |
| 45 | 113.00 | 112.00 | 111.00 | 18" |
| 46 | 113.00 | 112.00 | 111.00 | 18" |
| 47 | 113.00 | 112.00 | 111.00 | 18" |
| 48 | 113.00 | 112.00 | 111.00 | 18" |
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NOTES:

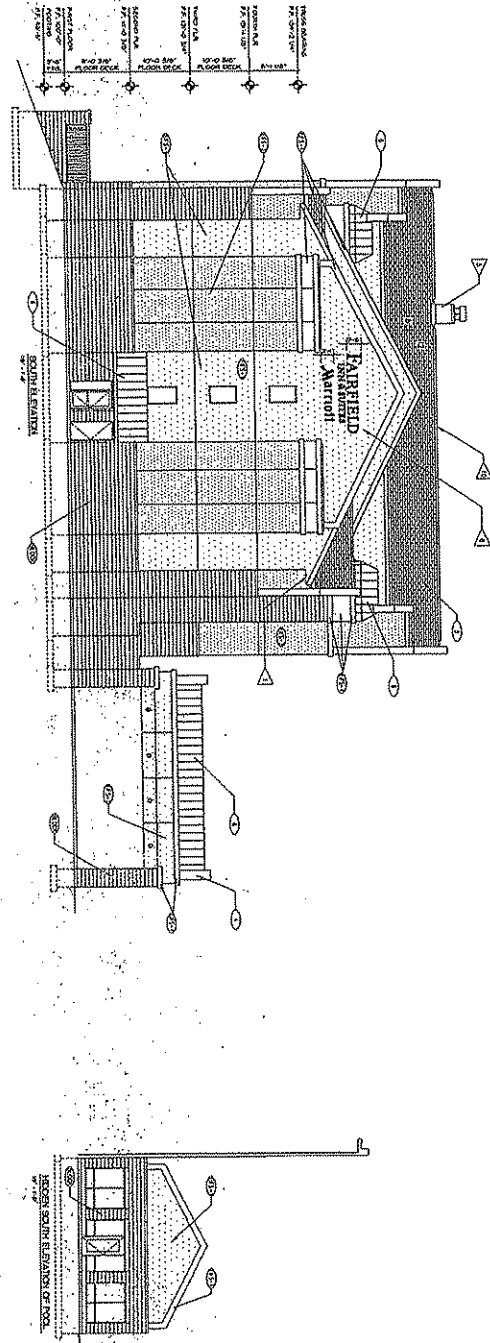
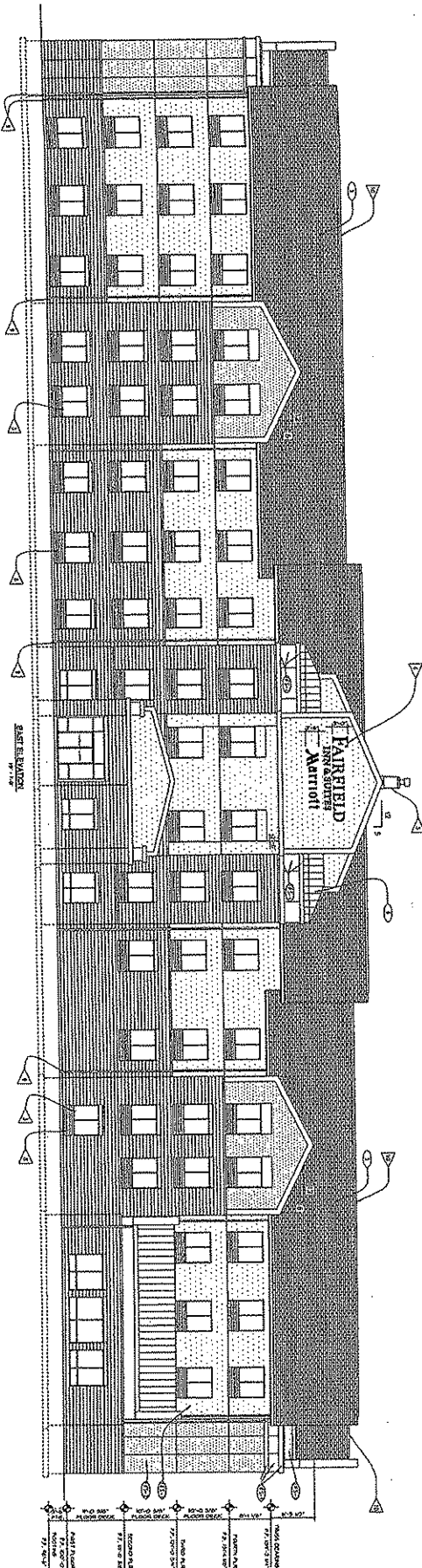
- CONTRACTOR TO FIELD VERIFY EXISTING CONDITIONS AND LOCATIONS TO VERIFY PIPE MATERIALS, SIZES AND DEPTHS AT POINTS OF INTEREST. THIS INFORMATION SHALL BE SUBMITTED TO THE ENGINEER FOR REVIEW AND APPROVAL.
- UTILITY LOCATIONS SHALL BE VERIFIED BY THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
- ALL UTILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF MADISON STANDARDS AND SPECIFICATIONS FOR UTILITIES.
- ALL UTILITIES SHALL BE INSTALLED AT A MINIMUM OF 6 FEET FROM THE EXISTING CURB OR SIDEWALK.
- ALL UTILITIES SHALL BE INSTALLED AT A MINIMUM OF 10 FEET FROM THE EXISTING DRIVEWAY OR PAVEMENT.
- ALL UTILITIES SHALL BE INSTALLED AT A MINIMUM OF 15 FEET FROM THE EXISTING PROPERTY LINE.
- ALL UTILITIES SHALL BE INSTALLED AT A MINIMUM OF 20 FEET FROM THE EXISTING STREET CENTERLINE.
- ALL UTILITIES SHALL BE INSTALLED AT A MINIMUM OF 30 FEET FROM THE EXISTING INTERSECTION.
- ALL UTILITIES SHALL BE INSTALLED AT A MINIMUM OF 40 FEET FROM THE EXISTING CORNER.
- ALL UTILITIES SHALL BE INSTALLED AT A MINIMUM OF 50 FEET FROM THE EXISTING CURB.
- ALL UTILITIES SHALL BE INSTALLED AT A MINIMUM OF 60 FEET FROM THE EXISTING SIDEWALK.
- ALL UTILITIES SHALL BE INSTALLED AT A MINIMUM OF 70 FEET FROM THE EXISTING DRIVEWAY.
- ALL UTILITIES SHALL BE INSTALLED AT A MINIMUM OF 80 FEET FROM THE EXISTING PAVEMENT.
- ALL UTILITIES SHALL BE INSTALLED AT A MINIMUM OF 90 FEET FROM THE EXISTING PROPERTY LINE.
- ALL UTILITIES SHALL BE INSTALLED AT A MINIMUM OF 100 FEET FROM THE EXISTING STREET CENTERLINE.
- ALL UTILITIES SHALL BE INSTALLED AT A MINIMUM OF 110 FEET FROM THE EXISTING INTERSECTION.
- ALL UTILITIES SHALL BE INSTALLED AT A MINIMUM OF 120 FEET FROM THE EXISTING CORNER.
- ALL UTILITIES SHALL BE INSTALLED AT A MINIMUM OF 130 FEET FROM THE EXISTING CURB.
- ALL UTILITIES SHALL BE INSTALLED AT A MINIMUM OF 140 FEET FROM THE EXISTING SIDEWALK.
- ALL UTILITIES SHALL BE INSTALLED AT A MINIMUM OF 150 FEET FROM THE EXISTING DRIVEWAY.
- ALL UTILITIES SHALL BE INSTALLED AT A MINIMUM OF 160 FEET FROM THE EXISTING PAVEMENT.
- ALL UTILITIES SHALL BE INSTALLED AT A MINIMUM OF 170 FEET FROM THE EXISTING PROPERTY LINE.
- ALL UTILITIES SHALL BE INSTALLED AT A MINIMUM OF 180 FEET FROM THE EXISTING STREET CENTERLINE.
- ALL UTILITIES SHALL BE INSTALLED AT A MINIMUM OF 190 FEET FROM THE EXISTING INTERSECTION.
- ALL UTILITIES SHALL BE INSTALLED AT A MINIMUM OF 200 FEET FROM THE EXISTING CORNER.
- ALL UTILITIES SHALL BE INSTALLED AT A MINIMUM OF 210 FEET FROM THE EXISTING CURB.
- ALL UTILITIES SHALL BE INSTALLED AT A MINIMUM OF 220 FEET FROM THE EXISTING SIDEWALK.
- ALL UTILITIES SHALL BE INSTALLED AT A MINIMUM OF 230 FEET FROM THE EXISTING DRIVEWAY.
- ALL UTILITIES SHALL BE INSTALLED AT A MINIMUM OF 240 FEET FROM THE EXISTING PAVEMENT.
- ALL UTILITIES SHALL BE INSTALLED AT A MINIMUM OF 250 FEET FROM THE EXISTING PROPERTY LINE.
- ALL UTILITIES SHALL BE INSTALLED AT A MINIMUM OF 260 FEET FROM THE EXISTING STREET CENTERLINE.
- ALL UTILITIES SHALL BE INSTALLED AT A MINIMUM OF 270 FEET FROM THE EXISTING INTERSECTION.
- ALL UTILITIES SHALL BE INSTALLED AT A MINIMUM OF 280 FEET FROM THE EXISTING CORNER.
- ALL UTILITIES SHALL BE INSTALLED AT A MINIMUM OF 290 FEET FROM THE EXISTING CURB.
- ALL UTILITIES SHALL BE INSTALLED AT A MINIMUM OF 300 FEET FROM THE EXISTING SIDEWALK.





PROJECT: **FAIRFIELD INN & SUITES** by Marriott
 3702 CROSFORD DRIVE MADISON WISCONSIN 53718
 CLIENT: **RAYMOND MANAGEMENT COMPANY**
 8330 GREENWAY BLVD., SUITE 3000 MADISON WISCONSIN 53717

DATE: 01/23/08
 DRAWN BY: J. J. JONES
 CHECKED BY: J. J. JONES
 PROJECT: 200640
 SHEET NO.: 220-200640-00
 PART: 01/23/08



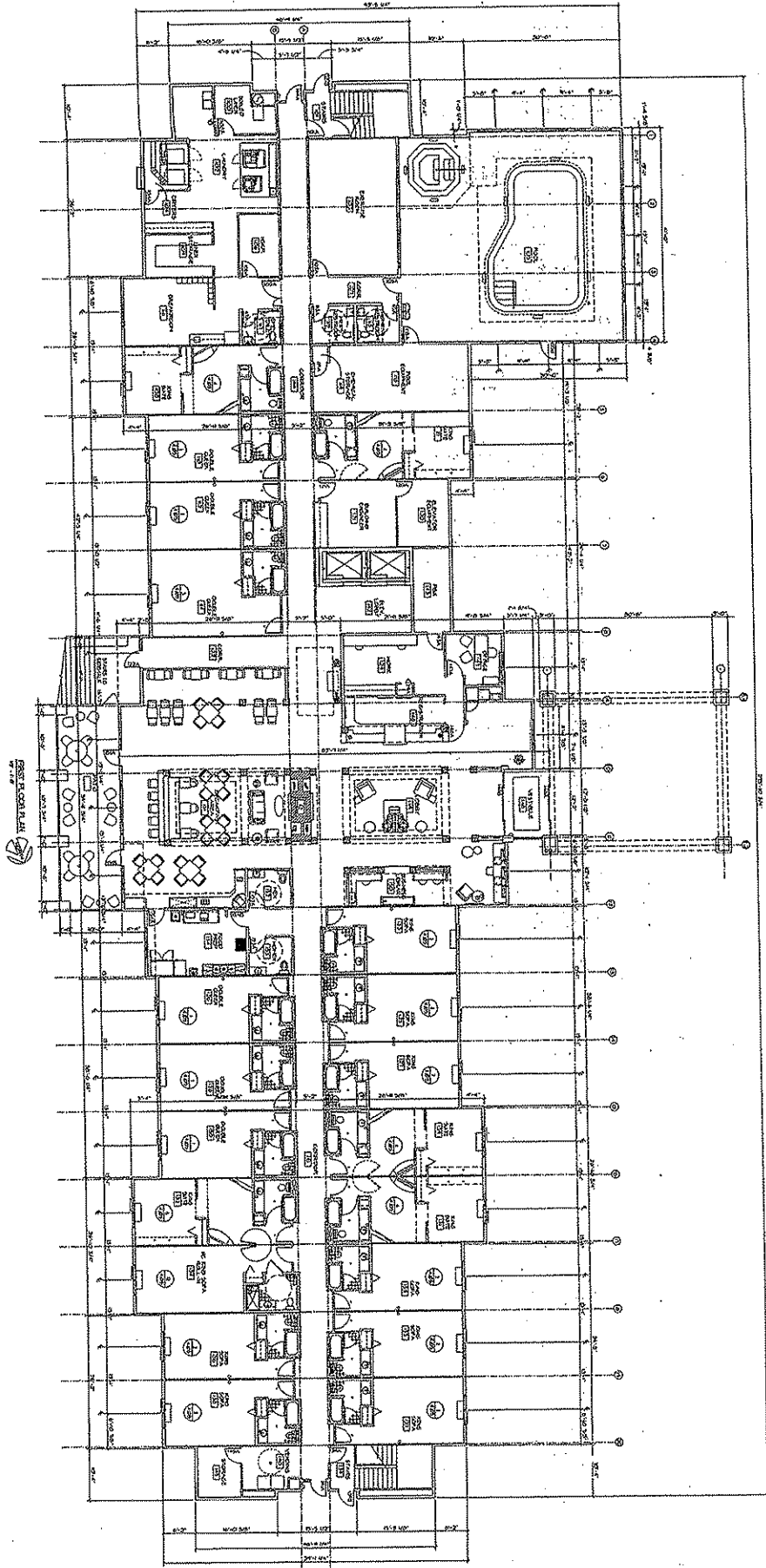
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 2500 WISCONSIN AVENUE
 MADISON, WI 53705
 PHONE: 608-261-1111
 FAX: 608-261-1112
 WWW: WWW.L&LARCHITECTS.COM
 DATE: 01-23-08
 DRAWN BY: [Name]
 CHECKED BY: [Name]

PROJECT:
FAIRFIELD INN & SUITES by Marriott
 2702 CROSSROADS DRIVE MADISON WISCONSIN 53718
 CLIENT:
RAYMOND MANAGEMENT COMPANY
 8303 GREENWAY BLVD., SUITE 2000 MIDDLETON WISCONSIN 53526

LETT ARCHITECTS & ASSOCIATES
 ARCHITECTS
 1401 KENNETH DRIVE
 MADISON, WI 53704
 PHONE: 608-261-1111
 FAX: 608-261-1112
 WWW: WWW.LETTARCHITECTS.COM






 DESIGN CONSULTANTS
 7777

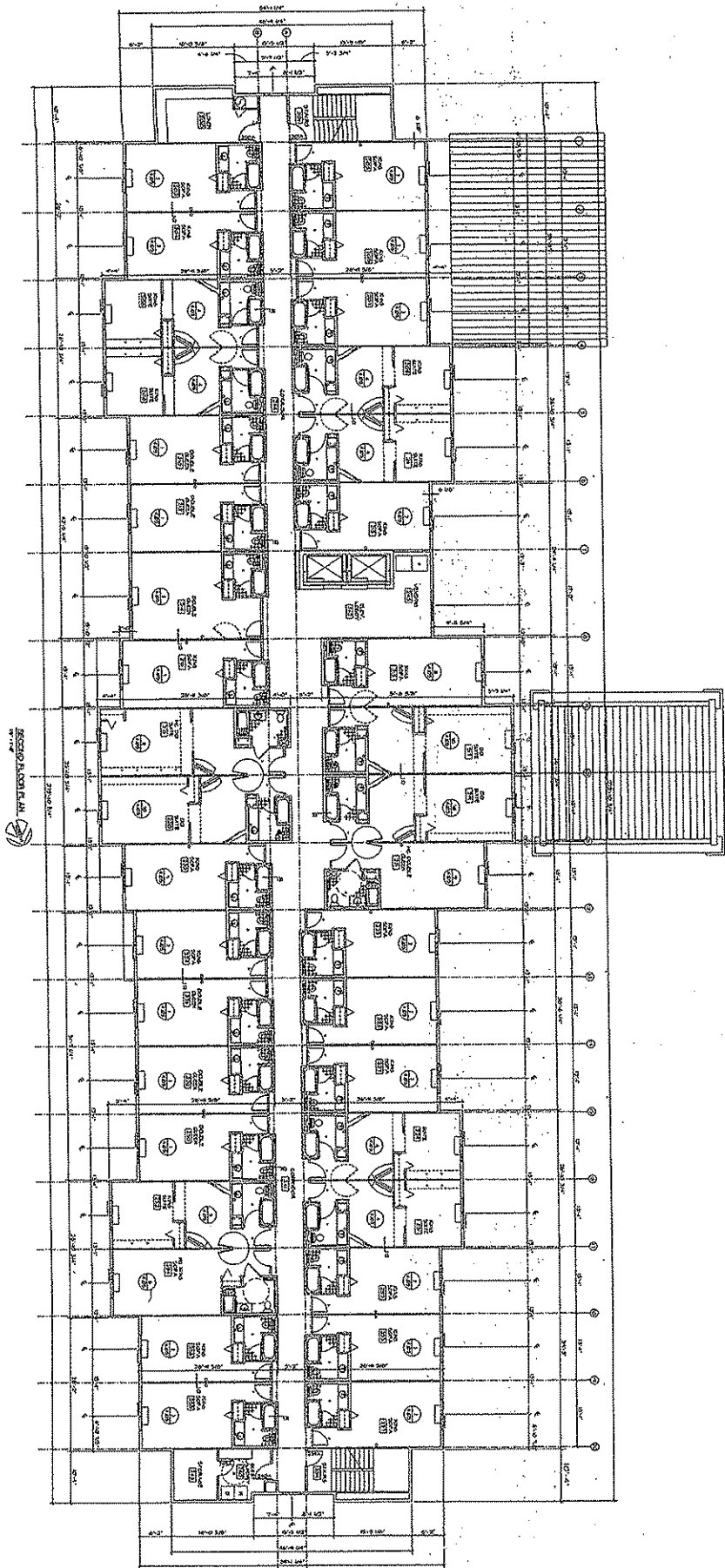
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PROJECT:
FAIRFIELD INN & SUITES by Marriott
 2702 CROOKROADS DRIVE MADISON, WISCONSIN 53718
 53718
RAYMOND MANAGEMENT COMPANY
 8320 GREENWAY BLVD., SUITE 2000 MADISON, WISCONSIN 53702


 CMR PRICE & ASSOCIATES
 ARCHITECTS
 500 LITTLETON SQ. #200
 MADISON, WI 53703
 608-261-2222 FAX 608-261-2223

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402

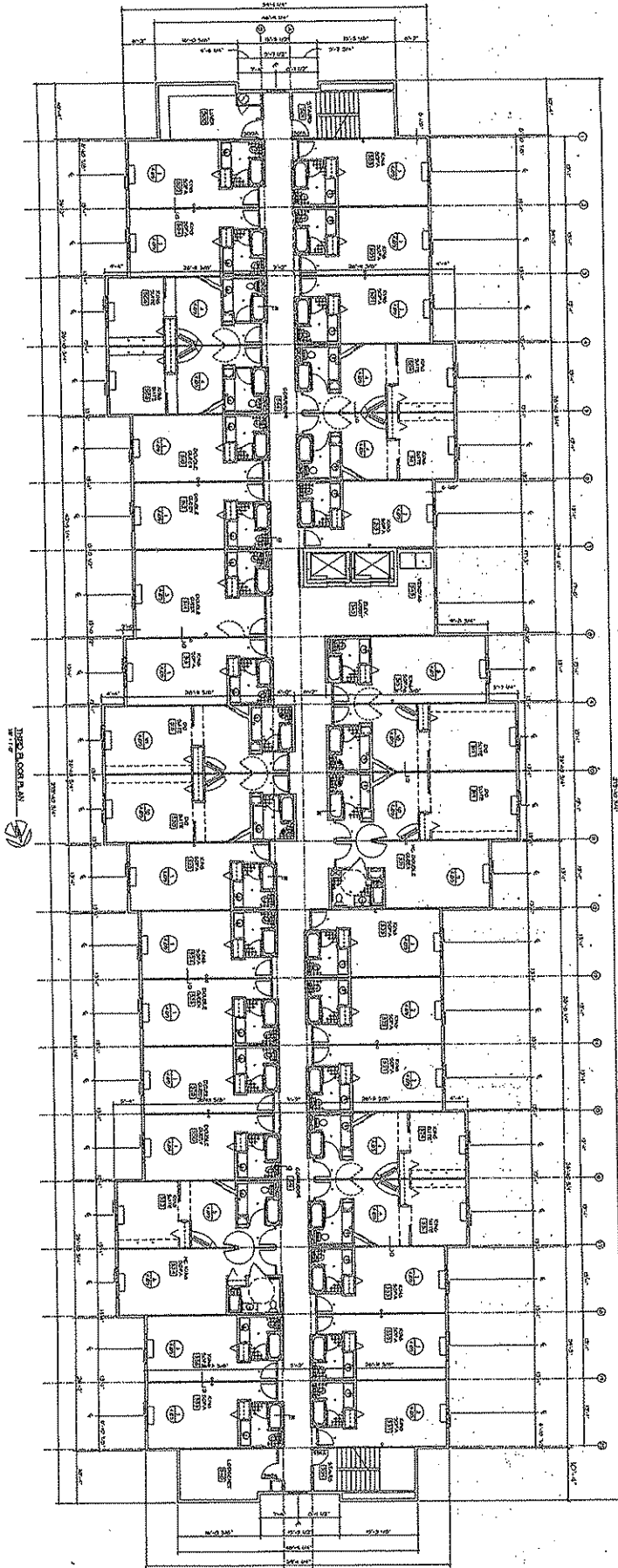
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PROJECT: **FAIRFIELD INN & SUITES** by Marriott
 1718 CROSSROADS DRIVE MADISON WISCONSIN 53718
 CLIENT: **RAYMOND MANAGEMENT COMPANY**
 630 GREENWAY BLVD., SUITE 2000 MADISON, WISCONSIN 53662

CHS DESIGN & ARCHITECTS
 ARCHITECTS
 540 WESTERN DRIVE
 MADISON, WI 53713
 608-261-5011 FAX



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4.03

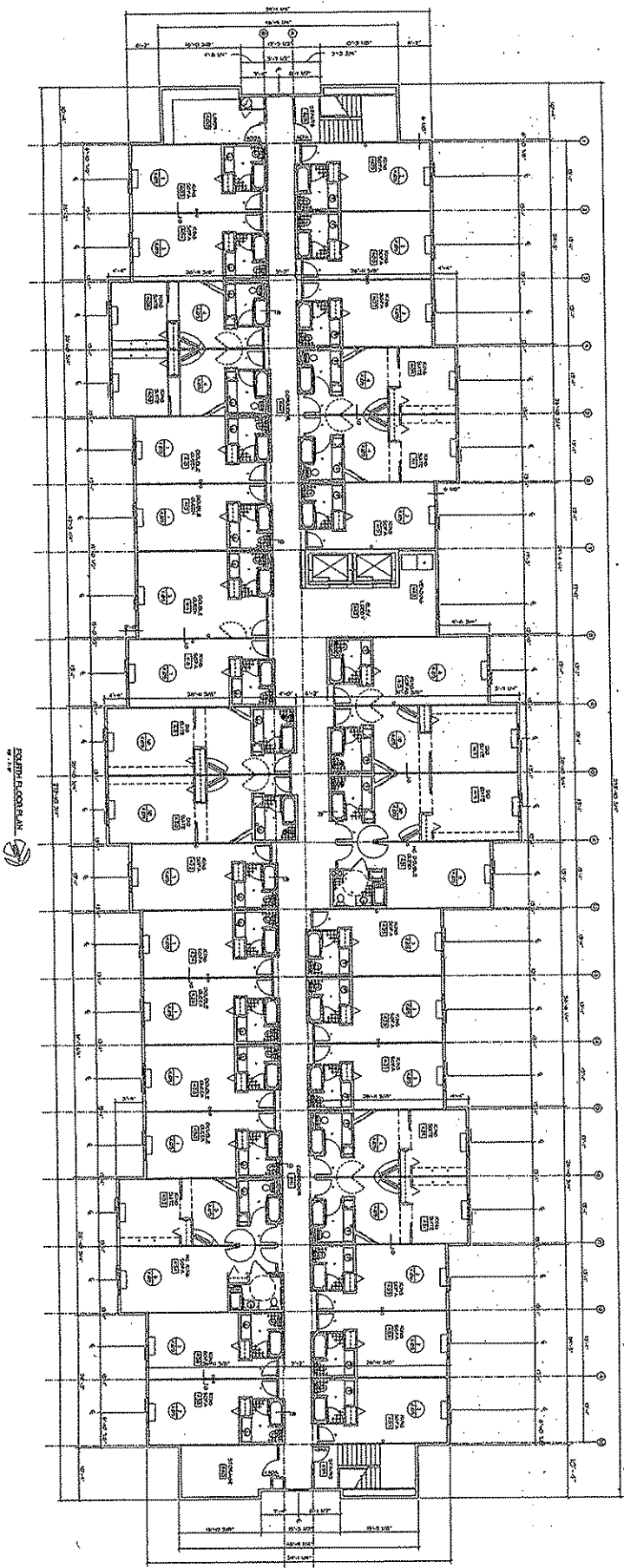
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 DRAWN BY: JACOB
 CHECKED BY: JACOB
 PROJECT: 200610
 CLIENT: RAYMOND
 PROJECT: 403-200640
 DATE: 02/28/08


PROJECT: **FAIRFIELD INN & SUITES by Marriott**
 2102 CROSSROADS DRIVE MADISON WISCONSIN 53718
 CLIENT: **RAYMOND MANAGEMENT COMPANY**
 8333 GREENWAY BLVD., SUITE 2000 MADISON, WISCONSIN 53702

GRIFFIN & ASSOCIATES
 ARCHITECTS
 1001 EASTMAN ROAD
 MADISON, WISCONSIN 53705
 608-271-0888 FAX



5




 NORTH
 0' 0"

404

DATE: 01/23/08
 PROJECT: 404-200640
 DRAWN BY: J. J. JENSEN
 CHECKED BY: J. J. JENSEN
 DESIGNED BY: J. J. JENSEN
 PROJECT MANAGER: J. J. JENSEN

PROJECT:
FAIRFIELD INN & SUITES by Marriott
 2102 CROSFORDS DRIVE MADISON WISCONSIN 53713
CLIENT:
RAYMOND MANAGEMENT COMPANY
 8330 GREENWAY BLVD., SUITE 2000 MADISON, WISCONSIN 53702


 RAYMOND MANAGEMENT COMPANY
 600 EASTERN DRIVE
 MADISON, WISCONSIN 53713
 608-261-2600

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