

# CITY OF MADISON

# Proposed Conditional Use

Location: 1 Terrace Court

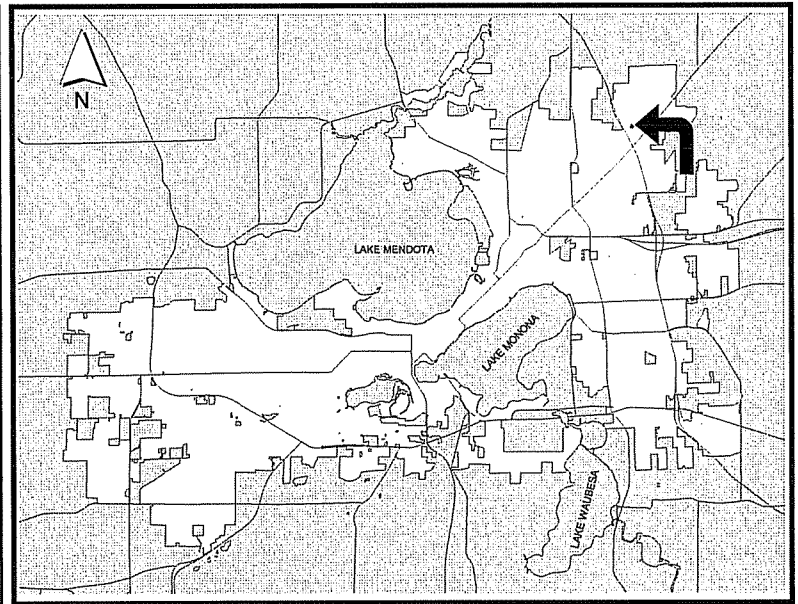
Project Name: Cambria Suites Hotel

Applicant: Badger Midwest Holdings/  
Rian Gamble - Madison CS Hotel Group

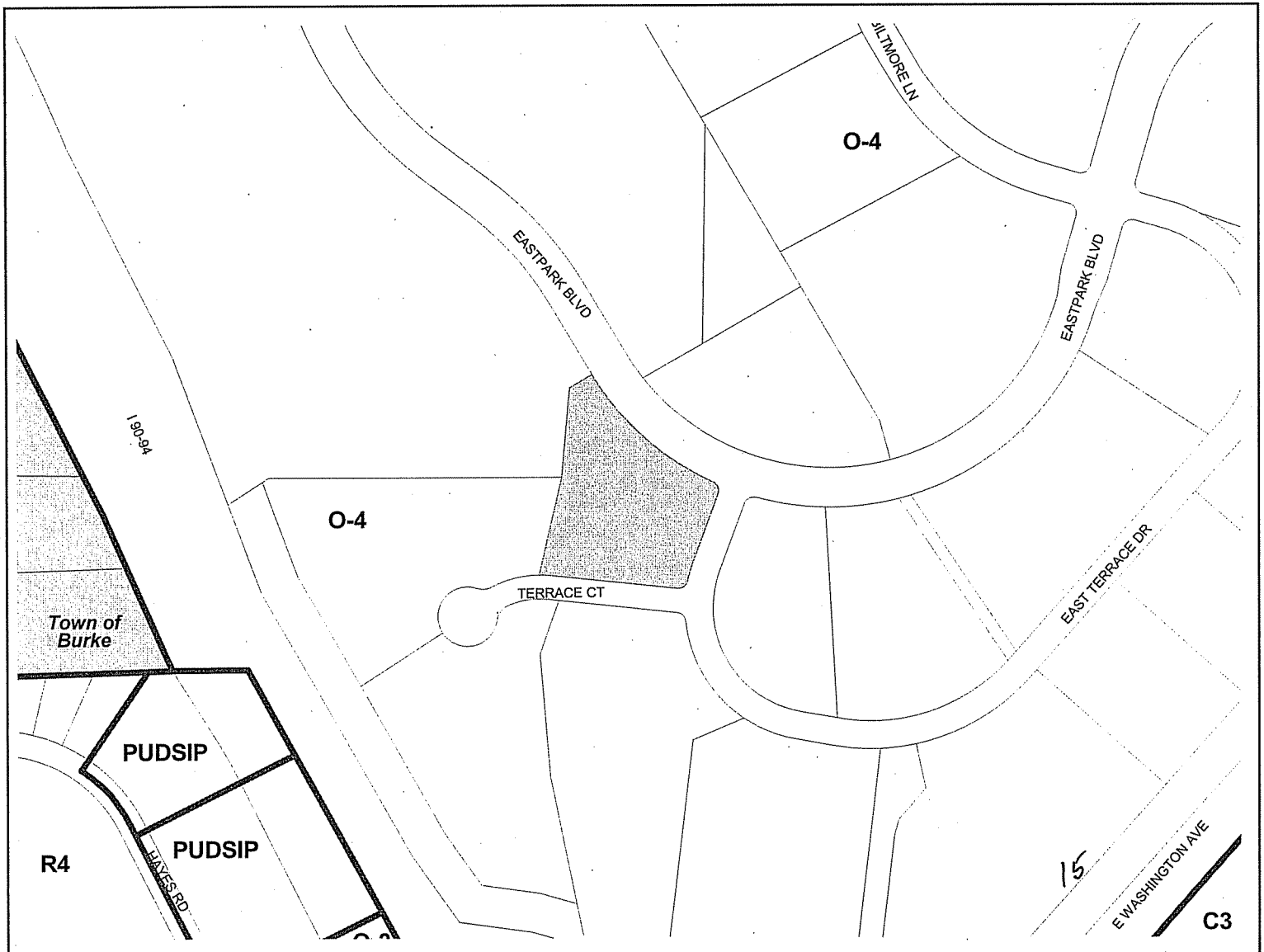
Existing Use: Vacant Lot

Proposed Use: 121 Room Hotel in O4 District  
(Administrative Office & Research & Development)

Public Hearing Date:  
Plan Commission 01 May 2006



For Questions contact: Bill Roberts at: 266-5974 or broberts@cityofmadison.com or City Planning at 266-4635

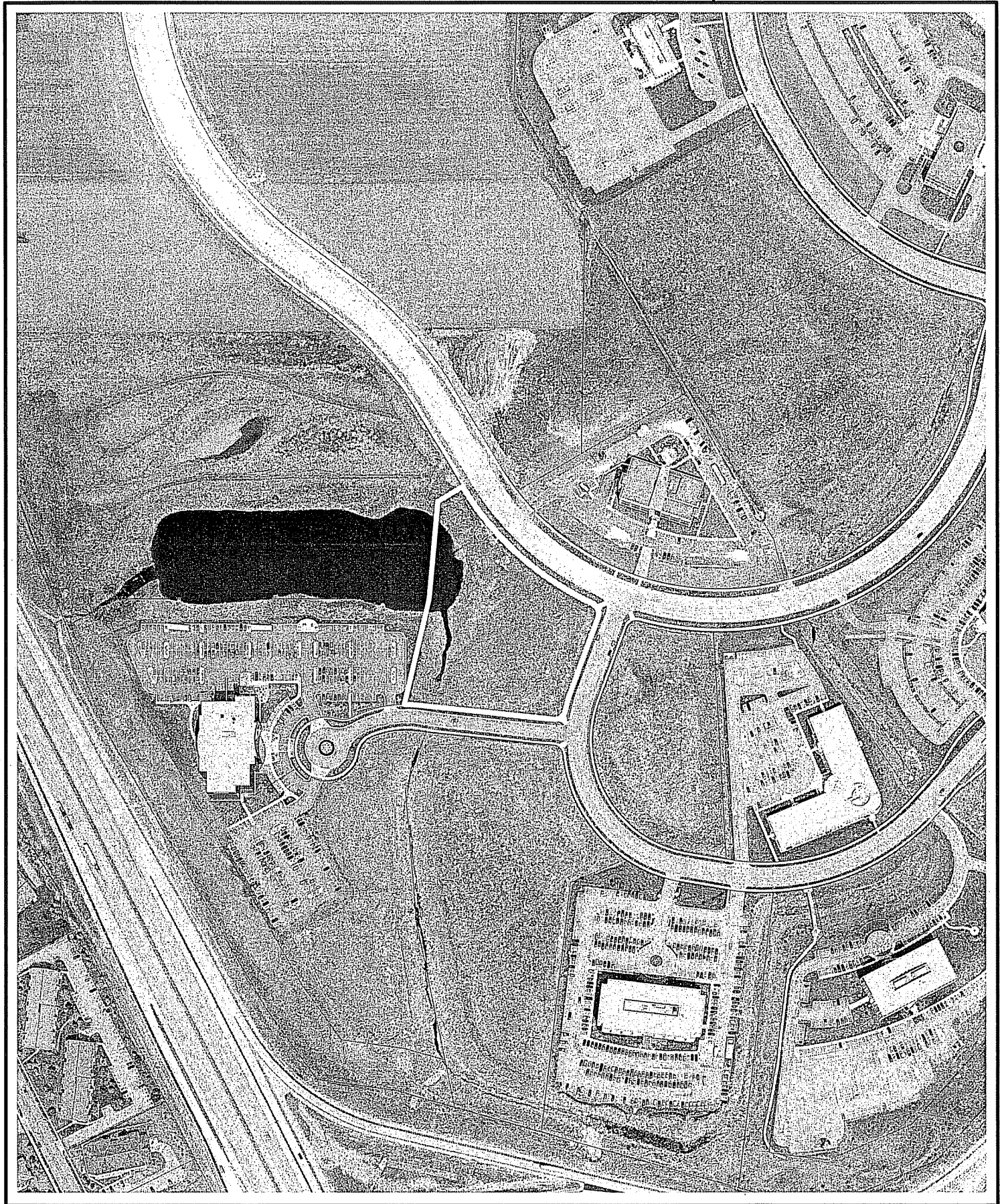


# 1 Terrace Court

100 0 100 Feet



*Date of Aerial Photography - April 2003*



# 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](http://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 \$ 850<sup>00</sup> Receipt No. 69229  
 Date Received 3-22-06  
 Received By RT  
 Parcel No. 0810-222-0101-6  
 Aldermanic District 17, Santiago Rosas  
 GQ ENG. Hold  
 Zoning District 04  
**For Complete Submittal**  
 Application  Letter of Intent   
 IDUP N/A Legal Descript.   
 Plan Sets  Zoning Text N/A  
 Alder Notification  Waiver \_\_\_\_\_  
 Nbrhd. Assn Not.  Waiver \_\_\_\_\_  
 Date Sign Issued \_\_\_\_\_

**1. Project Address:** 1 Terrace Court **Project Area in Acres:** 3.39 acres  
**Project Title (if any):** Cambria Suites Hotel

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

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

Rezoning from \_\_\_\_\_ to \_\_\_\_\_  Rezoning from \_\_\_\_\_ to PUD/PCD-SIP

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

**Conditional Use**  **Demolition Permit**  **Other Requests** (Specify): \_\_\_\_\_

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

Applicant's Name: Rian Gamble Company: Madison CS Hotel Group, LLC  
 Street Address: 100 N. Main Street, Suite 201 City/State: Jefferson, WI Zip: 53549  
 Telephone: (920) 675-0221 Fax: (920) 675-0224 Email: riangamble@b-m-h.com

Project Contact Person: Rian Gamble Company: Badger Midwest Holdings, LLC  
 Street Address: 100 N. Main Street, Suite 201 City/State: Jefferson, WI Zip: 53549  
 Telephone: (920) 675-0221 Fax: (920) 675-0224 Email: \_\_\_\_\_

Property Owner (if not applicant): Badger Midwest Holdings, LLC (Contract Owner)  
 Street Address: 100 N. Main Street, Suite 201 City/State: Jefferson, WI Zip: 53549

**4. Project Information:**

Provide a general description of the project and all proposed uses of the site: The projects consists of a 121-room Cambria Suites Hotel with guest boardrooms, executive boardroom, fitness center, swimming pool and spa, & breakfast / coffee bar.

Development Schedule: Commencement June 2006 Completion June 2007

**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 ½ 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:** \$ 850.00 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](mailto: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.

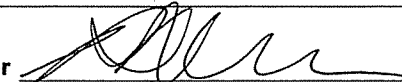
**6. Applicant Declarations:**

- 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* Rattman Neighborhood Development *Plan, which recommends:*
  - (American Center Land Use & Street Plan - Revision No. 3) Office & Office Support *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:*
  - Met with Alderman Rosas on 1/1/06. Sent project information to High Crossing Neighborhood Association on 1/25/06.
  - 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* Michael Waidelich *Date* 3/20/06 | *Zoning Staff* Ron Towle *Date* 3/20/06

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

Printed Name Rian Gamble Date 3/22/06

Signature  Relation to Property Owner n/a

Authorizing Signature of Property Owner  Date 3/22/05

Letter of Intent  
City of Madison Conditional Use  
Cambria Suites Hotel Project

1. Name of Project

Madison Cambria Suites Hotel (121 rooms)  
Owner: Madison CS Hotel Group, LLC

2. Construction Schedule

Anticipated Groundbreaking: June 1, 2006  
Hotel Construction: 12 months  
Anticipated Opening: June 1, 2007

3. Description of Existing Conditions

Vacant Lot

4. Names of People Involved

Henning Construction, Contractor  
5800 Merle Hay Road, Suite 14  
P.O. Box 394  
Johnston, Iowa 50131-0394

Mike Sapp, Architect  
Environs Architecture  
6201 W. Main Street, Suite 150  
Maryville, Illinois 62062

Steve Whayland, Engineer / Landscaper / Surveyor  
Arnold & O'Sheridan  
111 Deming Way  
Madison, Wisconsin 53717

Chris Herschleb, Project Coordinator  
Kaashagen & Sons, Inc.  
201 Hwy 18  
Cambridge, Wisconsin 53523

5. Uses of All Areas of the Building & Square Footage Devoted to Each Use

121-Room Select Service Hotel with guest boardrooms, executive boardroom, fitness center, swimming pool and spa, & breakfast / coffee bar.

6. Total Gross Square Footage of Building

Total Square Footage: 84,055 sq/ft

Breakdown by Floor:

1st floor 15,443 sq/ft  
2nd floor 13,032 sq/ft  
3rd floor 13,895 sq/ft  
4th floor 13,895 sq/ft  
5th floor 13,895 sq/ft  
6th floor 13,895 sq/ft

7. Gross Square Footage of each use devoted to Retail

Not Applicable

8. Number of Employees (Hotel Services)

Total: 35-40  
Full Time Equivalent: 15  
Total on a shift: 5

9. Capacity for Places of Assembly, Restaurants, Taverns

Not Applicable

10. Number of Parking and Loading Spaces

Parking: 123  
Loading: 2 (equivalent spaces)

11. Hours of Operation:

24 Hour Operation  
Peak operation occurs between 6:00 – 9:00 a.m. and 4:00 – 7:00 p.m.

12. Square footage of the Site

Square Footage: 144,278  
Acreage: 3.39

13. Number of Dwelling Units

Not Applicable

14. Number of Bedrooms per Dwelling Unit

Not Applicable

15. School Children Generated by Project

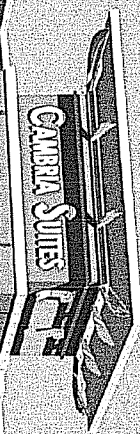
Not applicable

16. Description of Trash Removal & Storage, Snow Removal & Maintenance Equipment for Project

A trash enclosure area/dumpster pad is shown on the plans in the rear of the site, just to the north of the building (reference architectural drawings for details). Snow removal and storage for the parking lot is to be provided immediately behind the curb, in the islands and around the perimeter of the site.

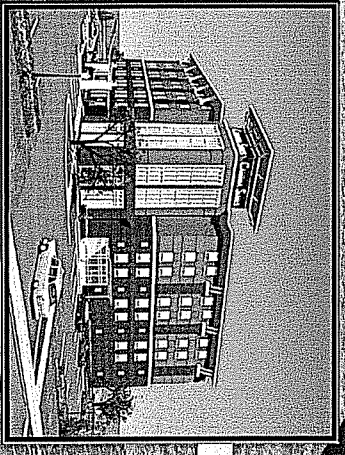
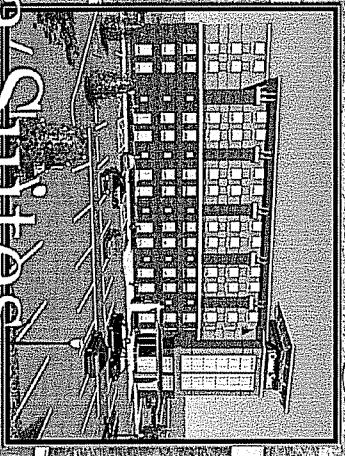
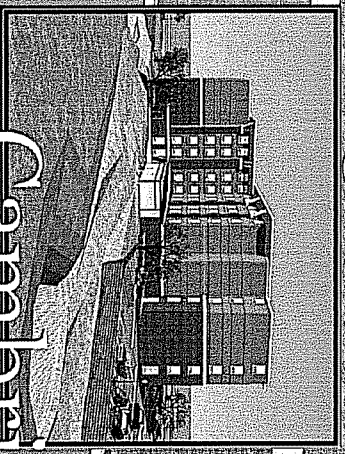
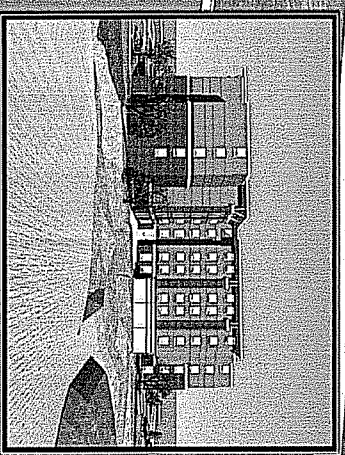


# The American Center - Madison Wisconsin



## Badger Midwest Holdings

## Camberia Suites



INVT Group, Inc. 2006















(610) 344-8188  
**Erwin**  
 ARCHITECTS-INTERIORS  
 4201 W. 150th  
 Suite 100  
 Maple, WI 53043

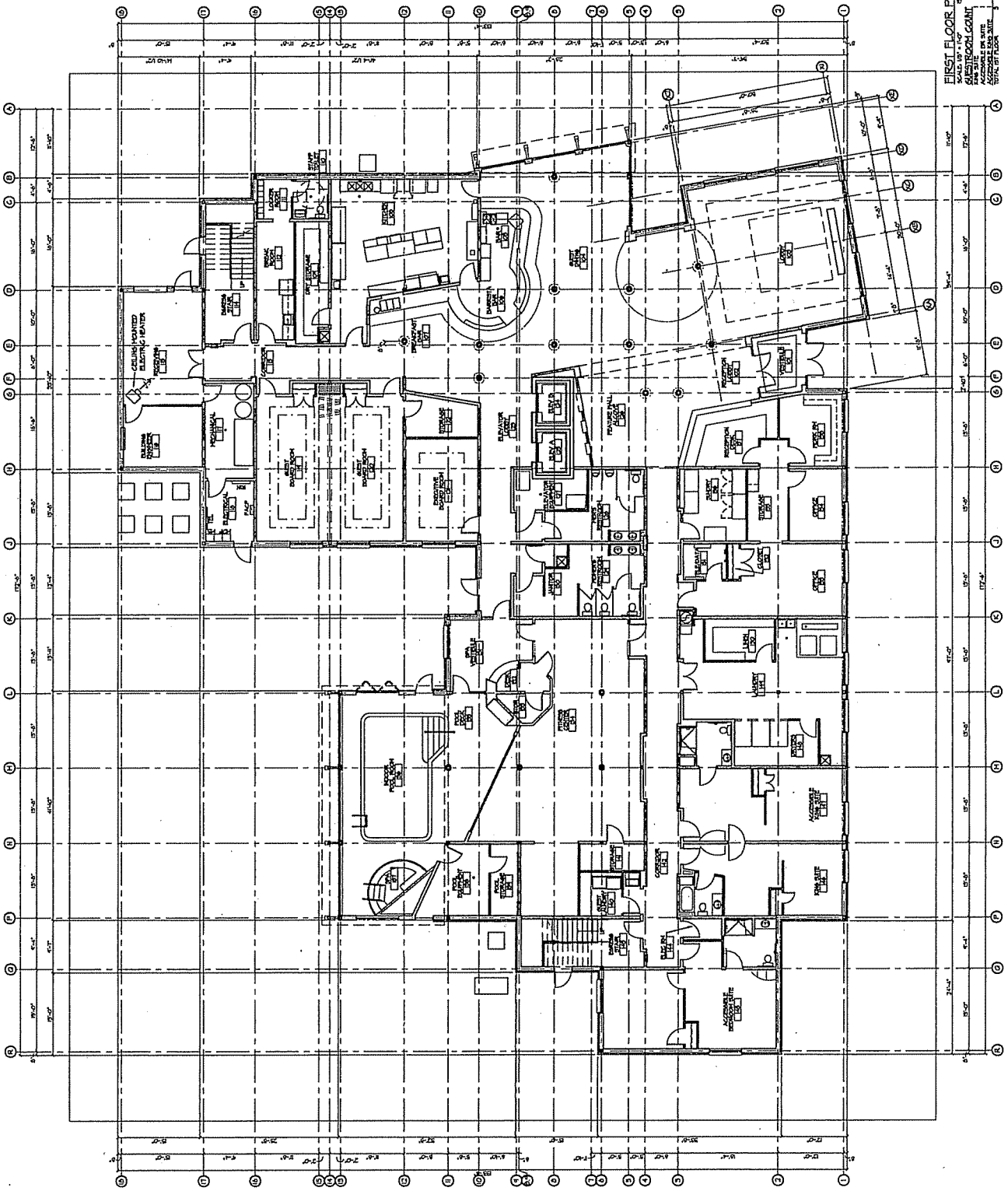
JOB NO. 08114  
 DATE: MARCH 21, 2006  
 REVISED:

**CAMBRIA SUITES**  
 A NEW HOTEL FOR  
 EASTBAY BOULEVARD AND WEST TERRACE  
 MADISON, WISCONSIN

**CAMBRIA SUITES**

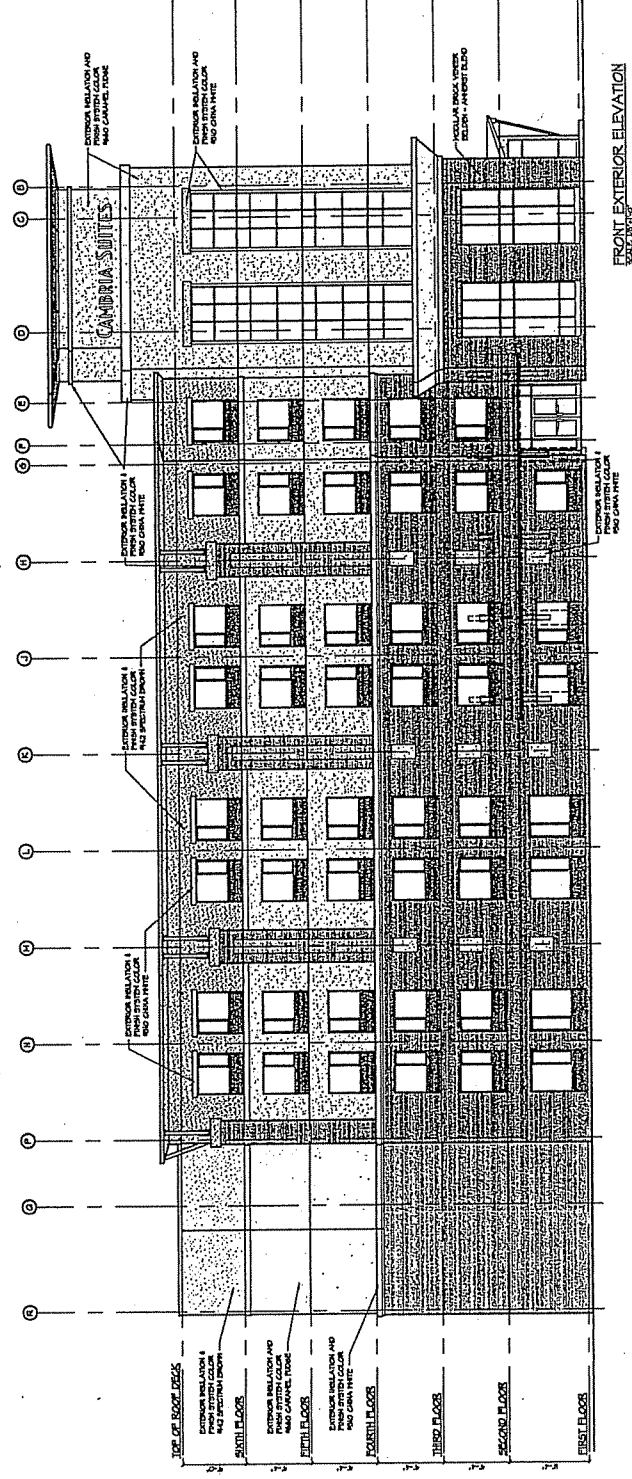
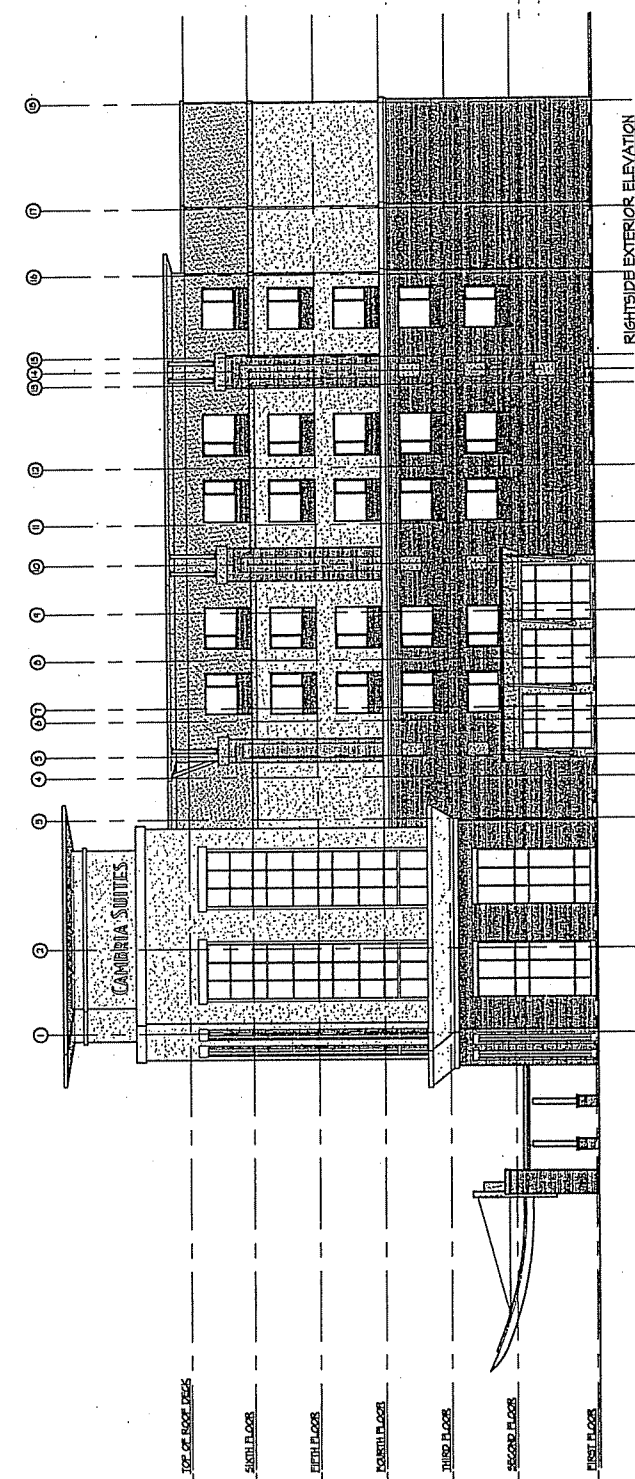
FIRST FLOOR PLAN

SHEET  
**A1.1**  
 OF

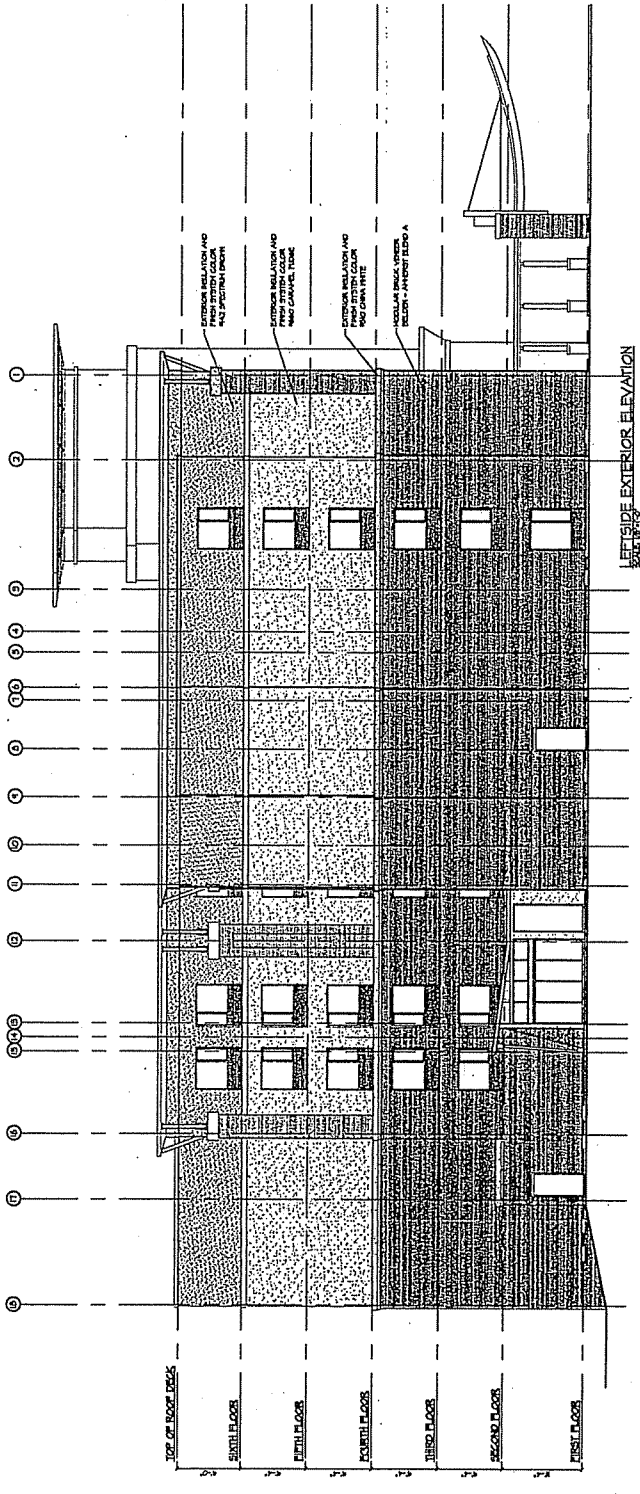


FIRST FLOOR PLAN  
 SCALE: 1/4" = 1'-0"  
 DRAWN BY: [Name]  
 CHECKED BY: [Name]  
 ACCURATE TO THE  
 CENTER OF THE  
 WALL UNLESS NOTED

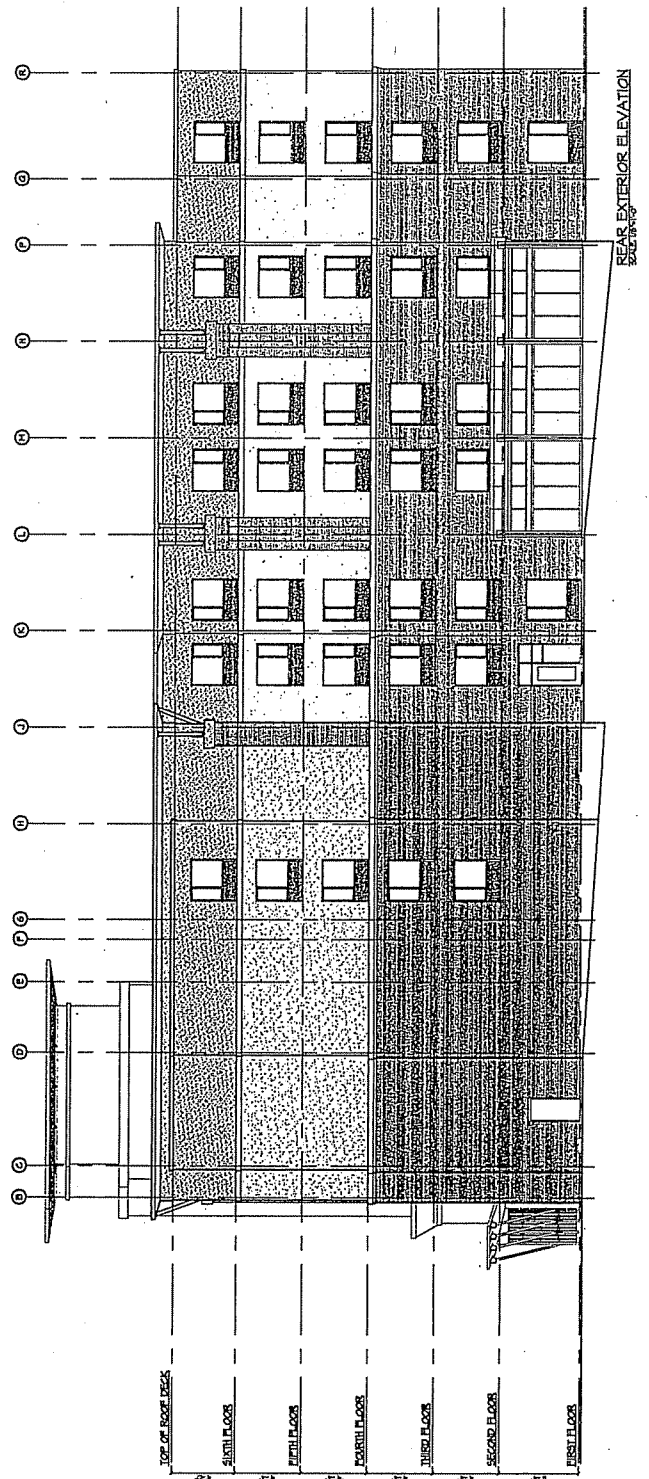
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LEFTSIDE EXTERIOR ELEVATION



REAR EXTERIOR ELEVATION