



***Bauer & Raether Builders, Inc.***

*4801 Tradewinds Parkway, Suite 200  
Madison, WI 53718*

*www.bauer-raether.com*

*Phone: 608-222-8941*

*Fax: 608-222-0862*

March 5, 2008

City of Madison  
Urban Design Commission  
ATTN: Al Martin  
215 Martin Luther King Jr. Blvd  
Room LL-100  
Madison, WI 53701-2985

RE: Initial/Final Application Sleep Inn & Suites

Dear Mr. Martin:

Enclosed is a packet for the initial/final consideration of Urban Design Commission. This project involves the construction of a 3 story "Sleep Inn & Suites" hotel to be built on Tradewinds Parkway, east of the intersection of Stoughton Road and the Beltline in southeast Madison, Wisconsin. It will be at 4802 Tradewinds Parkway. The building will contain 92 individual guest rooms, associated common spaces and an attached one-story swimming pool to the rear. A covered drive-up will provide access for guests.

The site will include 3 bicycle spaces and 100 parking spaces including 5 handicap stalls. The preliminary exterior design calls for a brick base and cementitious siding with stucco for accent areas. The signage will consist of the corporate logo featured on a roof top cupola. The roof is planned to be a hip design with architectural shingles. Appropriate landscaping will be provided to meet the City of Madison ordinances.

Sincerely,

Dennis Bauer, President

PROJECT: Sleep Inn/AB20708 GROUP: Site - Revised II AREA: Site GRID: Grade  
PREPARED BY: Dave - Visual Impact Lighting  
VALUES ARE FC, SCALE: 1 IN= 15.0FT, HORZ GRID (U), HORZ CALC, Z= 0.0

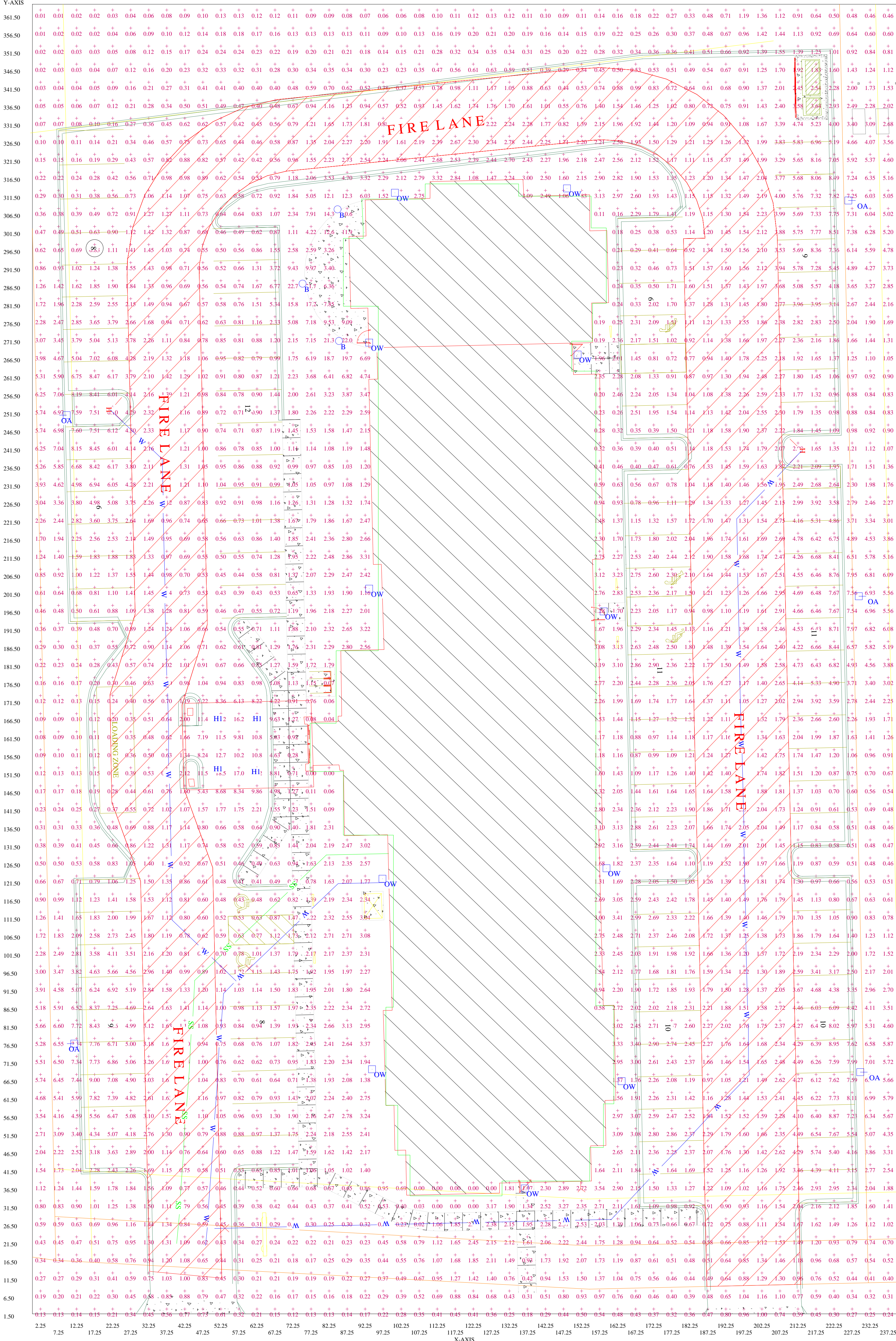
Computed in accordance with IES recommendations  
Statistics

GROUP	MIN	MAX	AVE	AVE/MIN	MAX/MIN
(+)	0.00	22.75	1.97	N/A	N/A

Luminaires Used

TYPE	QTY	TEST#	DESCRIPTION
B	3	-----	Spauld Bollard, NA, Conc. Pour (1) BL <FN2-P10-DO>, LLF= 0.80;
HI	4	PL5528	Prescolite, LF6MH-6MHV-70MHFE, Open Downlights RECESSED HID LITEBOX DOWNLIGHT, CLEAR ALZAK REFLECTOR; LAMPS: (1) (1) CDMPT70/C/U/M, (PHILIPS), 5700 LUMENS, BLST. STANDARD, LLF = 0.63 @ 10.00
OA	5	-----	Single Cimerron, 25 SSS, Conc. Pour (1) O1 <CR1-H40-H3>, LLF= 0.80;
OW	11	-----	Laredo, na, na (1) W1 <LMC-175H-CS>, LLF= 0.72;

Y-AXIS



X-AXIS



R.O.W.

TREE & SHRUB SCHEDULE				
DECIDUOUS TREES				
SCIENTIFIC NAME	COMMON NAME	QUANTITY	SIZE	POINTS
<i>Acer x freemanii</i>	Freeman Maple	8	2" - 2 1/2"	0
<i>Tilia cordata</i>	Little-leaf Linden	7	1 1/2" - 2"	105
<i>Pyrus calleryana</i>	Callery Pear	6	1 1/2" - 2"	90
EVERGREEN TREES				
<i>Picea pungens var. glauca</i>	Colorado Blue Spruce	3	3" minimum	45
<i>Picea glauca var. densata</i>	Black Hills Spruce	7	3" minimum	105
DECIDUOUS SHRUBS				
<i>Spiraea japonica 'Little Princess'</i>	Little Princess Spirea	36	3 gallon pot	72
<i>Hydrangea paniculata 'Pink Diamond'</i>	Pink Diamond Hydrangea	20	5 gallon pot	40
<i>Cornus alba 'Argenteo-marginata'</i>	Variegated Dogwood	36	3 gallon pot	72
<i>Rosa 'Knock Out'</i>	Knock Out Rose	31	3 gallon pot	62
<i>Euonymus alatus</i>	Compact Burning Bush	18	5 gallon pot	36
<i>Viburnum catesii</i>	Koreanspice Viburnum	14	5 gallon pot	28
EVERGREEN SHRUBS				
<i>Taxus cuspidata</i>	Japanese Yew 'Nana'	42	3 gallon pot	126
TOTAL				736

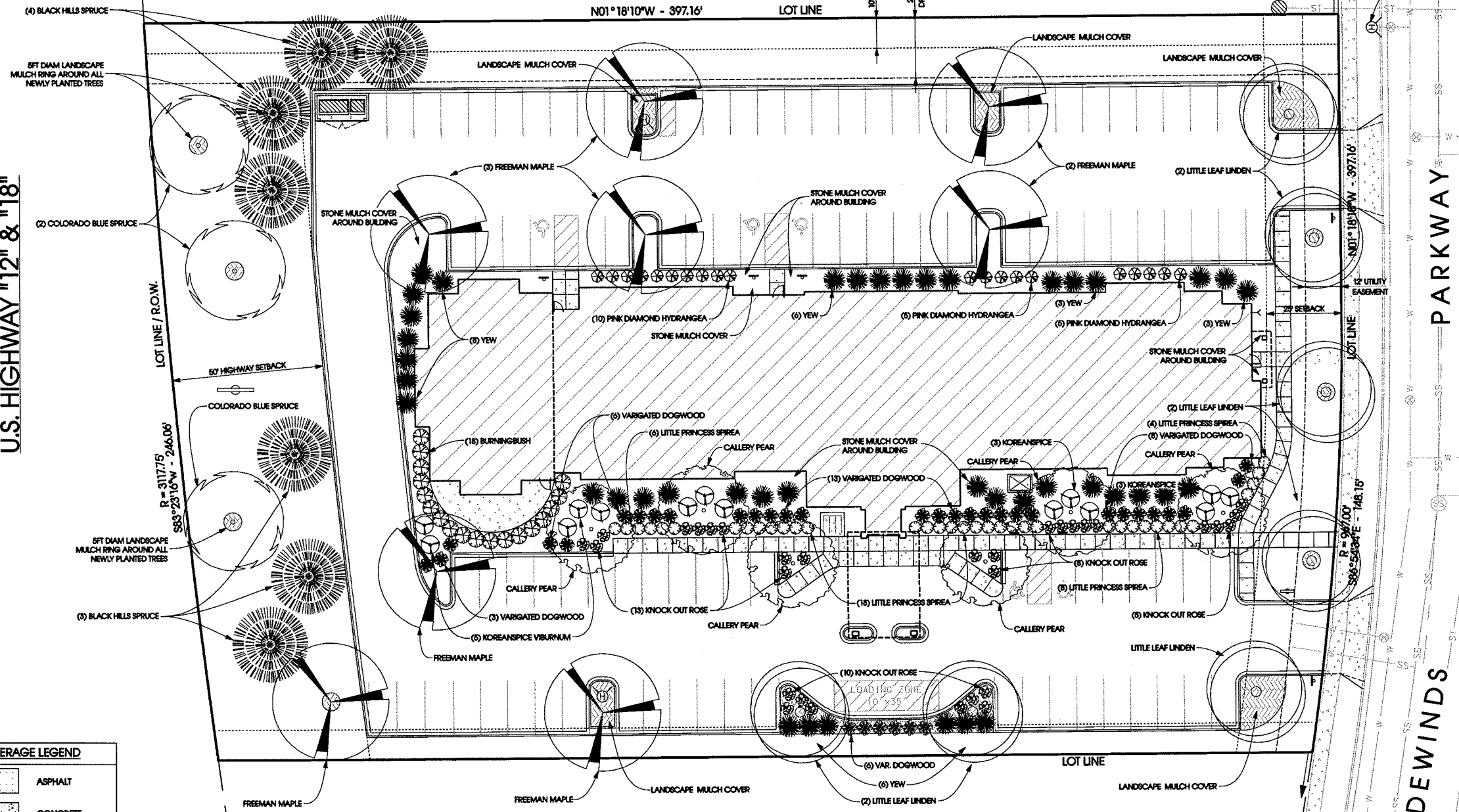
**LANDSCAPING NOTES:**

- 1 1/2" WASHED RIVER STONE TO BE USED IN ALL LANDSCAPED BEDS AROUND THE BUILDING.
- SHREDDED HARDWOOD OR CEDAR BARK MULCH TO BE USED FOR ALL PLANTING AREAS WITHIN THE PARKING ISLANDS AND TREE RINGS.

U.S. HIGHWAY "12" & "18"

**COVERAGE LEGEND**

	ASPHALT
	CONCRETE
	GRASS
	LANDSCAPING STONE
	LANDSCAPING BARK MULCH



LOT 4

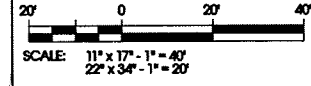
LOT 7

GALLEON RUN

TRADEWINDS PARKWAY

LOT 2

LOT 9



**Edge Consulting Engineers, Inc.**  
 624 Water Street  
 P.O. Box 1100  
 Madison, WI 53708  
 Phone: 608.441.1487 voice  
 608.441.1487 fax  
 www.edgeconsult.com

**LANDSCAPING PLAN**  
**- SCHEME 2 -**  
**SLEEP INN & SUITES**  
**MADISON, WISCONSIN**

SHEET TITLE:

ISSUE DATE:	02/20/08 - CD1
REVISIONS:	
PRELIMINARY NOT FOR CONSTRUCTION	
DRAWN BY:	AMF
CHECKED BY:	AJO
PLOT DATE:	3/4/08
PROJECT NUMBER:	3245
FILE NAME:	L10.dgn
SHEET NUMBER:	<b>L1.0</b>

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6515 Grand Teton Plaza, Suite 120  
 Madison, Wisconsin 53719  
 p 608.829.4444 • f 608.829.4445  
 dimensionivmadison.com

**Developer: Bauer & Raether Builders Inc., Madison, WI**

**Architecture & Engineering: Dimension IV - Madison, LLC, Madison, WI**

**Site & Landscape Design: Edge Consulting Engineers, Inc., Prairie du Sac, WI**

**LIST OF DRAWINGS**

**GENERAL**  
 G0.1 COVER SHEET

**SITE / LANDSCAPE**  
 C2.0 PROPOSED SITE PLAN  
 C3.0 GRADING PLAN  
 L1.0 LANDSCAPING PLAN  
 L1.1 TRASH ENCLOSURE DETAIL  
 SITE PHOTOMETRICS

**ARCHITECTURAL**  
 A1.1 FIRST FLOOR PLAN  
 A1.2 SECOND FLOOR PLAN  
 A1.3 THIRD FLOOR PLAN  
 A1.4 ELEVATOR EQUIPMENT LEVEL PLAN  
 A1.5 ROOF PLAN  
 A2.0 EXTERIOR BUILDING ELEVATIONS  
 A2.1 EXTERIOR BUILDING ELEVATIONS

**ROOM MIX**

	LOBBY LEVEL	SECOND LEVEL	THIRD LEVEL	TOTAL
KING ROOMS	7	12	12	31
H.C. KING ROOMS	0	2	0	2
KING SUITES	3	4	4	11
H.C. KING SUITE	1	0	0	1
O/O ROOMS STANDARD	13	15	17	45
H.C. O/O ROOMS	0	0	2	2
<b>TOTAL</b>	<b>24</b>	<b>33</b>	<b>35</b>	<b>92</b>

**BUILDING DESCRIPTION**

FLOOR	SIZE
GROUND FLOOR	17,978 SQ.FT.
2ND FLOOR	14,689 SQ.FT.
3RD FLOOR	14,689 SQ.FT.
ELEVATOR FLOOR	310 SQ.FT.
<b>TOTAL</b>	<b>47,666 SQ.FT.</b>

**BUILDING DESCRIPTION**

OCCUPANCY	USE	SIZE
RESIDENT	GUEST ROOMS	21,778 SQ.FT.
ASSEMBLY	BREAKFAST/BAR	712 SQ.FT.
	DISCOUNT	188 SQ.FT.
	POOL	2,558 SQ.FT.
	LOUNGE	231 SQ.FT.
	BREAK ROOM	143 SQ.FT.
	CARE ROOM	138 SQ.FT.
	LOBBY	112 SQ.FT.
BUSINESS	OFFICE	105 SQ.FT.
	WORK ROOM	84 SQ.FT.
	LAUNDRY	298 SQ.FT.
	SUNNIES	59 SQ.FT.

**BUILDING OCCUPANCY AND USE**

OCCUPANCY	USE	NUMBER OF PEOPLE	SQUARE FOOT
ASSEMBLY	BREAKFAST/BAR	36	712 SQ.FT.
	DISCOUNT	4	188 SQ.FT.
	POOL	15	2,558 SQ.FT.
	POOL DECK	107	1,605 SQ.FT.
	LOUNGE	15	231 SQ.FT.
	BREAK ROOM	8	143 SQ.FT.
	CARE ROOM	13	138 SQ.FT.
	LOBBY	14	612 SQ.FT.
BUSINESS	OFFICE	1	105 SQ.FT.
	WORK ROOM	1	84 SQ.FT.
	LAUNDRY	3	298 SQ.FT.
RETAIL	SUNNIES	2	59 SQ.FT.
RESIDENTIAL	GUEST ROOMS	92	21,778 SQ.FT.
	EMPLOYEES	30	



STATE MAP



SITE LOCATION MAP

# Tradewinds Business Centre

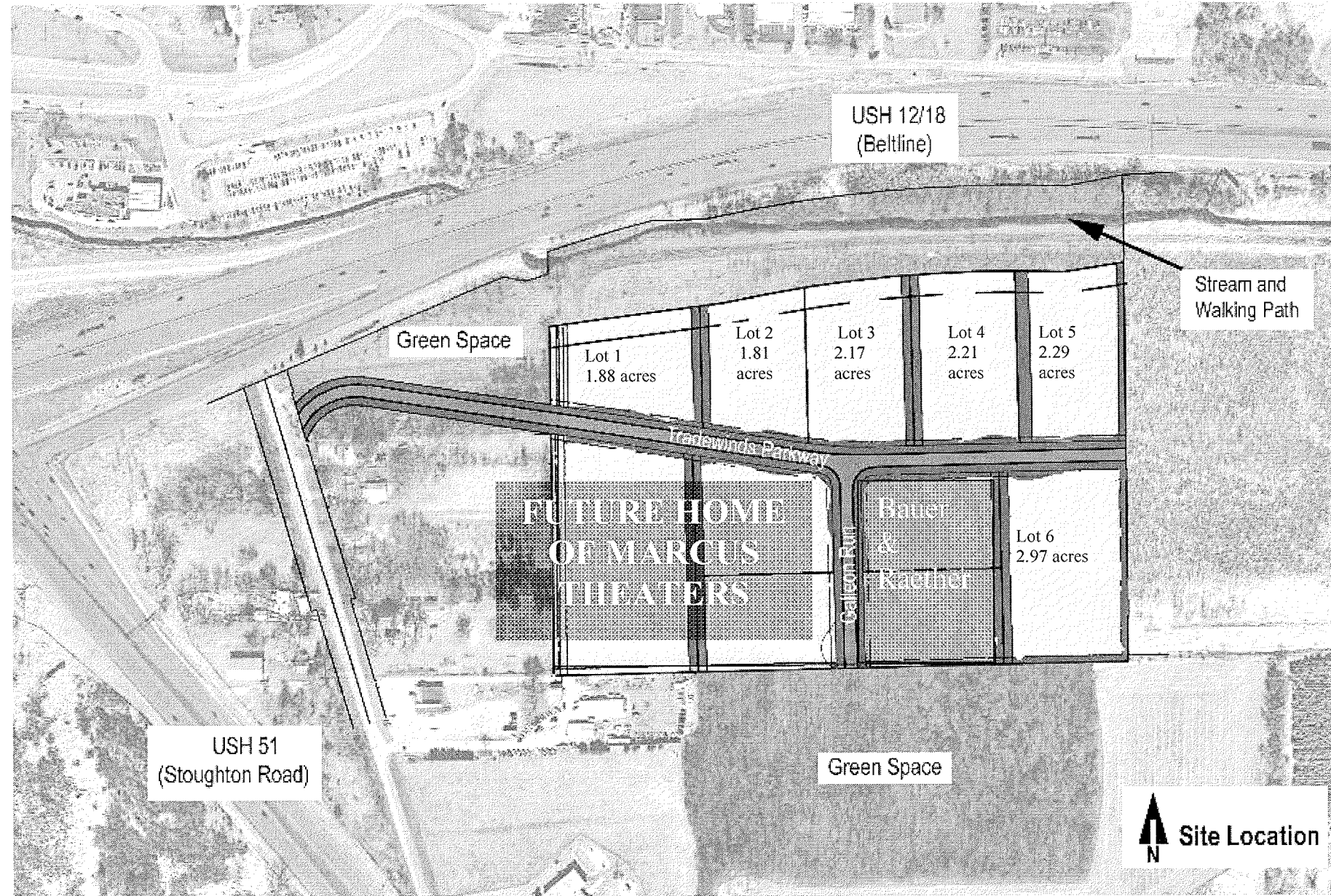
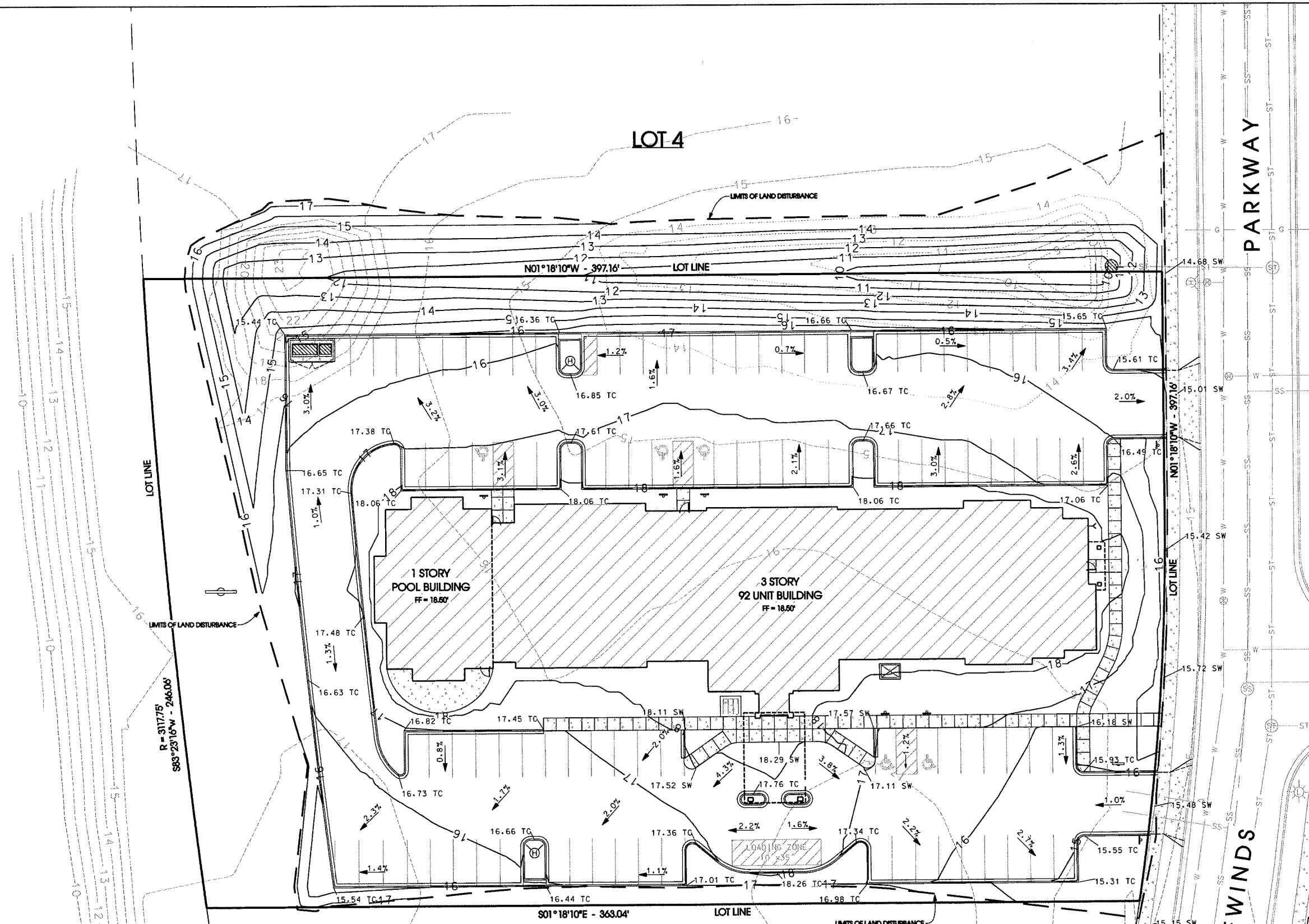


Image Courtesy of Strang, Inc.



# GRADING PLAN - SCHEME 2 - SLEEP INN & SUITES MADISON, WISCONSIN



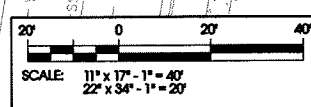
**GRADING NOTES**

1. CONTOUR INTERVAL IS 1 FOOT.
2. THE FOLLOWING EARTHWORK QUANTITIES ARE APPROXIMATE ONLY. THESE CALCULATIONS ARE BASED UPON THE CUT/FILL RELATIONSHIP FROM THE TOP OF EXISTING GRADE (TOPSOIL) TO THE TOP OF THE FINISHED GRADE SURFACE. THE CALCULATIONS DO NOT ACCOUNT FOR LOSS OR GAIN DUE TO TOPSOIL, STONE BASE, PAVEMENT OR SLAB THICKNESSES AND/OR SHRINKAGE/SWELL DUE TO COMPACTION. ALL EARTHWORK CALCULATIONS SHALL BE VERIFIED BY THE CONTRACTOR. PLEASE CONTACT THE ENGINEER TO REQUEST CAD FILES OF EXISTING AND PROPOSED CONTOURS DATA FOR IMPORT INTO EARTHWORK COMPUTATION PROGRAMS.

TOTAL CUT: XXXX CY  
 TOTAL FILL: XXXX CY  
 NET: XXXXX CY

**LEGEND:**

	100	EXISTING CONTOUR
	100	PROPOSED CONTOUR
		FLOW DIRECTION
	815.17	SPOT ELEVATION



**SHEET TITLE**

ISSUE DATE:	02/23/08 - CD1
REVISIONS:	
<b>PRELIMINARY NOT FOR CONSTRUCTION</b>	
DRAWN BY:	AMF
CHECKED BY:	AJO
PLOT DATE:	3/4/08
PROJECT NUMBER:	3245
FILE NAME:	C3.0.dgn
SHEET NUMBER:	<b>C3.0</b>

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1:\3207\3245\csd\plan\c3.0.dgn



NORTH

GENERAL SITE NOTES: WHERE APPLICABLE

- CONTRACTORS SHALL OBTAIN NECESSARY PERMITS AND APPROVALS FOR GRADING ON R.O.W. CURB CUTS AND DRIVES
- ALL SITE INFORMATION IS BASED ON AVAILABLE DATA FROM LOCAL GOVERNMENTAL AGENCIES AND UTILITY COMPANIES. ALL SITE INFORMATION SHALL BE VERIFIED BY THE CONTRACTOR(S) PRIOR TO START OF CONSTRUCTION.
- VERIFY COMPLIANCE WITH COUNTY AND STATE ZONING AND BUILDING ORDINANCES.
- VERIFY LOCATION OF TELEPHONE SERVICE AND REQUIREMENTS OF PHONE COMPANY.
- PLUMBING CONTRACTOR SHALL VERIFY LOCATION, SIZE AND DEPTH OF SANITARY SEWER, STORM SEWER, AND WATER MAINS AND COORDINATE ALL LATERAL CONNECTIONS TO MAINS WITH LOCAL MUNICIPALITY.
- HVAC CONTRACTOR SHALL VERIFY LOCATION AND DEPTH OF GAS MAINS AND COORDINATE GAS LATERAL CONNECTIONS, ROUTE TO BUILDING, AND PLACEMENT OF GAS METER WITH THE LOCAL GAS COMPANY.
- ELECTRICAL CONTRACTOR SHALL VERIFY LOCATION AND SIZE OF PRIMARY DISTRIBUTION SERVICE AND COORDINATE EXTENSION OF SERVICE TO THE BUILDING AND LOCATION OF TRANSFORMER WITH THE LOCAL ELECTRIC COMPANY.
- REMOVE ALL TOPSOIL AND UNSTABLE MATERIAL FROM WITHIN BUILDING LIMITS, AT PARKING, AT DRIVE, AND AT WALKS. FILL TO FINAL GRADES THESE AREAS WITH STRUCTURAL GRANULAR MATERIAL COMPACTED TO A MINIMUM OF 95% OF ASTM D-1557 THE MODIFIED PROCTOR.
- EXCAVATIONS FOR FOOTING SHALL BE APPROVED BY SOILS ENGINEER PRIOR TO PLACEMENT OF FOUNDATION CONSTRUCTION.
- SOILS ENGINEER SHALL BE PRESENT DURING FILL OPERATIONS AND REPRESENTATIVE NUMBER OF FIELD DENSITY TESTS SHALL BE TAKEN AS SITE IS FILLED IN.
- ALL CURB DIMENSIONS ARE TO FACE OF CURB, TYP.
- ALL CURB RADIUS ARE TO FACE OF CURB, TYP.

ZONING SUMMARY

ZONING CLASSIFICATION:	M-1 (LIMITED MANUFACTURING)
FRONT YARD SETBACK:	25 FT.
SIDE YARD SETBACK:	10 FT.
REAR YARD SETBACK:	10 FT.
FLOOR AREA RATIO:	2.0

PROPERTY SUMMARY

LOT AREA:	SQUARE FEET:	94,356 SQ. FT.
	ACRES:	2.166 ACRES
IMPERVIOUS:	PAVEMENT SURFACES:	38,759 SQ. FT. - (41%)
	BUILDING ROOFS:	17,978 SQ. FT. - (19%)
	TOTAL:	56,737 SQ. FT. - (60%)
PERVIOUS:	GREEN SPACE:	37,619 SQ. FT. - (40%)

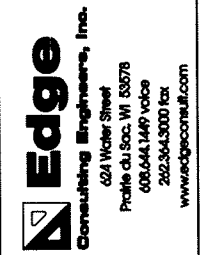
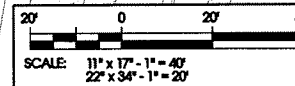
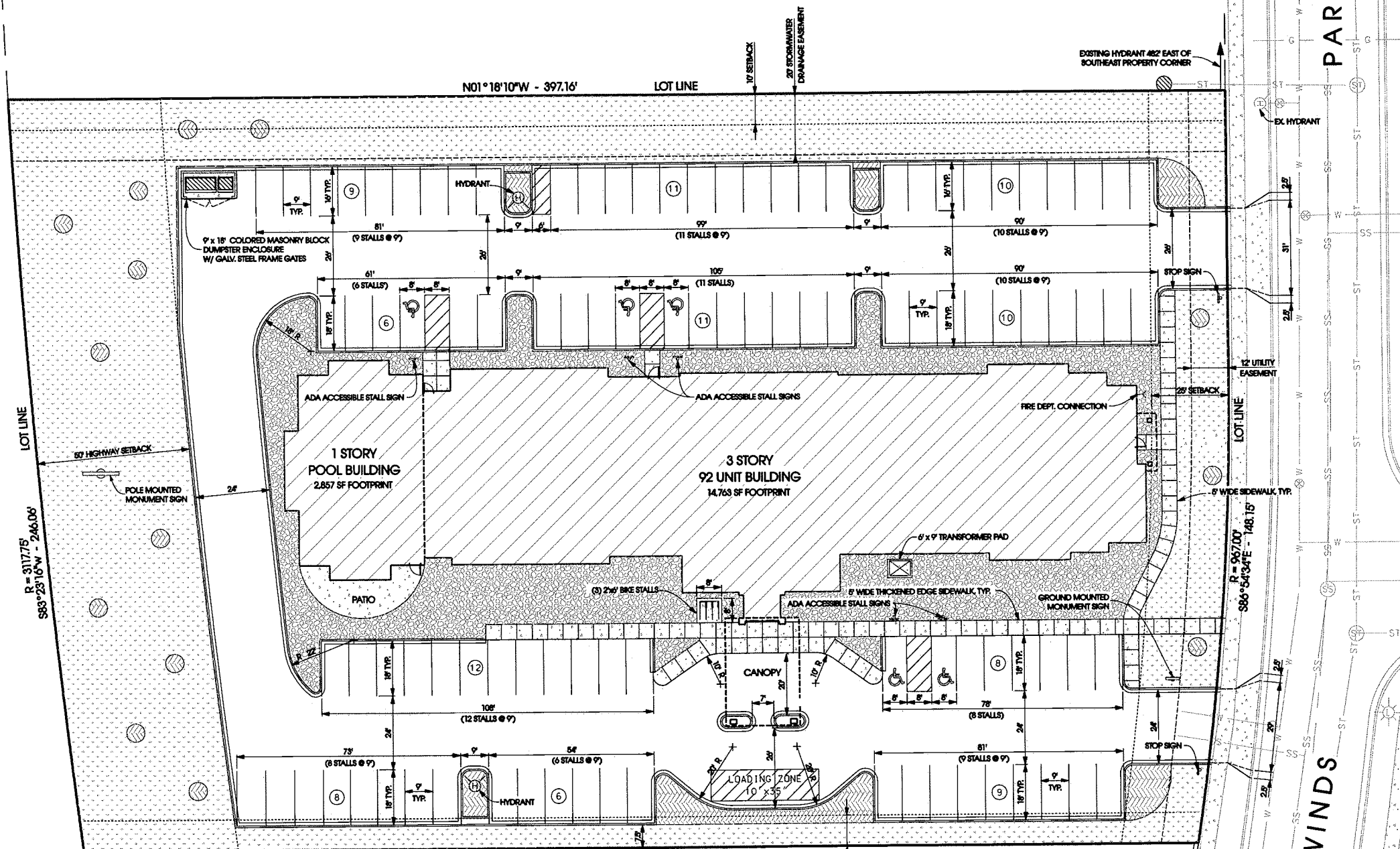
PARKING LOT SITE PLAN INFORMATION

SITE ADDRESS:	4802 TRADEWINDS PARKWAY
SITE ACREAGE:	2.166 ACRES (94,356 SQ. FT.)
NUMBER OF BUILDING STORIES (ABOVE GRADE):	3
BUILDING HEIGHT:	30'
DILR TYPE OF CONSTRUCTION (NEW STRUCTURES OR ADDITIONS):	
TOTAL SQUARE FOOTAGE OF BUILDING:	17,978 SQ. FT.
USE OF PROPERTY:	M-1 (HOTEL)
TOTAL GUEST ROOMS:	92
TOTAL EMPLOYEES:	10
NUMBER OF BICYCLE STALLS:	3
NUMBER OF PARKING STALLS:	
REQUIREMENT:	1 STALL PER GUEST ROOM 4 ADA ACCESSIBLE 1 ADA VAN ACCESSIBLE

	SHOWN
SMALL CAR	0
LARGE CAR	96
ADA ACCESSIBLE	5
TOTAL	100

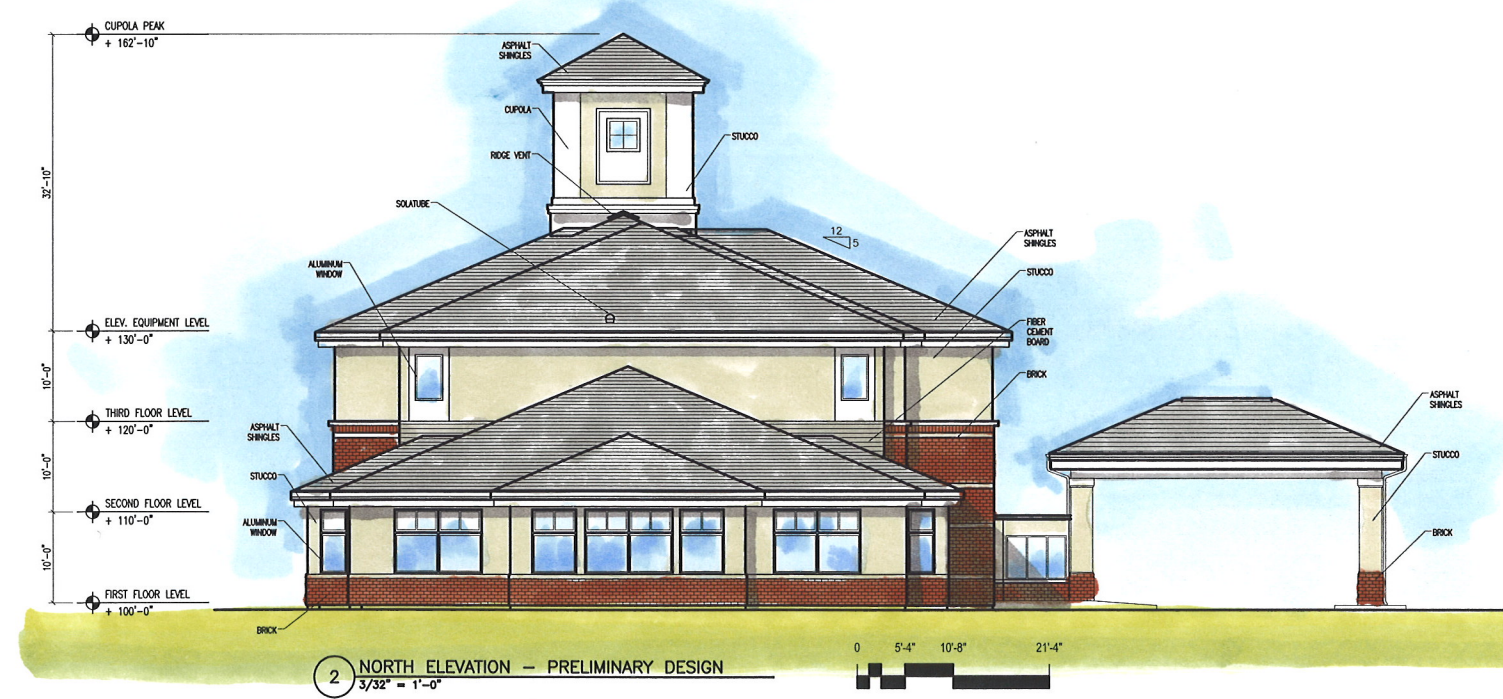
COVERAGE LEGEND

	ASPHALT
	CONCRETE
	GRASS
	LANDSCAPING STONE
	LANDSCAPING MULCH



**PROPOSED SITE PLAN  
- SCHEME 2 -  
SLEEP INN & SUITES  
MADISON, WISCONSIN**

SHEET TITLE:	
ISSUE DATE:	02/23/08 - CD
REVISIONS:	
PRELIMINARY NOT FOR CONSTRUCTION	
DRAWN BY:	AMF
CHECKED BY:	AJO
PLOT DATE:	3/4/08
PROJECT NUMBER:	5245
FILE NAME:	C2.0.dgn
SHEET NUMBER:	<b>C2.0</b>



**DIMENSIONIV**  
 Madison Design Group  
 architecture · engineering · interior design

6515 Grand Teton Plaza, Suite 120  
 Madison, Wisconsin 53719  
 p 608.829.4444 · f 608.829.4445  
 dimensionivmadison.com

**Sleep Inn & Suites - Madison**

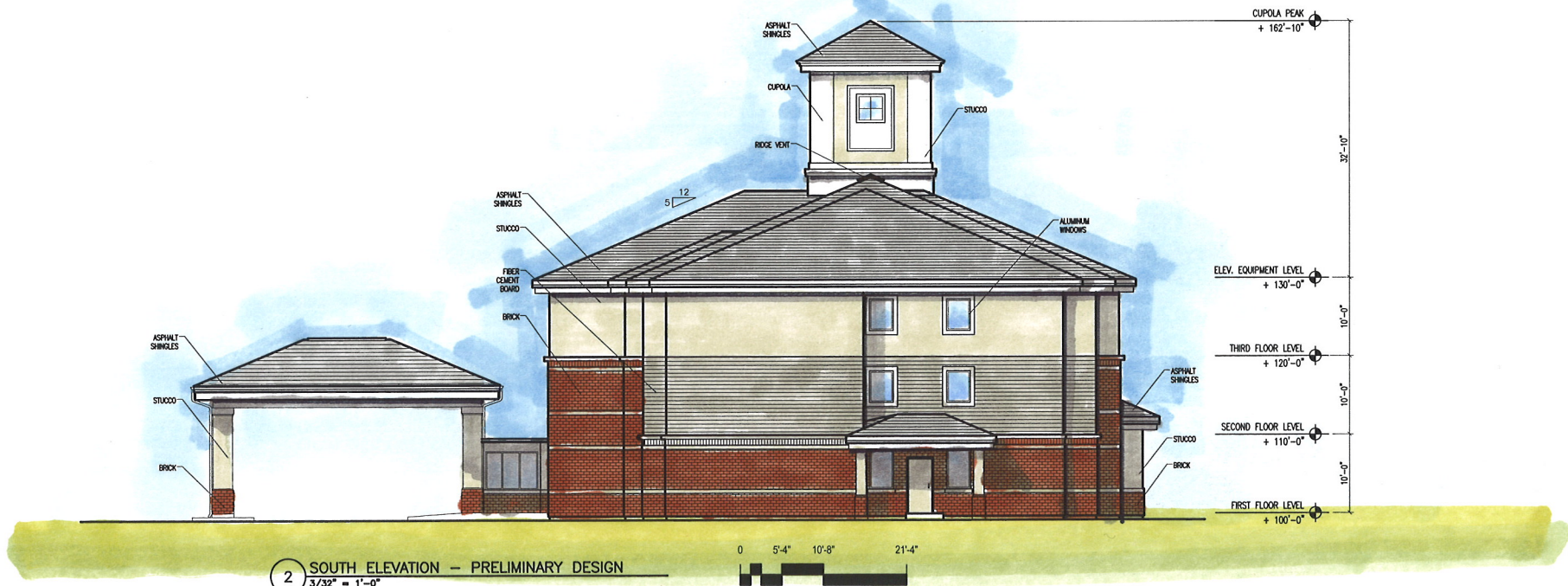
Madison, WI  
 A2.1 Exterior Building Elevations

5 March '08  
 Project No. 07081





1 WEST ELEVATION — PRELIMINARY DESIGN  
3/32" = 1'-0"



2 SOUTH ELEVATION — PRELIMINARY DESIGN  
3/32" = 1'-0"

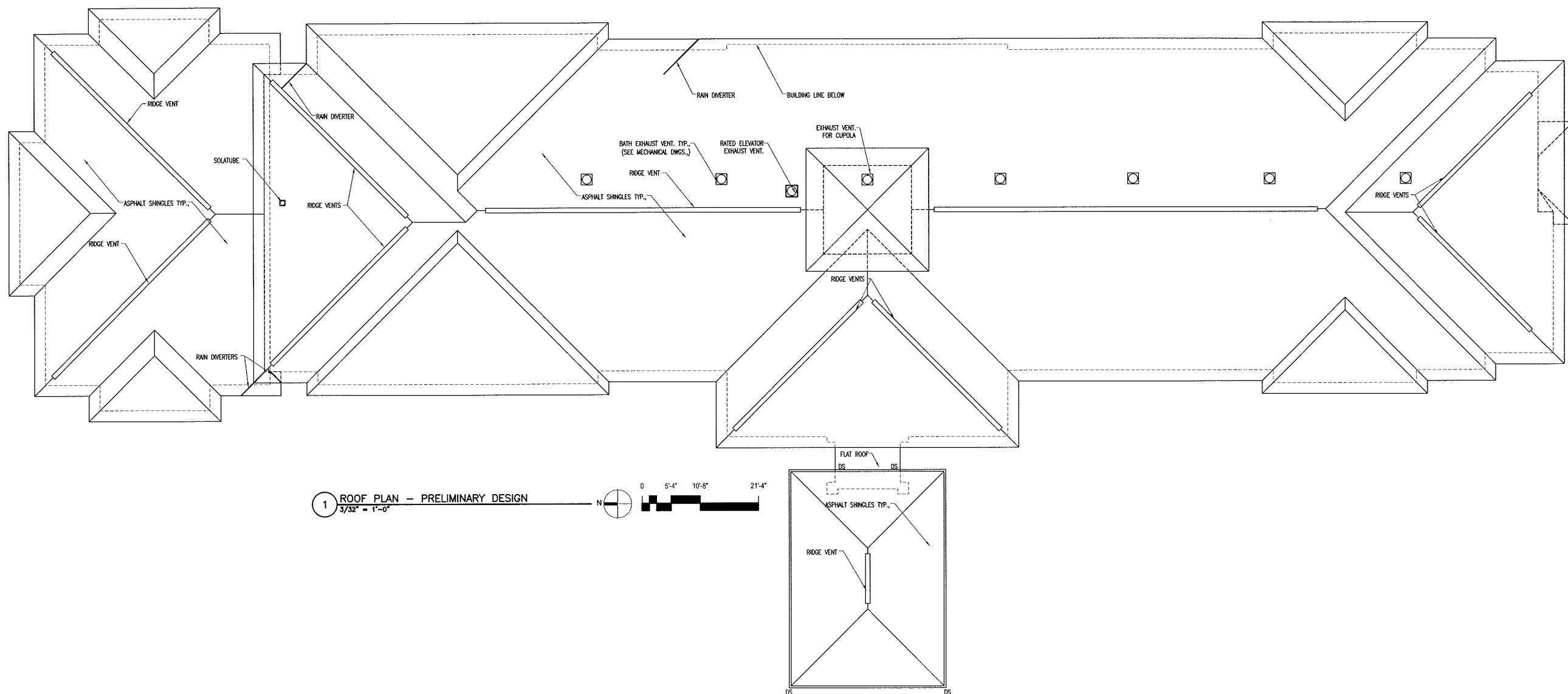
**DIMENSIONIV**  
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**Sleep Inn & Suites - Madison**

Madison, WI  
A2.0 Exterior Building Elevations

5 March '08  
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1 ROOF PLAN - PRELIMINARY DESIGN  
 3/32" = 1'-0"

**DIMENSION**

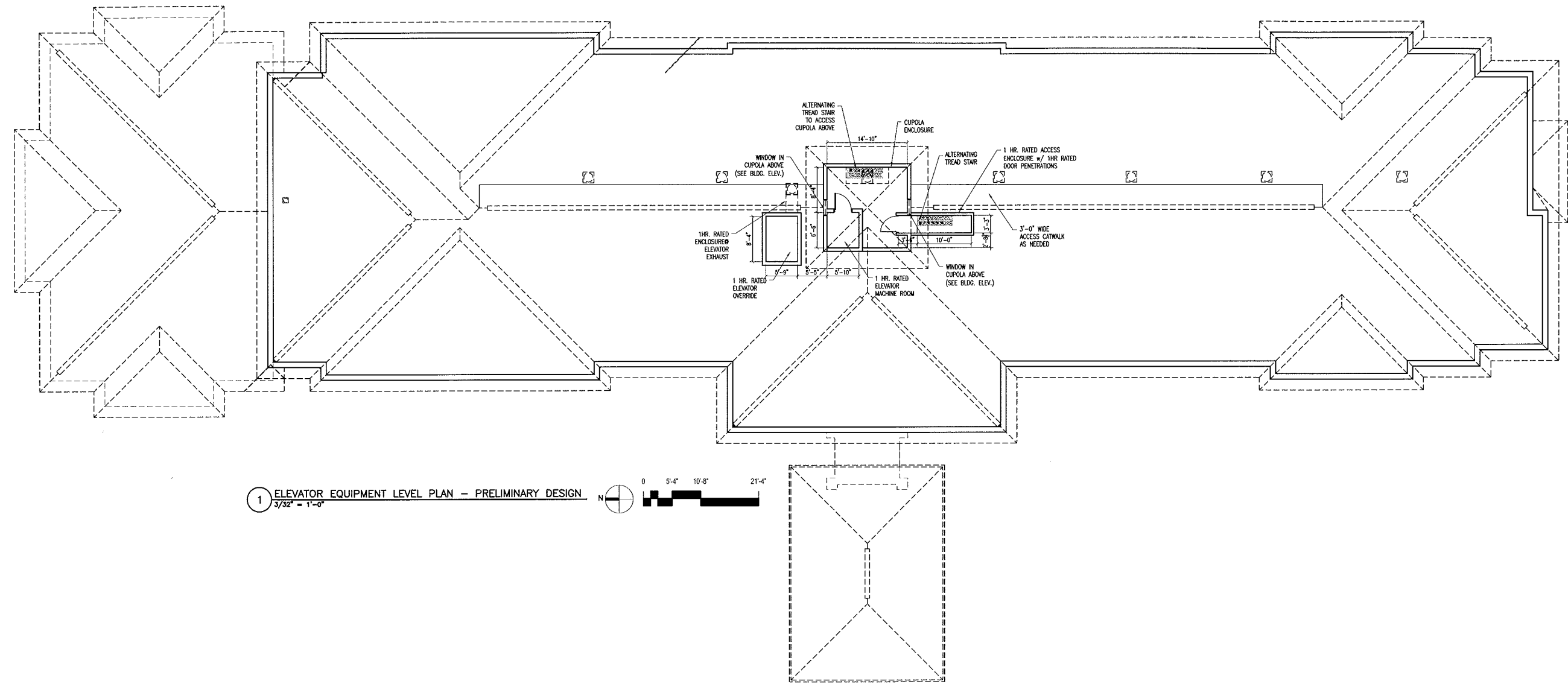
Madison Design Group  
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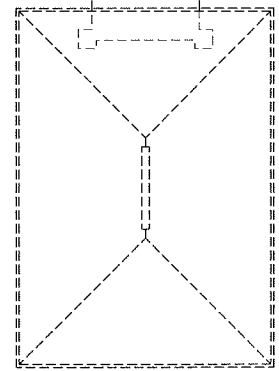
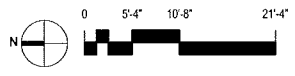
**Sleep Inn & Suites - Madison**

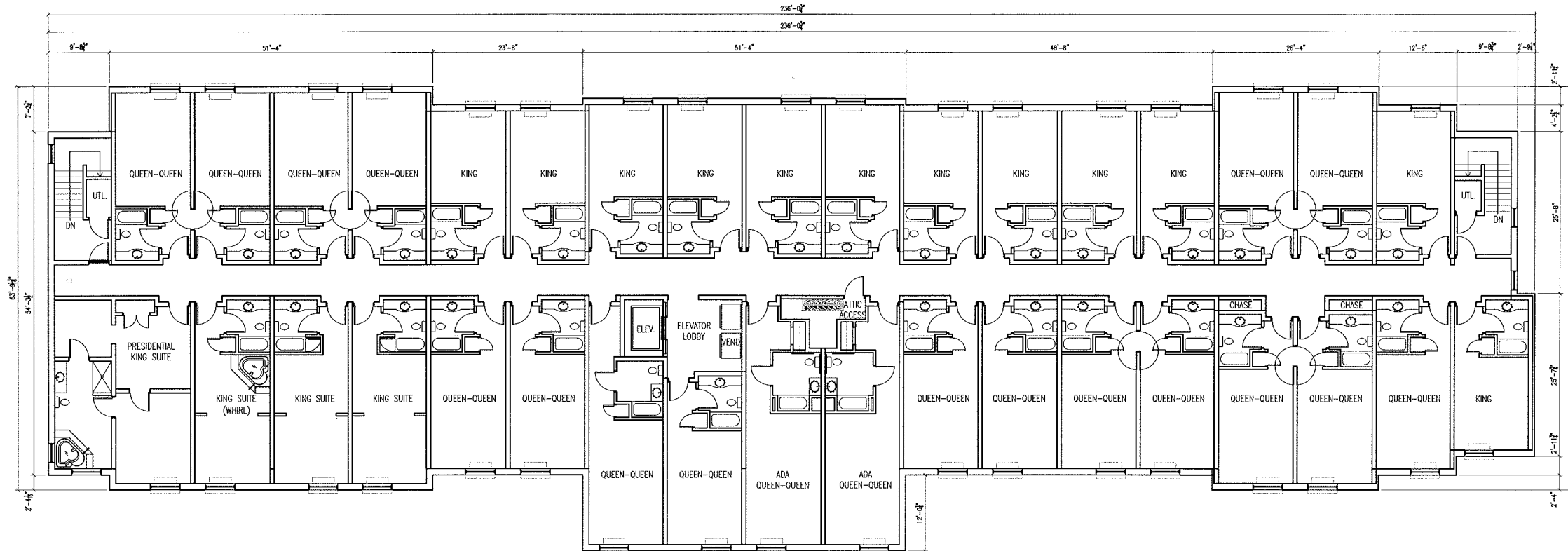
Madison, WI  
 A1.5 Roof Plan

5 March '08  
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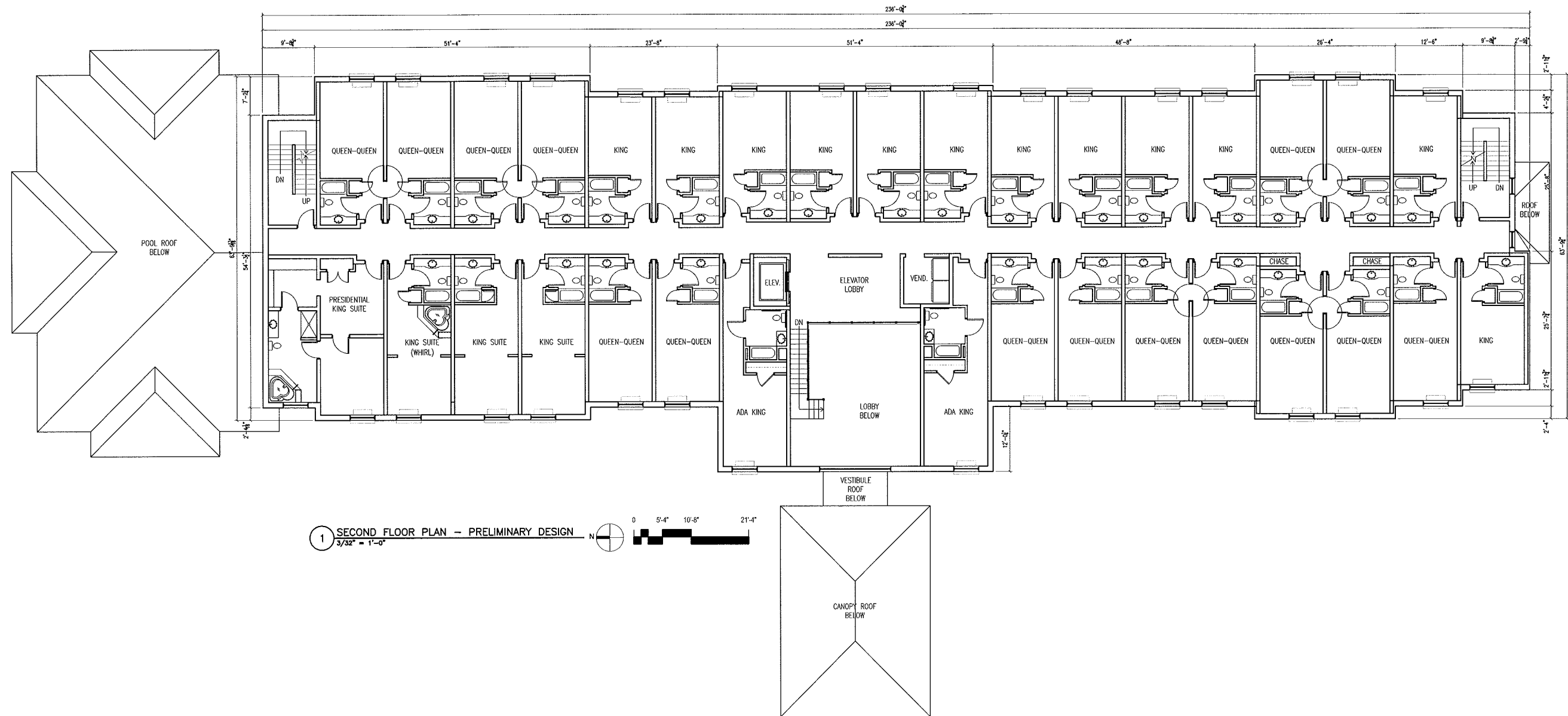


1 ELEVATOR EQUIPMENT LEVEL PLAN - PRELIMINARY DESIGN  
 3/32" = 1'-0"

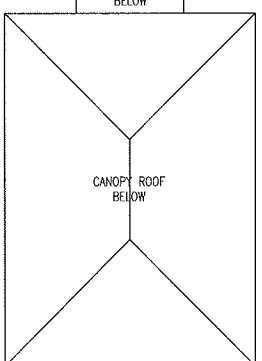
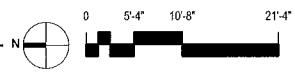




1 THIRD FLOOR PLAN - PRELIMINARY DESIGN  
 3/32" = 1'-0"

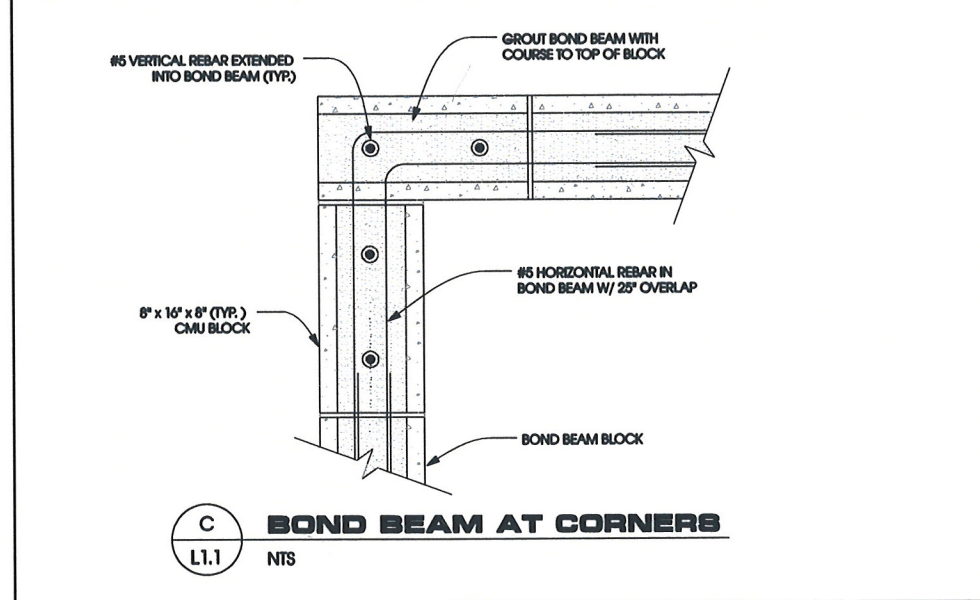
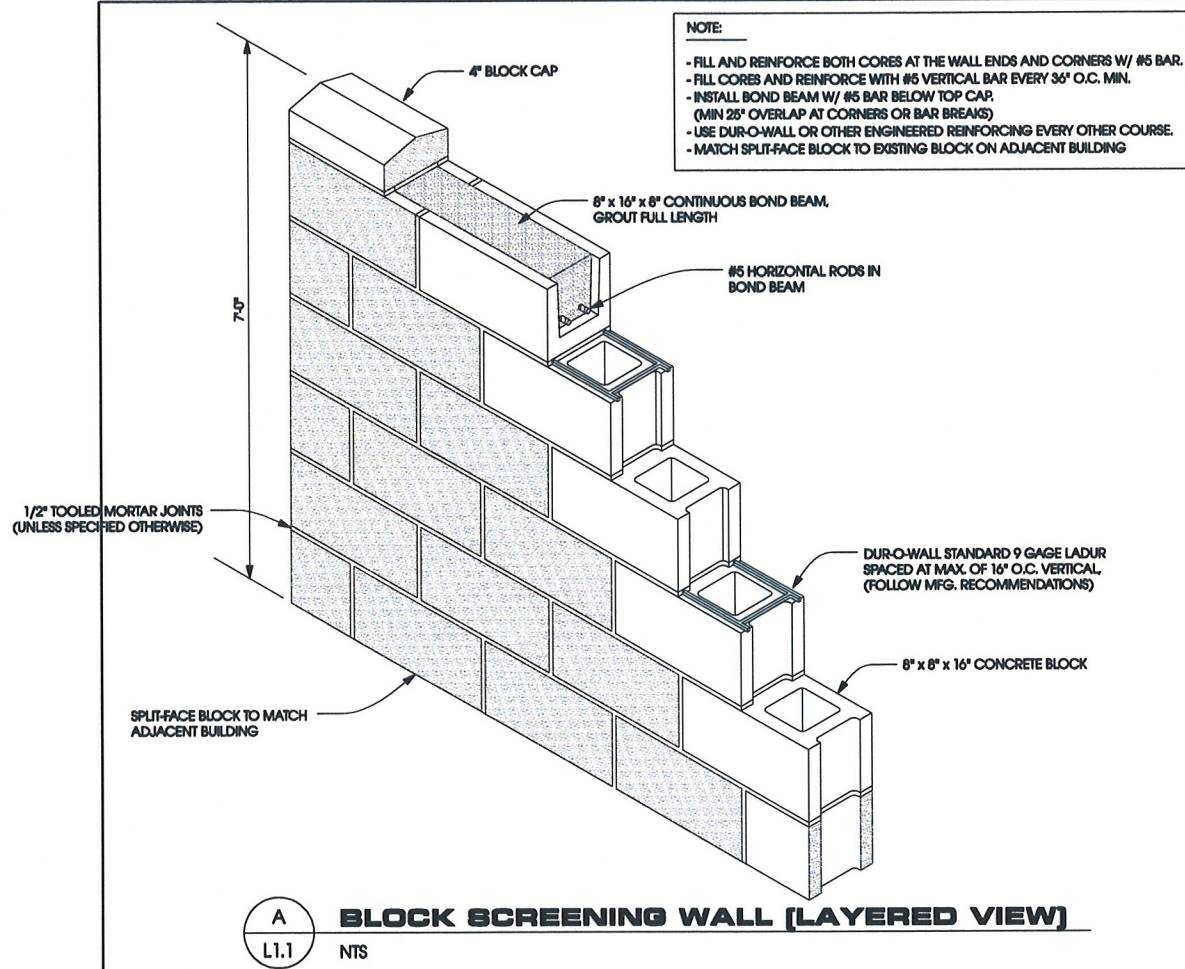


1 SECOND FLOOR PLAN - PRELIMINARY DESIGN  
 3/32" = 1'-0"



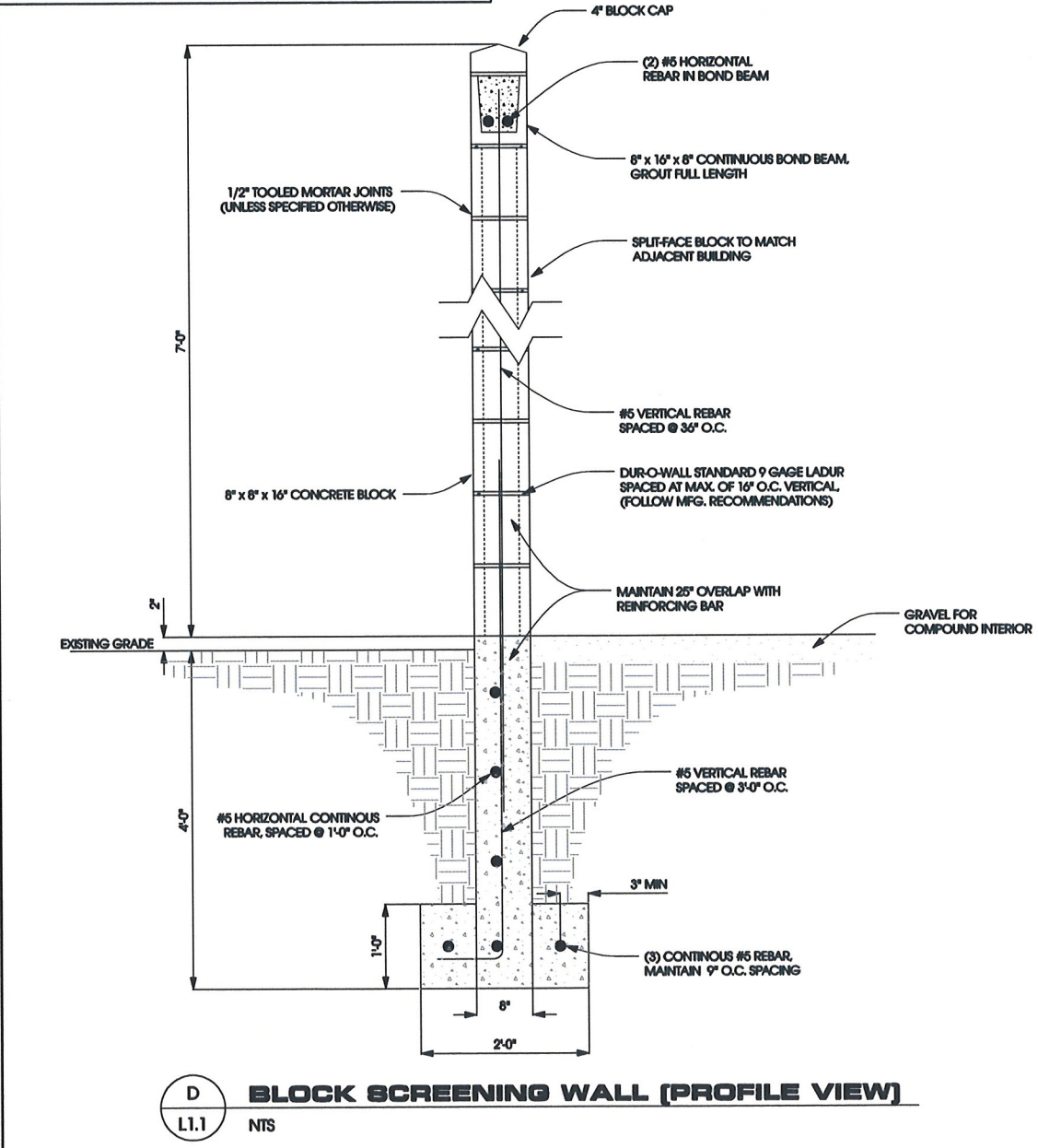
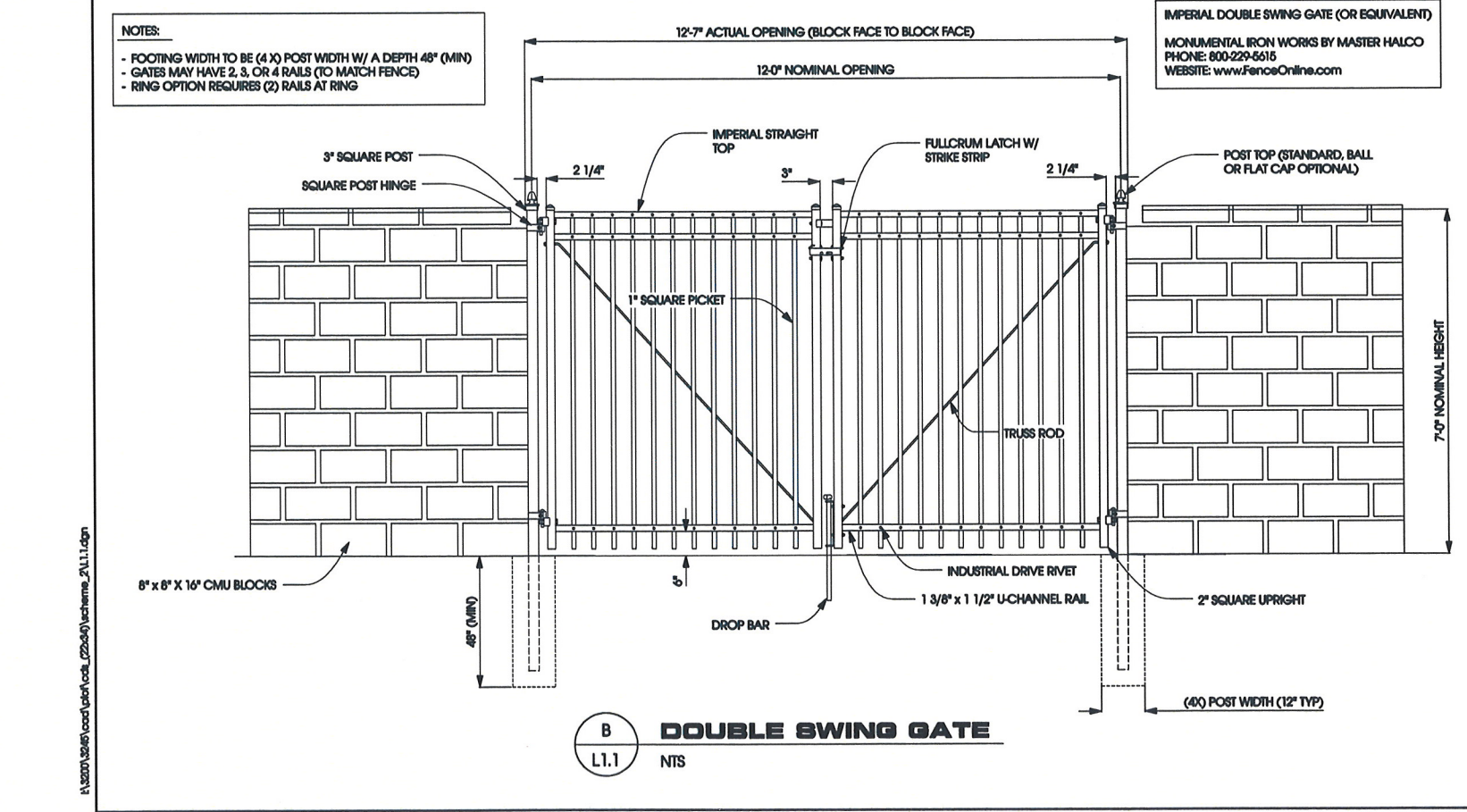


1 FIRST FLOOR PLAN - PRELIMINARY DESIGN  
 3/32" = 1'-0"



**CONCRETE NOTES:**

- ALL CONCRETE CONSTRUCTION SHALL BE IN ACCORDANCE W/ LOCAL BUILDING CODE REQUIREMENTS AND MOST CURRENT VERSION OF ACI STANDARDS
- ALL CONCRETE UNLESS SPECIFICALLY NOTED SHALL BE NORMAL WEIGHT (145 PCF) AND SHALL ACHIEVE A 28-DAY COMPRESSIVE STRENGTH (f'c) OF 3,000 PSI
- ALL REINFORCING SHALL BE ASTM A615 GRADE 60 STEEL AND PLACED IN ACCORDANCE W/ ACI AND CONCRETE MASONRY STANDARDS W/ 3" MIN. COVERAGE



**Edge Consulting Engineers, Inc.**  
624 Weber Street  
P.O. Box 111  
60804-0111  
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262.344.3000 fax  
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**TRASH ENCLOSURE DETAIL - SCHEME 2 - SLEEP INN & SUITES MADISON, WISCONSIN**

SHEET TITLE

ISSUE DATE  
02/20/08 - CDa

REVISIONS:

DRAWN BY:  
AMF

CHECKED BY:  
AJO

PLOT DATE:  
3/4/08

PROJECT NUMBER:  
3245

FILE NAME:  
L1.1.dgn

SHEET NUMBER:  
**L1.1**

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PROJECT: Sleep Inn/AB20708 GROUP: Site - Revised II AREA: Site GRID: Grade  
PREPARED BY: Dave - Visual Impact Lighting  
VALUES ARE FC, SCALE: 1 IN= 15.0FT, HORZ GRID (U), HORZ CALC, Z= 0.0

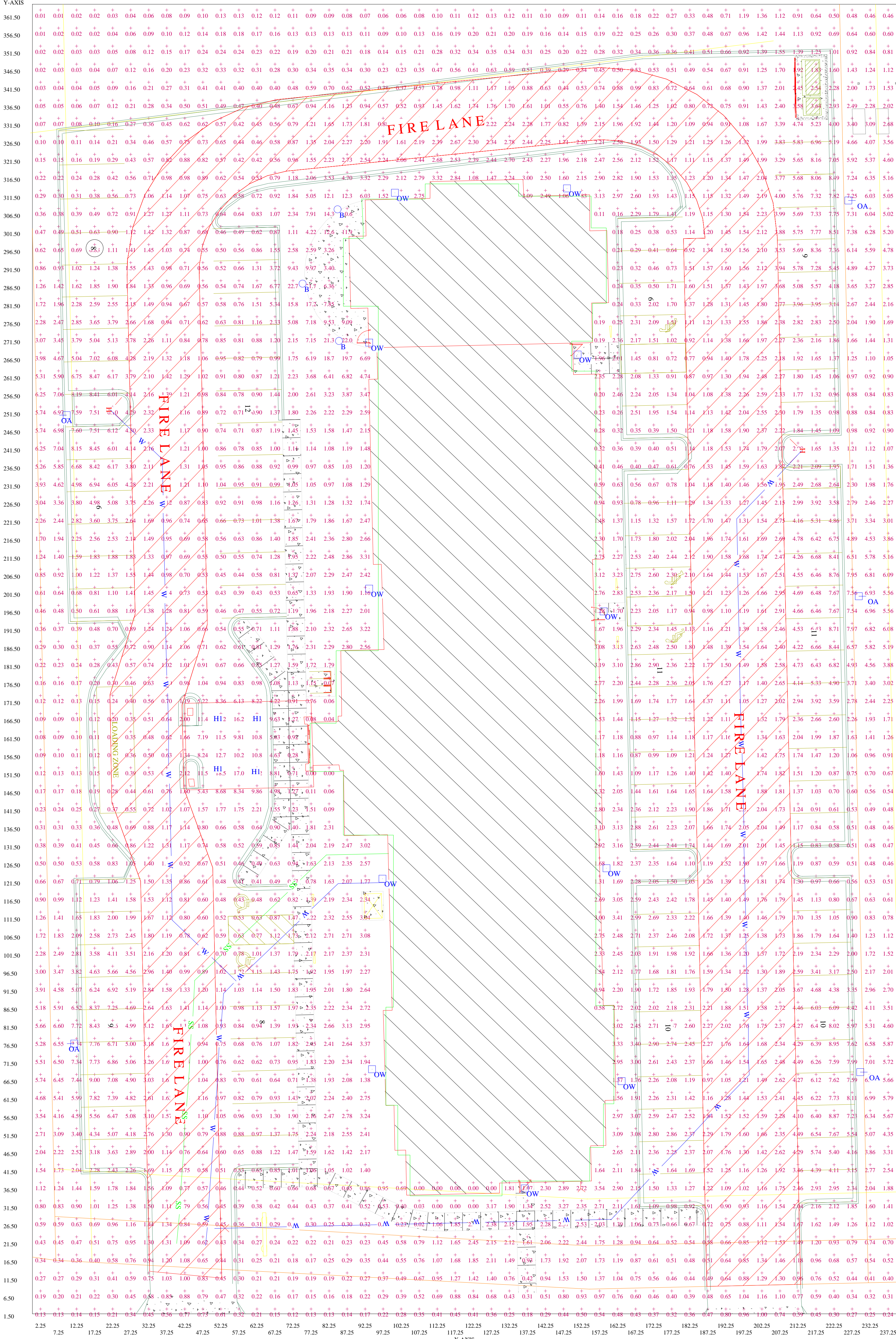
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Luminaires Used

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Y-AXIS



X-AXIS



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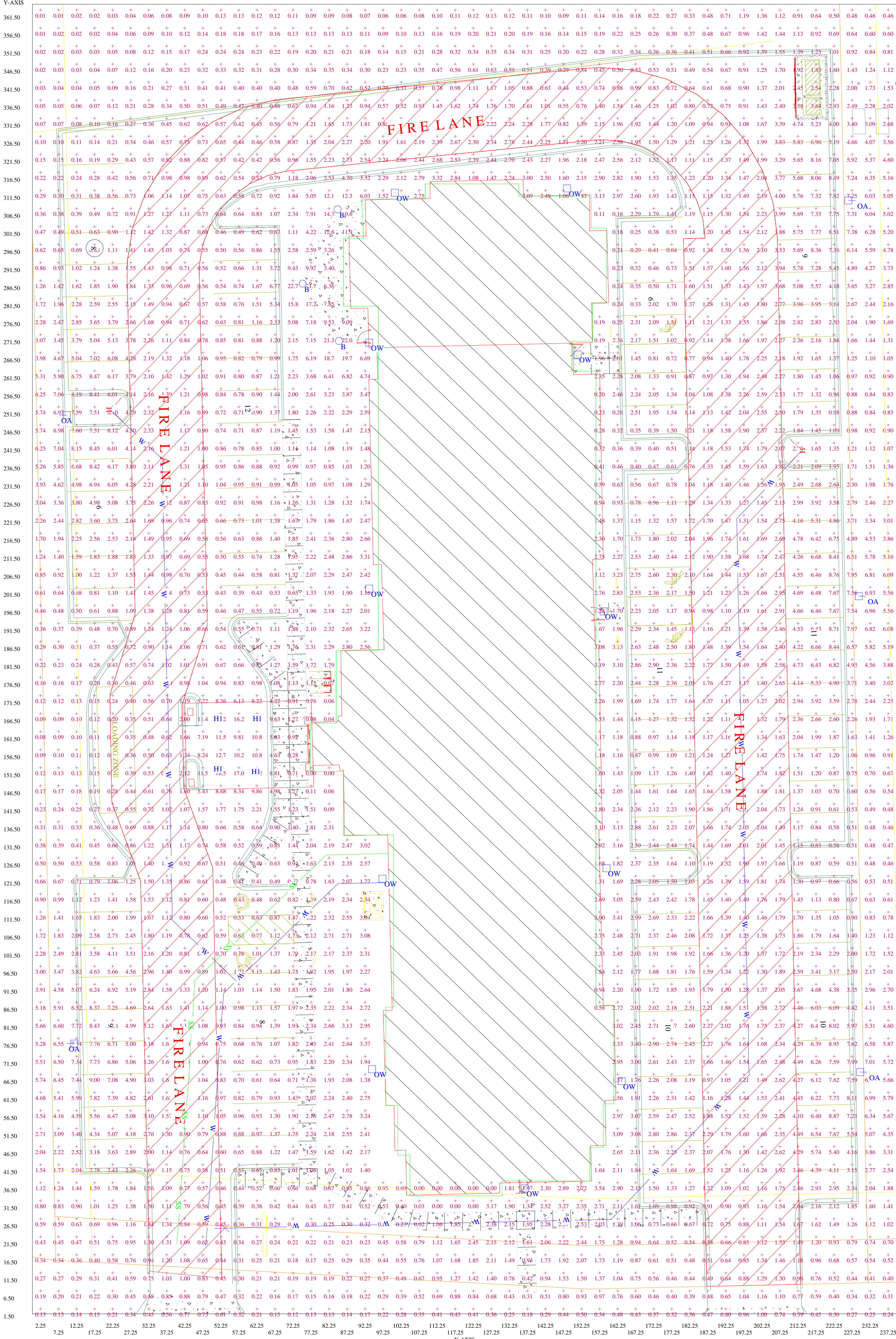
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TYPE	QTY	TEST#	DESCRIPTION
B	3	-----	Spauld Bollard, NA, Conc. Pour (1) BL <FN2-P10-DO>, LLF= 0.80;
HI	4	PL5528	Prescolite, LF6MH-6MHV-70MHFE, Open Downlights RECESSED HID LITEBOX DOWNLIGHT, CLEAR ALZAK REFLECTOR; LAMPS: (1) (1) CDMPT70/C/U/M, (PHILIPS), 5700 LUMENS, BLST. STANDARD, LLF = 0.63 @ 10.00
OA	5	-----	Single Cimerron, 25 SSS, Conc. Pour (1) O1 <CR1-H40-H3>, LLF= 0.80;
OW	11	-----	Laredo, na, na (1) W1 <LMC-175H-CS>, LLF= 0.72;

Y-AXIS



X-AXIS



### Mid Rise Monument Signage

Mid rise signage is an important sales tool by means of bringing the potential guest off the road and into your property. The ZI-144 Regent sign is the primary identification for a Sleep Inn. this sign is installed at a height of approximately 25 to 30 feet.

Model#	Size
ZI-144	12x11

Double-face cabinet, monument base.

### Single Face Signage

The ZI-98 wall mounted Regent signs are an excellent means of using your building as primary or supplementary identification. The height of your building can work much in the same way pole-signage is used.

Model#	Size
ZI-98	10x9

### Directional Signage

As a convenience to arriving guests, directional signage is available. These signs will clearly identify property entrances, exits as well as direct traffic flow. Directional signs can be installed at heights of 4 to 6 feet.

Model#	Size
ZI-7	2x3

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**KEVIN G. WILSON, CHA**  
General Manager

**See you along the way.**

Reservations: 1-800-800-8000 • [super8.com](http://super8.com)

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