



VANDEWALLE & ASSOCIATES INC.

January 6, 2016

Katherine Cornwell
Department of Planning & Development
City of Madison
215 Martin Luther King, Jr. Blvd.
Madison, WI 53710-2985

RE: Sleep Inn & Suites Addition
Rezoning application: Addendum Packet

Dear Katherine,

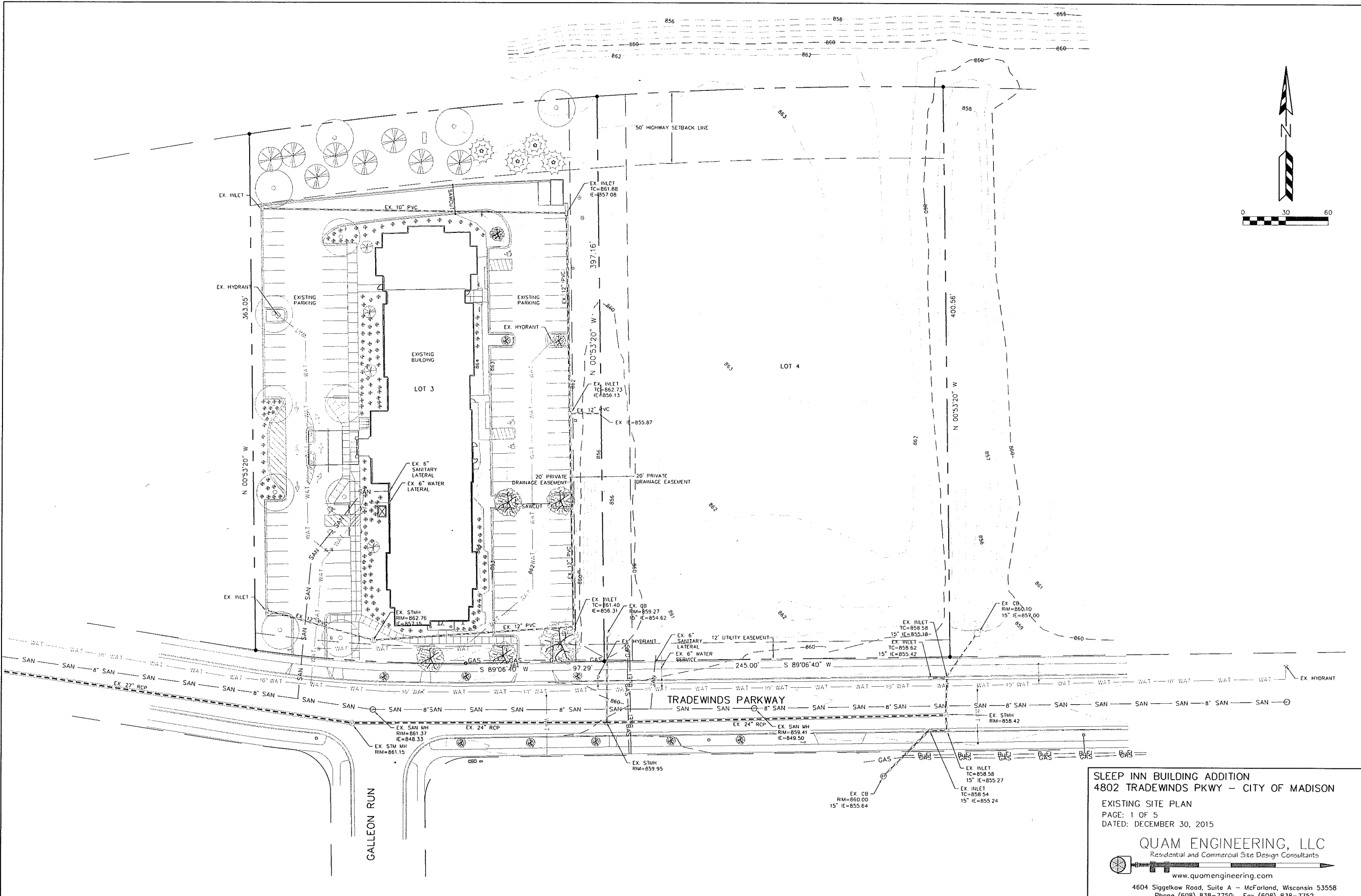
The following packet contains the existing conditions, civil engineering, landscape plans, and color elevations as an addendum to the December 21, 2015 submittal packet for the Sleep Inn & Suites rezoning packet. This packet will also be augmented by a separate CSM submittal to combine the lots.

We look forward to working with the City on the review and implementation of this project.

Sincerely,

Brian Munson
Principal

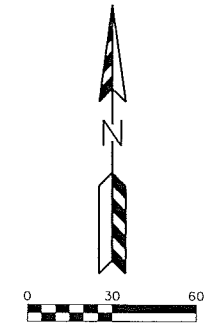
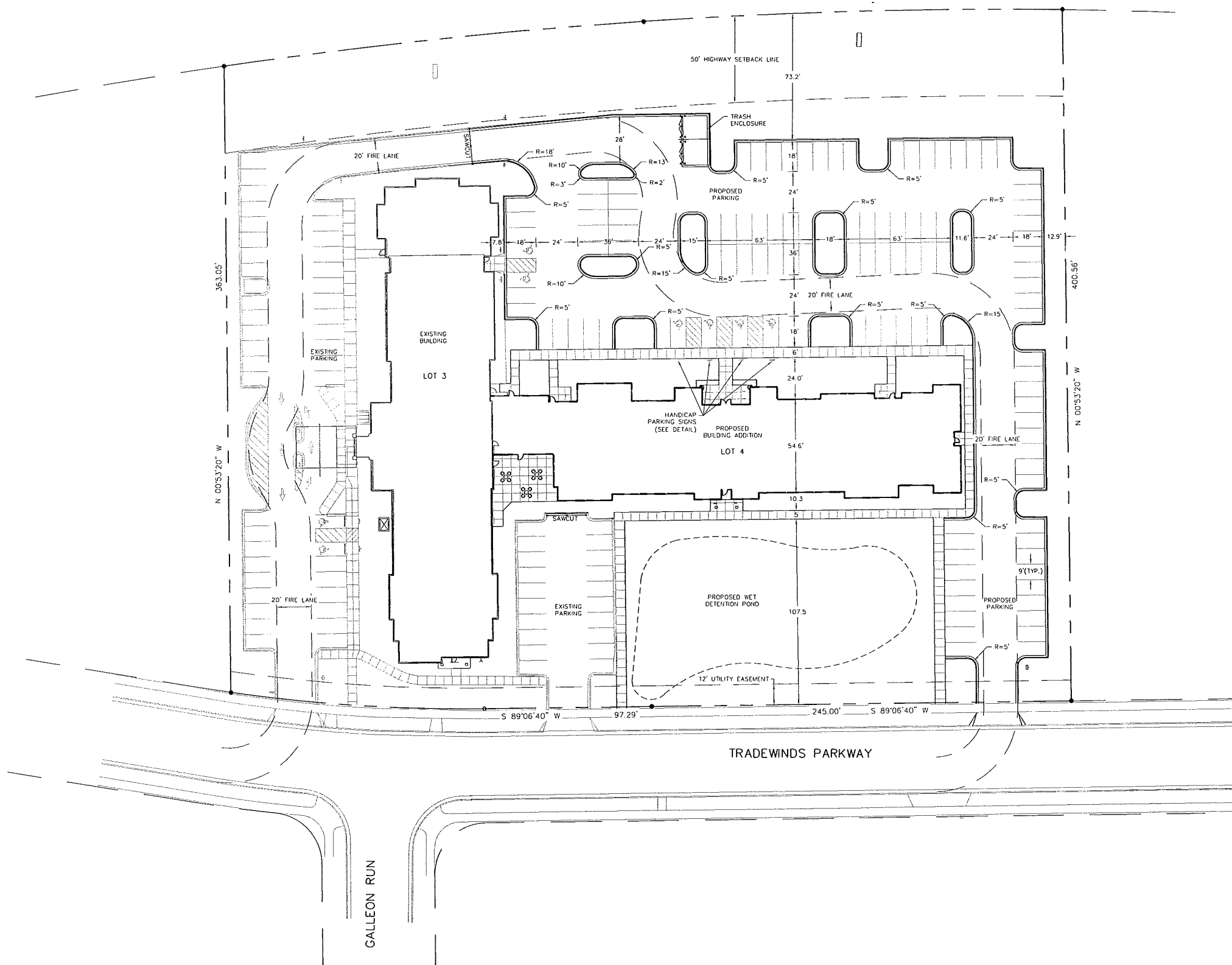
Cc: Alder Demarb
Kevin G Wilson
Jay Wendt, City of Madison Planning
Dennis Bauer



SLEEP INN BUILDING ADDITION
 4802 TRADEWINDS PKWY - CITY OF MADISON
 EXISTING SITE PLAN
 PAGE: 1 OF 5
 DATED: DECEMBER 30, 2015

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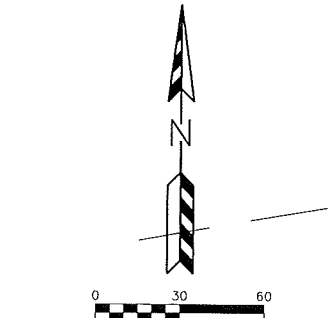
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HANDICAP ACCESSIBLE SIGN DETAIL

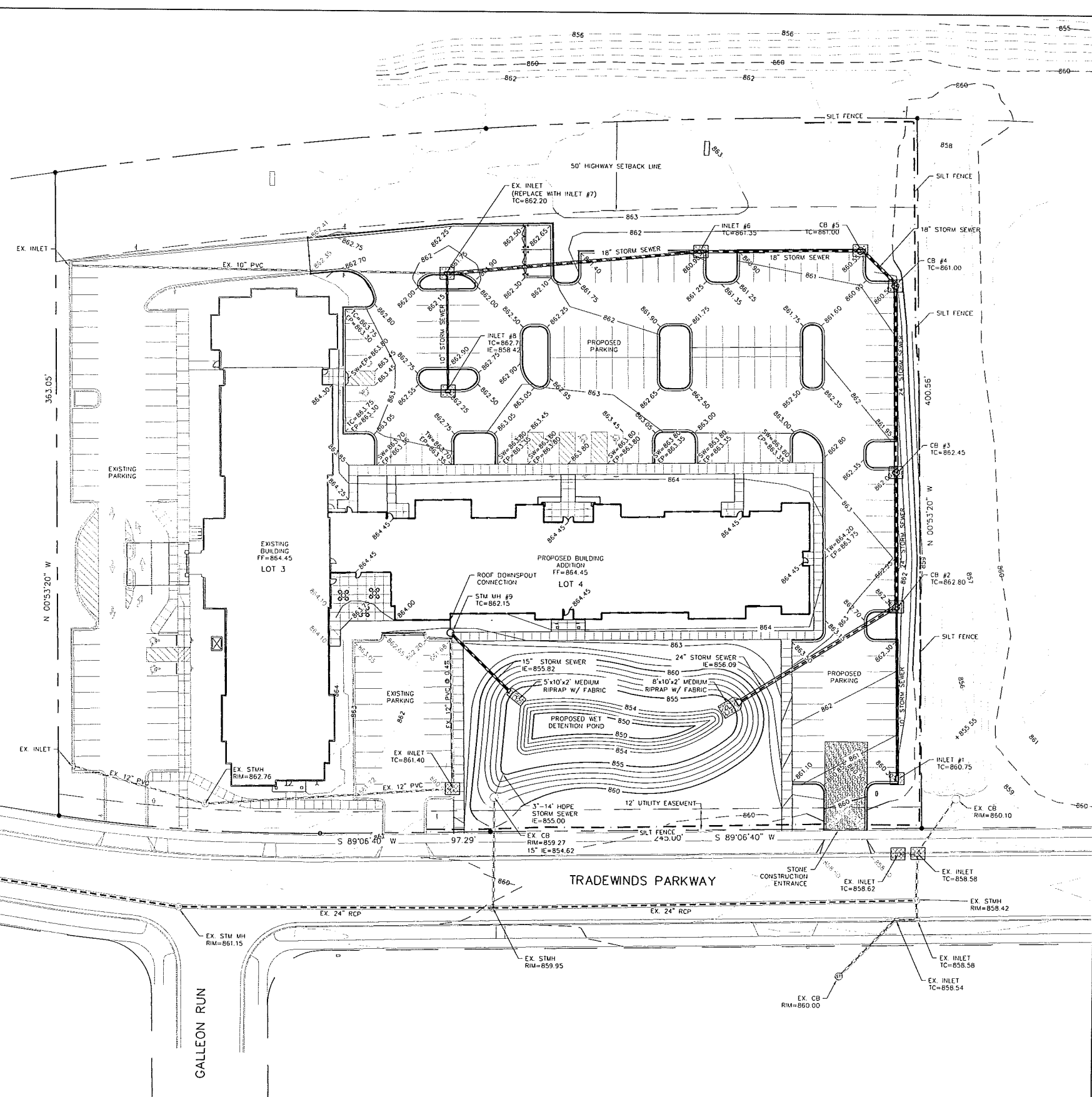
SLEEP INN BUILDING ADDITION
 4802 TRADEWINDS PKWY - CITY OF MADISON
 SITE AND FIRE LANE PLAN
 PAGE: 2 OF 5
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- LEGEND:**
- 862 - EXISTING MINOR CONTOUR
 - 860 - EXISTING MAJOR CONTOUR
 - 862 - PROPOSED MINOR CONTOUR
 - 860 - PROPOSED MAJOR CONTOUR
 - 860.00 - PROPOSED SPOT ELEVATION (EDGE OF PAVEMENT)
 - FF=864.45 - FIRST FLOOR ELEVATION
 - [Symbol] - INSTALL WOOD TYPE B INLET PROTECTION.

TO OBTAIN LOCATION OF PARTICIPANTS' UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN
CALL DIGGERS HOTLINE
 1-800-242-8511
 TOLL FREE
 TDD(FOR THE HEARING IMPAIRED)(800)542-2289
 WIS STATUTE 182.0175 (1974) REQUIRES MIN. OF 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE



EROSION NOTES:
 THE STONE TRACKING PAD SHALL BE INSTALLED PRIOR TO ANY CONSTRUCTION. THE TRACKING PAD IS TO BE MAINTAINED BY THE CONTRACTOR IN A CONDITION, WHICH WILL PREVENT THE TRACK OF MUD OR DRY SEDIMENT ONTO THE ADJACENT PUBLIC STREETS. SEDIMENT REACHING THE PUBLIC ROAD SHALL BE REMOVED BY STREET CLEANING (NOT HYDRAULIC FLUSHING) BEFORE THE END OF EACH WORKDAY.

SOIL STOCKPILES SHALL BE LOCATED A MINIMUM OF 75 FEET FROM LAKES, STREAMS, WETLANDS, DITCHES, DRAINAGE WAYS, CURBS AND GUTTERS OR OTHER STORMWATER CONVEYANCE SYSTEM. UNLESS OTHERWISE APPROVED BY THE ENGINEER, MEASURES SHALL BE TAKEN TO MINIMIZE EROSION AND RUNOFF FROM ANY SOIL STOCKPILES THAT WILL REMAIN FOR MORE THAN FIVE WORKING DAYS. ANY STOCKPILE THAT REMAINS FOR MORE THAN 30 DAYS SHALL BE COVERED OR TREATED WITH STABILIZATION PRACTICES SUCH AS TEMPORARY OR PERMANENT SEEDING AND MULCHING.

EROSION CONTROL DEVICES SHALL BE INSTALLED PRIOR TO GRADING OPERATIONS AND SHALL BE PROPERLY MAINTAINED FOR MAXIMUM EFFECTIVENESS UNTIL VEGETATION IS ESTABLISHED. ALL EROSION CONTROL MEASURES AND STRUCTURES SERVING THE SITE MUST BE INSPECTED AT LEAST WEEKLY OR WITHIN 24 HOURS OF A 0.5 INCH RAIN EVENT. ALL MAINTENANCE WILL FOLLOW AN INSPECTION WITHIN 24 HOURS.

CUT AND FILL SLOPES SHALL BE NO GREATER THAN 3:1.
 EROSION CONTROL IS THE RESPONSIBILITY OF THE CONTRACTOR UNTIL ACCEPTANCE OF THIS PROJECT. EROSION CONTROL MEASURES AS SHOWN SHALL BE THE MINIMUM PRECAUTIONS THAT WILL BE ALLOWED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RECOGNIZING AND CORRECTING ALL EROSION CONTROL PROBLEMS THAT ARE A RESULT OF CONSTRUCTION ACTIVITIES. ADDITIONAL EROSION CONTROL MEASURES, AS REQUESTED IN WRITING BY THE STATE OR LOCAL INSPECTORS, OR THE DEVELOPER'S ENGINEER, SHALL BE INSTALLED WITHIN 24 HOURS.

ALL DISTURBED SLOPES OF 4:1 OR GREATER AND DRAINAGE SWALES SHALL BE STABILIZED WITH CURLEX EROSION CONTROL FABRIC (INSTALL PER MANUFACTURER'S SPECIFICATIONS).

TIME SCHEDULE:

APRIL 1, 2016	INSTALL INITIAL EROSION CONTROL DEVICES.
APRIL 2, 2016 - MAY 1, 2017	CONSTRUCT PROPOSED BUILDING, PARKING LOT, AND UTILITIES.
MAY 2 - 15, 2017	COMPLETE FINAL LANDSCAPING AND RESTORE ALL PERVIOUSLY DISTURBED AREAS.

RESTORATION NOTES:
 ALL DISTURBED AREAS, EXCEPT STREET PAVEMENT AND SIDEWALK AREAS, SHALL RECEIVE A MINIMUM OF FOUR (4) INCHES OF TOPSOIL, FERTILIZER, SEED AND MULCH. RESTORATION WILL OCCUR AS SOON AFTER THE DISTURBANCE AS PRACTICAL. LAWN AREAS WITH SLOPES GREATER THAN 4:1 SHALL BE SEED WITH OLS-TANDEM MIX OR EQUAL. ALL OTHER DISTURBED AREAS SHALL BE SEED WITH MADISON PARKS MIX OR EQUAL. MIXTURES SHALL BE IN ACCORDANCE WITH SECTION 630 OF D.O.T. SPECIFICATIONS.

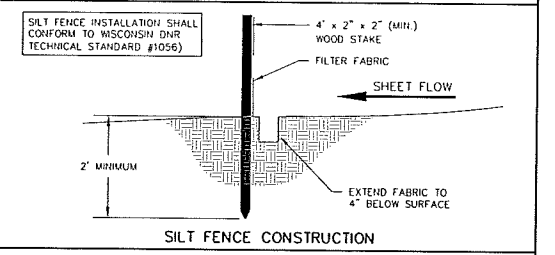
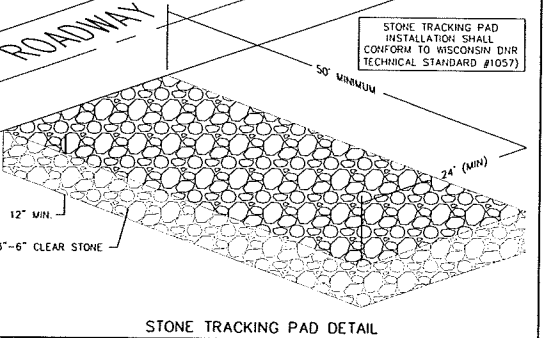
AN EQUAL AMOUNT OF ANNUAL RYEGRASS SHALL BE ADDED TO THE MIX. SEED MIXTURES SHALL BE APPLIED AT THE RATE OF FOUR (4) POUNDS PER 1,000 SQUARE FEET. FERTILIZER SHALL MEET THE MINIMUM REQUIREMENTS THAT FOLLOW: NITROGEN, NOT LESS THAN 16%; PHOSPHORIC ACID, NOT LESS THAN 6%; POTASH, NOT LESS THAN 6%.

ALL FINISH GRADED AREAS SHALL BE SEED AND MULCHED BY SEPTEMBER 15TH. IF THE SITE DOES NOT HAVE FINISH GRADED AREAS COMPLETED BY OCTOBER 15TH, ALL DISTURBED AREAS SHALL BE RESTORED WITH TEMPORARY SEEDING (COVER CROP). AREAS NEEDING PROTECTION DURING PERIODS WHEN PERMANENT SEEDING IS NOT APPLIED SHALL BE SEED WITH ANNUAL SPECIES FOR TEMPORARY PROTECTION. SEE TABLE 1 OF THE WISCONSIN DNR CONSERVATION PRACTICE STANDARD 1059. FOR SEEDING RATES OF COMMONLY USED SPECIES. THE RESIDUE FROM THIS CROP MAY EITHER BE INCORPORATED INTO THE SOIL DURING SEEDBED PREPARATION AT THE NEXT PERMANENT SEEDING PERIOD OR LEFT ON THE SOIL SURFACE AND THE PLANTING MADE AS A NO-TILL SEEDING.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR A SATISFACTORY STAND OF GRASS ON ALL SEEDED AREAS FOR ONE YEAR AFTER THE PROJECT'S FINAL ACCEPTANCE.

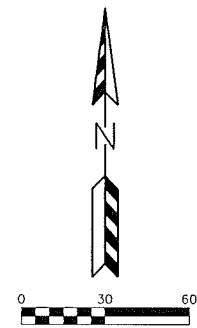
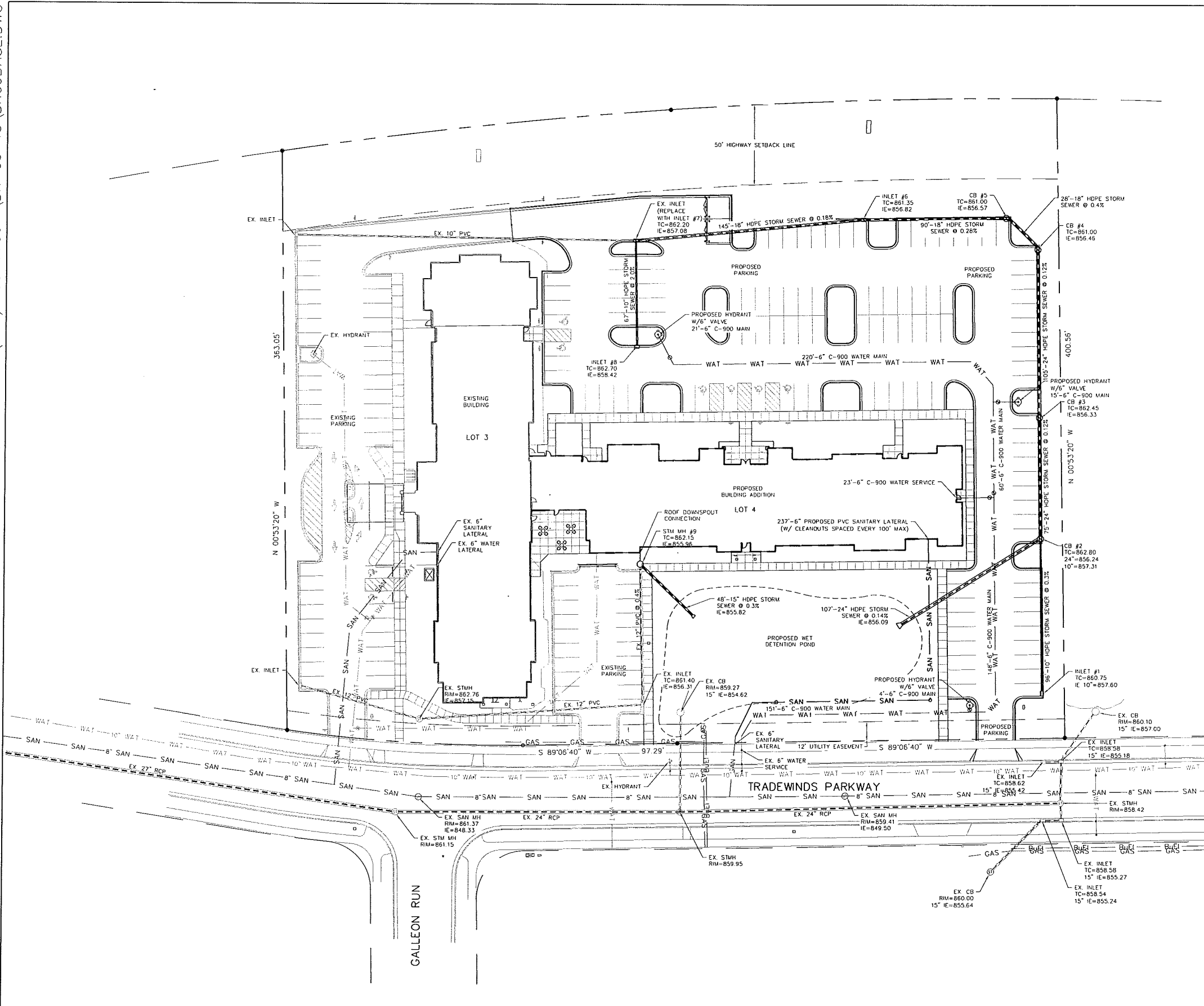
OWNER:
 BELTLINE HOTEL PARTNERS II LLC
 1602 W BELTLINE HWY
 MADISON WI 53713

ENGINEER:
 QUAM ENGINEERING, LLC
 ATTN: RYAN QUAM
 4604 SIGGELKOW ROAD
 MCFARLAND, WI 53558



SLEEP INN BUILDING ADDITION
 4802 TRADEWINDS PKWY - CITY OF MADISON
 GRADING AND EROSION CONTROL PLAN
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STORM SEWER CASTINGS:

STRUCTURE	STRUCTURE DIAMETER	NEENAH CASTING OR EQUIVALENT
INLET #1	2' x 3'	R-3067
CB #2	5' DIA.	R-3067
CB #3	4' DIA.	R-3067
CB #4	4' DIA.	R-3067
CB #5	4' DIA.	R-3067
INLET #6	2' x 3'	R-3067
INLET #7	2' x 3'	R-3067
INLET #8	2' x 3'	R-3067

GENERAL NOTES:

ALL WORK IN THE PUBLIC RIGHT-OF-WAY SHALL BE PERFORMED BY A PRE-APPROVED CONTRACTOR AUTHORIZED TO WORK IN THE RIGHT-OF-WAY.
 THE CONTRACTOR SHALL OBTAIN A CONNECTION PERMIT AND EXCAVATION PERMIT PRIOR TO COMMENCING THE UTILITY CONSTRUCTION.
 ANY DAMAGE TO THE PAVEMENT ON TRADEWINDS PARKWAY ADJACENT TO THE DEVELOPMENT WHICH IS DAMAGED BY THE CONSTRUCTION, SHALL BE RESTORED IN ACCORDANCE WITH THE CITY OF MADISON'S PAVEMENT PATCHING CRITERIA.
 CONTRACTOR SHALL FIELD VERIFY EXISTING SANITARY CONNECTION AND WATER MAIN CONNECTION INVERTS PRIOR TO BUILDING CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED TO ENGINEER.

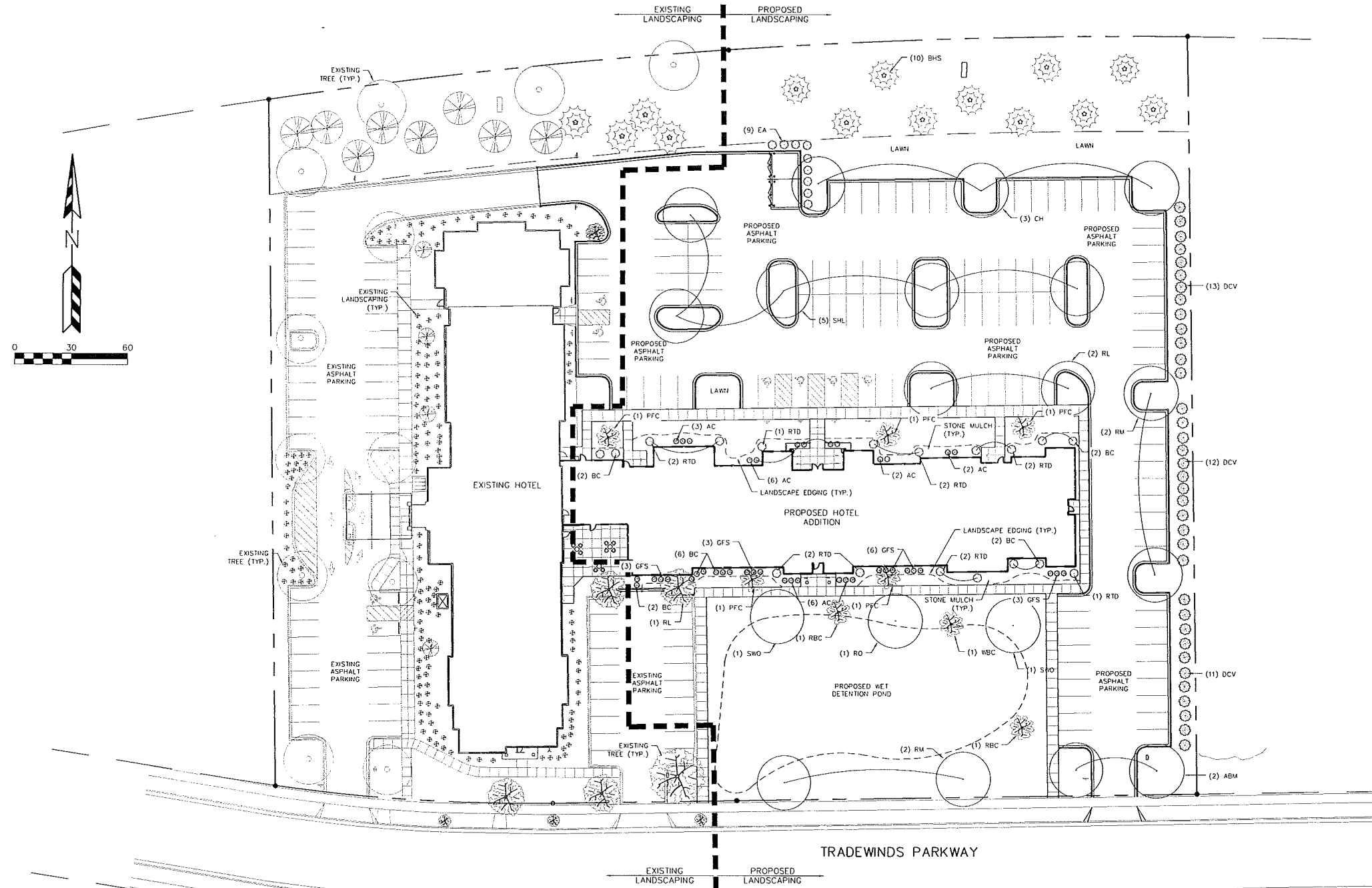
UTILITY NOTES:

ALL WATER AND SEWER CONSTRUCTION SHALL BE IN COMPLIANCE WITH THE CITY OF MADISON AND WISCONSIN DSDPS STANDARDS.
 THE LENGTHS OF ALL UTILITIES ARE TO CENTER OF STRUCTURES OR FITTINGS AND MAY VARY SLIGHTLY FROM THE PLAN. LENGTHS SHALL BE VERIFIED IN THE FIELD DURING CONSTRUCTION.
 ALL WATER MAIN SHALL BE BURIED TO A DEPTH OF 6.5 FEET. THE DEPTH IS DEFINED AS THE DISTANCE BETWEEN THE FINISHED GRADE ELEVATION AND THE TOP OF WATER MAIN OR SERVICE.
 PROVIDE 18" MINIMUM VERTICAL SEPARATION WHERE SEWER CROSSES OVER WATER MAIN AND PROVIDE 6" MINIMUM VERTICAL SEPARATION WHERE WATER MAIN CROSSES OVER SEWER.
 ANY UTILITIES WHICH ARE DAMAGED BY THE CONTRACTOR SHALL BE REPAIRED TO THE OWNER'S SATISFACTION AT THE CONTRACTOR'S EXPENSE.
 ALL UNDERGROUNDS EXTERIOR WATER SERVICES/MAINS MUST BE PROVIDED WITH TRACER WIRE OR OTHER METHODS IN ORDER TO BE LOCATED IN ACCORDANCE WITH 182.0715(27) OF STATE STATUTES.
 THE PROPOSED ELECTRIC, AND GAS UTILITY LOCATIONS ARE NOT SHOWN. ACTUAL LOCATIONS AND DESIGN SHALL BE COMPLETED BY OTHERS.

SLEEP INN BUILDING ADDITION
4802 TRADEWINDS PKWY - CITY OF MADISON
 UTILITY PLAN
 PAGE: 4 OF 5
 DATED: DECEMBER 30, 2015

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PLANT LIST

KEY	QUAN	SIZE	COMMON NAME	ROOT
Canopy Trees				
ABM	2	2 1/2"	Autumn Blaze Maple	BB
CH	3	2 1/2"	Hackberry	BB
ECT	15	6"+	Existing Canopy Trees	EX
RL	3	2 1/2"	Redmond Linden	BB
RM	4	2 1/2"	Red Maple	BB
RO	1	2 1/2"	Red Oak	BB
SHL	5	1"	Skyline Honeylocust	BB
SWO	2	2 1/2"	Swamp White Oak	BB
Low Ornamental Trees				
EOT	3	4"+	Existing Ornamental Tree	EX
PFC	5	2"	Prairie Fire Crab	BB
RBC	2	10'	River Birch Clump	BB
WBC	1	10'	Whitespire Birch Clump	BB
Evergreen Trees				
BHS	10	5"	Black Hills Spruce	BB
EET	10	6"+	Existing Evergreen Trees	EX
Upright Evergreen Shrubs				
EA	9	5'	Emerald Arborvitae	BB
Deciduous Shrubs				
AC	15	18"	Alpine Currant	Pot
BC	14	24"	Black Chokeberry	Pot
DCV	36	4"	Dwarf Cranberrybush Viburnum	BB
EDS	105	24"	Existing Deciduous shrubs	EX
GFS	15	18"	Gold Flame Spirea	Pot
RTD	12	24"	Red Twig Dogwood	Pot
Evergreen Shrubs				
EES	35	24"	Existing Evergreen Shrubs	EX

NOTES:

- 1) Lawn areas between building and parking lot to receive a minimum of 4" of topsoil, starter fertilizer, and locally grown bluegrass sod
- 2) Lawn areas outside of parking lot and driveways to be seeded (Madison Parks seed mix), fertilized, and mulched with straw
- 3) Turf areas in detention basin to receive a minimum of 4" of topsoil, detention basin seed mix, starter fertilizer, and straw mulch
- 4) Turf areas in drainage swales and slopes 3:1 and greater shall be mulched with straw mat fabric (installed per manufacturer's specifications)
- 5) Foundation planting beds to be mulched with shredded hardwood bark to a depth of 3"
- 6) Individual trees and shrub groupings in lawn areas to receive shredded hardwood bark mulch plantings (4" diameter) spread to a depth of 3"
- 7) Designated planting beds to be separated from lawn areas with 5" black vinyl edge
- 8) Lawn areas and planting beds to be irrigated with an automatic underground irrigation system
- 9) Owner will be responsible for landscape maintenance after completion and acceptance of the project.

LANDSCAPE WORKSHEET

Zoning Classification:

Landscape Points Required

Developed Area =	76,300 SF
Landscape Points: 76,300/300 x 5 =	1,270 points
Total Landscape Points Required	1,270 points

Landscape Points Supplied

Existing canopy trees - 15 @ 35 =	525 points
Proposed canopy trees - 20 @ 35 =	700 points
Existing evergreen trees - 10 @ 35 =	350 points
Proposed evergreen trees - 10 @ 35 =	350 points
Existing ornamental trees - 3 @ 15 =	45 points
Proposed ornamental trees - 8 @ 15 =	120 points
Existing upright evergreen shrubs - 0 @ 10 =	0 points
Proposed upright evergreen shrubs - 9 @ 10 =	90 points
Existing deciduous shrubs - 105 @ 3 =	315 points
Proposed deciduous shrubs - 13 @ 3 =	39 points
Existing evergreen shrubs - 35 @ 4 =	140 points
Proposed evergreen shrubs - 0 @ 4 =	0 points
Existing perennials & grasses 0 @ 2 =	0 points
Proposed perennials & grasses 0 @ 2 =	0 points
Total landscape points supplied =	2,574 points

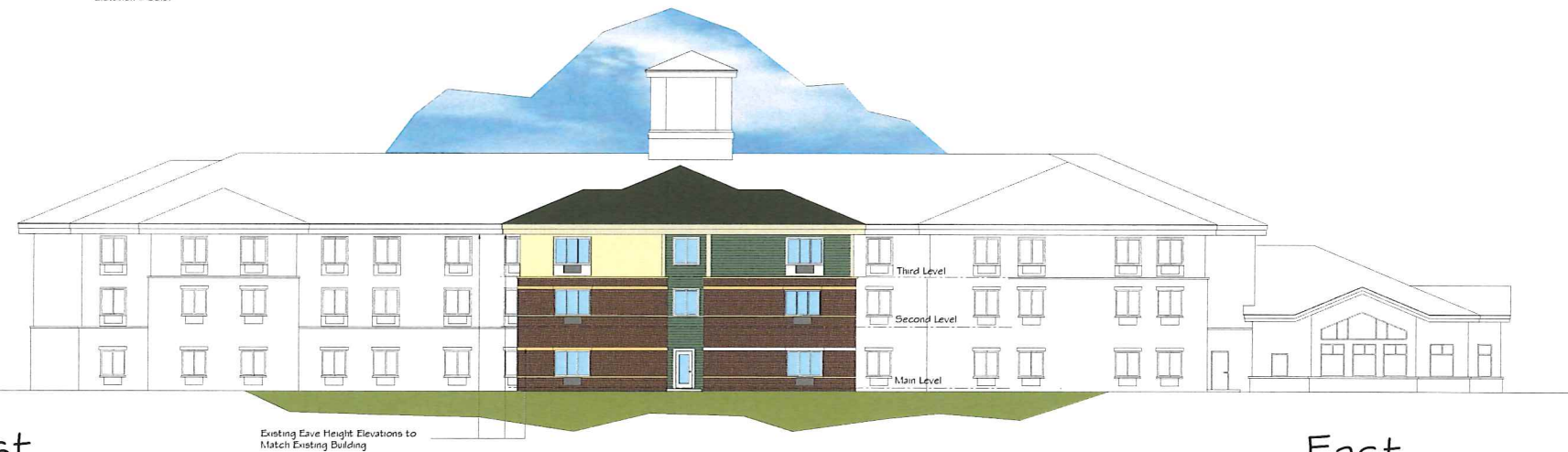
4802 TRADEWINDS PKWY - BUILDING ADDITION
CITY OF MADISON

LANDSCAPE PLAN
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Existing Building From South-East



East

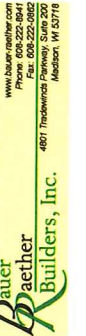


North

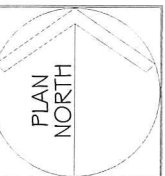
Exterior Elevations

Plan Review Only, Not For Construction

Bauer-Raether Builders
 Sleep-Inn Suites
 4802 Tradewinds Parkway
 Madison, WI



Transcend
 Architects & Engineers
 193 Dewey Street
 Sun Prairie, WI 53590
 (608) 825-2222 voice
 kvilland@gmail.com



Exterior Elevations

Scale: 1/16" = 1'-0"

REVISIONS:

KWW
 13 July 2015 2015-31

8.1P