



City of Madison

Proposed Rezoning and Conditional Use

Location
4802-4824 Tradewinds Parkway

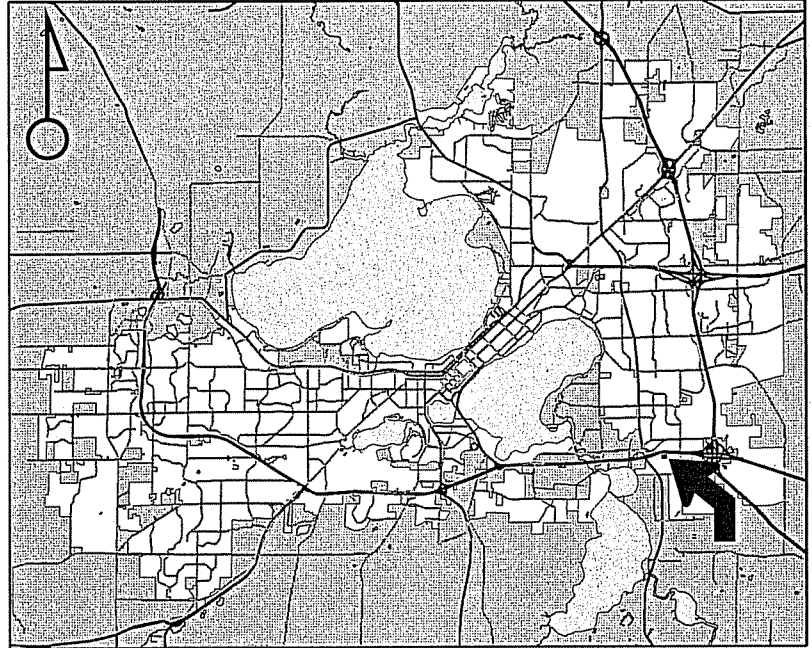
Applicant
Kevin G Wilson-Beltline Hotel Partners II, LLC/
Brian Munson-Vandewalle & Associates

From: IL To: SE

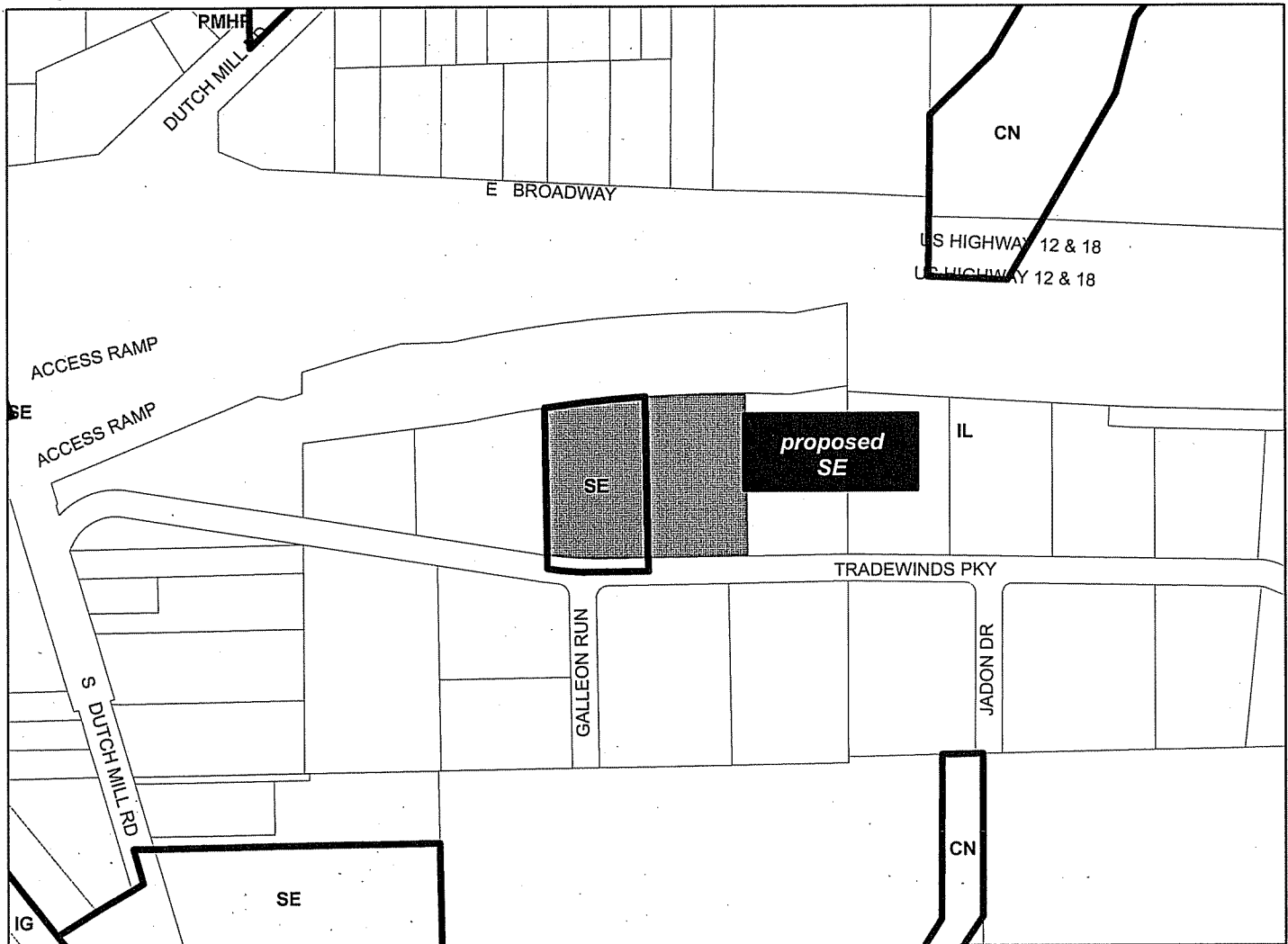
Existing Use
Hotel

Proposed Use
Expand existing hotel to include
extended stay rooms in Urban
Design Dist. 1

Public Hearing Date
Plan Commission
07 March 2016
Common Council
15 March 2016



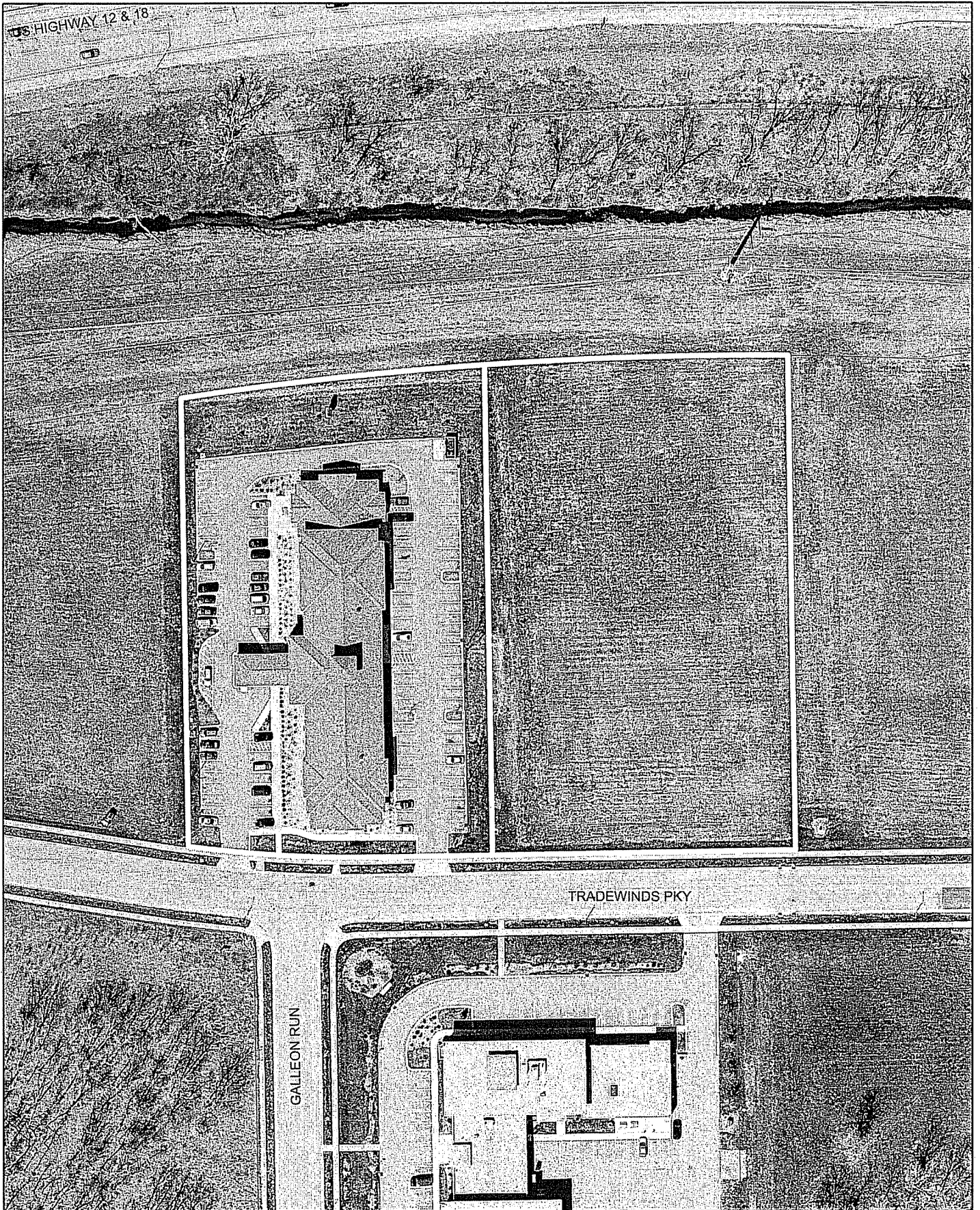
For Questions Contact: Chris Wells at: 261-9135 or cwells@cityofmadison.com or City Planning at 266-4635



Scale : 1" = 400'

City of Madison, Planning Division : RPJ : Date : 29 February 2016

5-6





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 1150 Receipt No. 11187-0004

Date Received 12/21/15

Received By JK

Parcel No. 0710-272-0304-2

Aldermanic District 16-Denise Demery

Zoning District IL

Special Requirements UDD-01, floor plain

Review Required By:

Urban Design Commission Plan Commission

Common Council Other: _____

Form Effective: February 21, 2013

1. **Project Address:** 4824 Tradewinds Parkway
Project Title (if any): Sleep Inn & Suites Addition

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

- Zoning Map Amendment from IL to SE
- 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: Kevin G Wilson Company: Beltline Hotel Partners II LLC.
 Street Address: 4802 Tradewinds Parkway City/State: Madison, WI Zip: 53718
 Telephone: (608) 258-1893 Fax: (608) 221-8118 Email: kevin@kgwmanagement.com

Project Contact Person: Brian Munson Company: Vandewalle & Associates
 Street Address: 120 East Lakeside Street City/State: Madison, Wisconsin Zip: 53726
 Telephone: (608) 255-3988 Fax: (608) 255-0814 Email: bmunson@vandewalle.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: Rezoning of property for future addition to existing hotel facility.

Development Schedule: Commencement Spring 2016 Completion Fall 2016/Spring 2017

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/altered 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:
Alder DeMarb 11.20.15

→ 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: Wendt Date: 10.22.15 Zoning Staff: Tucker Date: 10.22.15

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

Name of Applicant Brian Munson Relationship to Property: Agent

Authorizing Signature of Property Owner [Signature] Date 12/10/15



VANDEWALLE & ASSOCIATES INC.

December 21, 2015

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

Dear Katherine,

The following document and illustrative graphics outlines the proposed rezoning of the parcel located at 4824 Tradewinds Parkway from Industrial Limited (IL) to Suburban Employment (SE) and request for an amendment to the existing conditional use for a 72 room addition to the existing Sleep Inn & Suites hotel (4802 Tradewinds Parkway).

APPLICANT:

Beltline Hotel Partners II LLC.
4802 Tradewinds Parkway
Madison, Wisconsin 53718
Kevin G Wilson
kevin@kgmanagement.com

DESIGN TEAM:

Transcend Architects
193 Dewey Street
Sun Prairie, Wisconsin 53590
Phone: 608.825.2222
Knut Villand
kvilland@gmail.com

Vandewalle & Associates
120 East Lakeside Street
Madison, Wisconsin 53715
Phone: 608.255.3988
Fax: 608.255.0814
Brian Munson
bmunson@vandewalle.com

Quam Engineering
4604 Siggelkow Road
Suite A
McFarland, Wisconsin 53558
Phone: 608.838.7750
Fax: 608.838.7752
Ryan Quam
rquam@quamengineering.com

Existing Conditions:

Existing Zoning: IL
Urban Design District #1

Proposed Zoning: SE

Addresses/PIN: 4802 Tradewinds Parkway 0710-272-0304-4
4824 Tradewinds Parkway 0710-272-0304-2

Aldermanic District: District 16
Alder DeMarb

Neighborhood Association: None

Neighborhood Plan: Marsh Road Neighborhood Plan
Industrial

Notifications: Alder Demarb November 20, 2015
Matt Tucker, Jay Wendt November 20, 2015

Legal Description: Lot 4, Tradewinds Business Centre, in the City of Madison,
Dane County, Wisconsin.

Lot Area: 2.25 acres

Proposed Use: 72 Room addition to existing Sleep Inn & Suites Hotel

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



Subject Property

Vicinity Map



Existing Property

Subject Property

Site Map

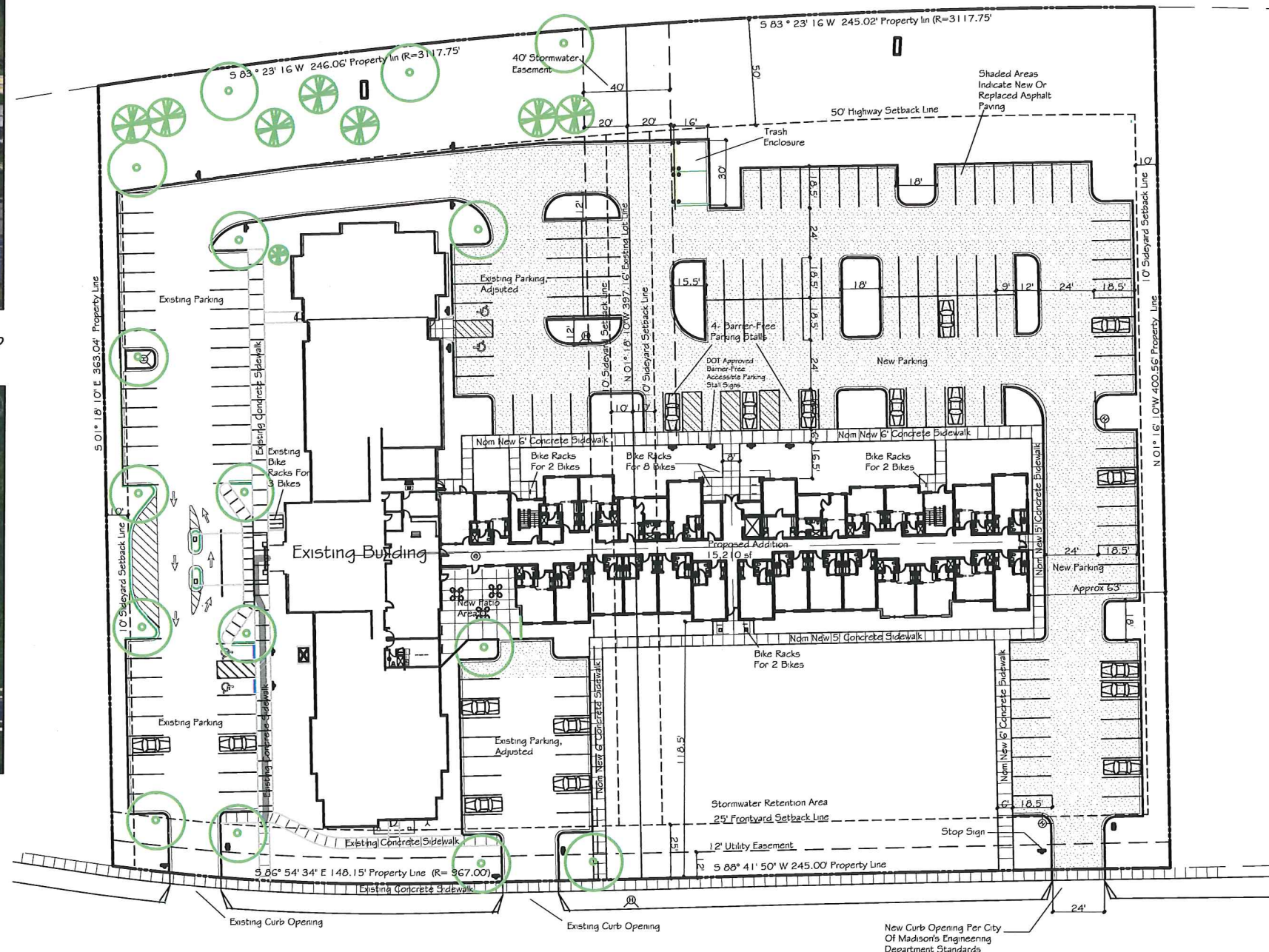
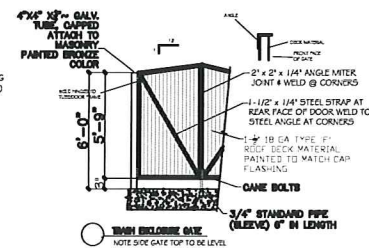
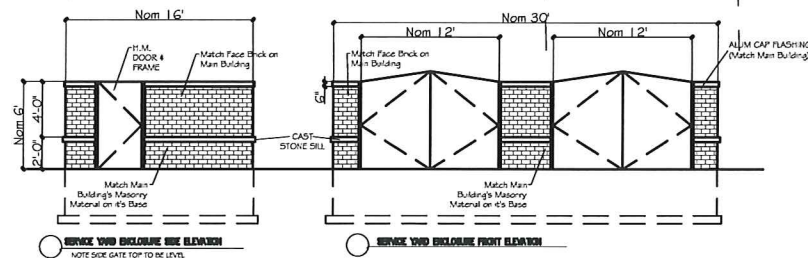
PARKING LOT PLAN SITE INFORMATION BLOCK

Site Address: 4802 (Lot 3) & 4824 (Lot 4) Tradewinds Parkway
 Legal Description: Lots 3 & 4, Tradewinds Business Centre, In The City Of Madison, Dane County, Wisconsin
 Lot 4 Zoning: Existing: IL; Proposed Zoning: SE
 Site Acreage: Lot 3: 94,356 sf; Lot 4: 98,114 sf
 Total: 192,470sf (4.41 Acres)
 Number of building stories (above grade): 3 stories
 Building Height: Existing: 47'; Addition: 45'
 IBC type of Construction (new structure or addition) 5A.
 Building Is Fully Sprinklered
 Total Square Footage of Building: Existing Footprint: 17,978 sf
 Addition Footprint: 15,210 sf
 Total Footprint: 33,188 sf
 Use of Property: Hotel (R-1 Occupancy)
 Number of Guest Rooms, Existing Building: 90 (2 to be Converted) = 88.
 Number of Guest Rooms, Proposed Addition: 72; Total 160.
 Number of Employees: 15 Total (Existing And Proposed)
 Number of Bicycle Stalls Shown: 17 Total
 Number of parking stalls:

	Existing	Proposed
Small Car	96	73
Large Car	4	4
Accessible	4	4
Total	100	77

177 Total Stalls

Number of Trees Shown



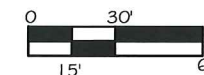
Tradewinds Parkway

Galleon Run

Index To Drawings:

- 2.1 Site Plan
- 6.1 Overall Floor Plan Main Level
- 6.2 Building Addition Main Level
- 6.3 Building Addition Second Level
- 6.4 Building Addition Third Level
- 8.1 Exterior Elevations
- 8.2 Exterior Elevations

Survey Information Obtained From Edge Consulting, Project Number 3245, Dated 3-31-2006



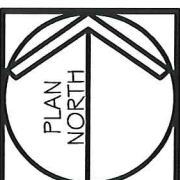
Site Plan
1" = 30'

Plan Review Only, Not For Construction

Bauer-Raether Builders
 Sleep-Inn & Suites Addition
 4802 & 4824 Tradewinds Parkway
 Madison, WI



Transcend
 Architects & Engineers
 193 Dewey Street
 Sun Prairie, WI 53590
 (608) 625-2222 voicemail
 kviland@gmail.com

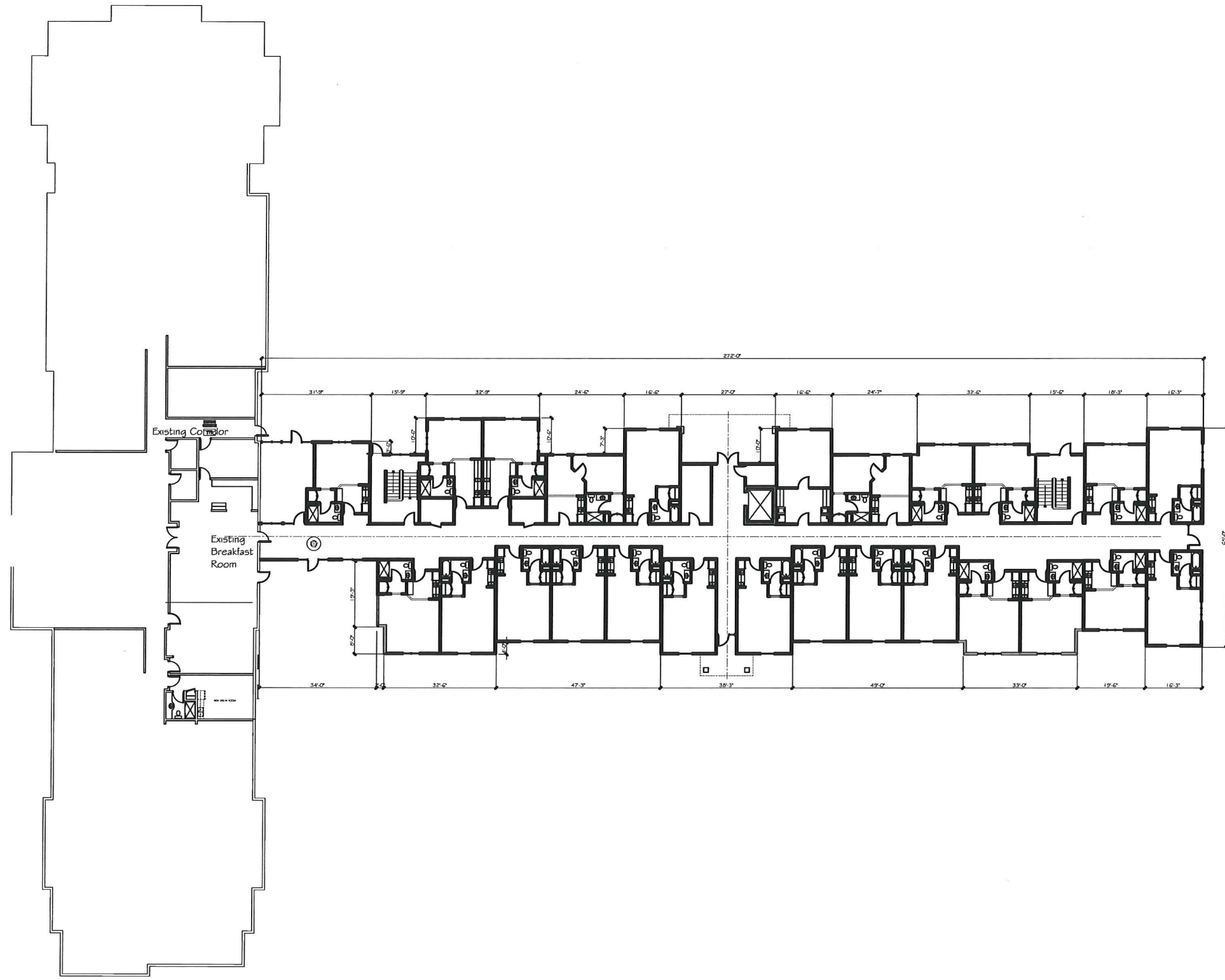


Site Plan
1" = 30'

REVISIONS:
 Submitted For Review 12-21-2015
 KIW
 13 July 2015 2015-31

2.1

NO REPRODUCTION OF THESE PLANS OR THE DESIGNS CONTAINED HEREIN SHALL BE MADE WITHOUT EXPRESS WRITTEN CONSENT OF TRANSCEND ARCHITECTS AND ENGINEERS.



Overall Main Level Floor Plan
 1/16" = 1'-0"

Plan Review Only, Not For Construction

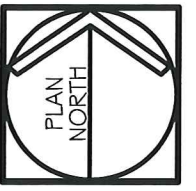
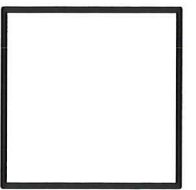
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Bauer-Raether Builders
 Sleep-Inn & Suites Addition
 4802 & 4824 Tradewinds Parkway
 Madison, WI

4802 Tradewinds Parkway
 Madison, WI 53704
 Phone: 608-222-8941
 Fax: 608-222-0952

Bauer-Raether Builders, Inc.

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

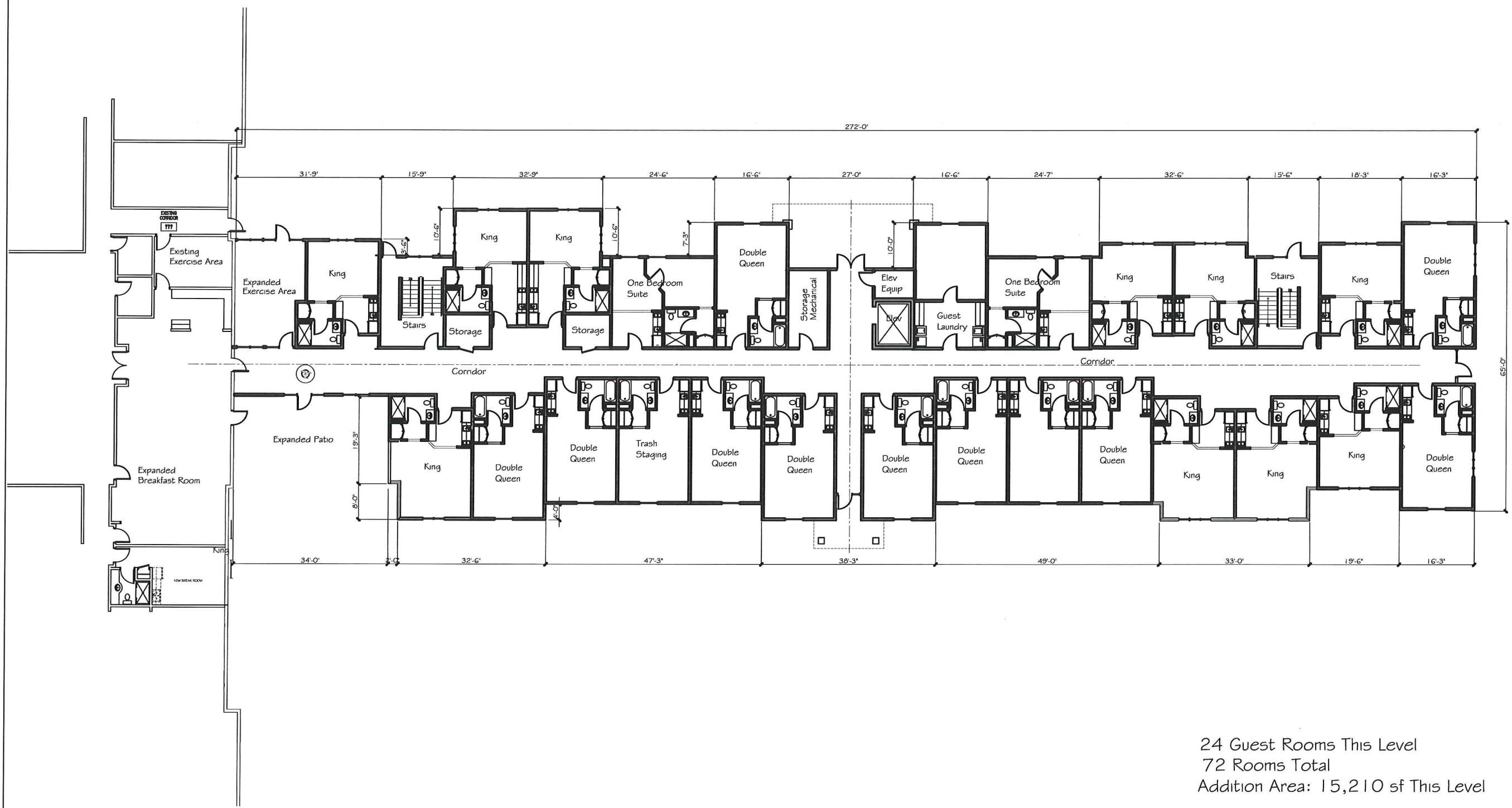


OVERALL FLOOR PLAN
 Scale as Noted

REVISIONS:
 Submitted For Review 12-21-2015

KWW	
13 July 2015	2015-31

6.1

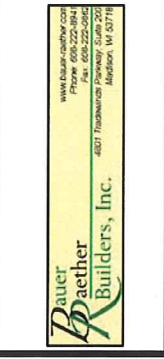


24 Guest Rooms This Level
 72 Rooms Total
 Addition Area: 15,210 sf This Level

Building Addition Floor Plan
 Main Level
 1/8" = 1'-0"

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Bauer-Raether Builders
 Sleep-Inn & Suites Addition
 4802 & 4824 Tradewinds Parkway
 Madison, WI



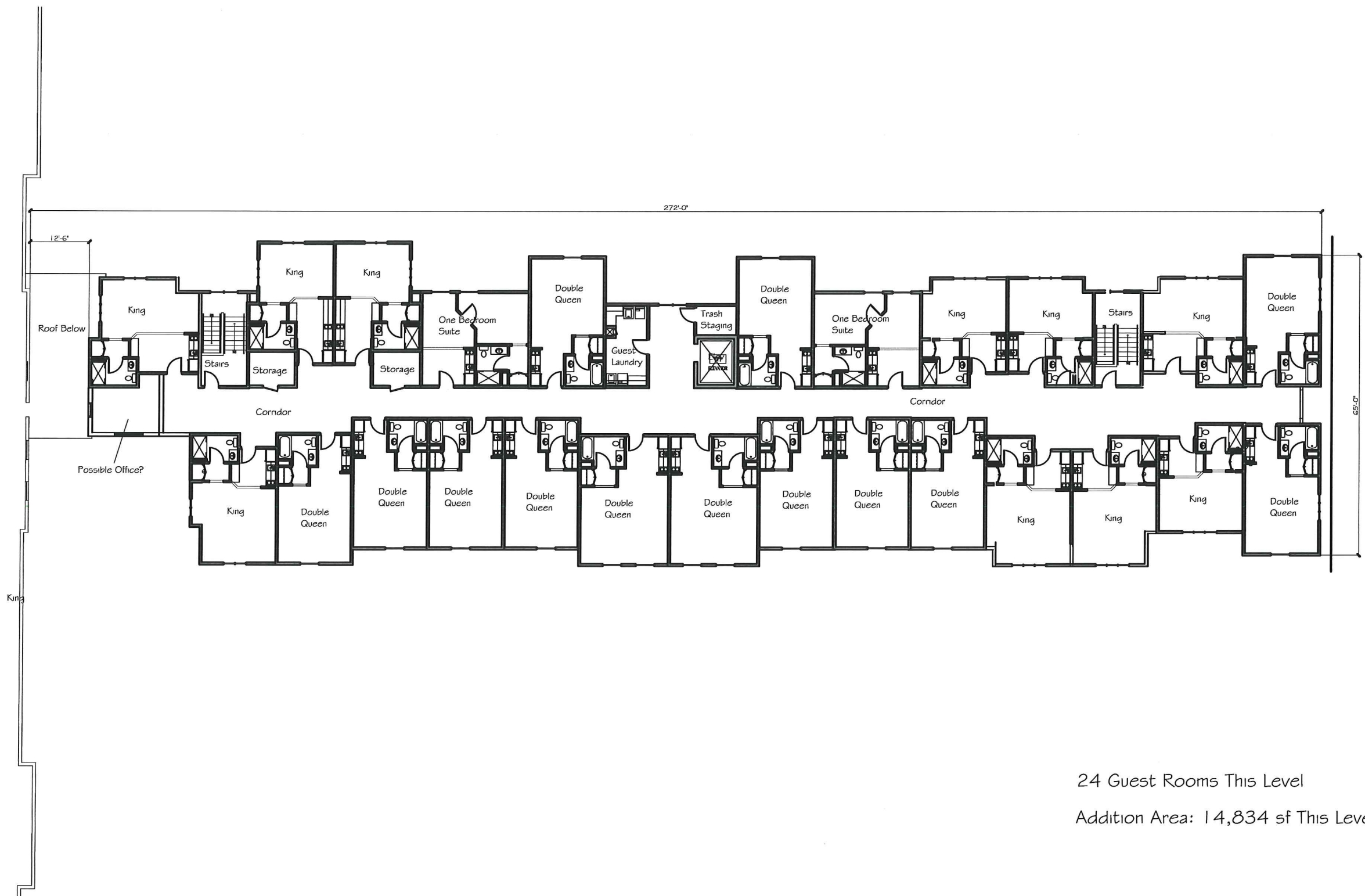
Main Level
 Floor Plan
 Scale as Noted

REVISIONS:

Submitted For Review 12-21-2015
KW
13 July 2015 2015-31

6.2

NO REPRODUCTION OF THESE PLANS OR THE DESIGN CONTAINED HEREIN SHALL BE MADE WITHOUT EXPRESS WRITTEN CONSENT OF TRANSCEND ARCHITECTS AND ENGINEERS.



24 Guest Rooms This Level
 Addition Area: 14,834 sf This Level

Building Addition Floor Plan
 Second Level
 1/8" = 1'-0"

Plan Review Only, Not For Construction

Bauer-Raether Builders
 Sleep-Inn & Suites Addition
 4802 & 4824 Tradewinds Parkway
 Madison, WI

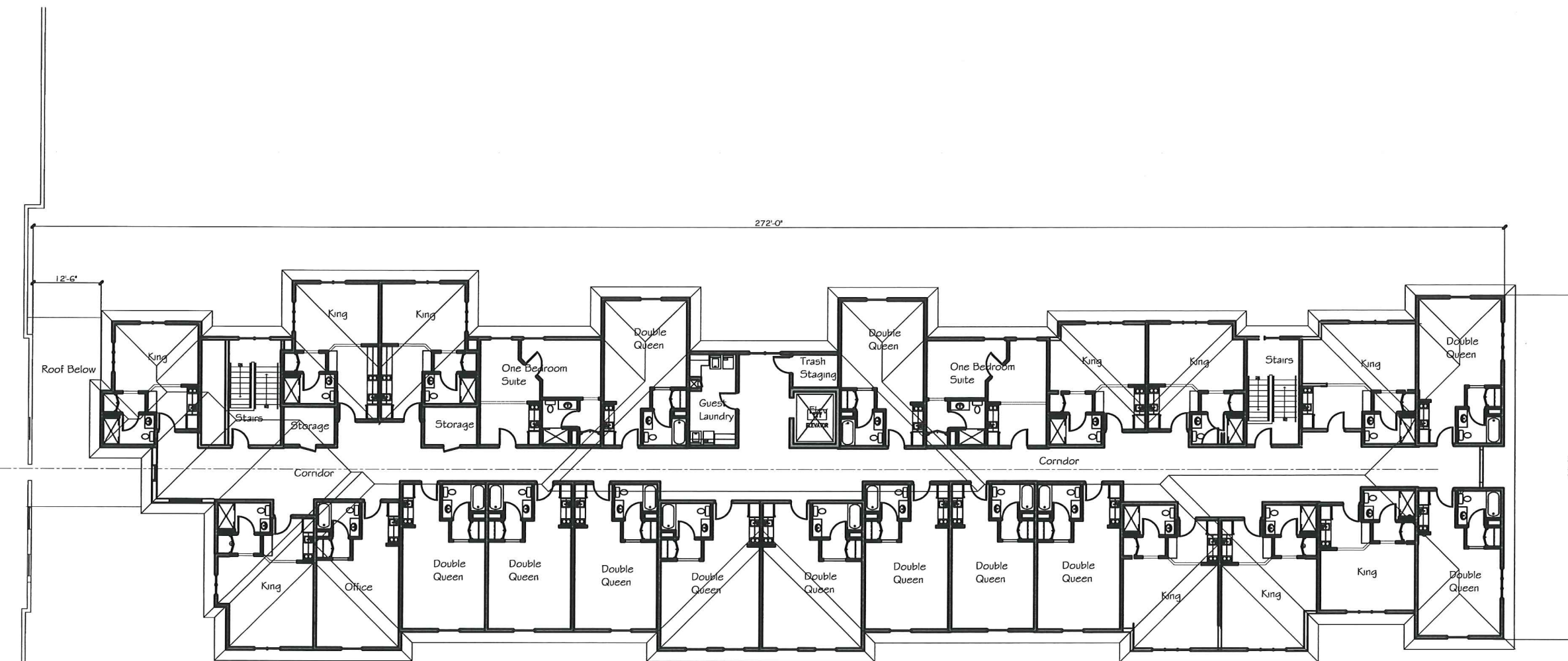


Second Level Floor Plan
 Scale as Noted

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 Submitted For Review 12-21-2015
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 13 July 2015 2015-31

6.3

NO REPRODUCTION OF THESE PLANS OR THE DESIGNS CONTAINED HEREIN SHALL BE MADE WITHOUT EXPRESS WRITTEN CONSENT OF TRANSCEND ARCHITECTS AND ENGINEERS.



24 Guest Rooms This Level
 Addition Area: 14,834 sf This Level

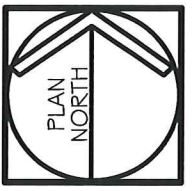
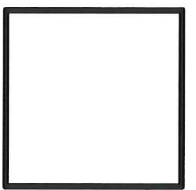
Building Addition Floor Plan
 Third Level
 1/8" = 1'-0"

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Bauer-Raether Builders
 Sleep-Inn & Suites Addition
 4802 & 4824 Tradewinds Parkway
 Madison, WI

Bauer-Raether Builders, Inc.
 4807 Tradewinds Parkway, Suite 202
 Madison, WI 53711
 Phone: 608-222-0800
 Fax: 608-222-0802

Transcend
 Architects & Engineers
 163 Dewey Street
 Sun Prairie, WI 53580
 (608) 825-2222 voice
 kviland@gmail.com



Third Level
 Floor Plan
 Scale as Noted

REVISIONS:

Submitted For Review 12-21-2015
KWW
13 July 2015 2015-31

6.4

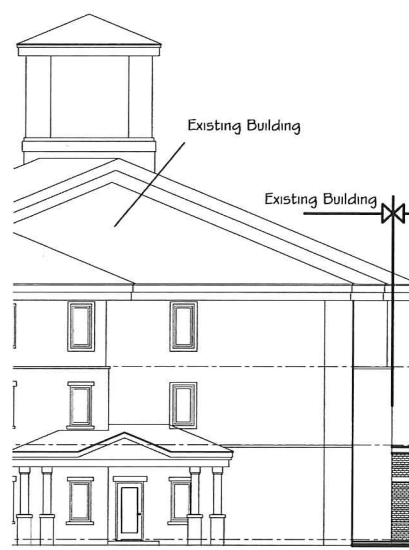
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North

- EIFS: Sand Texture, Light Sand Color To Match Existing
- Shingles: Weathered Wood To Match Existing
- Siding: Horizontal Lap Siding With 6" Reveal To Match Existing (James Hardy, Mountain Sage)
- White Window Frames To Match Existing
- Light Sand Fascia To Match Existing

- Match Existing Brick
- Light Sand Belt Course Colors (Head, Sill And Cap Belt Courses)



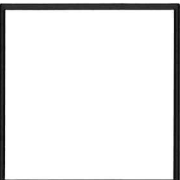
South

- Eifs To Match Existing Texture & Color
- Roofing To Match Existing Shingles
- Horizontal Lap Siding To Match Existing

- Face Brick To Match Existing
- Contrasting Color Belt Courses At Head, Sill & Caps To Match Existing

Plan Review Only, Not For Construction

Bauer-Raether Builders
 Sleep-Inn & Suites Addition
 4802 & 4824 Tradewinds Parkway
 Madison, WI



Exterior Elevations

Scale as Noted

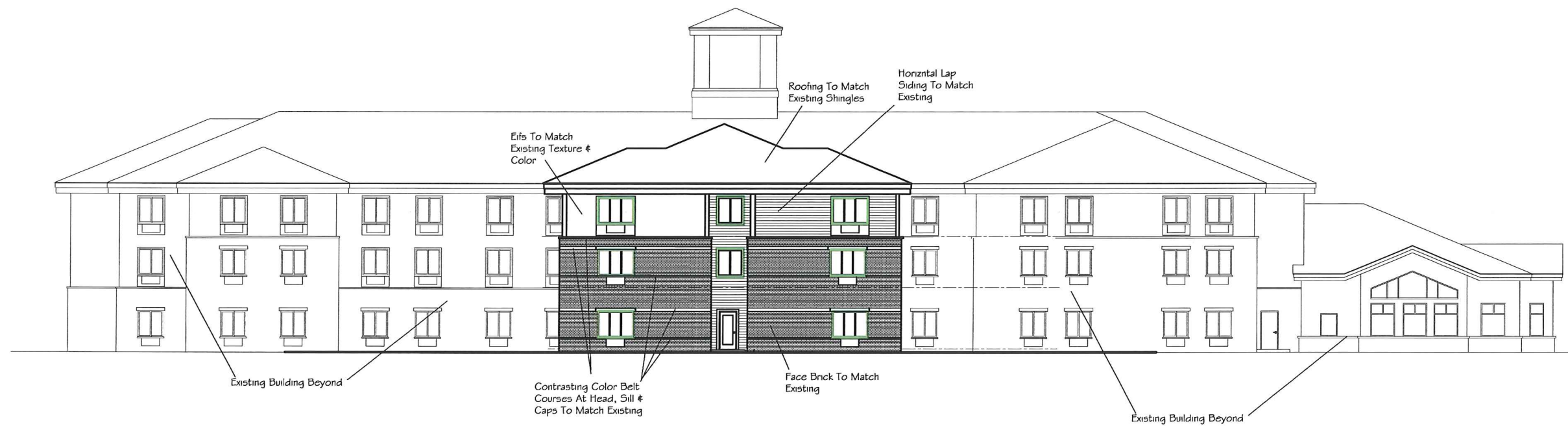
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KWV
 13 July 2015 2015-31

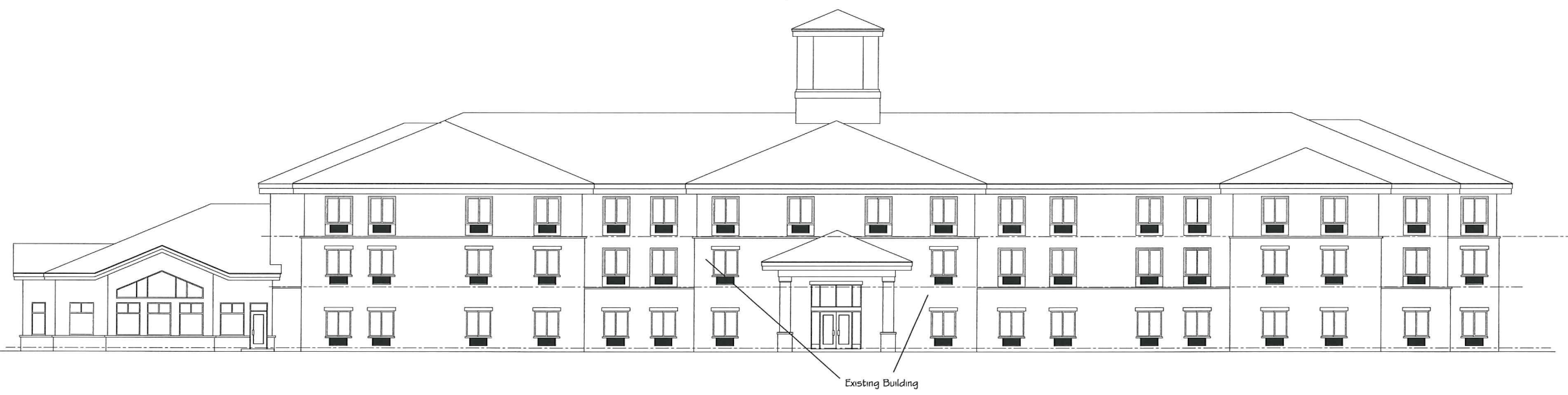
8.1

Exterior Elevations
 3/32" = 1'-0"

NO REPRODUCTION OF THESE PLANS OR THE DESIGNS CONTAINED HEREIN SHALL BE MADE WITHOUT EXPRESS WRITTEN CONSENT OF TRANSCEND ARCHITECTS AND ENGINEERS.



East



West

Exterior Elevations
3/32" = 1'-0"

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Bauer-Raether Builders
Sleep-Inn & Suites Addition
4802 & 4824 Tradewinds Parkway
Madison, WI



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



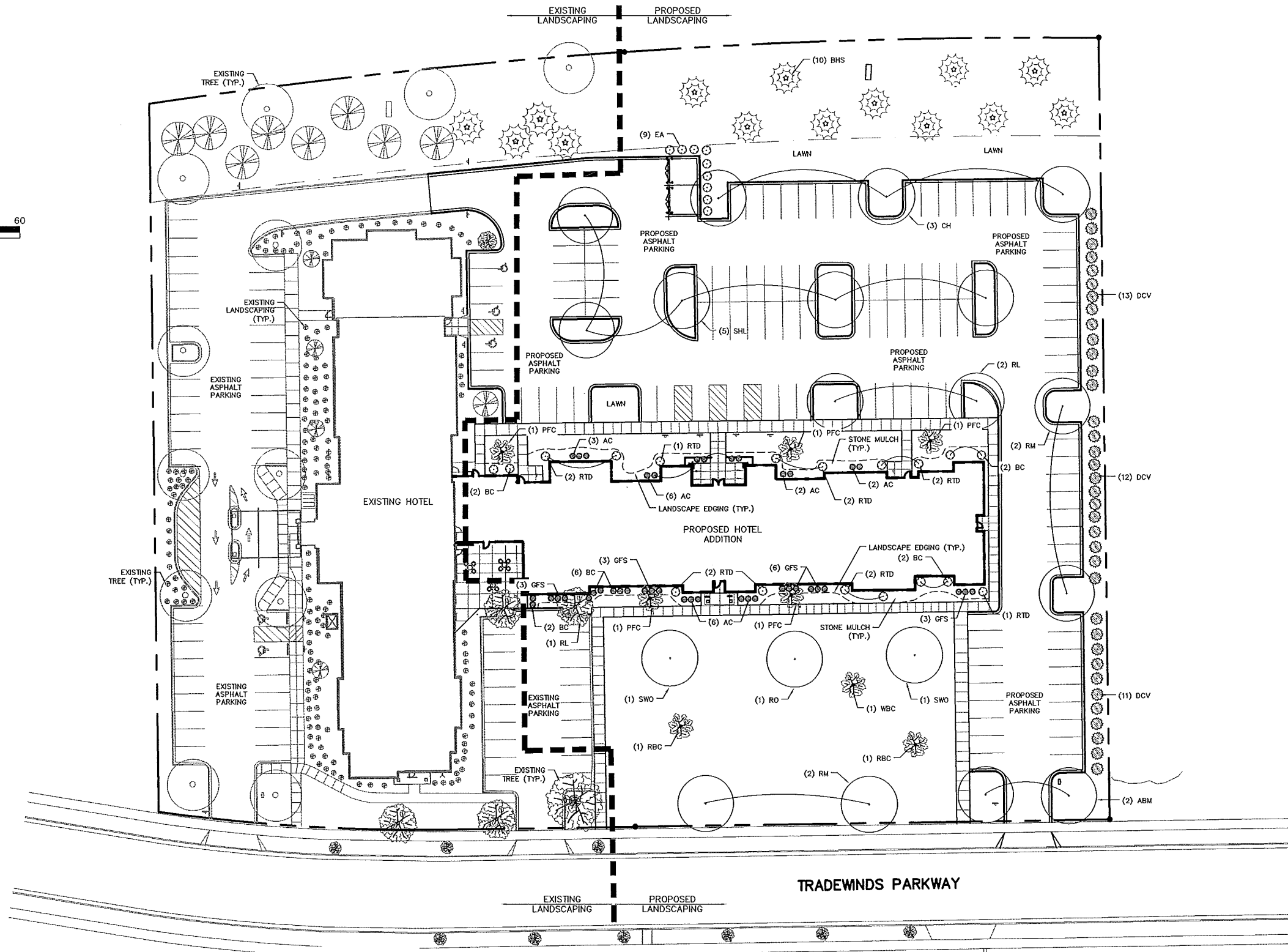
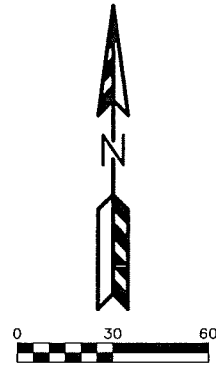
Exterior Elevations

Scale as Noted

REVISIONS:
Submitted For Review 12-21-2015

KW
13 July 2015 2015-31

8.2



KEY	QUAN	SIZE	COMMON N.	ROOT
	35		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
	11		Low Ornamental Trees	
EDT	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
	20		Evergreen Trees	
BHS	10	5'	Black Hills Spruce	BB
EET	10	6'+	Existing Evergreen Trees	EX
	9		Upright Evergreen Shrubs	
EA	9	5'	Emerald Arborvitae	BB
	201		Deciduous Shrubs	
AC	19	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
	35		Evergreen Shrubs	
EES	35	24'+	Existing Evergreen Shrubs	EX

- NOTES:
- Lawn areas between building and parking lot to receive a minimum of 4" of topsoil, starter fertilizer, and locally grown bluegrass seed
 - Lawn areas outside of parking lot and driveways to be seeded (Madison Parks seed mix), fertilized, and mulched with straw
 - Turf areas in detention basin to receive a minimum of 4" of topsoil, detention basin seed mix, starter fertilizer, and straw mulch
 - Turf areas in drainage swales and slopes 3:1 and greater shall be mulched with straw mat fabric (installed per manufacturer's specifications)
 - Foundation planting beds to be mulched with shredded hardwood bark 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
 - Lawn areas and planting beds to be irrigated with an automatic underground irrigation system
 - 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 =	1,272 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 - 165 @ 3 =	315 points
Proposed deciduous shrubs - 13 @ 3 =	288 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 PWKY - BUILDING ADDITION
CITY OF MADISON

LANDSCAPE PLAN
 PAGE: 1 OF 1
 DATED: DECEMBER 21, 2015

QUAM ENGINEERING, LLC
 Residential and Commercial Site Design Consultants

www.quamengineering.com

4604 Siggelkow Road, Suite A - McFarland, Wisconsin 53558
 Phone (608) 838-7750; Fax (608) 838-7752