

December 27, 2006

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

Re: 483 Commerce Drive
Letter of Intent

Dear Members of the City of Madison Plan Commission:

We are pleased to submit the Planned Unit Development – Specific Implementation Plan application for the proposed project to be located at 483 Commerce Drive and as identified Lot 2, Certified Survey Map No. 11993.

The proposed project will consist of a four-story (five-level), 132 room Hampton Inn & Suites Hotel

The lots comprising the project area totals 142,166 square feet or 3.2637 acres.

The total building area shall be 79,313 square feet:

Lower Floor: 10,662 sf
First Floor: 19,821 sf
Second Floor: 15,562 sf
Third Floor: 16,634 sf
Fourth Floor: 16,634 sf

The allowable floor area ratio shall be 1.82

The building will be a combination of concrete block and precast.

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

The proposed construction schedule is for construction to commence July 1, 2007 and Construction Completion to be July 1, 2008.



The development team includes the following:

Developer: Raymond Management Co.
7700 Mineral Point Road, Suite 100
Madison, WI 53717
Phone: 608-833-4100
Fax: 608-833-1616
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: Calkins Engineering
5010 Voges Road
Madison, WI 53718
Phone: 608-838-0444
Fax: 608-838-0445
Principal Contact: Jason Sanger

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

Respectfully submitted,

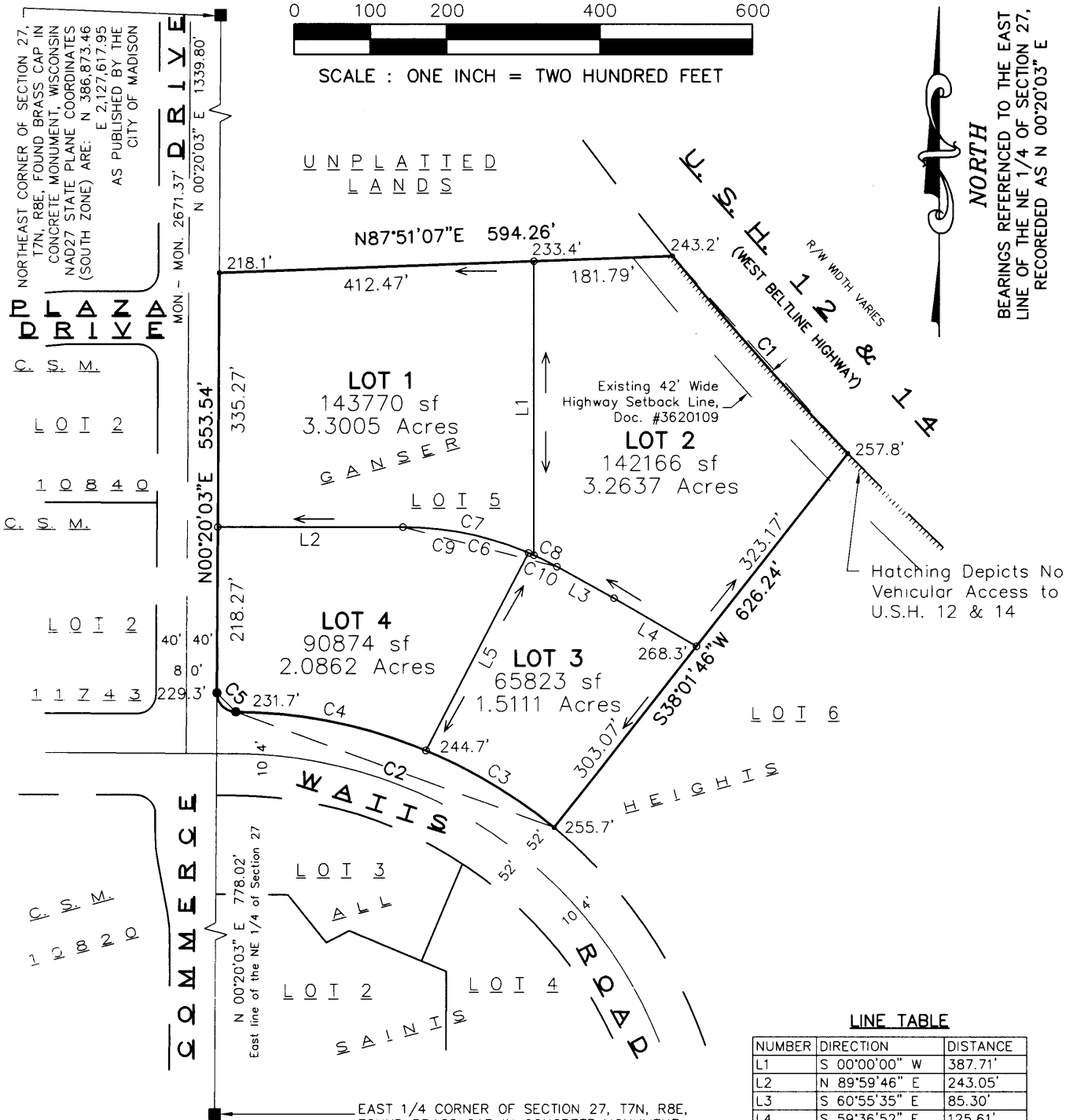


Gary P. Brink
Principal



CERTIFIED SURVEY MAP

LOT 5, GANSER HEIGHTS AS RECORDED IN VOLUME 58-009A OF PLATS, ON PAGES 43-46 AS DOCUMENT NUMBER 3620109, DANE COUNTY REGISTRY AND LOCATED IN THE SW 1/4 OF THE NW 1/4 OF SECTION 26, T7N, R8E, CITY OF MADISON, DANE COUNTY, WISCONSIN.



NORTHEAST CORNER OF SECTION 27, T7N, R8E, FOUND BRASS CAP IN CONCRETE MONUMENT, WISCONSIN NAD27 STATE PLANE COORDINATES (SOUTH ZONE) ARE: N 386,873.46 E 2,127,617.95 AS PUBLISHED BY THE CITY OF MADISON

PLAZA DRIVE
C.S.M.
LOI 2
10840
C.S.M.
LOI 2
11243

COMMERCE
F.S.M.
12020

WAISS
LOI 3
ALF
LOI 2
SAINIS
LOI 4

BRADPAD
LOI 6

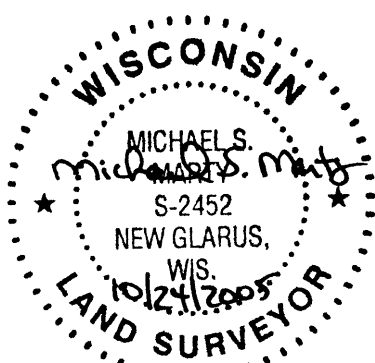
EAST 1/4 CORNER OF SECTION 27, T7N, R8E, FOUND BRASS CAP IN CONCRETE MONUMENT NAD27 WISCONSIN STATE PLANE COORDINATES (SOUTH ZONE) ARE: N 384,200.87 E 2,127,602.36 AS PUBLISHED BY THE CITY OF MADISON

LINE TABLE

NUMBER	DIRECTION	DISTANCE
L1	S 00°00'00" W	387.71'
L2	N 89°59'46" E	243.05'
L3	S 60°55'35" E	85.30'
L4	S 59°36'52" E	125.61'
L5	S 27°15'15" W	292.74'

LEGEND

- 3/4" SOLID IRON ROD FOUND
- 1-1/4" SOLID IRON ROD FOUND
- 3/4" x 18" SOLID IRON RE-ROD SET, 1.50 lbs./ft.
- () INDICATES RECORDED AS
- DISTANCES ARE MEASURED TO THE NEAREST HUNDRETH OF A FOOT.
- ← DRAINAGE ARROW



NOTES:

1. See sheet 2 for existing easements.
2. See sheets 3 & 4 for new easements.
3. See sheet 5 for additional notes.
4. See sheet 6 for curve table, legal description, and surveyor's certificate.

SURVEYED BY:

CALKINS ENGINEERING, LLC
5010 VOGES ROAD
MADISON, WI 53718
(608) 838-0444

MAP NO. 11993
DOCUMENT NO. 4257029
VOLUME 73 PAGE 352
Rev: October 30, 2006
Rev: July 19, 2006
Date: October 24, 2005
PLOT VIEW: PLOT
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PER01
SHEET 1 OF 7

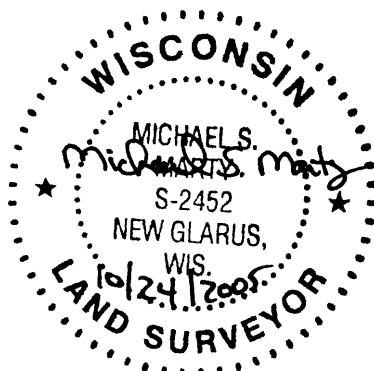
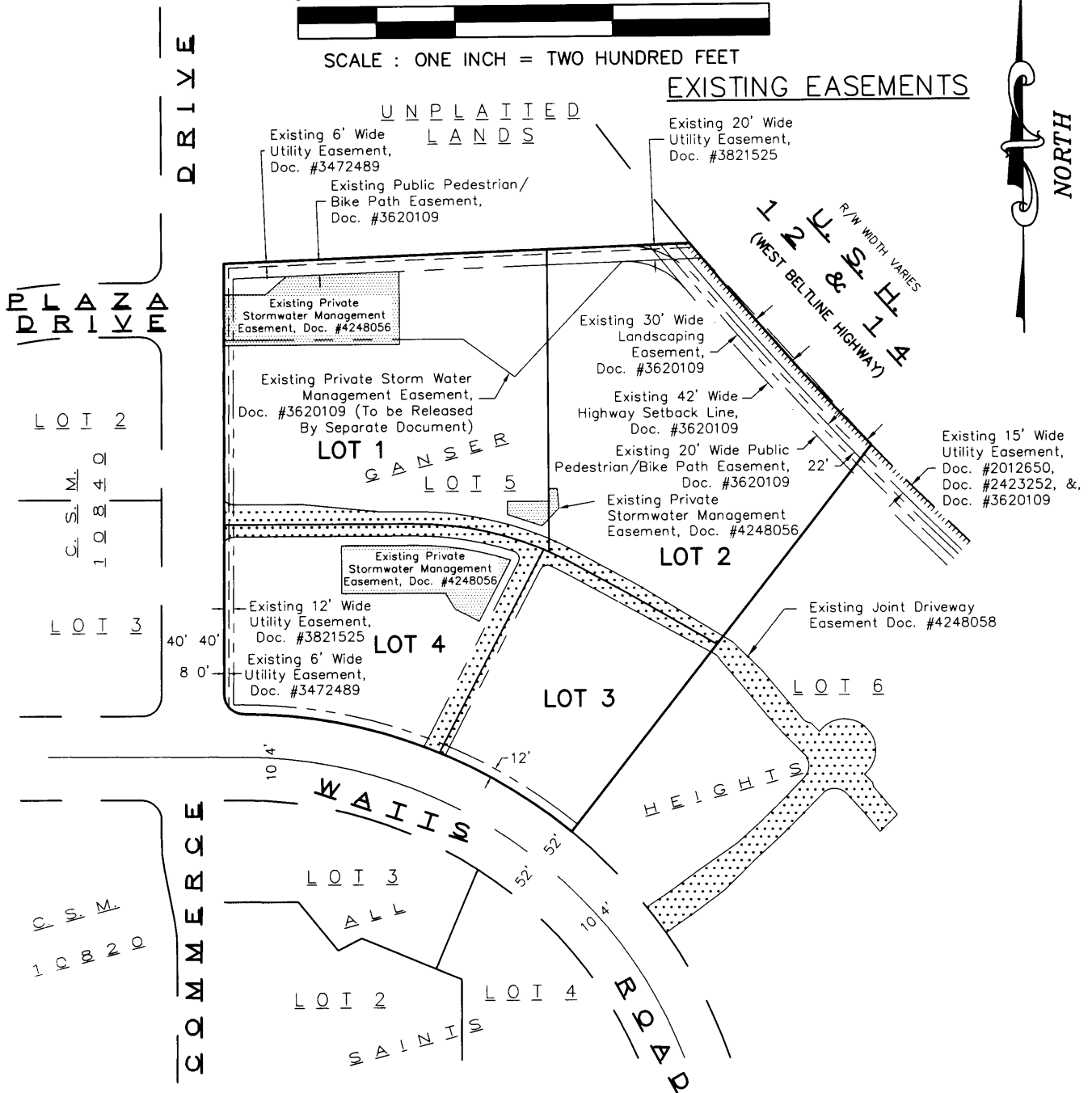
CERTIFIED SURVEY MAP

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SCALE : ONE INCH = TWO HUNDRED FEET

EXISTING EASEMENTS



Rev: 07/19/2006
Rev: 10/30/2006

MAP NO. 11993

DOCUMENT NO. 4257029

VOLUME 73 PAGE 353

Rev: October 30, 2006

Rev: July 19, 2006

Date: October 24, 2005

PLOT VIEW: PLOT

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SURVEYED BY:

CALKINS ENGINEERING, LLC
5010 VOGES ROAD
MADISON, WI 53718
(608) 838-0444

PER01

SHEET 2 OF 7

CERTIFIED SURVEY MAP

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SCALE : ONE INCH = ONE HUNDRED TWENTY FEET

UTILITY EASEMENT DETAIL

EASEMENT CURVE TABLE

NUMBER	CENTRAL ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD
C11	01°51'46"	655.00	21.29	S 66°22'27" E	21.29
C12	20°56'20"	429.50	156.96	N 79°31'58" W	156.09
C13	21°28'30"	439.50	164.73	S 79°15'53" E	163.77
C14	00°52'32"	655.00	10.01	N 65°00'19" W	10.01

UNPLATTED
LANDS

U.S. H. 1, 2 & 14
R/W WIDTH VARIES
(WEST BELTLINE HIGHWAY)

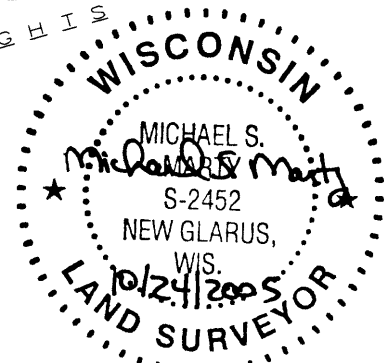
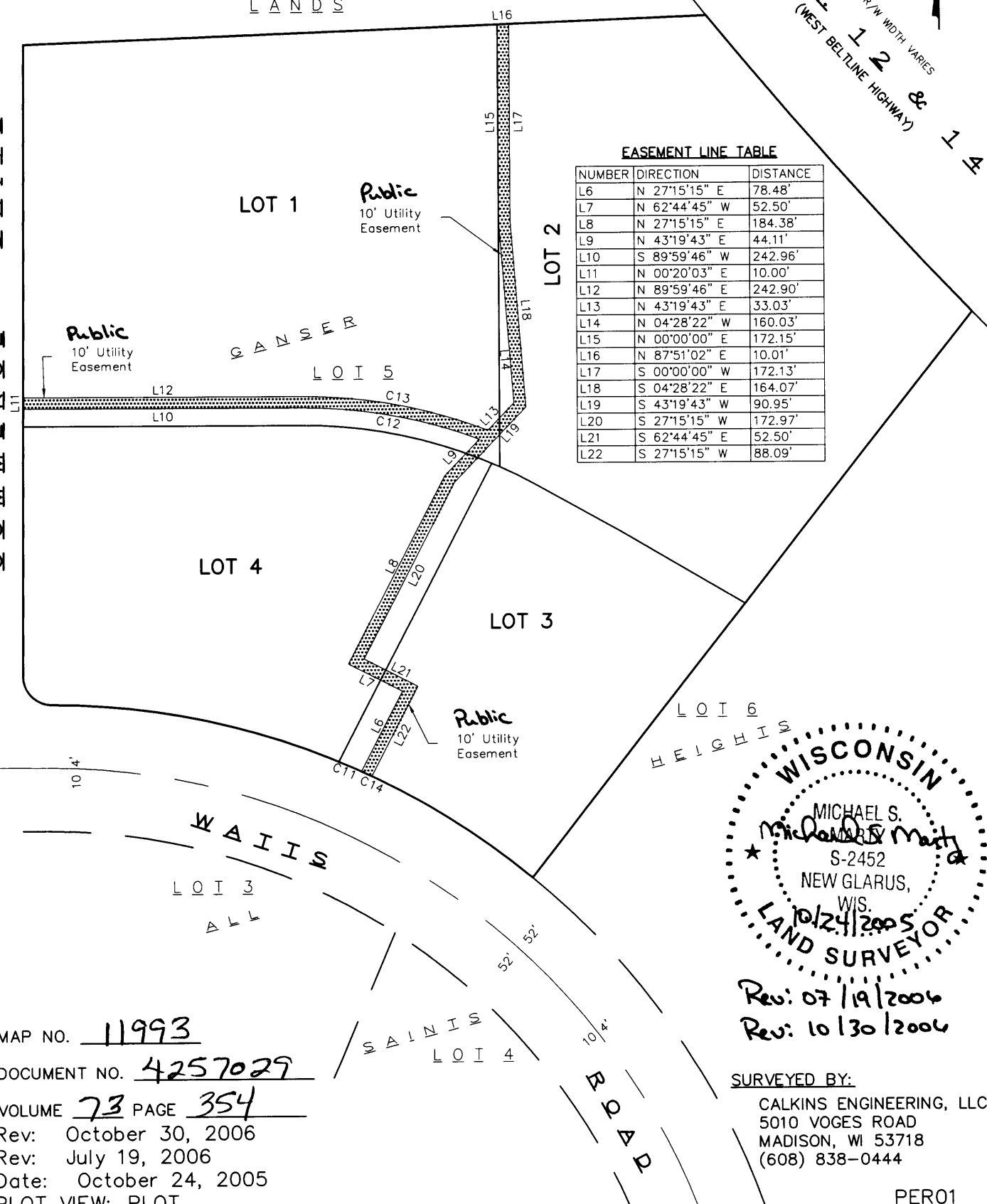


EASEMENT LINE TABLE

NUMBER	DIRECTION	DISTANCE
L6	N 27°15'15" E	78.48'
L7	N 62°44'45" W	52.50'
L8	N 27°15'15" E	184.38'
L9	N 43°19'43" E	44.11'
L10	S 89°59'46" W	242.96'
L11	N 00°20'03" E	10.00'
L12	N 89°59'46" E	242.90'
L13	N 43°19'43" E	33.03'
L14	N 04°28'22" W	160.03'
L15	N 00°00'00" E	172.15'
L16	N 87°51'02" E	10.01'
L17	S 00°00'00" W	172.13'
L18	S 04°28'22" E	164.07'
L19	S 43°19'43" W	90.95'
L20	S 27°15'15" W	172.97'
L21	S 62°44'45" E	52.50'
L22	S 27°15'15" W	88.09'

DRIVE
COMMERCIAL

40'



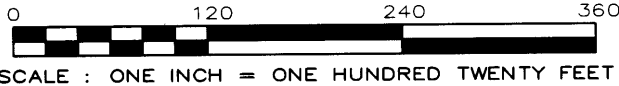
Rev: 07/19/2006
Rev: 10/30/2006

MAP NO. 11993
DOCUMENT NO. 4257029
VOLUME 73 PAGE 354
Rev: October 30, 2006
Rev: July 19, 2006
Date: October 24, 2005
PLOT VIEW: PLOT

SURVEYED BY:
CALKINS ENGINEERING, LLC
5010 VOGES ROAD
MADISON, WI 53718
(608) 838-0444

CERTIFIED SURVEY MAP

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SANITARY SEWER & WATER MAIN EASEMENT DETAIL

EASEMENT CURVE TABLE

NUMBER	CENTRAL ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD
C15	00°28'58"	655.00	5.52	N 67°32'49" W	5.52
C16	02°40'41"	655.00	30.62	N 69°07'39" W	30.61

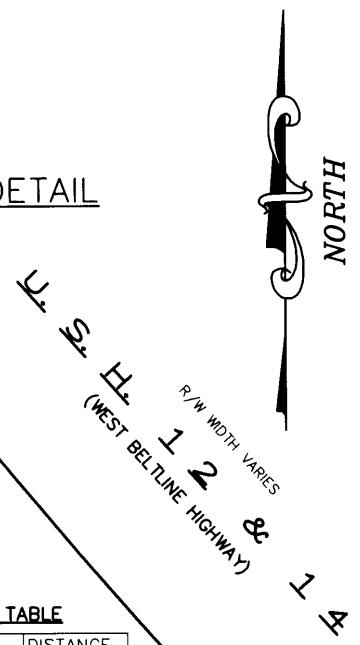
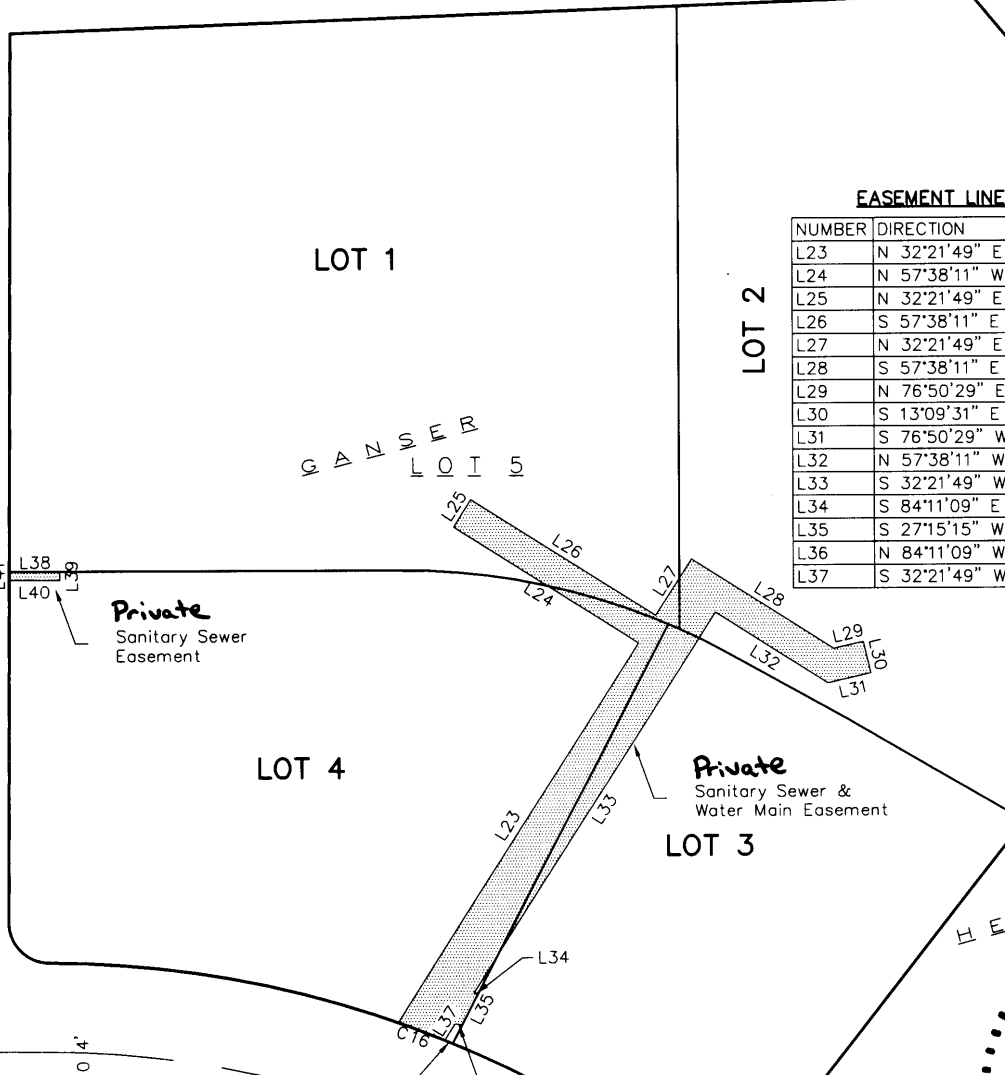
UNPLAIED
LANDS

EASEMENT LINE TABLE

NUMBER	DIRECTION	DISTANCE
L23	N 32°21'49" E	279.08'
L24	N 57°38'11" W	134.72'
L25	N 32°21'49" E	20.00'
L26	S 57°38'11" E	134.72'
L27	N 32°21'49" E	41.16'
L28	S 57°38'11" E	103.85'
L29	N 76°50'29" E	18.98'
L30	S 13°09'31" E	20.00'
L31	S 76°50'29" W	27.37'
L32	N 57°38'11" W	82.24'
L33	S 32°21'49" W	279.94'
L34	S 84°11'09" E	2.64'
L35	S 27°15'15" W	21.49'
L36	N 84°11'09" W	4.78'
L37	S 32°21'49" W	11.85'

COMMERCE DRIVE

40'



Rev: 07/19/2006
Rev: 10/30/2006

MAP NO. 11993
DOCUMENT NO. 4257029
VOLUME 73 PAGE 355
Rev: October 30, 2006
Rev: July 19, 2006
Date: October 24, 2005
PLOT VIEW: PLOT

SURVEYED BY:
CALKINS ENGINEERING, LLC
5010 VOGES ROAD
MADISON, WI 53718
(608) 838-0444



Stock No. 26273

001707

CERTIFIED SURVEY MAP

LOT 5, GANSER HEIGHTS AS RECORDED IN VOLUME 58-009A OF PLATS, ON PAGES 43-46 AS DOCUMENT NUMBER 3620109, DANE COUNTY REGISTRY AND LOCATED IN THE SW 1/4 OF THE NW 1/4 OF SECTION 26, T7N, R8E, CITY OF MADISON, DANE COUNTY, WISCONSIN.

NOTES:

1. The recorded plat of GANSER HEIGHTS references the following:

-WIS-DOT NOTES:

-Access Restriction Note: Access to U.S.H. 12 is controlled by WIS-DOT project: CA 04-2(1).

-Highway Setback Restriction Note: No improvements or structures are allowed between the right-of-way and the highway setback line. Improvements and structures include, but are not limited to signs, parking areas, driveways, wells, septic systems, drainage facilities, buildings, and retaining walls. It is expressly intended that this restriction is for the benefit of the public as provided in section 236.293, Wisconsin Statutes, and shall be enforceable by the Wisconsin Department of Transportation or its assigns. Contact the Wisconsin Department of Transportation for more information. The phone number may be obtained by contacting the County Highway Department. Special Exception for a reduced Highway Setback of 42' approved by WIS-DOT on December 08, 2002, WISDOT Log No. 1112.

-Noise Note: The lots of this land division may experience noise at levels exceeding levels in s. Trans 405.04, Table 1. these levels are based on federal standards. The Department of Transportation is not responsible for abating noise from existing state trunk highways or connecting highways, in the absence of any increase by the department to the highway's through-lane capacity.

-All lots within this plat are subject to a non-exclusive easement for drainage purposes and shall be a minimum of six (6) feet in width measured from the property line to the interior of each lot, except that the easement shall be twelve (12) feet in width on the perimeter of this plat. Easements shall not be required on property lines shared with greenways or public streets.

-The intra block drainage easements shall be graded with the construction of each principle structure in accordance with the approved storm water drainage plan on file with the City Engineer and the Zoning Administrator, as amended in accordance with the Madison General Ordinances.

-A traffic impact analysis is required for each development on Lots 5, 6, 7, and 8. The vehicle trip generation projected for each new building constructed on Lots 5, 6, 7, and 8 shall be compared to the levels of vehicle trips projected in the report entitled "Watts Road Development Traffic Impact Analysis" prepared by Engineering Solutions, LLC dated March, 2001 on both an individual development basis and with respect to the total vehicle trip generation contemplated by the land use plan amendment dated September 25, 2001.

-The 30 foot wide landscaping easement is reserved for the planting of trees or shrubs by the owner; the construction of buildings here is prohibited and the strip shall not be counted as any required yard. Maintenance of this strip is the responsibility of the owner.

-All buildings and outdoor recreational areas shall comply with M.G.O. Sec. 16.23(3)(d) - Highway Noise Land Use Provisions Policies and Ordinance.

-There shall be no access along the southerly right-of-way line of the West Beltline Highway (U.S.H. 12 & 14).

-The owners of Lots 5, 6, 7, and 8 shall grant a perpetual reciprocal non-exclusive, and unimpeded vehicular and pedestrian easement for crossing and ingress/egress.

-Construction and use of structures upon Lots 5, 6, 7, 8, and Outlot 1 are subject to the terms and provisions of a set of declarations imposed, managed, and administered by the Roman Catholic Diocese of Madison, as recorded in the Dane County Register of Deeds on December 26, 2002, as Document Number 3618895.

-The owner reserves, for itself and its successors and assigns, the right to subject the plat to one or more agreements respecting reciprocal easements and restrictions to promote the common use, operation, and benefit of certain portions of the plat as planned-integrated development.

-As lots develop in this plat, each is responsible for compliance with M.G.O. Chapter 37.

2. All lots created by this certified survey map are required to comply with Chapter 37 of the Madison General Ordinances at the time they develop.

3. Drainage Arrows indicate the direction of surface drainage swale at individual property lines. Said drainage swale shall be graded with the construction of each principal structure maintained by the lot owner unless modified with approval of the City Engineer. Elevations given are for property corners at ground level and shall be maintained by the lot owner.

4. All lots within this survey are subject to a public easement for drainage purposes which shall be a minimum of 6-feet in width measured from the property line to the interior of each lot except that the easement shall be 12-feet in width on the perimeter of the certified survey map. Easements shall not be required on property lines shared with green ways or public streets. No structures may be constructed within said easement and no other obstructions to drainage, including landscaping are permitted without prior written approval of the City Engineer. In the event of the City of Madison Plan Commission and/or Common Council approved redivision of a previously subdivided property, the underlying public easements for drainage purposes are released and replaced by those required and created by the current approved subdivision.

5. Any proposed buildings on Lots 1 and 2 of this certified survey map shall be designed such that traffic-induced interior noise levels will not exceed 52 decibels.

6. One access on Watts Road & Commerce Drive may be granted as determined by the City Traffic Engineer.

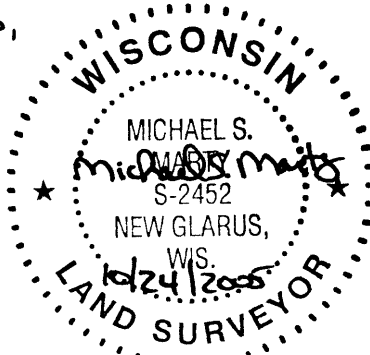
7. This Certified Survey Map subject to Declaration of Conditions, Covenants, and Restrictions for Maintenance of Stormwater Management Measures as recorded in Document Number 4248056. See document for restrictions and conditions.

8. This Certified Survey Map subject to Declaration of Private Storm and Sanitary Sewer Easement as recorded in Document Number 4248057. See document for conditions.

9. This Certified Survey Map is subject to Declaration of Drive Easement as recorded in Document Number 4248058. See document for restrictions and conditions.

10. This Certified Survey Map subject to Declaration of Conditions and Covenants as recorded in Document Number 4248059. See document for conditions.

11. Subject to conditions, covenants, restrictions, and reservations contained in Document Numbers 3646766, 3995831, 3869000, 3867620 and 3867621.

MAP NO. 11993DOCUMENT NO. 4257029VOLUME 73 PAGE 356

Rev: October 30, 2006

Rev: July 19, 2006

Date: October 24, 2005

PLOT VIEW: PLOT

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SURVEYED BY:

CALKINS ENGINEERING, LLC
5010 VOGES ROAD
MADISON, WI 53718
(608) 838-0444

Rev: 07/19/2006

Rev: 10/30/2006

PER01

SHEET 5 OF 7



Stock No. 26273

001708

CERTIFIED SURVEY MAP

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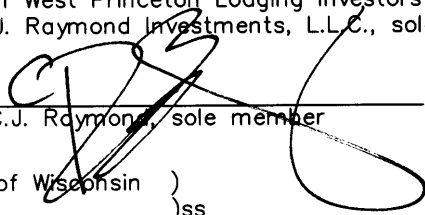
CURVE DATA

CURVE	ARC	RADIUS	CENTRAL ANGLE	CHORD BEARING	CHORD	TANGENT BEARING BACK	TANGENT BEARING AHEAD
C1	347.63	3939.72	05°03'20"	S 41°32'22" E	347.52	S 39°00'42" E	S 44°04'02" E
C2	452.81	655.00	39°36'33"	N 69°54'40.5" E	443.85	N 50°06'24" W	N 89°42'57" W
C3	196.61	655.00	17°11'56"	N 58°42'22" W	195.88	N 50°06'24" W	N 67°18'20" W
C4	256.19	655.00	22°24'37"	N 78°30'38.5" W	254.56	N 67°18'20" W	N 89°42'57" W
C5	39.29	25.00	90°03'00"	N 44°41'27" W	35.37	N 89°42'57" W	
C6	210.09	414.00	29°04'33"	S 75°27'51.5" E	207.85		
C7	176.37	414.00	24°24'30"	S 77°47'54" E	175.04		S 65°35'39"E
C8	33.73	414.00	04°40'04"	S 63°15'37" E	33.72	S 65°35'39"E	
C9	168.70	414.00	23°20'50"	S 78°19'43" E	167.53		S 66°39'18" E
C10	41.39	414.00	05°43'43"	S 63°47'26.5" E	41.38	S 66°39'18" E	

OWNER'S CERTIFICATE

Madison West Princeton Lodging Investors I, LLC, as owner, hereby certifies that we caused the land described on this Certified Survey Map to be surveyed, divided, mapped, and dedicated as represented on the map hereon. We further certify that this Certified Survey Map is required by S.236.34 to be submitted to the City of Madison for approval. Witness the hand and seal of said owner this 30th day of OCTOBER, 2006.

Madison West Princeton Lodging Investors I, LLC
By: C.J. Raymond Investments, L.L.C., sole member

By: 
C.J. Raymond, sole member

State of Wisconsin)
)ss
County of Dane)

Personally came before me this 30th day of OCTOBER, 2006, the above named C.J. Raymond to me known to be the person who executed the foregoing instrument and acknowledged the same.


DIANE QUINN, Notary Public
State of Wisconsin
My Commission expires: April 26, 2009

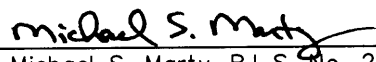
SURVEYOR'S CERTIFICATE

I, Michael S. Marty, Registered Land Surveyor No. 2452, hereby certify that under the direction of Madison West Princeton Lodging Investors I, LLC, owner of said land, I have surveyed, divided, mapped, and dedicated part of the Southwest Quarter of the Northwest Quarter of Section 26, Township 7 North, Range 8 East, City of Madison, Dane County, Wisconsin, more fully described as follows:

Lot 5, GANSER HEIGHTS, as recorded in Volume 58-009A of Plats, on pages 43-46, as Document Number 3620109, Dane County Registry, City of Madison, Dane County, Wisconsin.

I further certify that the map on sheet one (1) is a correct representation of the exterior boundaries of the land surveyed and that I have fully complied with the provisions of Chapter 236.34 of the State Statutes and the Subdivision Ordinance of the City of Madison in surveying, dividing, mapping, and dedicating the same.

Dated this 24th day of October, 2005.
Revised this 19th day of July, 2006.
Revised this 30th day of October, 2006.

Signed: 
Michael S. Marty, R.L.S. No. 2452

MAP NO. 11993
DOCUMENT NO. 4257029
VOLUME 73 PAGE 357
Rev: October 30, 2006
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\projects\PER01\CSM\Revised\csm-PER01 revised01.dwg



SURVEYED BY:
CALKINS ENGINEERING, LLC
5010 VOGES ROAD
MADISON, WI 53718
(608) 838-0444

CERTIFIED SURVEY MAP

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State Bank of Cross Plains CONSENT OF MORTGAGEE

~~Associated Bank~~, a banking association duly organized and existing under and by virtue of the laws of the State of Wisconsin, mortgagee of the above described land, does hereby consent to the surveying, dividing, mapping and dedicating of the land described on this Certified Survey Map, and does hereby consent to the Owner's Certificate.

State Bank of Cross Plains

IN WITNESS WHEREOF, the said ~~Associated Bank~~ has caused these presents to be signed by DAVID EARLL, its Vice President, and countersigned by _____, at MADISON, Wisconsin this 31st day of OCTOBER, 2006.

By: [Signature] State Bank of Cross Plains
VICE PRESIDENT

State of Wisconsin)
)ss.
County of Dane)

Personally came before me this 31st day of October, 2006, DAVID EARLL and _____, of the above named banking association, to me known to be the persons who executed the foregoing instrument, and to me known to be such _____ and _____ of said banking association, and acknowledged that they executed the foregoing instrument as such officers as the deed of said banking association, by its authority.

[Signature] My Commission expires: April 26, 2009
Notary Public, State of Wisconsin
Diane Quinn

CITY OF MADISON APPROVAL

Approved for recording per City of Madison Plan Commission Secretary.

Date: 1 NOVEMBER 2006

Signed: [Signature] FOR M. OLINGER

COMMON COUNCIL RESOLUTION

Resolved, that this Certified Survey Map located in the City of Madison, was hereby approved by Enactment No. RES-06-00990, File I.D. No. 02533, adopted on this 21st day of November, 2006, and that said enactment further provided for the acceptance of those lands dedicated and rights conveyed by said Certified Survey Map to the City of Madison for public use.

Date: November 27, 2006 Maribeth Witzel-Behl
Maribeth L. Witzel-Behl, ~~Interim~~ City Clerk
City of Madison, Dane County, Wisconsin



Rev: 07/19/2006
Rev: 10/30/2006

REGISTER OF DEEDS CERTIFICATE

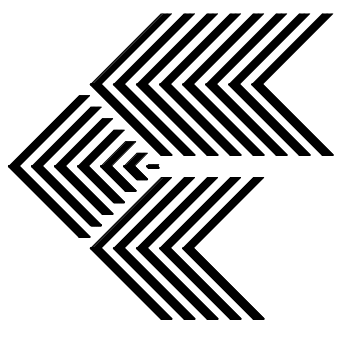
Received for recording on this 27th day of November, 2006, at 3:59 o'clock P.m. and recorded in Volume 73 of Certified Survey Maps on pages 352-358.

SURVEYED FOR:
RAYMOND MANAGEMENT CO.
7700 MINERAL POINT ROAD
SUITE 100
MADISON, WI 53717

SURVEYED BY:
CALKINS ENGINEERING, LLC
5010 VOGES ROAD
MADISON, WI 53718
(608) 838-0444

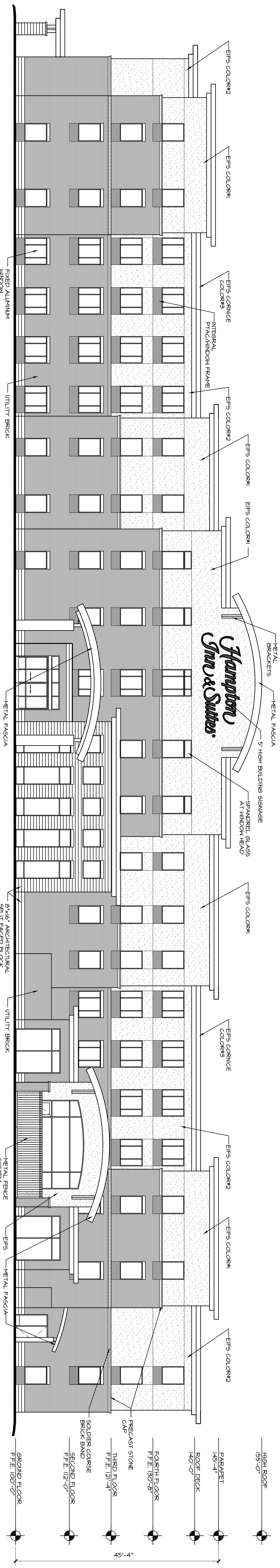
[Signature]
Jane Licht, Dane County
Register of Deeds

MAP NO. 11993
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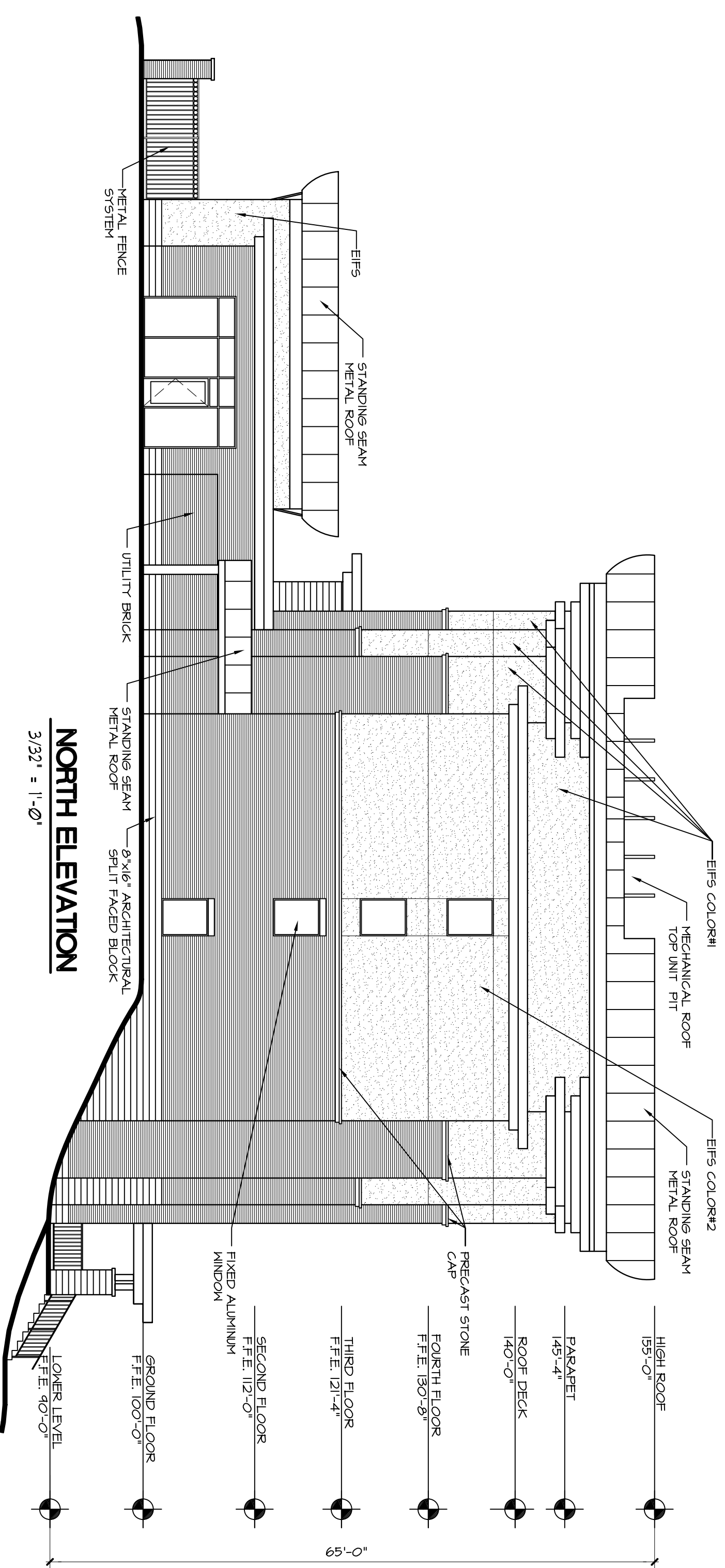


GARY BRINK & ASSOCIATES
ARCHITECTS

8401 EXCELSIOR DRIVE
MADISON, WI 53717
608-829-1750
608-829-3056 (FAX)



EAST ELEVATION
3/32" = 1'-0"

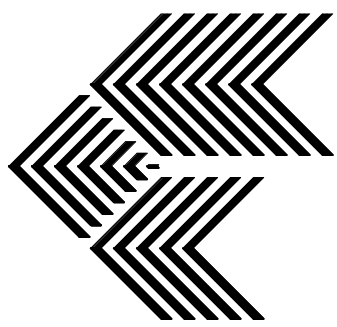


NORTH ELEVATION
3/32" = 1'-0"

PROJECT:
HAMPTON INN & SUITES
483 COMMERCE DRIVE MADISON, WISCONSIN 53719

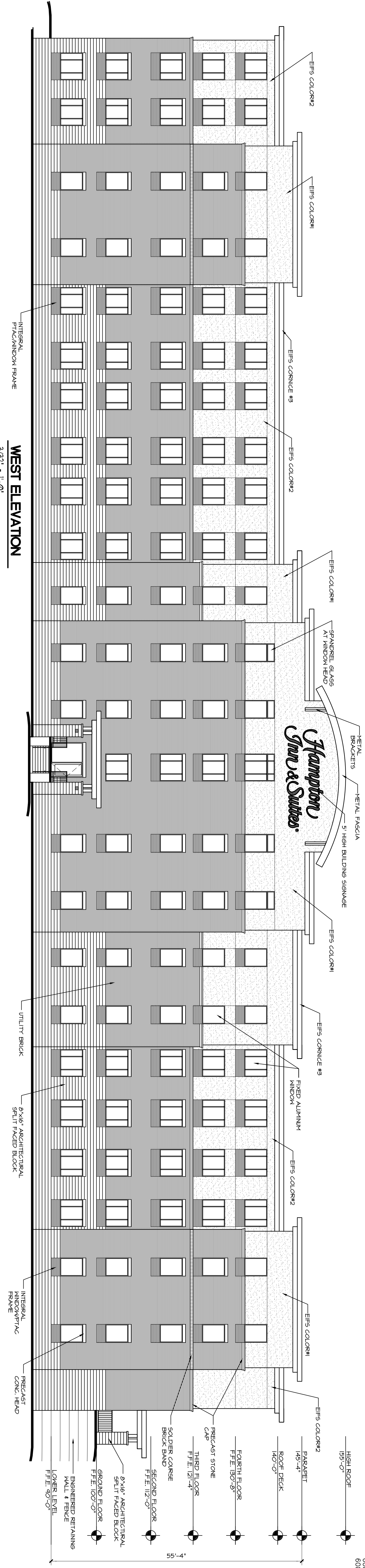
CLIENT:
RAYMOND MANAGEMENT COMPANY
7700 MINERAL POINT RD., SUITE 100, MADISON WISCONSIN 53717

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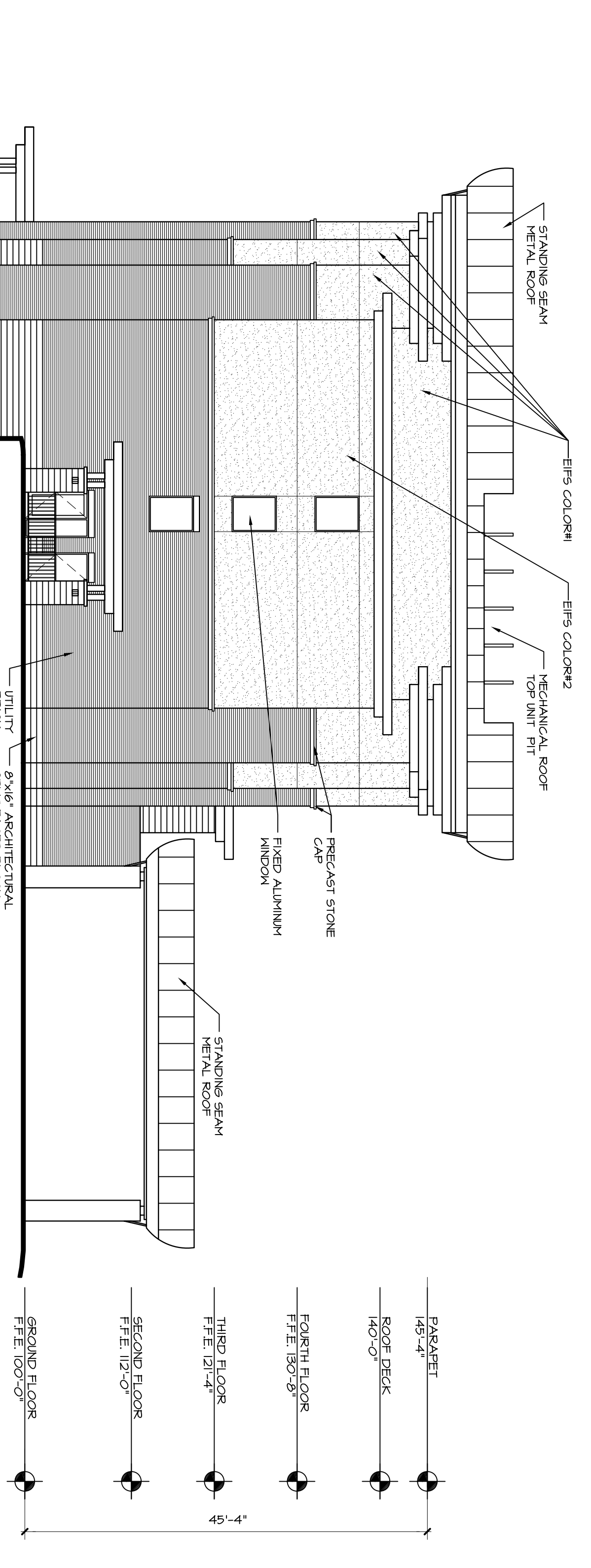


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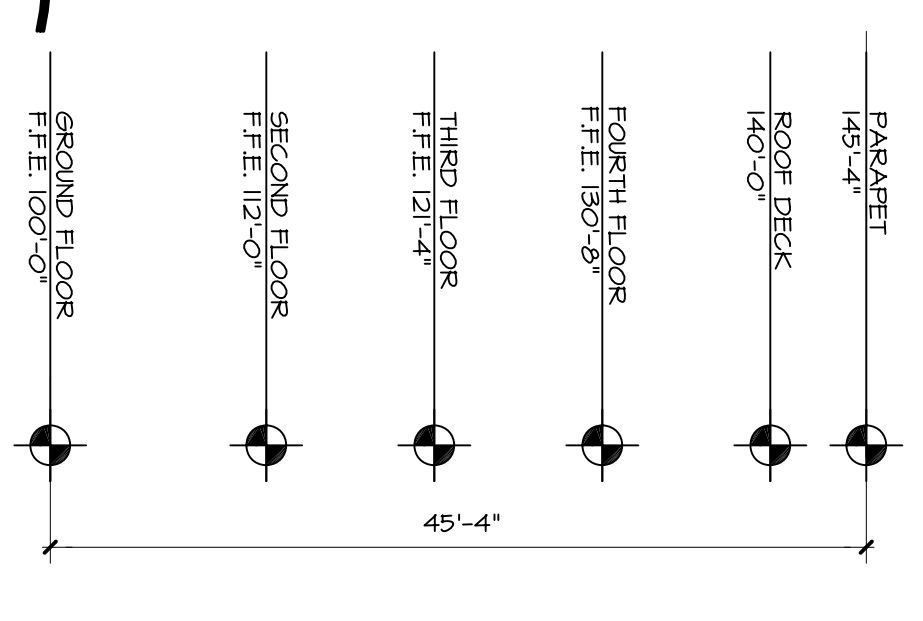
8401 EXCELSIOR DRIVE
MADISON, WI 53717
608-829-1750
608-829-3056 (FAX)



WEST ELEVATION
3/32" = 1'-0"



SOUTH ELEVATION
3/32" = 1'-0"

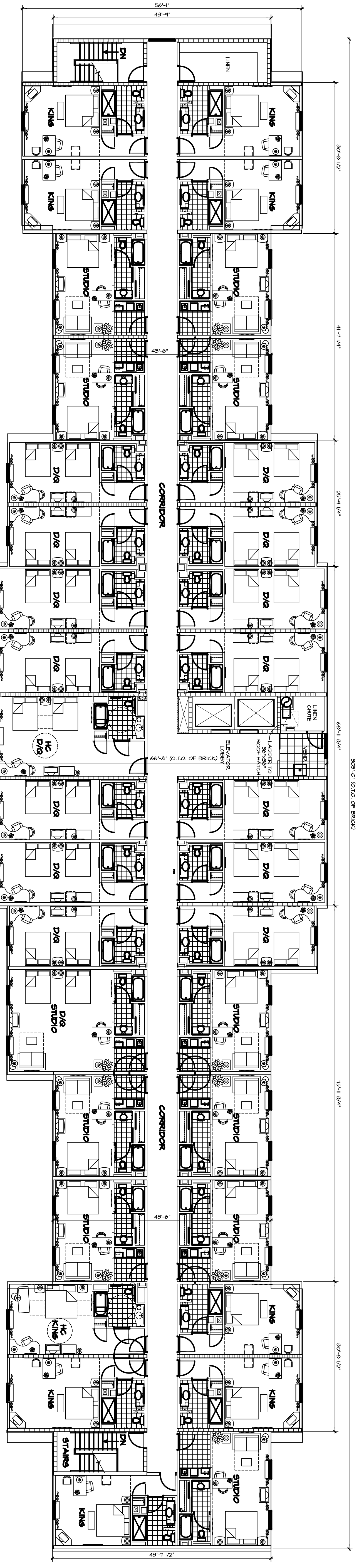


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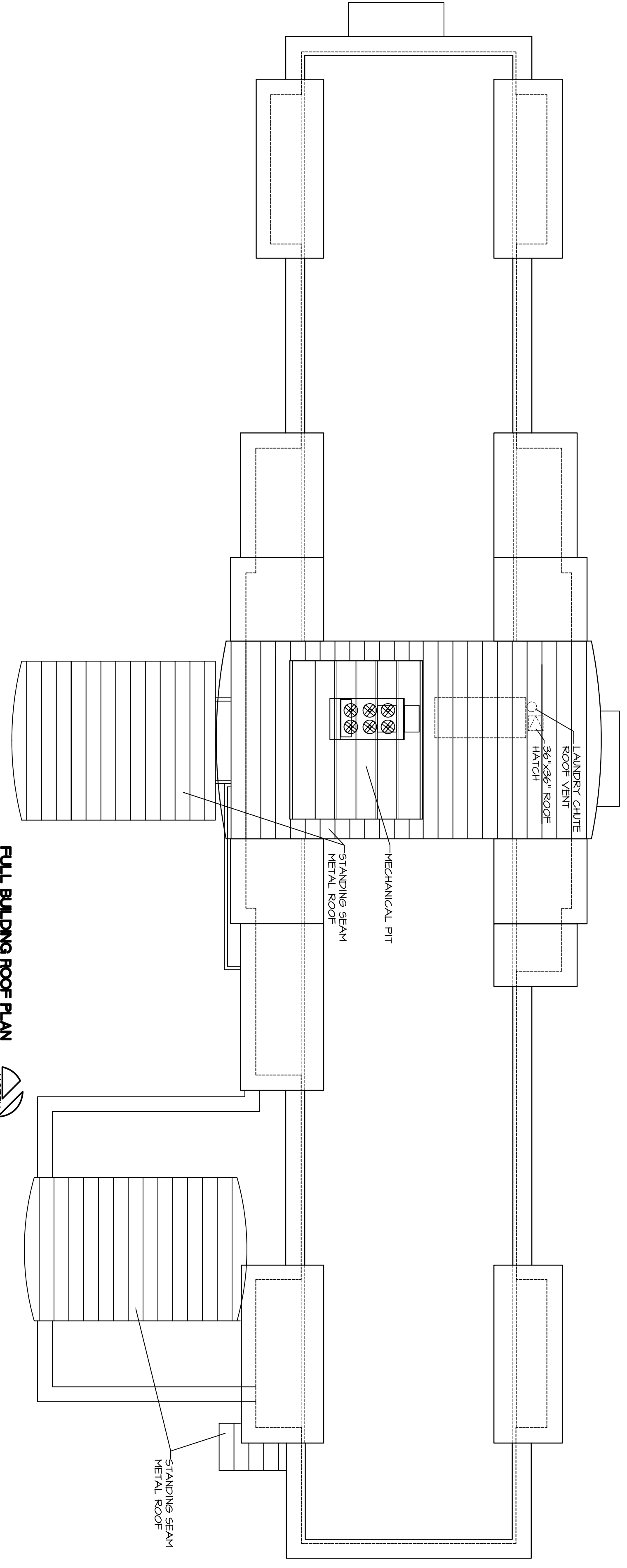
PROJECT: 200647
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483 COMMERCE DRIVE MADISON, WISCONSIN 53719

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FOURTH FLOOR PLAN
3/8" = 1'-0"



FULL BUILDING ROOF PLAN
1/8" = 1'-0"

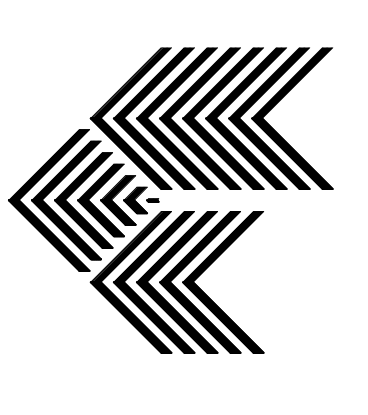
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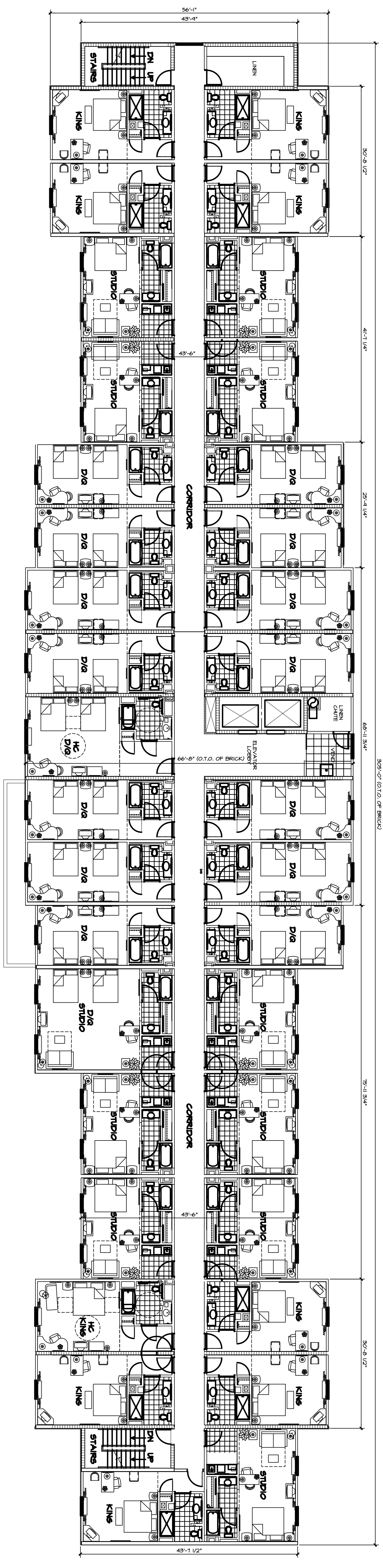
PROJECT:
HAMPTON INN & SUITES
483 COMMERCE DRIVE MADISON, WISCONSIN 53719

CLIENT:
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7700 MINERAL POINT RD., SUITE 100, MADISON WISCONSIN 53717

8401 EXCELSIOR DRIVE
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608-829-1750
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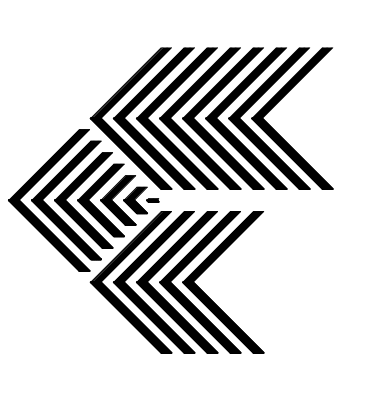
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THIRD FLOOR PLAN
 3/8" = 1'-0"

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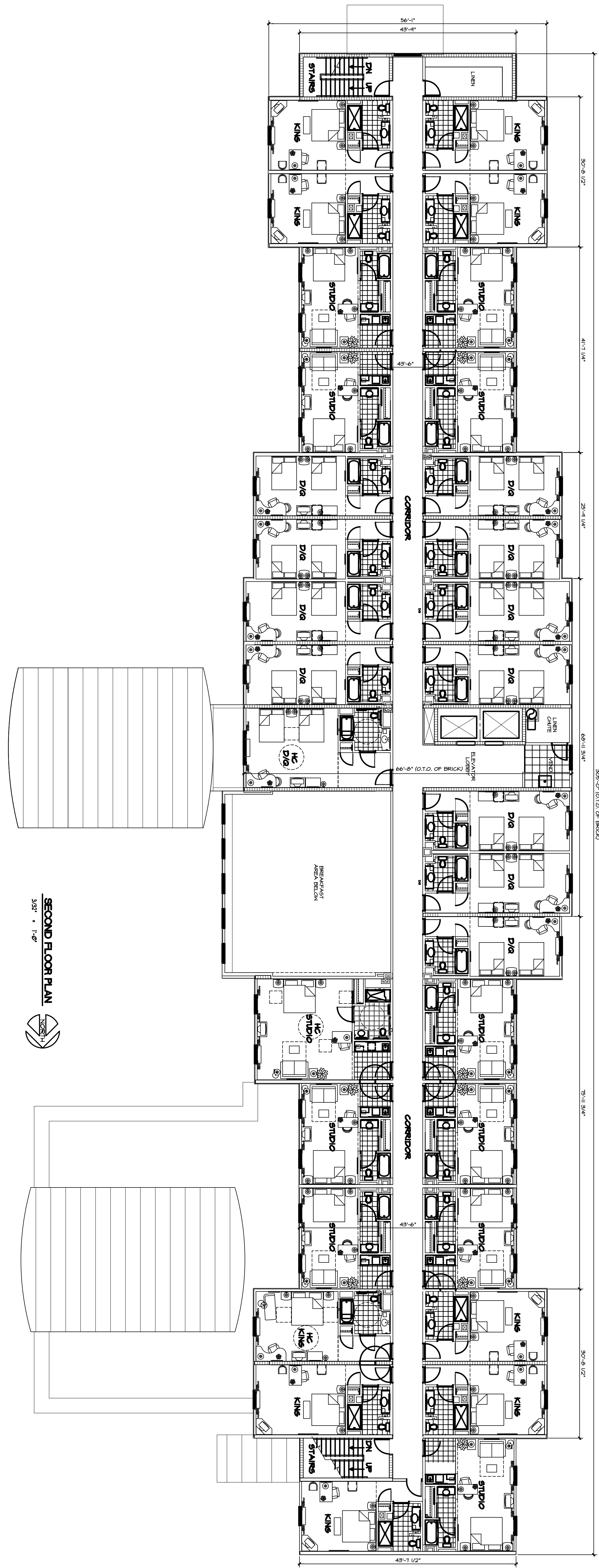


PROJECT:
HAMPTON INN & SUITES
 483 COMMERCE DRIVE MADISON, WISCONSIN 53719

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

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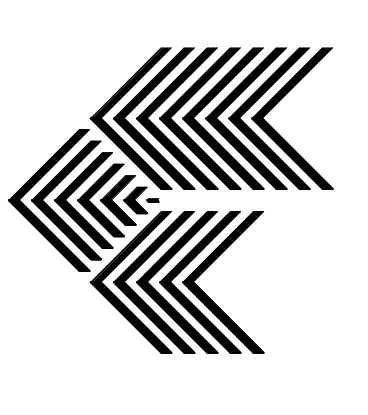
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CAD FILE: 402-200647
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DATE: 12/22/06

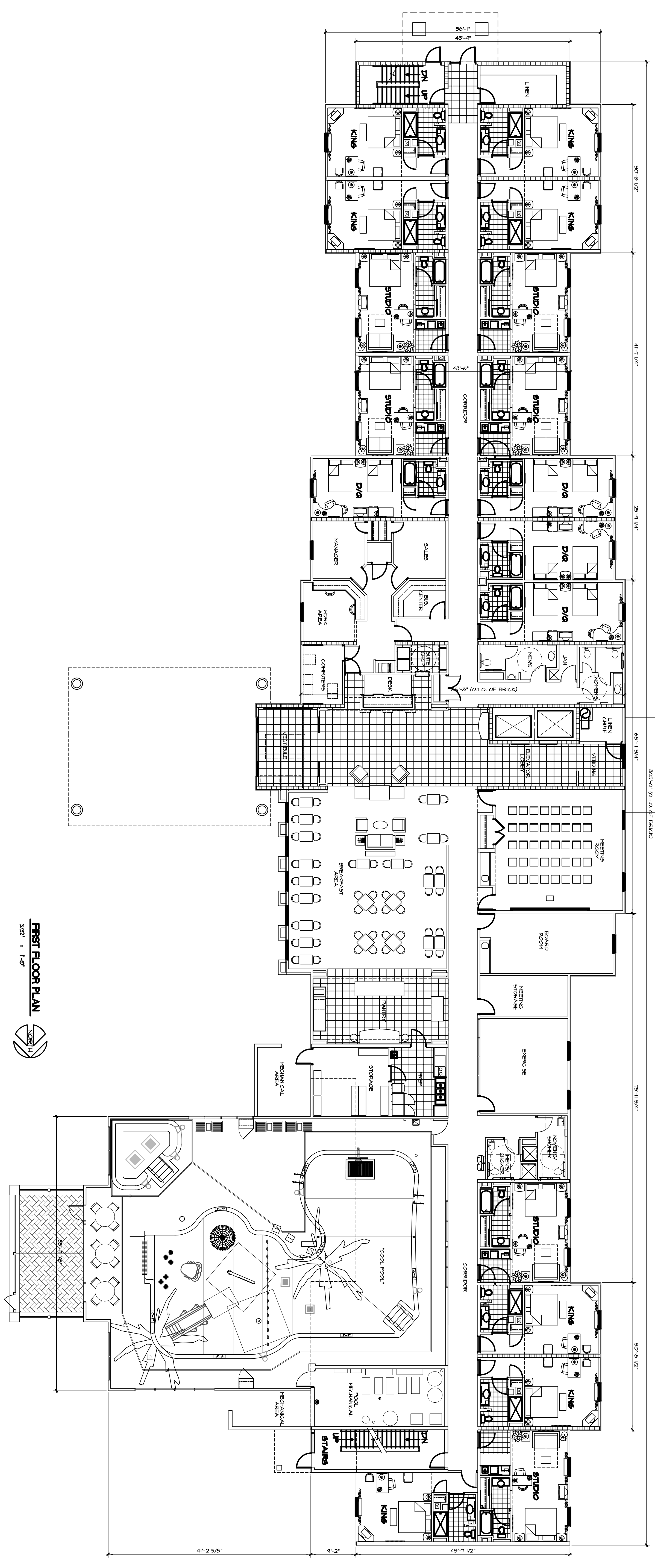
PROJECT:
HAMPTON INN & SUITES
483 COMMERCE DRIVE MADISON, WISCONSIN 53719

CLIENT:
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7700 MINERAL POINT RD., SUITE 100, MADISON WISCONSIN 53717

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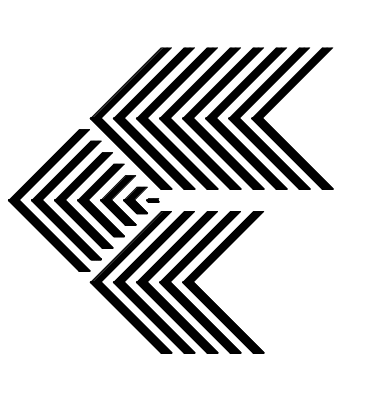
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FIRST FLOOR PLAN
 3/32" = 1'-0"


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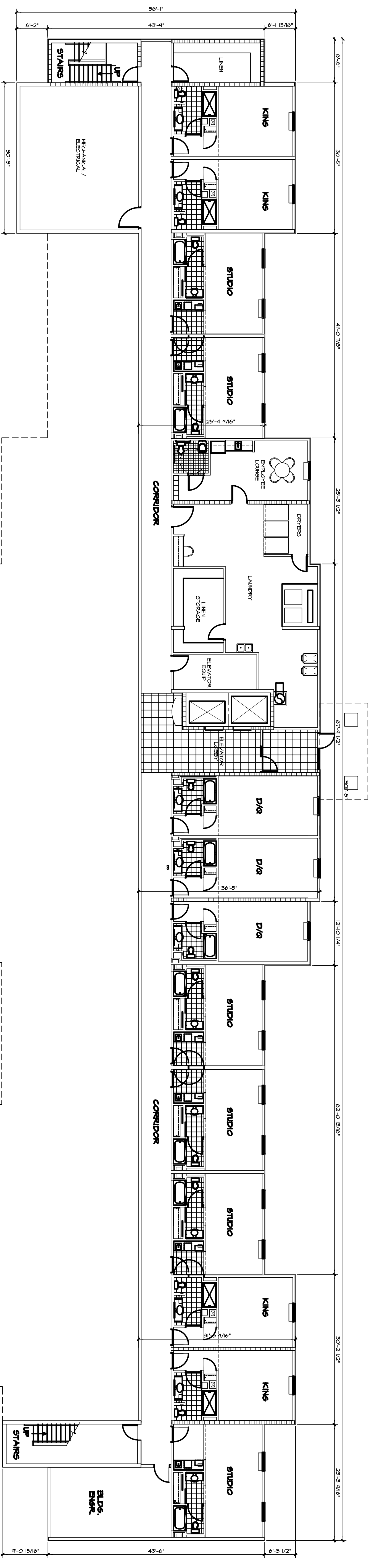


PROJECT:
HAMPTON INN & SUITES
 483 COMMERCE DRIVE MADISON, WISCONSIN 53719

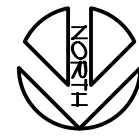
CLIENT:
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LOWER LEVEL FLOOR PLAN
3/32" = 1'-0"



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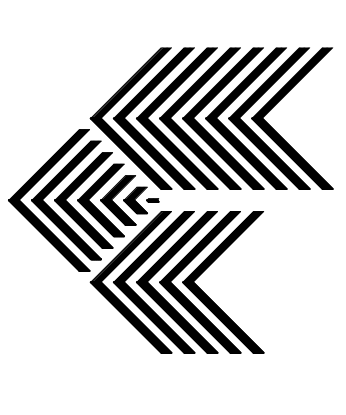
PROJECT: 200647
CAD FILE: 400-200647
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DATE: 12/22/06

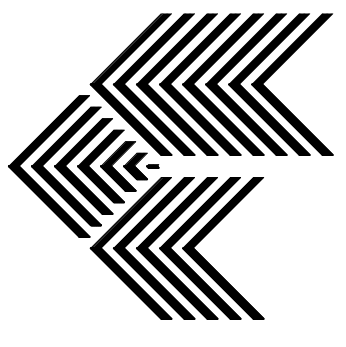
PROJECT:
HAMPTON INN & SUITES
483 COMMERCE DRIVE MADISON, WISCONSIN 53719

CLIENT:
RAYMOND MANAGEMENT COMPANY
7700 MINERAL POINT RD., SUITE 100, MADISON WISCONSIN 53717

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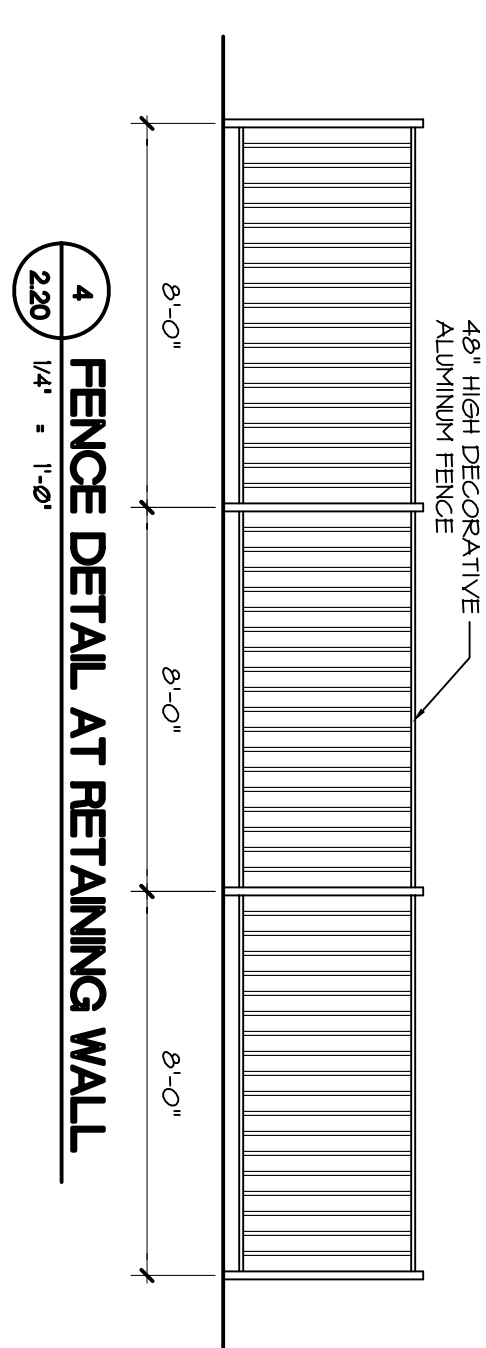
8401 EXCELSIOR DRIVE
MADISON, WI 53717
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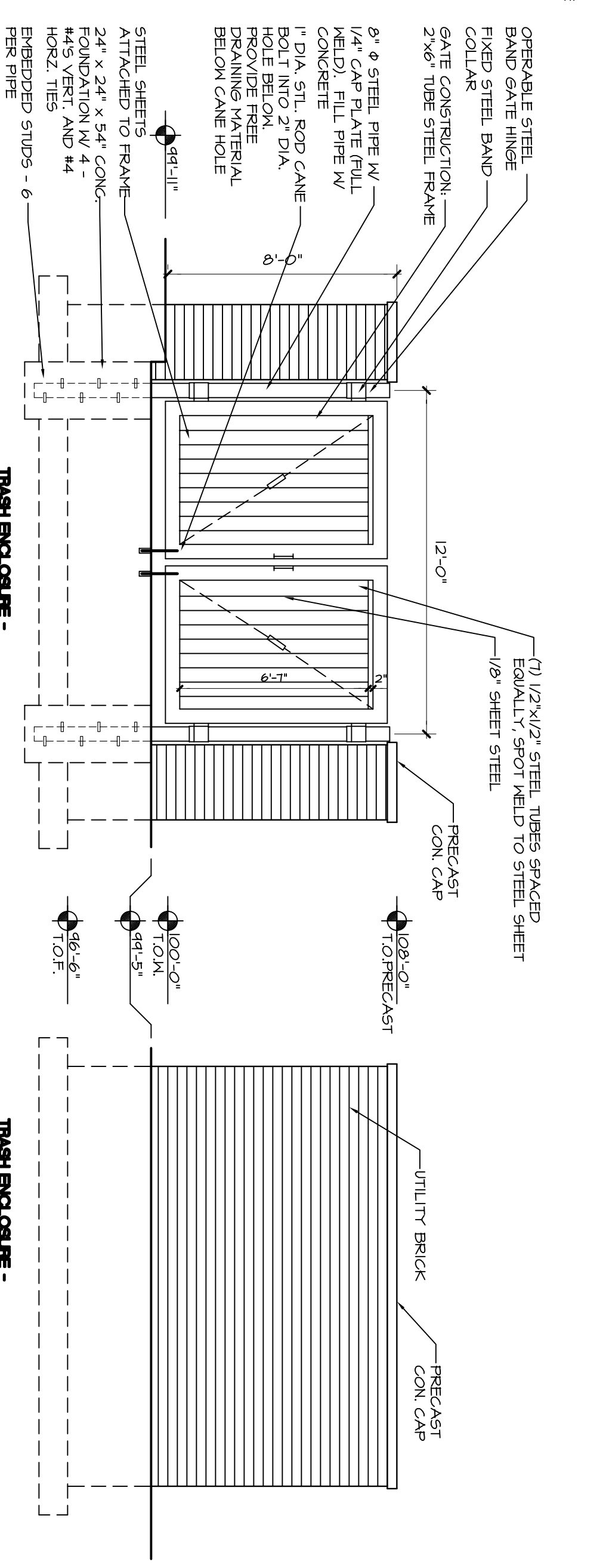


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8401 EXCELSIOR DRIVE
MADISON, WI 53717
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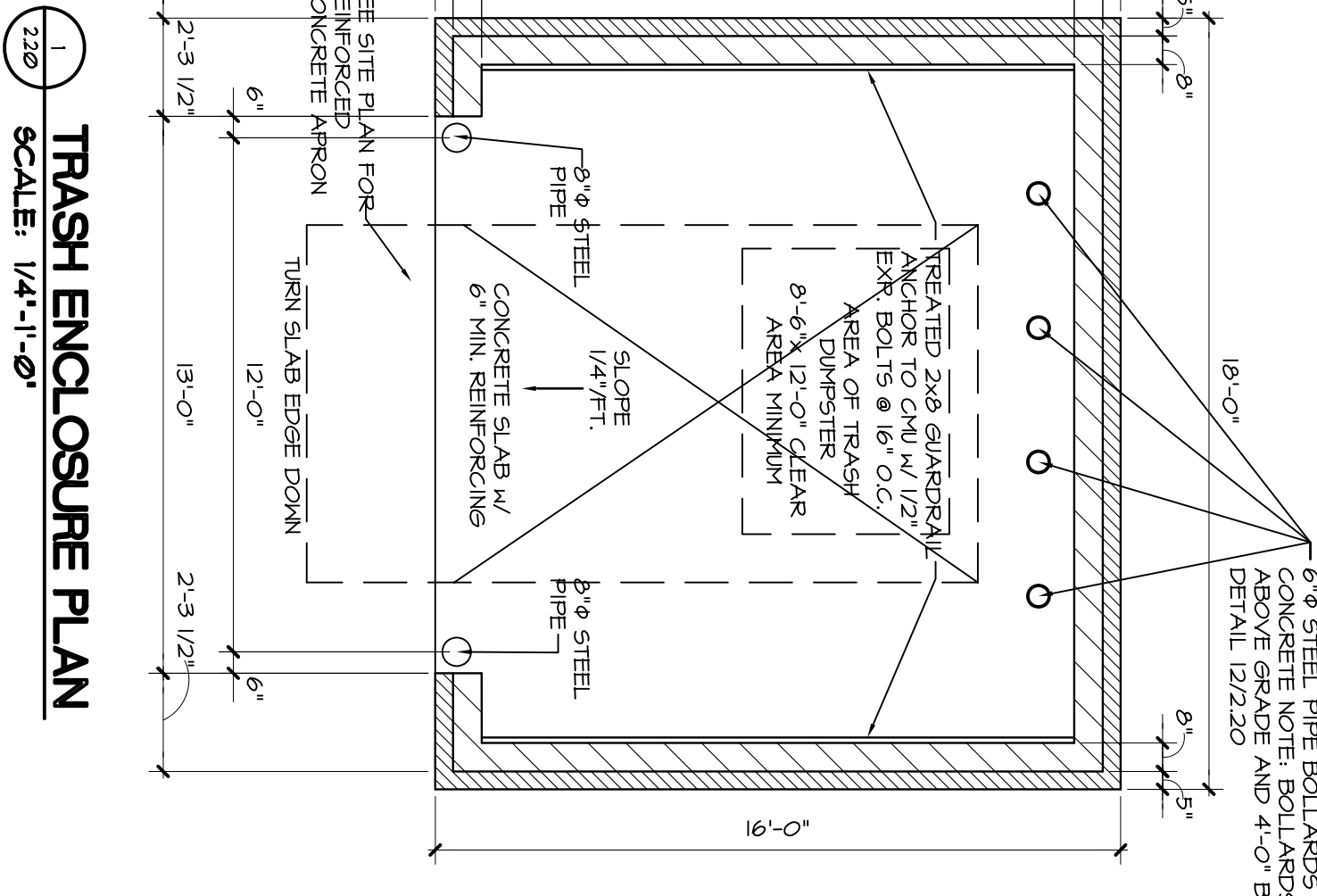


4 FENCE DETAIL AT RETAINING WALL
SCALE: 1/4" = 1'-0"

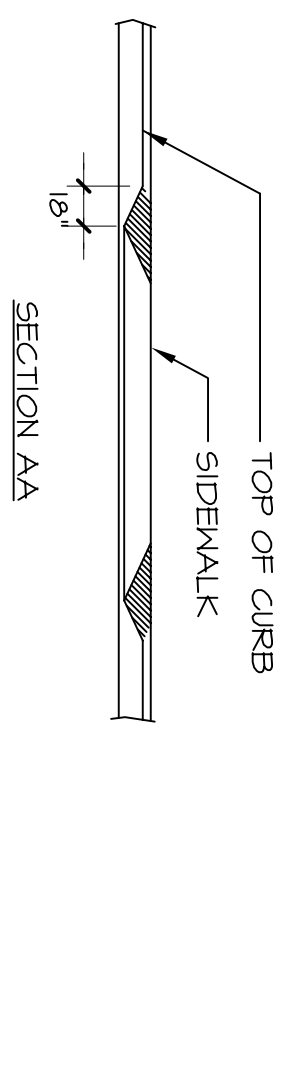


2 TRASH ENCLOSURE - SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

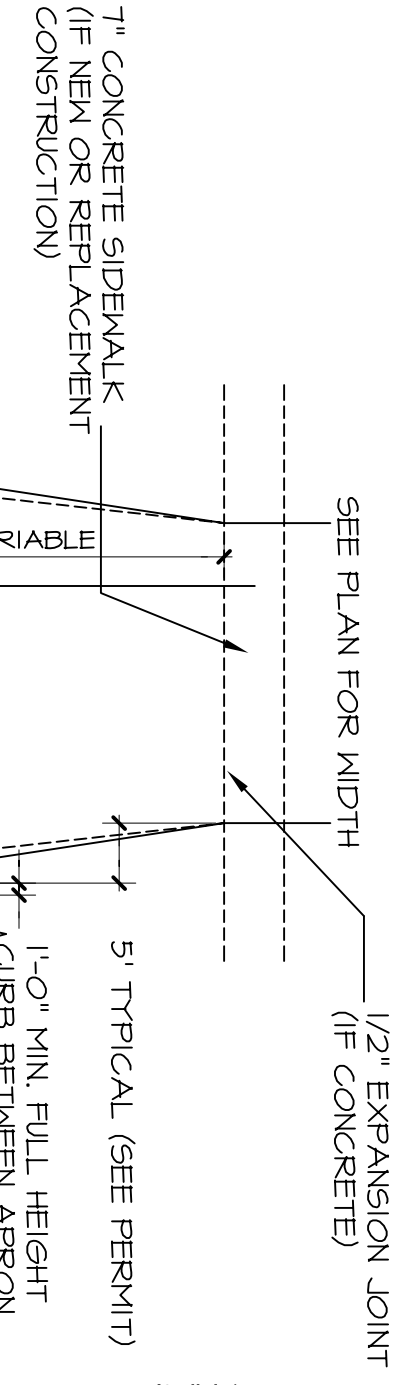
3 TRASH ENCLOSURE - EAST/WEST ELEVATION
SCALE: 1/4" = 1'-0"



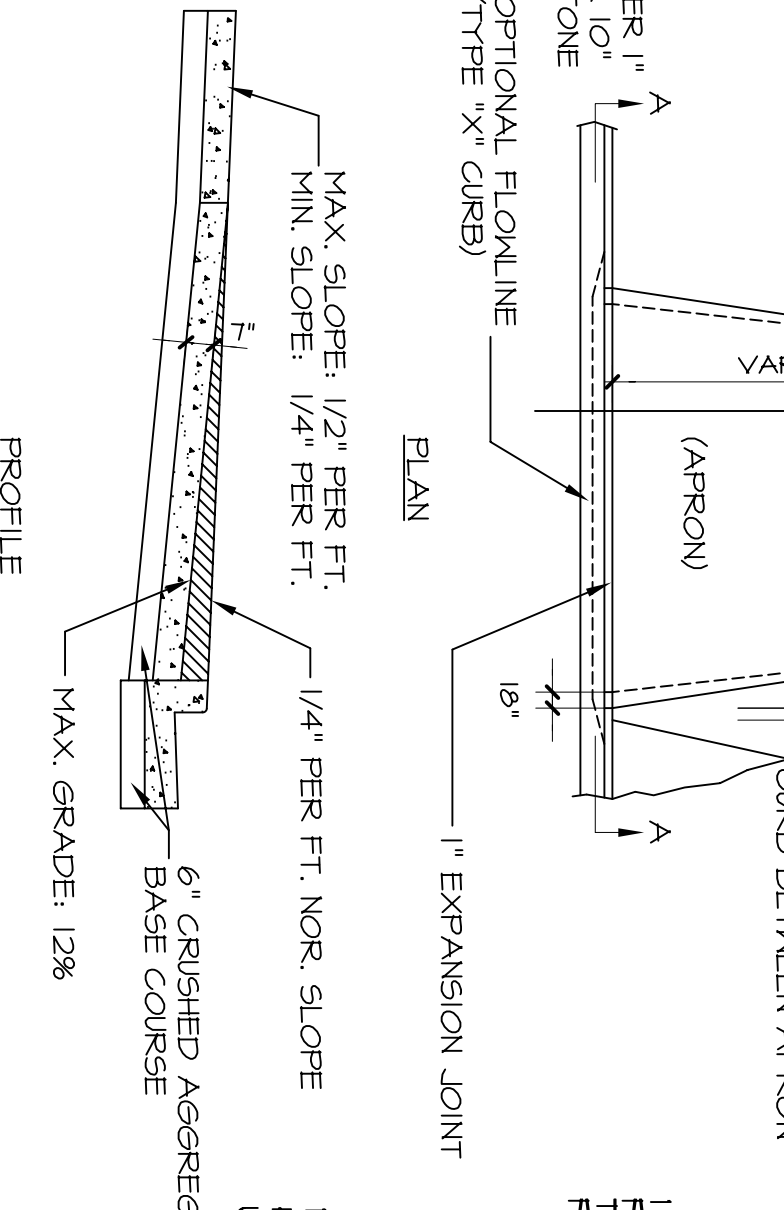
1 TRASH ENCLOSURE PLAN
SCALE: 1/4" = 1'-0"



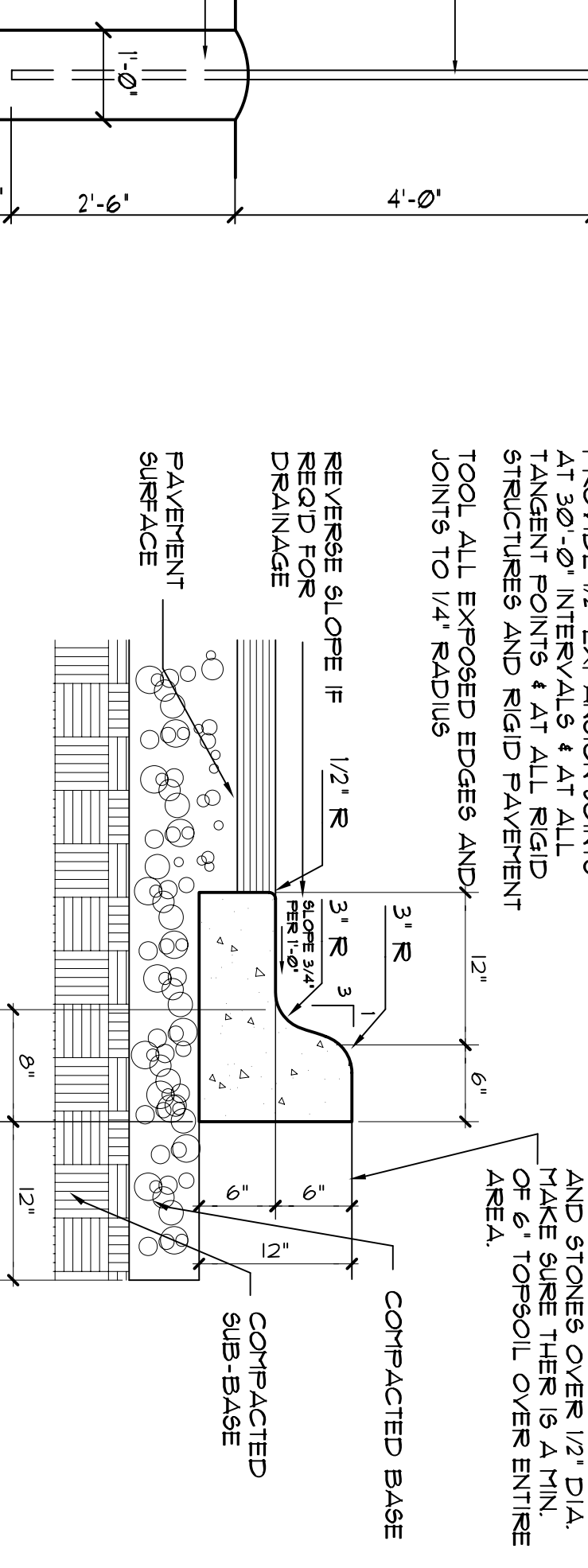
5A BRICK PAVES TRANSITION AT PORTE COCHERE
SCALE: 1" = 1'-0"



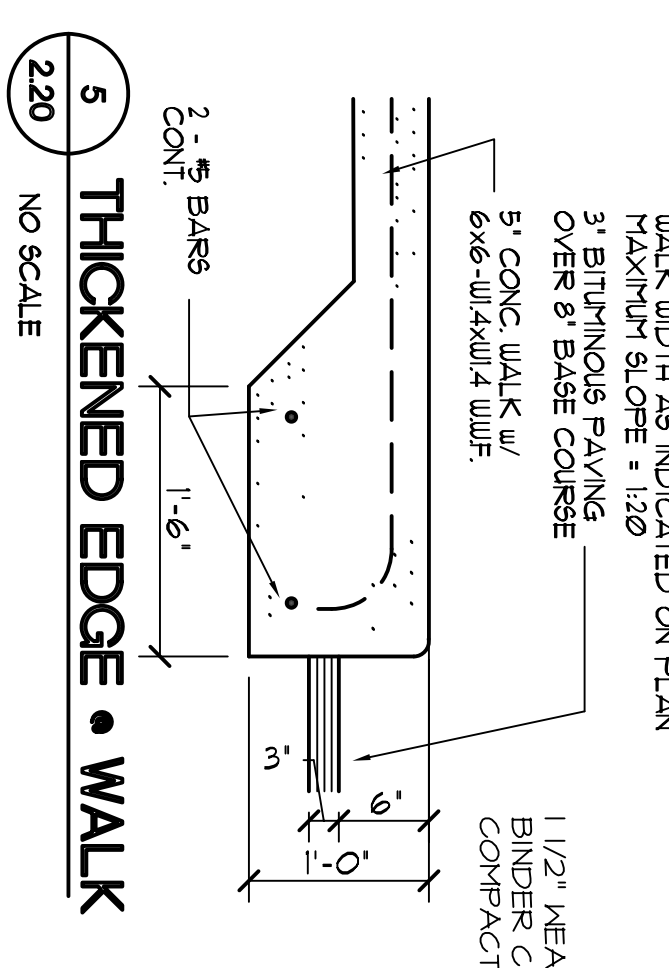
6 COMMERCIAL DRIVEWAY DETAILS
NO SCALE



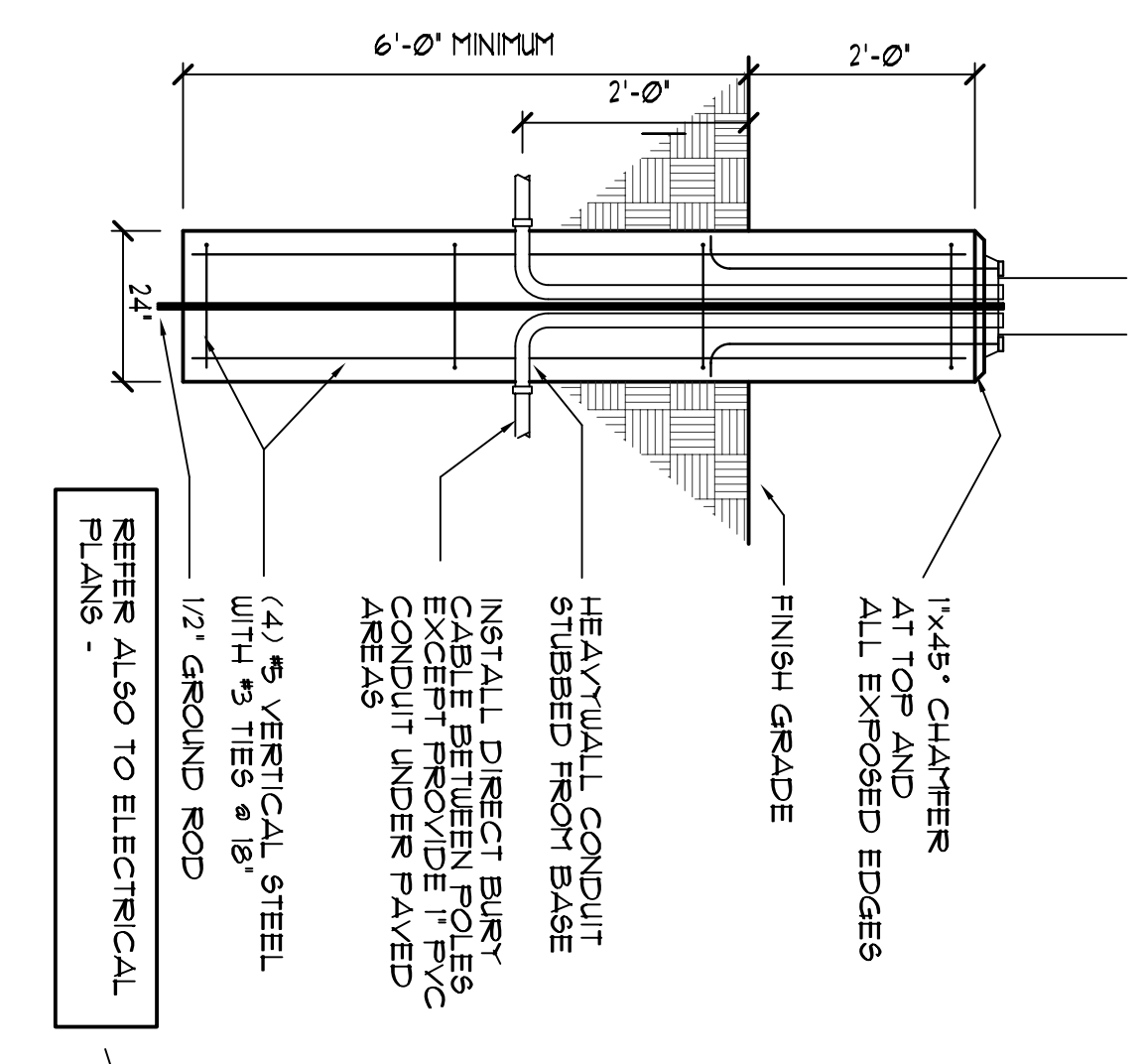
7 TYP. HANDICAP SIGN
NO SCALE



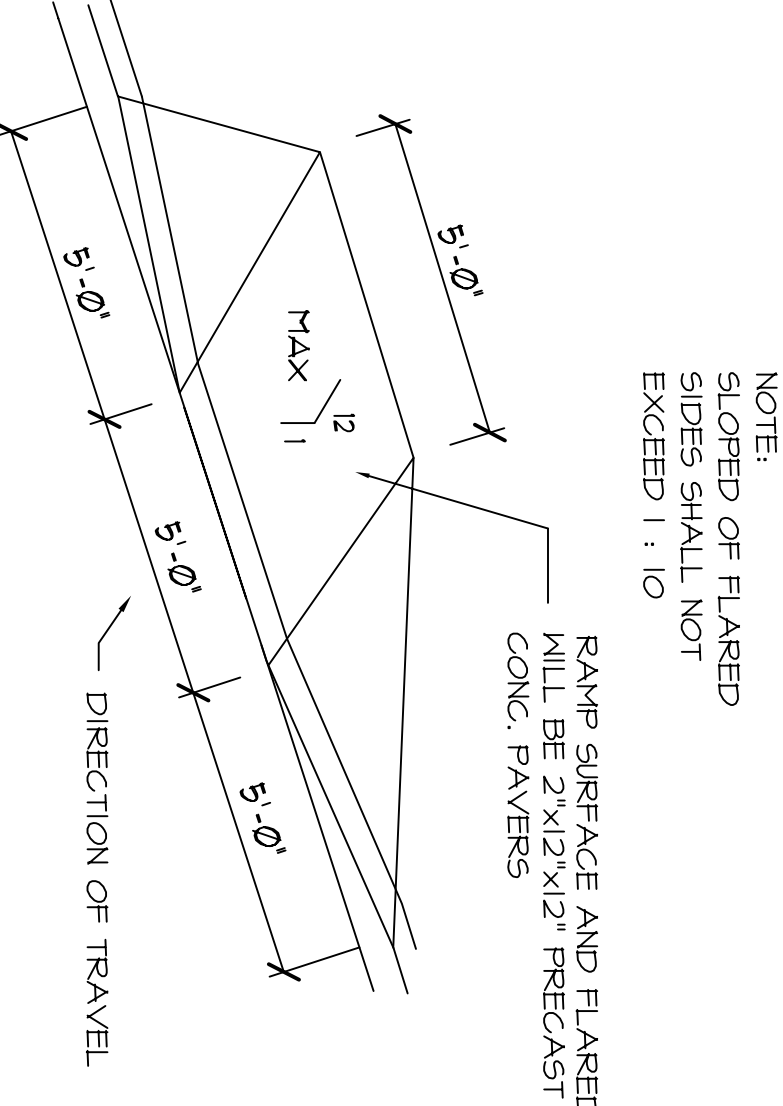
8 TYPICAL CURB DETAIL
NO SCALE



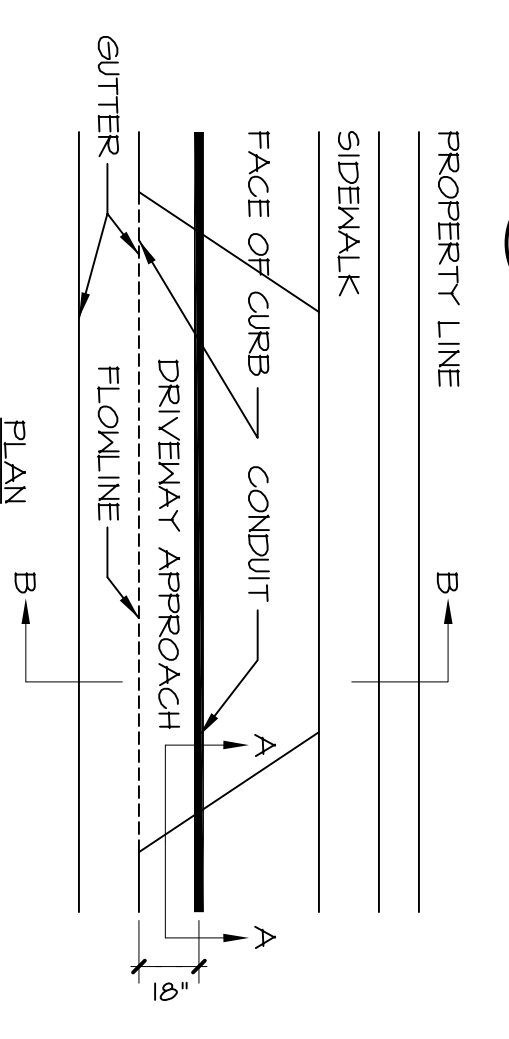
5 THICKENED EDGE WALK
NO SCALE



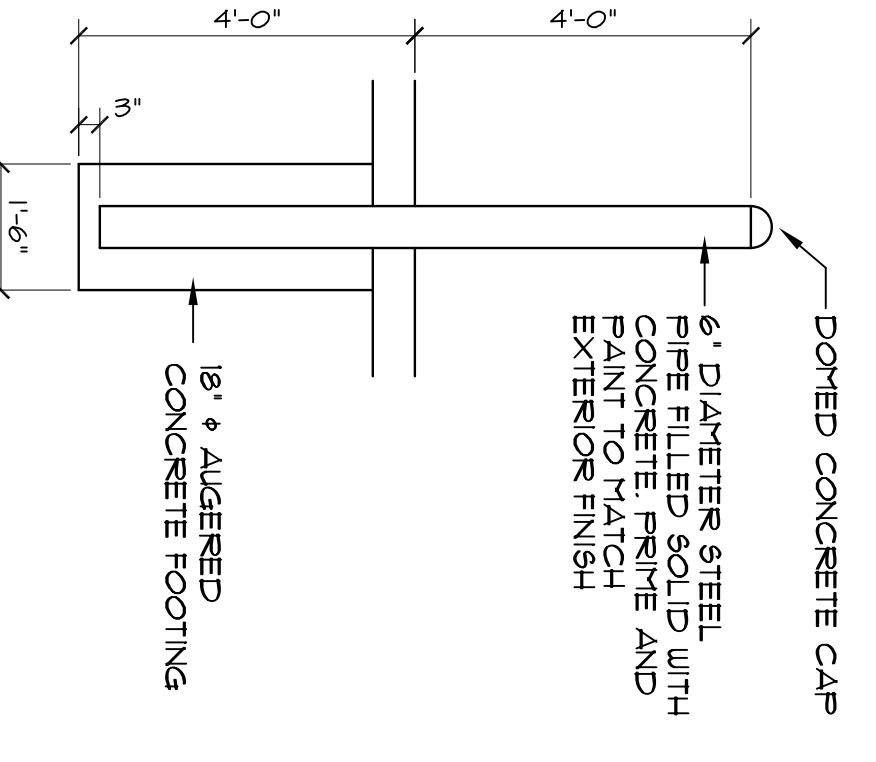
9 LIGHT POLE BASE DETAIL
NO SCALE



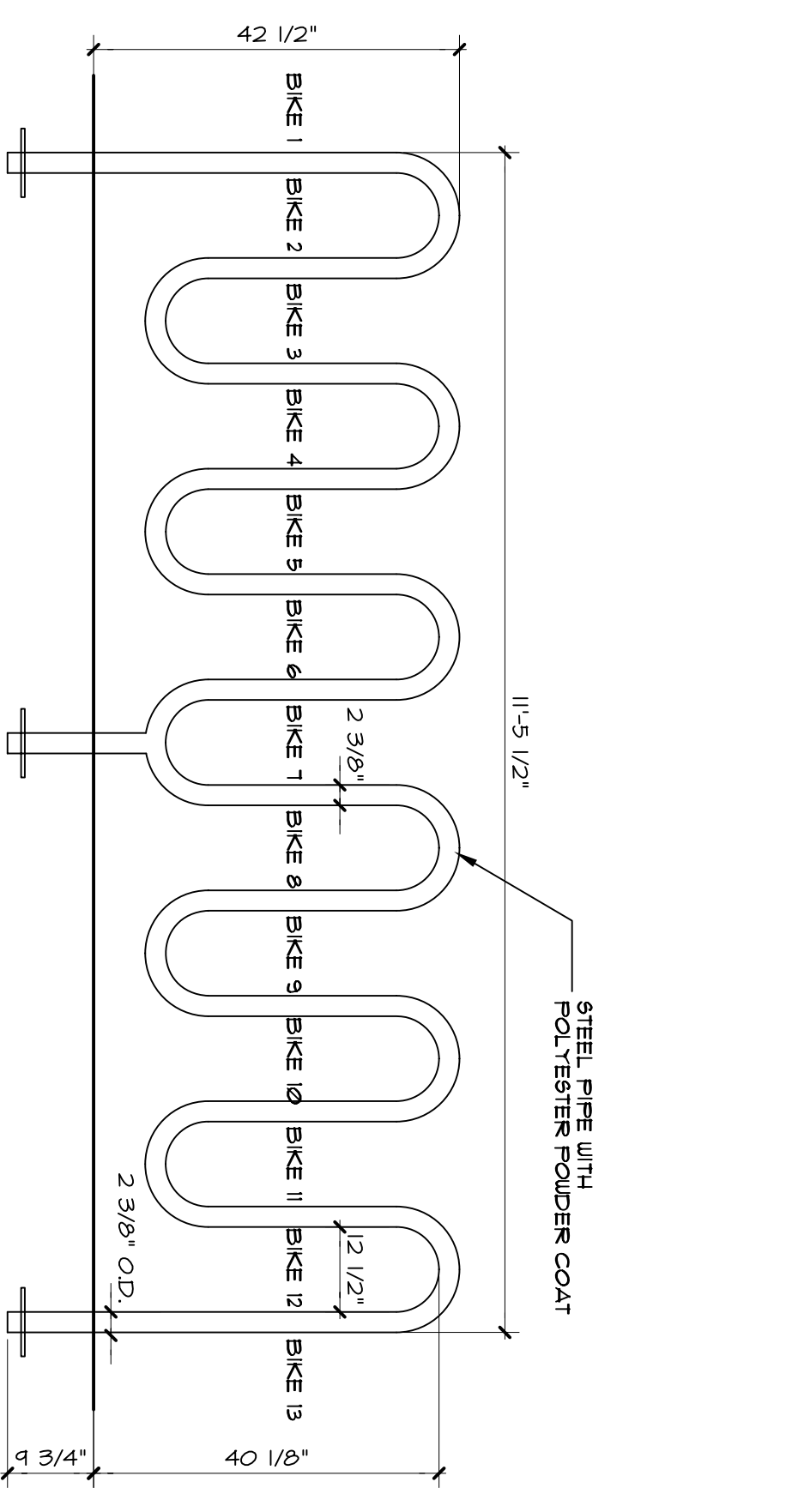
10 H/C RAMP DETAIL
NO SCALE



11 CONDUIT PLACEMENT DETAILS
NO SCALE



12 TYPICAL BOLLARD
NO SCALE



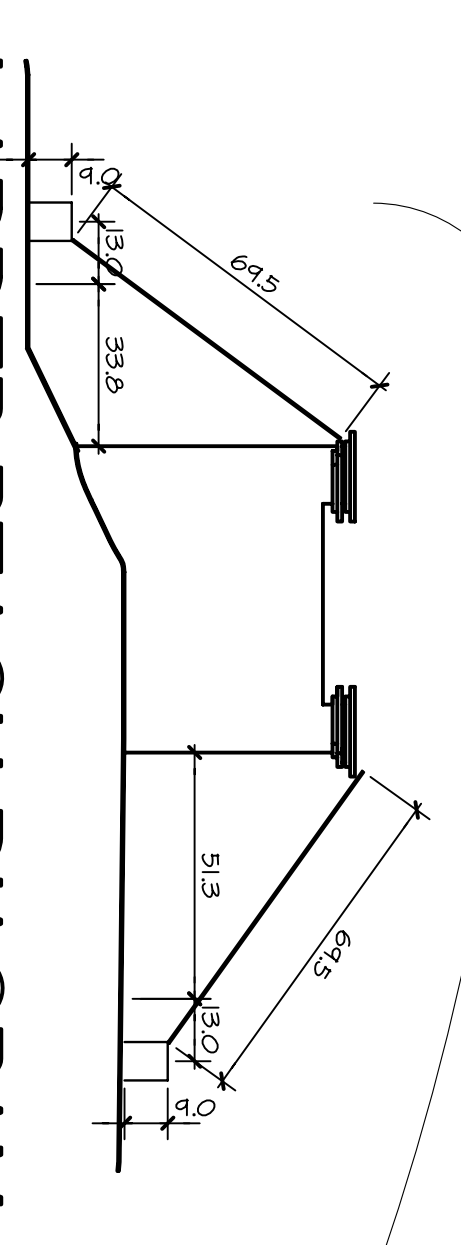
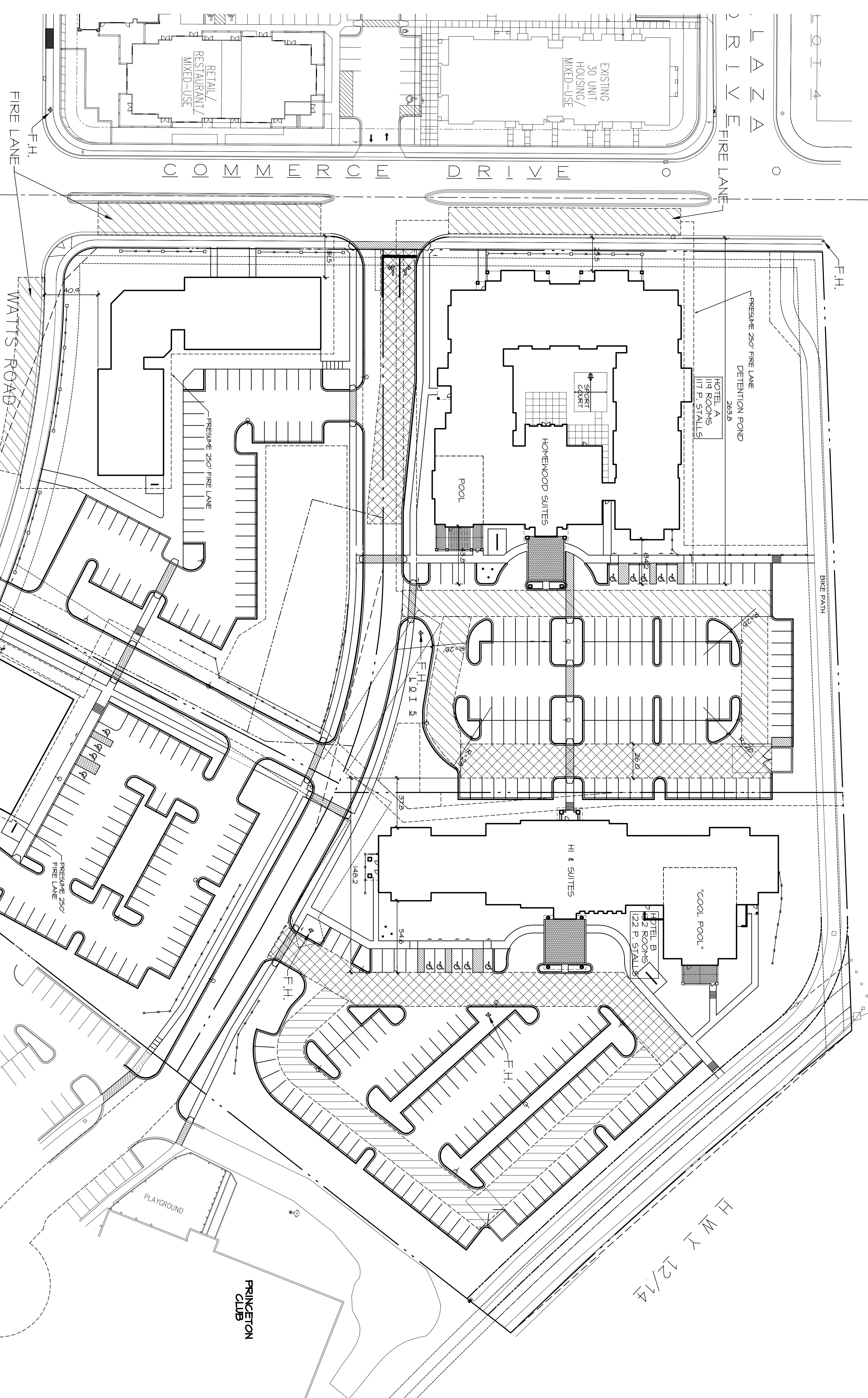
13 BICYCLE PARKING LOOP DETAIL
NO SCALE

PROJECT:
HAMPTON INN & SUITES
483 COMMERCE DRIVE MADISON, WISCONSIN 53719

CLIENT:
RAYMOND MANAGEMENT COMPANY
7700 MINERAL POINT RD., SUITE 100, MADISON WISCONSIN 53717

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LADDER REACH DIAGRAM
NO SCALE

LEGEND:	
	FIRE LANE 20' WIDTH MINIMUM
	FIRE APPARATUS LANE 26' WIDTH MINIMUM

FIRE PROTECTION PLAN
1" = 40'-0"



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9401 EXCELSIOR DRIVE
MADISON, WI 53717
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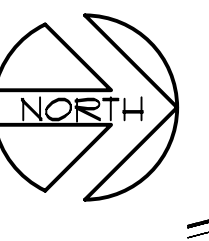
PROJECT:
GANSER HEIGHTS GENERAL DEVELOPMENT PLAN
8102 WATTS ROAD MADISON, WISCONSIN

CLIENT:
RAYMOND MANAGEMENT COMPANY
7700 MINERAL POINT ROAD, SUITE 100 MADISON, WISCONSIN 53717

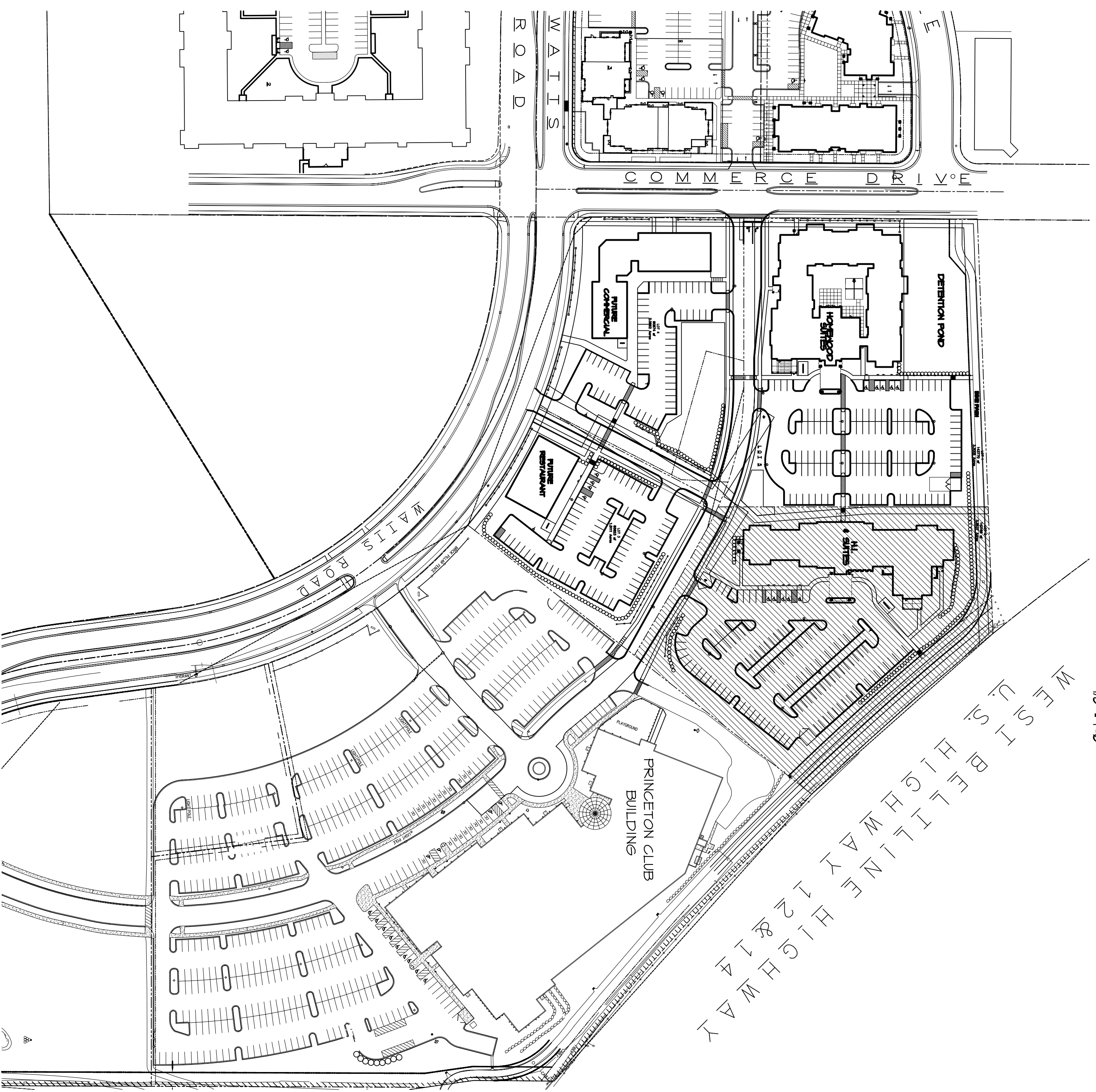
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CAD FILE: 202-200509
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LOCATION PLAN

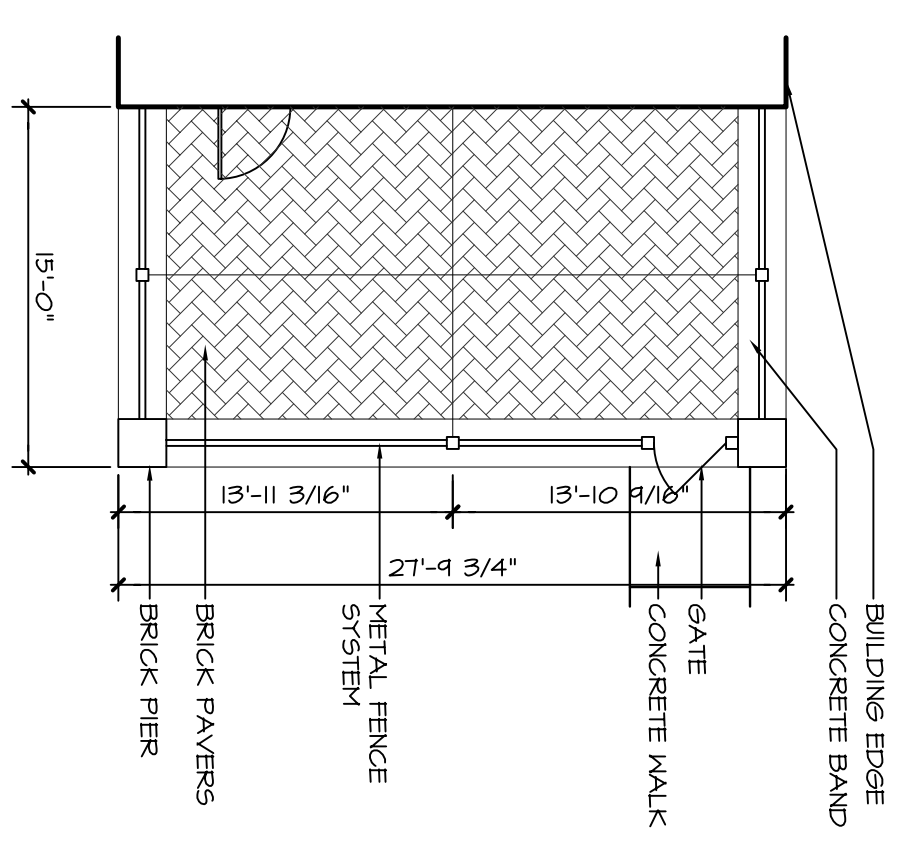


1" = 100'-0"



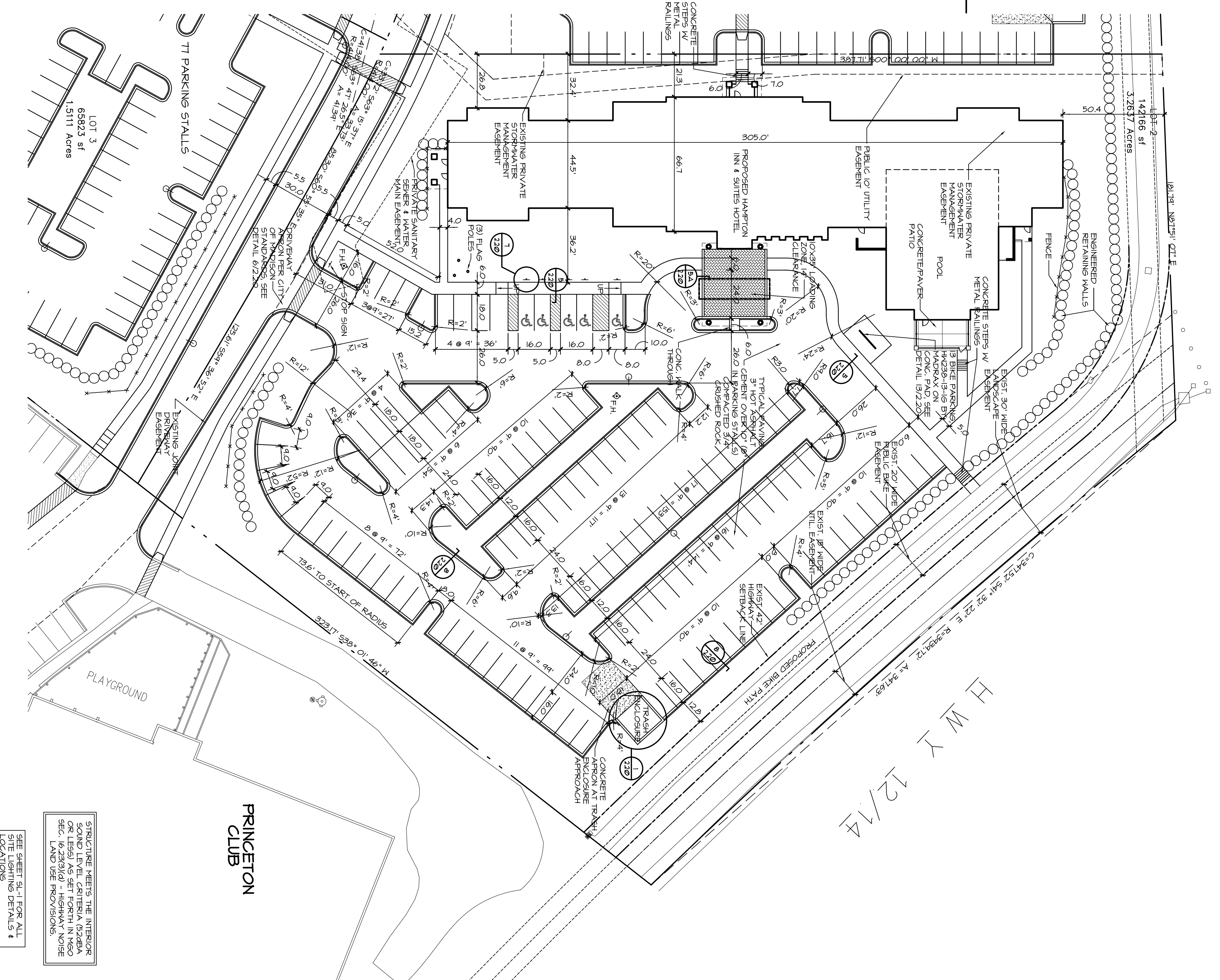
OUTDOOR POOL PATIO

1/8" = 1'-0"



SITE PLAN

1" = 30'-0"



STRUCTURE MEETS THE INTERIOR SOUND LEVEL CRITERIA 55DBA OR LESS AS SET FORTH IN M60 SEC. 16.23(9)(d) - HIGHWAY NOISE LAND USE PROVISIONS.

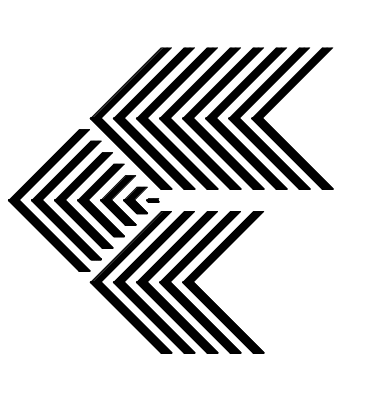
SEE SHEET 201-100 ALL SITE LIGHTING DETAILS.

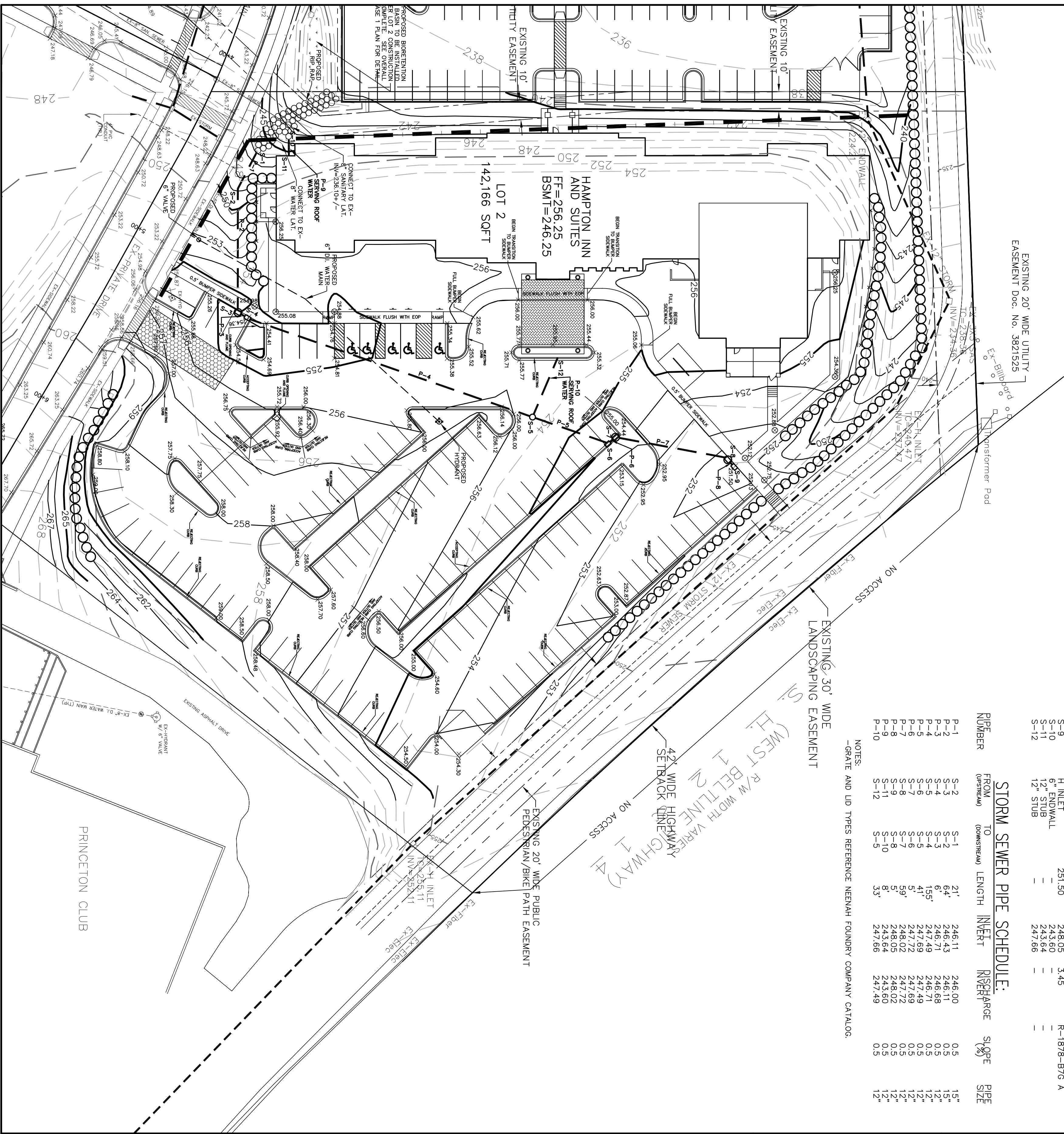
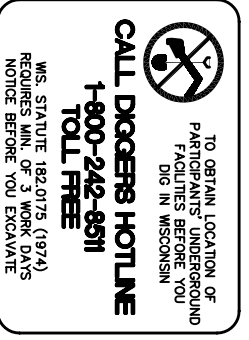
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CLIENT:
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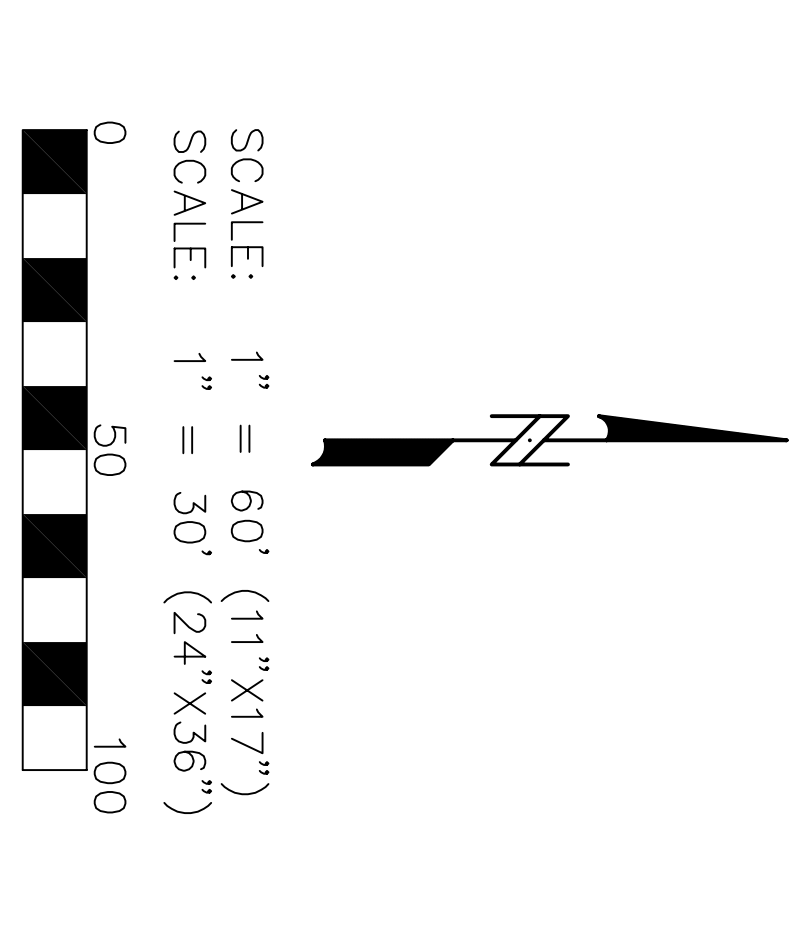
STORM SEWER STRUCTURE SCHEDULE:

STRUCTURE NUMBER	TYPE	TOP OF CASTING	INVERT	DEPTH	GRATE
S-1	15" ENDWALL	-	246.00	-	-
S-2	30 DEGREE BEND	254.36	246.43	7.93	R-3067 DIAG.
S-3	CB W/INLET	254.36	247.49	6.87	R-1878-876 A
S-4	CB INLET	254.32	247.69	6.63	R-3067 DIAG.
S-5	H INLET	254.32	247.69	6.63	R-3067 DIAG.
S-6	CB W/INLET	254.32	247.72	6.60	R-1878-876 A
S-7	CB W/INLET	254.32	247.72	6.60	R-1878-876 A
S-8	CB W/INLET	254.32	247.72	6.60	R-1878-876 A
S-9	6" ENDWALL	251.50	248.02	3.48	-
S-10	6" ENDWALL	251.50	248.02	3.48	-
S-11	12" STUB	-	243.64	-	-
S-12	12" STUB	-	247.66	-	-

STORM SEWER PIPE SCHEDULE:

PIPE NUMBER	FROM (INVERT#)	TO (DOWNSTREAM)	LENGTH	INVERT	RISER#	REF#	SLOPE	PIPE SIZE
P-1	S-2	S-1	21'	246.11	246.00		0.5	15"
P-2	S-3	S-2	6.4'	246.43	246.11		0.5	15"
P-3	S-4	S-3	6.4'	246.71	246.68		0.5	12"
P-4	S-5	S-4	55'	247.49	245.70		0.5	12"
P-5	S-6	S-5	41'	247.69	245.70		0.5	12"
P-6	S-7	S-6	5.9'	247.72	247.69		0.5	12"
P-7	S-8	S-7	5.9'	248.02	248.02		0.5	12"
P-8	S-9	S-8	5'	248.05	248.02		0.5	12"
P-9	S-10	S-9	5.3'	243.64	243.60		0.5	12"
P-10	S-11	S-10	5.3'	247.66	247.49		0.5	12"

NOTES:
- GRATE AND LID TYPES REFERENCE NEMAH FOUNDRY COMPANY CATALOG.



LEGEND:

- = STORM SEWER
- = SILT FENCE
- = STONE CONSTRUCTION ENTRANCE
- ⊗ 1000.00 = PROPOSED SIDEWALK/GROUND GRADE
- × 1000.00 = PROPOSED PAVEMENT GRADE
- × 1000.00 = EXISTING SPOT GRADE

GENERAL NOTES:

STONE CONSTRUCTION ENTRANCE SHALL BE INSTALLED PRIOR TO ANY GRADING OPERATIONS AND MAINTAINED UNTIL GRAVEL BASE COURSE IS INSTALLED.

SILT FENCE SHALL BE INSTALLED PRIOR TO COMMENCING GRADING OPERATIONS. SILT FENCE SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PHASE OF THIS PROJECT.

TRACKED MATERIAL TO ADJACENT STREETS SHALL BE COLLECTED AT THE END OF EACH WORK DAY OR AS DIRECTED BY THE CITY.

CONTRACTOR SHALL INSPECT AND REPAIR EROSION CONTROL MEASURES WEEKLY AND AFTER EVERY RAINFALL EVENT EXCEEDING 0.5" DURING CONSTRUCTION.

INLET SEDIMENTATION FILTERS SHALL BE INSTALLED AT ALL INLET LOCATIONS, AND ADJACENT DOWNSTREAM INLETS.

ALL WORK WITHIN CITY RIGHT OF WAY SHALL BE PERFORMED BY A CITY LICENSED CONTRACTOR.

CONTRACTOR SHALL OBTAIN A STREET EXCAVATION PERMIT AS NECESSARY PRIOR TO CONSTRUCTION.

CONTRACTOR SHALL OBTAIN ALL NECESSARY SEWER CONNECTION PERMITS AND SEWER PLUGGING PERMITS PRIOR TO CONSTRUCTION.

ALL SANITARY SEWER, WATER MAIN, AND STORM SEWER SHALL BE CONSTRUCTED PER THE CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.

CONTRACTOR SHALL FIELD VERIFY THE SIZE, TYPE, LOCATION, AND ELEVATION OF EXISTING UTILITIES.

PRIVATE STORM SEWER SHALL BE ADS N-12.

PRIVATE WATER MAIN AND SERVICES SHALL BE DUCTILE IRON (AWWA C-151-CLASS 52).

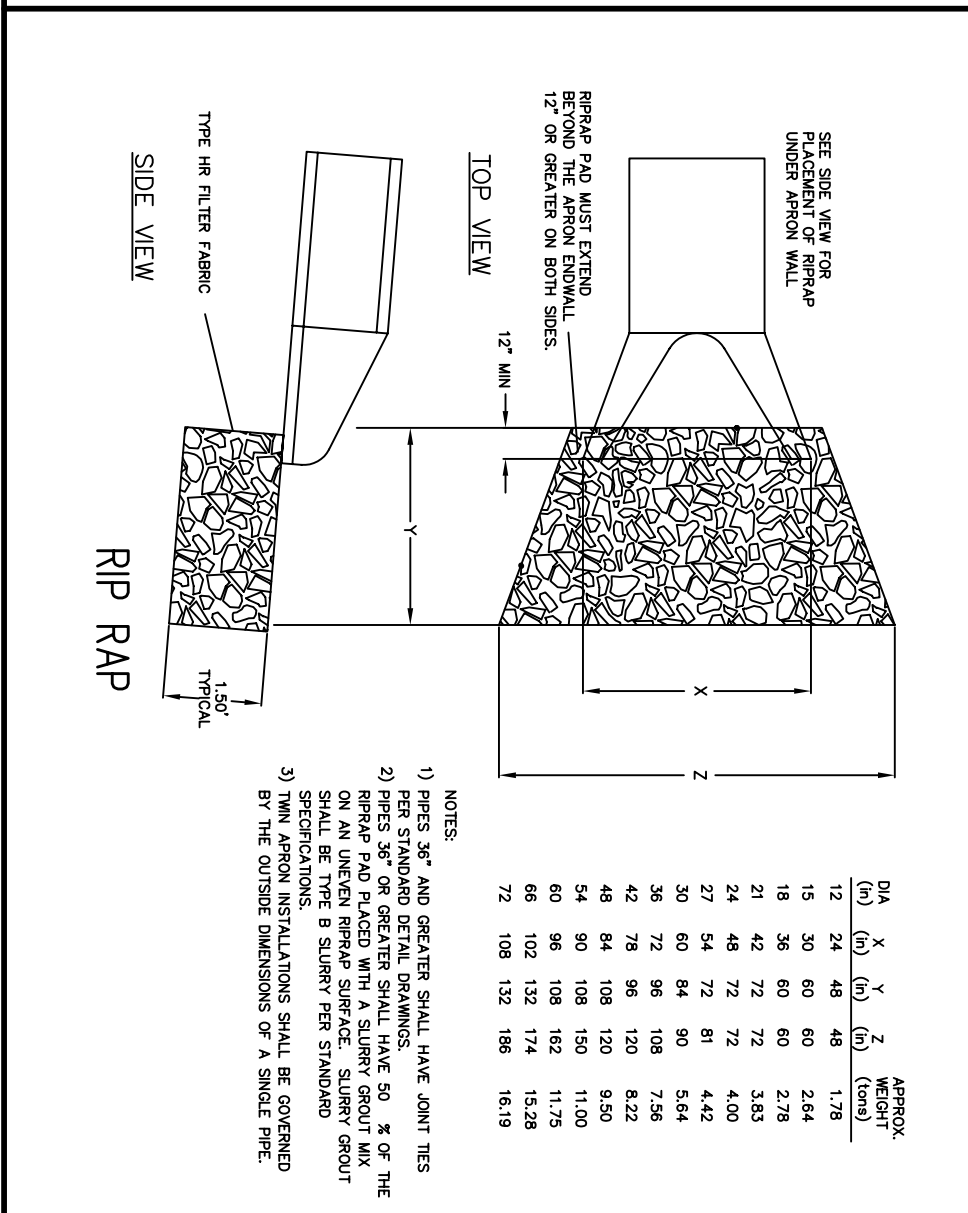
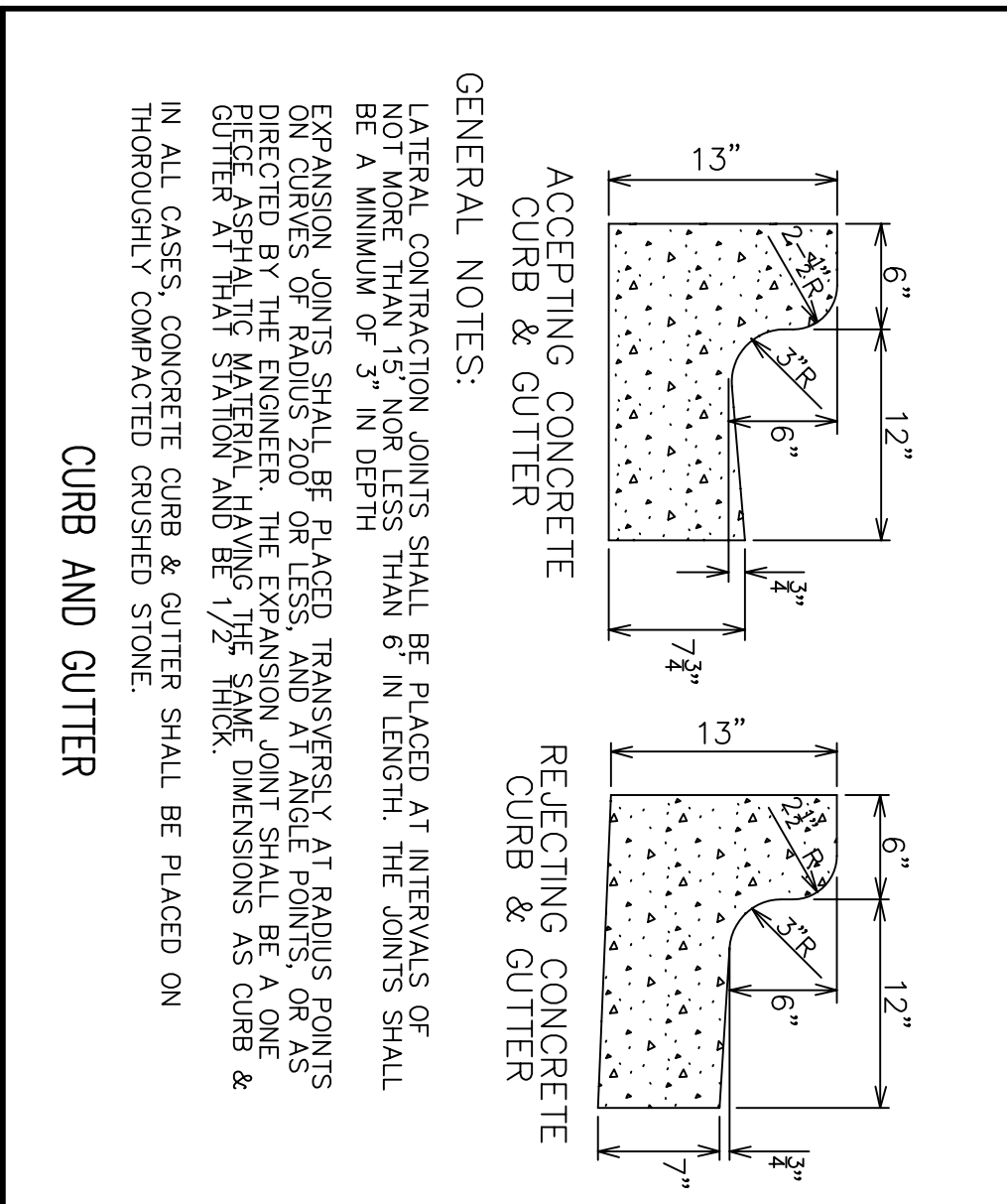
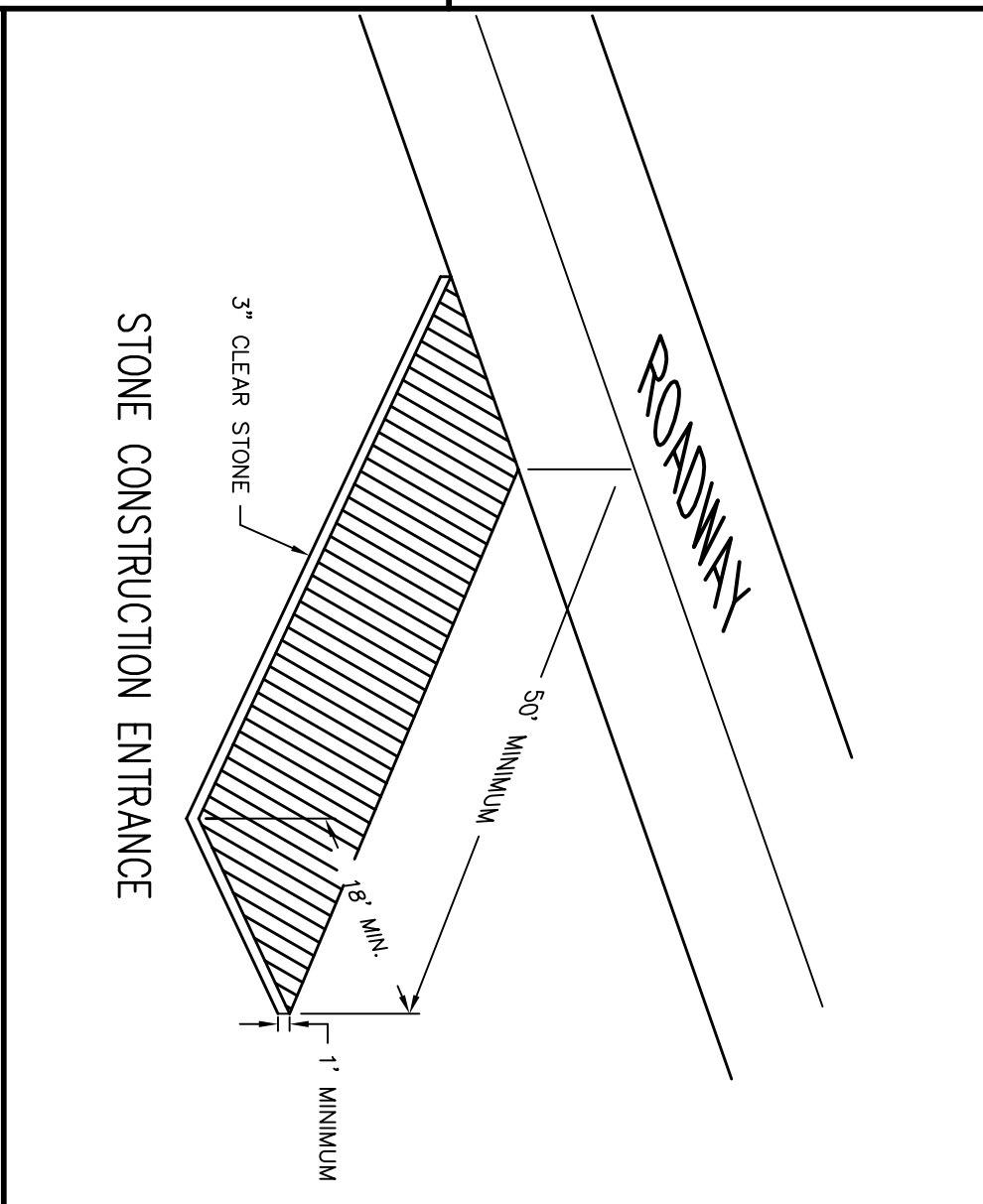
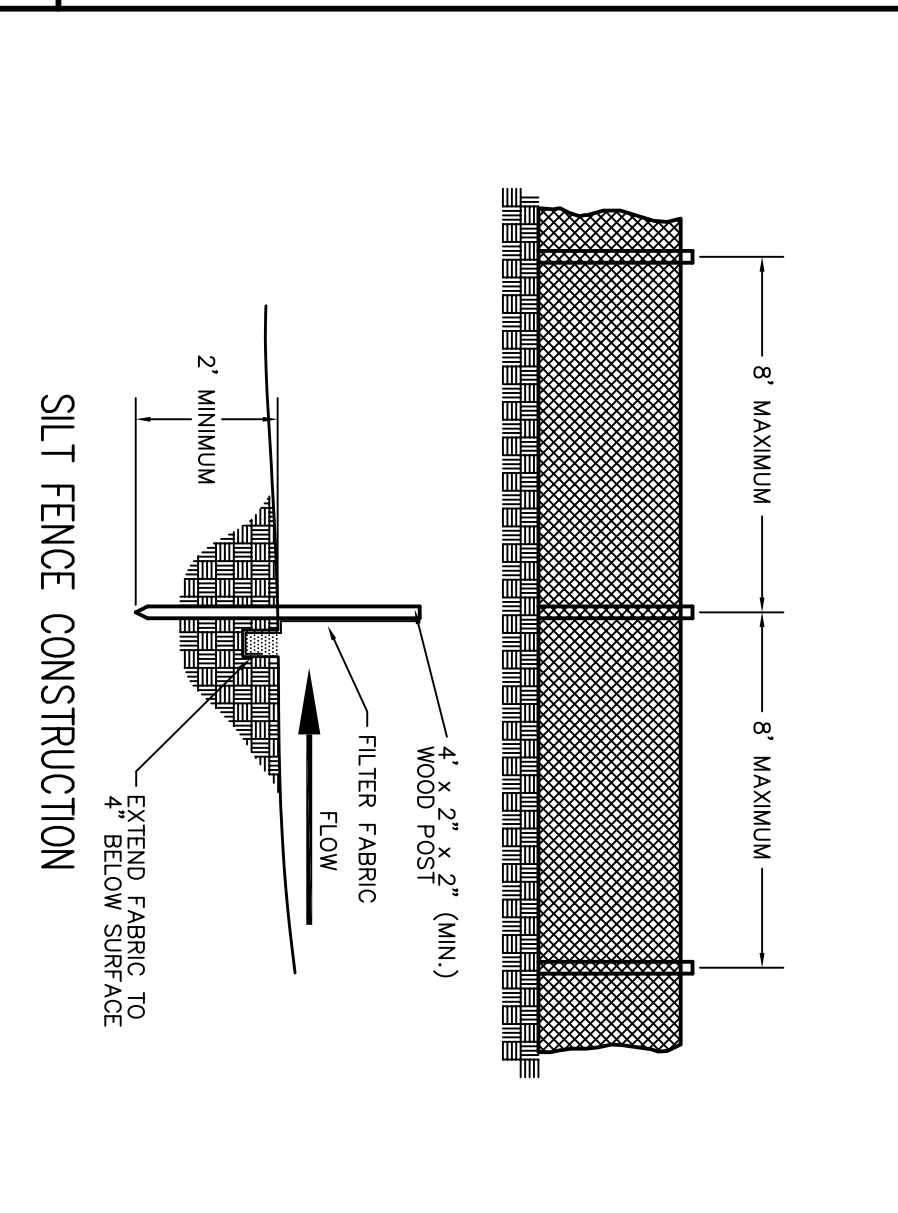
PRIVATE SANITARY SEWER AND LATERALS SHALL BE PVC (ASTM D3034-SDR35).

PUBLIC SIDEWALK AT DRIVEWAY LOCATIONS SHALL BE 7" THICK.

BUILDING PLUMBER SHALL VERIFY SIZE, SLOPE, AND EXACT LOCATION OF PROPOSED SANITARY LATERALS AND WATER SERVICES PRIOR TO INSTALLATION.

PUMPING OF WATER FROM FOUNDATION AREA DURING CONSTRUCTION SHALL NOT EXCEED A RATE OF 70 GALLONS PER MINUTE. SOUP PUMP SHALL BE PLACED ON A SCHEDULED 24 HOUR ROTATION. THE SOUP PUMP SHALL BE PLACED ON THE OUTLET END OF THE PIPE TO CONTROL SEDIMENT LOSS. DEVELOPER SHALL REPAIR/REPLACE ANY SIDEWALK, CURB, OR PAVEMENT DAMAGED DURING CONSTRUCTION OR AS DEMAND NECESSARY BY THE CITY ENGINEER.

EXISTING CONTOURS, SPOT GRADES, AND UTILITIES INDICATED ARE PER PHASE 1 CONSTRUCTION PLANS AND HAVE NOT BEEN FIELD VERIFIED. GRASS AREAS SHALL RECEIVE FERTILIZER, SEED, AND MULCH WITHIN 7 DAYS OF COMPLETION OF GRADING. SEED SHALL BE MIXTURE 40 IN ACCORDANCE WITH SECTION 630 OF DOT SPECIFICATIONS AND SHALL BE APPLIED AT A RATE OF 3 POUNDS PER 1,000 SQUARE FEET. FERTILIZER SHALL MEET THE RECOMMENDATIONS WITHIN SECTION 630 OF DOT SPECIFICATIONS. SEED, FERTILIZER, MULCH, AND SOUP PUMP SHALL BE APPLIED AT A RATE OF 7 POUNDS PER 1,000 SQUARE FEET. MULCHING SHALL CONSIST OF STRAW AT A RATE OF 1.5 TONS PER ACRE.



PROJECT:

HAMPTON INN & SUITES

483 COMMERCE DRIVE

MADISON, WISCONSIN 53719

OWNER/DEVELOPER:

RAYMOND MANAGEMENT COMPANY

c/o

770 MINERAL POINT ROAD, SUITE 100

MADISON, WISCONSIN 53717

PHONE: 608-833-4100

FAX: 608-833-1616

PRINCIPLE CONTACT: BARRY PERKEL

ARCHITECT:

GARY BRINK & ASSOCIATES, INC.

8401 EXCELSIOR DRIVE

MADISON, WISCONSIN 53717

PHONE: 608-829-1750

FAX: 608-829-3056

PRINCIPLE CONTACT: GARY BRINK

LANDSCAPE DESIGNER:

KEN SAIKI DESIGN, INC.

303 SOUTH PATERSON, SUITE 1

MADISON, WISCONSIN 53703

PHONE: 608-251-3600

FAX: 608-251-2330

PRINCIPLE CONTACT: KEN SAIKI

CIVIL ENGINEER:

CALKINS ENGINEERING

5010 VOGES ROAD

MADISON, WISCONSIN 53718

PHONE: 608-838-0444

FAX: 608-838-0445

PRINCIPLE CONTACT: JASON SANGER

LEGAL DESCRIPTION:
LOT 2, CERTIFIED SURVEY MAP NO. 11993, AS RECORDED IN VOLUME 79 OF CERTIFIED SURVEY MAPS, DN PAGES 352-358, AS DOCUMENT NUMBER 4257029, DANE COUNTY REGISTRY, CITY OF MADISON, DANE COUNTY, WISCONSIN.

PARKING DATA:

SURFACE PARKING:
REG. SURFACE PARKING STALLS 117
HANDICAP PARKING STALLS PROVIDED: 5
TOTAL 122

REGULAR PARKING STALLS REQUIRED: 127
HANDICAP PARKING STALLS REQUIRED: 5
TOTAL 132

BIKE STALLS PROVIDED: 13
BIKE STALLS REQUIRED: 13

DEVELOPMENT DATA:

LAND AREA: 142,166 S. F.
3.2637 ACRES

BUILDING AREA:
LOWER FLOOR: 10,662 SF. (GROSS)
FIRST FLOOR: 19,821 SF. (GROSS)
SECOND FLOOR: 15,562 SF. (GROSS)
THIRD FLOOR: 16,634 SF. (GROSS)
FOURTH FLOOR: 16,634 SF. (GROSS)
TOTAL BUILDING AREA: 79,313 SF. (GROSS)

NUMBER OF GUESTROOMS: 125
7 (HC)
132

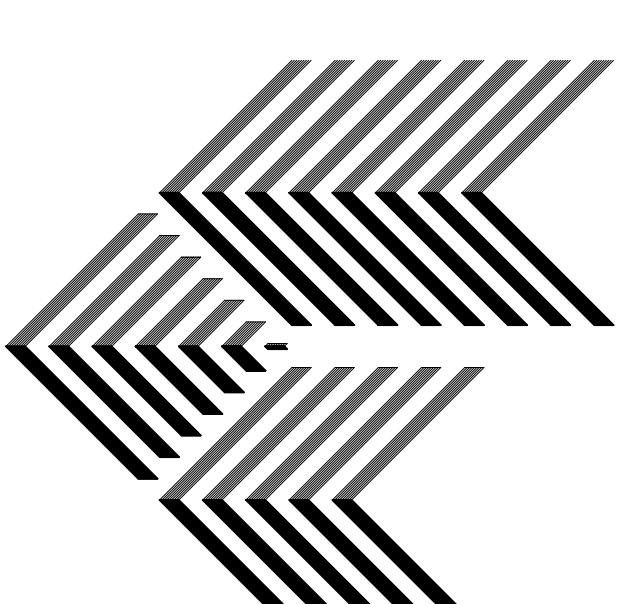
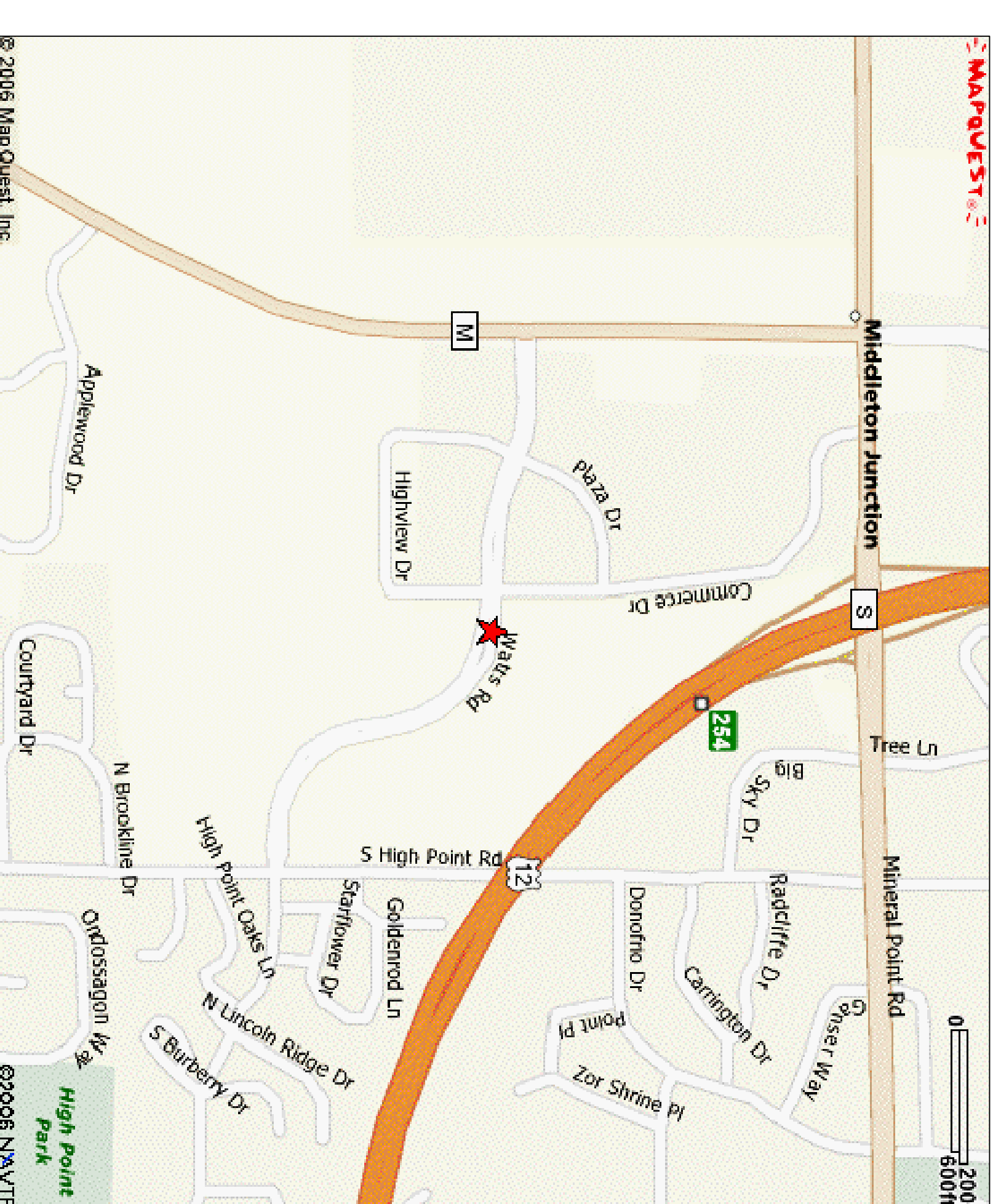
BUILDING HEIGHT - 4 STORIES/5 STORIES BACK
FIN. 1ST FLOOR TO MAIN PARAPET 45'-4"

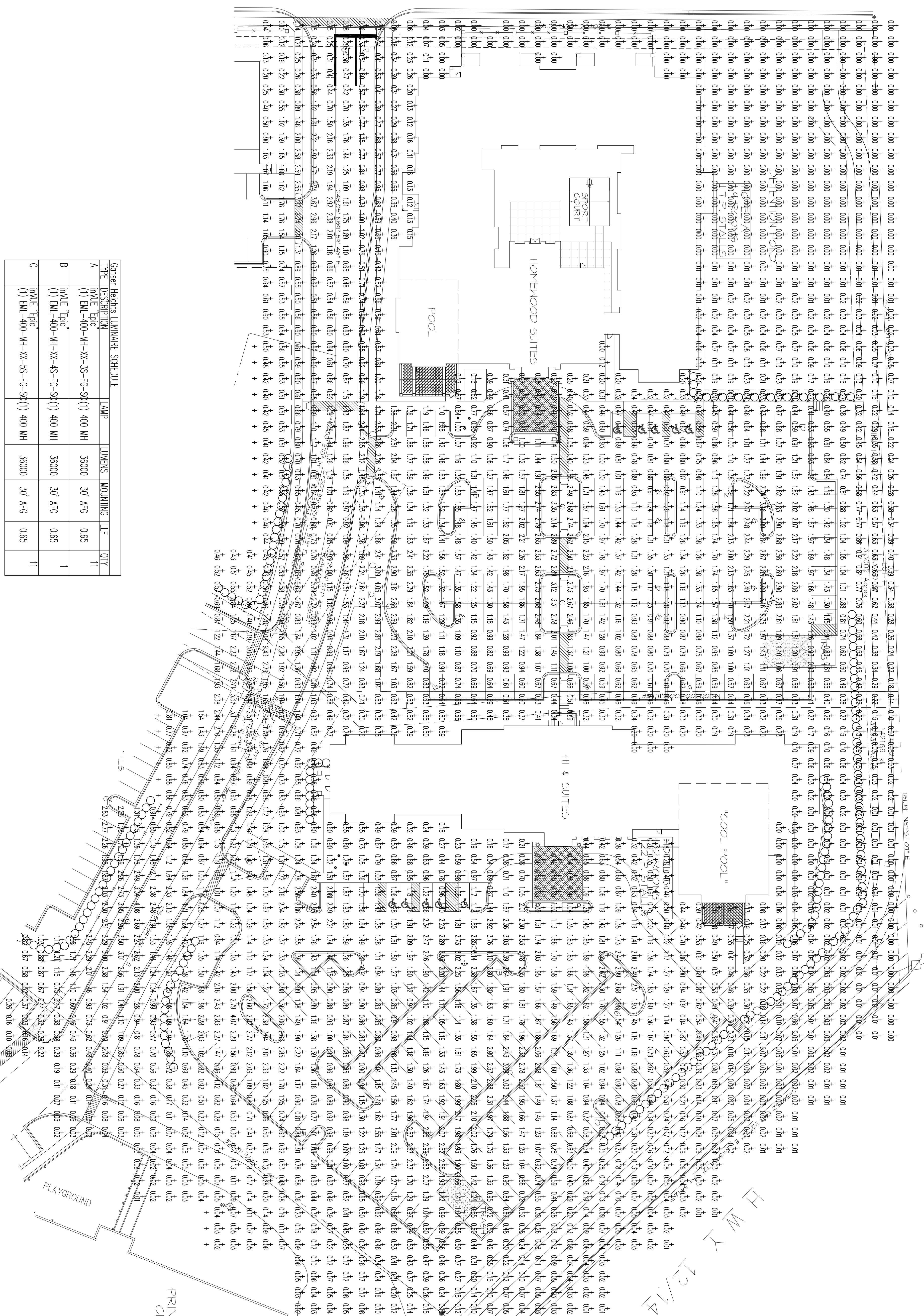
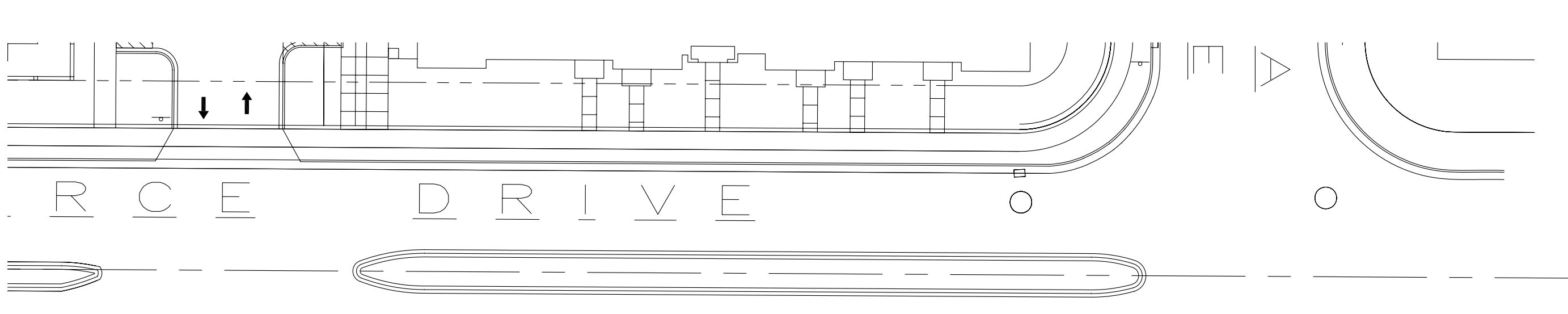
ZONING DISTRICT: GDP/SIP
FLOOR AREA RATIO: 1.82

SHEET INDEX:

TITLE SHEET	
(2 pgs) CERTIFIED SURVEY MAPS	
C-10 GRADING/EROSION CONTROL & UTILITY PLAN	
L-1 LANDSCAPE PLAN	
L-2 LANDSCAPE PLANTING SCHEDULE	
SL-1 PHOTO METRIC SITE LIGHTING PLAN	
201 SITE PLAN	
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220 SITE DETAILS	
400 LOWER LEVEL FLOOR PLAN	
401 FIRST FLOOR PLAN	
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403 THIRD FLOOR PLAN	
404 FOURTH FLOOR PLAN & ROOF PLAN	
601 EXTERIOR BUILDING ELEVATIONS	
602 EXTERIOR BUILDING ELEVATIONS	

SITE LOCATION MAP:





Ganser Heights LUMINAIRE SCHEDULE				
TYPE	DESCRIPTION	LAMP	LUMENS	MOUNTING LIFE
A	nVUE TM Epic (1) EML-400-MH-XX-3S-FG-S0(1) 400 MH	36000	30' AFG	0.65
B	nVUE TM Epic (1) EML-400-MH-XX-4S-FG-S0(1) 400 MH	36000	30' AFG	0.65
C	nVUE TM Epic (1) EML-400-MH-XX-5S-FG-S0(1) 400 MH	36000	30' AFG	0.65

SITE LIGHTING PLAN



SL-1

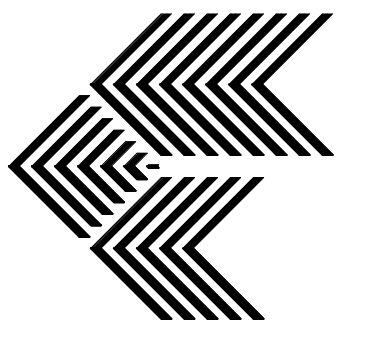
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PROJECT: 200509
CAD FILE: SL1-200509
DRAWN BY: 12/22/06
DATE:

PROJECT:
GANSER HEIGHTS GENERAL DEVELOPMENT PLAN
8102 WATTS ROAD MADISON, WISCONSIN

CLIENT:
RAYMOND MANAGEMENT COMPANY
7700 MINERAL POINT ROAD, SUITE 100 MADISON, WISCONSIN 53717

GARY BRINK & ASSOCIATES
ARCHITECTS

8401 EXCELSIOR DRIVE
MADISON, WI 53717
608-299-1750
608-829-3056 (FAX)



LOT 2, CERTIFIED SURVEY MAP NO. 11993

SIP ZONING TEXT

PLANNED UNIT DEVELOPMENT DISTRICT

Address: 483 Commerce Drive

December 27, 2006

Legal description:

Lot 2 Certified Survey Map No. 11993 as recorded in Volume 73 of Certified Survey Maps, on Pages 352-358, as document number 4257029, Dane County Registry, City of Madison, Dane County Wisconsin.

I. Statement of Purpose

This Planned Unit Development District is established to permit development of a Hampton Inn & Suites Hotel.

II. Permitted Uses

A. Hotel and related support services (i.e.: food service and meeting assembly spaces).

1. Accessory Uses:

- i. Common elements including stormwater management structures/features and such retaining walls as are needed to facilitate grading of the site.
- ii. Off-street parking as represented in the approved plans.
- iii. One 10' x 35' loading area with 14' vertical clearance shall be as shown on the approved plans. The loading area shall be exclusive of drive aisle and maneuvering space.

III. Lot Area

A. 142,166 square feet (3.2637 acres)

IV. Floor Area Ratio: Allowable floor area shall be 1.82.

V. Yard and Height Requirements

A. Yard areas shall be as shown on the approved plans

B. Height restrictions shall be as shown on the approved plans.

VI. **Lighting**

A. Site lighting shall be provided consistent with the approved plans.

VII. **Signage**

A. Signage will be permitted per Chapter 31 of the Madison General Ordinances as it applies to the C3 District as approved by the Urban Design Commission or its Secretary. Off-site signage within the development shall be permitted on adjoining Lot 4.

VIII. **Landscaping**

A. Landscaping shall be consistent with the approved plans.

IX. **Alterations and Revisions**

A. No alteration or revision of this planned unit development shall be permitted unless approved by the City Plan Commission, however, the Zoning Administrator may issue permits for minor alterations or additions which are approved by the Director of Planning Development and the alderperson of the district and are compatible with the concept approved by the City Plan Commission.