



Location
479 Commerce Drive

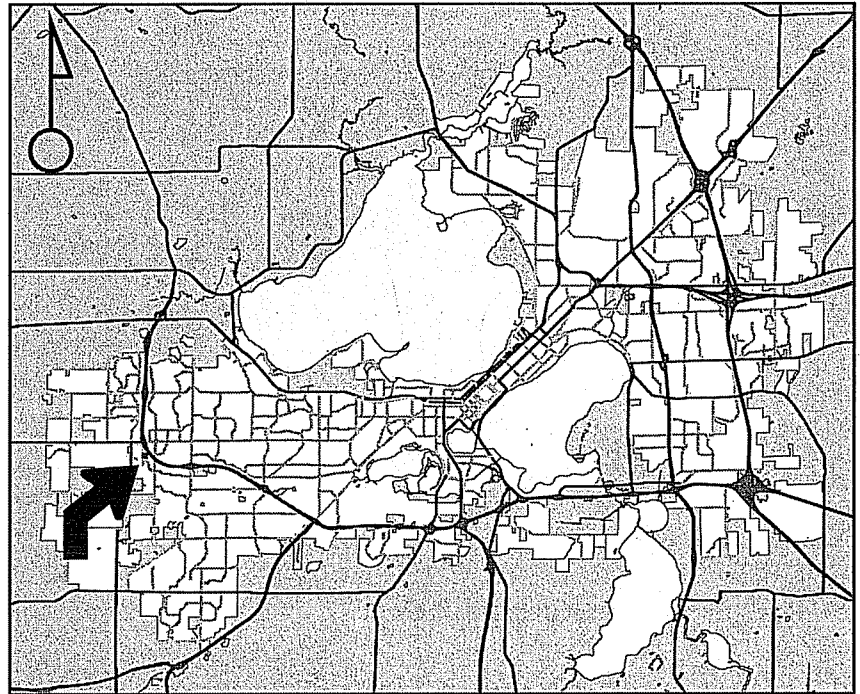
Applicant
Barry Perkel – Raymond Management Co./
Gary Brink – Gary Brink & Associates

From: PUD(GDP) To: PUD(SIP)

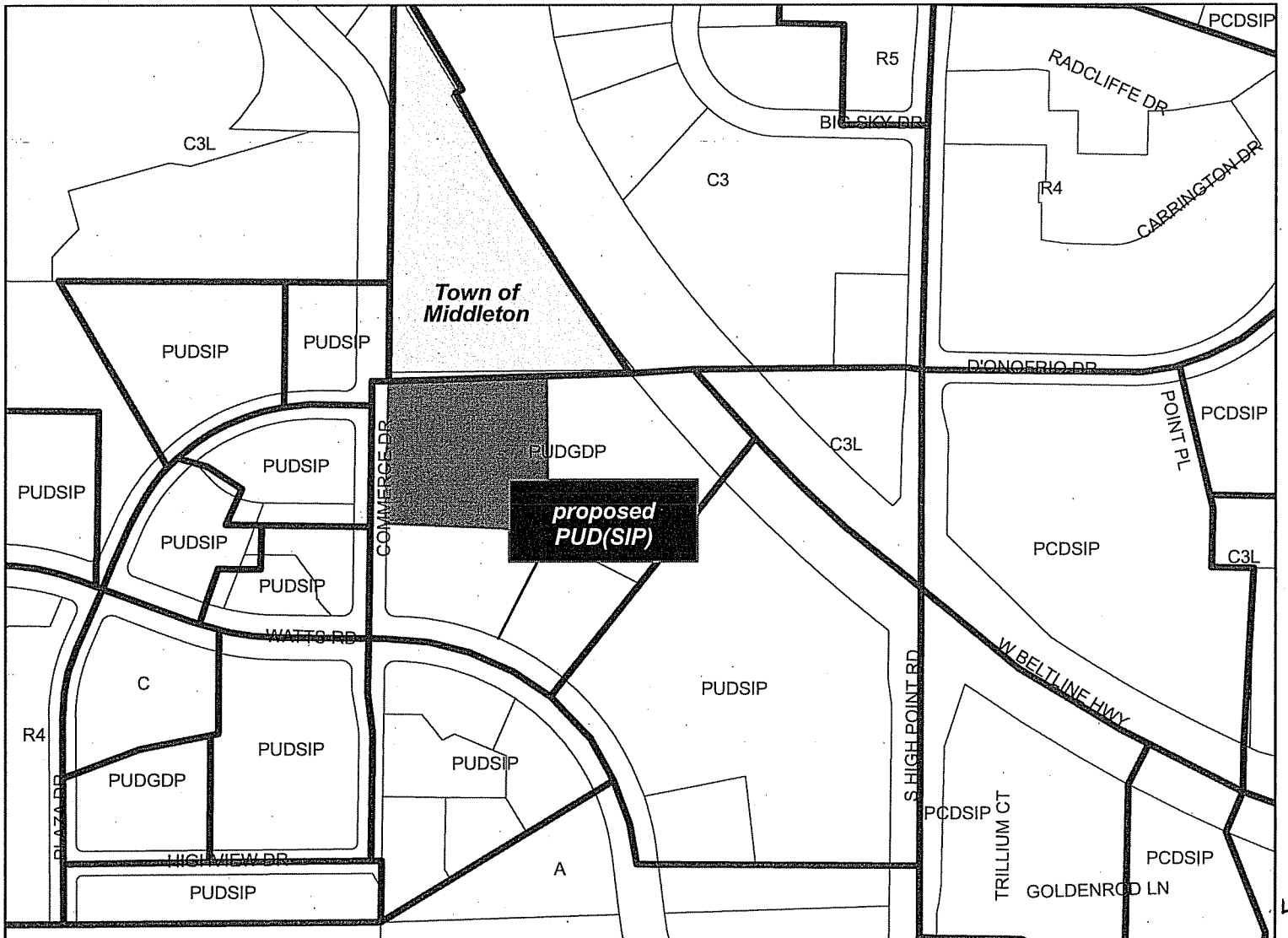
Existing Use
Vacant Land

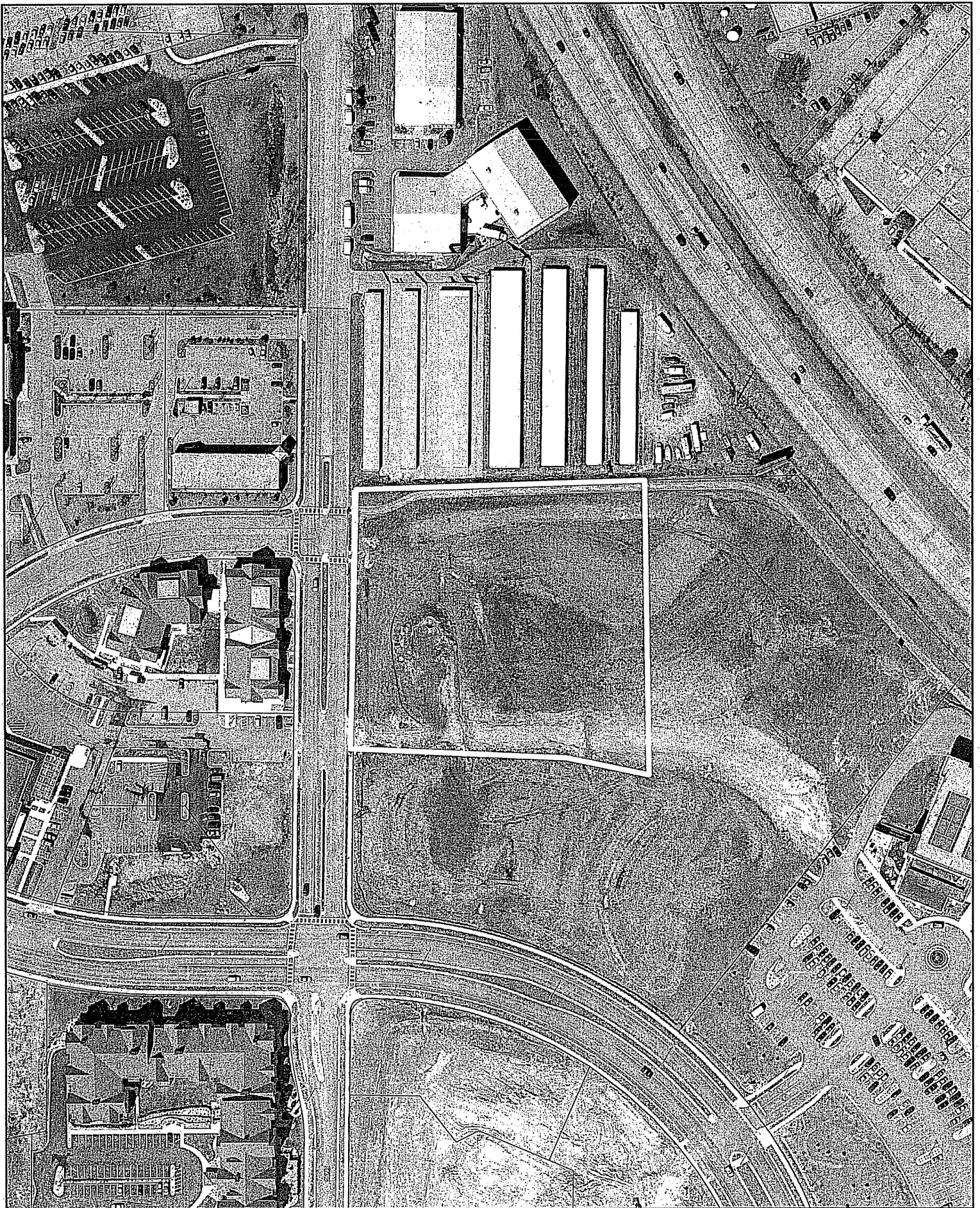
Proposed Use
4-Story, 119 Room Hotel

Public Hearing Date
Plan Commission
05 February 2007
Common Council
27 February 2007



For Questions Contact: Tim Parks at: 261-9632 or tparks@cityofmadison.com or City Planning at 266-4635





LAND USE APPLICATION

Madison Plan Commission

215 Martin Luther King Jr. Blvd; Room LL-100
 PO Box 2985; Madison, Wisconsin 53701-2985
 Phone: 608.266.4635 | Facsimile: 608.267.8739

- The following information is required for all applications for Plan Commission review.
- Please read all pages of the application completely and fill in all required fields.
- This application form may also be completed online at www.cityofmadison.com/planning/plan.html
- All zoning application packages should be filed directly with the Zoning Administrator's desk.
- All applications will be reviewed against the applicable standards found in the City Ordinances to determine if the project can be approved.

FOR OFFICE USE ONLY:

Amt. Paid 1850 Receipt No. 77505
 Date Received 12-27-06
 Received By mut
 Parcel No. 0708-262-0901-1
 Aldermanic District 9-Skidmore
 GQ eng. w/ul
 Zoning District PUD-6DP
For Complete Submittal
 Application Letter of Intent
 IDUP _____ Legal Descript.
 Plan Sets _____ Zoning Text
 Alder Notification _____ Waiver _____
 Ngrbrhd. Assn Not. w/A Waiver _____
 Date Sign Issued 12-27-06

1. **Project Address:** 479 Commerce Drive **Project Area in Acres:** 3.30

Project Title (if any): Homewood Suites Hotel

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

<input checked="" type="checkbox"/> Zoning Map Amendment (check only ONE box below for rezoning and fill in the blanks accordingly)		
<input checked="" type="checkbox"/> Rezoning from <u>PDD-GDP</u> to <u>PUD-SIP</u>	<input type="checkbox"/> Rezoning from _____ to PUD/PCD-SIP	
<input type="checkbox"/> Rezoning from _____ to PUD/PCD-GDP	<input type="checkbox"/> Rezoning from PUD/PCD-GDP to PUD/PCD-SIP	
<input type="checkbox"/> Conditional Use	<input type="checkbox"/> Demolition Permit	<input type="checkbox"/> Other Requests (Specify): _____

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

Applicant's Name: Barry Perkel Company: Raymond Management Co.
 Street Address: 7700 Mineral Point Road City/State: Madison, WI Zip: 53717
 Telephone: (608) 829-1750 Fax: (608) 829-3056 Email: perkel@rayrmc.com
 Project Contact Person: Gary Brink Company: Gary Brink & Associates, Inc.
 Street Address: 8401 Excelsior Drive City/State: Madison, WI Zip: 53717
 Telephone: (608) 829-1750 Fax: (608) 829-3056 Email: jjbrink@tds.net
 Property Owner (if not applicant): _____
 Street Address: _____ City/State: _____ Zip: _____

4. **Project Information:**

Provide a general description of the project and all proposed uses of the site:
4 story (5 level) 119 room Homewood Suites Hotel.

Development Schedule: Commencement 5/1/07 Completion 5/1/08

CONTINUE →

5. Required Submittals:

- Site Plans** submitted as follows below and depicts all lot lines; existing, altered, demolished or proposed buildings; parking areas and driveways; sidewalks; location of any new signs; existing and proposed utility locations; building elevations and floor plans; landscaping, and a development schedule describing pertinent project details:
 - **Seven (7) copies** of a full-sized plan set drawn to a scale of one inch equals 20 feet (collated and folded)
 - **Seven (7) copies** of the plan set reduced to fit onto 11 inch by 17 inch paper (collated, stapled and folded)
 - **One (1) copy** of the plan set reduced to fit onto 8 ½ inch by 11 inch paper
- Letter of Intent: Twelve (12) copies** describing this application in detail but not limited to, including: existing conditions and uses of the property; development schedule for the project; names of persons involved (contractor, architect, landscaper, business manager, etc.); types of businesses; number of employees; hours of operation; square footage or acreage of the site; number of dwelling units; sale or rental price range for dwelling units; gross square footage of building(s); number of parking stalls, etc.
- Legal Description of Property:** Lot(s) of record or metes and bounds description prepared by a land surveyor.
- Filing Fee:** \$ 1250.00 See the fee schedule on the application cover page. Make checks payable to: *City Treasurer.*

IN ADDITION, THE FOLLOWING ITEMS MAY ALSO BE REQUIRED WITH YOUR APPLICATION; SEE BELOW:

- For any applications proposing demolition of existing (principal) buildings, photos of the structure(s) to be demolished shall be submitted with your application. Be advised that a *Reuse and Recycling Plan* approved by the City's Recycling Coordinator is required to be approved by the City prior to issuance of wrecking permits.
- A project proposing **ten (10) or more dwelling units** may be required to comply with the City's Inclusionary Zoning requirements outlined in Section 28.04 (25) of the Zoning Ordinance. A separate **INCLUSIONARY DWELLING UNIT PLAN** application detailing the project's conformance with these ordinance requirements shall be submitted concurrently with this application form. Note that some IDUP materials will coincide with the above submittal materials.
- A **Zoning Text** must accompany **all** Planned Community or Planned Unit Development (PCD/PUD) submittals.

FOR ALL APPLICATIONS: All applicants are required to submit copies of all items submitted in hard copy with their application (including this application form, the letter of intent, complete plan sets and elevations, etc.) as **INDIVIDUAL** Adobe Acrobat PDF files compiled either on a non-returnable CD to be included with their application materials, or in an e-mail sent to pcapplications@cityofmadison.com. The e-mail shall include the name of the project and applicant. Applicants who are unable to provide the materials electronically should contact the Planning Unit at (608) 266-4635 for assistance.

6. Applicant Declarations:

- Conformance with adopted City plans:** Applications shall be in accordance with all adopted City of Madison plans:
 - The site is located within the limits of City of Madison Comprehensive Plan Plan, which recommends: General Commercial for this property.
- Pre-application Notification:** Section 28.12 of the Zoning Ordinance requires that the applicant notify the district alder and any nearby neighborhood or business associations by mail no later than **30** days prior to filing this request:
 - List below the Alderperson, Neighborhood Association(s), Business Association(s) AND dates you sent the notices:
Pauk Skidmore . 11/27/06
 - If the alder has granted a waiver to this requirement, please attach any such correspondence to this form.
- Pre-application Meeting with staff:** Prior to preparation of this application, the applicant is required to discuss the proposed development and review process with Zoning Counter and Planning Unit staff; note staff persons and date.

Planner Tim Parks Date 7/21/05 | Zoning Staff Kathy Voeck Date 7/21/05

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

Printed Name Cary P. Bruk Date 12.27.06
 Signature [Signature] Relation to Property Owner ARCHITECT.
 Authorizing Signature of Property Owner [Signature] Date 12/27/06



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: 479 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 479 Commerce Drive and as identified Lot 1, Certified Survey Map No. 11993.

The proposed project will consist of a four-story (five-level), 119 room Homewood Suites Hotel.

The lots comprising the project area totals 143,770 square feet or 3.3005 acres.

The total building area shall be 97,559 square feet:

Lower Floor: 11,015
First Floor: 28,090
Second Floor: 19,550
Third Floor: 19,452
Fourth Floor: 19,452

The allowable floor area ratio shall be 1.47.

The building will be a combination of precast and woodframe.

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

The proposed construction schedule is for construction to commence May 1, 2007 and Construction Completion to be May 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



LOT 1, CERTIFIED SURVEY MAP NO. 11993

SIP ZONING TEXT

PLANNED UNIT DEVELOPMENT DISTRICT

Address: 479 Commerce Drive

December 27, 2006

Legal description: Lot 1 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 Homewood 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. 143,770 square feet (3.3005 acres)

IV. **Floor Area Ratio:** Allowable floor area shall be 1.47

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**

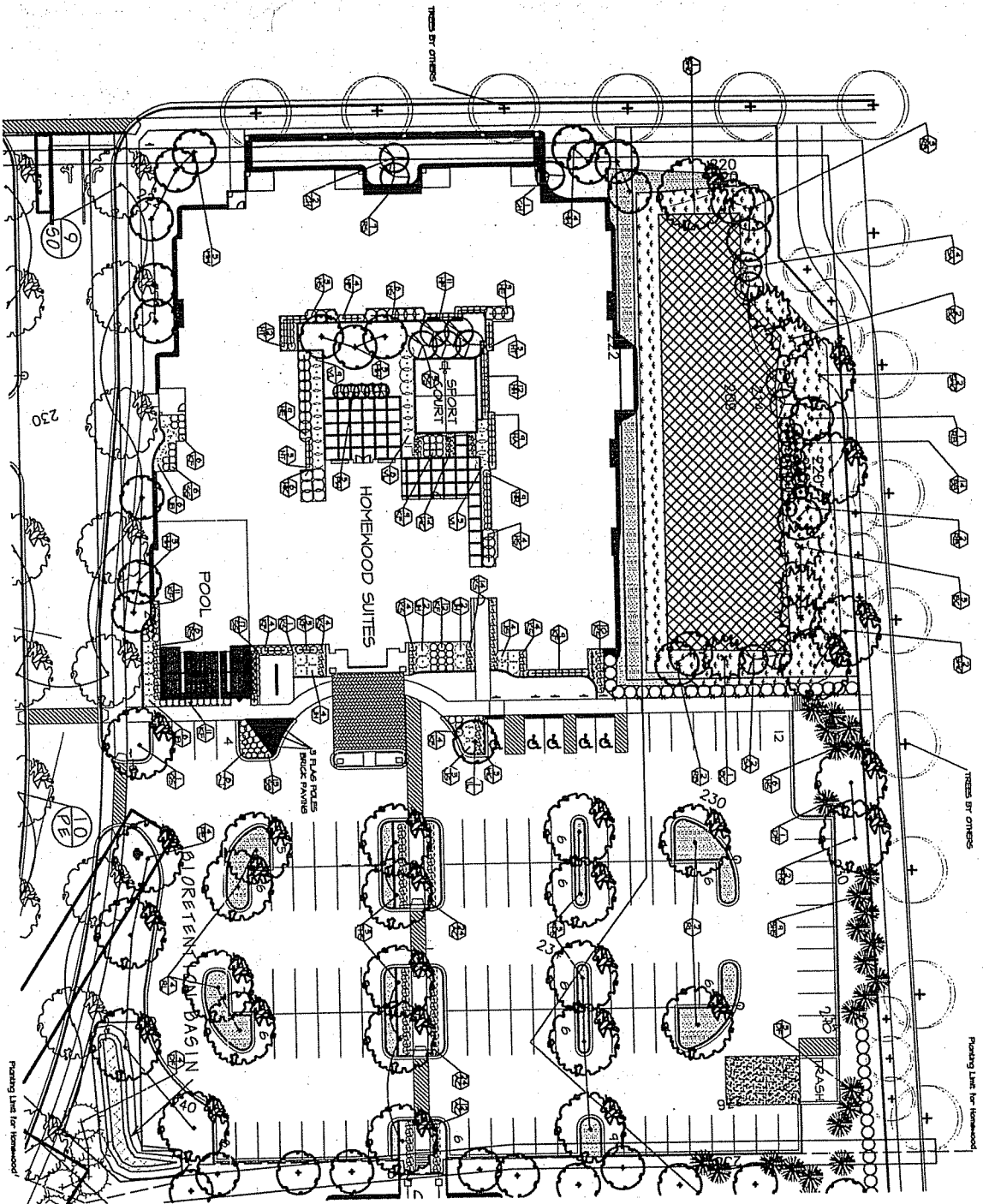
A. Signage will be permitted per Chapter 31 of the Madison General Ordinances as it applies to the C3 District as approved by the Urban Design Commission or its Secretary. Off-site signage within the development shall be permitted on adjoining Lot 4.

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.



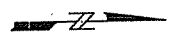
NOTES:

All planting beds shall be deep tilled (12-18") to reduce compaction and have organic mulch added and tilled into topsoil.
 All mulch in planting beds shall be 3-4 inches of shredded hardwood bark.
 Edging in the interior courtyard shall have a stone/flag edge.

Seed with a top soil/seed mix. These areas to be mixed only once or twice after operation to maintain a medium top appearance.

Heuristic gravel's seed mix as per specifications.

Aluminum edging with 6-8 mil. solid plastic weed barrier and gravel finish.



SCALE: 1" = 20' (24"x36')
 SCALE: 1" = 40' (11"x17')

© 2006 CLAYTON & ASSOCIATES
 1400 Exchange Drive
 Suite 200
 Madison, WI 53703
 Phone: 608-261-1700
 Fax: 608-261-1700
 www.clayton.com

LANDSCAPE PLAN

HOMECOURT SUITES
 MARKET STREET, MADISON WISCONSIN

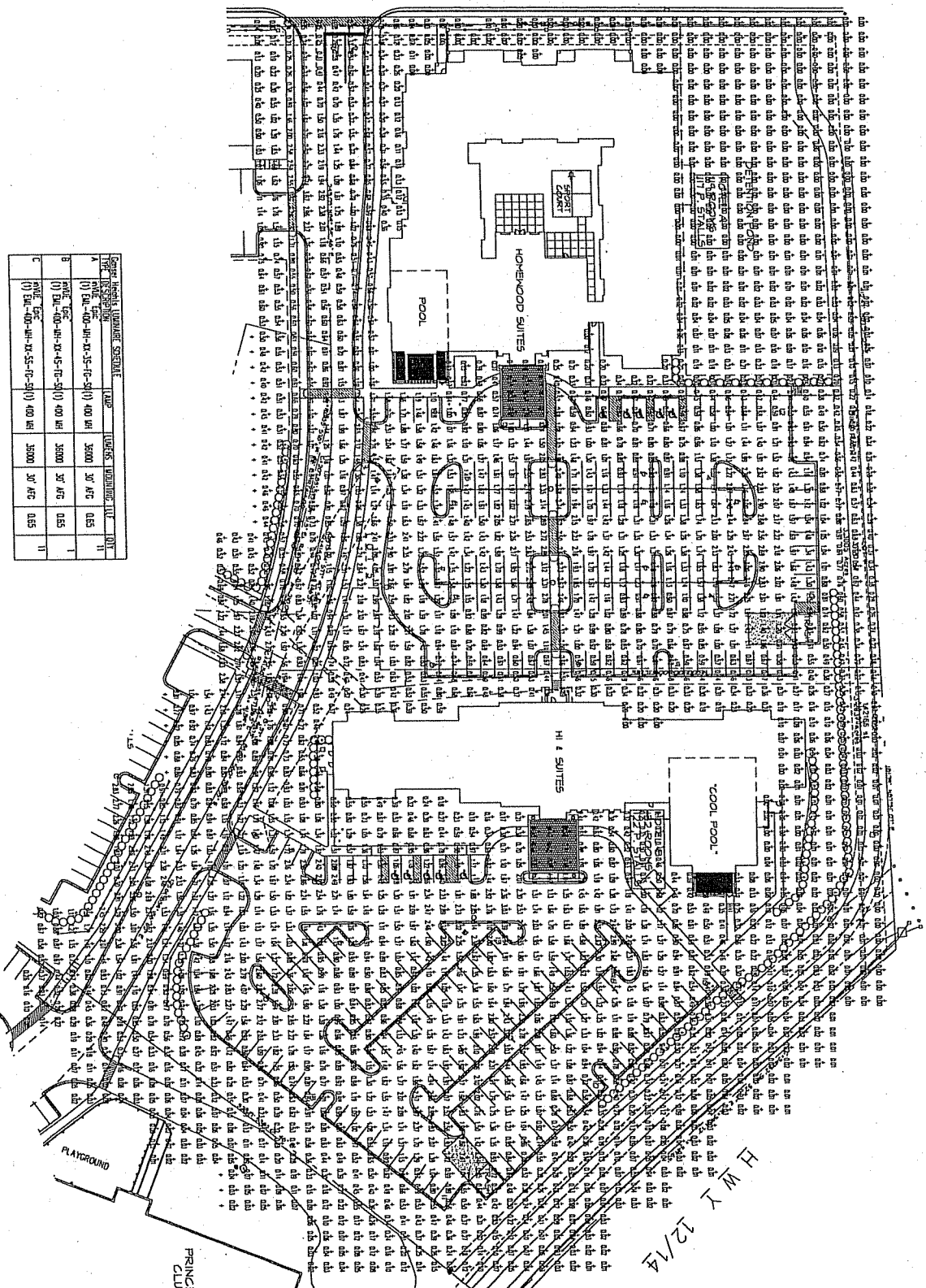
RAYMOND MANAGEMENT
 700 MENARD POINT RD., SUITE 200, MADISON WISCONSIN

KENSAM
 DISTRIBUTION
 201 E. HANSON
 SUITE 111, OAK
 MADISON, WI 53703
 TEL: 608-531-9229
 WWW.KENSAM.COM

CLAYTON & ASSOCIATES
 1400 Exchange Drive
 Suite 200
 Madison, WI 53703
 Phone: 608-261-1700
 Fax: 608-261-1700
 www.clayton.com



RCE DRIVE



GENERAL LIGHTING LUMINAIRE SCHEDULE		LUMINAIRE SCHEDULE	
TYPE	DESCRIPTION	TYPE	DESCRIPTION
A	PAVING LIGHT	1	3500K 30' AFC 0.65
B	PAVING LIGHT	2	3500K 30' AFC 0.65
C	PAVING LIGHT	3	3500K 30' AFC 0.65

SITE LIGHTING PLAN



SL-1

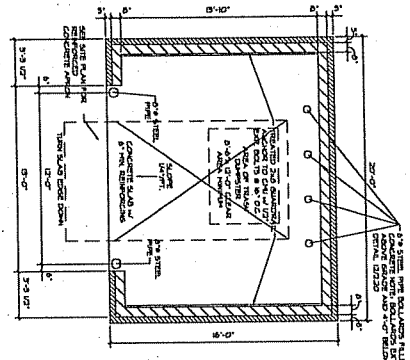
PROJECT: **GANSER HEIGHTS GENERAL DEVELOPMENT PLAN**
 8102 WATTS ROAD MADISON, WISCONSIN

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

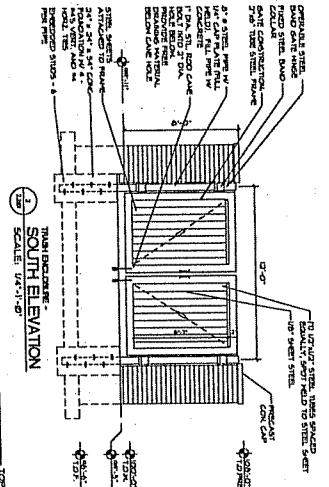
DATE: 12/14

DESIGNER: **RAYMOND MANAGEMENT COMPANY**
 7700 MINERAL POINT ROAD, SUITE 100
 MADISON, WISCONSIN 53717
 TEL: 608-261-1730
 FAX: 608-261-2555

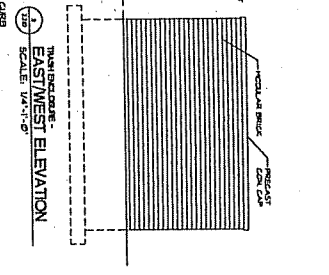




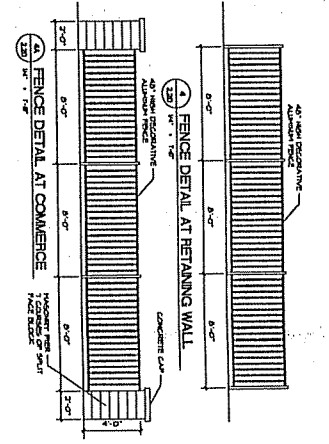
11 TRASH ENCLOSURE PLAN
SCALE: 1/4" = 1'-0"



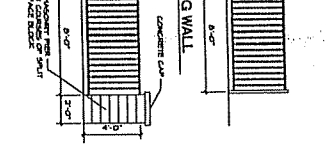
12 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



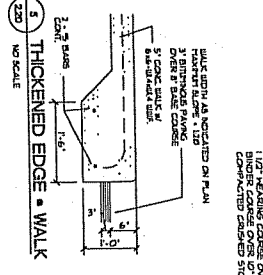
13 EAST/WEST ELEVATION
SCALE: 1/4" = 1'-0"



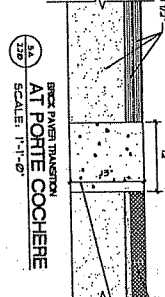
14 FENCE DETAIL AT RETAINING WALL
SCALE: 1/4" = 1'-0"



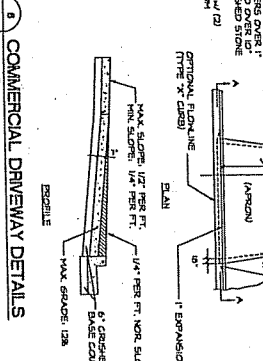
15 FENCE DETAIL AT COMMERCE
SCALE: 1/4" = 1'-0"



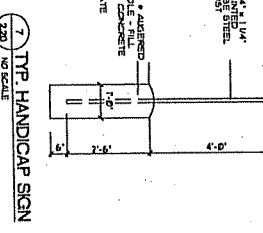
16 THICKENED EDGE - WALK
SCALE: 1/4" = 1'-0"



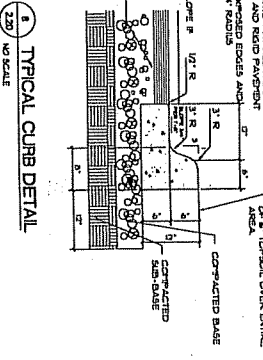
17 BRICK PAVING TRANSITION AT PORTE COCHERE
SCALE: 1'-1'-0"



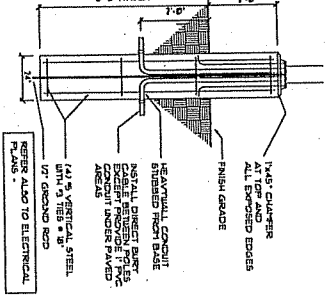
18 COMMERCIAL DRIVEWAY DETAILS
SCALE: 1/4" = 1'-0"



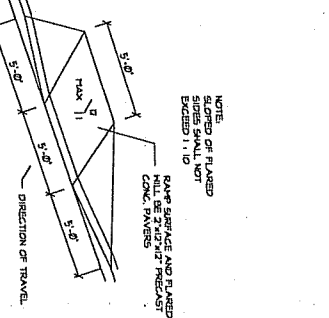
19 TYP. HANDICAP SIGN
SCALE: 1/4" = 1'-0"



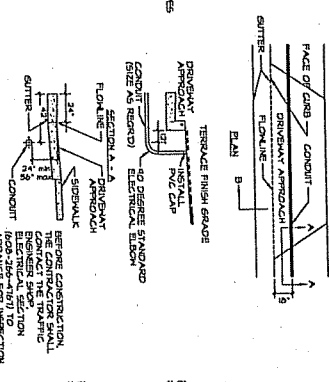
20 TYPICAL CURB DETAIL
SCALE: 1/4" = 1'-0"



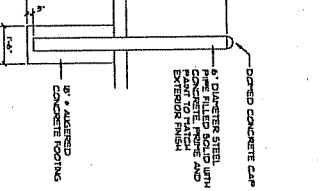
21 LIGHT POLE BASE DETAIL
SCALE: 1/4" = 1'-0"



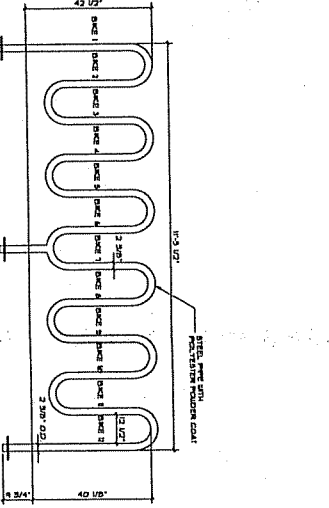
22 H/C RAMP DETAIL
SCALE: 1/4" = 1'-0"



23 CONDUIT PLACEMENT DETAILS
SCALE: 1/4" = 1'-0"



24 TYPICAL BOLLARD
SCALE: 1/4" = 1'-0"



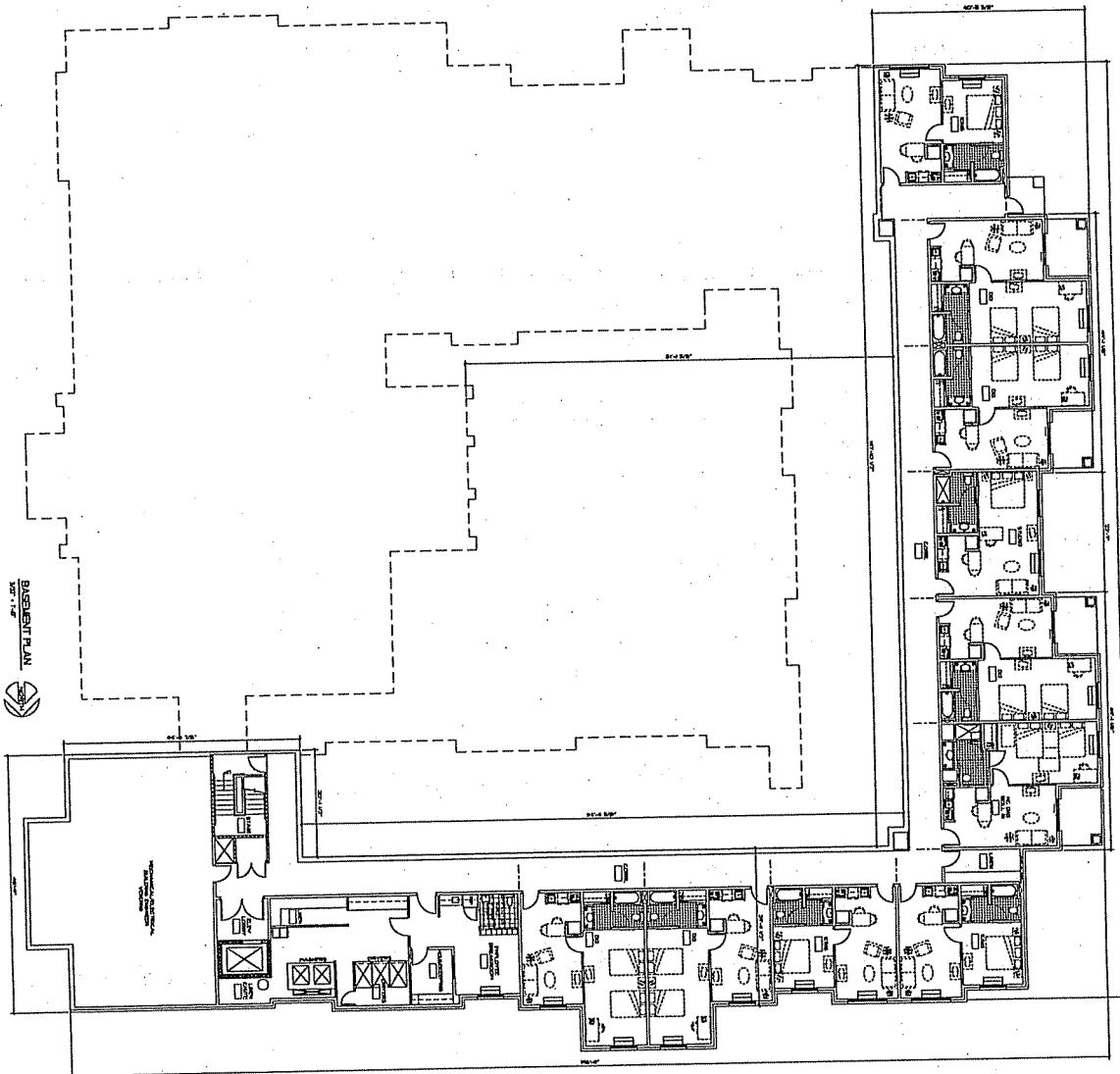
25 BICYCLE PARKING LOOP DETAIL
SCALE: 1/4" = 1'-0"



CLARK SCOTT & ASSOCIATES
ARCHITECTS
1001 75TH STREET
MADISON, WI 53717
(608) 261-1234
(608) 261-1234 (FAX)

PROJECT: **HOMewood SUITES**
475 COMMERCE DRIVE MADISON, WISCONSIN 53719
CLIENT: **RAYMOND MANAGEMENT COMPANY**
7700 MINERAL POINT RD., SUITE 100, MADISON, WISCONSIN 53717

DATE: 11/20/04
DRAWN BY: UZZONE
PROJECT: 2004-4
CADD FILE: 220-2004-4
DRAWN BY: 18
DATE: 11/20/04



BASMENT PLAN
1/2" = 1'-0"

4.00

© 2004, Clark, White & Associates, Inc.
 All Rights Reserved.
 This drawing is the property of Clark, White & Associates, Inc.
 and is not to be reproduced, stored in a retrieval system,
 or transmitted in any form or by any means, electronic,
 mechanical, photocopying, recording, or by any information
 storage and retrieval system, without the prior written
 permission of Clark, White & Associates, Inc.

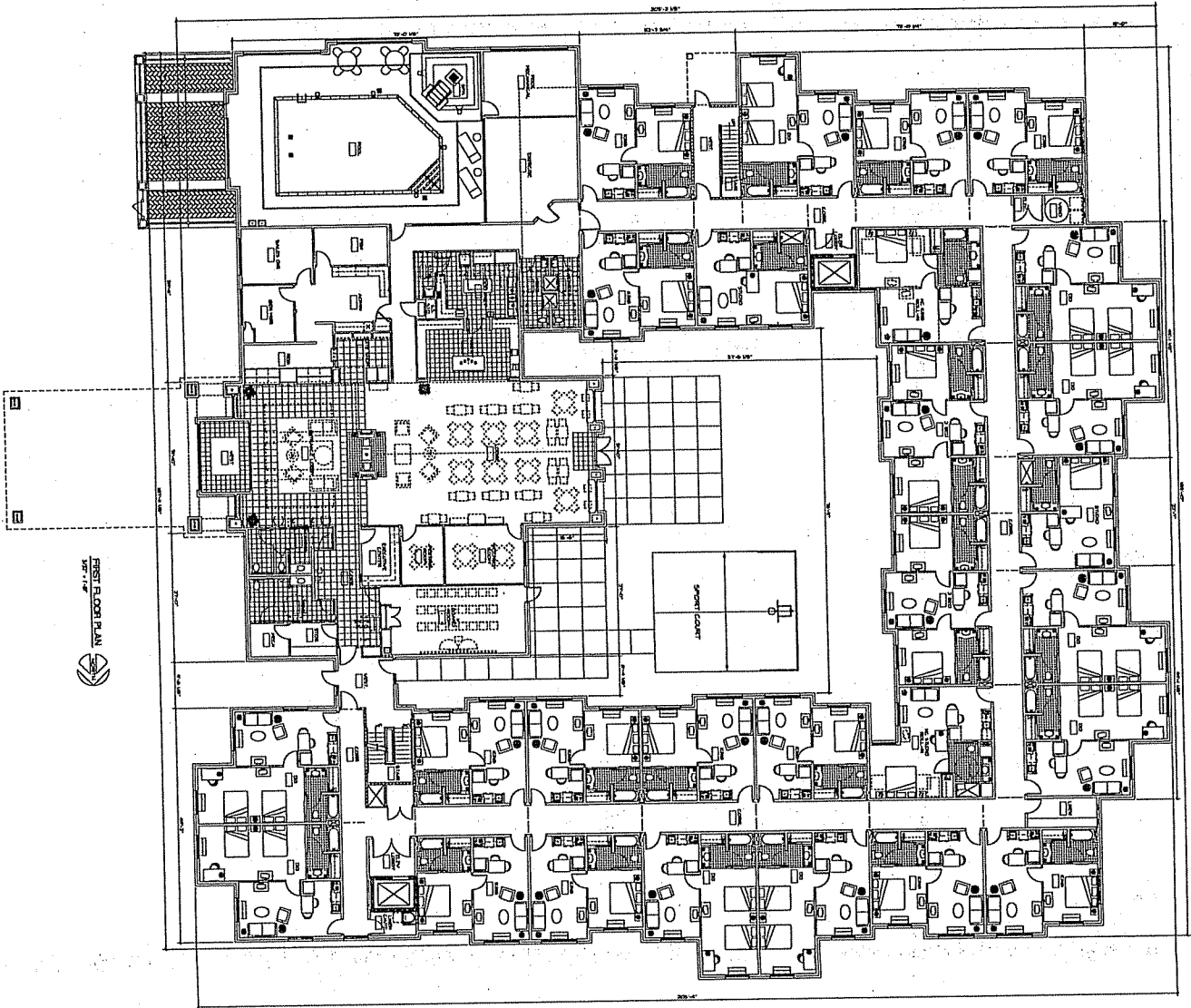
PROJECT: 101648
 CAD/DRAWN BY: 400-100548 JB
 DATE: 02/23/04

PROJECT:
HOMESWOOD SUITES
 470 COMMERCE DRIVE MADISON, WISCONSIN 53719

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

CLARK, WHITE & ASSOCIATES
 ARCHITECTS
 3001 DUNDAS DRIVE
 MADISON, WISCONSIN 53713
 608-261-3200 (FAX)





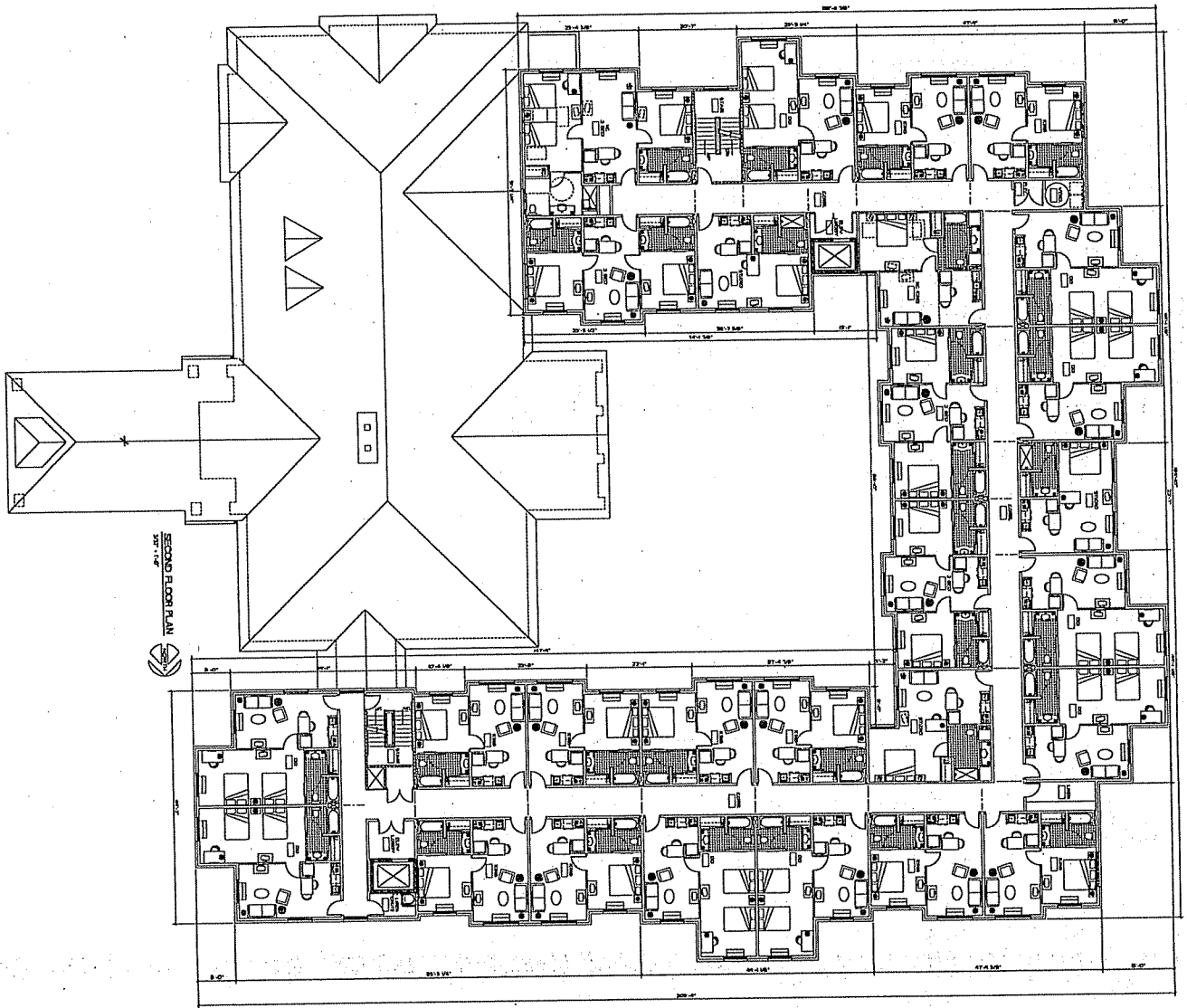
FIRST FLOOR PLAN
1/27/14

© 2014 CH2M HILL & ASSOCIATES
 1000 North Zeeb Road, Suite 100
 Madison, WI 53719
 Phone: 608-261-1000
 Fax: 608-261-1001
 www.ch2mhill.com
 PROJECT: 200848
 CLIENT: 401-200848
 DRAWN BY: 0222006
 DATE: 02/23/14

PROJECT:
HOMWOOD SUITES
 470 COMMERCE DRIVE MADISON, WISCONSIN 53719
 CLIENT:
RAYMOND MANAGEMENT COMPANY
 7100 MINERAL POINT RD., SUITE 100, MADISON WISCONSIN 53717

CH2M HILL & ASSOCIATES
 ARCHITECTS
 PAUL ELLIOTTSON, AIA
 608-261-1000 (PH)
 608-261-1001 (FX)





SECOND FLOOR PLAN
1/2" = 1'-0"

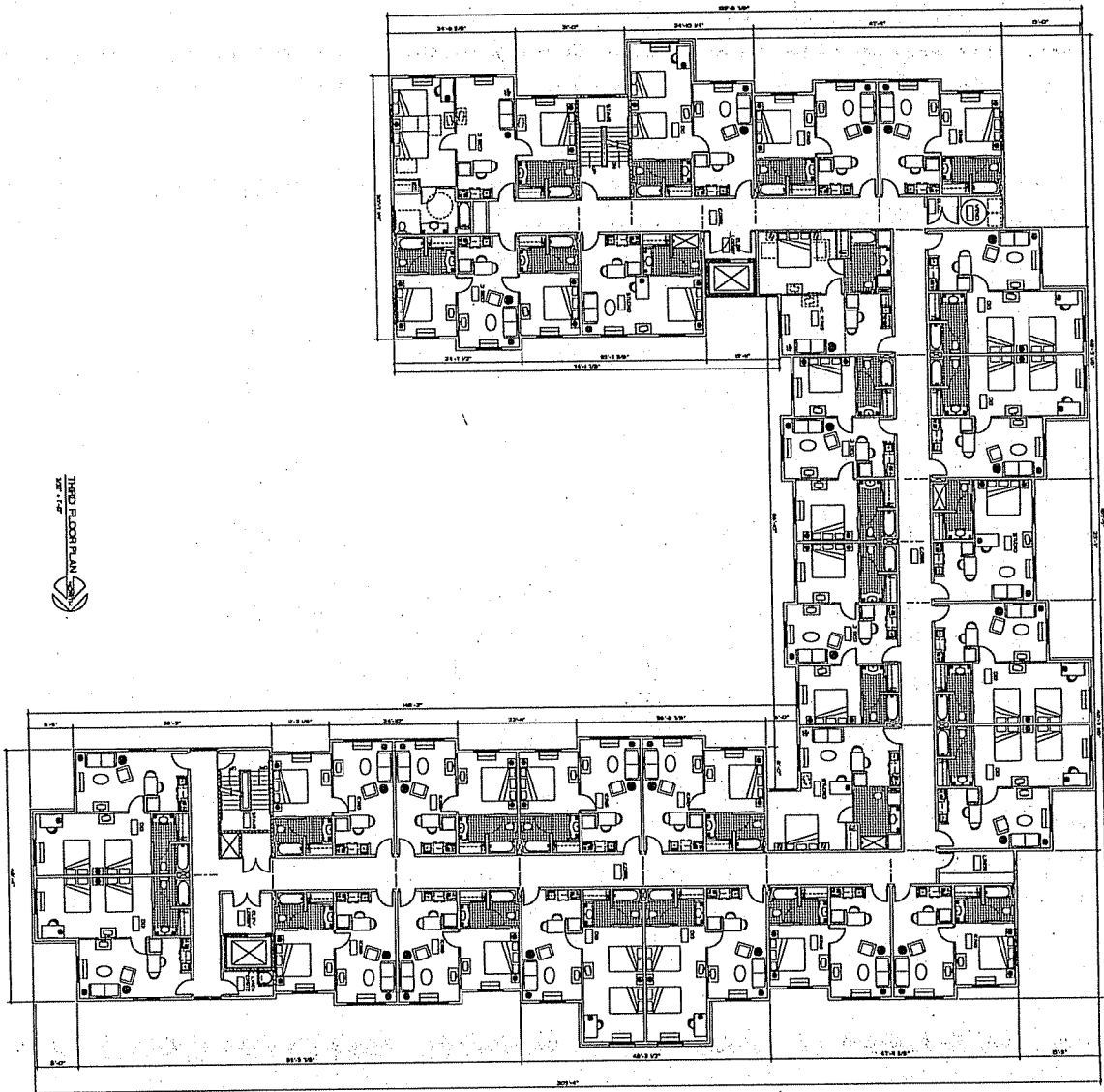
© 2008 GSI GROUP & ASSOCIATES
ALL RIGHTS RESERVED. THIS DOCUMENT IS THE PROPERTY OF GSI GROUP & ASSOCIATES AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF GSI GROUP & ASSOCIATES.
PROJECT: 2008-48
DRAWN FILE: 402-2008-48
DRAWN BY: 1222008
DATE: 12/22/08

PROJECT:
HOMewood SUITES
470 COMMERCE DRIVE MADISON, WISCONSIN 53719

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

CLIENT NAME & ADDRESS
RAYMOND MANAGEMENT COMPANY
MADISON, WI 53717
608-439-3333 (FAX)





THIRD FLOOR PLAN
1/2" = 1'-0"

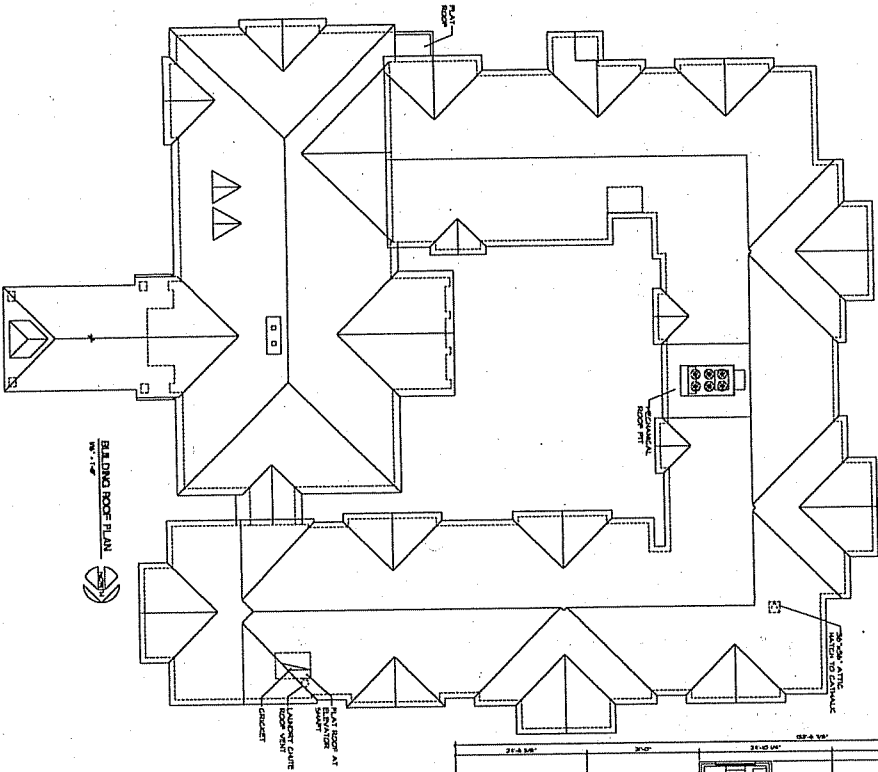
© 2004 CLAYTON BISHOP & ASSOCIATES
 ARCHITECTS
 1000 UNIVERSITY AVENUE, SUITE 1100
 MADISON, WISCONSIN 53706
 PROJECT: 2004/4
 DATE: 12/20/04

PROJECT:
HOMewood SUITES
 470 COMMENCE DRIVE, MADISON, WISCONSIN 53719

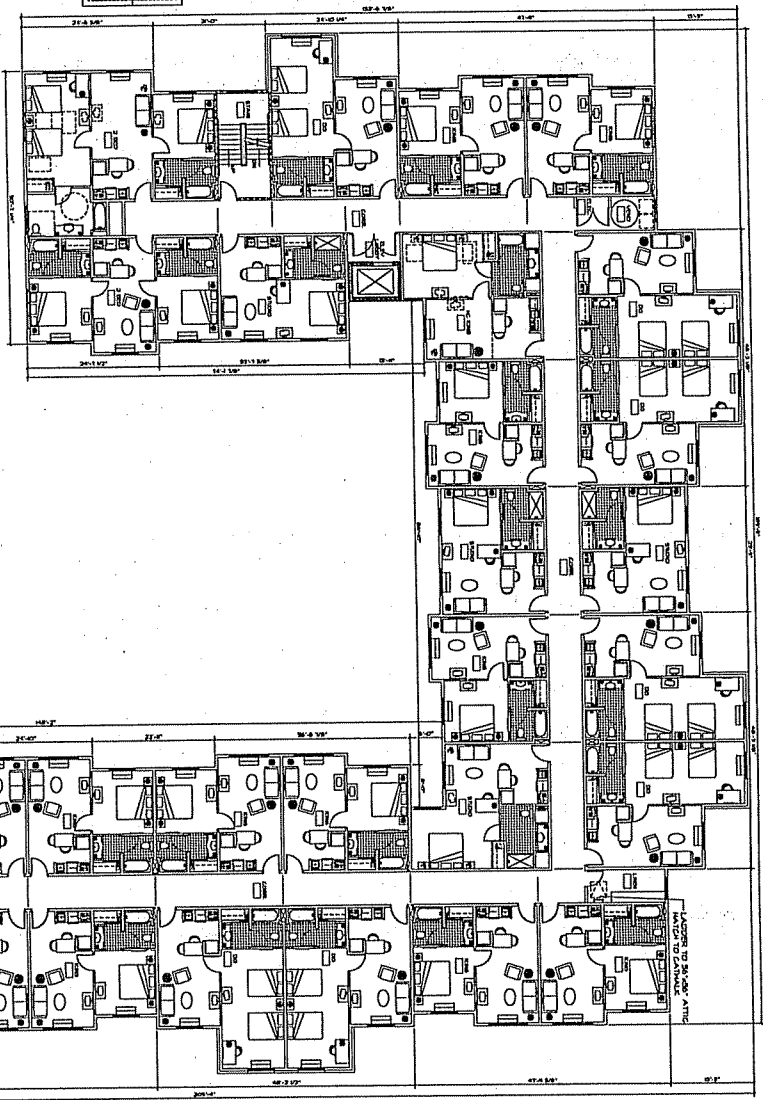
CLIENT:
RAYMOND MANAGEMENT COMPANY
 7700 MINERAL POINT RD., SUITE 100, MADISON WISCONSIN 53717

CLAYTON BISHOP & ASSOCIATES
 ARCHITECTS
 1000 UNIVERSITY AVENUE, SUITE 1100
 MADISON, WISCONSIN 53706
 608-263-1150 (PHONE)
 608-263-3152 (FAX)

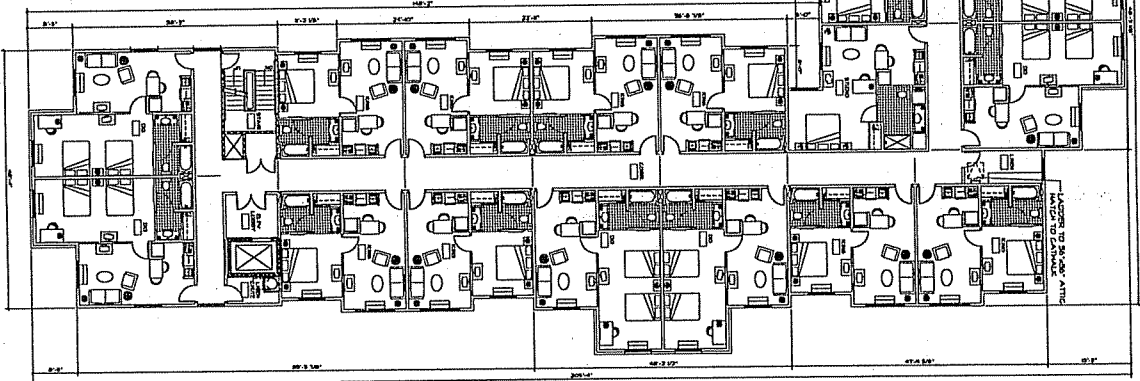




BUILDING ROOF PLAN
1/8" = 1'-0"



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



© 2004 CLAY BIRN & ASSOCIATES
 ALL RIGHTS RESERVED
 PROJECT: 2004-48
 CON. FILE: 401-2004-48
 DRAWN BY: SZ2200A
 DATE:

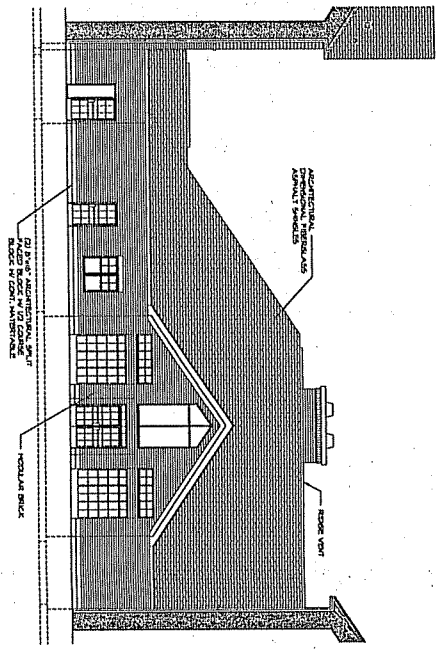
PROJECT:
HOMWOOD SUITES
 470 COMMERCE DRIVE MADISON, WISCONSIN 53719
 CLIENT:
RAYMOND MANAGEMENT COMPANY
 7700 MINERAL POINT RD., SUITE 100, MADISON WISCONSIN 53717

CLAY BIRN & ASSOCIATES
 ARCHITECTS
 8401 DELICIOUS DRIVE
 MADISON, WISCONSIN 53719
 608-551-2525 (FAX)
 608-551-2525 (TEL)

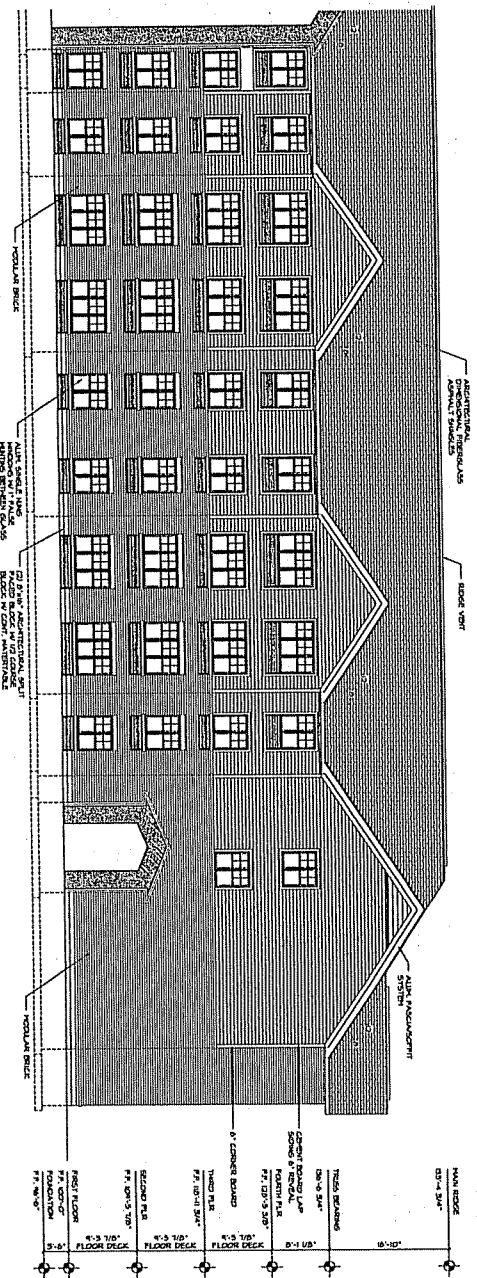




CITY EDGE & ASSOCIATES
 ARCHITECTS
 1401 EXETER ROAD
 MADISON, WI 53715
 608-262-2222 (FAX)



WEST ELEVATION - COURTYARD
 SCALE 1/8" = 1'-0"



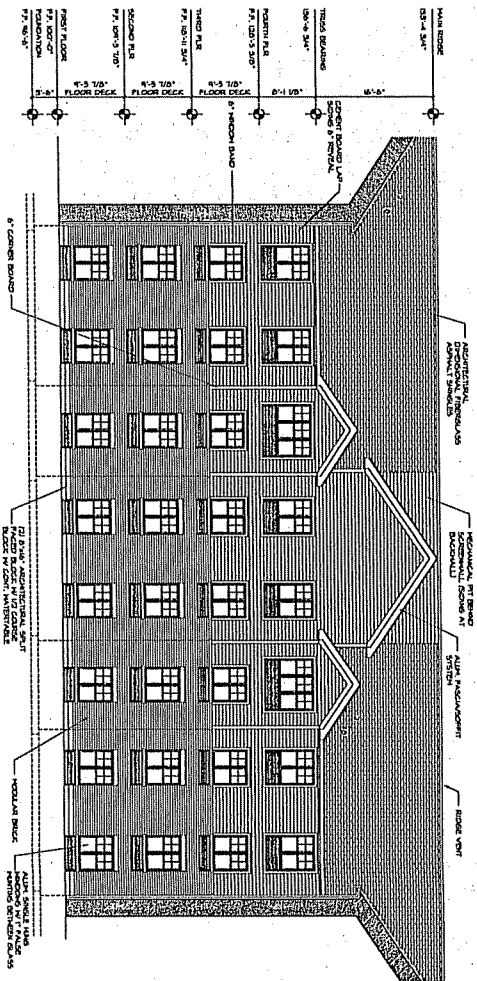
SOUTH ELEVATION - COURTYARD
 SCALE 1/8" = 1'-0"

FINISH FLOOR	0'-0"
FOUNDATION	-1'-0"
SECOND FLOOR	1'-0"
THIRD FLOOR	2'-0"
FOURTH FLOOR	3'-0"
FIFTH FLOOR	4'-0"
SIXTH FLOOR	5'-0"
SEVENTH FLOOR	6'-0"
EIGHTH FLOOR	7'-0"
NINTH FLOOR	8'-0"
TENTH FLOOR	9'-0"
ROOF	10'-0"

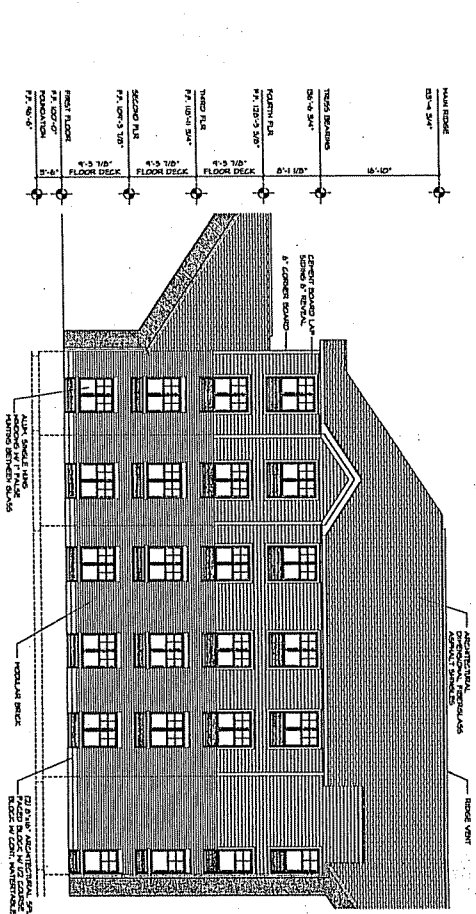
PROJECT:
HOMWOOD SUITES
 470 COMMERCIAL DRIVE MADISON, WISCONSIN 53710

CLIENT:
RAYMOND MANAGEMENT COMPANY
 7700 GENERAL POST RD., SUITE 100, MADISON WISCONSIN 53717

© 2004 City Edge & Associates
 All rights reserved. No part of this document may be reproduced without the written permission of City Edge & Associates.
 PROJECT: 2004046
 DATE: 02/22/04



3 EAST ELEVATION - COURTYARD
SCALE: 1/8" = 1'-0"



4 NORTH ELEVATION - COURTYARD
SCALE: 1/8" = 1'-0"

CLAY BORN & ASSOCIATES
ARCHITECTS
400 DUNDAS ST. E.
SUITE 200
TORONTO, ONT. M5G 1L5
(416) 593-2288

PROJECT:
HOMEWOOD SUITES
478 COMMERCE DRIVE MADISON, WISCONSIN 53718
CLIENT:
RAYMOND MANAGEMENT COMPANY
7700 MINERAL POINT RD., SUITE 100, MADISON WISCONSIN 53717

©2004 CLAY BORN & ASSOCIATES
ALL RIGHTS RESERVED
THIS DRAWING IS THE PROPERTY OF CLAY BORN & ASSOCIATES
NO PART OF THIS DRAWING IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF CLAY BORN & ASSOCIATES
PROJECT: 2004-48
DRAWN BY: 19
DATE: 02/23/04

GANSER HEIGHTS NOISE ABATEMENT STUDY

HOMEWOOD SUITES
HAMPTON INN & SUITES

CITY OF MADISON

December 21, 2006

PREPARED FOR

GARY BRINK & ASSOCIATES, INC.
8401 EXCELSIOR DRIVE
MADISON, WI 53717
(608) 829-150

PREPARED BY

BURSE SURVEYING AND ENGINEERING, INC.
1400 E. WASHINGTON AVENUE, SUITE 158
MADISON, WI 53703
(608) 250-9263

BSE572-03
MLB:mlb

NOISE ANALYSIS REPORT KID'S JUNCTION AT PRINCETON CLUB WEST

INTRODUCTION

The City of Madison General Ordinance (MGO), Section 16.23(3) (d) states that information and data supporting the claim that the appropriate requirements shall be met, including specific enumerations the Wisconsin Dept. of Transportation's Administrative Code, TRANS 405 and the Federal Highway Administration's Procedure for Abatement of Highway Traffic Noise and Construction Noise, Title 23, CFR, Chapter I, Subchapter J, Part 772, shall be met.

This noise level analysis report has been prepared in accordance with the above rules and per the "Guidelines for Noise Site Study Report Department of Transportation, City of Madison" as furnished by Traffic Engineering. This report shall provide projected noise levels at several receiver locations within the project limits at the outdoor play area elevation and at five feet above the proposed grade to show how the future vehicle noise shall impact the development.

II PROJECT OVERVIEW & NOISE REQUIREMENTS

The proposed Hotels are located on Lots 1 and 2, Certified Survey Map Number 11993 within the former Lot 5 of Ganser Heights, in the City of Madison. The site is bounded on the east by Princeton Club West, bounded on the north by the Beltline Highway and bounded on the south by Commerce Drive. A project location map is attached as Exhibit 1.

Lot 2 is located adjacent to the Beltline Highway. Lot 1 is located on Commerce Drive. Both are subject to the above referenced City of Madison noise level requirements and noise abatement criteria. As outlined in the MGO, no new structure shall be approved for construction if any exterior hourly traffic sound level $Leq(h)$ anywhere within a proposed outdoor recreational area is projected to be equal to, or in excess of, 67 dBA upon completion of the structure or anytime thereafter. Additionally, the indoor noise level for any future structures must be 52 dBA or less.

The subdivision is zoned GDP/SIP. All setbacks and yard requirements shall satisfy the GDP/SIP zoning requirements as defined in the recorded documents.

I. NOISE ANALYSIS

Future noise levels (20 years from today) were determined by using the FHWA Traffic Noise Model (FTNM) software. FTNM is used to determine noise levels at predetermined receptor locations and to determine noise barrier design and subsequent noise levels with a noise barrier in place. FTNM requires specific input data such as: projected traffic speed limits, type of ground (alpha factors), shielding factors, and the x, y, z coordinates of the roadway segments, receptors, and noise barriers.

A. Traffic

The City of Madison requires that projected traffic (20 years) for the peak hour on all roadways that are classified as collectors or higher, within 1000 feet, be used in the noise analysis. Data was obtained from the "Wisconsin Department of Transportation Monthly Hourly Day of Week Summary for November 2006" spreadsheet. See the table below for values used for this study.

	WB Beltline	EB Beltline	S. High Point Rd	Watts Road
CARS	3990	4211	1807	895
MT	143	150	65	66
HT	218	230	99	109
BUS	1	1	0	2
MCYCLES	4	4	0	0
TOTAL	4356	4596	1971	1067
Design Speed	55	55	35	30
Current peak	2932	3093	1323	716

B. Other Noise Analysis Data

A series of receptors (R2-R3) were placed within the limits of the outdoor patio as well as receptors (R1, R4-R10) placed just outside the proposed hotels. A series of points were established to represent the centerlines of the eastbound and westbound traffic on the Beltline Highway. Elevations of the Beltline Highway points were obtained from "GPS" surveying techniques. Elevations of points within the plat area were obtained from a grading plan provided by Gary Brink & Associates, Inc. and prepared by Calkins Engineering, LLC. All elevations are based upon the City

of Madison Vertical Datum The x, y and z coordinates of these points were then used as input for the FTNM computer program.

C. Noise Analysis Results

1. TNM Receptors at Grade + 5':

The output gives noise levels for R1-R10 (See Exhibit 3). Noise levels ranged between 44.5 and 48.0 dBA. A map showing the location of each receptor is attached.

The noise levels are such that no barrier will be needed for the outdoor patio area and interior sport court for the proposed Homewood Suites. The levels also show that no extra measures will be needed to reduce the interior noise levels within the structures.

