



**Location**

483 Commerce Drive

**Applicant**

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

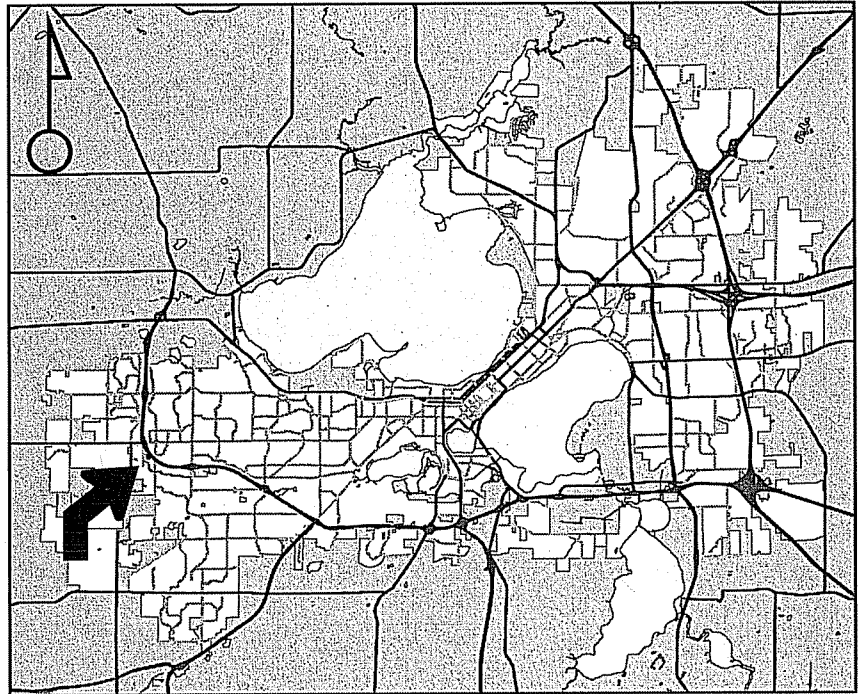
From: PUD(GDP) To: PUD(SIP)

**Existing Use**

Vacant Land

**Proposed Use**

4-Story, 132 Room Hotel

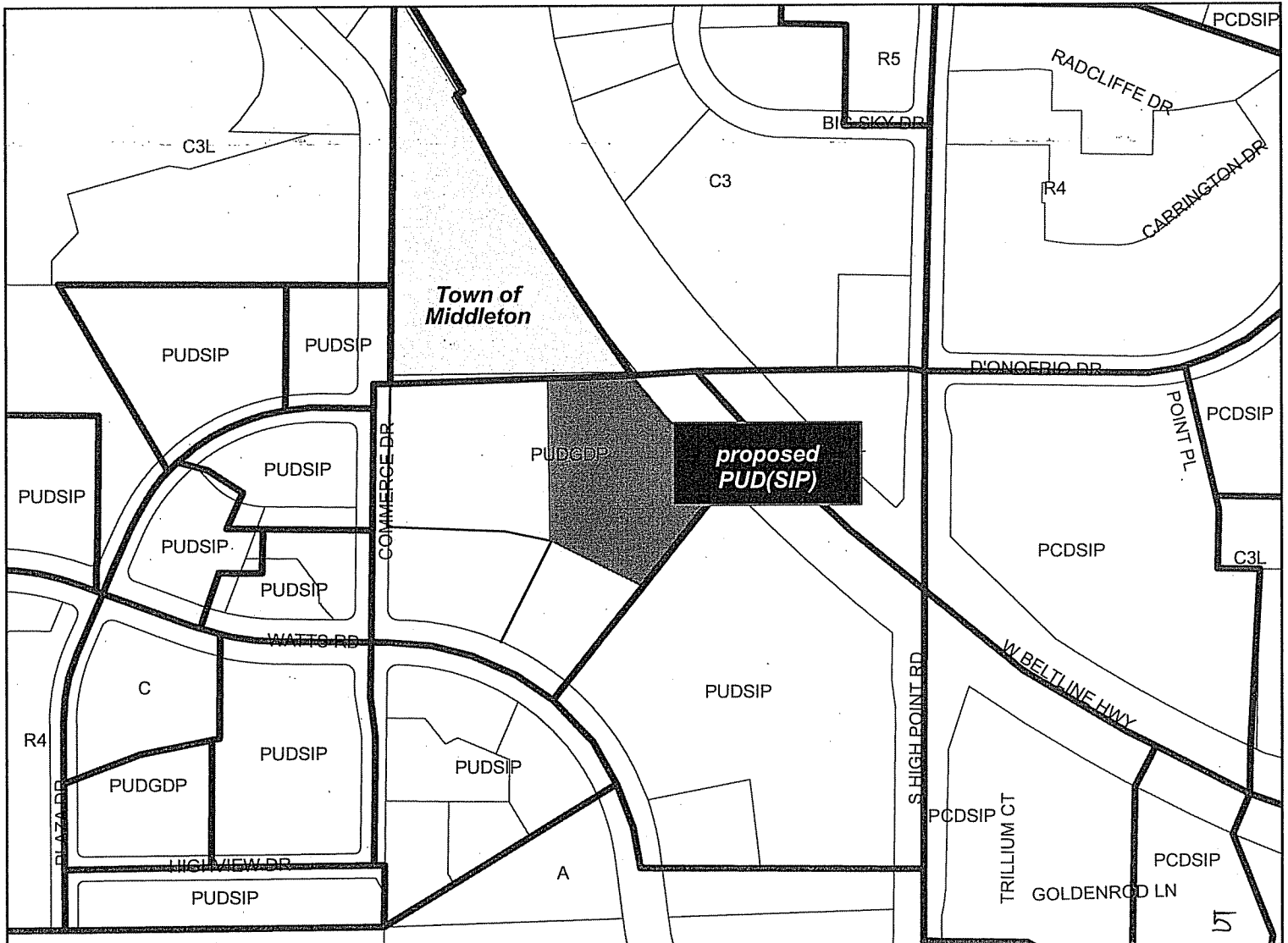


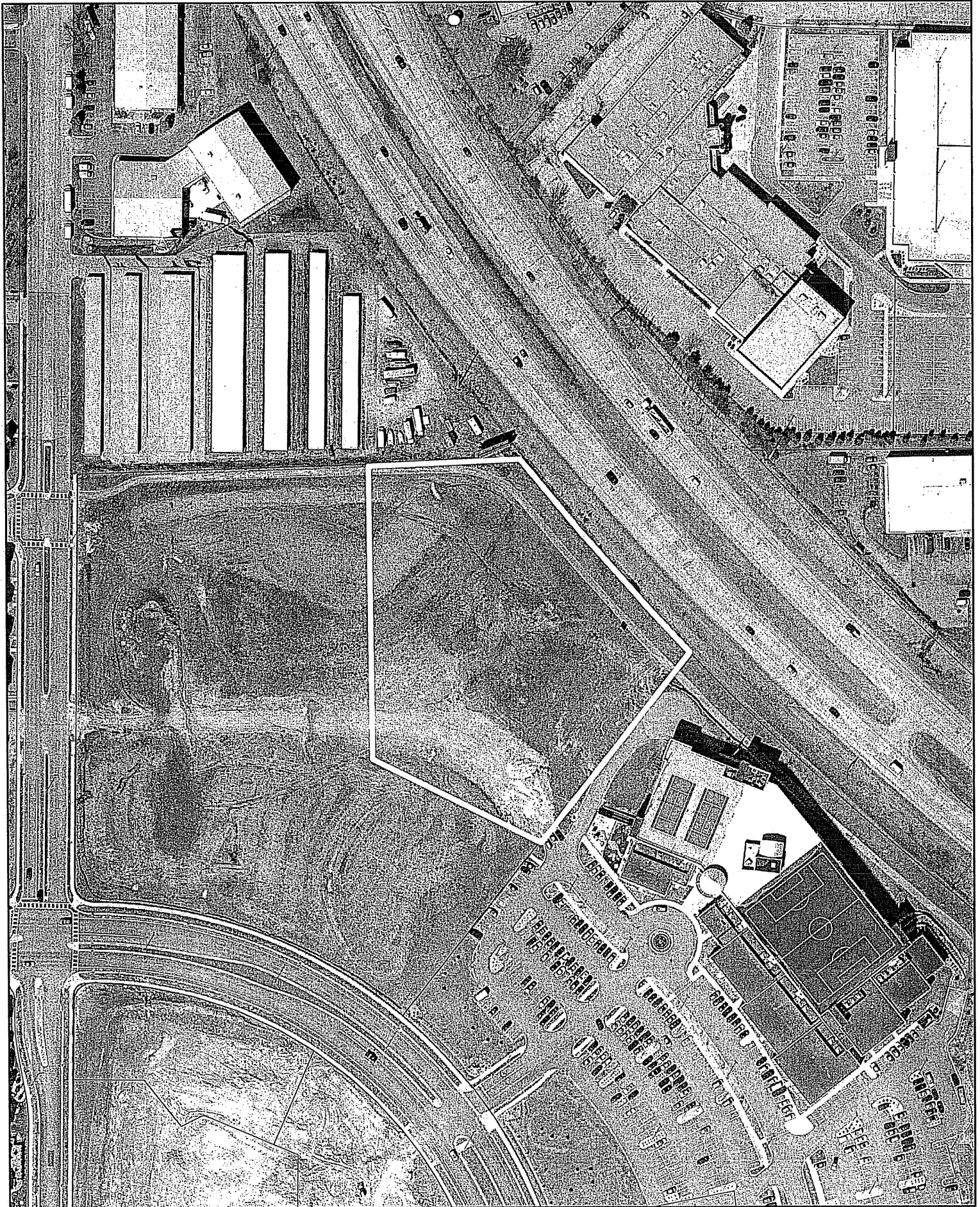
**Public Hearing Date**

Plan Commission  
05 February 2007

Common Council  
27 February 2007

For Questions Contact: Tim Parks at: 261-9632 or [tparks@cityofmadison.com](mailto: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](http://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 MWT  
 Parcel No. 0708-262-0901-1  
 Aldermanic District 9 - Paul Skidmore  
 GQ Bug Wld  
 Zoning District PUD / GDP  
**For Complete Submittal**  
 Application  Letter of Intent   
 IDUP \_\_\_\_\_ Legal Descript.   
 Plan Sets \_\_\_\_\_ Zoning Text   
 Alder Notification  Waiver \_\_\_\_\_  
 Ngrhd. Assn Not. NA Waiver \_\_\_\_\_  
 Date Sign Issued 12-27-06

**1. Project Address:** 483 Commerce Drive **Project Area in Acres:** 3.26  
**Project Title (if any):** Hampton Inn & Suites Hotel

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

**Zoning Map Amendment** (check only ONE box below for rezoning and fill in the blanks accordingly)

Rezoning from PUD-GDP to PUD-SIP       Rezoning from \_\_\_\_\_ to PUD/PCD-SIP  
 Rezoning from \_\_\_\_\_ to PUD/PCD-GDP       Rezoning from PUD/PCD-GDP to PUD/PCD-SIP

**Conditional Use**       **Demolition Permit**       **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) 833-4100 Fax: (608) 833-1616 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), 132 room Hampton Inn & Suites Hotel.

Development Schedule: Commencement 7/1/07 Completion 7/1/08

**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](mailto: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:*  
Paul 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 GARY P. BRINK Date 12-27-06  
 Signature [Signature] Relation to Property Owner \_\_\_\_\_

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: 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



# 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.



**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 53777**  
**PHONE: 608-829-7150**  
**FAX: 608-829-3056**  
**PRINCIPLE CONTACT: GARY BRINK**

**LANDSCAPE DESIGNER:**

**KEN SAIKI DESIGN, INC.**  
**303 SOUTH PATTERSON, 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: 608-338-0444**  
**FAX: 608-338-0443**  
**PRINCIPLE CONTACT: JASON SANGER**

**LEGAL DESCRIPTION:**  
 LOT 2, CERTIFIED SURVEY MAP NO. 11993, AS  
 RECORDED IN VOLUME 72 OF CERTIFIED SURVEY MAPS,  
 ON PAGES 352-353 AND 354, DISTRICT 1, CITY OF MADISON, WISCONSIN,  
 COUNTY OF WISCONSIN.

**PARKING DATA:**

|   |     |
|---|-----|
| <b>SURFACE PARKING:</b>                 | 117 |
| REG. SURFACE PARKING STALLS             | 117 |
| HANDICAP PARKING STALLS PROVIDED        | 5   |
| TOTAL                                   | 122 |
| <b>REGULAR PARKING STALLS REQUIRED:</b> | 127 |
| HANDICAP PARKING STALLS REQUIRED        | 5   |
| TOTAL                                   | 132 |
| <b>BIKE STALLS PROVIDED</b>             | 12  |
| <b>BIKE STALLS REQUIRED</b>             | 12  |

**DEVELOPMENT DATA:**

|                             |                     |              |
|-----------------------------|---------------------|--------------|
| <b>LAND AREA:</b>           | 142,156 S. F.       | 3.2637 ACRES |
| <b>BUILDING AREA:</b>       | 10,662 S.F. (GROSS) |              |
| LOWER FLOOR                 | 19,821 S.F. (GROSS) |              |
| FIRST FLOOR                 | 15,562 S.F. (GROSS) |              |
| SECOND FLOOR                | 16,624 S.F. (GROSS) |              |
| THIRD FLOOR                 | 16,624 S.F. (GROSS) |              |
| FOURTH FLOOR                | 16,624 S.F. (GROSS) |              |
| TOTAL BUILDING AREA         | 79,313 S.F. (GROSS) |              |
| <b>NUMBER OF DISTRICTS:</b> | 125                 |              |
|                             | 132                 |              |
|                             | 142                 |              |
|                             | 152                 |              |
|                             | 162                 |              |
|                             | 172                 |              |
|                             | 182                 |              |
|                             | 192                 |              |
|                             | 202                 |              |
|                             | 212                 |              |
|                             | 222                 |              |
|                             | 232                 |              |
|                             | 242                 |              |
|                             | 252                 |              |
|                             | 262                 |              |
|                             | 272                 |              |
|                             | 282                 |              |
|                             | 292                 |              |
|                             | 302                 |              |
|                             | 312                 |              |
|                             | 322                 |              |
|                             | 332                 |              |
|                             | 342                 |              |
|                             | 352                 |              |
|                             | 362                 |              |
|                             | 372                 |              |
|                             | 382                 |              |
|                             | 392                 |              |
|                             | 402                 |              |
|                             | 412                 |              |
|                             | 422                 |              |
|                             | 432                 |              |
|                             | 442                 |              |
|                             | 452                 |              |
|                             | 462                 |              |
|                             | 472                 |              |
|                             | 482                 |              |
|                             | 492                 |              |
|                             | 502                 |              |
|                             | 512                 |              |
|                             | 522                 |              |
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|                             | 562                 |              |
|                             | 572                 |              |
|                             | 582                 |              |
|                             | 592                 |              |
|                             | 602                 |              |
|                             | 612                 |              |
|                             | 622                 |              |
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|                             | 672                 |              |
|                             | 682                 |              |
|                             | 692                 |              |
|                             | 702                 |              |
|                             | 712                 |              |
|                             | 722                 |              |
|                             | 732                 |              |
|                             | 742                 |              |
|                             | 752                 |              |
|                             | 762                 |              |
|                             | 772                 |              |
|                             | 782                 |              |
|                             | 792                 |              |
|                             | 802                 |              |
|                             | 812                 |              |
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|                             | 852                 |              |
|                             | 862                 |              |
|                             | 872                 |              |
|                             | 882                 |              |
|                             | 892                 |              |
|                             | 902                 |              |
|                             | 912                 |              |
|                             | 922                 |              |
|                             | 932                 |              |
|                             | 942                 |              |
|                             | 952                 |              |
|                             | 962                 |              |
|                             | 972                 |              |
|                             | 982                 |              |
|                             | 992                 |              |
|                             | 1002                |              |

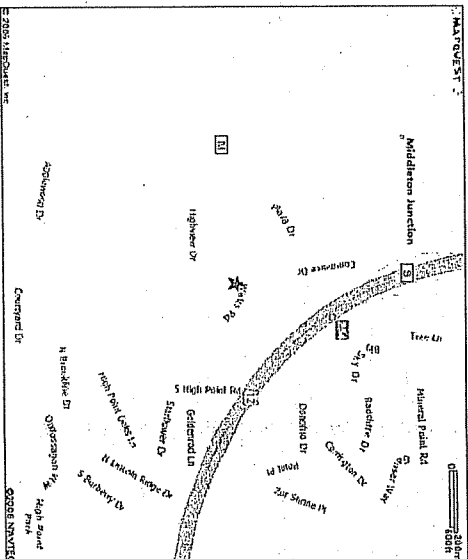
**BUILDING HEIGHT - 4 STORIES, STORES, BACK**  
**FIN. 1ST FLOOR TO MAIN PARADET** 45'-04"

**ZONING DISTRICT** GP2/SIP  
**FLOOR AREA RATIO** 1.82

**SHEET INDEX:**

- 12 psd 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
- 202 FIRE PROTECTION PLAN
- 220 SITE DETAILS
- 400 LOWER LEVEL FLOOR PLAN
- 401 FIRST FLOOR PLAN
- 402 SECOND FLOOR PLAN
- 403 THIRD FLOOR PLAN
- 404 FOURTH FLOOR PLAN & ROOF PLAN
- 601 EXTERIOR BUILDING ELEVATIONS
- 602 EXTERIOR BUILDING ELEVATIONS

**SITE LOCATION MAP:**



JOB #2006/7  
 DECEMBER 22, 2006



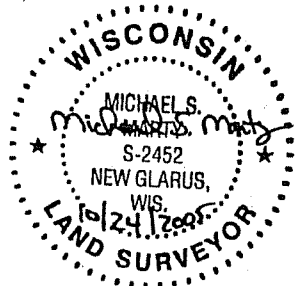
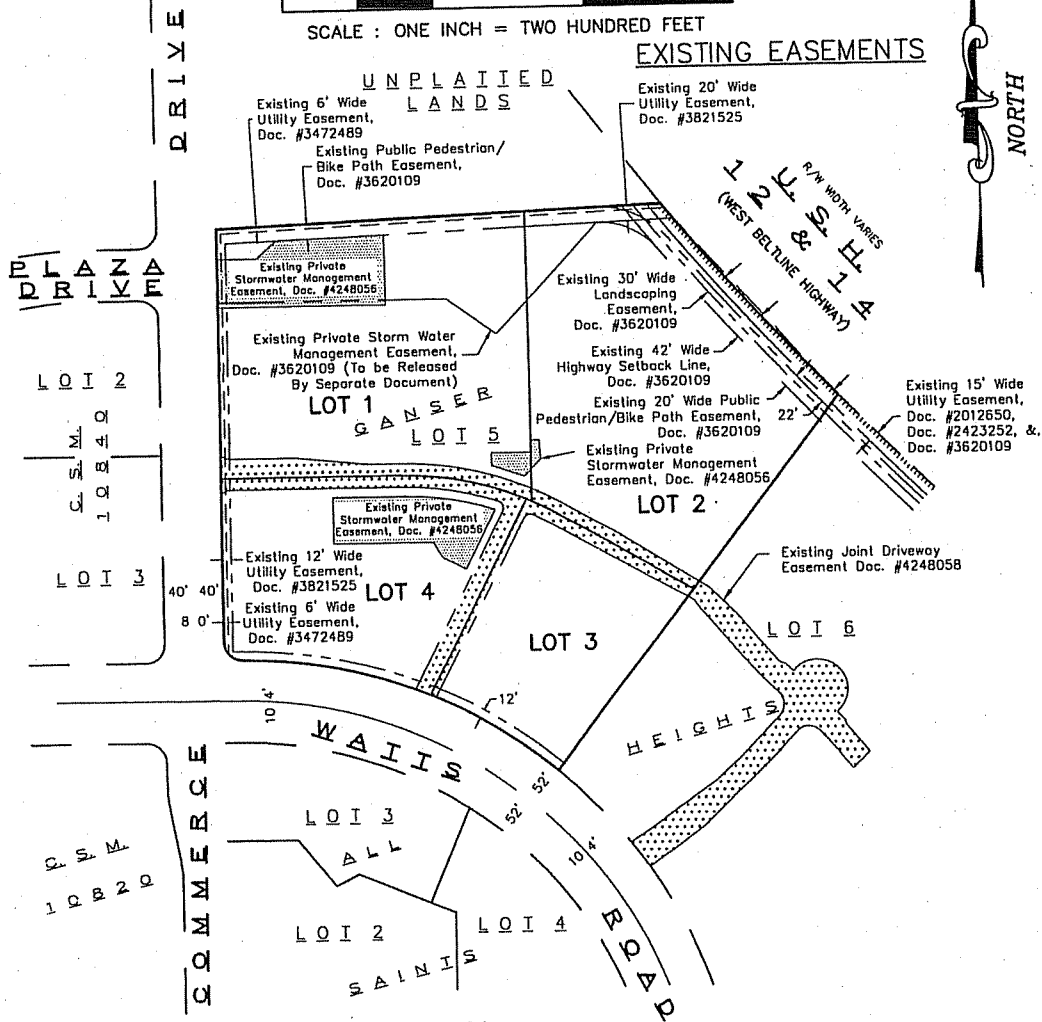
# CERTIFIED SURVEY MAP

LOT 5, GANSEY 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.



SCALE : ONE INCH = TWO HUNDRED FEET

## EXISTING EASEMENTS

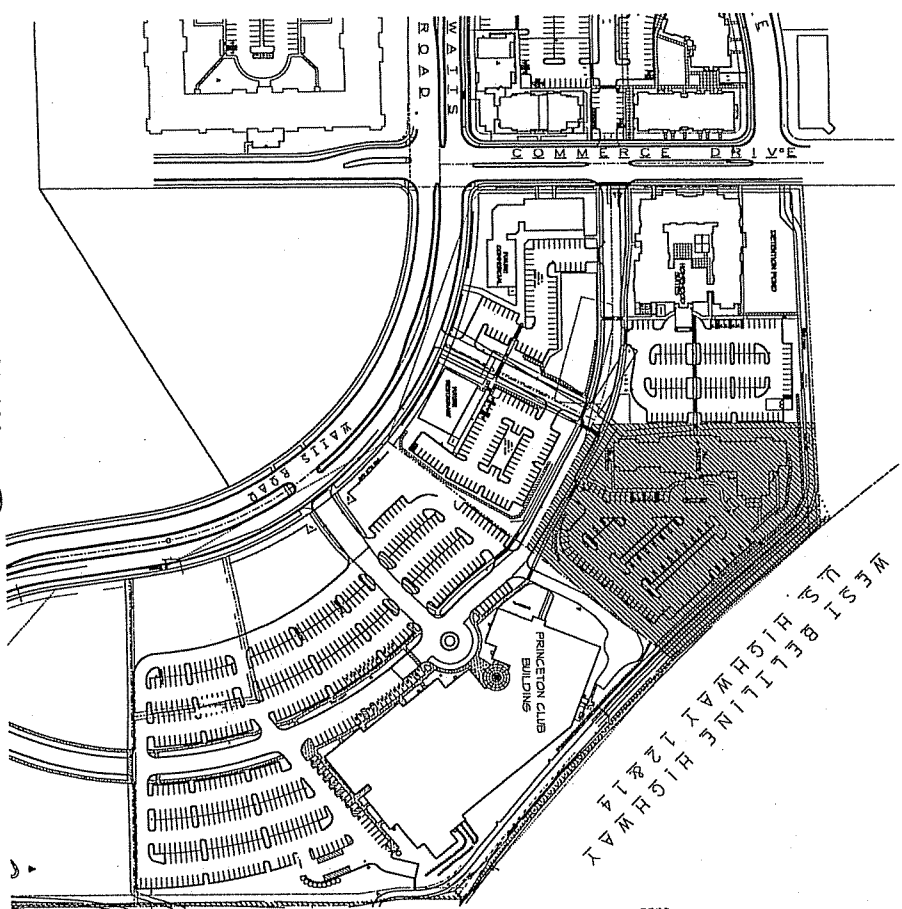


Rev: 07/19/2006  
Rev: 10/30/2006

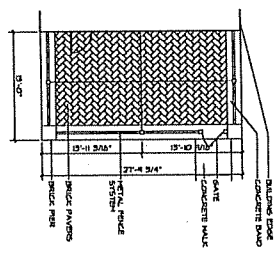
MAP NO. 11993  
DOCUMENT NO. 4257029  
VOLUME 73 PAGE 353  
Rev: October 30, 2006  
Rev: July 19, 2006  
Date: October 24, 2005  
PLOT VIEW: PLOT  
\projects\PER01\CSM\Revised\csm-PER01 revised01.dwg

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

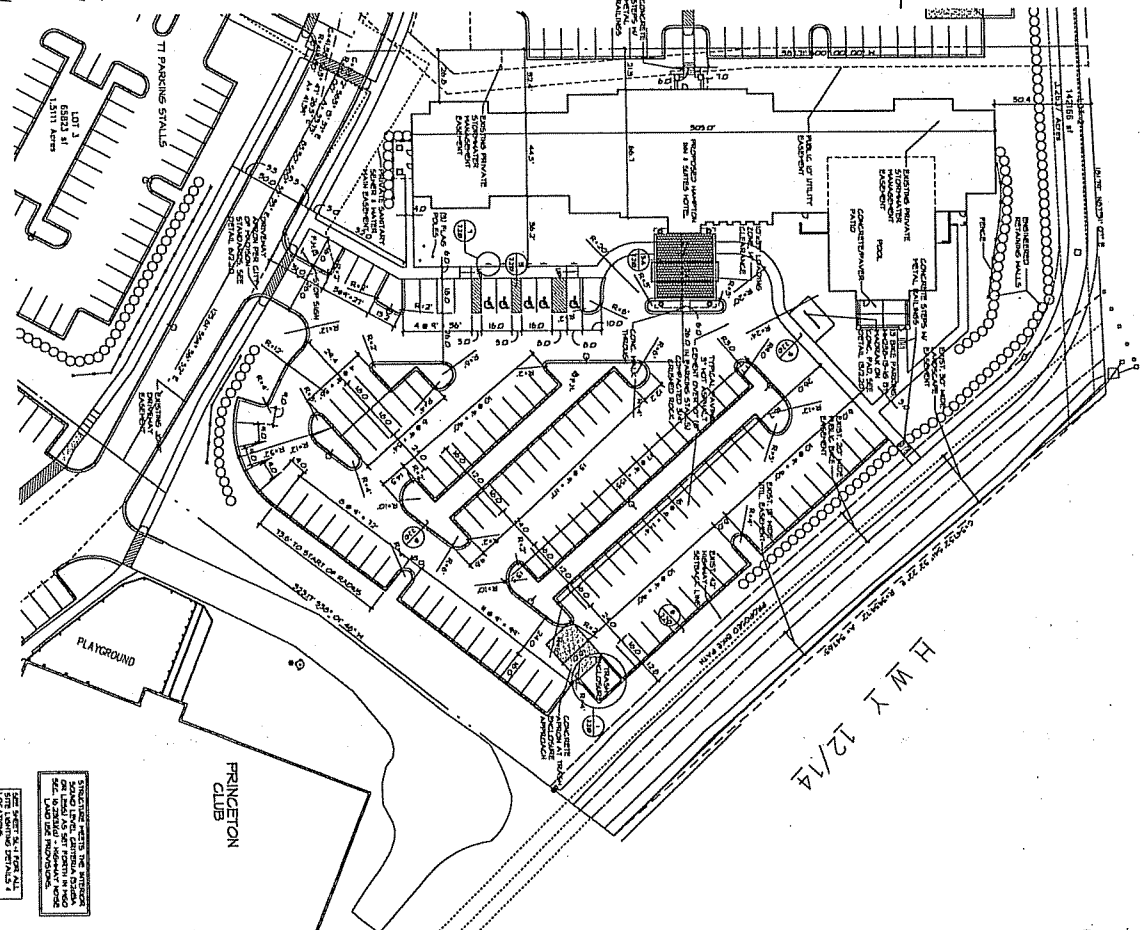
LOCATION PLAN  
1" = 80'-0"



OUTDOOR POOL PATIO  
1/8" = 1'-0"



SITE PLAN  
1" = 30'-0"



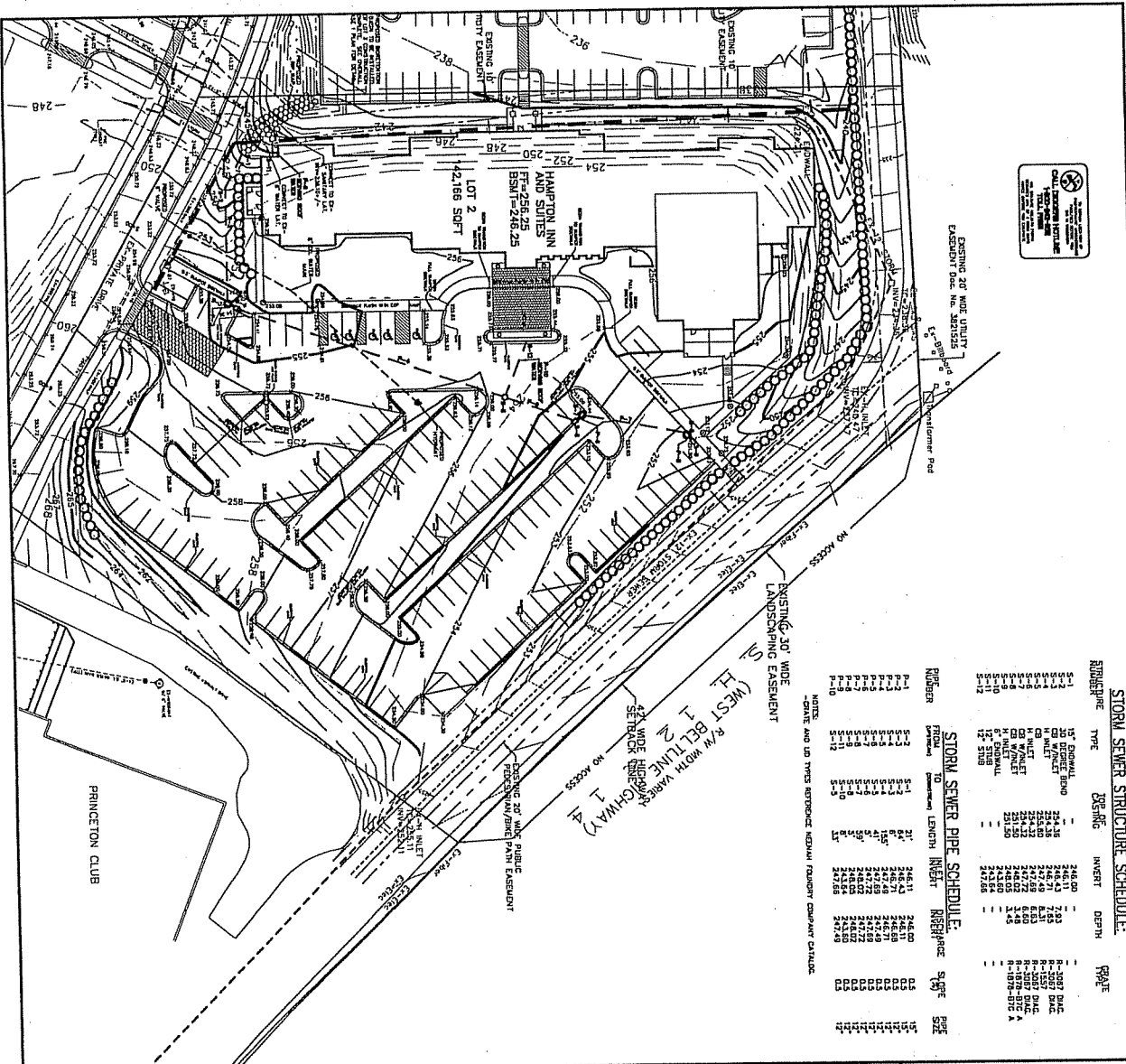
PRINCETON CLUB  
15111 Adams  
LOT 11  
15111 Adams

PROJECT: **HAMPTON INN & SUITES**  
483 COMMERCE DRIVE MADISON, WISCONSIN 53718

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

DATE: 2/22/08  
DRAWN BY: WZ/208  
PROJECT: 208417  
CADD: 20-208417  
DATE: 2/22/08





**STORM SEWER STRUCTURE SCHEDULE:**

| STRUCTURE | TYPE          | DEPTH | INVERT | DEPTH | GRADE  | PIPE | SIZE |
|-----------|---------------|-------|--------|-------|--------|------|------|
| S-1       | 12" DIAM. RCP | 24.60 | 24.60  | 7.83  | R-3007 | 12"  | 12"  |
| S-2       | 12" DIAM. RCP | 24.60 | 24.60  | 7.83  | R-3007 | 12"  | 12"  |
| S-3       | 12" DIAM. RCP | 24.60 | 24.60  | 7.83  | R-3007 | 12"  | 12"  |
| S-4       | 12" DIAM. RCP | 24.60 | 24.60  | 7.83  | R-3007 | 12"  | 12"  |
| S-5       | 12" DIAM. RCP | 24.60 | 24.60  | 7.83  | R-3007 | 12"  | 12"  |
| S-6       | 12" DIAM. RCP | 24.60 | 24.60  | 7.83  | R-3007 | 12"  | 12"  |
| S-7       | 12" DIAM. RCP | 24.60 | 24.60  | 7.83  | R-3007 | 12"  | 12"  |
| S-8       | 12" DIAM. RCP | 24.60 | 24.60  | 7.83  | R-3007 | 12"  | 12"  |
| S-9       | 12" DIAM. RCP | 24.60 | 24.60  | 7.83  | R-3007 | 12"  | 12"  |
| S-10      | 12" DIAM. RCP | 24.60 | 24.60  | 7.83  | R-3007 | 12"  | 12"  |
| S-11      | 12" DIAM. RCP | 24.60 | 24.60  | 7.83  | R-3007 | 12"  | 12"  |
| S-12      | 12" DIAM. RCP | 24.60 | 24.60  | 7.83  | R-3007 | 12"  | 12"  |

**STORM SEWER PIPE SCHEDULE:**

| PIPE | FROM | TO   | LENGTH | INVERT | GRADE | PIPE | SIZE |
|------|------|------|--------|--------|-------|------|------|
| P-1  | S-1  | S-2  | 21'    | 24.60  | 24.60 | 12"  | 12"  |
| P-2  | S-2  | S-3  | 21'    | 24.60  | 24.60 | 12"  | 12"  |
| P-3  | S-3  | S-4  | 21'    | 24.60  | 24.60 | 12"  | 12"  |
| P-4  | S-4  | S-5  | 21'    | 24.60  | 24.60 | 12"  | 12"  |
| P-5  | S-5  | S-6  | 21'    | 24.60  | 24.60 | 12"  | 12"  |
| P-6  | S-6  | S-7  | 21'    | 24.60  | 24.60 | 12"  | 12"  |
| P-7  | S-7  | S-8  | 21'    | 24.60  | 24.60 | 12"  | 12"  |
| P-8  | S-8  | S-9  | 21'    | 24.60  | 24.60 | 12"  | 12"  |
| P-9  | S-9  | S-10 | 21'    | 24.60  | 24.60 | 12"  | 12"  |
| P-10 | S-10 | S-11 | 21'    | 24.60  | 24.60 | 12"  | 12"  |
| P-11 | S-11 | S-12 | 21'    | 24.60  | 24.60 | 12"  | 12"  |

**GENERAL NOTES:**

- 1. STORM SEWER CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF JACKSON STANDARDS SPECIFICATIONS FOR PUBLIC WORKS.
- 2. ALL EXCAVATIONS SHALL BE PROTECTED BY SHIELDING AND SHORING.
- 3. ALL EXCAVATIONS SHALL BE BACKFILLED WITH COMPACTED GRANULAR FILL.
- 4. ALL EXCAVATIONS SHALL BE PROTECTED BY SHIELDING AND SHORING.
- 5. ALL EXCAVATIONS SHALL BE BACKFILLED WITH COMPACTED GRANULAR FILL.

**LEGEND:**

- 1. STORM SEWER
- 2. ST. FORCE
- 3. STORM CONSTRUCTION ENTRANCE
- 4. PROPOSED SEWER/STORM DUCT
- 5. PROPOSED MANHOLE DUCT
- 6. EXISTING ST. DUCT

**SCALE:**

SCALE: 1" = 60' (11"x17")  
SCALE: 1" = 50' (24"x36")

**GENERAL NOTES:**

- 1. STORM SEWER CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF JACKSON STANDARDS SPECIFICATIONS FOR PUBLIC WORKS.
- 2. ALL EXCAVATIONS SHALL BE PROTECTED BY SHIELDING AND SHORING.
- 3. ALL EXCAVATIONS SHALL BE BACKFILLED WITH COMPACTED GRANULAR FILL.
- 4. ALL EXCAVATIONS SHALL BE PROTECTED BY SHIELDING AND SHORING.
- 5. ALL EXCAVATIONS SHALL BE BACKFILLED WITH COMPACTED GRANULAR FILL.

**LEGEND:**

- 1. STORM SEWER
- 2. ST. FORCE
- 3. STORM CONSTRUCTION ENTRANCE
- 4. PROPOSED SEWER/STORM DUCT
- 5. PROPOSED MANHOLE DUCT
- 6. EXISTING ST. DUCT

**SCALE:**

SCALE: 1" = 60' (11"x17")  
SCALE: 1" = 50' (24"x36")

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**SCALE:**

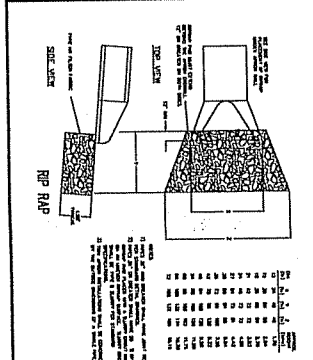
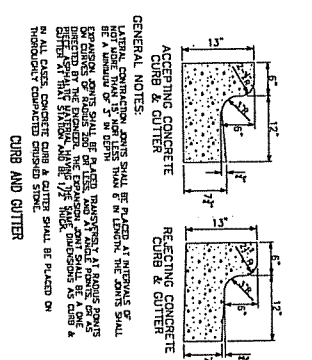
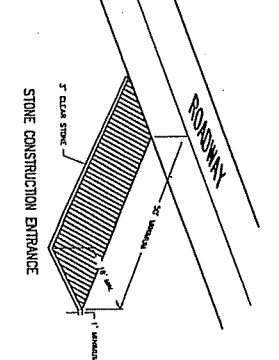
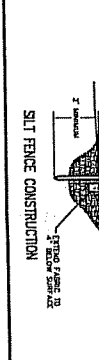
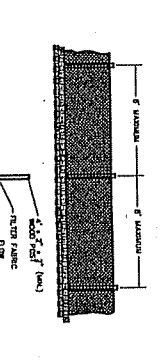
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SCALE: 1" = 50' (24"x36")

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DATE: 12-20-06  
REVISIONS:  
Calkins Engineering, LLC  
5010 Vegas Road  
Jackson, MS  
(601) 938-0444

HAMPTON INN AND SUITES  
GRADING, EROSION CONTROL, AND UTILITY PLAN  
DRAWING NAME: P:\PROJECT\HAMPTON INN AND SUITES\GRADING, EROSION CONTROL, AND UTILITY PLAN.dwg  
DATE: 12-20-06

Calkins Engineering, LLC  
Civil Engineers & Land Surveyors  
PAGE C-1.0





**KENSAKI**  
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**CHART BENT & ASSOCIATES**  
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4401 EXETERSON DRIVE  
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608-533-3030 (FAX)

**HAMPTON INN & SUITES**  
MARKET STREET, MADISON WISCONSIN  
**RAYMOND MANAGEMENT**  
700 MARSHAL POINT DR SUITE 200 MADISON WISCONSIN

**PLANT SPECIES**  
COUNT  
OWNER: CHART BENT & ASSOCIATES  
PROJECT: HAMPTON INN & SUITES  
DATE: 2/20/07

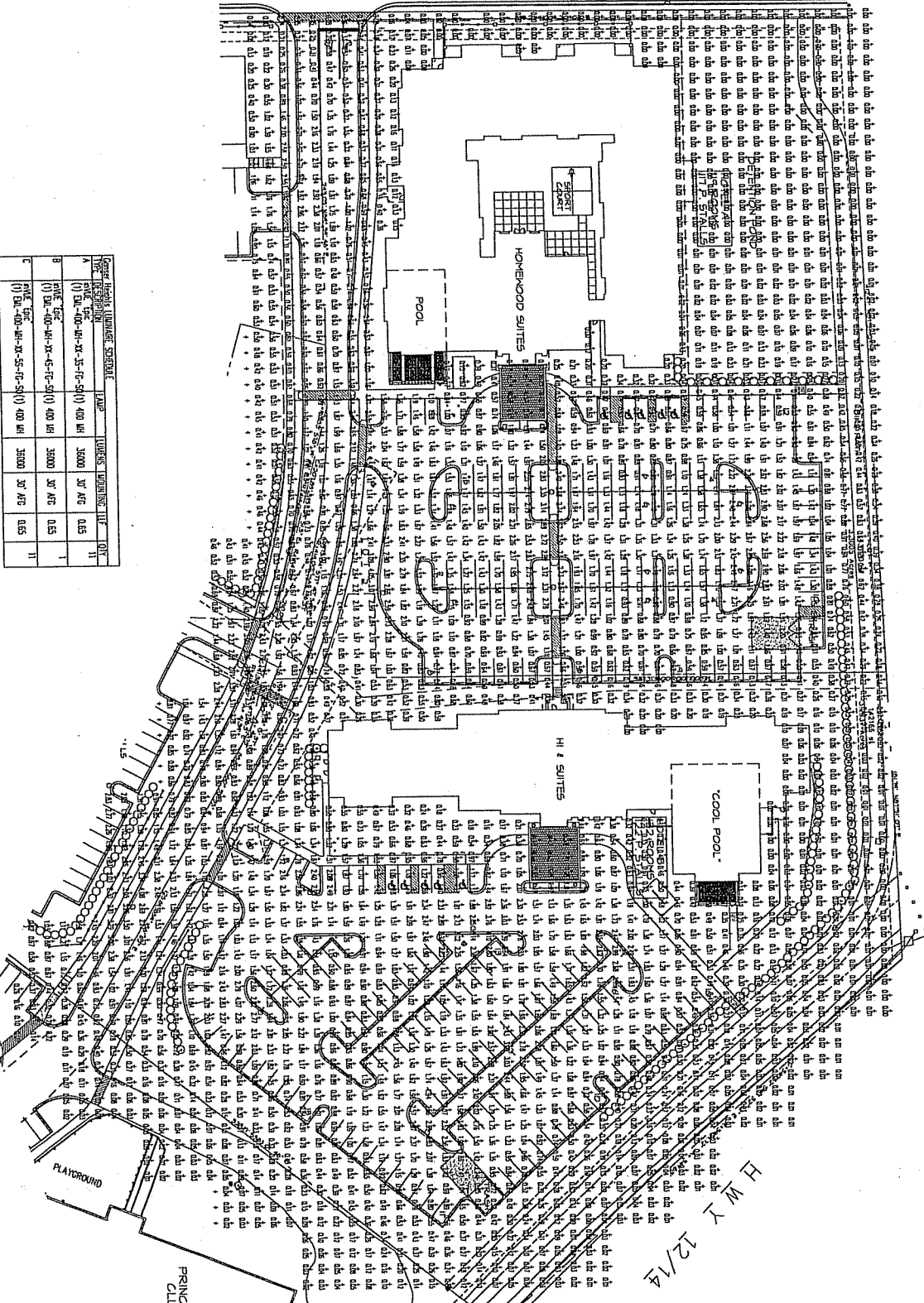
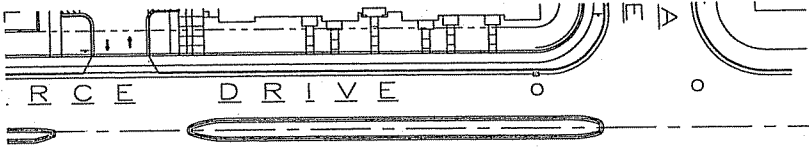
L-2

City of Madison - Landscape Worksheet Hampton Inn & Suites

|  |     |
|--|-----|
| Number of Parking Stalls                                 | 122 |
| Total Sq. Footage of Storage Area                        | 0   |
| Number of Canopy Shade Trees Required - 2" - 2 1/2" cal. | 9   |
| No. of Landscape Points Required                         | 544 |
| Points for Loading Area Required                         | 0   |
| Number of Points Required                                | 544 |

| Element   | Point Value | Quantity | Points Achieved | Credits |
|---|-------------|----------|-----------------|---------|
| Canopy Tree: 2" - 2 1/2"  | 35          | 23       | 805             | 805     |
| Deciduous Shrub   | 2           | 30       | 60              | 60      |
| Evergreen Shrub   | 3           | 46       | 138             | 138     |
| Decorative Wall or Fence (per 10 L.F.)                              | 5           | 622LF    | 310             | 310     |
| Earth Berm (per 10 L.F.)  | 5           | 0        | 0               | 0       |
| Avg. Height 30"   | 2           |          |                 |         |
| Avg. Height 15"   | 15          | 51       | 765             | 765     |
| Evergreen Trees   |             |          |                 |         |
| 3' height minimum   |             |          |                 |         |
| Canopy Tree or Small Tree 1 1/2" - 2" Caliper (i.e., Crab Hawthorn) | 15          | 50       | 750             | 750     |
| Sub-Totals  |             | 2828     | 2828            | 2828    |
| Total Points  |             |          |                 | 2828    |

| key   | botanical name                       | common name             | size       | root cond. | quant. | remarks       |
|---|--------------------------------------|-------------------------|------------|------------|--------|---------------|
| <b>Hampton Inn &amp; Suites REPRESENTATIVE PLANT LIST</b> |                                      |                         |            |            |        |               |
| <b>canopy trees</b>                                       |                                      |                         |            |            |        |               |
| FA  | Acer x freemanii 'Morgan'            | Morgan Maple            | 2 1/2" Cal | BB         | 9      |               |
| NC  | Catalpa speciosa                     | Northern Catalpa        | 2 1/2" Cal | BB         | 3      |               |
| AG  | Ginkgo biloba 'Autumn Gold'          | Autumn Gold Ginkgo      | 2 1/2" Cal | BB         | 2      |               |
| HI  | Quercus tinctoria 'Skyline'          | Skyline Honey Locust    | 2 1/2" Cal | BB         | 7      |               |
| RO  | Quercus rubra                        | Red Oak                 | 2 1/2" Cal | BB         | 2      |               |
| RI  | Tilia americana 'Remond'             | Redmond Linden          | 2 1/2" Cal | BB         | 6      |               |
|   | Ulmus carolinensis 'Accolade'        | Accolade Elm            | 2 1/2" Cal | BB         | 3      |               |
| <b>Intermediate ornamental trees</b>                      |                                      |                         |            |            |        |               |
| TM  | Acer laricina                        | Tatarian Maple          | 1 1/2" Cal | BB         | 13     | single trunk  |
| SS  | Amelanchier canadensis               | Shadoblow Serviceberry  | 8" Ht.     | BB         | 4      | multi-stemmed |
| MW  | Carpinus caroliniana                 | Musclewood              | 1 1/2" Cal | BB         | 12     | single trunk  |
| CH  | Crataegus crus galli                 | Cockspur Hawthorn       | 5" Ht.     | BB         | 3      | multi-stemmed |
| BC  | Malus 'Beverly'                      | Beverly Crabapple       | 1 1/2" Cal | BB         | 7      | single trunk  |
| IS  | Malus 'Indian Summer'                | Indian Summer Crabapple | 1 1/2" Cal | BB         | 11     | single trunk  |
| <b>evergreen trees</b>                                    |                                      |                         |            |            |        |               |
| WS  | Picea glauca                         | White Spruce            | 48" Ht.    | BB         | 3      |               |
| BUS   | Picea glauca 'Denzara'               | Bark Hills Spruce       | 48" Ht.    | BB         | 9      |               |
| CG  | Picea pungens                        | Green Colorado Spruce   | 48" Ht.    | BB         | 20     |               |
| CB  | Picea pungens glauca                 | Blue Colorado Spruce    | 48" Ht.    | BB         | 17     |               |
| DE  | Pseudotsuga menziesii                | Douglas Fir             | 48" Ht.    | BB         | 2      |               |
| <b>deciduous and evergreen shrubs</b>                     |                                      |                         |            |            |        |               |
| WJ  | Juniperus horizontalis 'Wisconsin'   | Wisconsin Juniper       | 18-24"     | BB         | 12     |               |
| BI  | Juniperus virginiana 'Blue Mountain' | Blue Mountain Juniper   | 18-24"     | BB         | 10     |               |
| CI  | Juniperus virginiana 'Grey Owl'      | Grey Owl Juniper        | 18-24"     | BB         | 19     |               |
| TY  | Taxus x media 'Tautoni'              | Tautoni Yew             | 18-24"     | BB         | 5      |               |
| PR  | Rhododendron P.L.M.                  | P.M. Rhododendron       | 24" Ht.    | BB         | 8      |               |
| RS  | Spiraea japonica 'Shibori'           | Peppermintick Spiraea   | 24" Ht.    | BB         | 9      |               |
| IW  | Weigela florida 'Java Red'           | Java Red Weigela        | 24" Ht.    | BB         | 13     |               |
| <b>ground covers / ornamental grass / perennials</b>      |                                      |                         |            |            |        |               |
|   | Hosta 'Franzee'                      | Hosta                   | 1 gal.     | cont.      | 36     |               |
| HR  | Hosta 'Royal Standard'               | Hosta                   | 1 gal.     | cont.      | 29     |               |
| HT  | Hosta seiboldiana 'Thunderbolt'      | Hosta                   | 1 gal.     | cont.      | 10     |               |
| ISG   | Panicum virgatum 'North Wind'        | North Wind Switch Grass | 1 gal.     | cont.      | 19     |               |
| AS  | Asiatic simplicifolia 'Sprite'       | Sprite Asiatic          | 1 gal.     | cont.      | 62     |               |



| TYPE OF FIXTURE | AMOUNT | WATTAGE | FOOT CANDLE |
|-----------------|--------|---------|-------------|
| A               | 100    | 1000    | 0.15        |
| B               | 100    | 1000    | 0.15        |
| C               | 100    | 1000    | 0.15        |

**SITE LIGHTING PLAN**



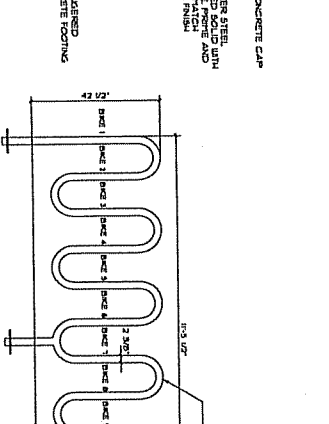
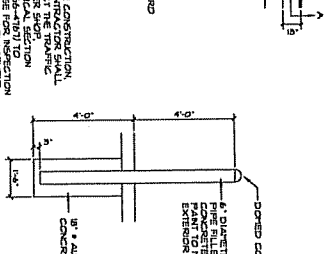
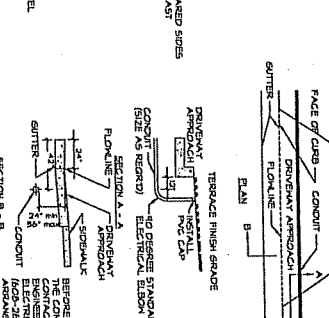
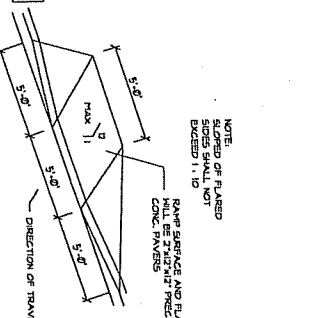
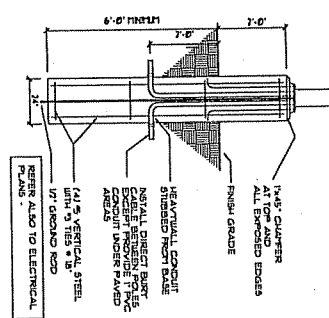
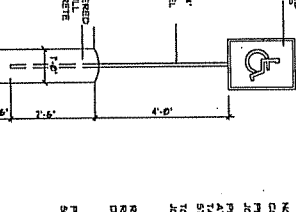
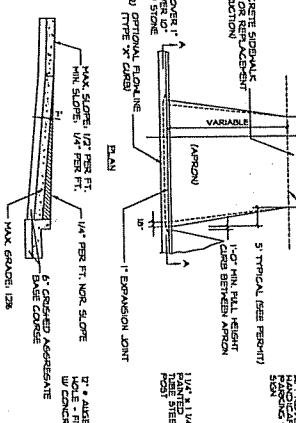
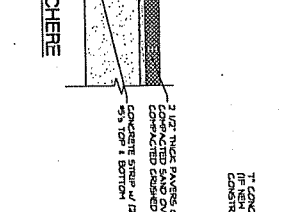
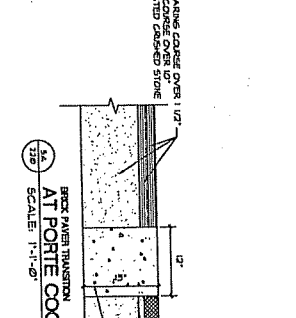
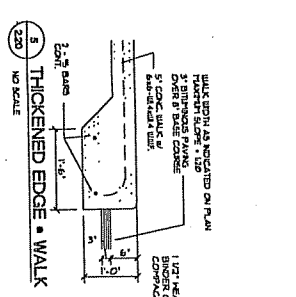
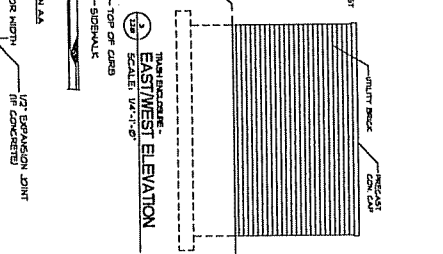
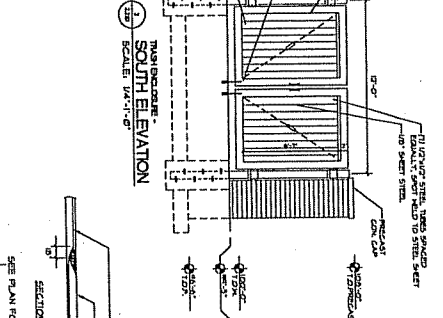
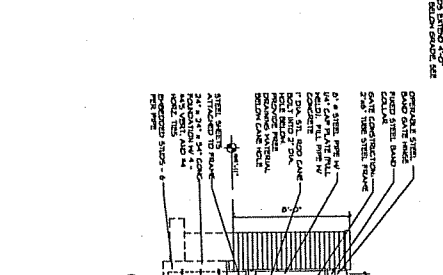
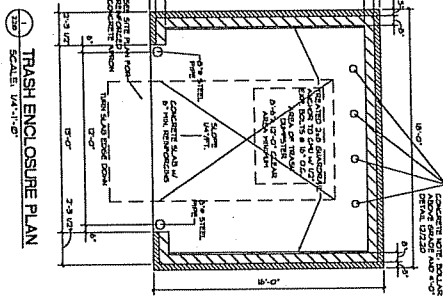
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PROJECT: 200509  
 DRAWN BY: S.L. - 200509  
 DATE: 12/20/04

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: 12/14/04  
 DRAWN BY: S.L. - 200509  
 DATE: 12/20/04





NOTES:  
 CONCRETE - 4000 PSI + 28 DAYS  
 REINFORCEMENT - #4 BARS  
 PROVIDE 1\"/>

PROJECT: **HAMPTON INN & SUITES**  
 483 COMMERCE DRIVE MADISON, WISCONSIN 53710  
 CLIENT: **RAYMOND MANAGEMENT COMPANY**  
 7700 MINERAL POINT RD., SUITE 100, MADISON WISCONSIN 53717

CLAY DENK & ASSOCIATES  
 ARCHITECTS  
 8401 DELICIOUS PARK  
 MADISON, WI 53717  
 608-551-2525 (fax)  
 608-551-2525 (cell)



6 LIGHT POLE BASE DETAIL  
 220/ NO SCALE

8 H/C RAMP DETAIL  
 220/ NO SCALE

11 CONDUIT PLACEMENT DETAILS  
 220/ NO SCALE

12 TYPICAL BOLLARD  
 220/ NO SCALE

13 BICYCLE PARKING LOOP DETAIL  
 220/ NO SCALE

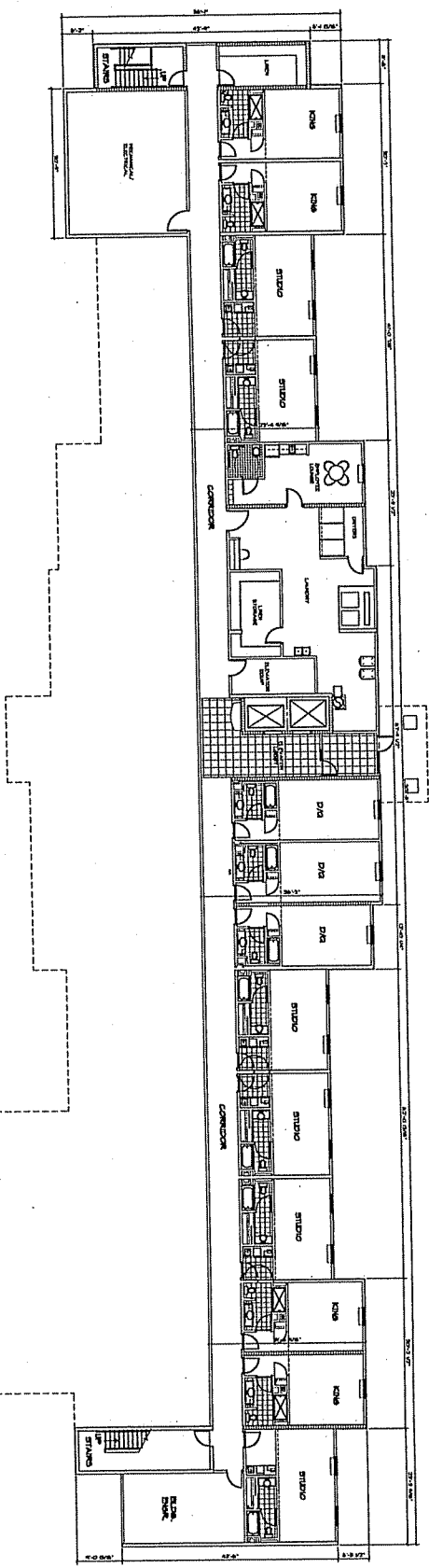
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7 TYP. HANDICAP SIGN  
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8 TYPICAL CURB DETAIL  
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DATE: 02/28/08  
 DRAWN BY: TB  
 CHECKED BY: TB  
 PROJECT: 2200417  
 CADD FILE: 220-200417  
 220





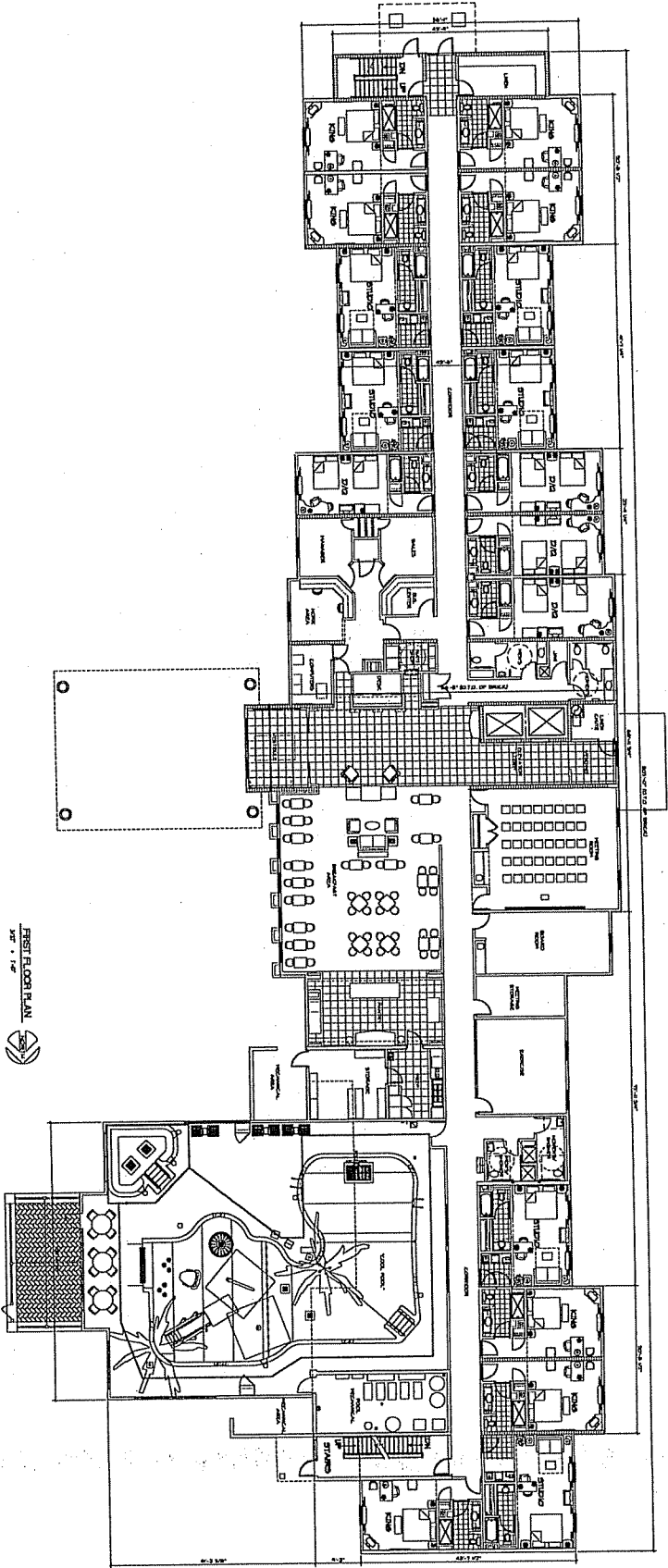
LOWER LEVEL FLOOR PLAN  
 1/8" = 1'-0"

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

DART BINK & ASSOCIATES  
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 8401 FORTOLANO DRIVE  
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 608-278-1202 (fax)





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

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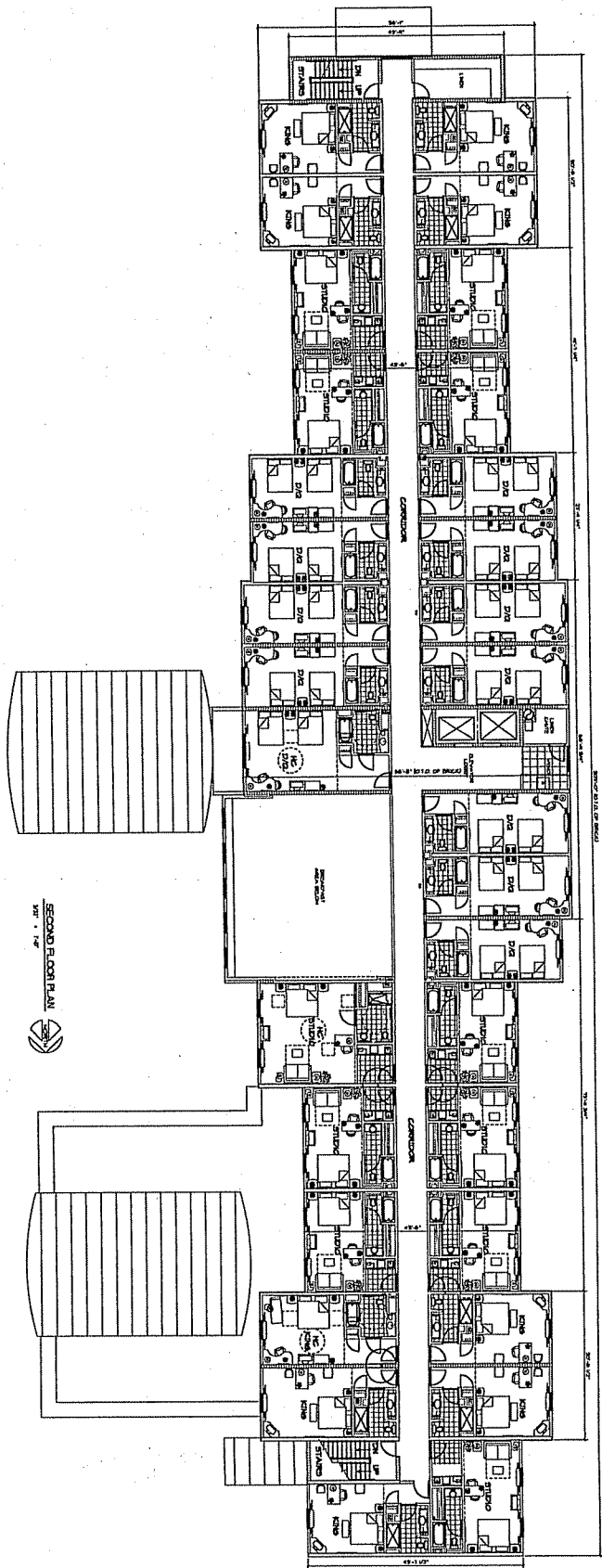
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 DATE: 12/22/08

PROJECT:  
**HAMPTON INN & SUITES**  
 483 COMMERCE DRIVE MADISON, WISCONSIN 53718

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

LARRY BROWN & ASSOCIATES  
 ARCHITECTS  
 8401 DEXTER DRIVE  
 MADISON, WISCONSIN 53717  
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 608-263-3055 (FAX)





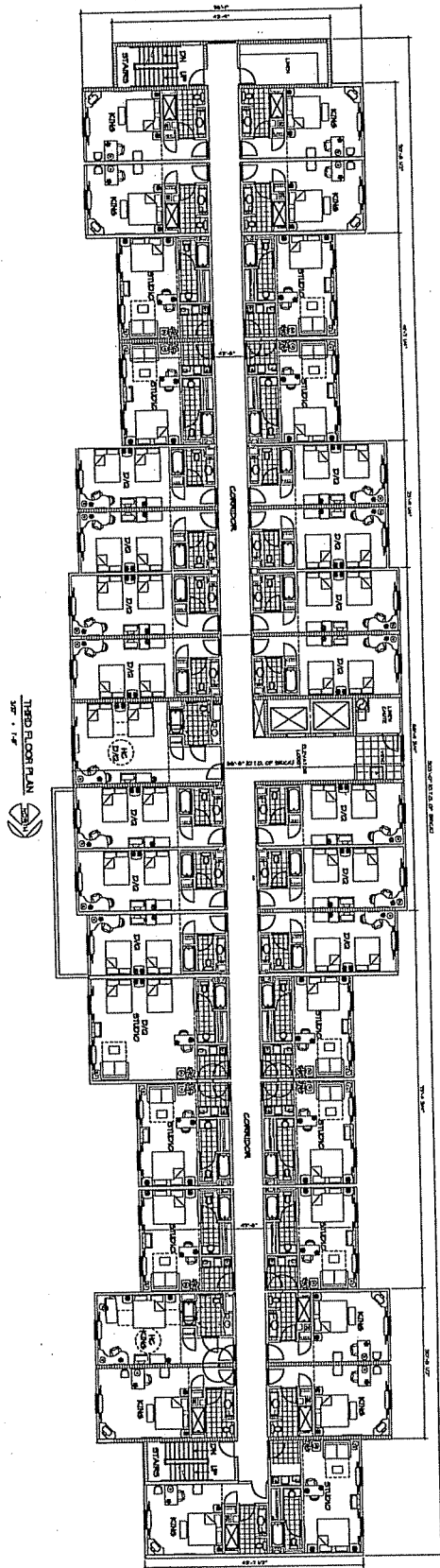
SECOND FLOOR PLAN  
 1/8" = 1'-0"

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 402  
 PROJECT: 2008-1  
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 ARCHITECTS  
 402 COMMERCE DRIVE  
 MADISON, WISCONSIN 53710  
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THIRD FLOOR PLAN  
1/2" = 1'-0"

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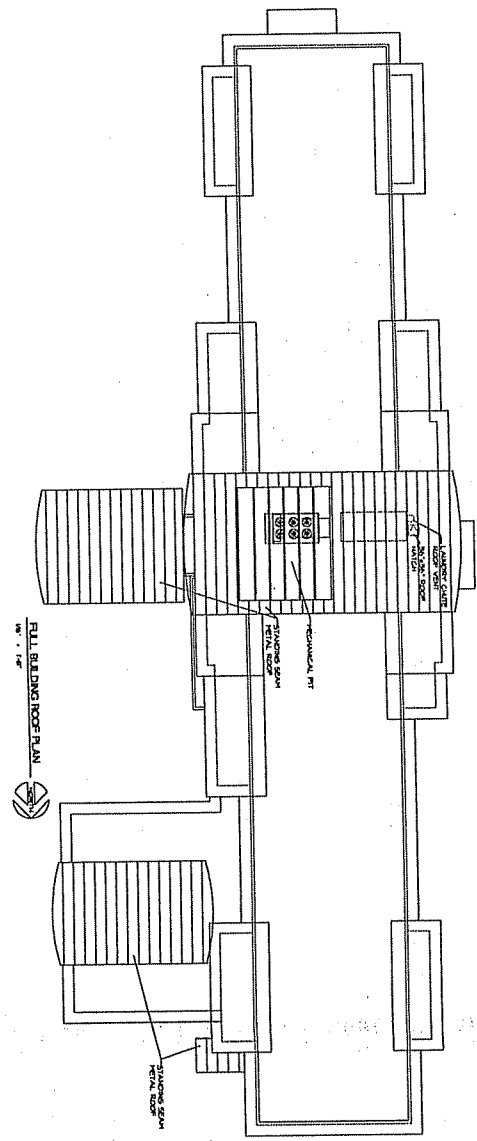
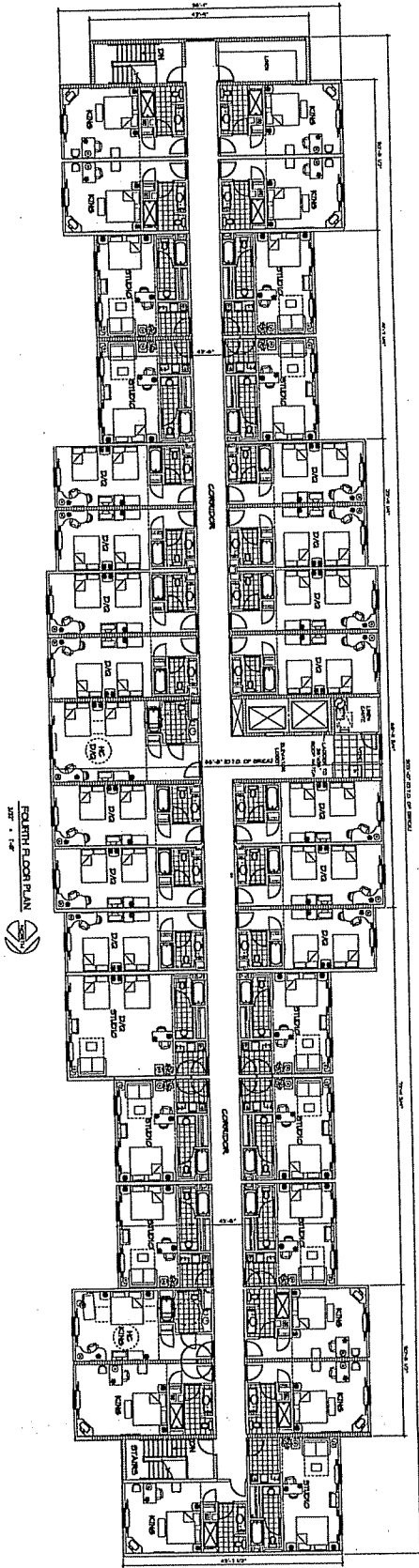
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DRAWN BY: 403-20847 TB  
DATE: 02/20/08

PROJECT:  
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403 COMMERCE DRIVE MADISON, WISCONSIN 53710

CLIENT:  
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CLAY BORN & ASSOCIATES  
ARCHITECTS  
1001 JEFFERSON DRIVE  
MADISON, WI 53715  
608-224-1700 (FAX)  
608-224-1200 (FAX)





20TH FLOOR PLAN  
1/8" = 1'-0"

20TH FLOOR PLAN  
1/8" = 1'-0"

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 20th Floor Plan  
 Project: 2004-17  
 Date: 02/20/04

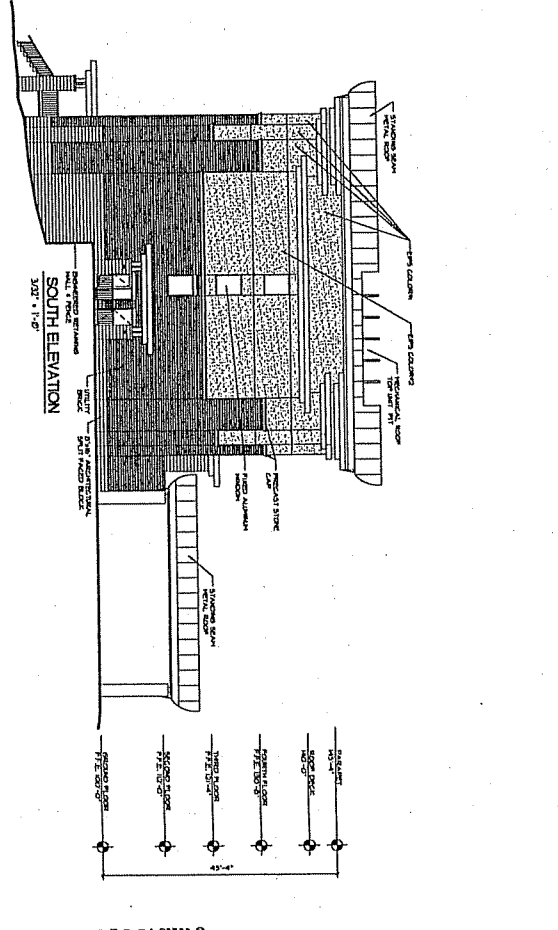
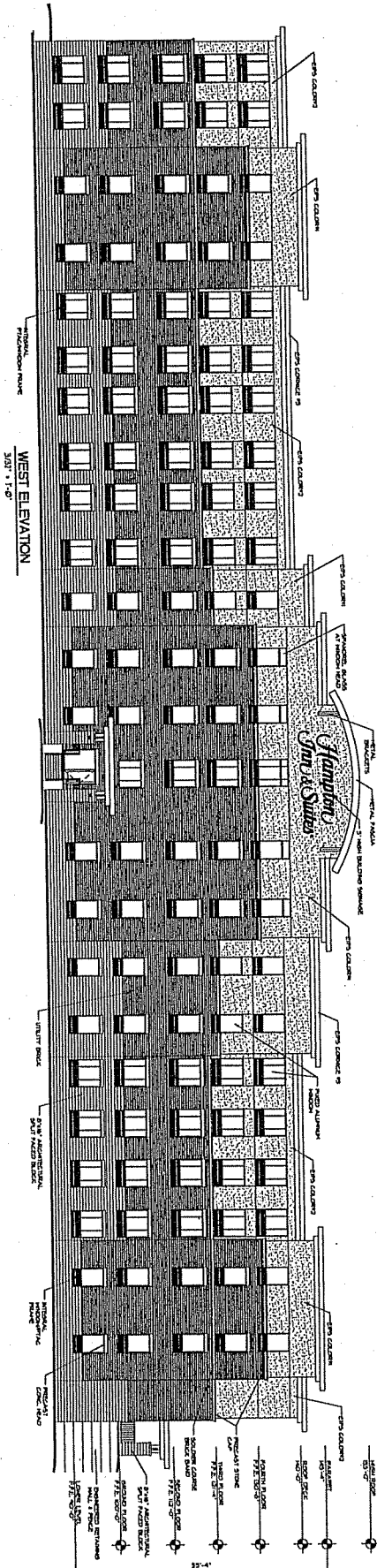
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CLARK KENT & ASSOCIATES  
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 608-263-1456 (FAX)





**RAYMOND MANAGEMENT COMPANY**  
 7700 MENDOTA POINT RD., SUITE 100, MADISON WISCONSIN 53717  
 (608) 278-1234  
 FAX (608) 278-1235



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 483 COMMERCIAL DRIVE, MADISON, WISCONSIN 53718

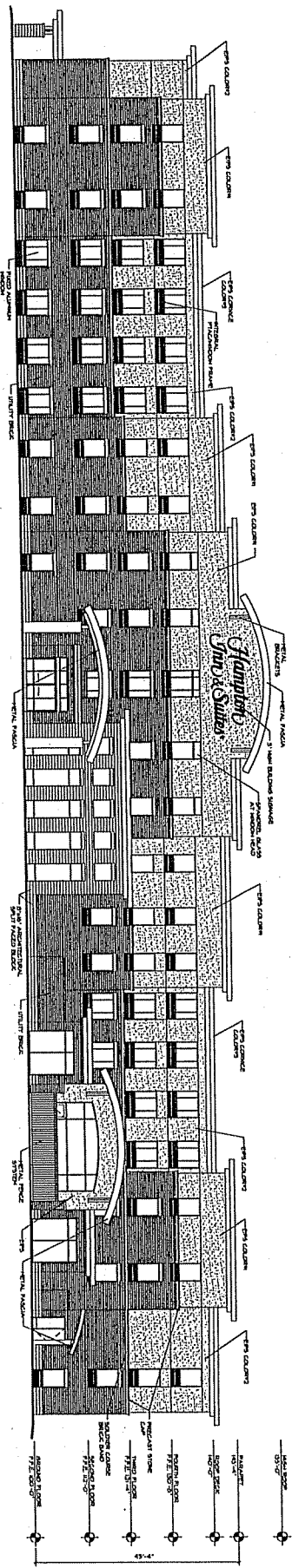
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 7700 MENDOTA POINT RD., SUITE 100, MADISON WISCONSIN 53717

**DESIGNER:**  
 RAYMOND MANAGEMENT COMPANY  
 7700 MENDOTA POINT RD., SUITE 100  
 MADISON, WISCONSIN 53717  
 (608) 278-1234  
 FAX (608) 278-1235

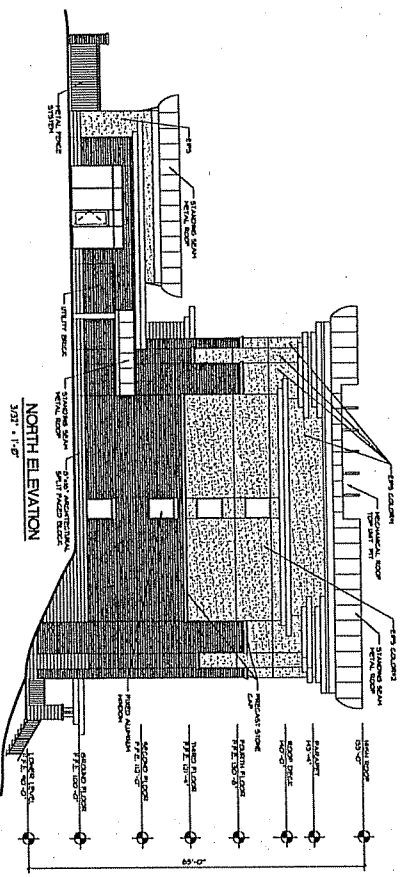
**DATE:**  
 3/27/10



CLIFF BORD & ASSOCIATES  
 ARCHITECTS  
 840 UNIVERSITY DRIVE  
 MADISON, WI 53715  
 608-261-1100 (FAX)  
 608-261-1100 (TEL)



EAST ELEVATION  
 3/07 - 1'-0"



NORTH ELEVATION  
 3/07 - 1'-0"

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

CLIENT:  
**RAYMOND MANAGEMENT COMPANY**  
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 DATE: 02/22/06

GANSER HEIGHTS NOISE ABATEMENT STUDY

HOMEWOOD SUITES  
HAMPTON INN & SUITES

CITY OF MADISON

December 21, 2006

PREPARED FOR

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# 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<br>Beltline | EB<br>Beltline | S. High<br>Point Rd | Watts<br>Road |
|--------------|----------------|----------------|---------------------|---------------|
| CARS         | 3990           | 4211           | 1807                | 895           |
| MP           | 143            | 150            | 65                  | 66            |
| HP           | 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.

