



# City of Madison

## Proposed Conditional Use

Location

4802 Tradewinds Parkway

Project Name

Sleep Inn & Suites

Applicant

Kevin G. Wilson – Beltline Hotel Partners II/  
Jim Gersich – Dimension IV – Madison

Existing Use

Vacant Land

Proposed Use

Construct a 92-Room Sleep Inn & Suites Hotel

Public Hearing Date

Plan Commission

07 April 2008

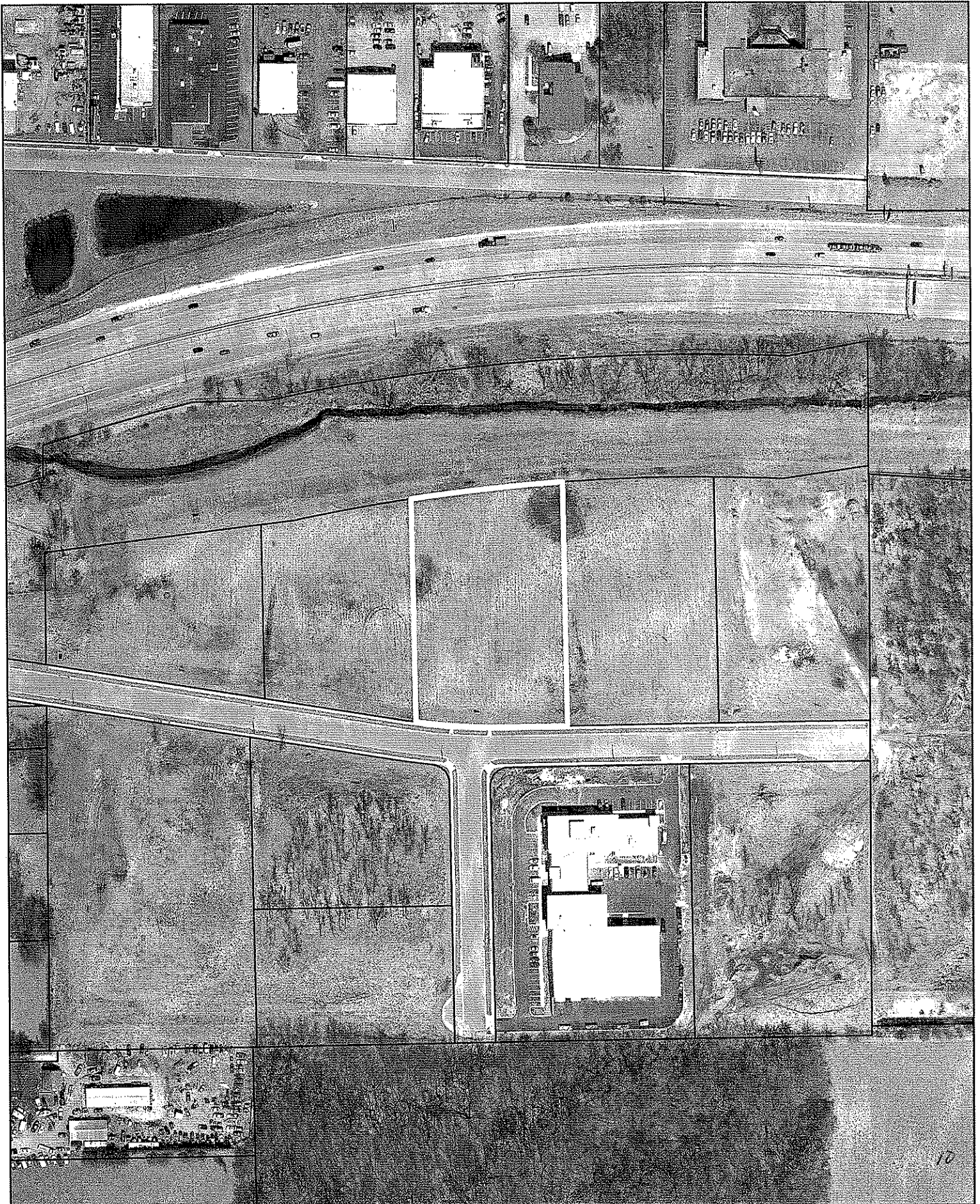


For Questions Contact: Tim Parks at: 261-9632 or [tparks@cityofmadison.com](mailto:tparks@cityofmadison.com) or City Planning at 266-4635



Scale : 1" = 400'

City of Madison, Planning Division : RPJ : Date : 25 March 2008





# 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 except subdivisions or land divisions, which should be filed with the Subdivision Application.
- Before filing your application, please review the information regarding the **LOBBYING ORDINANCE** on the first page.
- 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 applications should be filed directly with the Zoning Administrator.

## FOR OFFICE USE ONLY:

Amt. Paid 750- Receipt No. \_\_\_\_\_  
Date Received 3-5-08  
Received By mwt  
Parcel No. 0710-272-0303-4  
Aldermanic District 16-Judge Compton  
GQ ADD #1 By hold, PL hold  
Zoning District m1

**For Complete Submittal**

|                    |                                     |                  |                                     |
|--------------------|-------------------------------------|------------------|-------------------------------------|
| Application        | <input checked="" type="checkbox"/> | Letter of Intent | <input checked="" type="checkbox"/> |
| IDUP               | <input type="checkbox"/>            | Legal Descript.  | <input checked="" type="checkbox"/> |
| Plan Sets          | <input checked="" type="checkbox"/> | Zoning Text      | <input type="checkbox"/>            |
| Alder Notification | <input type="checkbox"/>            | Waiver           | <input type="checkbox"/>            |
| Ngbrhd. Assn Not.  | <input type="checkbox"/>            | Waiver           | <input type="checkbox"/>            |
| Date Sign Issued   | <u>3-5-08</u>                       |                  |                                     |

1. Project Address: 4802 Tradewinds Pkwy Project Area in Acres: 2  
Project Title (if any): Sleep Inn & Suites

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

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

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

Applicant's Name: Kevin G Wilson Company: Beltline Hotel Partners II  
Street Address: 1602 W Beltline Hwy City/State: Madison, WI Zip: 53713  
Telephone: (608) 258-1893 Fax: (608) 258-9575 Email: generalmanager@supermadison.com  
Project Contact Person: Jim Gerrich Company: Dimension IV  
Street Address: 6515 Grand Teton Pl City/State: Madison, WI Zip: 53719  
Telephone: (608) 829-4444 Fax: (608) 829-4445 Email: jgerrich@dimensionivmadison.com  
Property Owner (if not applicant): B & R Enterprises  
Street Address: 4801 Tradewinds Pkwy City/State: Madison, WI Zip: 53718

## 4. Project Information:

Provide a general description of the project and all proposed uses of the site: \_\_\_\_\_

92 Unit Hotel

Development Schedule: Commencement 6/1/08 Completion 2/28/09

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. For any application for rezoning, the description must be submitted as an electronic word document via CD or e-mail.
- ☒ **Filing Fee:** \$ 750.00 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 buildings, **photos** of the interior and exterior 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 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 the: \_\_\_\_\_ Plan, which recommends: \_\_\_\_\_ 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:

NOTE: 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 Al Martin Date 2/5/08 | Zoning Staff \_\_\_\_\_ Date \_\_\_\_\_

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

Printed Name Kevin G Wilson Date 2/6/08

Signature [Signature] Relation to Property Owner Partner

Authorizing Signature of Property Owner [Signature]

Date 2/6/08



## **Bauer & Raether Builders, Inc.**

4801 Tradewinds Parkway, Suite 200  
Madison, WI 53718

[www.bauer-raether.com](http://www.bauer-raether.com)

Phone: 608-222-8941  
Fax: 608-222-0862

March 5, 2008

City of Madison  
Plan Commission  
215 Martin Luther King Jr. Blvd  
Room LL-100  
Madison, WI 53701-2985

Ladies and Gentlemen:

We are hereby submitting this letter of intent and an application for conditional use for 4802 Tradewinds Parkway, as allowed in Section 28.10(4)(d)32 of the Madison General Ordinances to make hotels a conditional use in the M1 District, which I have attached a copy of.

This property is currently vacant land fully improved. This application for conditional use is located in the Tradewinds Business Centre, which is Zone M-1. The property is Lot 3 of Tradewinds Business Centre Plat, Dane County, Wisconsin, is 94,356 square feet and is abutting a limited access State Highway 12 and 18.

|                            |                                                                                                              |
|----------------------------|--------------------------------------------------------------------------------------------------------------|
| Name of the Project:       | Sleep Inn                                                                                                    |
| Construction Schedule:     | 2008                                                                                                         |
| Existing Conditions:       | Fully improved vacant land                                                                                   |
| The Owner will be:         | Beltline Hotel Partners, LLC<br>1602 West Beltline Highway<br>Madison, WI 53713<br>Owner Rep is Kevin Wilson |
| The General Contractor is: | Bauer & Raether Builders, Inc.<br>4801 Tradewinds Parkway, Suite 200<br>Madison, WI 53718<br>Dennis Bauer    |
| The Architect is:          | Dimension IV – Madison, LLC<br>6515 Grand Teton Plaza, Suite 120<br>Madison, WI 53719<br>Jim Gersich         |
| The Civil Engineer is:     | Edge Consulting<br>624 Water Street<br>Prairie du Sac, WI 53578<br>Arlen Ostreng                             |

Uses of building areas: Hotel

The building will be: 47,356 square feet  
Three-story building

Gross square foot devoted to

|        |    |
|--------|----|
| Retail | NA |
| Office | NA |
| Clinic | NA |
| Bank   | NA |

Number of employees: 10

Capacity: 138

Parking stalls will be approximately: 100

Hours of operation: 24 hours; 7 days per week

Site Size: 2.166 acres, 94,356 square feet

Number of dwelling units: 0

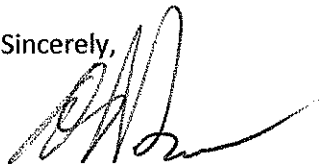
Number of bedrooms per dwelling unit: NA

Number of school children generated: NA

Description of:

|                       |                                                    |
|-----------------------|----------------------------------------------------|
| Trash removal         | weekly/biweekly as needed by waste removal service |
| Storage               | NA                                                 |
| Snow removal          | after each snowfall                                |
| Maintenance equipment | NA                                                 |

Sincerely,



Dennis Bauer  
President  
Bauer & Raether Builders, Inc.

# DIMENSIONIV

Madison Design Group  
architecture · engineering · interior design

6515 Grand Teton Plaza, Suite 120  
Madison, Wisconsin 53719

p 608.829.4444 · f 608.829.4445

dimensionivmadison.com

# SLEEP INN & SUITES

4802, Tradewinds Parkway, Madison, WI - 53718



BY CHOICE HOTELS

Developer: Bauer & Raether Builders Inc., Madison, WI

Architecture & Engineering: Dimension IV - Madison, LLC, Madison, WI

Site & Landscape Design: Edge Consulting Engineers, Inc., Prairie du Sac, WI

## LIST OF DRAWINGS

GENERAL  
G0.1 COVER SHEET

SITE /LANDSCAPE  
C1.0 EXISTING SITE PLAN  
C2.0 PROPOSED SITE PLAN  
C3.0 GRADING PLAN  
C4.0 UTILITY PLAN  
L1.0 LANDSCAPING PLAN  
L1.1 TRASH ENCLOSURE DETAIL  
L1.1 SITE PHOTOMETRICS

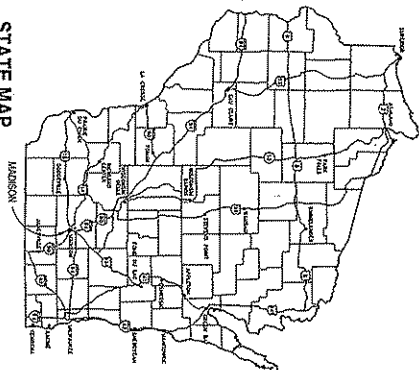
ARCHITECTURAL  
A1.1 FIRST FLOOR PLAN  
A1.2 SECOND FLOOR PLAN  
A1.3 THIRD FLOOR PLAN  
A1.4 ELEVATOR EQUIPMENT LEVEL PLAN  
A1.5 ROOF PLAN  
A2.0 EXTERIOR BUILDING ELEVATIONS  
A2.1 EXTERIOR BUILDING ELEVATIONS

## ROOM MIX

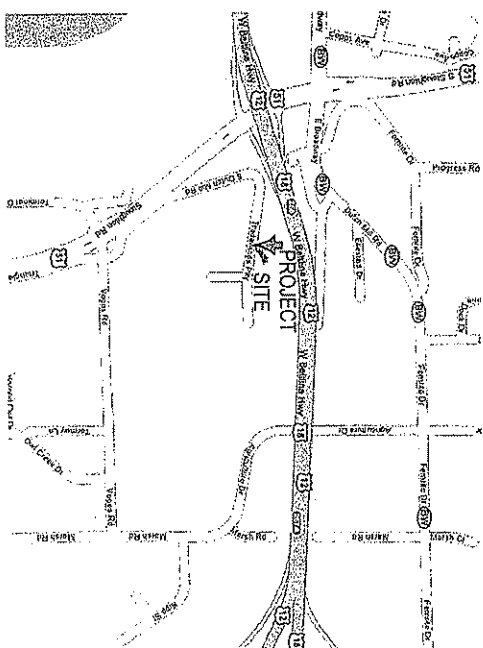
| ROOM TYPE | NO. OF ROOMS | TOTAL SQ. FT. | TOTAL GROSS SQ. FT. |
|-----------|--------------|---------------|---------------------|
| STANDARD  | 7            | 11            | 11                  |
| DELUXE    | 0            | 0             | 0                   |
| SUITE     | 1            | 1             | 1                   |
| TOTAL     | 8            | 12            | 12                  |

| ROOM TYPE | NO. OF ROOMS | TOTAL SQ. FT. | TOTAL GROSS SQ. FT. |
|-----------|--------------|---------------|---------------------|
| STANDARD  | 7            | 11            | 11                  |
| DELUXE    | 0            | 0             | 0                   |
| SUITE     | 1            | 1             | 1                   |
| TOTAL     | 8            | 12            | 12                  |

STATE MAP



SITE LOCATION MAP







- the following information is provided for the use of the public. The information is provided for informational purposes only and is not intended to be used for any other purpose. The information is provided for informational purposes only and is not intended to be used for any other purpose. The information is provided for informational purposes only and is not intended to be used for any other purpose.

## ZONING SUMMARY

| CLASSIFICATION | 441 (PARTIAL MATCHES) |
|----------------|-----------------------|
| USED NETWORK   | 2951                  |
| NO NETWORK     | 10 ST                 |
| NO REFERENCE   | 10 FL                 |
| NO REFERENCE   | 21                    |

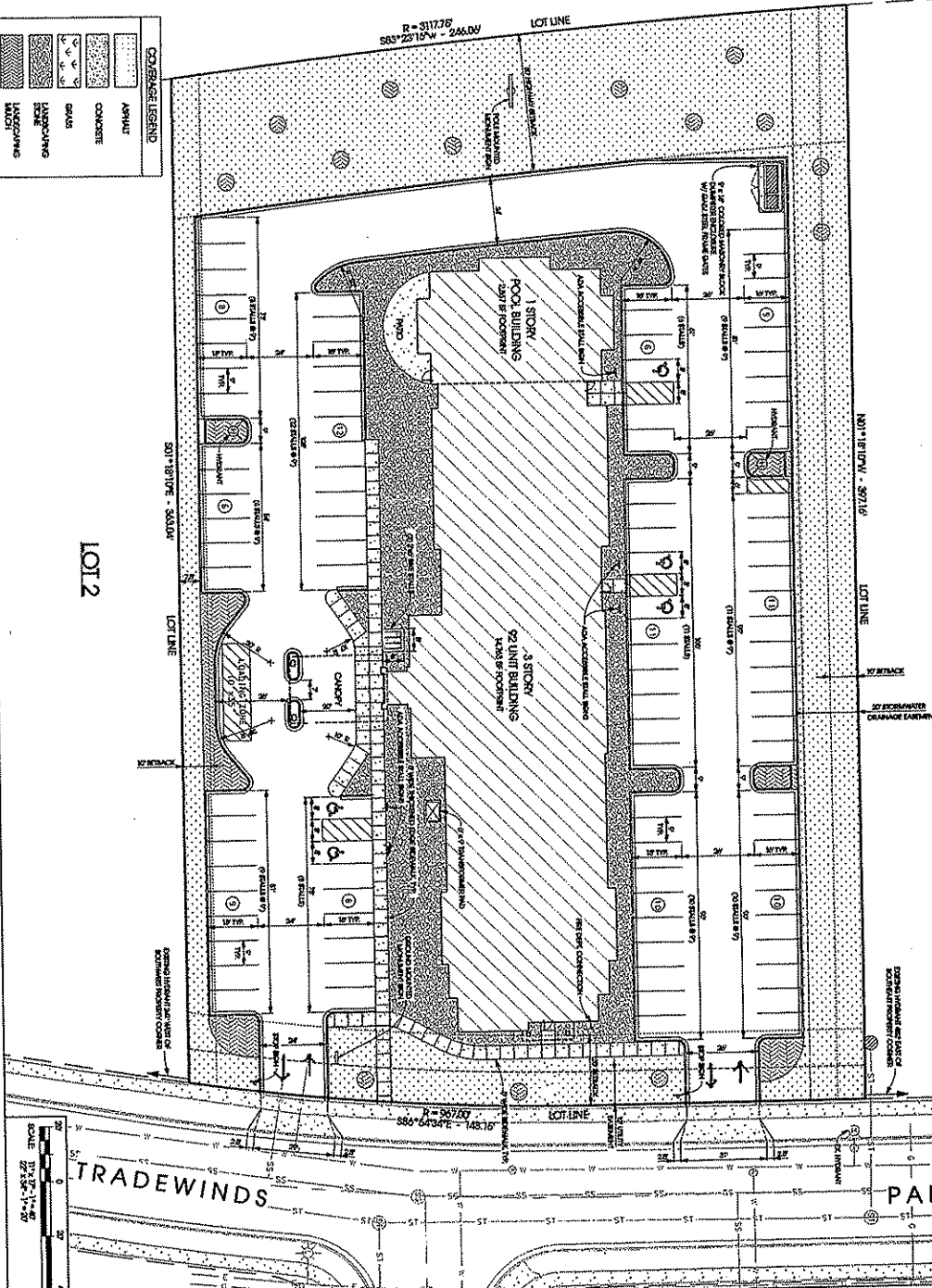
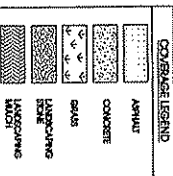
## PROPERTY SUMMARY

POULAIN, RIT  
ACRE  
2.100 ACRES  
94.250 AC. FT.  
34.250 AC. FT. - (41)  
17.679 AC. FT. - (39)  
56.277 AC. FT. - (30)

### PARKING LOT SITE PLAN INFORMATION:

[illegible]

|            |     |
|------------|-----|
| SALES TAX  | 0   |
| INCOME TAX | 50  |
| ADDITIONAL | 0   |
| TOTAL      | 100 |



**PROPOSED SITE PLAN  
- SCHEME 2 -  
SLEEP INN & SUITES  
MADISON, WISCONSIN**



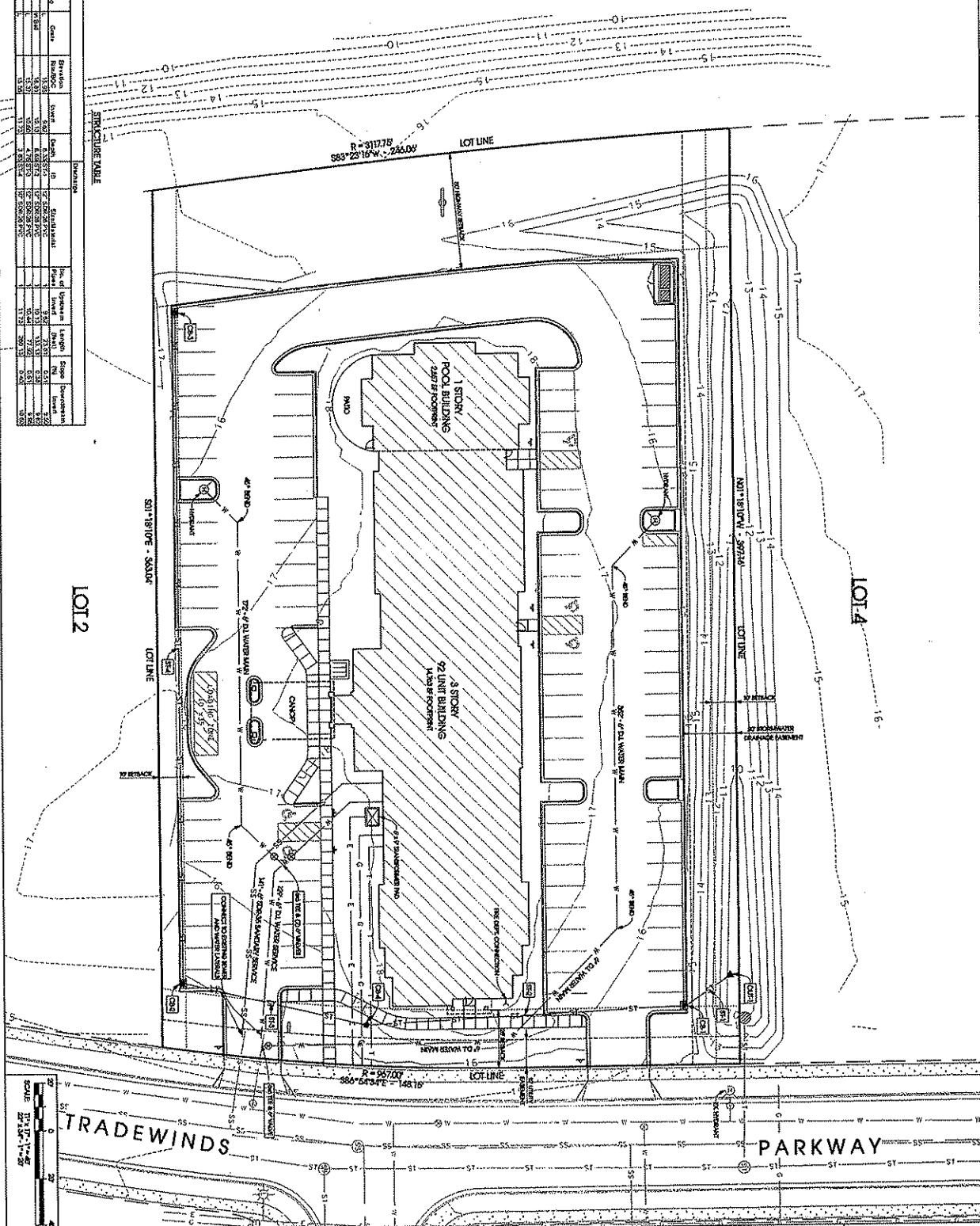
**Consulting Engineers, Inc.**  
654 Water Street  
P.O. Box 111  
805.644.1449 voice  
262.554.3000 fax  
[www.edgeconsult.com](http://www.edgeconsult.com)

SD

**© IDEC CONSULTING ENGINEERS, INC.**



| SPECIMEN |                | CHARACTER           |          |      |      |                            |
|----------|----------------|---------------------|----------|------|------|----------------------------|
| ID       | Classification | Genus               | Revision | Host | ID   | No. of Specimen<br>Plagues |
| 1        | 202/200        | <i>Chrysomelids</i> | 1/50     | 1/50 | 1/50 | 1/50                       |
| 2        | 202/200        | <i>Chrysomelids</i> | 1/50     | 1/50 | 1/50 | 1/50                       |
| 3        | 202/200        | <i>Chrysomelids</i> | 1/50     | 1/50 | 1/50 | 1/50                       |
| 4        | 202/200        | <i>Chrysomelids</i> | 1/50     | 1/50 | 1/50 | 1/50                       |
| 5        | 202/200        | <i>Chrysomelids</i> | 1/50     | 1/50 | 1/50 | 1/50                       |
| 6        | 202/200        | <i>Chrysomelids</i> | 1/50     | 1/50 | 1/50 | 1/50                       |
| 7        | 202/200        | <i>Chrysomelids</i> | 1/50     | 1/50 | 1/50 | 1/50                       |
| 8        | 202/200        | <i>Chrysomelids</i> | 1/50     | 1/50 | 1/50 | 1/50                       |
| 9        | 202/200        | <i>Chrysomelids</i> | 1/50     | 1/50 | 1/50 | 1/50                       |
| 10       | 202/200        | <i>Chrysomelids</i> | 1/50     | 1/50 | 1/50 | 1/50                       |
| 11       | 202/200        | <i>Chrysomelids</i> | 1/50     | 1/50 | 1/50 | 1/50                       |
| 12       | 202/200        | <i>Chrysomelids</i> | 1/50     | 1/50 | 1/50 | 1/50                       |
| 13       | 202/200        | <i>Chrysomelids</i> | 1/50     | 1/50 | 1/50 | 1/50                       |
| 14       | 202/200        | <i>Chrysomelids</i> | 1/50     | 1/50 | 1/50 | 1/50                       |
| 15       | 202/200        | <i>Chrysomelids</i> | 1/50     | 1/50 | 1/50 | 1/50                       |
| 16       | 202/200        | <i>Chrysomelids</i> | 1/50     | 1/50 | 1/50 | 1/50                       |
| 17       | 202/200        | <i>Chrysomelids</i> | 1/50     | 1/50 | 1/50 | 1/50                       |
| 18       | 202/200        | <i>Chrysomelids</i> | 1/50     | 1/50 | 1/50 | 1/50                       |
| 19       | 202/200        | <i>Chrysomelids</i> | 1/50     | 1/50 | 1/50 | 1/50                       |
| 20       | 202/200        | <i>Chrysomelids</i> | 1/50     | 1/50 | 1/50 | 1/50                       |
| 21       | 202/200        | <i>Chrysomelids</i> | 1/50     | 1/50 | 1/50 | 1/50                       |
| 22       | 202/200        | <i>Chrysomelids</i> | 1/50     | 1/50 | 1/50 | 1/50                       |
| 23       | 202/200        | <i>Chrysomelids</i> | 1/50     | 1/50 | 1/50 | 1/50                       |
| 24       | 202/200        | <i>Chrysomelids</i> | 1/50     | 1/50 | 1/50 | 1/50                       |
| 25       | 202/200        | <i>Chrysomelids</i> | 1/50     | 1/50 | 1/50 | 1/50                       |
| 26       | 202/200        | <i>Chrysomelids</i> | 1/50     | 1/50 | 1/50 | 1/50                       |
| 27       | 202/200        | <i>Chrysomelids</i> | 1/50     | 1/50 | 1/50 | 1/50                       |
| 28       | 202/200        | <i>Chrysomelids</i> | 1/50     | 1/50 | 1/50 | 1/50                       |
| 29       | 202/200        | <i>Chrysomelids</i> | 1/50     | 1/50 | 1/50 | 1/50                       |
| 30       | 202/200        | <i>Chrysomelids</i> | 1/50     | 1/50 | 1/50 | 1/50                       |
| 31       | 202/200        | <i>Chrysomelids</i> | 1/50     | 1/50 | 1/50 | 1/50                       |
| 32       | 202/200        | <i>Chrysomelids</i> | 1/50     | 1/50 | 1/50 | 1/50                       |
| 33       | 202/200        | <i>Chrysomelids</i> | 1/50     | 1/50 | 1/50 | 1/50                       |
| 34       | 202/200        | <i>Chrysomelids</i> | 1/50     | 1/50 | 1/50 | 1/50                       |
| 35       | 202/200        | <i>Chrysomelids</i> | 1/50     | 1/50 | 1/50 | 1/50                       |
| 36       | 202/200        | <i>Chrysomelids</i> | 1/50     | 1/50 | 1/50 | 1/50                       |
| 37       | 202/200        | <i>Chrysomelids</i> | 1/50     | 1/50 | 1/50 | 1/50                       |
| 38       | 202/200        | <i>Chrysomelids</i> | 1/50     | 1/50 | 1/50 | 1/50                       |
| 39       | 202/200        | <i>Chrysomelids</i> | 1/50     | 1/50 | 1/50 | 1/50                       |
| 40       | 202/200        | <i>Chrysomelids</i> | 1/50     | 1/50 | 1/50 | 1/50                       |
| 41       | 202/200        | <i>Chrysomelids</i> | 1/50     | 1/50 | 1/50 | 1/50                       |
| 42       | 202/200        | <i>Chrysomelids</i> | 1/50     | 1/50 | 1/50 | 1/50                       |
| 43       | 202/200        | <i>Chrysomelids</i> | 1/50     | 1/50 | 1/50 | 1/50                       |
| 44       | 202/200        | <i>Chrysomelids</i> | 1/50     | 1/50 | 1/50 | 1/50                       |
| 45       | 202/200        | <i>Chrysomelids</i> | 1/50     | 1/50 | 1/50 | 1/50                       |
| 46       | 202/200        | <i>Chrysomelids</i> | 1/50     | 1/50 | 1/50 | 1/50                       |
| 47       | 202/200        | <i>Chrysomelids</i> | 1/50     | 1/50 | 1/50 | 1/50                       |
| 48       | 202/200        | <i>Chrysomelids</i> | 1/50     | 1/50 | 1/50 | 1/50                       |
| 49       |                |                     |          |      |      |                            |



**UTILITY PLAN  
- SCHEME 2 -  
SLEEP INN & SUITES  
MADISON, WISCONSIN**

 **Edge**  
Consulting Engineers, Inc.  
424 Water Street  
Pittsfield, MA 01201  
508.544.1449 voice  
508.544.3000 fax  
[www.edgeconu.com](http://www.edgeconu.com)



## R.O.W.

| DISCOUNT ITEMS                            |                          |          |              |        |
|-------------------------------------------|--------------------------|----------|--------------|--------|
| SCIENTIFIC NAME                           | COMMON NAME              | QUANTITY | SIZE         | POINTS |
| <i>Acacia thorncroftii</i>                | Parson's Mistle          | 6        | 2" - 2 1/2"  | 0      |
| <i>Acacia cordata</i>                     | Usher's Mistle           | 7        | 1 1/2" - 2"  | 105    |
| <i>Alnus cordata</i>                      | Cotton Tree              | 6        | 1 1/2" - 2"  | 0      |
| <i>Alnus cordata</i>                      | EVERGREEN TREES          |          |              |        |
| <i>Alnus palustris</i> var. <i>glauca</i> | Black Alder              | 3        | 2 medium     | 165    |
| <i>Alnus palustris</i> var. <i>glauca</i> | Coloado Red Spruce       | 7        | 2 medium     | 165    |
| <i>Alnus palustris</i> var. <i>glauca</i> | EVERGREEN SHRUBS         |          |              |        |
| <i>Alnus palustris</i> var. <i>glauca</i> | Japanese Red Spruce      | 36       | 3 gallon pot | 72     |
| <i>Alnus palustris</i> var. <i>glauca</i> | Red Spruce               | 36       | 5 gallon pot | 72     |
| <i>Alnus palustris</i> var. <i>glauca</i> | White Diamond Red Spruce | 36       | 3 gallon pot | 72     |
| <i>Alnus palustris</i> var. <i>glauca</i> | Vegetal Red Spruce       | 36       | 3 gallon pot | 72     |
| <i>Alnus palustris</i> var. <i>glauca</i> | Knock Out Rose           | 31       | 3 gallon pot | 62     |
| <i>Alnus palustris</i> var. <i>glauca</i> | Compact Rose Bush        | 31       | 3 gallon pot | 62     |
| <i>Alnus palustris</i> var. <i>glauca</i> | Knock Out Rose Bush      | 14       | 5 gallon pot | 28     |
| <i>Alnus palustris</i> var. <i>glauca</i> | EVERGREEN SHRUBS         |          |              |        |
| <i>Alnus palustris</i> var. <i>glauca</i> | Japanese Red Spruce      | 42       | 3 gallon pot | 72     |
| <i>Alnus palustris</i> var. <i>glauca</i> | Japanese Red Spruce      |          |              |        |
| <i>Alnus palustris</i> var. <i>glauca</i> | TOTAL                    |          |              | 725    |

DATE

1. It's designed to fit around the handle of the car seat.
2. It's designed to fit around the handle of the car seat.

LOT 4

**LOT 2**

TRADEWINDS

PARKWAY

# GALLEON RUN

LOT 7

LOT 9

# LANDSCAPING PLAN

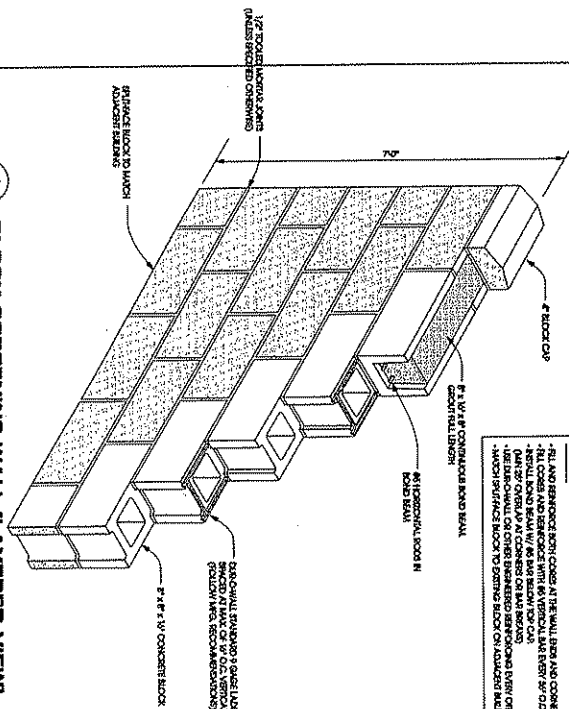
## - SCHEME 2 -

### SLEEP INN & SUITES

#### MADISON, WISCONSIN



10

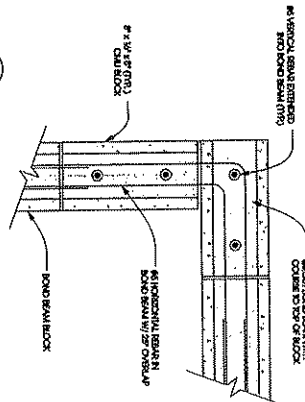


**A BLOCK SCREENING WALL (LAYERED VIEW)**

- NOTES:**
- 1. ALL CONCRETE SHALL BE 4000 PSI (28 MPa) COMPRESSIVE STRENGTH.
  - 2. ALL CONCRETE SHALL BE CAST AND CURED IN ACCORDANCE WITH LOCAL BUILDING CODES.
  - 3. ALL CONCRETE SHALL BE CAST AND CURED IN ACCORDANCE WITH LOCAL BUILDING CODES.
  - 4. ALL CONCRETE SHALL BE CAST AND CURED IN ACCORDANCE WITH LOCAL BUILDING CODES.

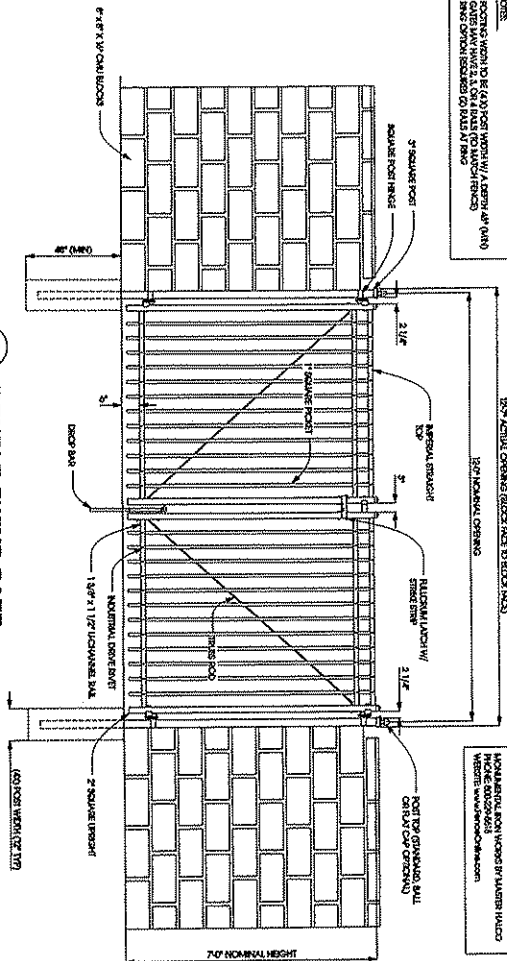
NOTE:

- 1. ALL CONCRETE SHALL BE 4000 PSI (28 MPa) COMPRESSIVE STRENGTH.
- 2. ALL CONCRETE SHALL BE CAST AND CURED IN ACCORDANCE WITH LOCAL BUILDING CODES.
- 3. ALL CONCRETE SHALL BE CAST AND CURED IN ACCORDANCE WITH LOCAL BUILDING CODES.
- 4. ALL CONCRETE SHALL BE CAST AND CURED IN ACCORDANCE WITH LOCAL BUILDING CODES.

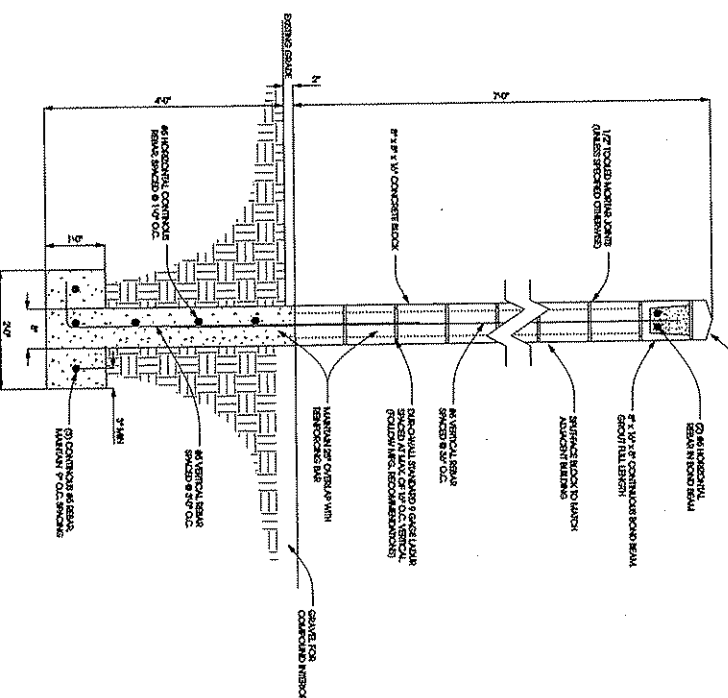


**C BOND BEAM AT CORNER**

- CONCRETE NOTES:**
- 1. ALL CONCRETE SHALL BE 4000 PSI (28 MPa) COMPRESSIVE STRENGTH.
  - 2. ALL CONCRETE SHALL BE CAST AND CURED IN ACCORDANCE WITH LOCAL BUILDING CODES.
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  - 4. ALL CONCRETE SHALL BE CAST AND CURED IN ACCORDANCE WITH LOCAL BUILDING CODES.



**B DOUBLE SWING GATE**



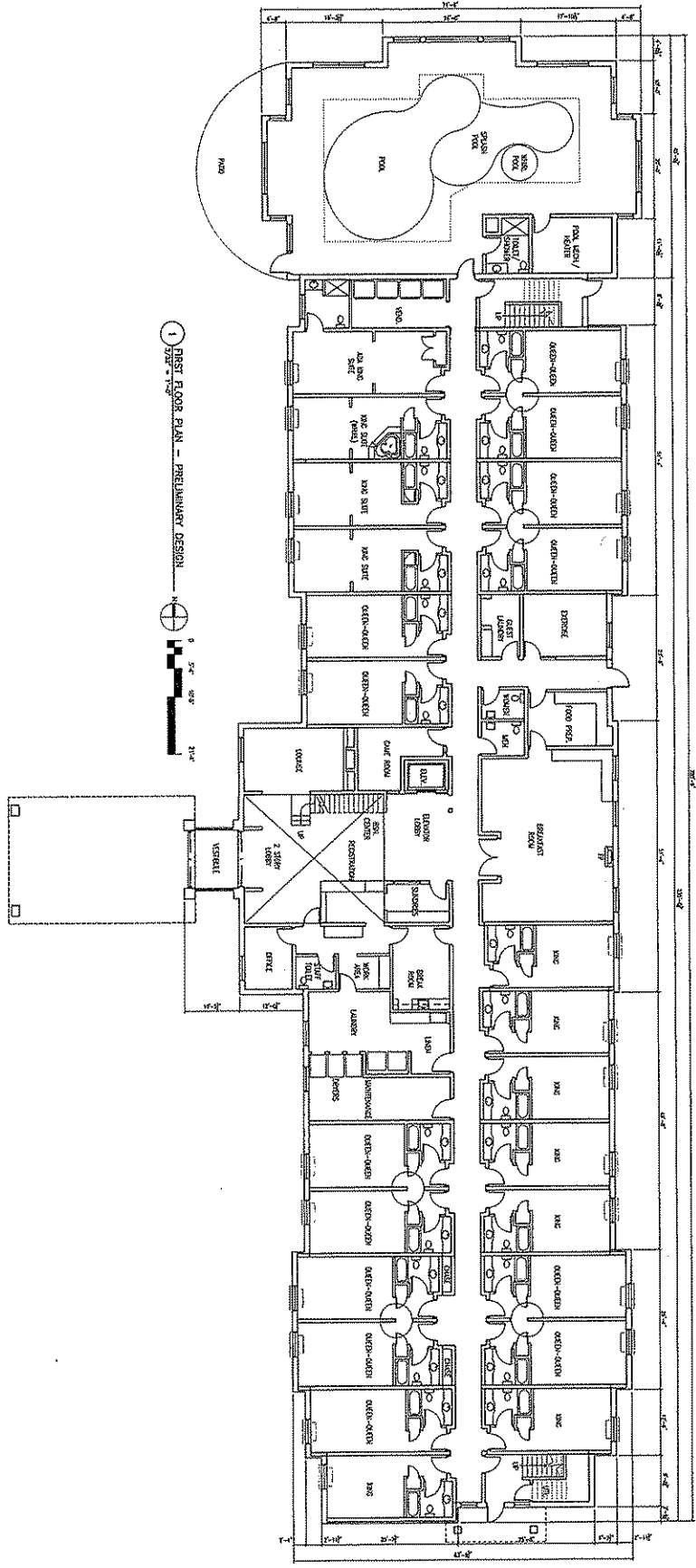
**D BLOCK SCREENING WALL (PROFILE VIEW)**

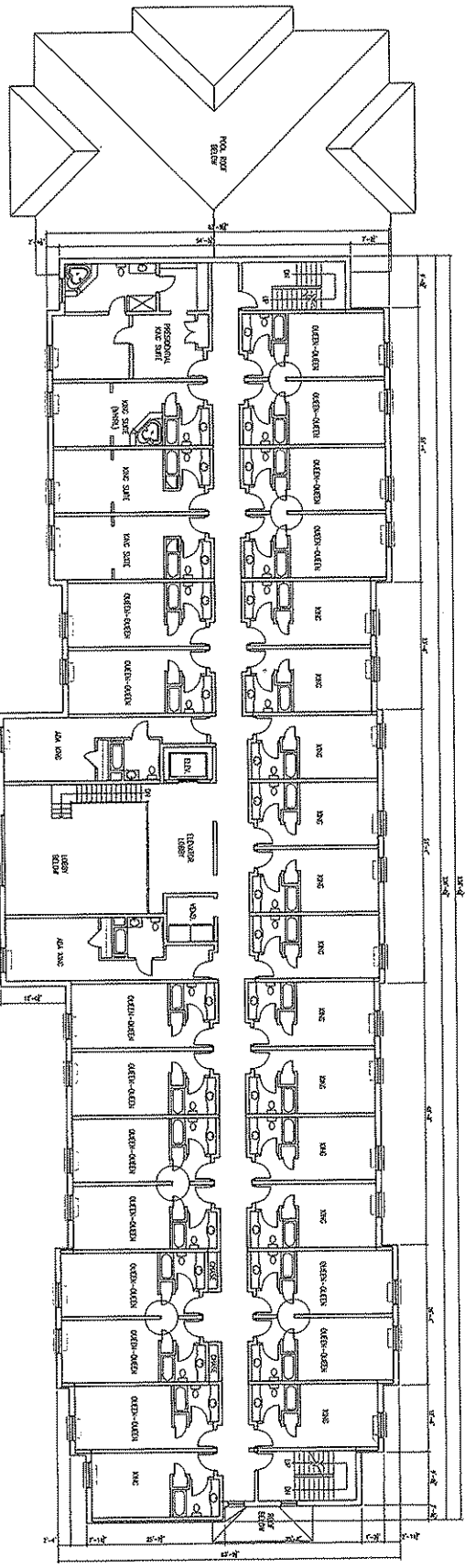
**TRASH ENCLOSURE DETAIL - SCHEME 2 - SLEEP INN & SUITES MADISON, WISCONSIN**

**Edge**  
Consulting Engineers, Inc.  
604 Vester Street  
P.O. Box 1111  
Madison, WI 53701  
608.261.1449 voice  
608.261.1400 fax  
www.edgeinc.com

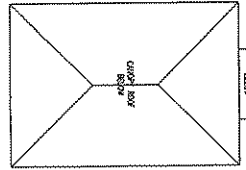
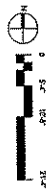
**L7.1**

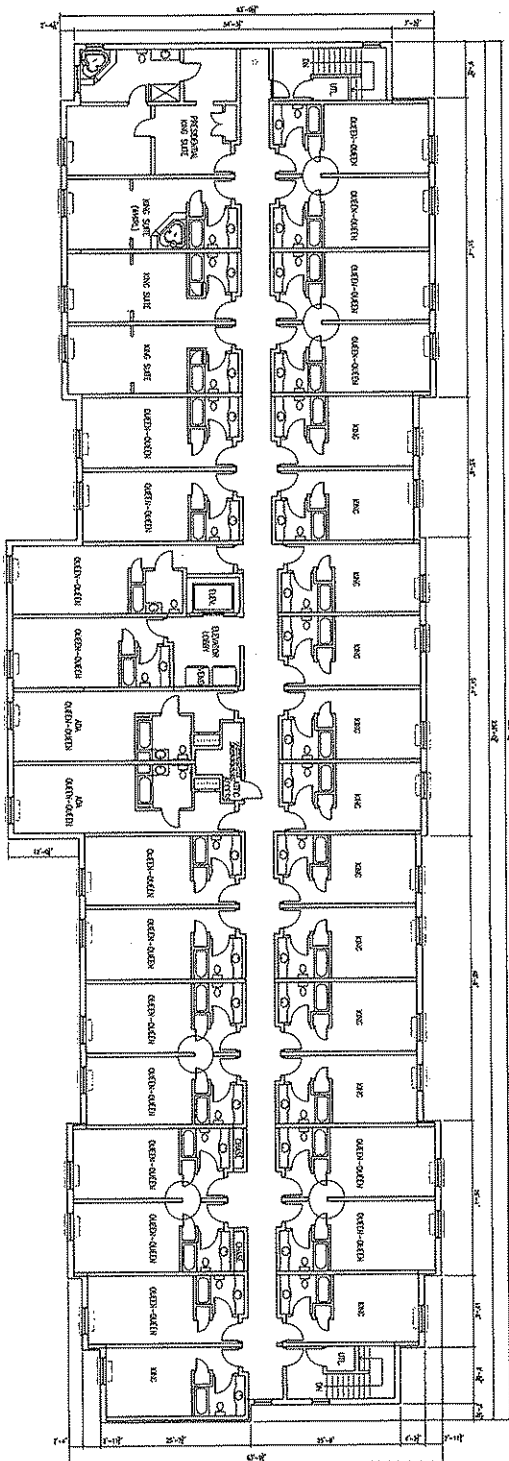
1 FIRST FLOOR PLAN - PRELIMINARY DESIGN  
 1/8" = 1'-0"



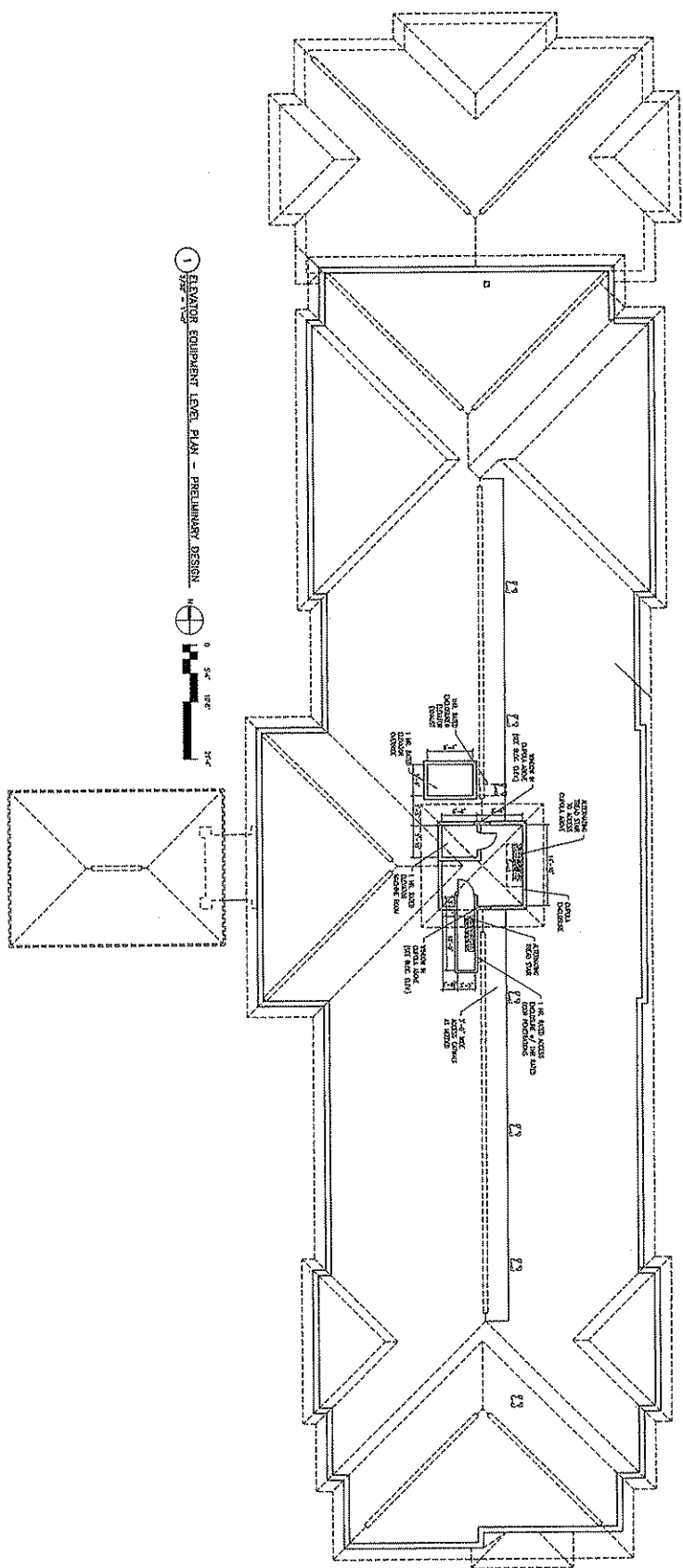


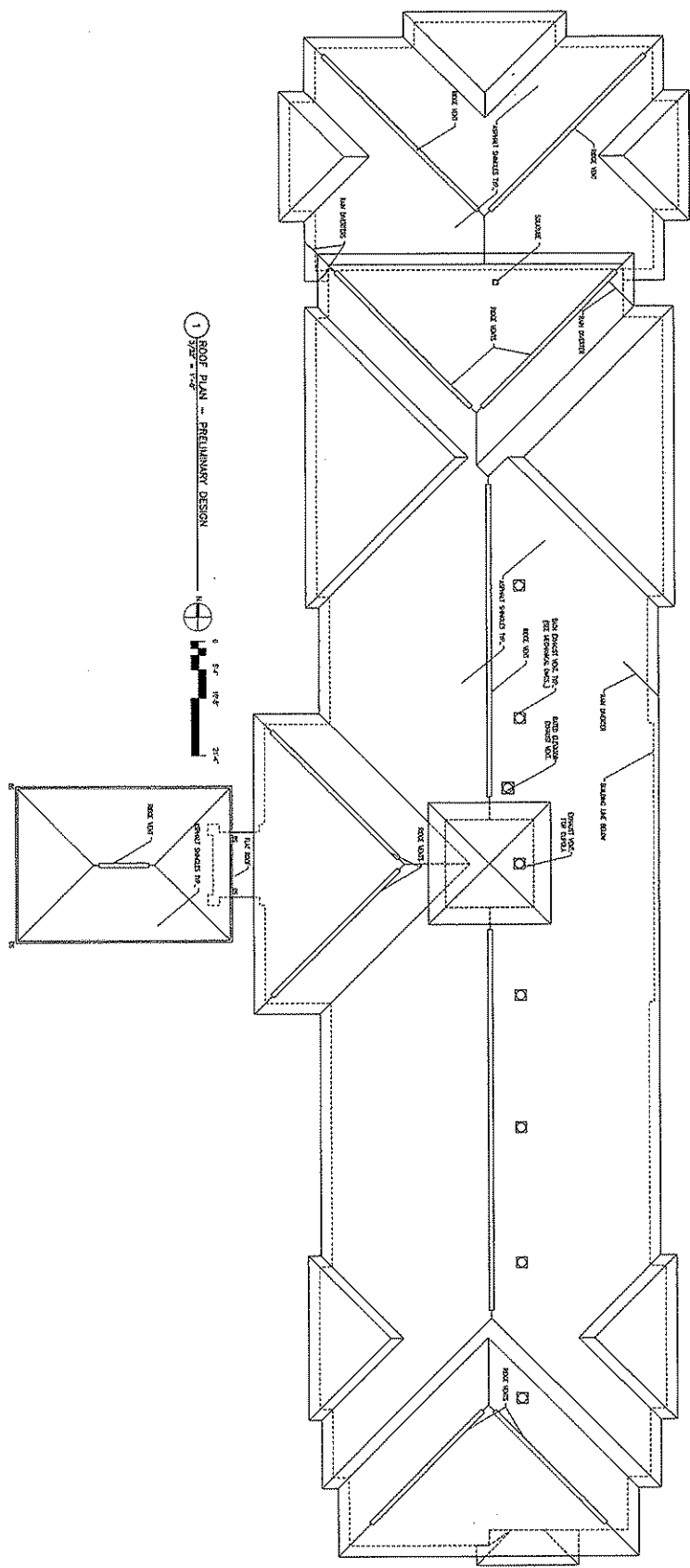
1 SECOND FLOOR PLAN - PRELIMINARY DESIGN



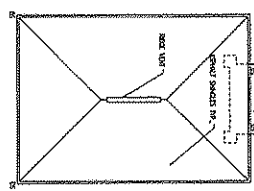


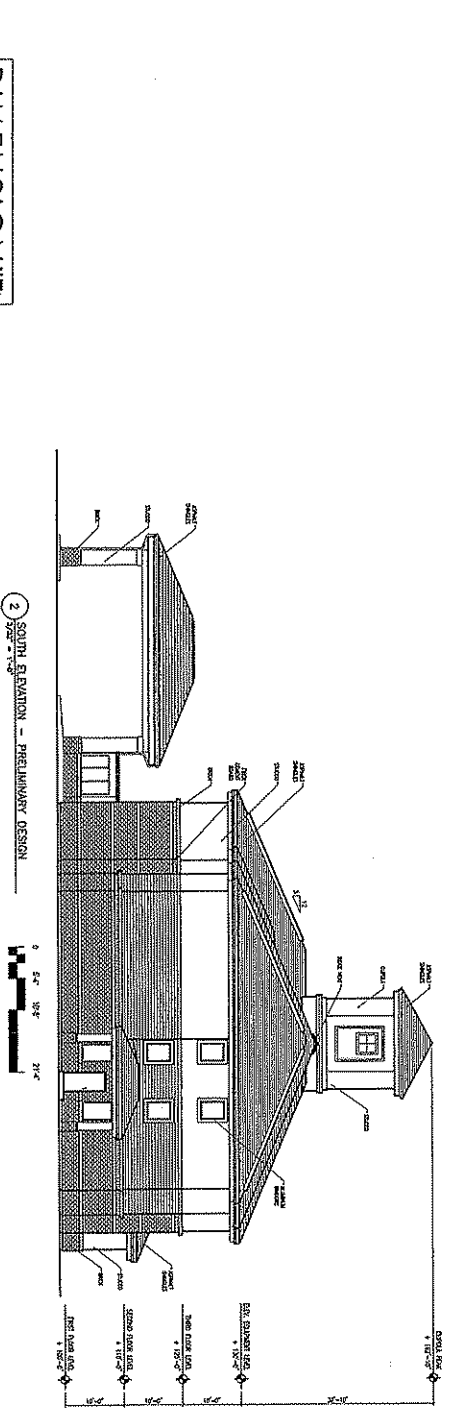
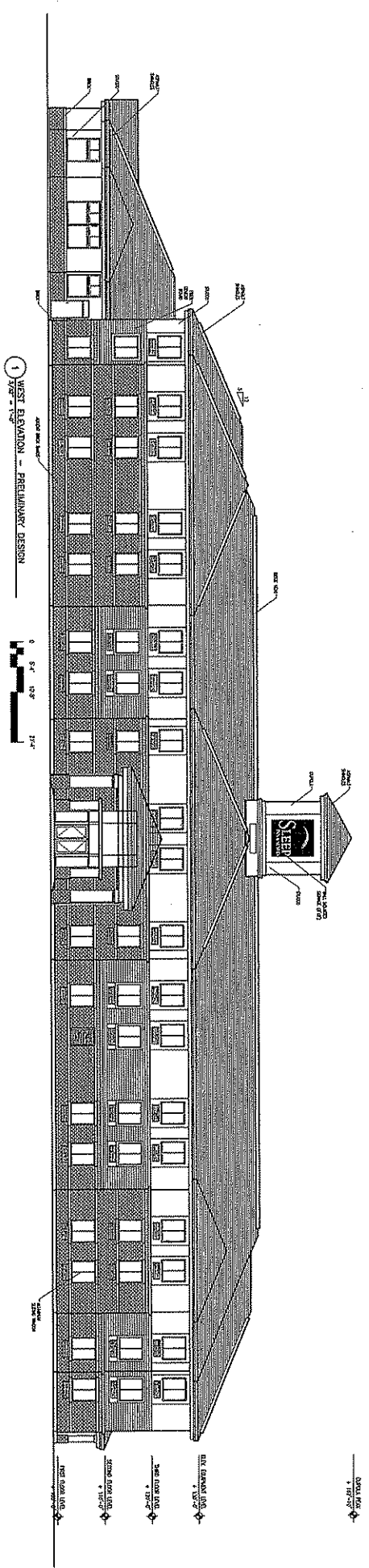
1 THIRD FLOOR PLAN - PRELIMINARY DESIGN





1 ROOF PLAN - PRELIMINARY DESIGN  
1/4" = 1'-0"



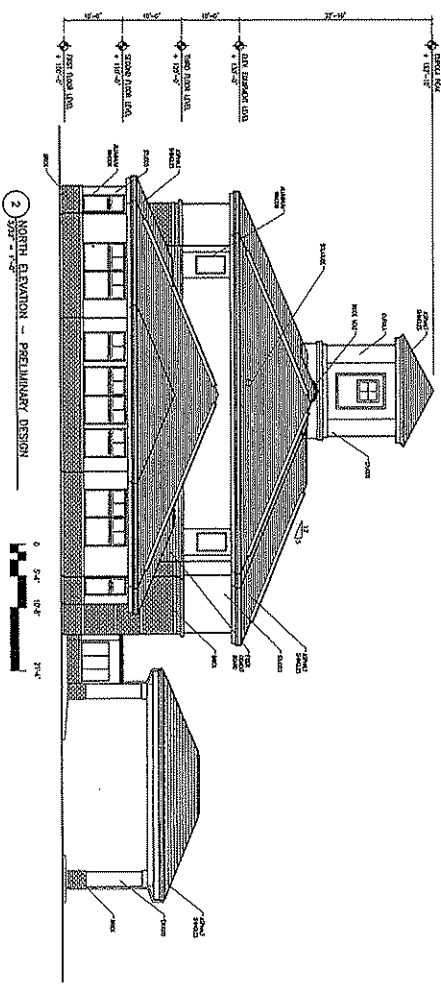
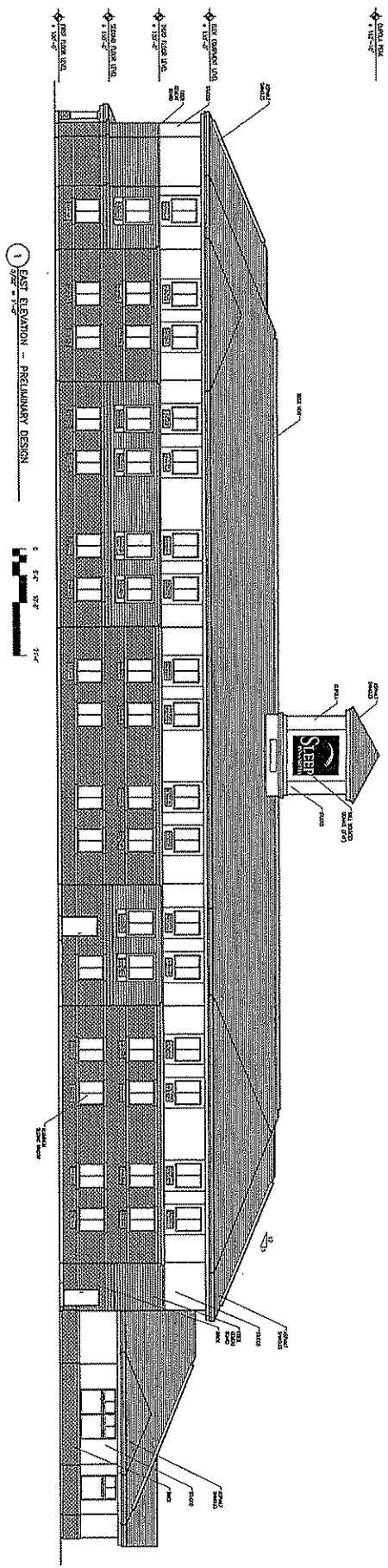


# DIMENSION

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## Sleep Inn & Suites - Madison

Madison, WI  
A2.0 Exterior Building Elevations  
5 March '08  
Project No. 07881



# DIMENSION

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## Sleep Inn & Suites - Madison

Madison, WI  
A2.1 Exterior Building Elevations  
5 March '08  
Project No. 078A1





Department of Planning & Community & Economic Development  
**Planning Division**

Website: [www.cityofmadison.com](http://www.cityofmadison.com)

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**TO:** Madison Plan Commission  
**FROM:** Bradley J. Murphy, Planning Division Director  
**DATE:** March 26, 2008  
**SUBJECT:** Definition of Demolition

The Plan Commission requested staff to bring back a definition of "demolition" for possible inclusion in the zoning ordinance. Zoning, Inspection, Planning and Attorney's Office staff discussed the request and can provide the following information for the Plan Commission's consideration. The simple definition of the word "demolition" as defined by various dictionaries and as it would be applied to buildings is "any act or process that pulls down, tears down, razes or destroys an entire building or structure."

In reviewing zoning ordinances from several other communities, and in discussing the establishment of a definition for possible inclusion in the City's zoning ordinance, staff believe that some additional qualifiers may need to be included if the Plan Commission wishes to trigger the review of partial demolitions. Some communities have included a percentage threshold within the ordinances that allow demolitions of portions of buildings by right, but beyond which would require additional review and approval by the Plan Commission. For example, the City of Madison could include a standard that defined demolition for the purpose of the City's ordinance as "any act or process that destroys, pulls down, tears down or removes exterior walls and roof(s) that constitute 75% or more of the volume of a building or structure."

Because there are many examples of partial demolitions of buildings which occur within the City, the Plan Commission should carefully consider where to set the standard which will trigger the required review by the Plan Commission.

The Plan Commission may wish to schedule this matter for discussion at an upcoming meeting with staff.