



# City of Madison

## Proposed Rezoning

Location  
8102 Watts Road

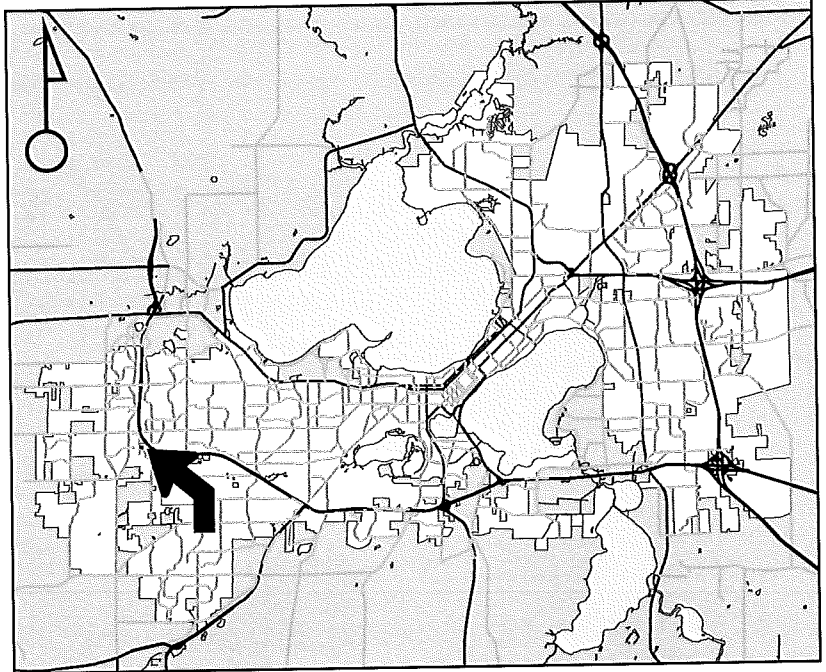
Applicant  
Madison West Princeton Investors I,  
LLC c/o North Central Group / Josh  
Wilcox – Gary Brink & Associates Inc.

From: PD(GDP) To: Amended PD(GDP-SIP)

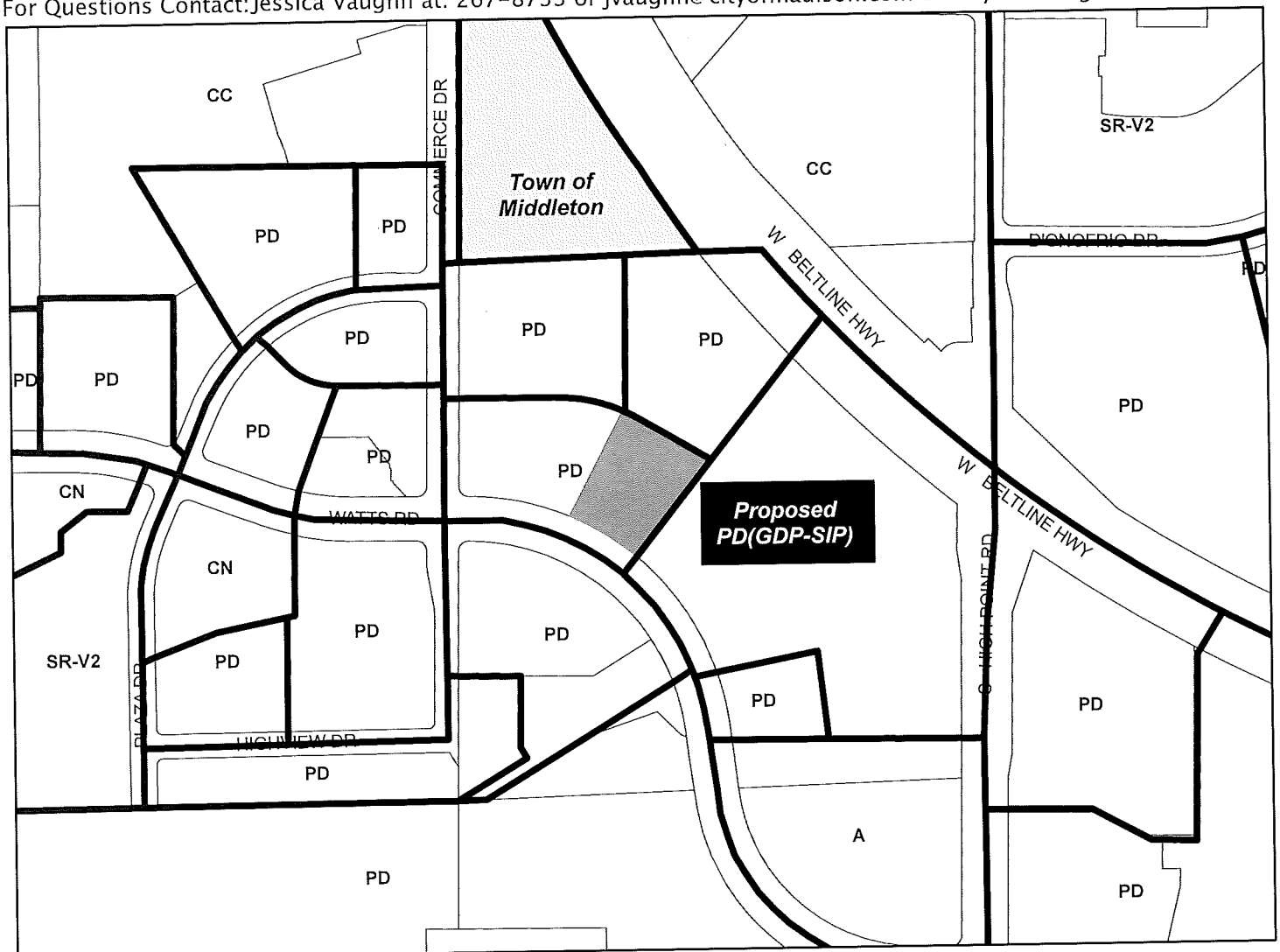
Existing Use  
Vacant

Proposed Use  
Construct 106-room hotel

Public Hearing Date  
Plan Commission  
21 November 2016  
Common Council  
06 December 2016



For Questions Contact: Jessica Vaughn at: 267-8733 or [jvaughn@cityofmadison.com](mailto:jvaughn@cityofmadison.com) or City Planning at 266-4635



Scale : 1" = 400'

City of Madison, Planning Division : PPE : Date : 15 November 2016





# LAND USE APPLICATION

CITY OF MADISON

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

- All Land Use Applications should be filed with the Zoning Administrator at the above address.
- The following information is required for all applications for Plan Commission review except subdivisions or land divisions, which should be filed using the Subdivision Application.
- This form may also be completed online at:  
[www.cityofmadison.com/developmentcenter/landdevelopment](http://www.cityofmadison.com/developmentcenter/landdevelopment)

## FOR OFFICE USE ONLY:

Amt. Paid \_\_\_\_\_ Receipt No. \_\_\_\_\_  
Date Received \_\_\_\_\_  
Received By \_\_\_\_\_  
Parcel No. \_\_\_\_\_  
Aldermanic District \_\_\_\_\_  
Zoning District \_\_\_\_\_  
Special Requirements \_\_\_\_\_  
Review Required By:  
☐ Urban Design Commission ☐ Plan Commission  
☐ Common Council ☐ Other: \_\_\_\_\_

Form Effective: February 21, 2013

1. Project Address: 8102 Watts Road

Project Title (if any): Tru Hotel

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

- ☒ Zoning Map Amendment from PUD to PUD-SIP  
☒ Major Amendment to Approved PD-GDP Zoning ☐ Major Amendment to Approved PD-SIP Zoning  
☐ Review of Alteration to Planned Development (By Plan Commission)  
☐ Conditional Use, or Major Alteration to an Approved Conditional Use  
☐ Demolition Permit  
☐ Other Requests: \_\_\_\_\_

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

Applicant Name: Madison West Princeton Investors I, LLC Company: c/o North Central Group  
Street Address: 1600 Aspen Commons, Suite 200 City/State: Middleton/WI Zip: 53562  
Telephone: (608) 836-6060 Fax: ( ) Email: jkoester@ncghotels.com

Project Contact Person: Josh Wilcox Company: Gary Brink & Associates, Inc.  
Street Address: 7780 Elmwood Avenue, Suite 204 City/State: Middleton/WI Zip: 53562  
Telephone: (608) 829-1750 Fax: (608) 829-3056 Email: \_\_\_\_\_

Property Owner (if not applicant): (same as applicant)  
Street Address: \_\_\_\_\_ City/State: \_\_\_\_\_ Zip: \_\_\_\_\_

## 4. Project Information:

Provide a brief description of the project and all proposed uses of the site: 4-story, 46,609 sf, 106 guestroom Tru Hotel

Development Schedule: Commencement December 2016 Completion January 2017

16

## 5. Required Submittal Information

All Land Use applications are required to include the following:

☒ **Project Plans** including:\*

- Site Plans (fully dimensioned plans depicting project details including all lot lines and property setbacks to buildings; demolished/proposed/alterd buildings; parking stalls, driveways, sidewalks, location of existing/proposed signage; HVAC/Utility location and screening details; useable open space; and other physical improvements on a property)
- Grading and Utility Plans (existing and proposed)
- Landscape Plan (including planting schedule depicting species name and planting size)
- Building Elevation Drawings (fully dimensioned drawings for all building sides, labeling primary exterior materials)
- Floor Plans (fully dimensioned plans including interior wall and room location)

Provide collated project plan sets as follows:

- **Seven (7) copies** of a full-sized plan set drawn to a scale of 1 inch = 20 feet (folded or rolled and stapled)
- **Twenty Five (25) copies** of the plan set reduced to fit onto 11 X 17-inch paper (folded and stapled)
- **One (1) copy** of the plan set reduced to fit onto 8 ½ X 11-inch paper

\* For projects requiring review by the **Urban Design Commission**, provide **Fourteen (14) additional 11x17 copies** of the plan set. In addition to the above information, all plan sets should also include: 1) Colored elevation drawings with shadow lines and a list of exterior building materials/colors; 2) Existing/proposed lighting with photometric plan & fixture cutsheet; and 3) Contextual site plan information including photographs and layout of adjacent buildings and structures. The applicant shall bring samples of exterior building materials and color scheme to the Urban Design Commission meeting.

☒ **Letter of Intent: Provide one (1) Copy per Plan Set** describing this application in detail including, but not limited to:

- |   |   |  |
|---|---|--|
| • Project Team                                | • Building Square Footage                       | • Value of Land  |
| • Existing Conditions                         | • Number of Dwelling Units                      | • Estimated Project Cost                                     |
| • Project Schedule                            | • Auto and Bike Parking Stalls                  | • Number of Construction & Full-Time Equivalent Jobs Created |
| • Proposed Uses (and ft <sup>2</sup> of each) | • Lot Coverage & Usable Open Space Calculations | • Public Subsidy Requested                                   |
| • Hours of Operation                          |   |  |

☒ **Filing Fee:** Refer to the Land Use Application Instructions & Fee Schedule. Make checks payable to: *City Treasurer*.

☒ **Electronic Submittal:** All applicants are required to submit copies of all items submitted in hard copy with their application as Adobe Acrobat PDF files on a non-returnable CD to be included with their application materials, or by e-mail to [pcapplications@cityofmadison.com](mailto:pcapplications@cityofmadison.com).

☒ **Additional Information** may be required, depending on application. Refer to the Supplemental Submittal Requirements.

## 6. Applicant Declarations

☒ **Pre-application Notification:** The Zoning Code requires that the applicant notify the district alder and any nearby neighborhood and business associations in writing no later than **30 days prior to FILING this request**. List the alderperson, neighborhood association(s), and business association(s) AND the dates you sent the notices:  
Alder Paul Skidmore 7/5/16 (reference attached e-mail). Neighborhood Association - None (n/a)

→ If a waiver has been granted to this requirement, please attach any correspondence to this effect to this form.

☒ **Pre-application Meeting with Staff:** Prior to preparation of this application, the applicant is required to discuss the proposed development and review process with Zoning and Planning Division staff; note staff persons and date.

Planning Staff: Jessica Vaughn Date: 7/28/16 Zoning Staff: Jenny Kirchgatter Date: 7/28/16

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

Name of Applicant Josh Wilcox

Relationship to Property: Architect

Authorizing Signature of Property Owner Josh Wilcox

Date 9/7/16

16





September 7, 2016

Jessica Vaughn, Development Project Planner  
Department of Planning & Development  
City of Madison  
215 Martin Luther King, Jr. Blvd  
Madison, WI 53701-2984

Re: Letter of Intent  
Rezoning to PUD-SIP  
8102 Watts Road – TRU Hotel

Dear Jessica:

This is our Letter of Intent for the property located at 8102 Watts Road. The owner, Madison West Princeton Investors I, LLC, is planning to develop a new four-story, 106 guestroom TRU Hotel at this location. In addition to the PUD-SIP for the proposed hotel, we are submitting a related alteration to the General Development Plan to include multi-family as a permitted use as well as amend the number of permitted hotel guest rooms to 365. Reference the attached revised zoning text. A development proposal for the multi-family component is being submitted by Knothe Bruce at the same time, under separate cover. The site planning and civil engineering have been coordinated between the two sites.

The total gross area of the new building is 46,609 sf. The lot area is 76,065 sf (or 1.75 acres).

Total Parking/Bicycle Stalls will be as follows:

Small Car	0
Large Car	97
Accessible	4
<b>Total Car</b>	<b>101</b>
<b>Total Bicycle Stalls</b>	<b>8</b>

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

The proposed hours of operation will 24 hours a day/365 days a year.

The number of construction jobs created as a result of this new development will be 30 and the number of full time equivalent jobs created is 30 FTE.

We are projecting that the cost of the new building will be approximately \$5,800,000. The current value of the land is \$658,000.

The proposed construction schedule is for construction to commence December of 2016 and construction completion to be January 2018.

The Development Team includes the following:

Developer/Owner: Madison West Princeton Investors I, LLC  
c/o North Central Group  
1600 Aspen Commons, Suite 200  
Middleton, WI 53562  
Phone: 608-836-6060  
Fax: 608-836-6399  
Principal Contact: Jenny Koester  
[jkoester@ncghotels.com](mailto:jkoester@ncghotels.com)

Architect: Gary Brink & Associates, Inc.  
7780 Elmwood Avenue, Suite 204  
Middleton, WI 53562  
Phone: 608-829-1750  
Fax: 608-829-3056  
Principal Contact: Josh Wilcox  
[josh.wilcox@garybrink.com](mailto:josh.wilcox@garybrink.com)

Civil Engineer: Vierbicher  
999 Fourier Drive #201  
Madison, WI 53717  
Phone: 608-826-0532  
Principal Contact: Tim Schleeper  
[tsch@vierbicher.com](mailto:tsch@vierbicher.com)

Landscape Design: Paul Skidmore  
Skidmore Property Services, LLC  
13 Red Maple Trail  
Madison, WI 53717  
Phone: 608-826-0032  
[paulskidmore@tds.net](mailto:paulskidmore@tds.net)

Please refer to the attached plans for additional information.

Sincerely,



Josh Wilcox  
VP/Senior Project Manager

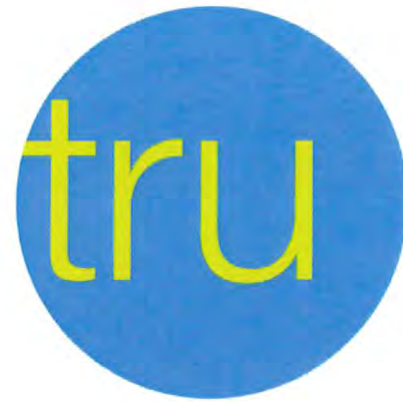
# 8102 Watts Road

PUD-SIP ZONING TEXT  
PLANNED UNIT DEVELOPMENT  
September 7, 2016

**Legal description:** The land subject to this Planned Unit Development District shall include those described in the approved plans attached hereto (the "Approved Plans").

- I. **Statement of Purpose:** This Planned Unit Development District is established to permit development of a hotel project.
- II. **Permitted Use:** A single structure, 4-story hotel consisting of a 106 guest rooms and approximately 46,069 sf. There will be 101 surface level parking stalls (97 large car/4 accessible) and 8 bicycle stalls.
- III. **Lot Area:** As shown on the Approved Plans.
- IV. **Floor Area Ratio:** As shown on the Approved Plans.
- 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:** Site lighting will be provided as shown on the Approved Plans.
- VII. **Signage:** Signage will be provided as shown on the Approved Plans. Any amendments to such signage or future signage will be allowed per Chapter 31 of the Madison General Ordinances.
- VIII. **Landscaping:** Landscaping will be provided as shown on the Approved Plans.
- IX. **Alterations and Revisions:** No alteration of this planned unit development shall be permitted unless approved by the City Plan Commission, provided however, the Zoning Administrator may issue permits for minor alterations that are approved by the Director of Planning and Community and Economic Development and are consistent with the concept approved by the Common Council.





by HILTON™

TRU by Hilton  
8102 WATTS ROAD  
MADISON, WI 53719

UDC / PLANNING COMMISSION  
SUBMITTAL  
OCTOBER 26, 2016

## PROJECT LOCATION MAP:



## PROJECT ROOM MATRIX

tru Madison West								
Floor	Double Queens			Kings			Total	SquareFootage
	Standard D/Q	ACC D/Q	Roll-In D/Q	Standard King	ACC KING	Roll-In KING		
1	7	0	0	5	0	1	13	11968
2	11	0	1	18	1	0	31	11584
3	11	1	0	18	1	0	31	11584
4	11	1	0	18	1	0	31	11584
Totals	40	2	1	59	3	1	106	46720
	43			63				
	41%			59%				
Parking Stalls								
ACC-Parking Stalls		4	Standard Stalls		96	Total		100
Site Information								
Total Site Square footage			76,065					

## SHEET INDEX

T-1 COVER SHEET & PROJECT CONTACTS  
EC.01 EXISTING SITE CONDITIONS

### CIVIL DRAWINGS

C0.0 CONTEXT MAP  
C1.0 SITE PLAN  
C1.1 GRADING PLAN  
C1.2 UTILITY PLAN

### LANDSCAPE DRAWINGS

L1.0 LANDSCAPE PLAN

### LIGHTING DRAWINGS

E1 SITE LIGHTING

### ARCHITECTURAL DRAWINGS

A1.01 ARCHITECTURAL SITE PLAN  
A1.20 SITE DETAILS  
A2.01 FIRST FLOOR PLAN  
A2.02 SECOND FLOOR PLAN  
A2.03 THIRD FLOOR PLAN  
A2.04 FOURTH FLOOR PLAN  
A6.01 EXTERIOR ELEVATIONS  
A6.02 EXTERIOR ELEVATIONS  
A7.01 SITE SECTIONS



GARY BRINK & ASSOCIATES  
ARCHITECTS  
7780 ELMWOOD AVE. STE. 204  
MIDDLETON, WI 53562  
(608) 829-1750  
(608) 829-3056 (FAX)



by HILTON™

JOB #201245



### OWNER:

MADISON WEST PRINCETON INVESTORS I, LLC  
C/O NORTH CENTRAL GROUP  
1600 ASPEN COMMONS, SUITE 200  
MIDDLETON, WISCONSIN 53562  
PHONE: (608) 836-6060  
FAX: (608) 836-6399  
EMAIL: JKoester@ncghotels.com  
PRINCIPAL CONTACT: JENNY KOESTER



### ARCHITECT:

GARY BRINK & ASSOCIATES, INC.  
7780 ELMWOOD AVENUE, SUITE 204  
MIDDLETON, WISCONSIN 53562  
PHONE: (608) 829-1750  
EMAIL: josh.wilcox@garybrink.com  
PRINCIPAL CONTACT: JOSH WILCOX



### MEP ENGINEER

#### BASE4

ADDRESS: 9858 GLADES ROAD #237  
BOCA RATON, FL 33434  
PHONE: (701) 690-4378  
EMAIL: garryv@base-4.com  
PRINCIPAL CONTACT: DR. GARRY VERMAAS, PE



### STRUCTURAL ENGINEER

#### PIERCE ENGINEERS

10 WEST MIFFLIN SUITE 205  
MADISON, WI 53703  
PHONE: (608) 729-1404  
EMAIL: swp@pierceengineers.com  
PRINCIPAL CONTACT: SETH W. PFEIL



### CIVIL ENGINEER

#### VIERBICHER

999 FOURIER DRIVE, #201  
MADISON, WISCONSIN 53717  
PHONE: (608) 826-0532  
EMAIL: tsch@vierbicher.com  
PRINCIPAL CONTACT: TIMOTHY SCHLEEPER

PROJECT: TRU BY HILTON  
8102 WATTS ROAD  
MADISON, WISCONSIN 53719  
CLIENT: MADISON WEST PRINCETON INVESTORS I, LLC  
C/O NORTH CENTRAL GROUP  
1600 ASPEN COMMONS, SUITE 200  
MIDDLETON, WI 53562-0694

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ASSOC.

PROJECT: 201245  
DRAWN BY: MJB  
DATE:  
SCALE: AS NOTED  
UDC INFORMATION: 07/27/2016  
DAT: 07/28/2016  
UDC / PLANNING COM.: 10/26/2016  
DIOCESE SUBMITTAL: 10/26/2016

PROJECT  
INFORMATION  
AND CONTACTS

T1





SITE IMAGE:



ADJACENT BUILDINGS:



AERIAL IMAGES:



GARY BRINK & ASSOCIATES  
ARCHITECTS  
7780 ELMWOOD AVE. STE. 204  
MIDDLETON, WI 53562  
(608) 829-1750  
(608) 829-3056 (FAX)



PROJECT:  
TRU BY HILTON  
1900 ASPEN COMMONS, SUITE 200  
MIDDLETON, WISCONSIN 53562-0894  
CLIENT:  
MADISON WEST PRINCETON INVESTORS I, LLC  
C/O NORTH CENTRAL GROUP  
1900 ASPEN COMMONS, SUITE 200  
MIDDLETON, WI 53562-0894

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ASSOC.

PROJECT: 201245  
DRAWN BY: EC.01  
DATE: MJB  
SCALE: AS NOTED  
UDC INFORMATION 07/27/2016  
DAT 07/28/2016  
UDC / PLANNING COM. 10/26/2016  
DIOCESE SUBMITTAL 10/26/2016

EXISTING  
SITE  
CONDITIONS  
EC.01



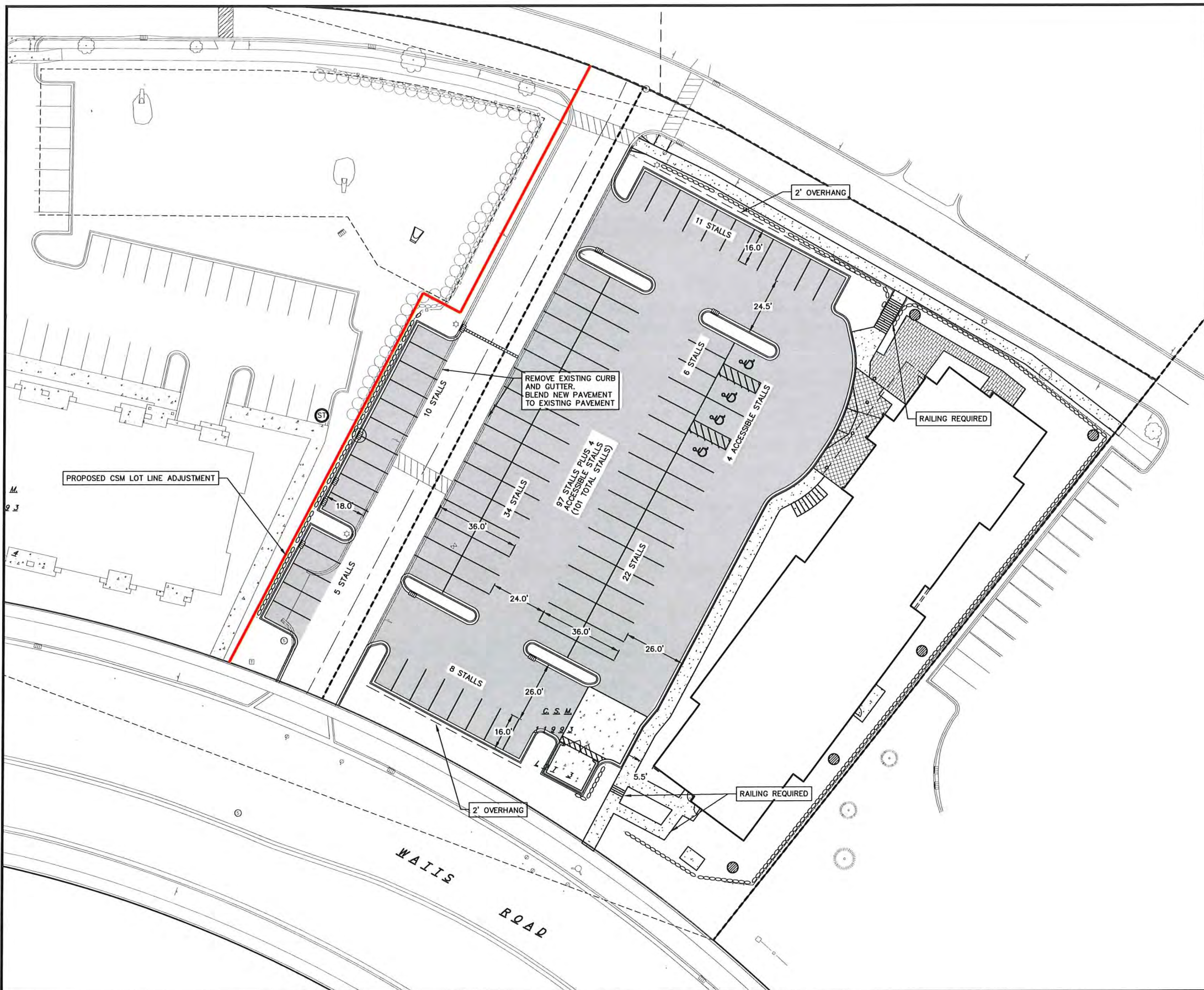


SCALE AS SHOWN		REVISIONS		REVISIONS	
DATE 10/28/2016		REMARKS		REMARKS	
DRAFTER DPER		NO. DATE		NO. DATE	
CHECKED TSCH					
PROJECT NO. 160147					
SHEET 1 OF 1					
DWG. NO. <b>C0.0</b>					
CONTEXT MAP					



©2015 Vierbicher Associates, Inc.

24 Oct 2016 - 12:53p M:\Blink Gary\160147\_Watts Road Hilton\CADD\150266\_Base.dwg by: dper



N

W

E

S

GRAPHIC SCALE FEET

0

10

20

40

SITE PLAN LEGEND

PROPERTY BOUNDARY

CURB AND GUTTER

PROPOSED RAIL/FENCE

PROPOSED RETAINING WALL

PROPOSED CONCRETE

PROPOSED ASPHALT

PROPOSED ACCESSIBLE ROUTE

PROPOSED SIGN

PROPOSED HANDICAP PARKING

vierbicher

planners | engineers | advisors

REEDSBURG - MADISON - WAUWATOSA - WAUKESHA - WEST BEND - WISCONSIN

999 Foster Drive, Suite 201, Wauwatosa, WI 53177

Phone: (414) 824-0332 Fax: (414) 824-0330

SITE PLAN

TRU BY HILTON

CITY OF MADISON

DANE COUNTY, WISCONSIN

REVISIONS	NO.	DATE	REMARKS

SCALE

AS SHOWN

DATE

10/25/2016

DRAFTER

ACAR/DPER

CHECKED

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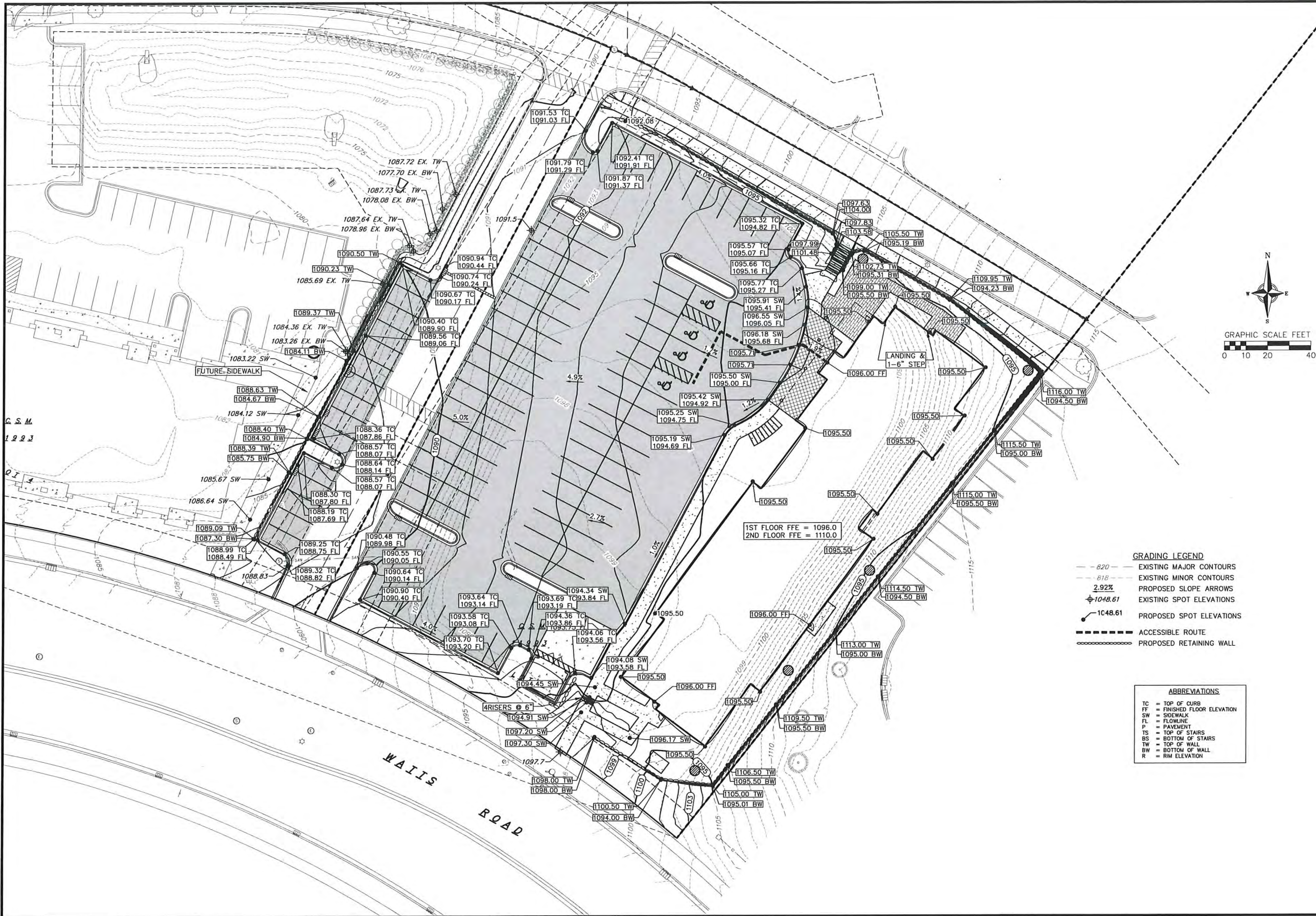
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150266

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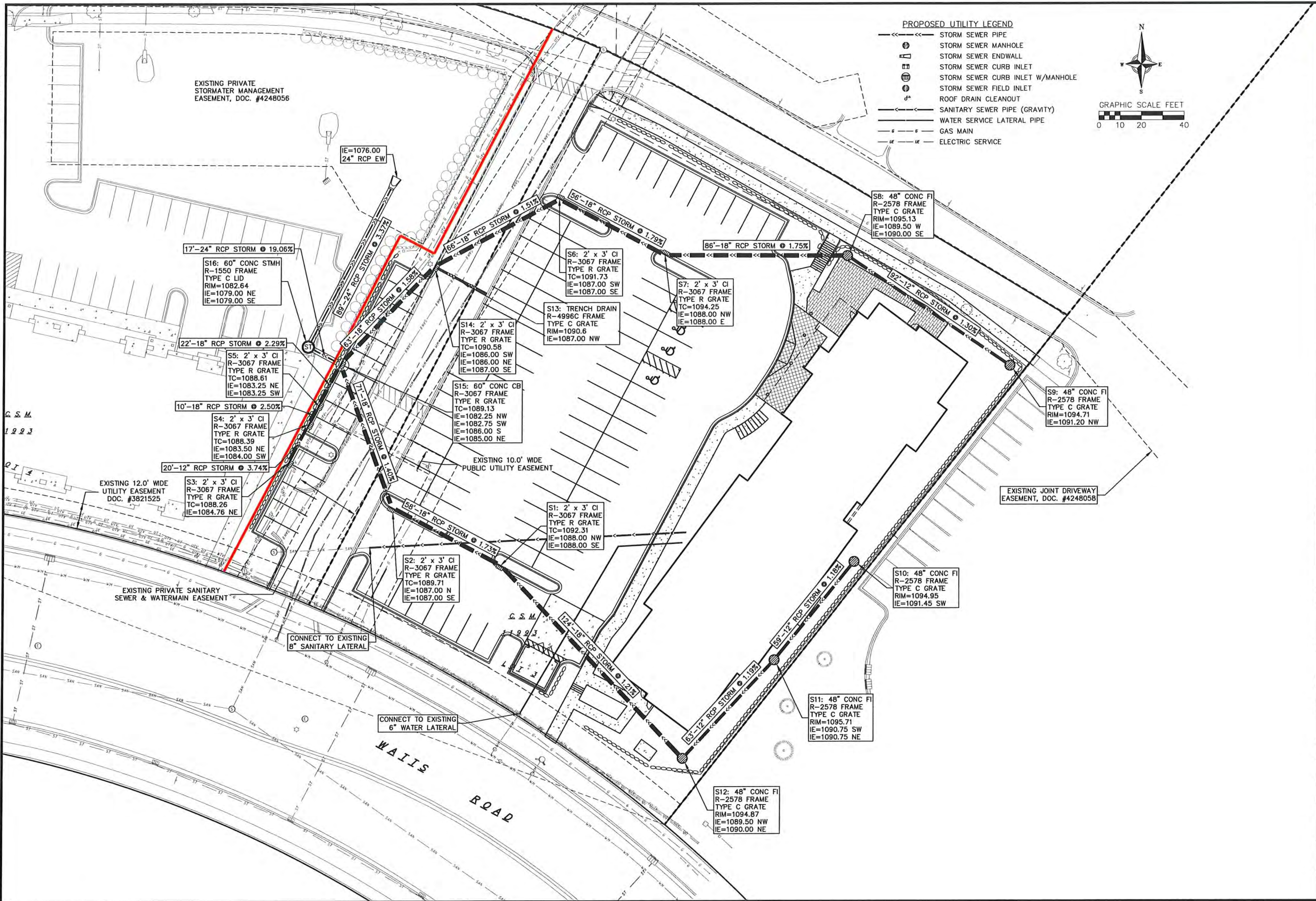


GRADING AND EROSION CONTROL PLAN

TRU BY HILTON  
CITY OF MADISON  
DANE COUNTY, WISCONSIN

REVISIONS		REVISIONS		REVISIONS	
NO.	DATE	REMARKS	NO.	DATE	REMARKS
SCALE		AS SHOWN			
DATE		10/25/2016			
DRAFTER		ACAR/DPER			
CHECKED		TSCM			
PROJECT NO.		106147			
C					
1.1					





**vierbicher**  
planners | engineers | advisors  
SEEDSBURG - MADISON - PRASADU CHEN  
999 Foster Drive, Suite 201, Madison, Wisconsin 53717  
Phone: (608) 824-0332 Fax: (608) 824-0330

**UTILITY PLAN**

TRU BY HILTON  
CITY OF MADISON  
DANE COUNTY, WISCONSIN

REVISIONS	
NO.	DATE

REVISIONS	
NO.	DATE

SCALE AS SHOWN

DATE 10/26/2016

DRAFTER ACAR/DPER

CHECKED TSCH

PROJECT NO. 150266

**C**

**1.2**





## PLANT LIST

KEY	QUAN	SIZE	COMMON NAME	ROOT
(20)			<u>Canopy Trees</u>	
ABM	5	2 1/2"	Autumn Blaze Maple	BB
AL	2	2 1/2"	American Linden	BB
CH	3	2 1/2"	Common Hackberry	BB
RM	2	2 1/2"	Red Maple	BB
SHL	6	2"	Skyline Honey Locust	BB
SWO	2	2 1/2"	Swamp White Oak	BB
(13)			<u>Low Ornamental Trees</u>	
CP	2	2"	Gallery Pear	BB
PD	1	3"	Pagoda Dogwood	BB
FFC	3	2"	Prairie Fire Crab	BB
SSC	3	2"	Spring Snow Crab	BB
TSC	4	2"	Tina Sergeant Crab	BB
(184)			<u>Deciduous Shrubs</u>	
ABS	5	4'	Autumn Brilliance Serviceberry	BB
AC	21	18"	Alpine Currant	Pot
BC	9	24"	Black Chokeberry	Pot
BF	16	18"	Bronx Forsythia	Pot
DBH	17	18"	Dwarf Bush Honeysuckle	Pot
DCV	19	24"	Dwarf Cranberrybush Viburnum	Pot
DKR	55	18"	Double Knockout Rose	Con
DN	6	24"	Diablo Ninebark	Pot
GLS	27	18"	Gro Low Sumac	Pot
WS	8	24"	White Snowberry	Pot
(27)			<u>Evergreen Shrubs</u>	
BRJ	2	5 G	Blue Rug Juniper	Con
EA	12	5 G	Emerald Arborvitae	BB
KCJ	12	2 G	Kaley's Compact Juniper	Con
(125)			<u>Perennials</u>	
AJS	6	1 G	Autumn Joy Sedum	Con
BES	63	1 G	Black Eyed Susan	Con
LBS	15	1 G	Little Blue Stem	Con
PC	12	1 G	Purple Coneflower	Con
SDD	29	1 G	Stella De Oro Day Lily	Con

NOTES:

- 1) Lawn areas to receive a minimum of 4" of topsoil, starter fertilizer, and locally grown bluegrass sod.
- 2) Foundation planting beds to be mulched with shredded hardwood bark mulch spread to a depth of 3".
- 3) Planting beds labeled as 'bark mulch' to be mulched with shredded hardwood bark mulch spread to a depth of 3".
- 4) Individual trees and shrub groupings in lawn areas to receive shredded hardwood bark mulch plant rings (4" diameter) spread to a depth of 3".
- 5) Designated planting beds to be separated from lawn areas with 5" black vinyl edging.
- 6) Decorative boulders to be native, weathered, pitted limestone shell rock. Approximate size: 36" x 24" x 18".
- 7) Contractor will be responsible for all landscape maintenance for 90 days after completion and acceptance of the project.
- 8) Owner will be responsible for landscape maintenance after completion and acceptance of the project.

## MADISON LANDSCAPE WORKSHEET

### Landscape Points Required

Impervious Area = 37,768 SF  
Landscape Points Required:  $37,768/300 =$  126 units  
129 units x 5 points/unit = **630 points**

### Landscape Points Supplied

Proposed canopy trees - 20 @ 35 =	700 points
Proposed ornamental trees - 13 @ 15 =	195 points
Proposed evergreen trees - 0 @ 35 =	0 points
Proposed deciduous shrubs - 184 @ 3 =	552 points
Proposed evergreen shrubs - 27 @ 4 =	108 points
Proposed perennials & grasses 125 @ 2 =	250 points

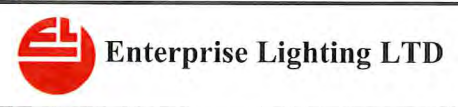
Total landscape points supplied = **1,805 points**





Luminaire Schedule						
Qty	Label	Arrangement	Lum. Lumens	Lum. Watts	LLF	Description
1	A4-03	SINGLE	18282	166	0.980	McGRAW-EDISON + GLEON-AF-03-LED-E1-T4FT + (25' POLE 2' B
6	A5-02	SINGLE	12828	113	0.980	McGRAW-EDISON + GLEON-AF-02-LED-E1-5WQ + (25' POLE 2' BA
13	B5	SINGLE	1779	21.3	0.900	CREE + PWY-EDG-5M-P3-02-E-UL-350-40K
3	NF	SINGLE	2935	25.9	0.900	LUMARK + NFFLD-S-C70-D-UNV-33-7050

Calculation Summary						
Label	CalcType	Units	Avg	Max	Min	Avg/Min
SITE	Illuminance	Fc	1.48	14.9	0.0	N.A.
PARKING LOT	Illuminance	Fc	1.75	4.5	0.3	5.83



TRU BY HILTON  
8102 WATTS ROAD  
MADISON, WI 53719

SITE LIGHTING

DATE OCT. 31, 2016	SCALE 1/16" = 1' -0"	SHEET NUMBER E1
-----------------------	-------------------------	--------------------



FUTURE  
DEVELOPMENT

**SITE PLAN KEY NOTES**

- 1 BICYCLE PARKING SPOTS
- 2 ACCESSIBLE PARKING STALLS
- 3 ACCESSIBLE PARKING STALL SIGNAGE - SEE DETAIL 11/A1.20
- 4 ILLUMINATED BOLLARD
- 5 DECORATIVE CONCRETE PATIO
- 6 CONCRETE SIDE WALK
- 7 TRASH ENCLOSURE - SEE DETAIL 1/A1.20
- 8 STOP SIGN
- 9 FIRE APPARATUS
- 10 STORM WATER DRAIN
- 11 RETAINING WALL
- 12 DECORATIVE SOLID 5' FENCE ABOVE NEW RETAINING WALL
- 13 GUARD RAIL ABOVE NEW RETAINING WALL
- 14 EXISTING BOULDER RETAINING WALL
- 15 EXISTING STORM WATER MANAGEMENT POND
- 16 PROPOSED TRANSFORMER LOCATION
- 17 2' x 8' MONUMENTAL SIGN
- 18 1' x 3' DIRECTIONAL SIGN
- 19 (1) 30' FLAG POLE
- 20 (2) 25' FLAG POLE
- 21 FLAG POLE UP LIGHTING
- 22 LIGHT POLE
- 23 BOLLARD LIGHT
- 24 5' DIAMETER GAS FIRE FIRE PIT
- 25 DESIGNATED OUTDOOR GAME AREA
- 26 EXISTING LIGHT POLE TO REMAIN

**PARKING LOT PLAN SITE INFORMATION BLOCK**

Site Address 8102 WATTS ROAD, MADISON WI 53719  
Site acreage 1.75 Acres  
Pervious area .32 Acres  
Impervious area 1.43 Acres

Number of building stories (above grade) 4  
Building height 49'-4 3/8"  
Type of construction (new structures or additions)  
Type 5A

Square footage of building footprint 11,968 sq. ft.  
Total square footage of building 46,720 sq. ft.

Use of property HOTEL  
Gross square feet of office NA  
Gross square feet of retail area NA  
Number of employees in warehouse NA  
Number of employees in production NA  
Capacity of restaurant/place of assembly NA

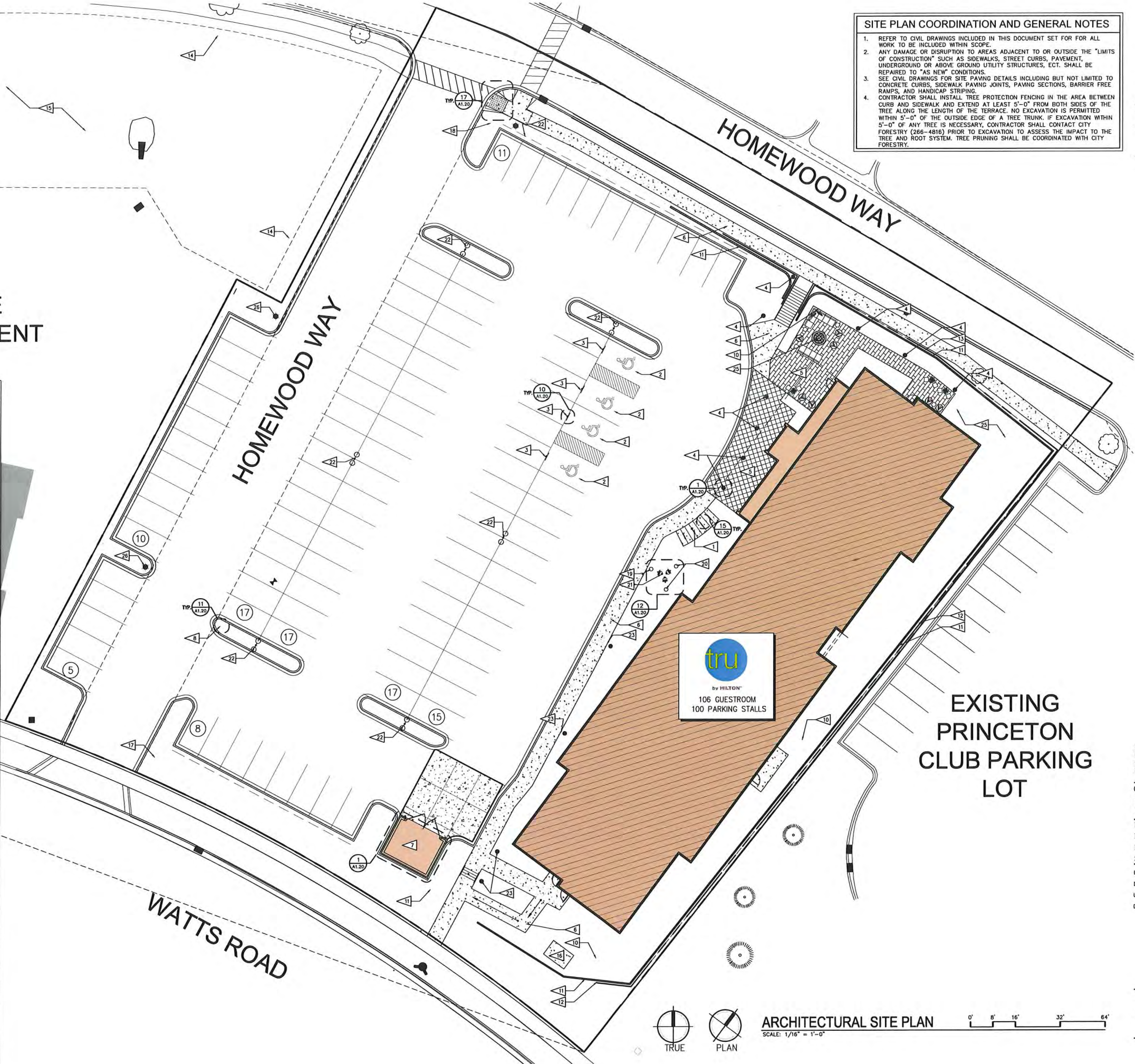
Number of bicycle stalls shown Site: 8 Bicycle Stalls  
Number of Parking stalls:  

	SHOWN
Small Car	0
Large Car	96
Accessible	4
Total	100

Number of trees shown See Landscape Plan

Area Analysis:  

	Sq. Ft.
Building Footprints	11,968
Total Site	76,065
Greenspace	14,093
Paving/Building/Sidewalk	61,972
Site Coverage	81.5%



- SITE PLAN COORDINATION AND GENERAL NOTES**
1. REFER TO CIVIL DRAWINGS INCLUDED IN THIS DOCUMENT SET FOR ALL WORK TO BE INCLUDED WITHIN SCOPE.
  2. ANY DAMAGE OR DISRUPTION TO AREAS ADJACENT TO OR OUTSIDE THE "LIMITS OF CONSTRUCTION" SUCH AS SIDEWALKS, STREET CURBS, PAVEMENT, UNDERGROUND OR ABOVE GROUND UTILITY STRUCTURES, ECT. SHALL BE REPAIRED TO "AS NEW" CONDITIONS.
  3. SEE CIVIL DRAWINGS FOR SITE PAVING DETAILS INCLUDING BUT NOT LIMITED TO CONCRETE CURBS, SIDEWALK PAVING JOINTS, PAVING SECTIONS, BARRIER FREE RAMPS, AND HANDICAP STRIPING.
  4. CONTRACTOR SHALL INSTALL TREE PROTECTION FENCING IN THE AREA BETWEEN CURB AND SIDEWALK AND EXTEND AT LEAST 5'-0" FROM BOTH SIDES OF THE TREE ALONG THE LENGTH OF THE TERRACE. NO EXCAVATION IS PERMITTED WITHIN 5'-0" OF THE OUTSIDE EDGE OF A TREE TRUNK. IF EXCAVATION WITHIN 5'-0" OF ANY TREE IS NECESSARY, CONTRACTOR SHALL CONTACT CITY FORESTRY (266-4816) PRIOR TO EXCAVATION TO ASSESS THE IMPACT TO THE TREE AND ROOT SYSTEM. TREE PRUNING SHALL BE COORDINATED WITH CITY FORESTRY.

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ARCHITECTS  
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**tru**  
by HILTON™

PROJECT: **TRU BY HILTON**  
8102 WATTS ROAD  
MADISON, WISCONSIN 53719

CLIENT: **MADISON WEST PRINCETON INVESTORS I, LLC**  
C/O NORTH CENTRAL GROUP  
100 NORTH CENTRAL AVENUE, SUITE 200  
MIDDLETON, WI 53562-5681

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DRAWN BY: MJB  
DATE:  
SCALE: AS NOTED

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DAT: 07/28/2016  
UDC / PLANNING COM: 10/26/2016  
DIOCESE SUBMITTAL: 10/26/2016

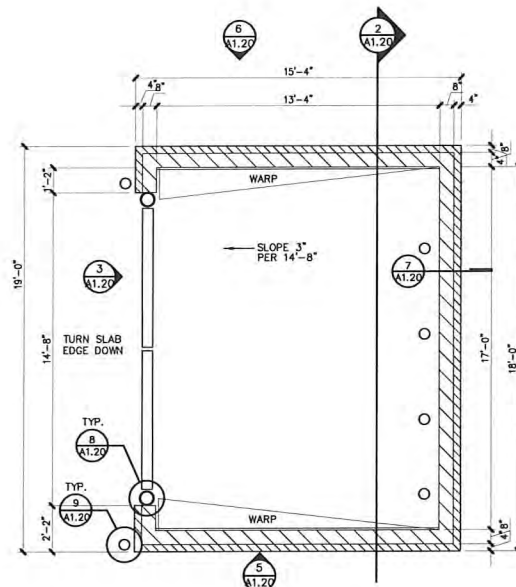




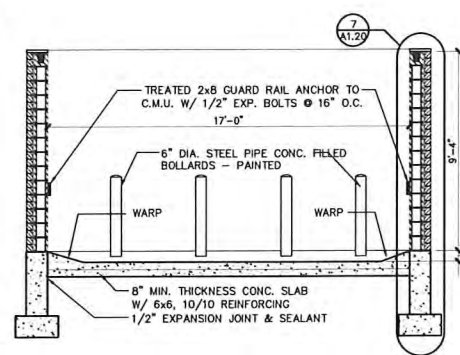
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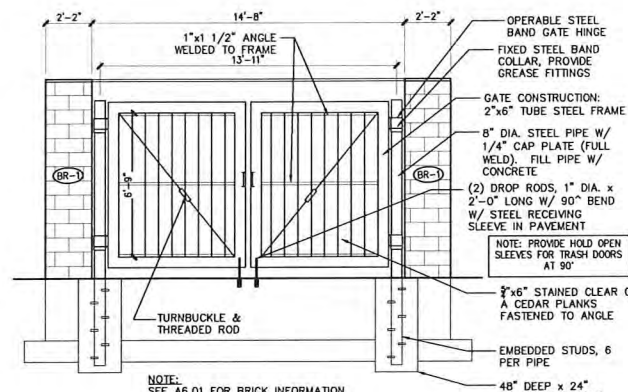
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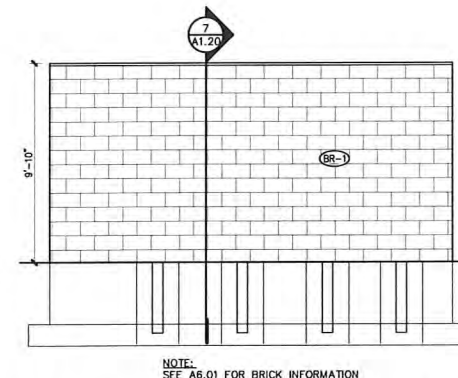
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SCALE: 1/4"=1'-0"



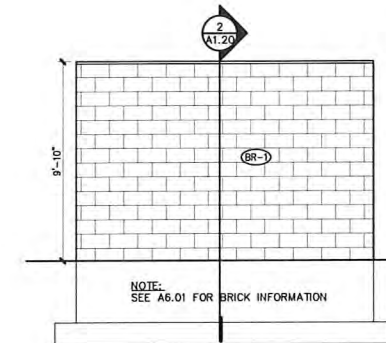
2 SECTION THRU TRASH ENCLOSURE  
SCALE: 1/4"=1'-0"



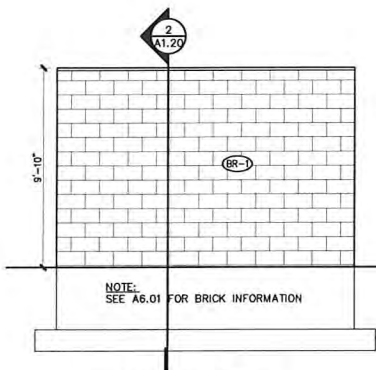
3 TRASH ENCLOSURE - NORTH ELEVATION  
SCALE: 1/4"=1'-0"



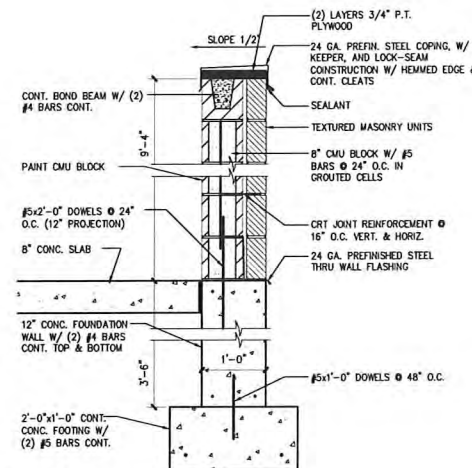
4 TRASH ENCLOSURE - SOUTH ELEVATION  
SCALE: 1/4"=1'-0"



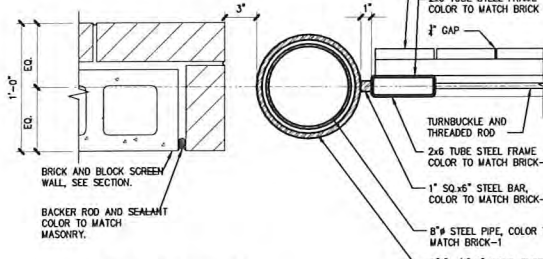
5 TRASH ENCLOSURE WEST ELEVATION  
SCALE: 1/4"=1'-0"



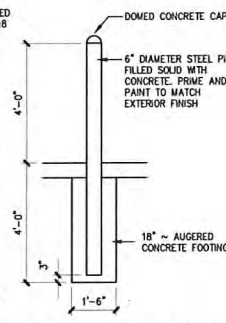
6 TRASH ENCLOSURE EAST ELEVATION  
SCALE: 1/4"=1'-0"



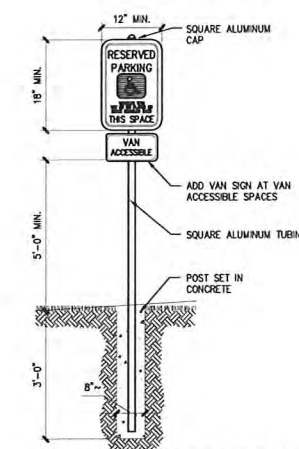
7 TRASH ENCLOSURE WALL  
SCALE: 3/4"=1'-0"



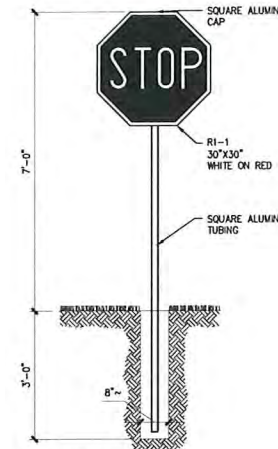
8 GATE POST DETAIL  
SCALE: 1 1/2"=1'-0"



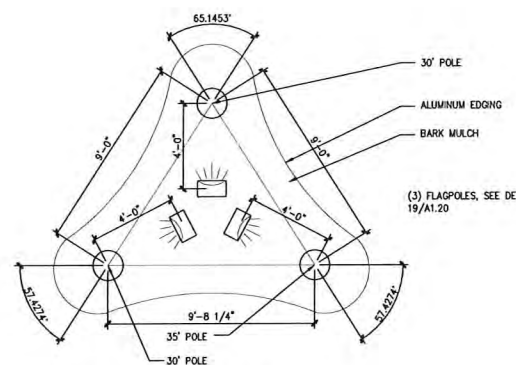
9 TYPICAL BOLLARD  
SCALE: N.T.S.



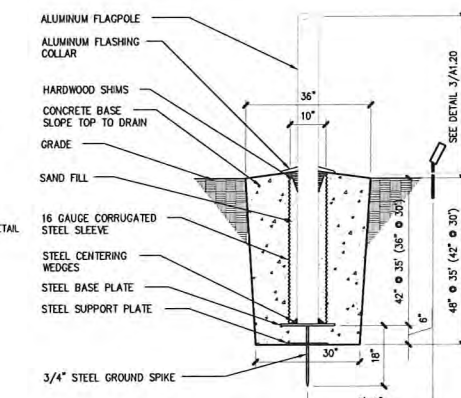
10 HANDICAP SIGN DETAIL  
SCALE: N.T.S.



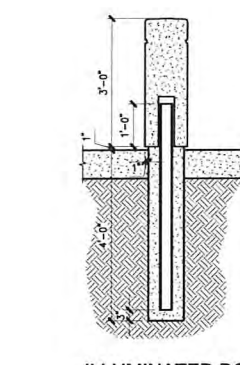
11 STOP SIGN  
SCALE: N.T.S.



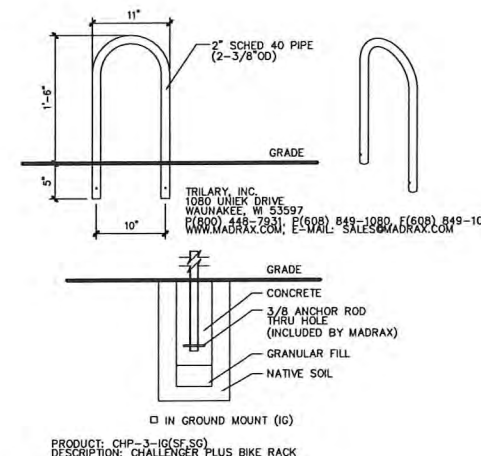
12 FLAG POLE LAYOUT  
SCALE: 1/4"=1'-0"



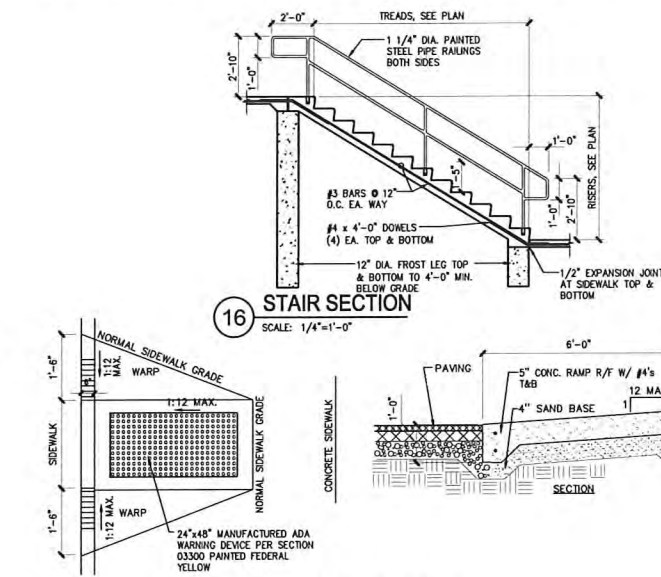
13 FLAG POLE BASE DETAIL  
SCALE: N.T.S.



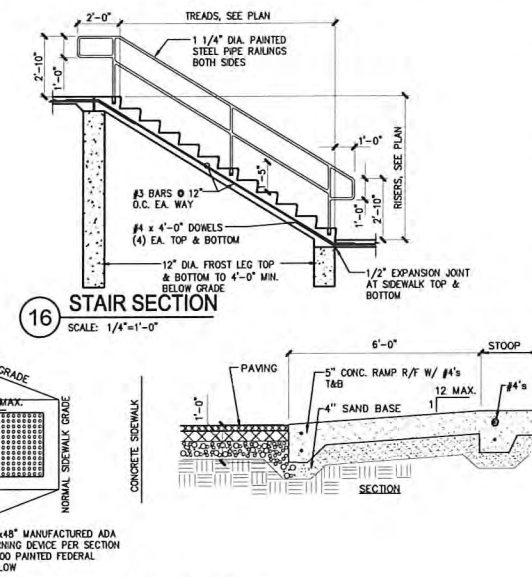
14 ILLUMINATED BOLLARD AT MAIN ENTRY  
SCALE: N.T.S.



15 DETAIL - TYPICAL BIKE RACK  
SCALE: NONE



16 STAIR SECTION  
SCALE: 1/4"=1'-0"



17 CURB RAMP DETAIL  
SCALE: N.T.S.

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1600 ASPEN COMMONS, SUITE 200  
MIDDLETON, WI 53562-0994

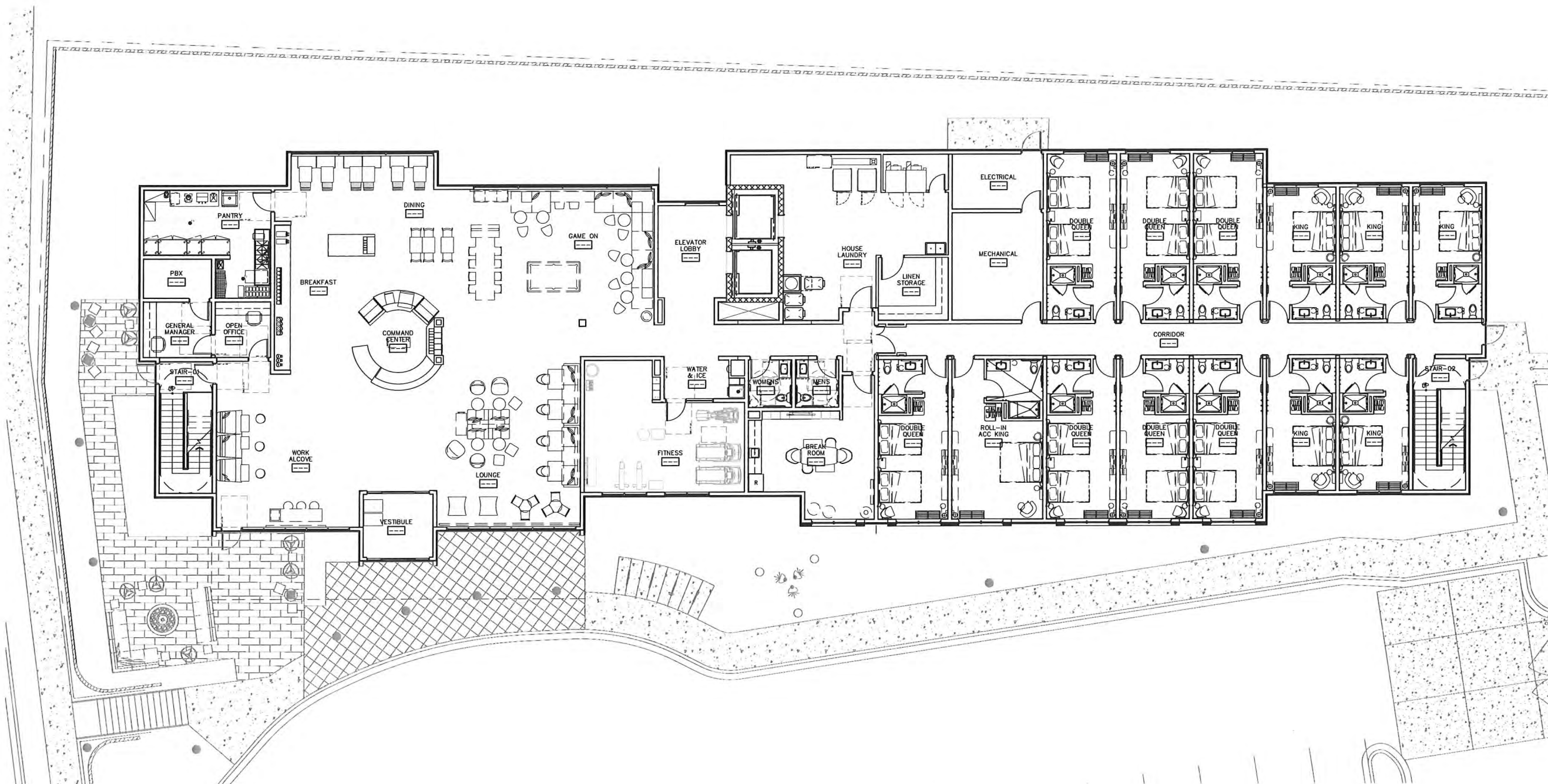
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SITE  
DETAILS  
A1.20





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

0' 4' 8' 16' 24'

PROJECT: TRU BY HILTON  
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MADISON, WISCONSIN 53719  
CLIENT: MADISON WEST PRINCETON INVESTORS I, LLC  
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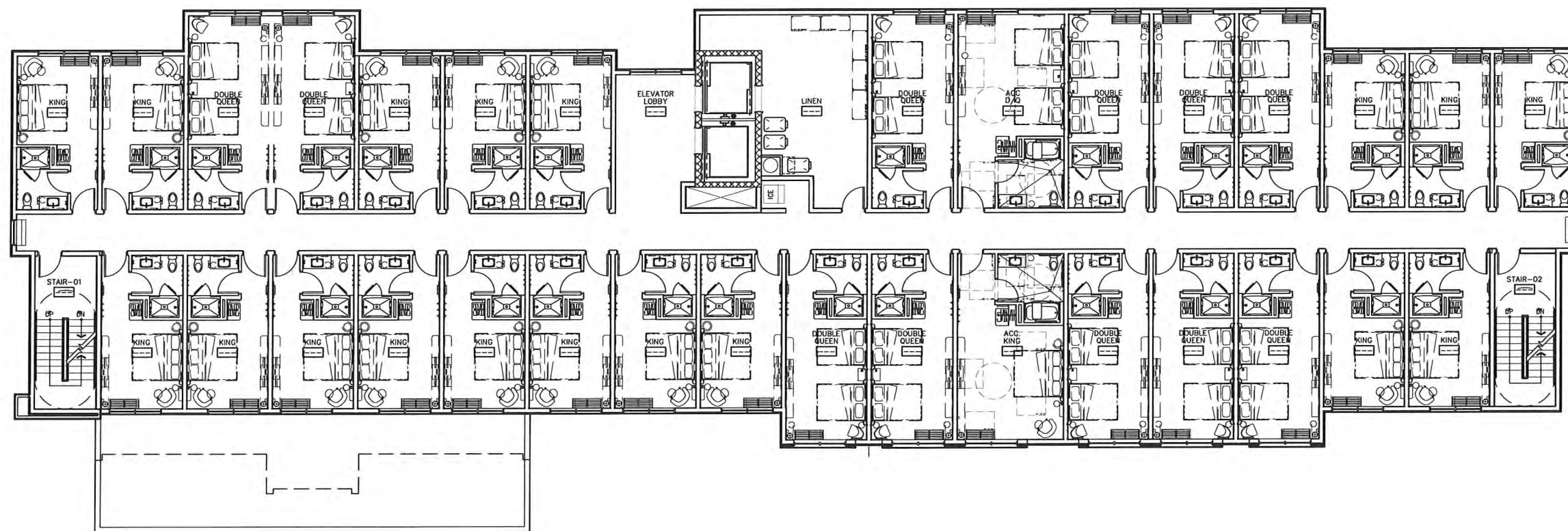
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FIRST  
FLOOR PLAN  
A2.01





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## SECOND FLOOR PLAN

SCALE: 1/8" = 1'-0"

0' 4' 8' 16' 24'

PROJECT:  
TRU BY HILTON  
8102 WATTS ROAD  
MADISON, WISCONSIN 53719

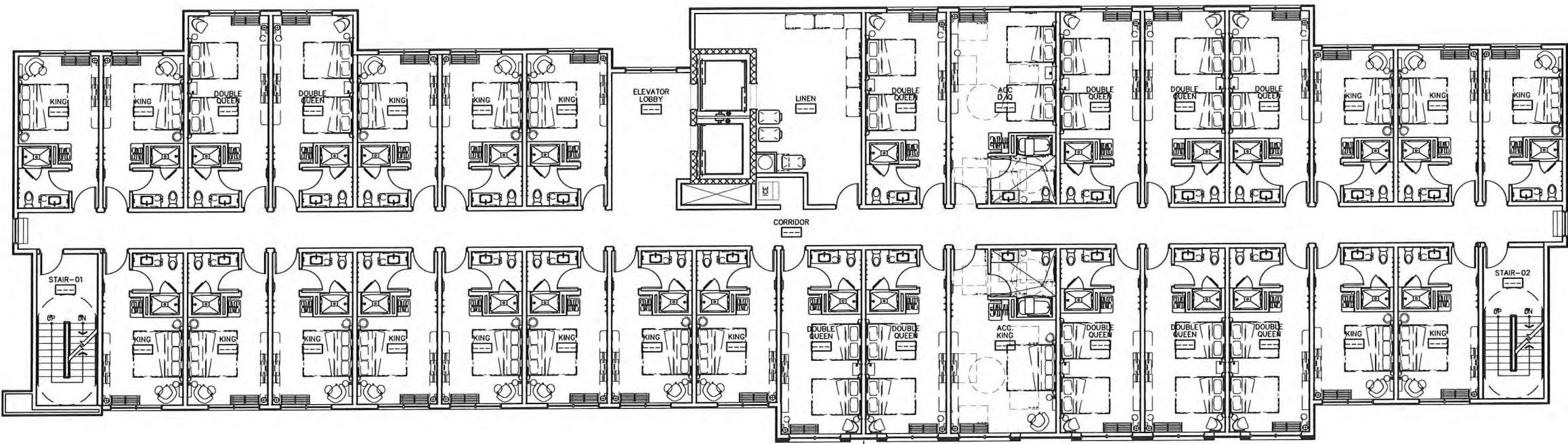
CLIENT:  
MADISON WEST PRINCETON INVESTORS I, LLC  
C/O NORTH CENTRAL GROUP  
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MIDDLETON, WI 53562-3694

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MIDDLETON, WI 53562  
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THIRD FLOOR PLAN  
SCALE: 1/8" = 1'-0"

0' 4' 8' 16' 24'

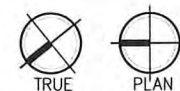
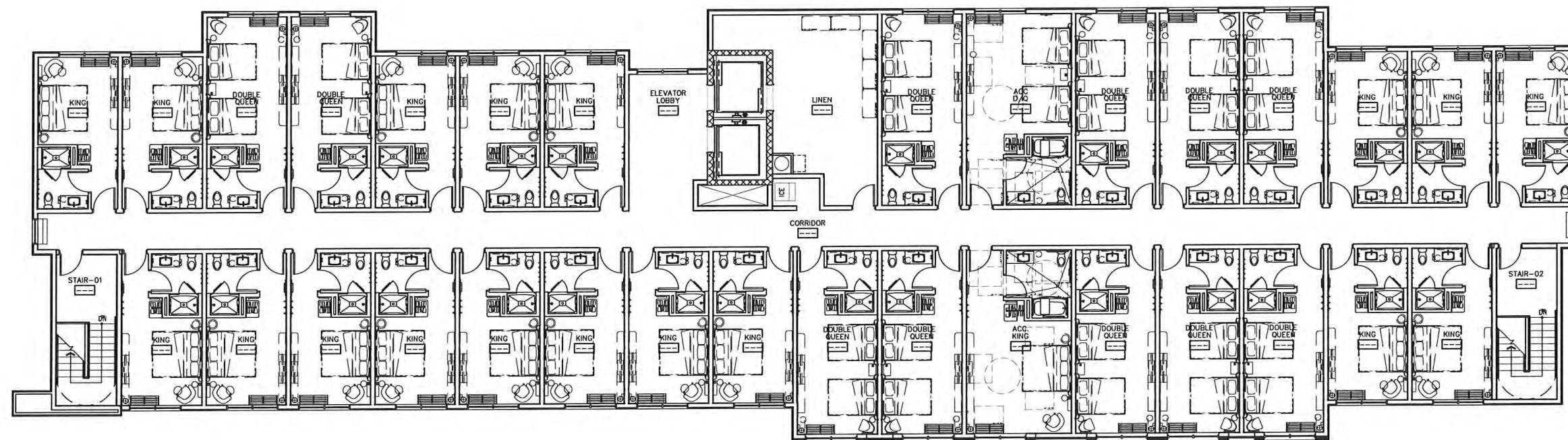
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THIRD  
FLOOR PLAN  
A2.03





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

0' 4' 8' 16' 24'

PROJECT: TRU BY HILTON  
8102 WATTS ROAD  
MADISON, WISCONSIN 53719  
CLIENT: MADISON WEST PRINCETON INVESTORS I, LLC  
C/O NORTH CENTRAL GROUP  
1800 ASPEN COMMONS, SUITE 200  
MIDDLETON, WI 53562-0594

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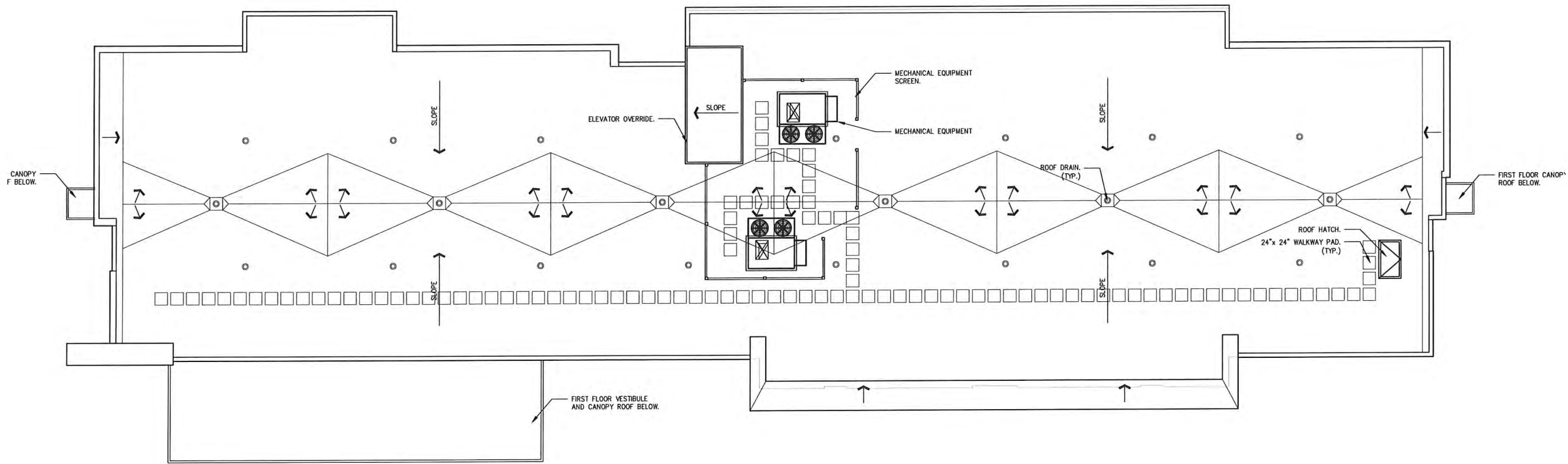
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by HILTON™



ROOF PLAN

SCALE: 1/8" = 1'-0"

0' 4' 8' 16' 24'

PROJECT:  
TRU BY HILTON

8102 WATTS ROAD  
MADISON, WISCONSIN 53719

CLIENT:  
MADISON WEST PRINCETON INVESTORS I, LLC

C/O NORTH CENTRAL GROUP  
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ROOF  
PLAN

A2.05





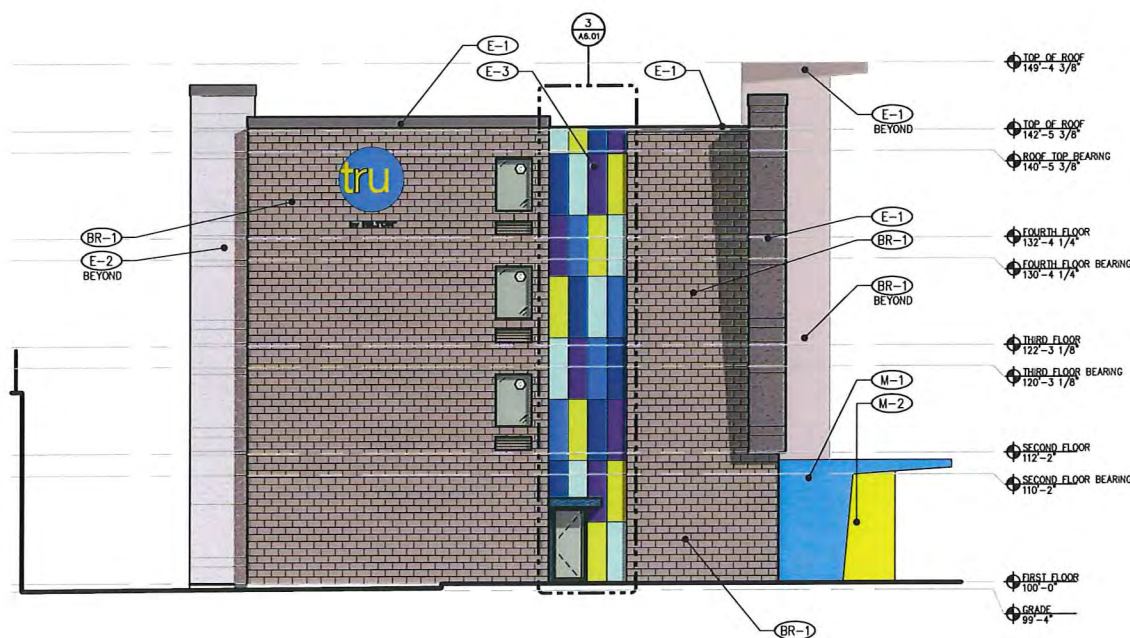
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MIDDLETON, WI 53562  
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1 PLAN  
WEST ELEVATION  
SCALE: 1/8" = 1'-0"

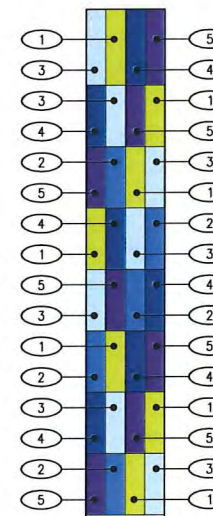
0' 4' 8' 16' 24'

GRAPHIC	EXTERIOR FINISH KEY
	BR-1 BRICK-1 W/FR. MASONRY TEXTURED MASONRY UNITS FINISH: N.A. COLOR: GRAY MARBLE SIZE: 8" (H) X 16" (W)
	E-1 EPS-01 W/FR. DRYVET FINISH: SANDBLAST DPR COLOR: "TRU" 02 1030 - w/ "STRATOTONE" HIGH PERFORMANCE COLORANT (PANTONE 7C BLACK)
	E-2 EPS-02 W/FR. DRYVET FINISH: SANDBLAST DPR COLOR: "TRU" 02 1030
	E-3 EPS-03 W/FR. DRYVET FINISH: SANDBLAST DPR - "TRU" COLOR: SEE 3/4" H. COLOR DIAGRAM FOR LOCATIONS 1. COLOR 1: "TRU" 04 1055 - PANTONE PMS PROCESS YELLOW - w/ "STRATOTONE" HIGH PERFORMANCE COLORANT 2. COLOR 2: "TRU" 04 1055 - PANTONE PMS PROCESS CYAN - w/ "STRATOTONE" HIGH PERFORMANCE COLORANT 3. COLOR 3: "TRU" 04 1055 - PANTONE PMS 637C - w/ "STRATOTONE" HIGH PERFORMANCE COLORANT 4. COLOR 4: "TRU" 04 1055 - PANTONE PMS PROCESS - w/ "STRATOTONE" HIGH PERFORMANCE COLORANT 5. COLOR 5: "TRU" 04 1055 - PANTONE PMS PROCESS - w/ "STRATOTONE" HIGH PERFORMANCE COLORANT
	M-1 METAL-1 W/FR. BEHNDGE FINISH: T.B.D. COLOR: SEE ELEVATIONS FOR COLOR
	M-2 METAL-2 W/FR. BEHNDGE FINISH: T.B.D. COLOR: SEE ELEVATIONS FOR COLOR



2 PLAN  
NORTH ELEVATION  
SCALE: 1/8" = 1'-0"

0' 4' 8' 16' 24'



3 TYPICAL COLOR DIAGRAM  
SCALE: 1/8" = 1'-0"

PROJECT:  
TRU BY HILTON  
8102 WATTS ROAD  
MADISON, WISCONSIN 53719  
CLIENT:  
MADISON WEST PRINCETON INVESTORS I, LLC  
C/O NORTH CENTRAL GROUP  
1500 ASHTON BLVD., SUITE 200  
MIDDLETON, WI 53562-2694

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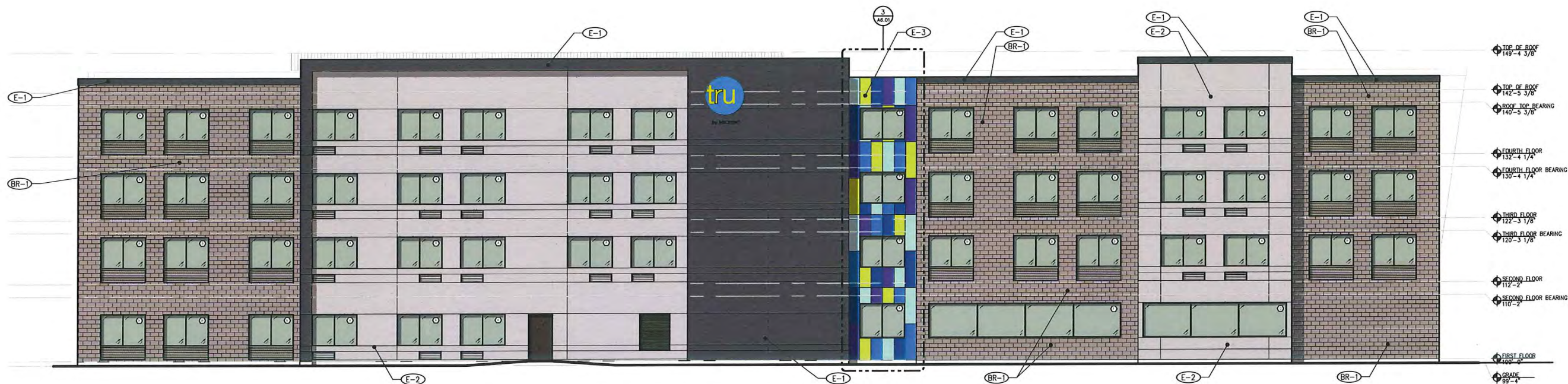
COLORED  
BUILDING  
ELEVATIONS

A6.01



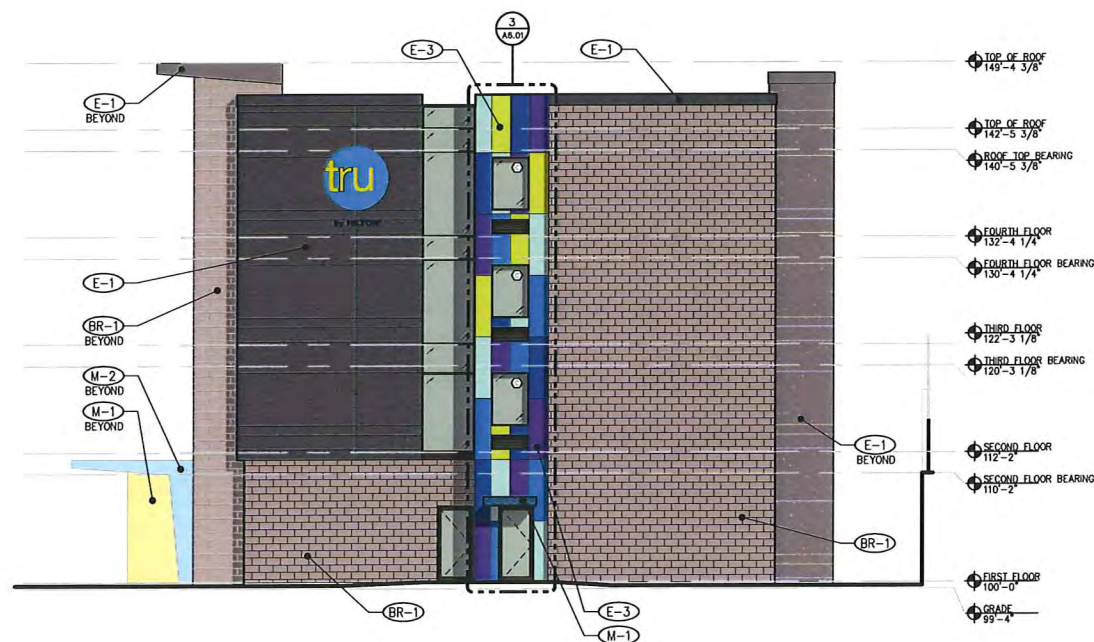


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MIDDLETON, WI 53562  
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608-829-3056 (FAX)



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

GRAPHIC	EXTERIOR FINISH KEY
	BR-1 BRICK: METASTONE TEXTURED MASONRY UNITS FINISH: MA COLOR: GRAY MARBLE SIZE: 8" (H) X 16" (W)
	E-1 EPOXY: DRIVET FINISH: SANDBLAST DPM COLOR: "TRIN 02 1050" - W/ "STRATOTONE" HIGH PERFORMANCE COLORANT (PANTONE 7C BLACK)
	E-2 EPOXY: DRIVET FINISH: SANDBLAST DPM COLOR: TRIN0127405
	E-3 EPOXY: DRIVET FINISH: SANDBLAST HOP - "TRIN" COLOR: SEE 3/4" OF COLOR DIAGRAM FOR LOCATIONS 1. COLOR 1: "TRIN 04 1055" - PANTONE PMS PROCESS YELLOW - W/ "STRATOTONE" HIGH PERFORMANCE COLORANT 2. COLOR 2: "TRIN 05 1055" - PANTONE PMS PROCESS CYAN - W/ "STRATOTONE" HIGH PERFORMANCE COLORANT 3. COLOR 3: "TRIN 06 1055" - PANTONE PMS PROCESS CYAN - W/ "STRATOTONE" HIGH PERFORMANCE COLORANT 4. COLOR 4: "TRIN 07 1055" - PANTONE PMS PROCESS - W/ "STRATOTONE" HIGH PERFORMANCE COLORANT 5. COLOR 5: "TRIN 08 1055" - PANTONE PMS PROCESS - W/ "STRATOTONE" HIGH PERFORMANCE COLORANT
	M-1 METAL: 1 FINISH: BEPPODE FINISH: T.B.D. COLOR: SEE ELEVATIONS FOR COLOR
	M-2 METAL: 1 FINISH: BEPPODE FINISH: T.B.D. COLOR: SEE ELEVATIONS FOR COLOR

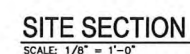


2 PLAN  
SOUTH ELEVATION  
SCALE: 1/8" = 1'-0"

PROJECT: TRU BY HILTON  
800 WATKINS ROAD  
MADISON, WISCONSIN 53719  
CLIENT: MADISON WEST PRINCETON INVESTORS I, LLC  
C/O NORTH CENTRAL GROUP  
1600 ASPEN COMMONS, SUITE 200  
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SITE  
SECTION

---

A7.01