

CITY OF MADISON

Proposed Conditional Use

Location: 660 John Nolen Drive

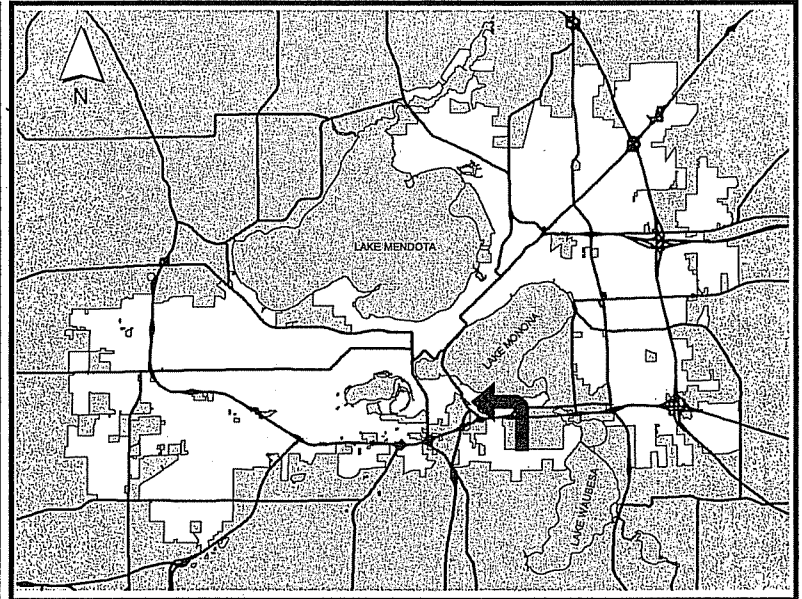
Project Name: John Nolen Drive Office Building

Applicant: Central Place Real Estate/
Gary Brink - Gary Brink & Associates

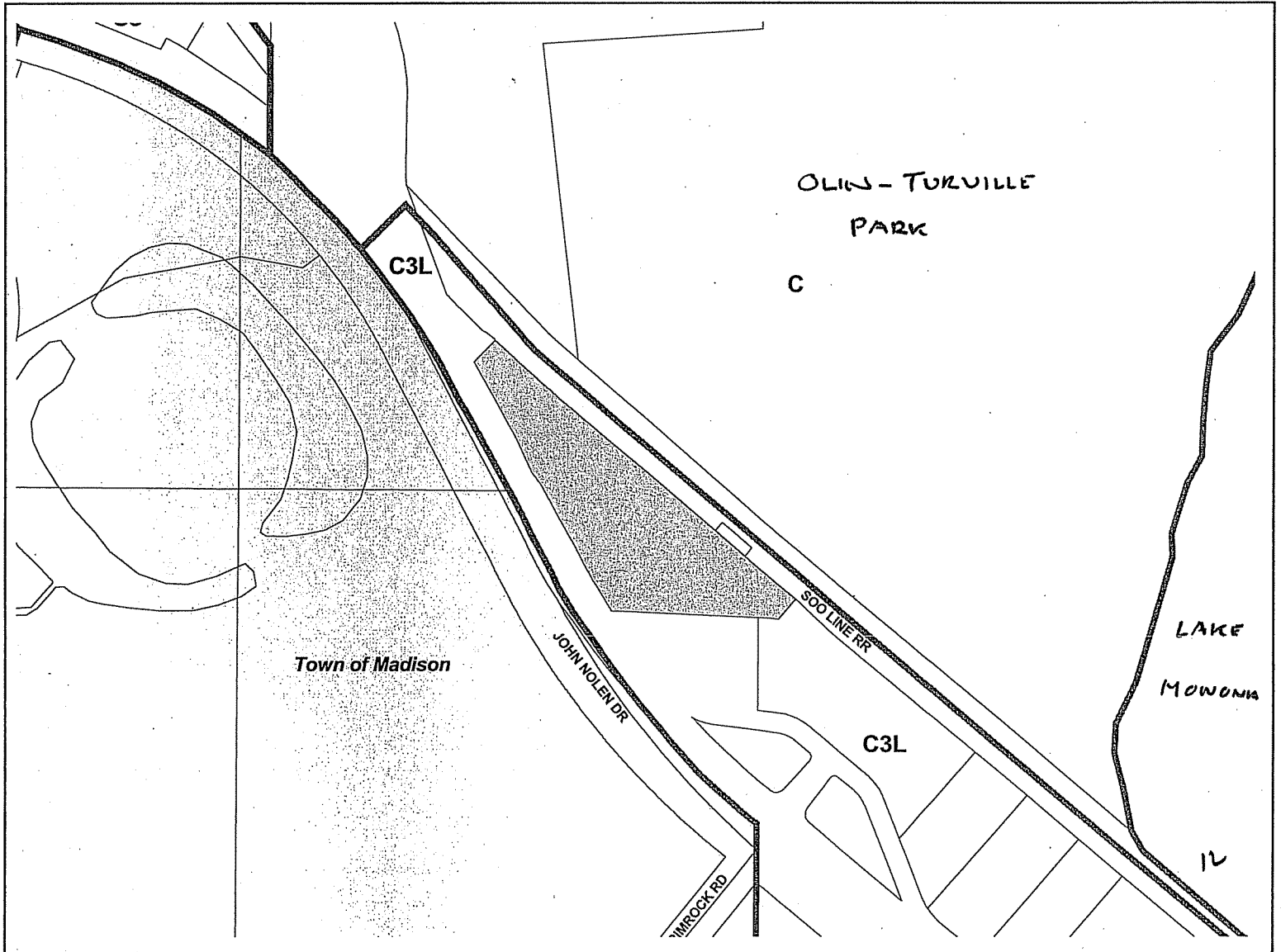
Existing Use: Vacant Land

Proposed Use: 31,800 sf Office Building w/in
150 Feet of Public Park

Public Hearing Date:
Plan Commission 16 May 2005



For Questions contact: Pete Olson at: 267-1150 or polson@cityofmadison.com or City Planning at 266-4635

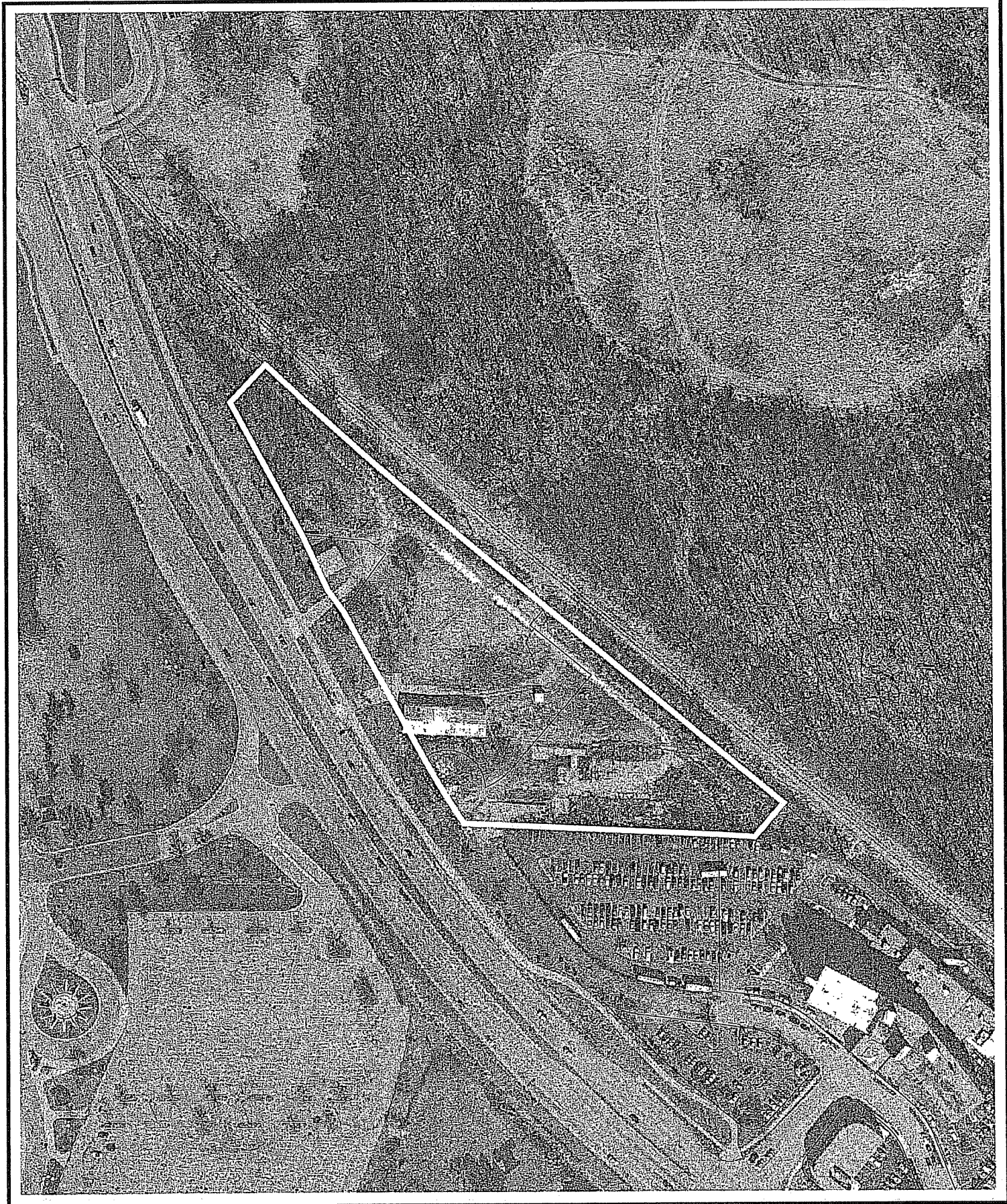


660 John Nolen Drive

0 100 Feet



Date of Aerial Photography - April 2000



PART A

Occupant Notification Fee: \$50
 Rezoning and Conditional Use application fees see attached.

The following information is **REQUIRED** for ALL applications for Plan Commission review:

FOR OFFICE USE ONLY:
 Amt. Paid \$50.00 Receipt # 59873
 Date Received 4/13/5
 Parcel No. 0709-253-0118-0
 Aldermanic District 14 - BRUER
 GQ UDD #1 - EXISTING CU
 Zoning District C3L

For complete submittal:
 Application
 Legal Description
 Letter of Intent
 Plans - needs electronic
 Zoning Text
 Received By [Signature] Waiver _____
 Alder Notif. _____ Waiver _____
 Nbr. Assn. Notif. Waiver _____
 Issued Sign 4/13/5

1. Address of Site: 660 John Nolen Drive
 Name of Project: John Nolen Drive Office Building
 Acreage of Site: 1.59

2. This is an application for (check at least one):
 Rezoning from _____ to _____
 Conditional Use
 Demolition Permit (Please provide age, City assessment, and the condition of the building(s) to be demolished. Provide photos.)
 Other (Describe) _____

3. You must include or attach a **legal description**—Lot and block number of recorded certified survey map or plat, or metes and bounds by surveyor, engineer, title company, etc., (Note: A "Plat of Survey" or "Site Plan" is NOT a legal description). Any extra costs to the City, because of legal description problems, are to be paid by the applicant. **(Any application, without a proper, complete and appropriate legal description, will NOT be processed).** See attached instruction sheet regarding submittal of legal descriptions on computer diskette.

See attached exhibit.

4. **General description of the project or intended use(s) of this property.**
3 story, 31,776 square foot office building.

5. Are there existing buildings on this site? No
 What is the present zoning of this site? C3-L
 What are the present uses of this site? Vacant

6. Do you intend to use the existing building(s)? N/A



7. What exterior changes are proposed to the existing building(s)? n/a

8. What interior changes are proposed to the existing building(s)? n/a

9. Are you proposing to add or build new dwelling units? _____
How many units? _____
Owner occupied _____ selling price, from \$ _____ to \$ _____
Rental _____ rent levels, from \$ _____ to \$ _____

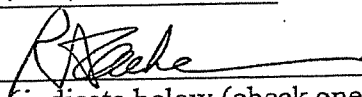
10. For rental housing will you be accepting Section 8 housing vouchers? _____

11. When do you wish to occupy this site or building? February, 2006

12. Does this proposal involve any development in the public right-of-way? _____
No Yes _____ Explain: _____

13. Please print (or type) name and mailing address of the **property owner**. (Please include all owners involved in partnerships) Central Place Real Estate
8383 Greenway Blvd.
Middleton, WI 53562
Phone: 836-9070 Fax: 836-5547

Please print (or type) name and mailing address of **contact person** for this project [the person that can answer any questions regarding this application or project plans and will appear at the public hearing(s)]. Gary Brink (Gary Brink & Associates, Inc.)
8401 Excelsior Drive
Madison, WI 53717
Phone: (608) 829-1750 Fax: (608) 829-3056

14. **Property owner's authorization signature:** 
[If offer to purchase or contract owner, please indicate below (check one). Architect's, real estate agent's, contractor's or tenant's signature is **NOT** adequate].
 Owner _____ Offer to Purchase _____ Other (Explain _____)


15. It is extremely important that you inform the **ALDERPERSON** and **NEIGHBORHOOD ASSOCIATION** of this district about your proposal as soon as possible. As required by Section 28.12(10)(c) and (d), I have notified Alderperson Tim Bruer and No Neighborhood Assoc. of the _____ **Neighborhood Association** in writing by mail no less than thirty (30) days prior to this submittal.
Yes No _____
Date that the alderperson was notified: 3/9/05
Date that the Neighborhood Association was notified: No Neighborhood Assoc.

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9. That when applying the above standards to any new construction of a building or an addition to an existing building the City Plan Commission:
- Shall bear in mind the statement of purpose for the zoning district such that the proposed building or addition at its location does not defeat the purposes and objective of the zoning district, and
 - May require the applicant to submit plans to the Urban Design Commission for comments and recommendations, and
 - May consider the use of the proposed building as it relates to the City's Land Use Plan. When a conditional use application is denied, the Plan Commission shall furnish the applicant in writing those standards that are not met and enumerate reasons the Commission has used in determining that each standard was not met.
[Sec. 28.12(10)(g)8., Cr. by Ord. 5869, 6-1-77]

The undersigned applicant or authorized agent of the applicant hereby certifies that he or she has read all of the information contained in this application and that the same is true and correct.

The undersigned further understands and agrees that any review, recommendation, approval, or permit, based upon any statement, drawings, plans, evidence or information furnished by the applicant or any agent of the applicant to the Plan Commission or Common Council with respect to the project which is the subject of this application and which at the time made is misleading, inaccurate, untrue or incorrect in any material respect, shall be declared null and void by the Commission, issuing written notice thereof to the applicant or designated agent without further public hearing.

	Architect	4.13.05
Applicant Signature	Relationship to Owner	Date

Please print (or type) name and mailing address of above applicant: Gary Brink
Gary Brink & Associates, Inc.
8401 Excelsior Drive, Madison, WI 53717
 Phone 829-1750 Fax 829-3056

The following material is REQUIRED for all applications:

- Twelve (12) copies of a Letter of Intent describing this application in detail, including: Construction schedules, names of people involved (contractor, architect, landscaper, business manager, etc.), types of businesses, hours of operation, square footage or acreage of the site, number of dwelling units, number of employees, gross square footage of building, number of parking stalls, etc.
- Seven (7) copies of "Full Size" scaled site plans and seven (7) copies of reduced site plans on 11 inch by 17-inch paper. Scaled site plans to be drawn at a scale of one-inch equals 20 feet. All plan sets must include: A site plan showing all lot lines, building locations, building additions, demolitions, or changes, parking areas, driveways, sidewalks, location of any new signs, existing and proposed utility locations, and landscaping. Also include building elevations and floor plans. Plans must be drawn to scale and include all dimensions.

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April 13, 2005

Members of Plan Commission
Department of Planning and Development
215 Martin Luther King Jr. Blvd.
Madison, WI 53703

Re: 660 John Nolen Drive

Letter of Intent

Dear Members:

The project is located north of and adjacent to the Sheraton Madison Hotel at 660 John Nolen Drive. Central Place Real Estate assembled approximately 5 acres of land at this location, and recently sold about 3 acres to the Wisconsin Auto & Truck Dealers Association for their association headquarters building which would be located north of and adjacent to the subject site.

This proposal is for the 660 John Nolen Drive site only, not the separate WATDA project. The two lot subdivision and joint site master plan has already been before the Urban Design Commission and received informational site plan approval with the stipulation that both projects would proceed independently for UDC and Plan Commission architectural approvals thereafter.

The subject site is approximately 1.75 acres. The project is a class A 3-story approximate 32,500 SqFt office building. Construction is slab on grade, steel frame with poured concrete floors. The building exterior is brick and metal shingle siding, glass & spandrel, with both radius and tilted window curtain walls. Both the WATDA and the subject property are accessed off the same common entrance drive, at the end of the recently constructed cul de sac servicing the properties. Appropriate cross easements for driveways, utilities, maintenance etc already exist between the two properties as a part of the subdivision process. As previously directed by UDC, there will be a common themed landscaping & site improvements design done between the two projects, which will be architecturally compatible while retaining their individual identities.

Pending the leasing of the project, the soonest current construction could commence would be after the city approvals are received in June 2005.

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John Nolen Drive LLC or Assigns will be the owner of the project. Central Place Real Estate will be the developer and Management Company.

Previous local projects by Central Place Real Estate include the Spring Creek Apartments in Middleton, the Outback/Gateway Computers/Kessler's Diamond Center (under construction) on the west Beltline Highway in Madison, and Nolen Center offices on John Nolen Drive in Madison.

- Construction Schedule: Construction to Commence: June 2005
Completion: February 2006

- Owner: John Nolen Drive, LLC
c/o Central Place Real Estate
8383 Greenway Boulevard
Middleton, WI 53562
(608) 836-9070
Contact: Rob Zache

- General Contractor: Kraemer Brothers, LLC
925 Park Avenue
Plain, WI 53577
(608) 546-2411

- Architect: Gary Brink & Associates, Inc.
8401 Excelsior Drive
Madison, WI 53717
(608) 829-1750
Contact: Gary Brink

- Civil Engineer: BT², Inc.
2830 Dairy Drive
Madison, WI 53718
(608) 224-2830
Contact: Mark Huber

- Landscape Design: The Bruce Co.
2830 W. Beltline Highway
Middleton, WI 53562
(608) 836-7041
Contact: Chuck Possell

- Building Use: Office Building

- Building Square Footage:
First Floor: 10,632
Second Floor: 10,426
Third Floor: 10,718
Total Building Area: 31,776



- Parking: 102 (regular); 4 (small car) & 5 (handicap)
- Bike Stalls: 13 provided.
- Hours of Operation: 7 a.m. – 6 p.m. (Monday-Friday)
- Square Footage of Site: 69,583 square feet (1.59 Acres)
- Trash Removal: Commercial container on-site as well as recycling containers.
- Snow Removal: To be done by private contractor.

Sincerely,



Gary P. Brink
Project Architect



CERTIFIED SURVEY MAP

LOT 1 OF CERTIFIED SURVEY MAP NO. 10491, VOLUME 62 OF CERTIFIED SURVEY MAPS, PAGES 79-83, DOC. NO. 3522347, LOCATED IN THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4, THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 AND THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 SECTION 25, TOWN 7 NORTH, RANGE 9 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN

SURVEYED FOR:
CENTRAL PLACE REAL ESTATE
8383 GREENWAY BLVD.
MIDDLETON, WISCONSIN 53562
(608) 836-9070

SURVEYED BY:
MOORE SURVEYING
2918 MARKETPLACE DR.
SUITE 108
MADISON, WI 53719.
(608) 288-1860

DATE OF SURVEY:
JULY 9, 2004
PROJECT # 1188

WEST QUARTER CORNER SECTION 25 (AS SURVEYED)
T 7 N., R 9 E
N=384370.21
E=2164869.40
1 1/4" REBAR IN CONCRETE

SOUTHWEST CORNER SECTION 25 (HELD)
T 7 N., R 9 E
N=381727.77
E=2164845.38
CONCRETE MONUMENT WITH BRASS CAP
C.F.=0.999915

BEARINGS ARE REFERENCED TO THE WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE.

100' ROW FROM CONSTRUCTION REFERENCE LINE. ROW WIDTH VARIES IN OTHER LOCATIONS

CONSTRUCTION REFERENCE LINE OF JOHN NOLEN DRIVE STATE PROJECT 5992-0209

6199 SQ. FT. P.L.E. TO THE CITY OF MADISON FOR PUBLIC STREET PURPOSES

MONITORING WELL ENCROACHMENT SEE DOC. NO. 3358131

LEGEND

- 1" IRON PIPE FOUND
- ⊙ 3/4" REBAR FOUND
- 1-1/4" O.D. X 24" IRON PIPE SET
- () RECORDED AS
- ▲ SPOT ELEVATION
- DRAINAGE FLOW
- ⊙ MONITORING WELL

LINE TABLE		
LINE	LENGTH	BEARING
L1	33.00	N54°02'33"W
L2	15.23	S58°56'41"W
L3	6.08	N33°11'02"W
L4	74.79	N35°57'27"E
L5	12.32	N60°41'40"E
L6	35.00	N40°07'33"E

CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD	CHORD BEARING
C1	164.46	1666.39	164.39	S30°17'19"E
C2	42.60	660.00	42.59	N85°16'58"W
C3	345.14	6302.49	345.10	S48°12'19"E
C4	33.32	37.00	32.21	S07°17'26"E
C5	17.74	56.00	17.67	N09°26'05"E
C6	110.27	56.00	93.30	S56°03'10"E
C7	113.32	1666.39	113.30	S31°10'04"E
C8	51.14	1666.39	51.14	S28°20'26"E
C9	36.98	103.00	36.78	N50°24'37"E

SCALE : 1" = 100'
0 100'

SEE DOC. NO. 609263
VOL. 389 P. 245
AND DOC. NO. 3370531

REGISTER OF DEED'S CERTIFICATE

RECEIVED FOR RECORD THIS _____ DAY OF _____, AT _____ O'CLOCK, _____ M.
AND RECORDED IN VOLUME _____ OF CERTIFIED SURVEY MAPS OF DANE COUNTY,
ON PAGE _____, AS DOCUMENT NO. _____.

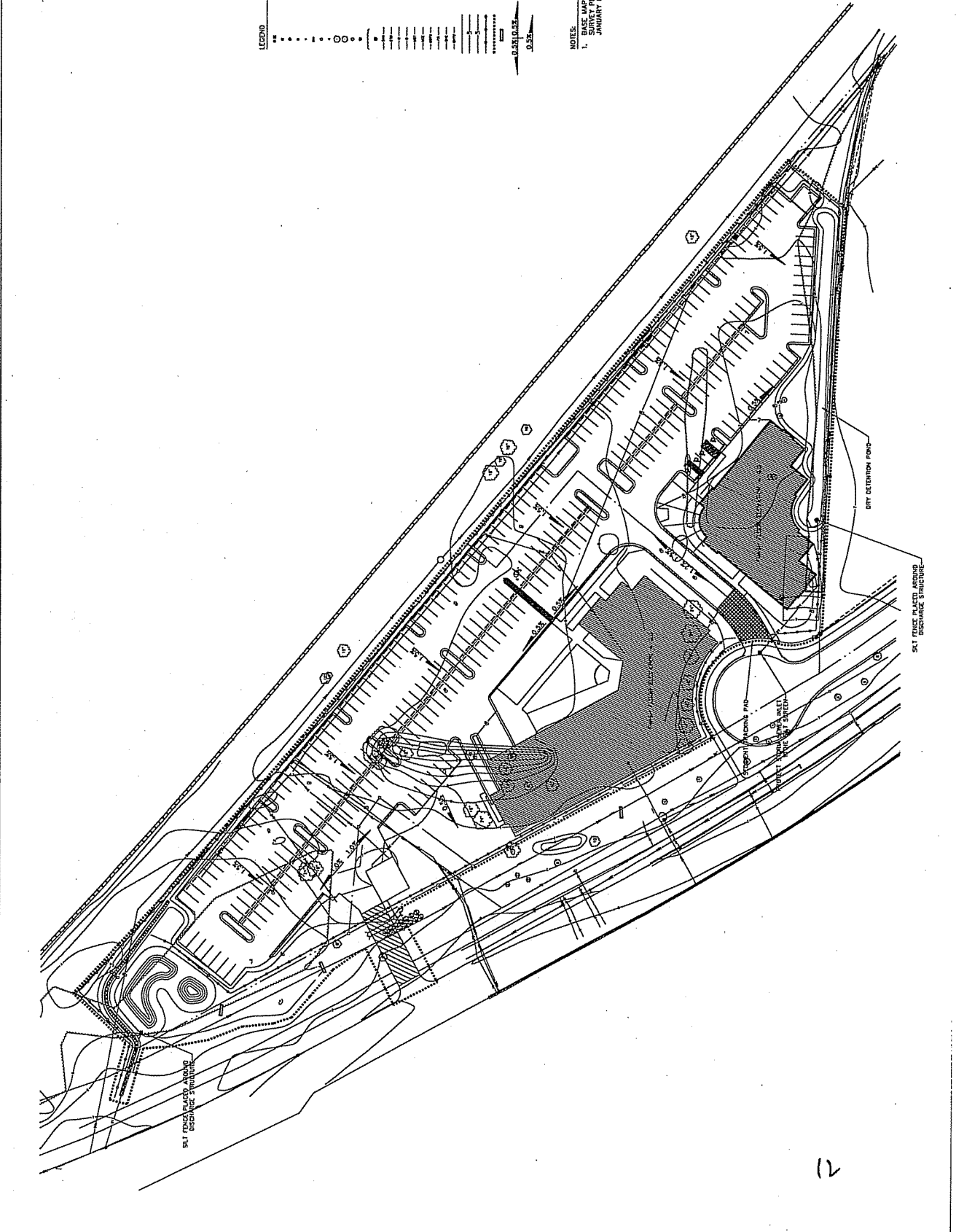
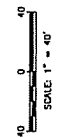
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LEGEND

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- 40' TO 45' SLOPE
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NOTES:
 1. SEE MAP TYPED FROM ALTA ARCH AND DATE SURVEY PERFORMED BY ADRE SURVEYING ON JANUARY 6, 2001.



EROSION CONTROL PLAN
 JOHN MOLEN DRIVE PROPERTY
 MADISON, WISCONSIN

PROJECT NO. 174	DATE
DRAWN BY	DATE
CHECKED BY	DATE
SCALE	DATE
DATE	DATE

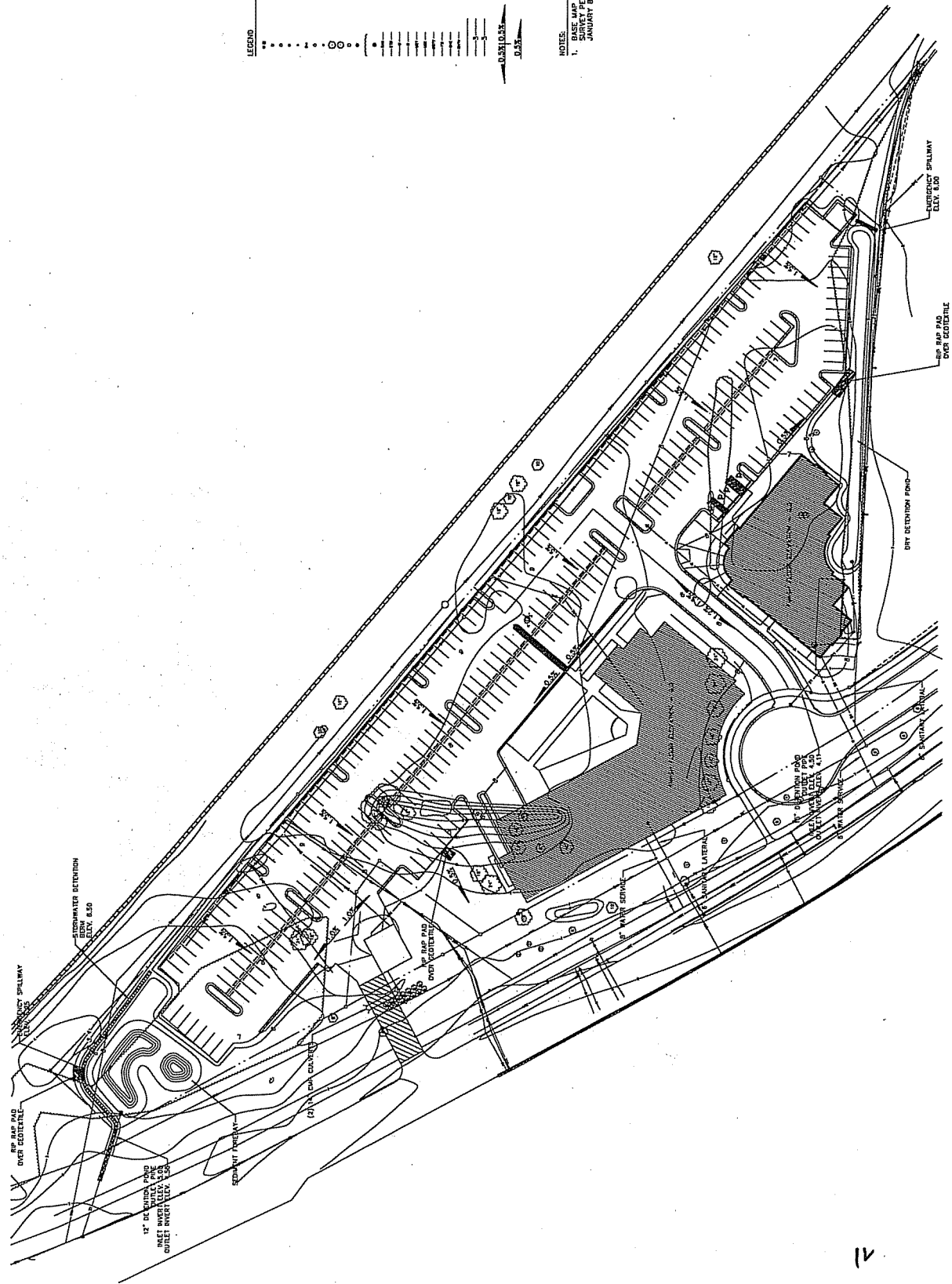
FIGURE 2



LEGEND

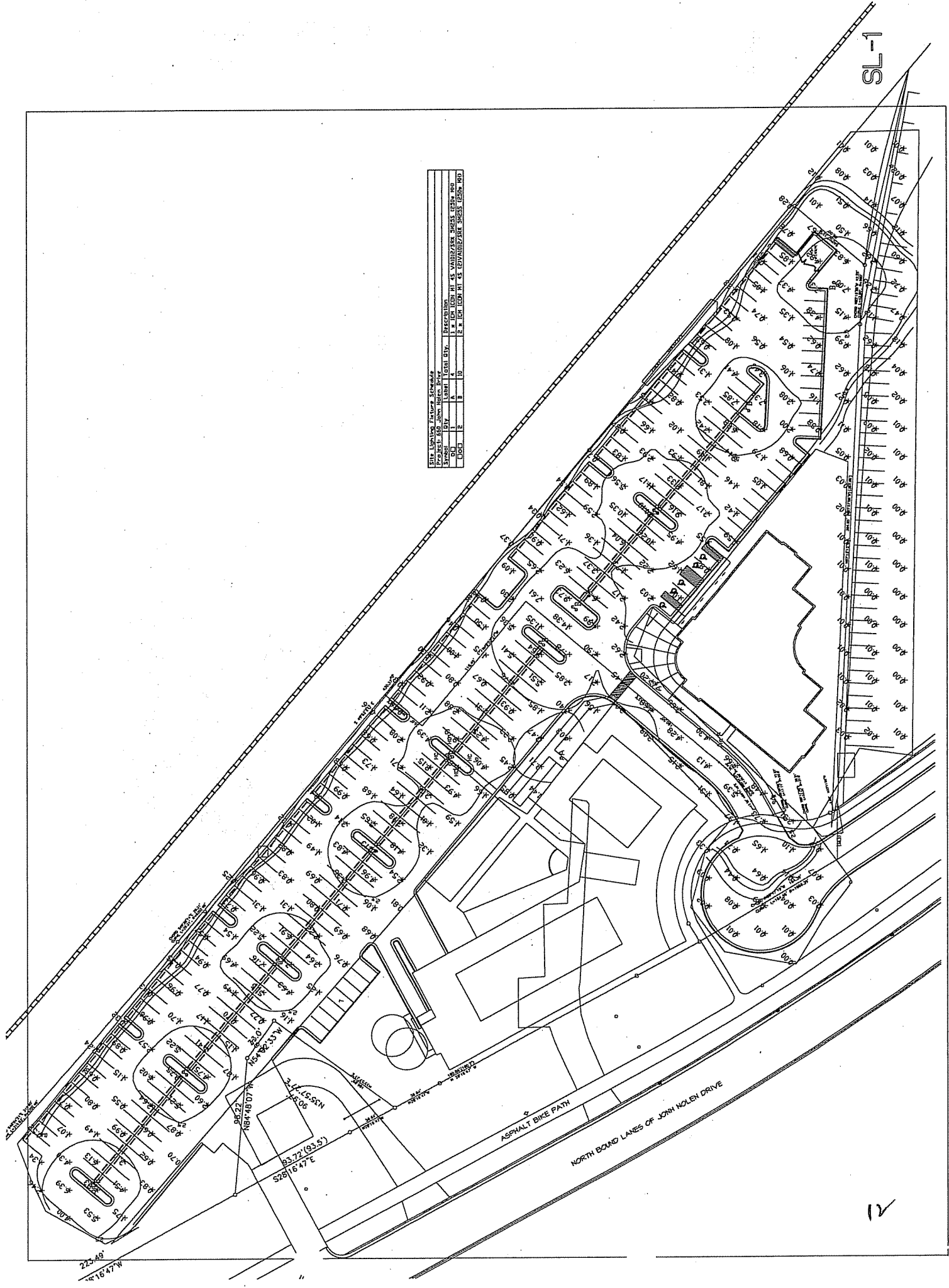
••	STORM INLET
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••••••••••••••~	CRACK CHANGE AND DIRECTION

NOTES
 1. BASE MAP TAKEN FROM ALTA/ASGN LAND TITLE SURVEY PERFORMED BY MOORE SURVEYING ON JANUARY 8, 2001.



SL-1

SITE LAYOUT - PLANNING SCHEDULE			
NO.	DATE	BY	DESCRIPTION
1	10/15/01	J. L. BROWN	PRELIMINARY
2	11/15/01	J. L. BROWN	REVISED
3	12/15/01	J. L. BROWN	REVISED
4	01/15/02	J. L. BROWN	REVISED
5	02/15/02	J. L. BROWN	REVISED
6	03/15/02	J. L. BROWN	REVISED
7	04/15/02	J. L. BROWN	REVISED
8	05/15/02	J. L. BROWN	REVISED
9	06/15/02	J. L. BROWN	REVISED
10	07/15/02	J. L. BROWN	REVISED
11	08/15/02	J. L. BROWN	REVISED
12	09/15/02	J. L. BROWN	REVISED
13	10/15/02	J. L. BROWN	REVISED
14	11/15/02	J. L. BROWN	REVISED
15	12/15/02	J. L. BROWN	REVISED
16	01/15/03	J. L. BROWN	REVISED
17	02/15/03	J. L. BROWN	REVISED
18	03/15/03	J. L. BROWN	REVISED
19	04/15/03	J. L. BROWN	REVISED
20	05/15/03	J. L. BROWN	REVISED
21	06/15/03	J. L. BROWN	REVISED
22	07/15/03	J. L. BROWN	REVISED
23	08/15/03	J. L. BROWN	REVISED
24	09/15/03	J. L. BROWN	REVISED
25	10/15/03	J. L. BROWN	REVISED
26	11/15/03	J. L. BROWN	REVISED
27	12/15/03	J. L. BROWN	REVISED
28	01/15/04	J. L. BROWN	REVISED
29	02/15/04	J. L. BROWN	REVISED
30	03/15/04	J. L. BROWN	REVISED
31	04/15/04	J. L. BROWN	REVISED
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33	06/15/04	J. L. BROWN	REVISED
34	07/15/04	J. L. BROWN	REVISED
35	08/15/04	J. L. BROWN	REVISED
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38	11/15/04	J. L. BROWN	REVISED
39	12/15/04	J. L. BROWN	REVISED
40	01/15/05	J. L. BROWN	REVISED
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51	12/15/05	J. L. BROWN	REVISED
52	01/15/06	J. L. BROWN	REVISED
53	02/15/06	J. L. BROWN	REVISED
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58	07/15/06	J. L. BROWN	REVISED
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62	11/15/06	J. L. BROWN	REVISED
63	12/15/06	J. L. BROWN	REVISED
64	01/15/07	J. L. BROWN	REVISED
65	02/15/07	J. L. BROWN	REVISED
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69	06/15/07	J. L. BROWN	REVISED
70	07/15/07	J. L. BROWN	REVISED
71	08/15/07	J. L. BROWN	REVISED
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74	11/15/07	J. L. BROWN	REVISED
75	12/15/07	J. L. BROWN	REVISED
76	01/15/08	J. L. BROWN	REVISED
77	02/15/08	J. L. BROWN	REVISED
78	03/15/08	J. L. BROWN	REVISED
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81	06/15/08	J. L. BROWN	REVISED
82	07/15/08	J. L. BROWN	REVISED
83	08/15/08	J. L. BROWN	REVISED
84	09/15/08	J. L. BROWN	REVISED
85	10/15/08	J. L. BROWN	REVISED
86	11/15/08	J. L. BROWN	REVISED
87	12/15/08	J. L. BROWN	REVISED
88	01/15/09	J. L. BROWN	REVISED
89	02/15/09	J. L. BROWN	REVISED
90	03/15/09	J. L. BROWN	REVISED
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93	06/15/09	J. L. BROWN	REVISED
94	07/15/09	J. L. BROWN	REVISED
95	08/15/09	J. L. BROWN	REVISED
96	09/15/09	J. L. BROWN	REVISED
97	10/15/09	J. L. BROWN	REVISED
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99	12/15/09	J. L. BROWN	REVISED
100	01/15/10	J. L. BROWN	REVISED



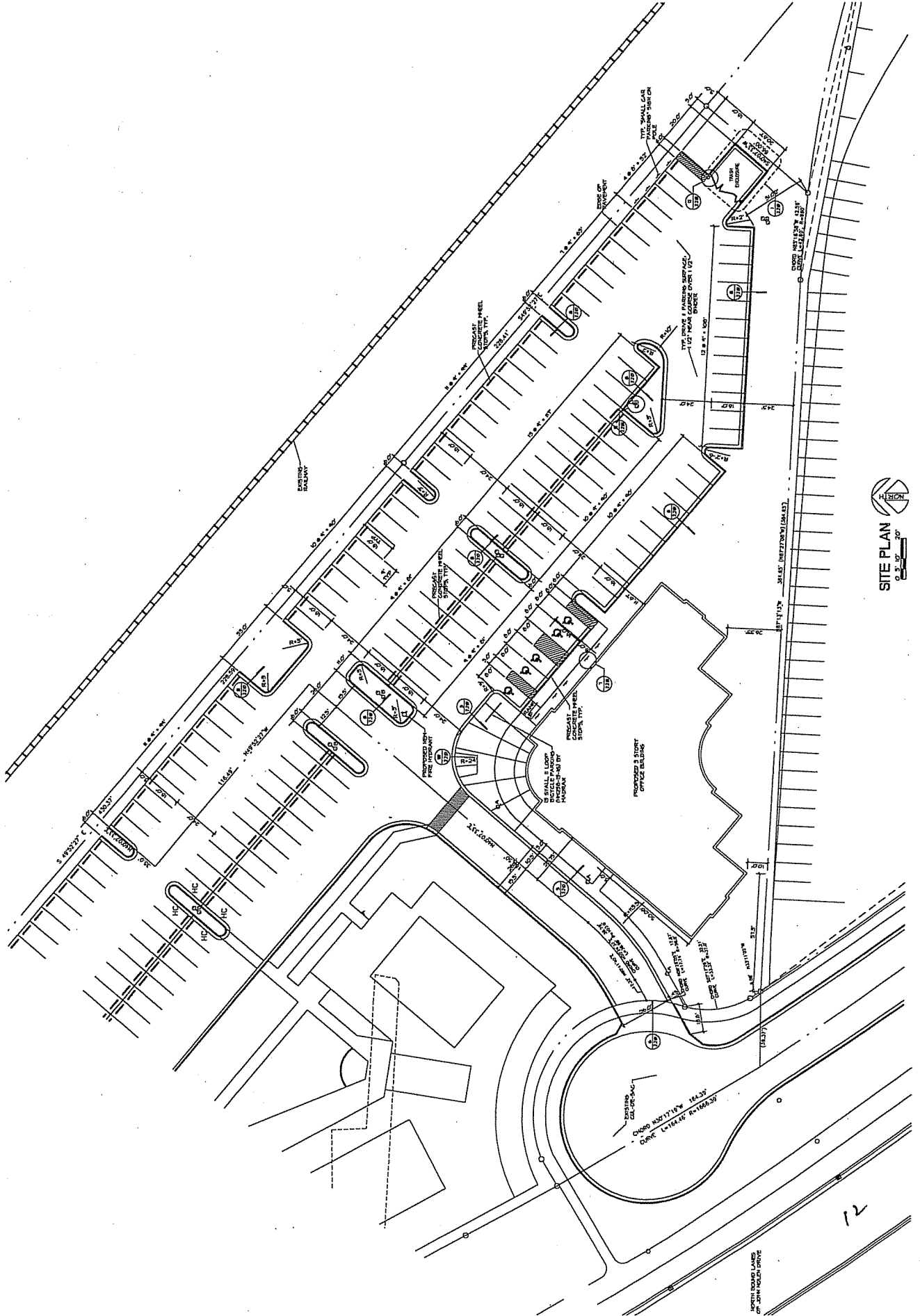
12



GARY BRINK & ASSOCIATES
ARCHITECTS
6401 KELLERSON DRIVE
MADISON, WI 53717
608-262-1028 (fax)
608-262-1028 (cell)

PROJECT:
JOHN NOLEN DRIVE OFFICE BUILDING
900 JOHN NOLEN DRIVE MADISON WISCONSIN 53718
CLIENT:
CENTRAL PLACE REAL ESTATE
830 GREENWAY BLVD. MADISON WISCONSIN 53702

© 2007 GARY BRINK & ASSOC.
DATE: 04/11/07
DRAWN BY: JTB
CHECKED BY: JTB
PROJECT: 200447
SHEET: 201-200447
SCALE: 1/8" = 1'-0"



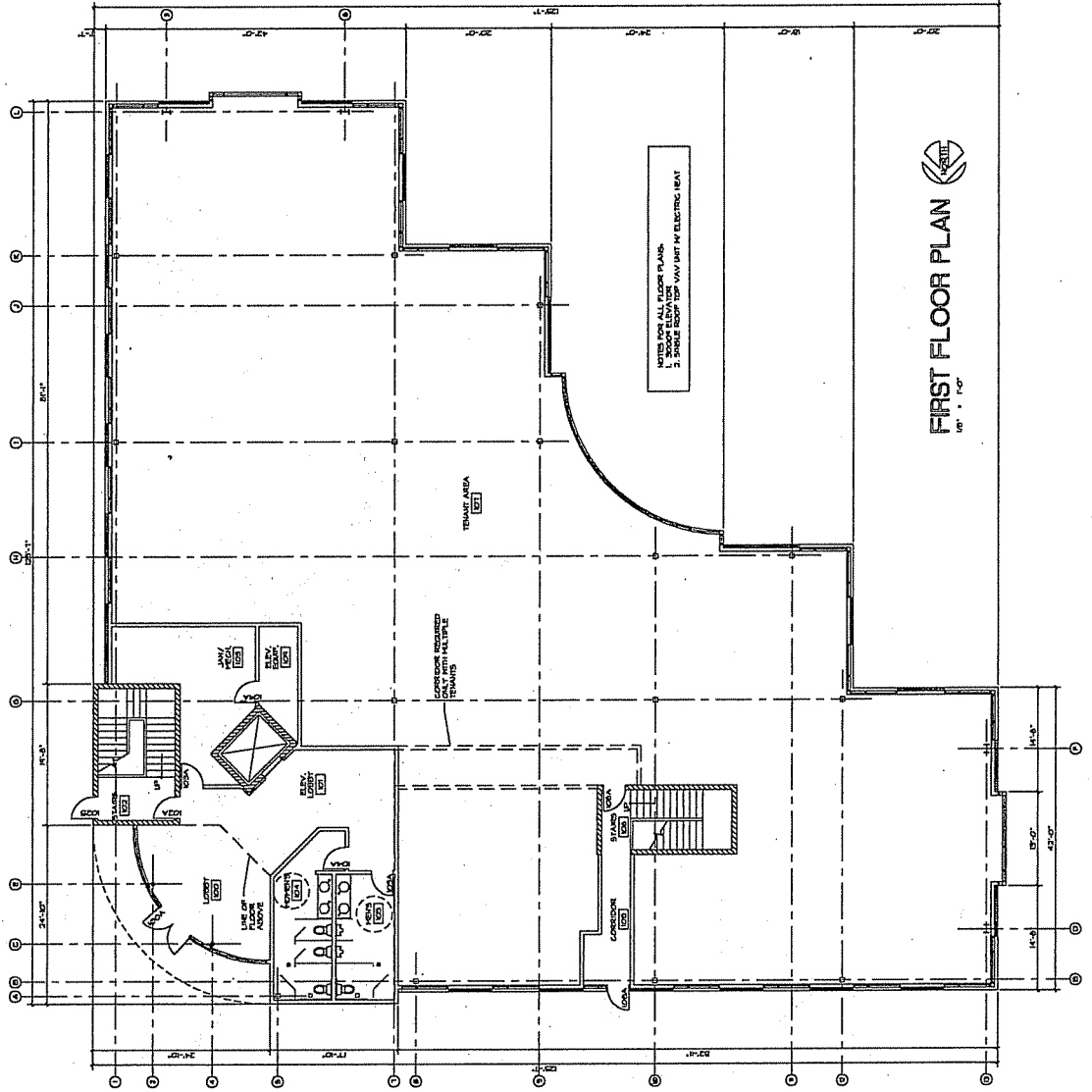
SITE PLAN
0.5" = 1'-0"



CARY BRINK & ASSOCIATES
ARCHITECTS
1401 CEDARHURST DRIVE
MADISON, WISCONSIN 53703
608-261-1150 FAX 608-261-1151
608-261-3058 (FAX)

PROJECT JOHN NOLEN DRIVE OFFICE BUILDING
800 JOHN NOLEN DRIVE MADISON, WISCONSIN 53713
CLIENT CENTRAL PLACE REAL ESTATE
2323 GREENWAY BLVD. MADISON, WISCONSIN 53704

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PROJECT: 200447
CAD FILE: 401-200447
DRAWN BY: TB/AM
DATE: 04/20/05



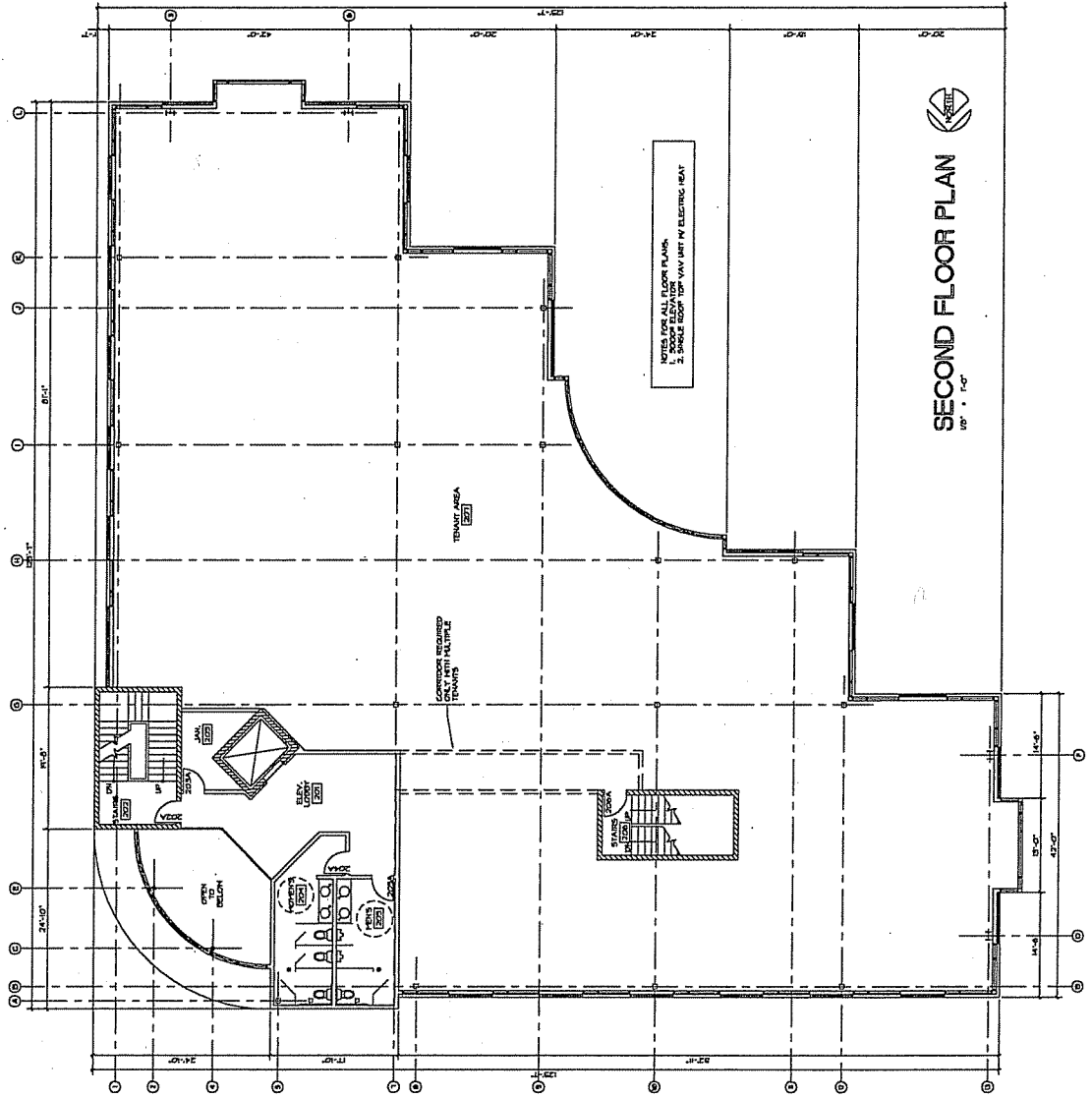


GARY DEEK & ASSOCIATES
ARCHITECTS
1401 EXCELSIOR DRIVE
MADISON, WI 53717
PHONE: 608-263-3333 (FAX)
FAX: 608-263-3333 (FAX)

PROJECT: JOHN NOLEN DRIVE OFFICE BUILDING
900 JOHN NOLEN DRIVE MADISON, WISCONSIN 53773
CLIENT: CENTRAL PLACE REAL ESTATE
1830 GREENWAY BLVD. MADISON, WISCONSIN 53922

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PROJECT: 200-047
DRAWN BY: TB/jim
DATE: 04/20/93



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

12

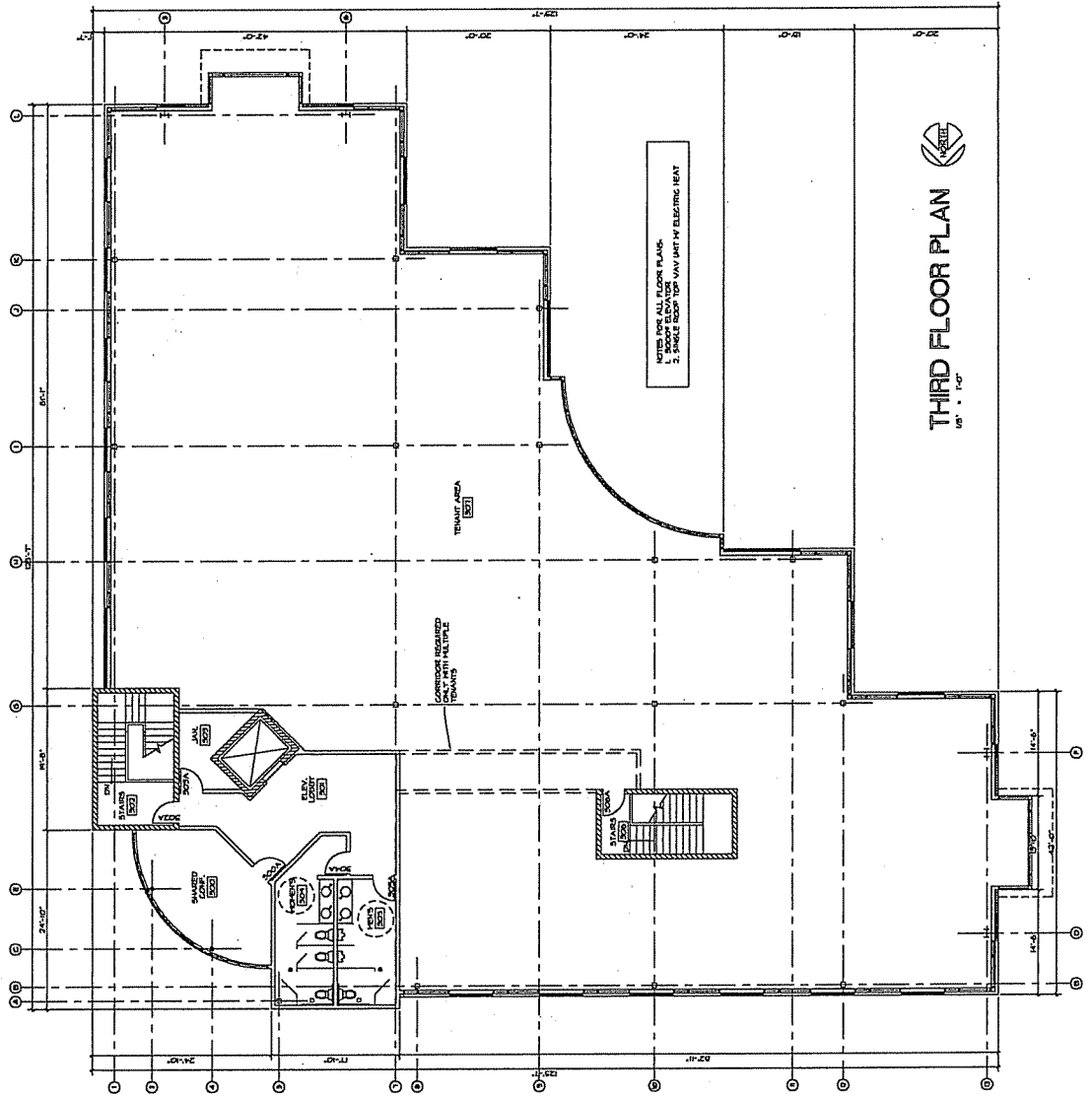


GARY EGAN & ASSOCIATES
ARCHITECTS

8401 EXCELSIOR DRIVE
MILWAUKEE, WI 53217
414-353-1750
414-353-3055 (FAX)

PROJECT: JOHN NOLEN DRIVE OFFICE BUILDING
800 JOHN NOLEN DRIVE MADISON WISCONSIN 53713
CLIENT: CENTRAL PLACE REAL ESTATE
1800 GREENWAY BLVD. MADISON WISCONSIN 53702

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PROJECT: 200447
DRAWING FILE: 401-200447
DRAWN BY: TB/10M
DATE: 04/20/05



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

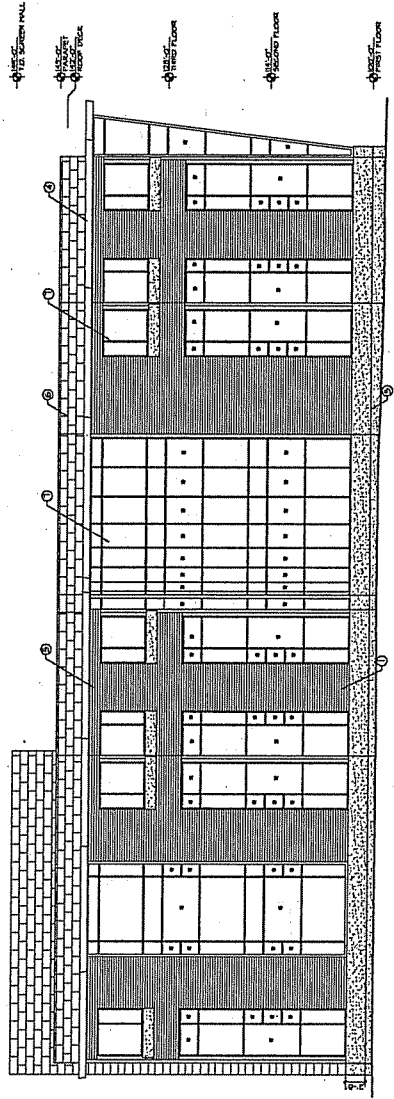


CHRY BIRKE & ASSOCIATES
ARCHITECTS

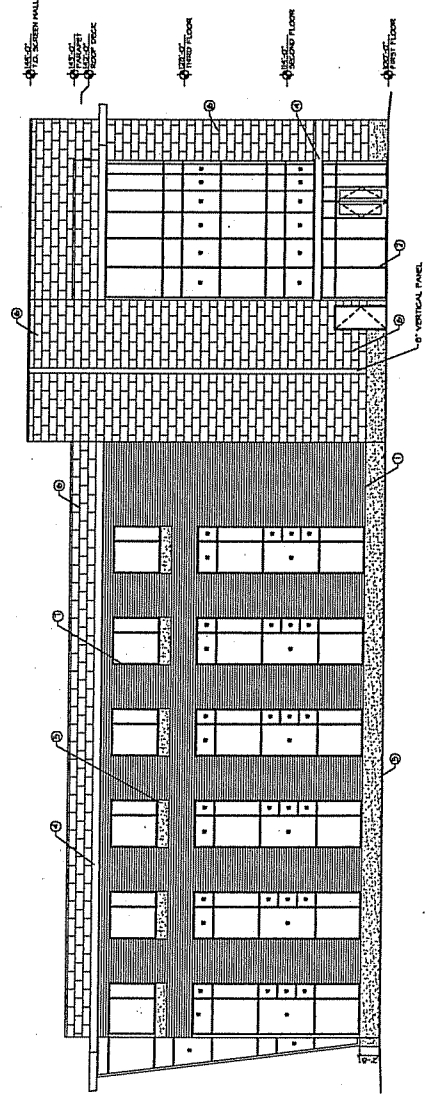
8401 EXETER DRIVE
MADISON, WI 53717
608-233-1038 (FAX)
608-233-1038 (TEL)

PROJECT: JOHN NOLEN DRIVE OFFICE BUILDING
CLIENT: CENTRAL PLACE REAL ESTATE
800 JOHN NOLEN DRIVE MADISON WISCONSIN 53703
855 GREENWAY BLVD. MADISON WISCONSIN 53705

DATE: 04/20/05
DRAWN BY: TB/ML/MD
SCALE: 1/8"=1'-0"
PROJECT: 050447
CADD FILE: 05-200447
DATE WHEN IN USE: 04/20/05



SOUTHWEST ELEVATION
1/8" = 1'-0"



NORTHEAST ELEVATION
1/8" = 1'-0"

NOTES:
1. UTILITY SIDE BRIDGE
2. W INDICATES GLAZING
3. W INDICATES GLAZING SPANDREL PANELS
4. W INDICATES GLAZING SPANDREL PANELS
5. SEASON FACE REINFORCING GLOBE
6. 1/2\"/>

