



**CITY OF MADISON
ZONING BOARD OF APPEALS
VARIANCE APPLICATION**

\$300 Filing Fee

Ensure all information is **typed** or legibly **printed** using blue or black ink.

Address of Subject Property: 610 John Nolen Drive

Name of Owner: Nolen Hotel Investment LLC (per offer to purchase dated 4/4/13 by and between Nolen Hotel Investment LLC & Wisconsin Automobile and Truck Dealers Association, Inc.)

Address of Owner (if different than above): c/o Kothe Real Estate
615 E. Washington Avenue, Suite 214 Madison, WI 53703

Daytime Phone: 608-443-1973 Evening Phone: 608-469-0059

Email Address: kevin@kotherep.com

Name of Applicant (Owner's Representative): Josh Wilcox

Address of Applicant: Gary Brink & Associates, Inc.
8401 Excelsior Drive Madison, WI 53717

Daytime Phone: 608-829-1750 Evening Phone: 608-695-8668

Email Address: josh.wilcox@garybrink.com

Description of Requested Variance: 28.085(4)(b): Reduce 25' front yard setback for the drive aisle to 10'

(See reverse side for more instructions)

FOR OFFICE USE ONLY	
Amount Paid: <u>\$ 300</u>	Hearing Date: <u>6/13/13</u>
Receipt: <u>143150</u>	Published Date: <u>6/6/13</u>
Filing Date: <u>5/24/13</u>	Appeal Number: <u>061313-5</u>
Received By: <u>SLK</u>	GQ: <u>WDP-01/CU</u>
Parcel Number: <u>0709-253-0102-3</u>	Code Section(s): <u>28.085(4)(b)</u>
Zoning District: <u>SE</u>	
Alder District: <u>14 John Strasser</u>	

Standards for Variance

The Zoning Board of Appeals shall not grant a variance unless it finds that the applicant has shown the following standards are met:

1. There are conditions unique to the property of the applicant that do not apply generally to other properties in the district.

The entry point to this property and large green space in the right-of-way to John Nolen Drive

create the unique position.

2. The variance is not contrary to the spirit, purpose, and intent of the regulations in the zoning district and is not contrary to the public interest.

The requested variance is not contrary to the intent of the zoning district.

3. For an area (setbacks, etc) variance, compliance with the strict letter of the ordinance would unreasonably prevent use of the property for a permitted purpose or would render compliance with the ordinance unnecessarily burdensome.

Access to the hotel & site from any other point would prevent the project from functioning correctly.

4. The alleged difficulty or hardship is created by the terms of the ordinance rather than by a person who has a present interest in the property.

Correct

5. The proposed variance shall not create substantial detriment to adjacent property.

The adjacent property Owner will not be impacted by this variance, but will benefit due to less

traffic through the shared access point.

6. The proposed variance shall be compatible with the character of the immediate neighborhood.

The variance is in line with the adjacent property.

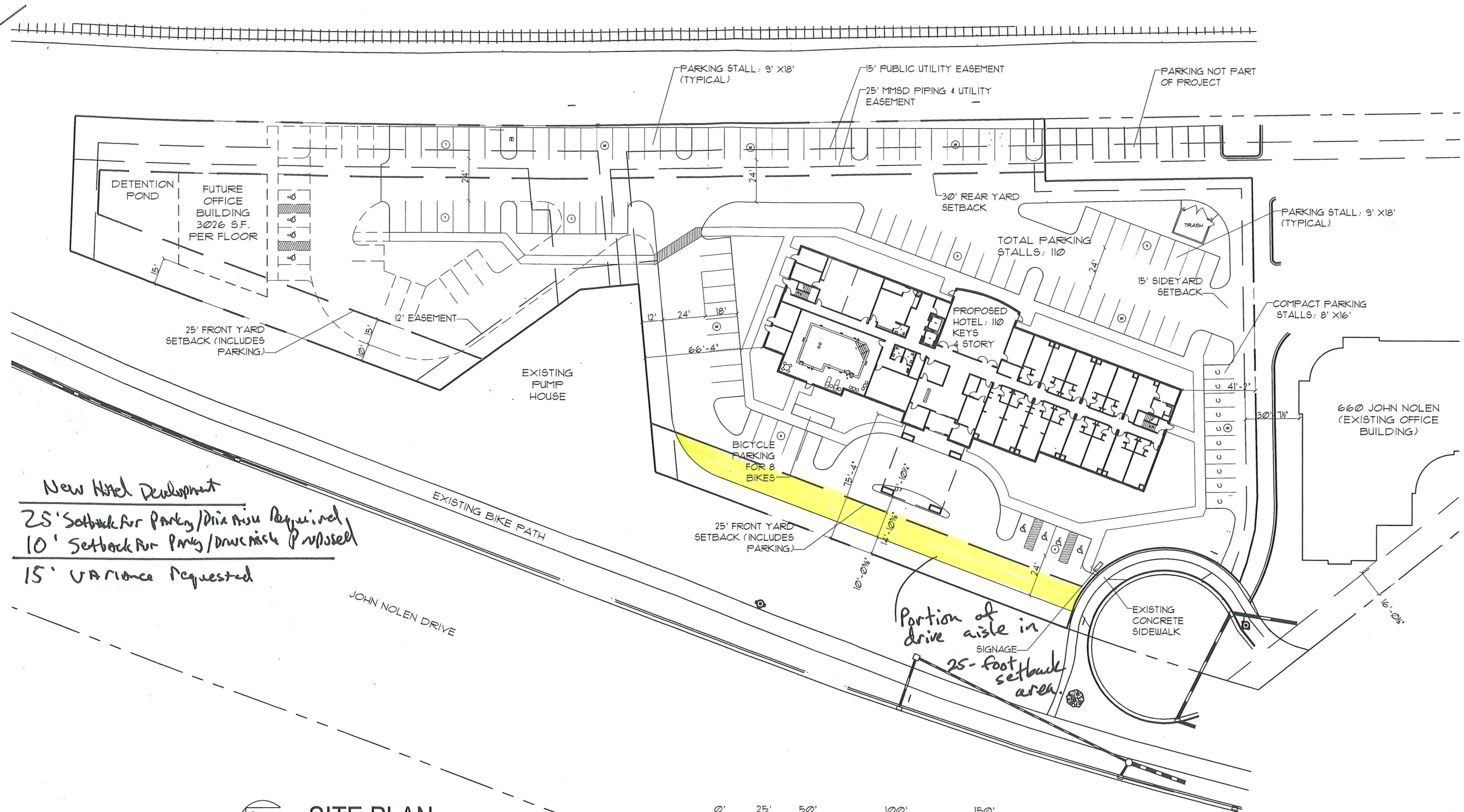
Application Requirements

Please provide the following information (Please note any boxes left unchecked below could result in a processing delay or the Board's denial of your application):

<input checked="" type="checkbox"/>	Pre-application meeting with staff: Prior to submittal of this application, the applicant is strongly encouraged to discuss the proposed project and submittal material with Zoning staff. Incomplete applications could result in referral or denial by the Zoning Board of Appeals.
<input checked="" type="checkbox"/>	Site plan , drawn to scale. A registered survey is recommended, but not required. Show the following on the site plan (Maximum size for all drawings is 11" x 17"): <ul style="list-style-type: none"> <input type="checkbox"/> Lot lines <input type="checkbox"/> Existing and proposed structures, with dimensions and setback distances to all property lines <input type="checkbox"/> Approximate location of structures on neighboring properties adjacent to variance <input type="checkbox"/> Major landscape elements, fencing, retaining walls or other relevant site features <input type="checkbox"/> Scale (1" = 20' or 1' = 30' preferred) <input type="checkbox"/> North arrow
<input checked="" type="checkbox"/>	Elevations from all relevant directions showing existing and proposed views, with notation showing the existing structure and proposed addition(s). (Maximum size for all drawings is 11" x 17")
<input checked="" type="checkbox"/>	Interior floor plan of existing and proposed structure , when relevant to the variance request and required by Zoning Staff (Most additions and expansions will require floor plans). (Maximum size for all drawings is 11" x 17")
<input checked="" type="checkbox"/>	Front yard variance requests only. Show the building location (front setback) of adjacent properties on each side of the subject property to determine front setback average.
<input type="checkbox"/>	Lakefront setback variance requests only. Provide a survey prepared by a registered land surveyor showing existing setbacks of buildings on adjacent lots, per MGO 28.138.
<input type="checkbox"/>	Variance requests specifically involving slope, grade, or trees. Approximate location and amount of slope, direction of drainage, location, species and size of trees.
<input checked="" type="checkbox"/>	CHECK HERE. I acknowledge any statements implied as fact require supporting evidence.
<input checked="" type="checkbox"/>	CHECK HERE. I have been given a copy of and have reviewed the standards that the Zoning Board of Appeals will use when reviewing applications for variances.

Owner's Signature:  **Date:** May 24, 2013
 Kevin Page, Manager of Nolen Hotel Investment LLC
 -----(Do not write below this line/For Office Use Only)-----

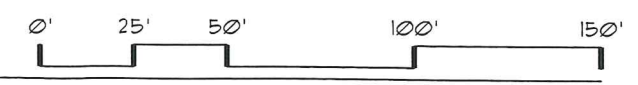
<u>DECISION</u>
The Board, in accordance with its findings of fact, hereby determines that the requested variance for _____ (is) (is not) in compliance with all of the standards for a variance. Further findings of fact are stated in the minutes of this public hearing.
The Zoning Board of Appeals: <input type="checkbox"/> Approved <input type="checkbox"/> Denied <input type="checkbox"/> Conditionally Approved
Zoning Board of Appeals Chair:
Date:



New Hotel Development
 25' Setback for Parking/Drive Aisle Required
 10' Setback for Parking/Drive Aisle Proposed
 15' Variance Requested

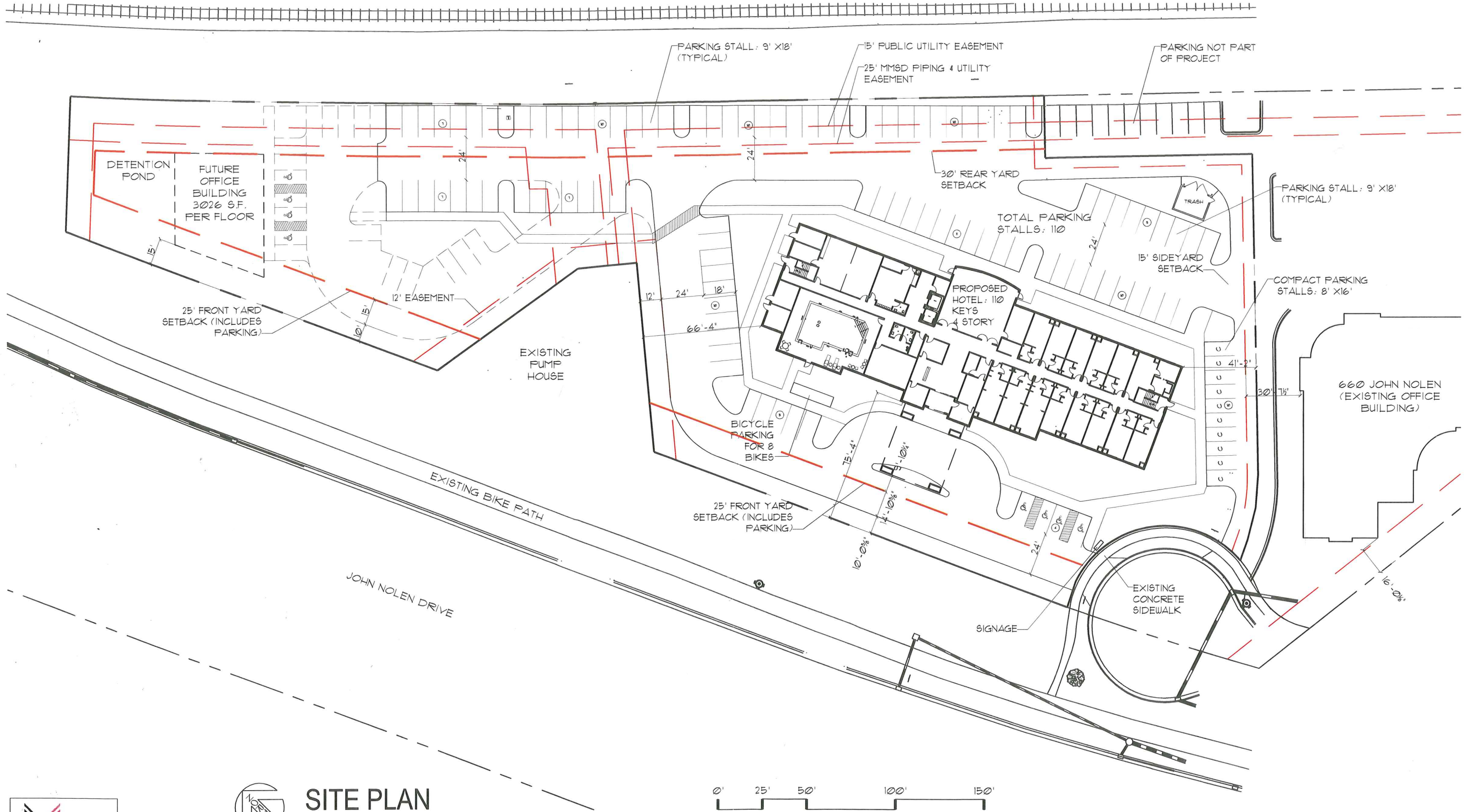
Portion of drive aisle in signage 25-foot setback area.

SITE PLAN
 SCALE: 1" = 50'-0"

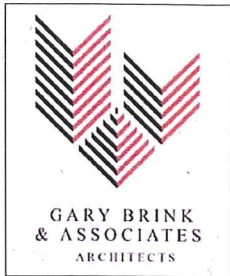
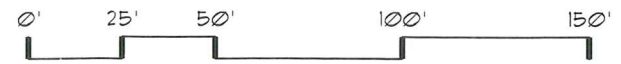


PROPOSED HOLIDAY INN EXPRESS & SUITES FOR NOLEN HOTEL INVESTMENT, LLC
 610 JOHN NOLEN DR., MADISON WI

MAY 23,
 2013
 201306



SITE PLAN
SCALE: 1" = 50'-0"



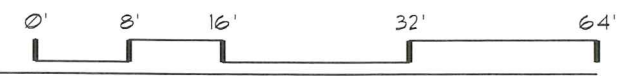
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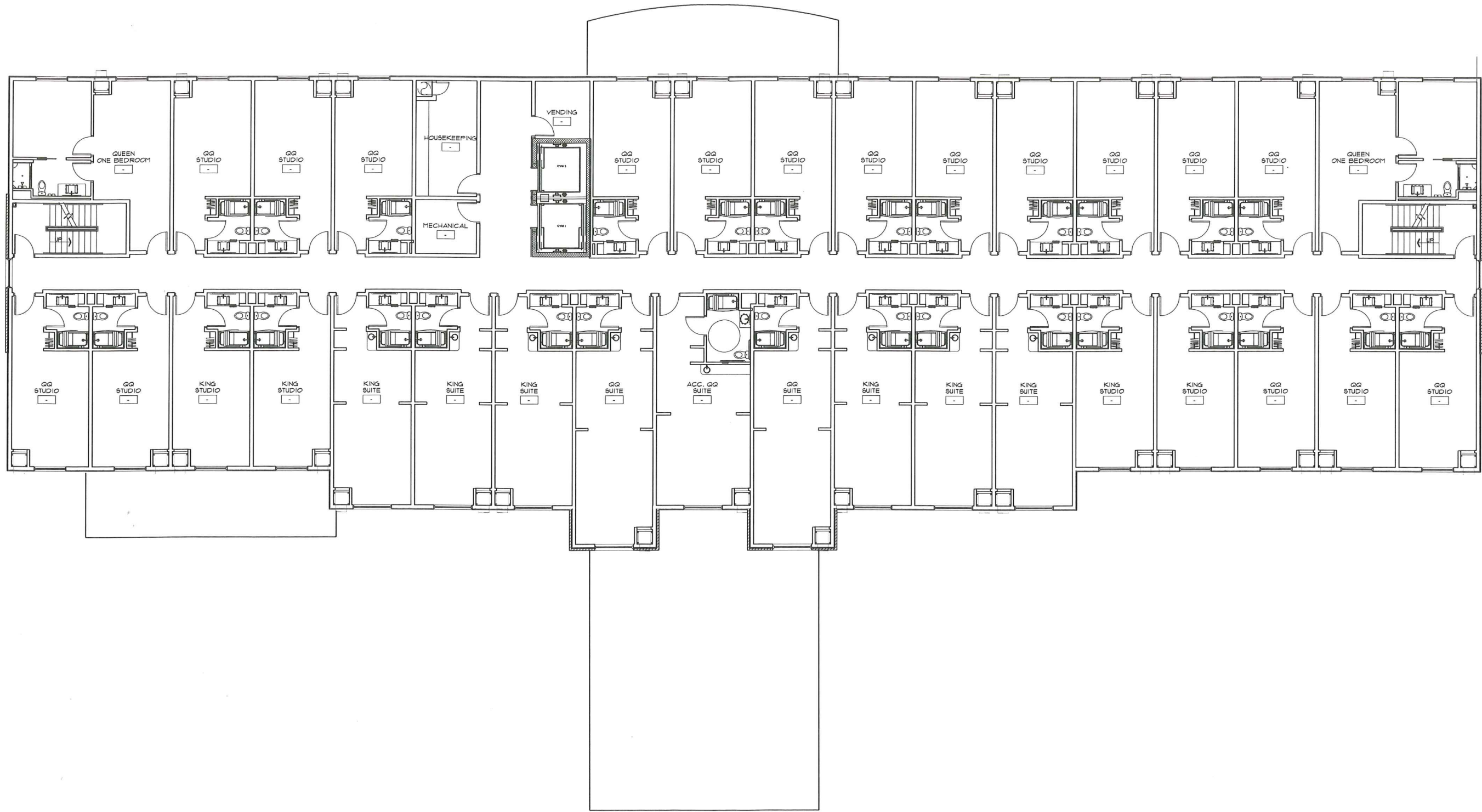
FIRST FLOOR PLAN

SCALE: 1/16" = 1'-0"



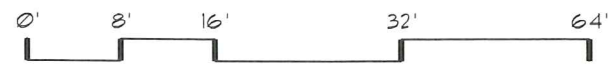
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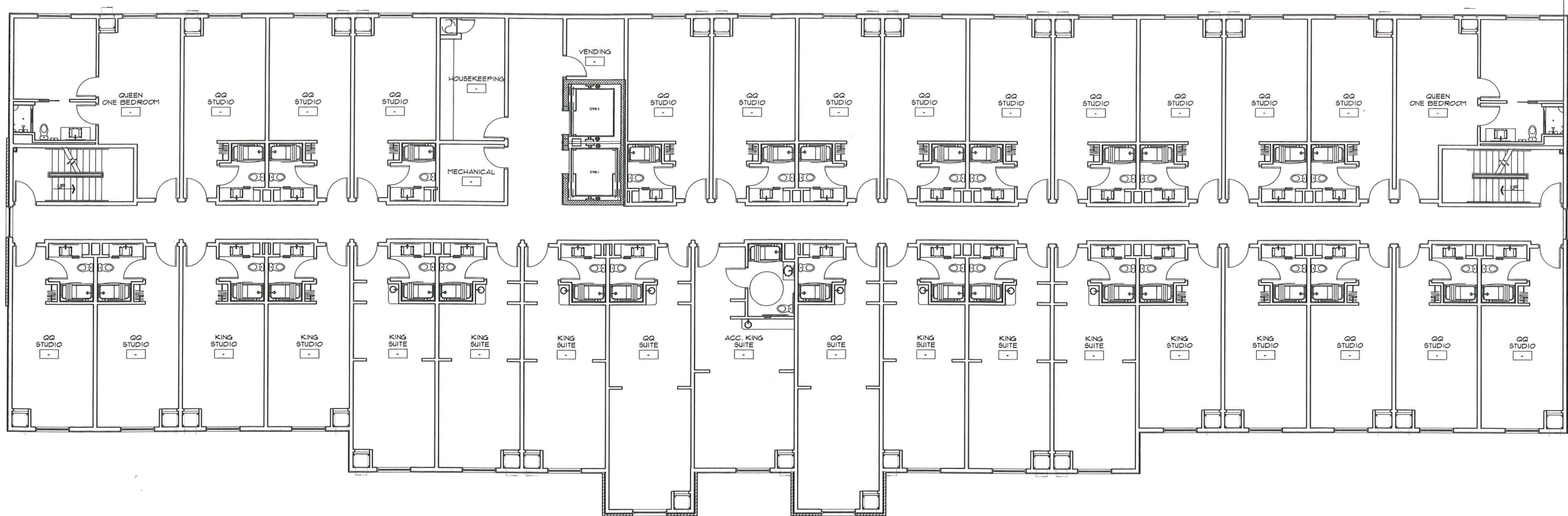
SECOND FLOOR PLAN

SCALE: 1/16" = 1'-0"



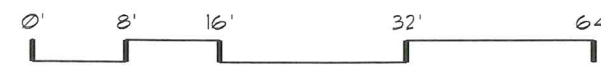
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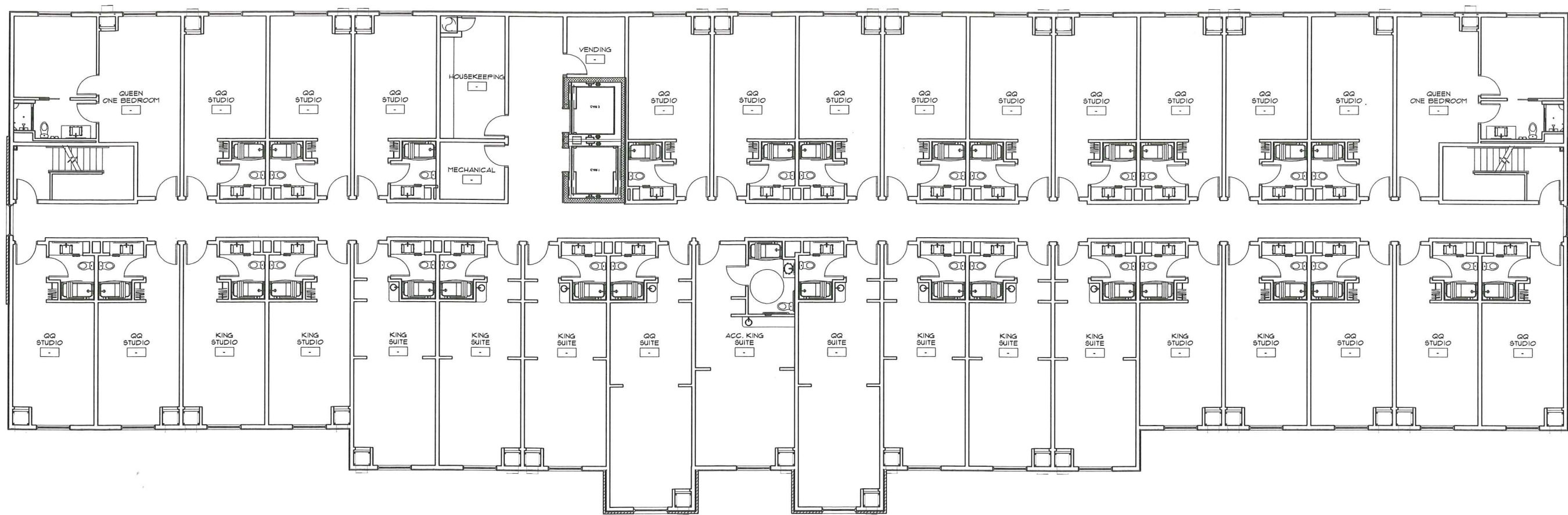
THIRD FLOOR PLAN

SCALE: 1/16" = 1'-0"



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FOURTH FLOOR PLAN

SCALE: 1/16" = 1'-0"



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FOURTH FLOOR
129'-1 7/8"

THIRD FLOOR
119'-9 1/4"

SECOND FLOOR
110'-4 5/8"

FIRST FLOOR
100'-0"



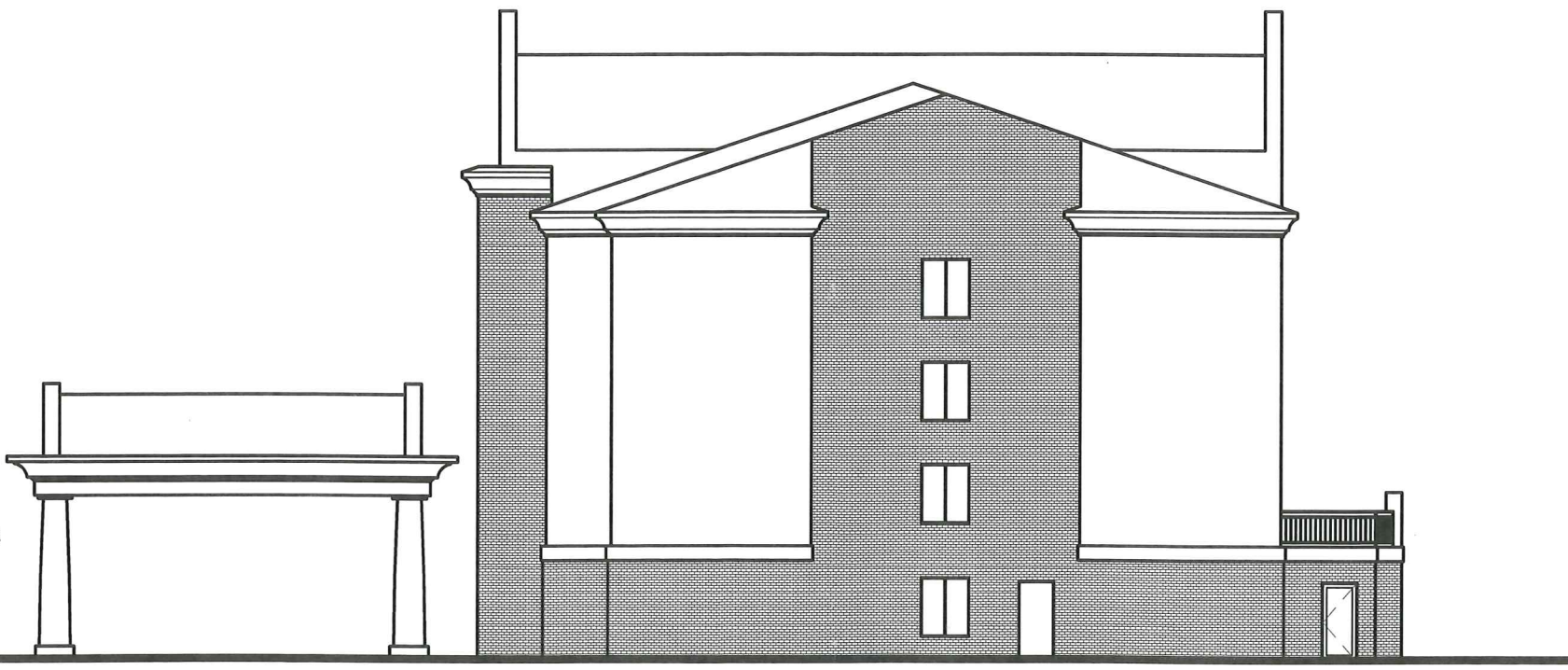
1 FRONT ELEVATION
SCALE: 1/16" = 1'-0"

FOURTH FLOOR
129'-1 7/8"

THIRD FLOOR
119'-9 1/4"

SECOND FLOOR
110'-4 5/8"

FIRST FLOOR
100'-0"



2 SIDE ELEVATION
SCALE: 1/16" = 1'-0"

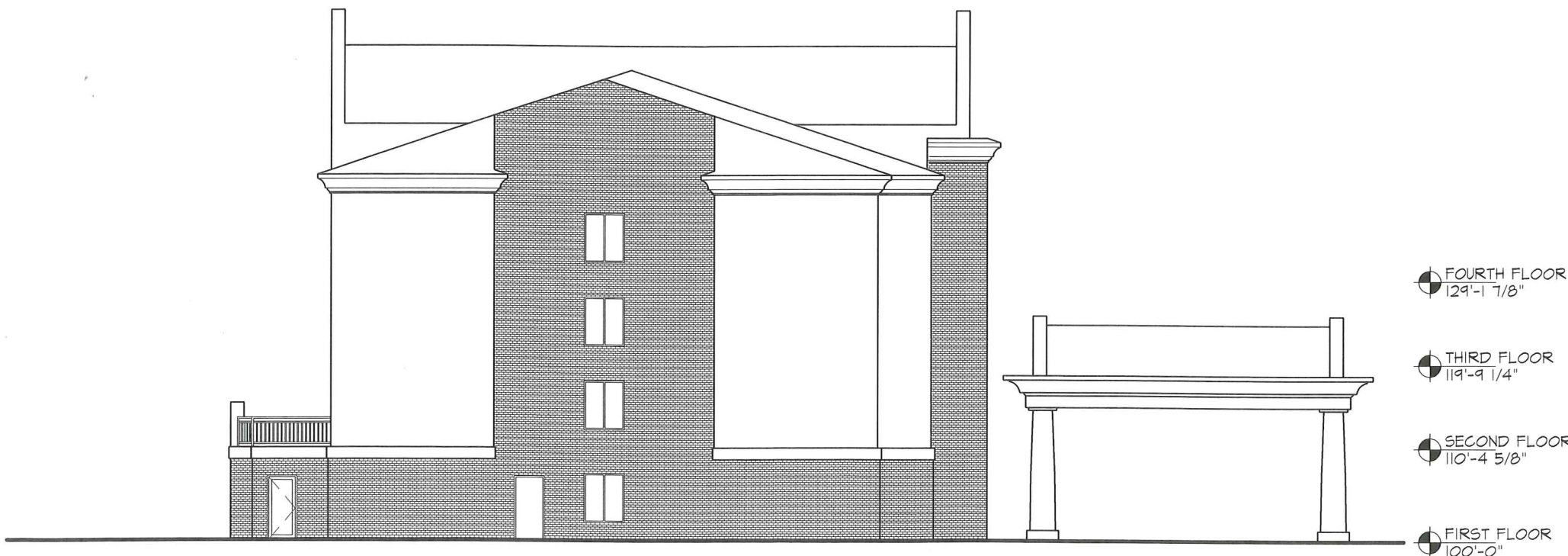


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1 REAR ELEVATION
SCALE: 1/16" = 1'-0"



2 SIDE ELEVATION
SCALE: 1/16" = 1'-0"



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