



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: 2301 E Springs Dr, Madison, WI

Name of Owner: (

Address of Owner (if different than above):

Daytime Phone: Evening Phone:

Email Address:

Name of Applicant (Owner's Representative): Jay Patel - Hawkeye Hotels

Address of Applicant: 6251 Joliet Road

Countryside, IL 60525

Daytime Phone: 860-510-2540 Evening Phone:

Email Address: jay.patel@hawkeyehotels.com

Description of Requested Variance:

Applicant is requesting a variance from MGO 28.068(3)(a), which requires 70% of the building frontage to be within 85' of the street right-of-way, or up to 100' with justification. The applicant is requesting to exceed the required maximum setback due to existing site constraints, including significant topographical relief and the elevations of the adjacent properties.

(See reverse side for more instructions)

FOR OFFICE USE ONLY

Amount Paid:

Receipt:

Filing Date:

Received By:

Parcel Number:

Zoning District:

Alder District: 17-Baldota

Hearing Date: 02/21/2019

Published Date: 02/14/2019

Appeal Number: LNOVAR-2019-00003

GQ:

Code Section(s):

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 existing grade on the property has 10' of relief from the 100' front setback line to the right-of-way.

Furthermore, there is an approx. 20' difference in elevations of the adjacent sites and buildings. Together, these restrict the reasonable placement and elevations of the proposed building.

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 variance is being requested to remain consistent with the adjacent buildings and avoid significant revisions to the existing grades. The proposed placement of the building is appropriate for this site and the topographical limitations.

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.

To strictly adhere with the ordinance would require significant changes to the existing grades, modification to the existing shared driveway, and would result in the proposed building being 5-20' lower than the adjacent buildings.

Given the grade at the front of the lot, adherence to the ordinance would not allow for adequate fire access and circulation at the front of the building.

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

The ordinance requires the building to be shifted to the front, relative to the lot shape, which is where a majority of the relief is. The hardship is demonstrated by the existing pattern of development on the existing building on the subject parcel and the adjacent buildings.

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

The proposed variance will allow the proposed building to remain consistent with the setbacks of the adjacent buildings, while also improving upon the current deviation of the code. Furthermore, the variance will allow the elevation of the proposed building to be more consistent with the adjacent buildings, thereby avoiding excessive use of retaining walls and will allow the existing shared driveway to remain.

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

The variance seems to fit with the character and pattern of development of the immediate neighborhood, and help to create a consistent corridor along the interstate.

Application Requirements

Please provide the following information: Incomplete applications could result in referral or denial by the Zoning Board of Appeals. (Maximum size for all drawings is 11" x 17".)

☒	Pre-application meeting with staff: Prior to submittal of this application, the applicant has met to discuss the proposed project and submittal material with the Zoning Administrator.
☒	Site plan , drawn to scale. A registered survey is recommended, but not required. Show the following: ☐ Lot lines ☐ Existing and proposed structures, with dimensions and setback distances to all property lines ☐ Approximate location of structures on neighboring properties adjacent to variance ☐ Major landscape elements, fencing, retaining walls or other relevant site features ☐ Scale (1" = 20' or 1' = 30' preferred) ☐ North arrow
☒	Elevations from all relevant directions showing existing and proposed views, with notation showing the existing structure and proposed addition(s).
☒	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).
☒	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.
☐	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.
☒	Variance requests specifically involving slope, grade, or trees. Approximate location and amount of slope, direction of drainage, location, species and size of trees.
☒	Digital copies of all plans and drawings should be emailed to: zoning@cityofmadison.com
☒	CHECK HERE. I understand that in order to process my variance application, City Staff will need access to my property so that they can take photographs and conduct a pre-hearing inspection of the property. I therefore give City Staff my permission to enter my property for the purpose of conducting a pre-hearing inspection and taking photographs.
☒	CHECK HERE. I acknowledge any statements implied as fact require supporting evidence.
☒	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: *Dale Hill* **Date:** 1-17-19

----- (For Office Use Only) -----

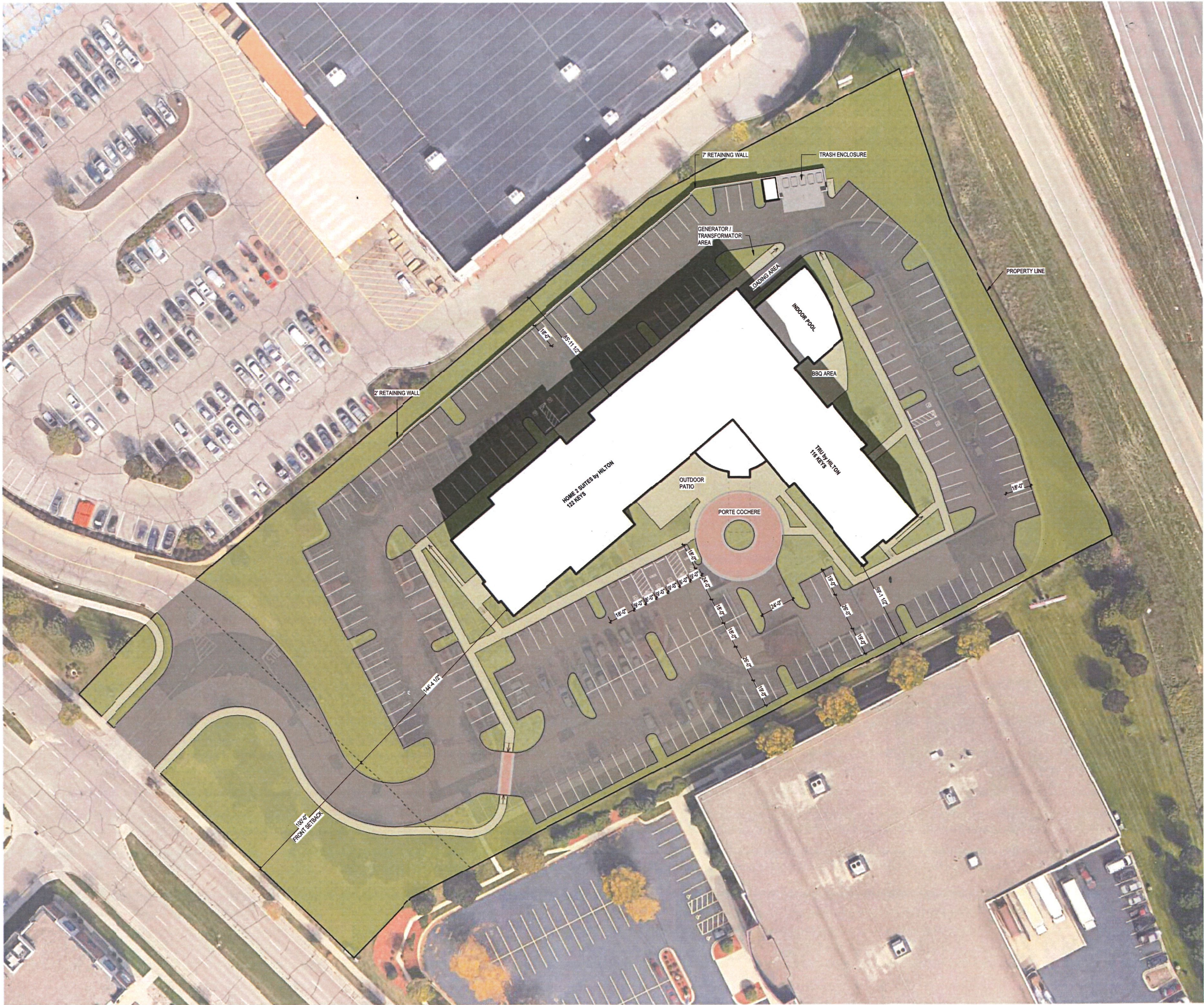
DECISION

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: ☐ Approved ☐ Denied ☐ Conditionally Approved

Zoning Board of Appeals Chair:

Date:



PROJECT SUMMARY		
THIS PROJECT CONSISTS OF SITE DEVELOPMENT AND BUILDING DESIGN FOR 243 KEYS, 5 STORY HOME 2 SUITES & TRU DUAL BRAND HOTEL by HILTON.		
SITE SUMMARY		
DESCRIPTION	INFORMATION / REQUIREMENT	COMPLIANCE
# APN	0810-2711-4040	-
ADDRESS	2301 EAST SPRINGS DR., MADISON, WI	
JURISDICTION	CITY OF MADISON, WI	
ZONING CLASSIFICATION	CC	
PLANNED LAND USE	COMMERCIAL	
HOTEL USE ALLOWED	YES	Y
# OF PARKING STALLS REQUIRED	REFER TO CODE FOR DETAIL	Y
SIZE OF PARKING STALLS REQUIRED	9' x 18'	Y
MAX BUILDING HEIGHT	66'-0"	Y
FIRE ACCESS REQUIRED	26'-0" DRIVEWAY	Y
FRONT SETBACK	10'-0"	Y
SIDE SETBACK	5'-0"	Y
REAR SETBACK	20'-0"	Y
NOTE:		
AREA CALCULATIONS		
NAME	AREA	PERCENTAGE
LANDSCAPE	68420 SF	34%
PARKING LOT AREA	92520 SF	46%
HARDSCAPE	11860 SF	6%
BUILDING FOOTPRINT	28180 SF	14%
100%		
ACTUAL BUILDING AREA (GROSS)		
LEVEL	AREA	
LEVEL 1	28,413 SF	
LEVEL 2	24,817 SF	
LEVEL 3	24,817 SF	
LEVEL 4	24,817 SF	
LEVEL 5	24,817 SF	
TOTAL AREA:	127,681 SF	
PARKING REQUIRED		
USE	REQUIREMENT	SPACES REQUIRED
HOTEL	0.75 PER GUESTROOM	179
TOTAL:		179
NOTE: UP TO 25% CAN BE COMPACT		
PARKING PROVIDED		
TYPE	COUNT	
6'-6" x 19' - 90 deg	62	
9' x 18' - 90 deg	158	
9' x 18' - 90 deg (Accessible)	6	
9' x 18' - 90 deg (Accessible/VAN)	2	
228		

New Hotel Building
Maximum front yard
Set back
100' maximum
244'-4"± provided
144'-4"± variance

1 SITE PLAN
1" = 30'-0"



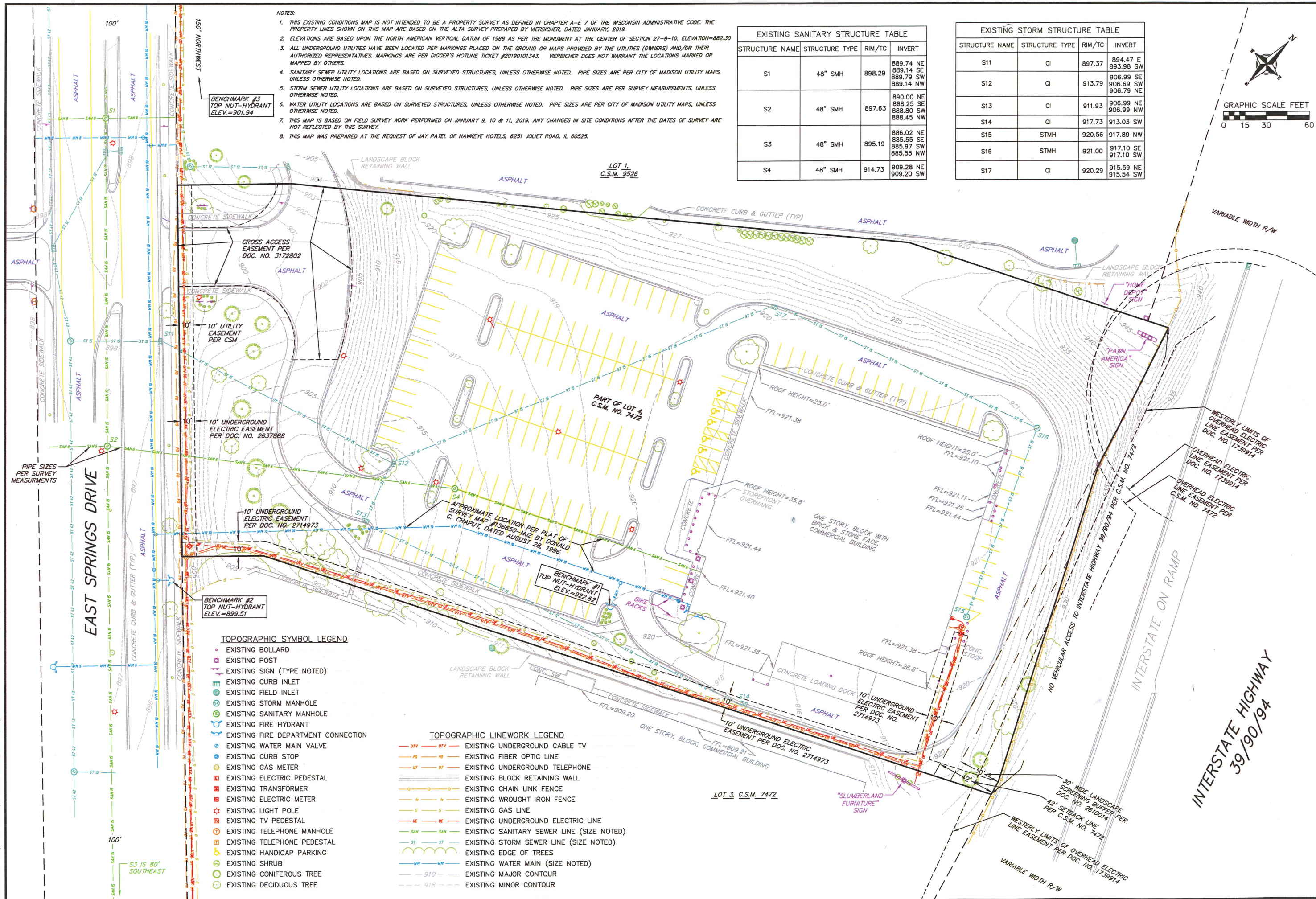
designcell
ARCHITECTURE
1725 VILLAGE CENTER CIRCLE #110
LAS VEGAS, NV 89134, T. 702.403-1575
WWW.DESIGNCELL.COM

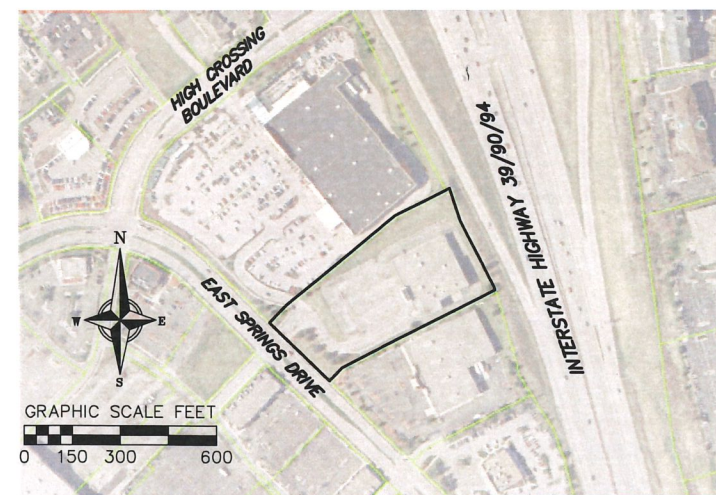
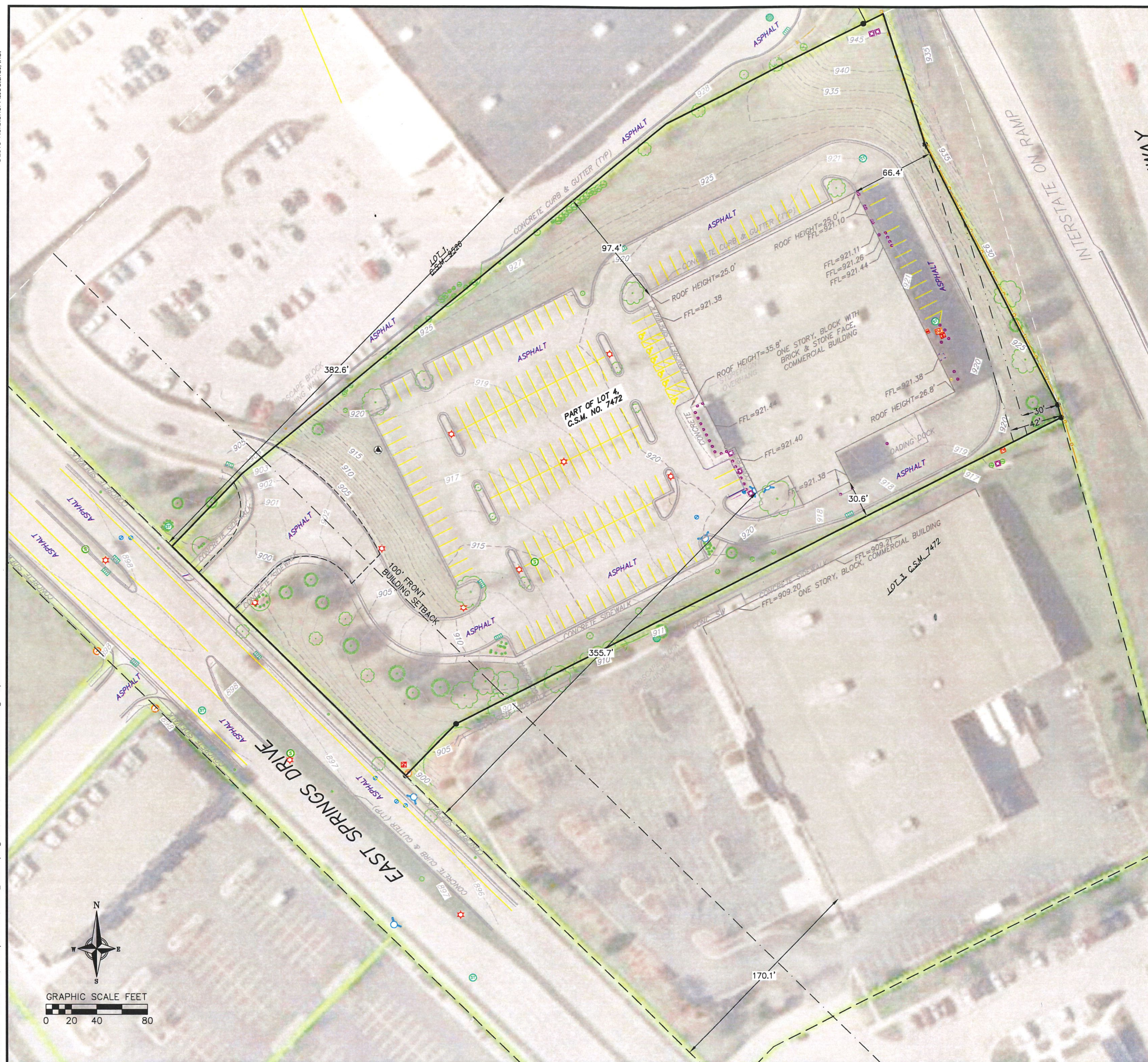
V06
01/23/2019
PRELIMINARY DESIGN

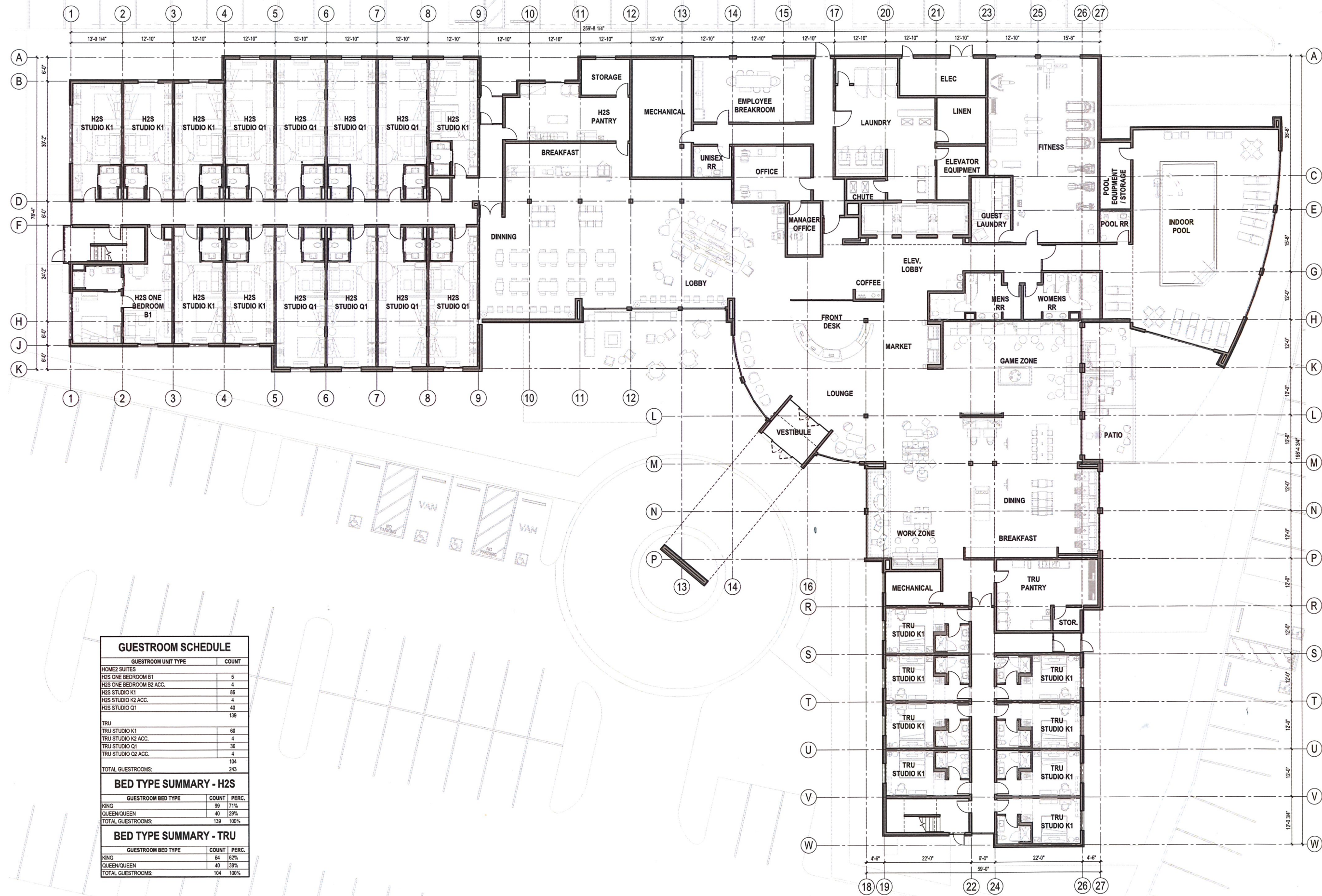
H2S & TRU DUAL BRAND by HILTON
5-STORY, 243 GUESTROOMS
2301 EAST SPRINGS DR., MADISON, WI

PROJECT NUMBER: 18 068
SITE PLAN / SITE
DATA

DR-01







GUESTROOM SCHEDULE		
GUESTROOM UNIT TYPE	COUNT	
HOME2 SUITES		
H2S ONE BEDROOM B1	5	
H2S ONE BEDROOM B2 ACC.	4	
H2S STUDIO K1	86	
H2S STUDIO K2 ACC.	4	
H2S STUDIO Q1	40	
	139	
TRU		
TRU STUDIO K1	60	
TRU STUDIO K2 ACC.	4	
TRU STUDIO Q1	36	
TRU STUDIO Q2 ACC.	4	
	104	
TOTAL GUESTROOMS:	243	
BED TYPE SUMMARY - H2S		
GUESTROOM BED TYPE	COUNT	PERC.
KING	99	71%
QUEEN/QUEEN	40	29%
TOTAL GUESTROOMS:	139	100%
BED TYPE SUMMARY - TRU		
GUESTROOM BED TYPE	COUNT	PERC.
KING	64	62%
QUEEN/QUEEN	40	38%
TOTAL GUESTROOMS:	104	100%

1 FLOOR PLAN - LEVEL 1
3/32" = 1'-0"

designcell
ARCHITECTURE

1725 VILLAGE CENTER CIRCLE #110
LAS VEGAS, NV 89134, T. 702.403.1575
WWW.DESIGN-CELL.COM

NOT FOR CONSTRUCTION

H2S & TRU DUAL BRAND by HILTON

5-STORY, 243 GUESTROOMS

MADISON, WI

PROJECT NUMBER: 18 068

FLOOR PLAN -
LEVEL 1

DR-2.1



GUESTROOM SCHEDULE		
GUESTROOM UNIT TYPE		COUNT
HOME2 SUITES		
H2S ONE BEDROOM B1		5
H2S ONE BEDROOM B2 ACC.		4
H2S STUDIO K1		86
H2S STUDIO K2 ACC.		4
H2S STUDIO Q1		40
		139
TRU		
TRU STUDIO K1		60
TRU STUDIO K2 ACC.		4
TRU STUDIO Q1		36
TRU STUDIO Q2 ACC.		4
		104
TOTAL GUESTROOMS:		243

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GUESTROOM BED TYPE	COUNT	PERC.
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BED TYPE SUMMARY - TRU		
GUESTROOM BED TYPE	COUNT	PERC.
KING	64	62%
QUEEN/QUEEN	40	38%
TOTAL GUESTROOMS:	104	100%

1 FLOOR PLAN - LEVELS 2-5 (TYP.)
3/32" = 1'-0"

designcell
ARCHITECTURE
1725 VILLAGE CENTER CIRCLE #110
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H2S & TRU DUAL BRAND by HILTON
5-STORY, 243 GUESTROOMS

MADISON, WI

PROJECT NUMBER: 18 068
FLOOR PLAN -
LEVELS 2-5
(TYP.)

DR-2.2

EXTERIOR FINISH LEGEND		
SYMBOL	ID	DESCRIPTION
	PT1	EIFS
	PT2	EIFS
	BD1	LAP SIDING
	BD2	LAP SIDING
	PT3	EIFS
	PT4	EIFS
	ST1	BRICK VENEER



1 SOUTH ELEVATION
3/32" = 1'-0"



2 WEST ELEVATION
3/32" = 1'-0"

EXTERIOR FINISH LEGEND		
SYMBOL	ID	DESCRIPTION
	PT1	EIFS
	PT2	EIFS
	BD1	LAP SIDING
	BD2	LAP SIDING
	PT3	EIFS
	PT4	EIFS
	ST1	BRICK VENEER

NOT FOR CONSTRUCTION

H2S & TRU DUAL BRAND by HILTON

5-STORY, 243 GUESTROOMS

MADISON, WI

PROJECT NUMBER: 18 068

BUILDING
ELEVATIONS

DR-3.2



2 NORTH ELEVATION

3/32" = 1'-0"



1 EAST ELEVATION

3/32" = 1'-0"



H2S & TRU DUAL BRAND by HILTON
5-STORY, 243 GUESTROOMS

MADISON, WI

PROJECT NUMBER: 18 068

3D VIEWS