



Location
610 John Nolen Drive

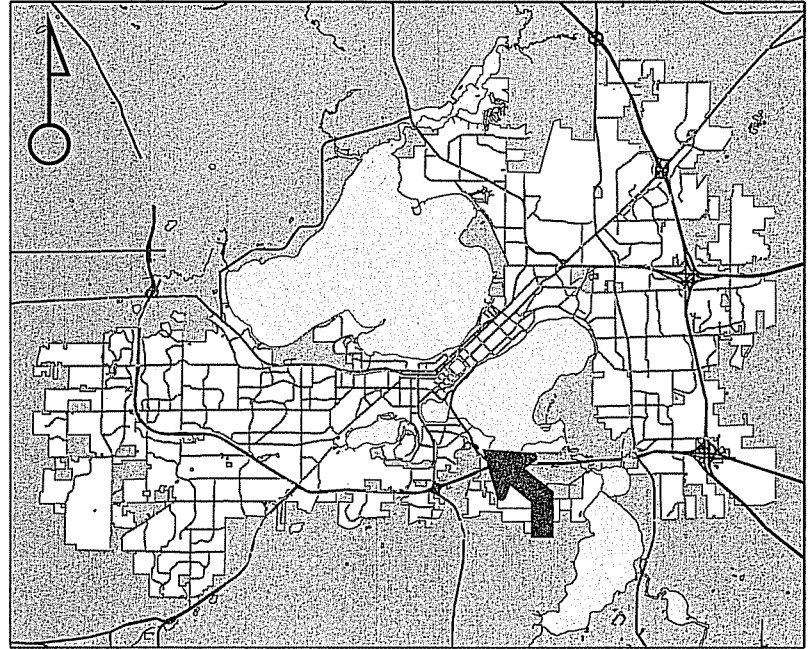
Project Name
Holiday Inn Express & Suites

Applicant
Nolen Hotel Investment LLC/
Josh Wilcox-Gary Brink & Associates

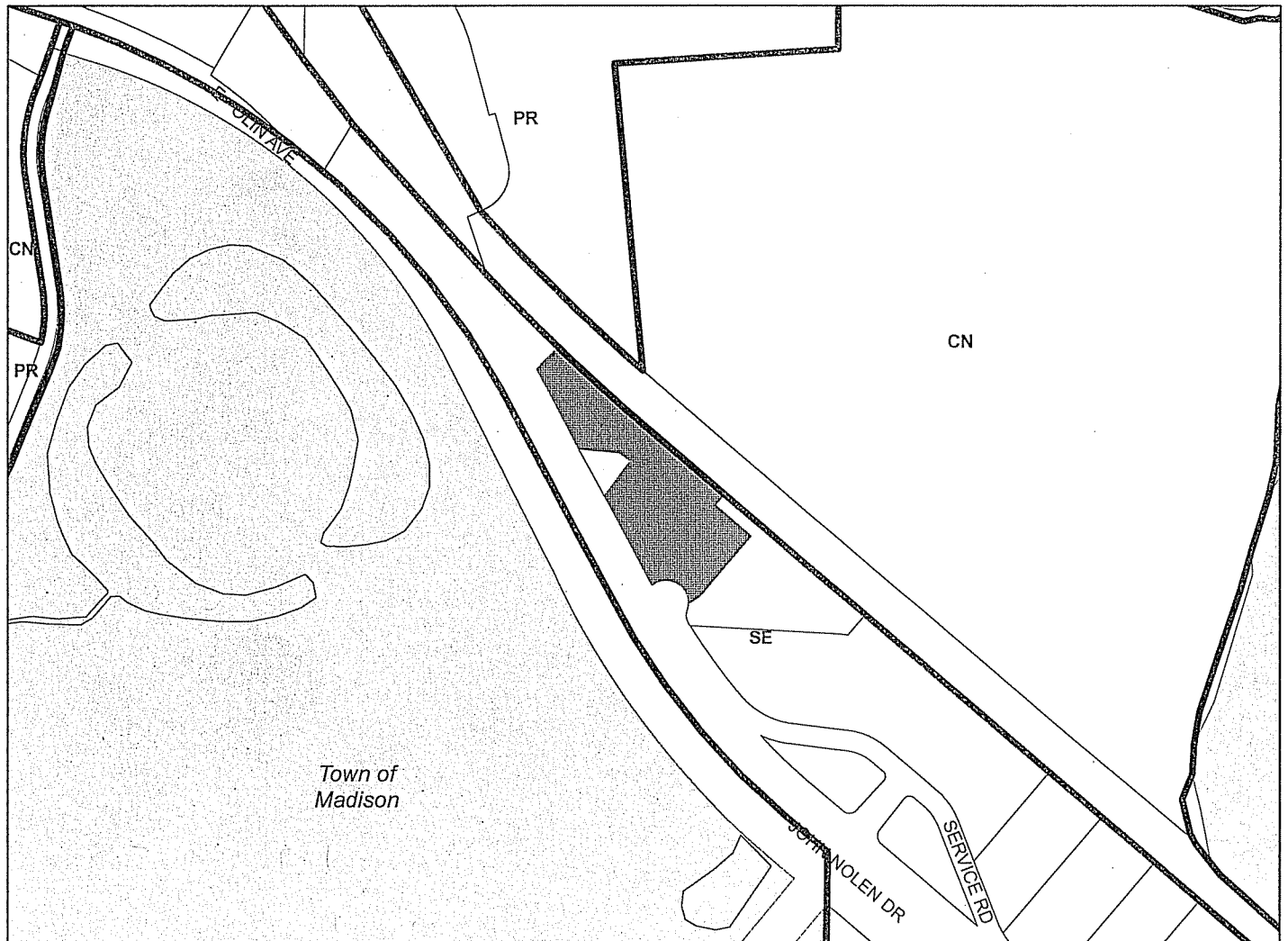
Existing Use
Vacant land

Proposed Use
Construct 111-room hotel in planned
multi-use site (in Urban Design Dist1)

Public Hearing Date
Plan Commission
16 September 2013

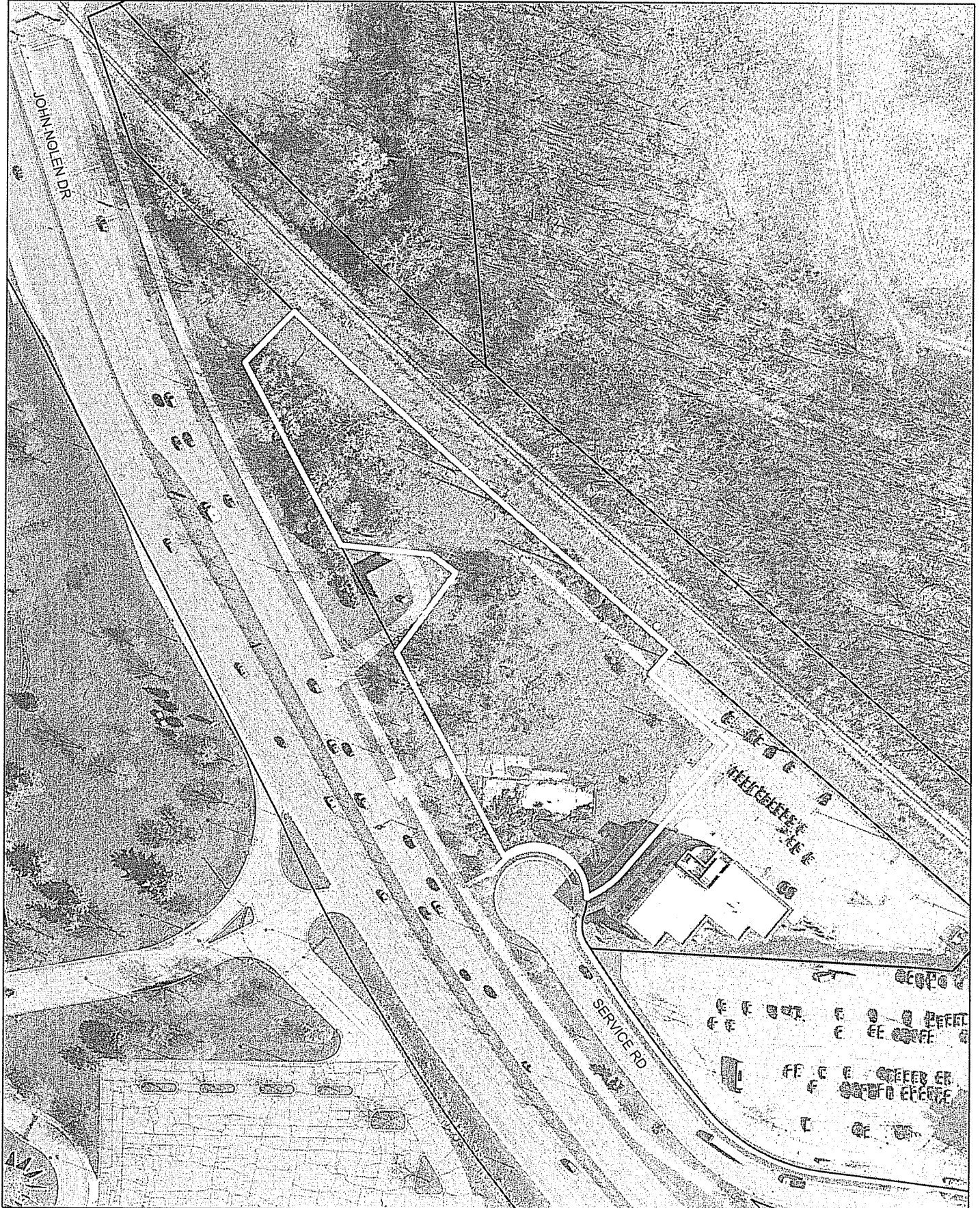


For Questions Contact: Heather Stouder at: 266-5974 or hstouder@cityofmadison.com or City Planning at 266-4635



Scale : 1" = 400'

City of Madison, Planning Division : RPJ : Date : 06 September 2013





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

FOR OFFICE USE ONLY:	
Amt. Paid <u>\$1250.00</u>	Receipt No. <u>143996</u>
Date Received <u>6/19/13</u>	
Received By <u>JEM</u>	
Parcel No. <u>0709-253-0102-3</u>	
Aldermanic District <u>14</u>	
Zoning District <u>SE</u>	
Special Requirements <u>UDD-1</u>	
Review Required By:	
<input checked="" type="checkbox"/> Urban Design Commission	<input checked="" type="checkbox"/> Plan Commission
<input type="checkbox"/> Common Council	<input type="checkbox"/> Other: _____

Form Effective: February 21, 2013

1. **Project Address:** 610 John Nolen Drive
Project Title (if any): Holiday Inn Express & Suites

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

- Zoning Map Amendment from _____ to _____
- 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: Josh Wilcox **Company:** Gary Brink & Associates, Inc.
Street Address: 8401 Excelsior Drive **City/State:** Madison/WI **Zip:** 53717
Telephone: (608) 829-1750 **Fax:** (608) 829-3056 **Email:** josh.wilcox@garybrink.com

Project Contact Person: (same as applicant) **Company:** _____
Street Address: _____ **City/State:** _____ **Zip:** _____
Telephone: () _____ **Fax:** () _____ **Email:** _____

Property Owner (if not applicant): Nolen Hotel Investment LLC
Street Address: 245 Horizon Dr., #106 **City/State:** Verona/WI **Zip:** 53593

4. **Project Information:**

Provide a brief description of the project and all proposed uses of the site: 4-story, 111 room Holiday Inn Express & Suites Hotel

Development Schedule: Commencement October, 2013 Completion November, 2014

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/altered 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 1/2 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 ² 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.

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:
Waiver granted see attached e-mail dated June 6, 2013

→ 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: Heather Stouder Date: 5/30/13 Zoning Staff: Matt Tucker Date: 5/30/13

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

Name of Applicant: [Signature] Relationship to Property: Architect

Authorizing Signature of Property Owner: [Signature] Date: 6/19/13



June 19, 2013

Matthew Tucker
 Zoning Administrator
 Madison Municipal Building, LL 100
 215 Martin Luther King, Jr. Blvd
 PO Box 2984
 Madison, WI 53701-2984

Re: Conditional Use
 Letter of Intent for 610 John Nolen Drive

Dear Matt:

This is our Letter of Intent (Conditional Use) for the property located at 610 John Nolen Drive. The owner, Nolen Hotel Investment LLC, is planning to develop a new four-story, 111 guestroom Holiday Inn Express & Suites hotel at this location.

The total gross area of the new building is 64,023 sf. The lot area is 116,274 sf (or 2.67 acres). The lot coverage is 37% and the useable open space is 63%.

Total Parking/Bicycle Stalls will be as follows:

Small Car	0
Large Car	109
Accessible	4
Trailer	3
Total Car/Trailer	116
Total Bicycle Stalls	8

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

The development schedule calls for new construction to start mid October 2013 with completion by November 15, 2014.

The people involved in the project are as follows:

Owner:
 Nolen Hotel Investment LLC
 245 Horizon Drive #106
 Verona, WI 53593
 Phone: 608-443-1973
 Contact: Kevin Page
kevin@kotherep.com

Architect:
 Gary Brink & Associates, Inc.
 8401 Excelsior Drive
 Madison, WI 53717
 Phone: 608-829-1750
 Fax: 608-829-3056
 Contact: Josh Wilcox
josh.wilcox@garybrink.com

Contractor:
 Landgraf Construction
 5964 Executive Drive
 Madison, WI 53719
 Phone: 608-274-4700
 Fax: 608-274-9470
 Contact: Mark Landgraf
mark.landgraf@landgrafconstruction.com



Landscape Designer:

The Bruce Company
2830 Parmenter Street
Middleton, WI 53562
Phone: 608-836-7041
Fax: 608-410-2284
Contact: Richard Strohmenger
rstrohmenger@brucecompany.com

Civil Designer:

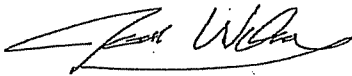
SCS Engineers
2830 Dairy Drive
Madison, WI 53718
Phone: 608-224-2830
Contact: Mark Huber
mhuber@scsengineers.com

The number of construction jobs created as a result of this new development will be 60-75 and the number of full time equivalent jobs created is 14-16.

We are projecting that the cost of the new building will be approximately \$5,500,000. The current value of the land is \$800,000.

If you have any further questions regarding this application, feel free to contact me.

Sincerely,



Josh Wilcox
Project Manager