

CITY OF MADISON

Proposed Conditional Use

Location: 5109 West Terrace Drive

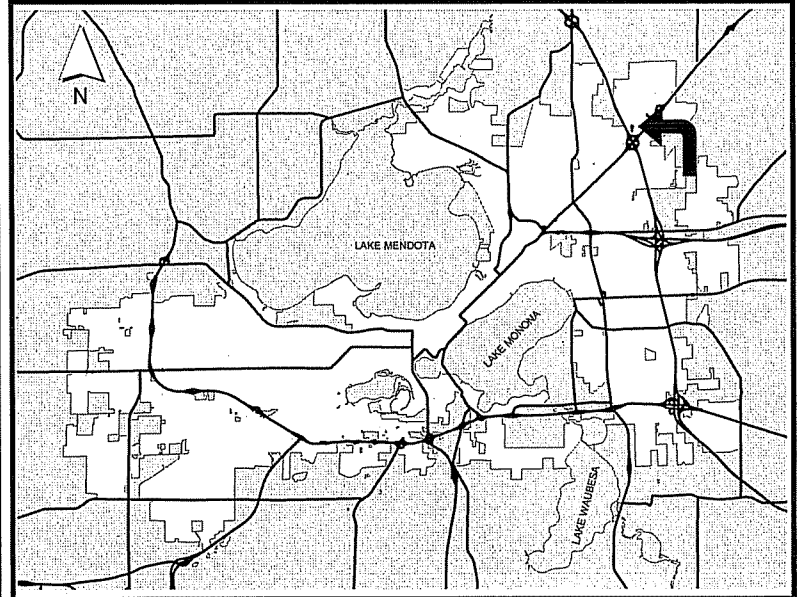
Project Name: Holiday Inn at the American Center

Applicant: John Stauffacher - Six Titles Management Inc/Jerry Olson - Durrant

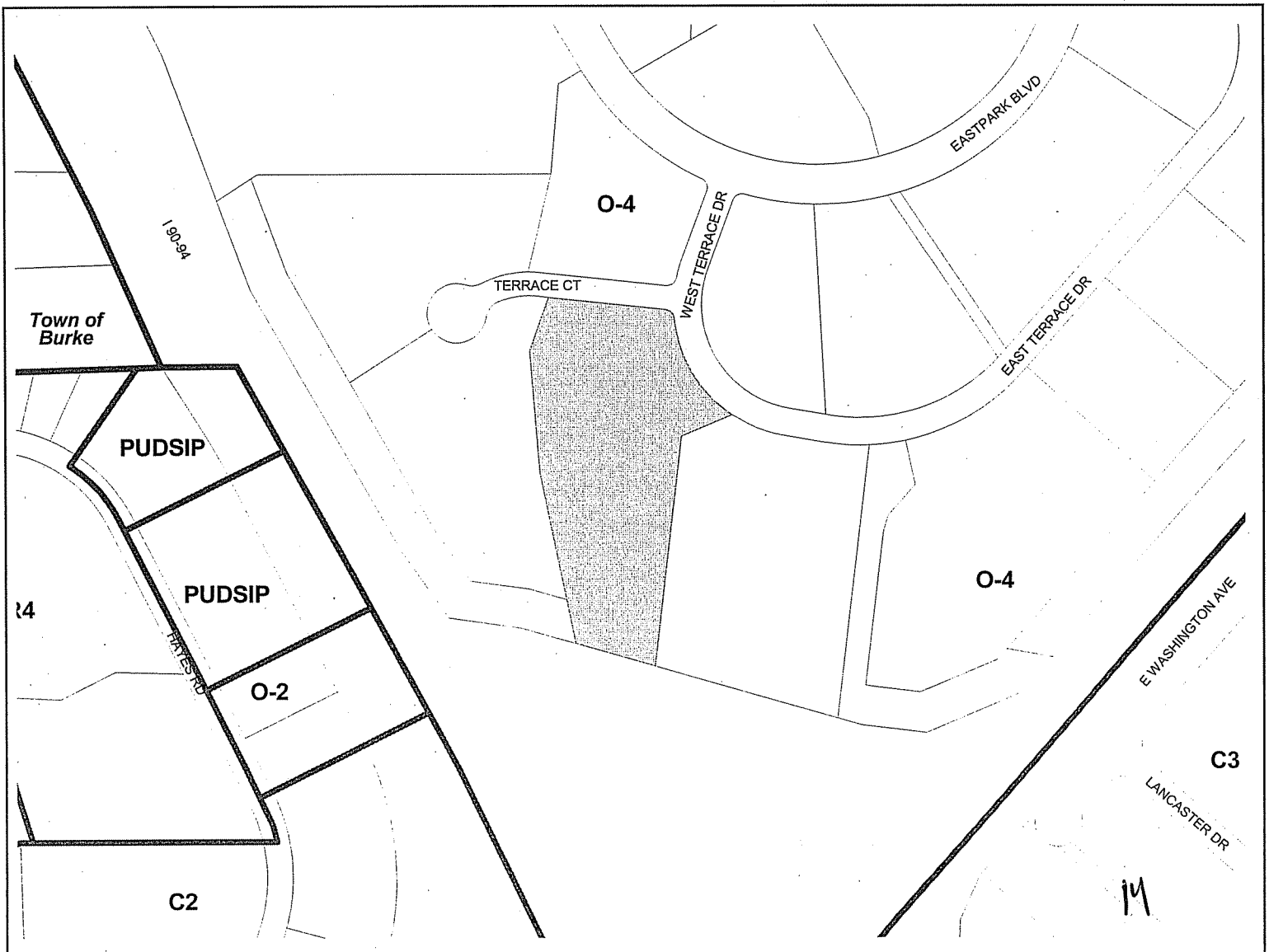
Existing Use: Vacant Land

Proposed Use: 140 Room Hotel

Public Hearing Date:
Plan Commission 23 January 2006



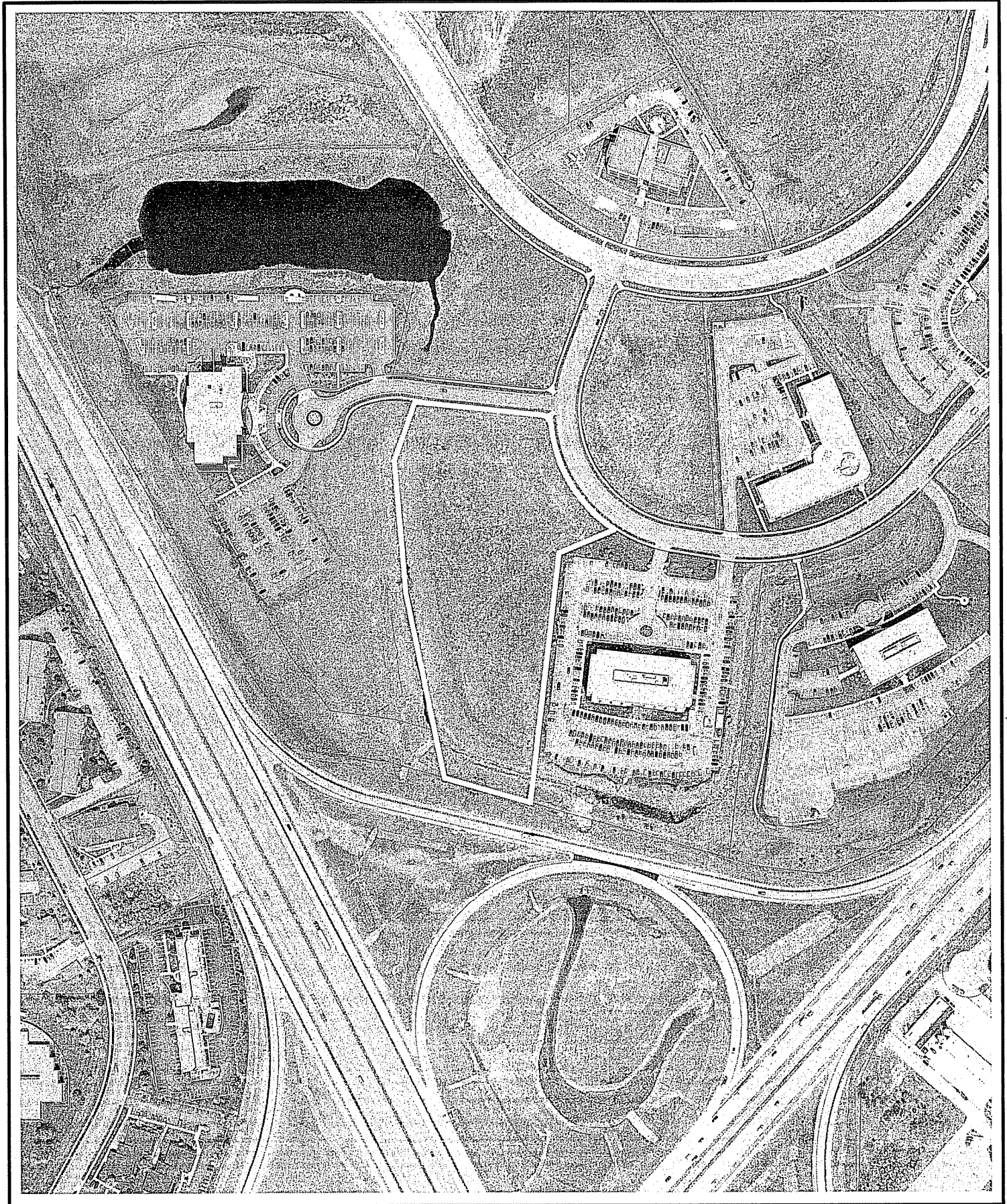
For Questions contact: Pete Olson at: 267-1150 or polson@cityofmadison.com or City Planning at 266-4635



5109 West Terrace Drive

0 100 Feet

Date of Aerial Photography - April 2000



**LAND USE APPLICATION
Madison Plan Commission**

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

- The following information is required for all applications for Plan Commission review.
- Please read all pages of the application completely and fill in all required fields.
- This application form may also be completed online at www.cityofmadison.com/planning/plan.html
- All zoning application packages should be filed directly with the Zoning Administrator's desk.
- All applications will be reviewed against the applicable standards found in the City Ordinances to determine if the project can be approved.

FOR OFFICE USE ONLY:

Amt. Paid \$ 850 Receipt No. 66771
Date Received 12-7-05
Received By [Signature]
Parcel No. 0810-223-0701-2
Aldermanic District 17, Santiago Rosas
GQ Eng hold
Zoning District 04
For Complete Submittal
Application Letter of Intent
IDUP Legal Descript.
Plan Sets Zoning Text N/A
Alder Notification _____ Waiver
Ngrbrhd. Assn Not. _____ Waiver _____
Date Sign Issued _____

7109 Nest Terrace Dr
1. Project Address: Lot 27, West Terrace Dr. American Center Project Area in Acres: 5.04

Project Title (if any): Holiday Inn at the American Center

2. This is an application for: (check at least one)

Zoning Map Amendment (check only ONE box below for rezoning and fill in the blanks accordingly)

Rezoning from _____ to _____ Rezoning from _____ to PUD/PCD-SIP

Rezoning from _____ to PUD/PCD-GDP Rezoning from PUD/PCD-GDP to PUD/PCD-SIP

Conditional Use Demolition Permit Other Requests (Specify): _____

3. Applicant, Agent & Property Owner Information:

Applicant's Name: John Stauffacher Company: Six Titles Management Inc.
Street Address: 7790 Elmwood Ave City/State: Middleton, WI Zip: 53562
Telephone: (608) 576-5254 Fax: (608) 664-5877 Email: ann@staybridgemandison.com

Project Contact Person: Jerry Olson Company: Durrant
Street Address: 810 Cardinal Lane City/State: Hartland, WI Zip: 53029
Telephone: (608) 241-3340 Fax: (262) 367-6806 Email: jolson@durrant.com

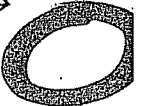
Property Owner (if not applicant): _____
Street Address: _____ City/State: _____ Zip: _____

4. Project Information:

Provide a general description of the project and all proposed uses of the site:
Project is a 140 room Holiday Inn Hotel with 180 parking stalls.

Development Schedule: Commencement March 2006 Completion April 2007

CONTINUE →



5. Required Submittals:

Site Plans submitted as follows below and depicts all lot lines; existing, altered, demolished or proposed buildings; parking areas and driveways; sidewalks; location of any new signs; existing and proposed utility locations; building elevations and floor plans; landscaping, and a development schedule describing pertinent project details:

- Seven (7) copies of a full-sized plan set drawn to a scale of one inch equals 20 feet (collated and folded)
- Seven (7) copies of the plan set reduced to fit onto 11 inch by 17 inch paper (collated, stapled and folded)
- One (1) copy of the plan set reduced to fit onto 8 1/2 inch by 11 inch paper

Letter of Intent: Twelve (12) copies describing this application in detail but not limited to, including: existing conditions and uses of the property; development schedule for the project; names of persons involved (contractor, architect, landscaper, business manager, etc.); types of businesses; number of employees; hours of operation; square footage or acreage of the site; number of dwelling units; sale or rental price range for dwelling units; gross square footage of building(s); number of parking stalls, etc.

Legal Description of Property: Lot(s) of record or metes and bounds description prepared by a land surveyor.

Filing Fee: \$ 850. See the fee schedule on the application cover page. Make checks payable to: *City Treasurer.*

IN ADDITION, THE FOLLOWING ITEMS MAY ALSO BE REQUIRED WITH YOUR APPLICATION; SEE BELOW:

For any applications proposing demolition of existing (principal) buildings, photos of the structure(s) to be demolished shall be submitted with your application. Be advised that a *Reuse and Recycling Plan* approved by the City's Recycling Coordinator is required to be approved by the City prior to issuance of wrecking permits.

A project proposing **ten (10) or more dwelling units** may be required to comply with the City's Inclusionary Zoning requirements outlined in Section 28.04 (25) of the Zoning Ordinance. A separate **INCLUSIONARY DWELLING UNIT PLAN** application detailing the project's conformance with these ordinance requirements shall be submitted concurrently with this application form. Note that some IDUP materials will coincide with the above submittal materials.

A *Zoning Text* must accompany **all** Planned Community or Planned Unit Development (PCD/PUD) submittals.

FOR ALL APPLICATIONS: All applicants are required to submit copies of all items submitted in hard copy with their application (including this application form, the letter of intent, complete plan sets and elevations, etc.) as **INDIVIDUAL** Adobe Acrobat PDF files compiled either on a non-returnable CD to be included with their application materials, or in an e-mail sent to pcapplications@cityofmadison.com. The e-mail shall include the name of the project and applicant. Applicants who are unable to provide the materials electronically should contact the Planning Unit at (608) 266-4635 for assistance.

6. Applicant Declarations:

Conformance with adopted City plans: Applications shall be in accordance with all adopted City of Madison plans:

→ *The site is located within the limits of _____ Plan, which recommends: _____ for this property.*

Pre-application Notification: Section 28.12 of the Zoning Ordinance requires that the applicant notify the district alder and any nearby neighborhood or business associations by mail no later than **30** days prior to filing this request:

→ *List below the Alderperson, Neighborhood Association(s), Business Association(s) AND dates you sent the notices:*

Alderperson Santiago letter of waiver attached.

If the alder has granted a waiver to this requirement, please attach any such correspondence 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 Counter and Planning Unit staff; note staff persons and date.

Planner Ron Towle Date 11.29.05 | Zoning Staff Peter Olson Date 11.29.05

The signer attests that this form has been completed accurately and all required materials have been submitted:

Printed Name Gerald T. Olson Date 12.6.2005

Signature GT. Olson Relation to Property Owner Architect

Authorizing Signature of Property Owner John F. Staiffacher Date 12-7-05



December 7, 2005

DURRANT®

810 Cardinal Lane
Suite 210
Hartland, WI 53029

T 262.367.6880
F 262.367.6806

www.durrant.com

Plan Commission
City of Madison
215 Martin Luther King Jr. Boulevard
Room LL-100
P.O. Box 2985
Madison, Wisconsin 53701-2985

Re: Conditional Use – Letter of Intent
Holiday Inn at the American Center
Madison, Wisconsin

Plan Commission Members,

Durrant is pleased to submit this project on behalf of Ann and John Stauffacher. As we have worked with them to develop the design, we see their desire to provide a quality facility in a great location. We are confident that you will feel the same way. As requested, we offer the following description of the development.

Architecture
Engineering
Planning
Project Delivery
Financing
Interior Design
Graphic Design

Chicago, IL
Denver, CO
Des Moines, IA
Dubuque, IA
Hilo, HI
Honolulu, HI
Madison, WI
Milwaukee, WI
Minneapolis, MN
Phoenix, AZ
St. Louis, MO
Tucson, AZ

1. The project name is: Holiday Inn at the American Center.
2. Construction is expected to begin in March 2006 and last for twelve months with occupancy in spring 2007.
3. The existing site is undeveloped at this time.
4. The project development team consists of:
 - a. Contractor – John Stauffacher
 - b. Architect – Durrant
 - c. Structural Engineer – Durrant
 - d. Engineer – Design Build (unknown)
 - e. Landscaper – The Bruce Company
 - f. Surveyor – Ayres and Associates
5. The entire building and its services are devoted to the hotel.
6. Gross square footage is 91,365 square feet.
7. The entire 91,365 square feet are devoted to the hotel.
8. The Stauffachers anticipate approximately 25 employees working at various times over a three shift 24 hour period.
9. The hotel will have 140 rooms consisting of single rooms and suites. Assembly spaces include 3 meeting rooms that can be converted into a single assembly space of 150. The restaurant can seat 50.
10. We have provided 180 parking spaces. There is one service delivery door on the north side of the building.
11. The hotel is a 24 hour operation.



12. The site is 5.04 acres.
13. The hotel has 140 rooms.
14. The breakdown on the 140 rooms is
 - a. 73 single rooms
 - b. 61 double rooms
 - c. 6 suites
15. Children at the site will be part of families only.
16. Trash removal and deliveries are located at the north end of the building. Snow removal will be a hired service and maintenance vehicles are not anticipated on site.

If additional information is required, please contact the undersigned.

Very Truly Yours,

Gerald T. Olson, AIA

Managing Principal

GTO/llg

Cc: Ann and John Stauffacher
Kyle Clark
GA File

HOLIDAY INN

At The American Center
 LOT 27
 MADISON, WISCONSIN

DURRANT

CIVIL ENGINEER
 1000 W. MOUNTAIN VIEW
 MADISON, WISCONSIN 53706

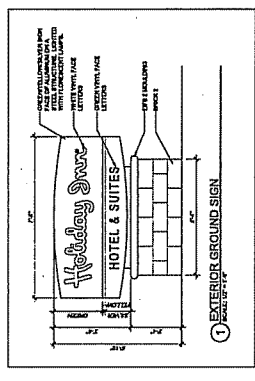
PROJECT NO. _____
 DATE _____
 SHEET NO. _____
 SHEET TOTAL _____

DATE PLOTTED: 10/10/94

SHEET
SP1.1

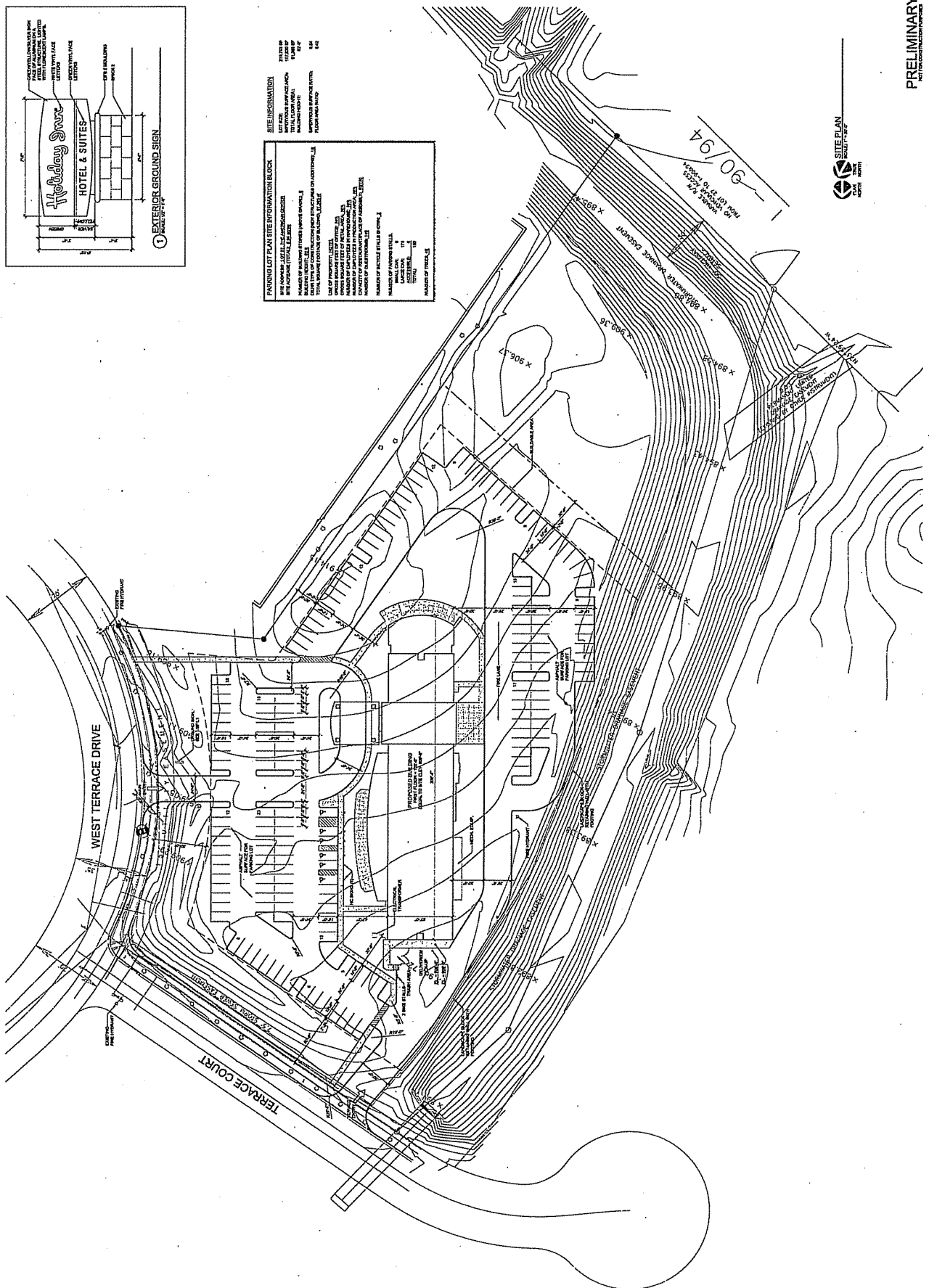


PRELIMINARY
 NOT FOR CONSTRUCTION



SEE INFORMATION

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HOLIDAY INN
 7th - At The American Center
 LOT 27
 WISCONSIN, WISCONSIN



DURRANT

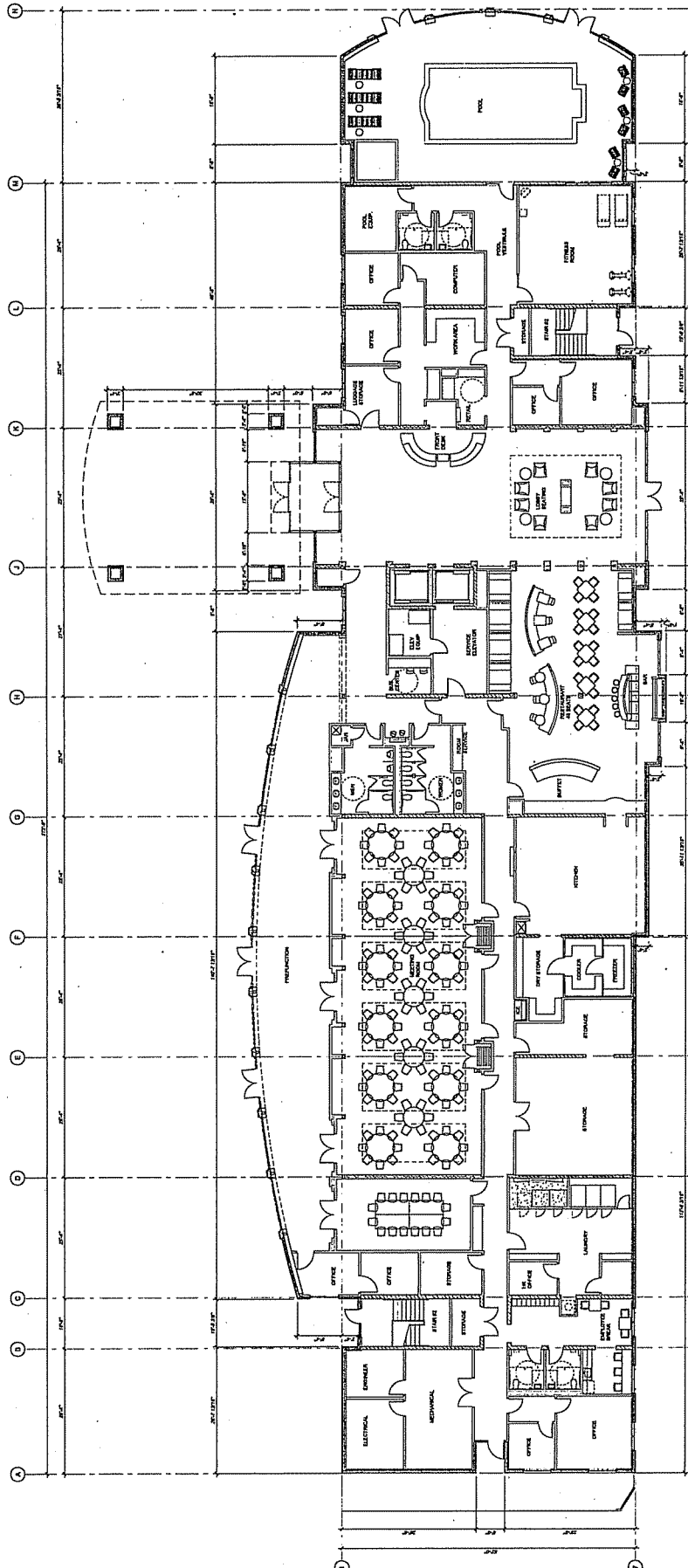
ARCHITECTS
 1000 W. WISCONSIN AVENUE
 MILWAUKEE, WISCONSIN 53233
 TEL: 414.224.1100
 FAX: 414.224.1101
 WWW.DURRANTARCHITECTS.COM

DATE: 08/14/12
 DRAWN BY: J. J. JENSEN
 CHECKED BY: J. J. JENSEN
 PROJECT NO.: 12-001

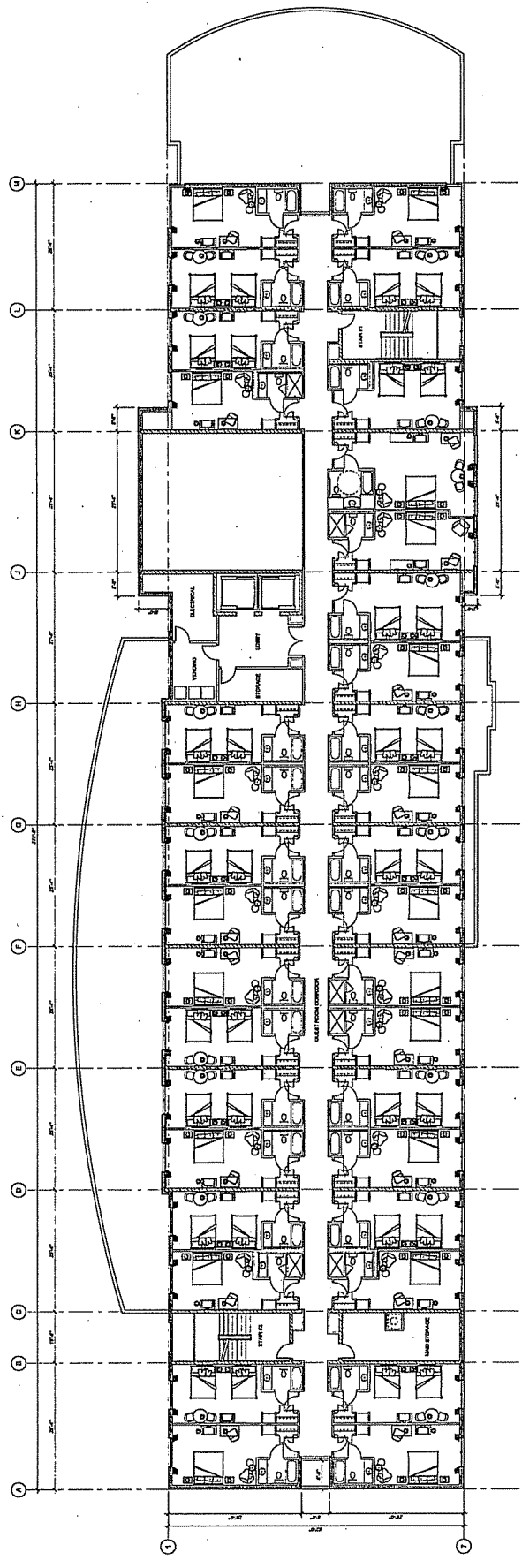
NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMITS	08/14/12
2	ISSUED FOR CONSTRUCTION	08/14/12

SCALE: AS SHOWN
 SHEET: A1.1
 OF: 10

PRELIMINARY
 ARCHITECTURAL DRAWING

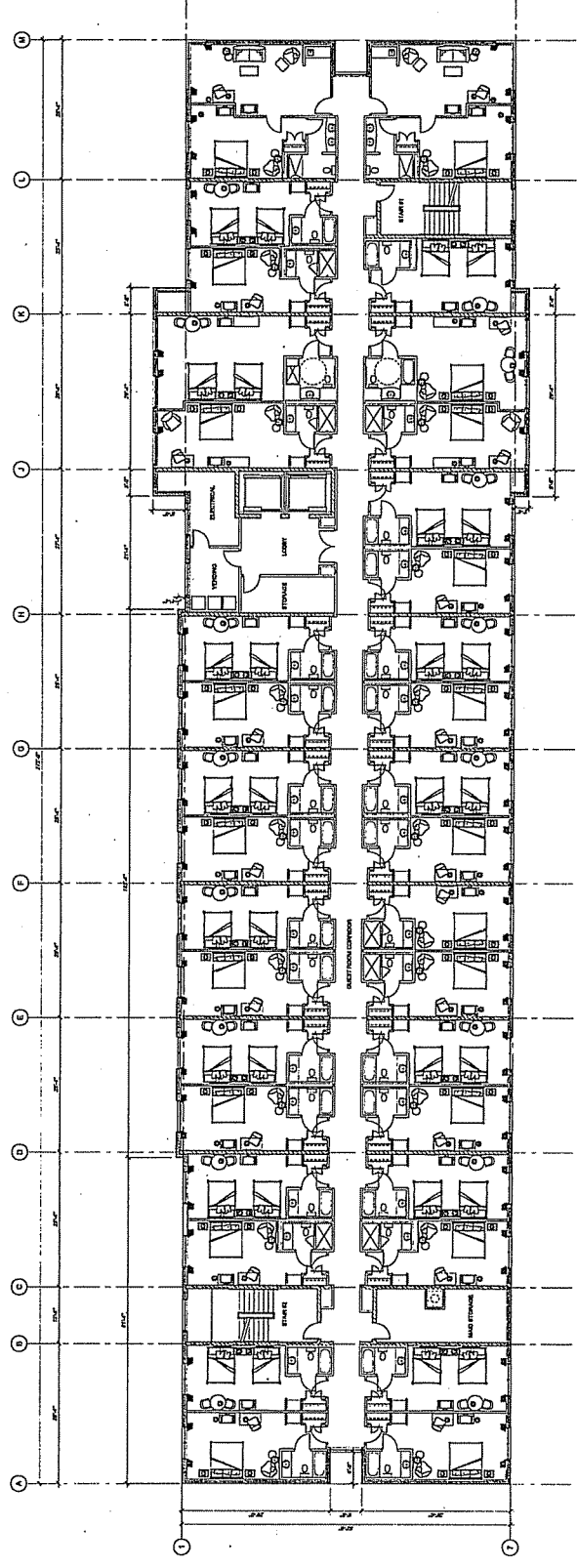


FIRST FLOOR PLAN
 HOLIDAY INN
 7TH - AT THE AMERICAN CENTER
 LOT 27
 WISCONSIN, WISCONSIN

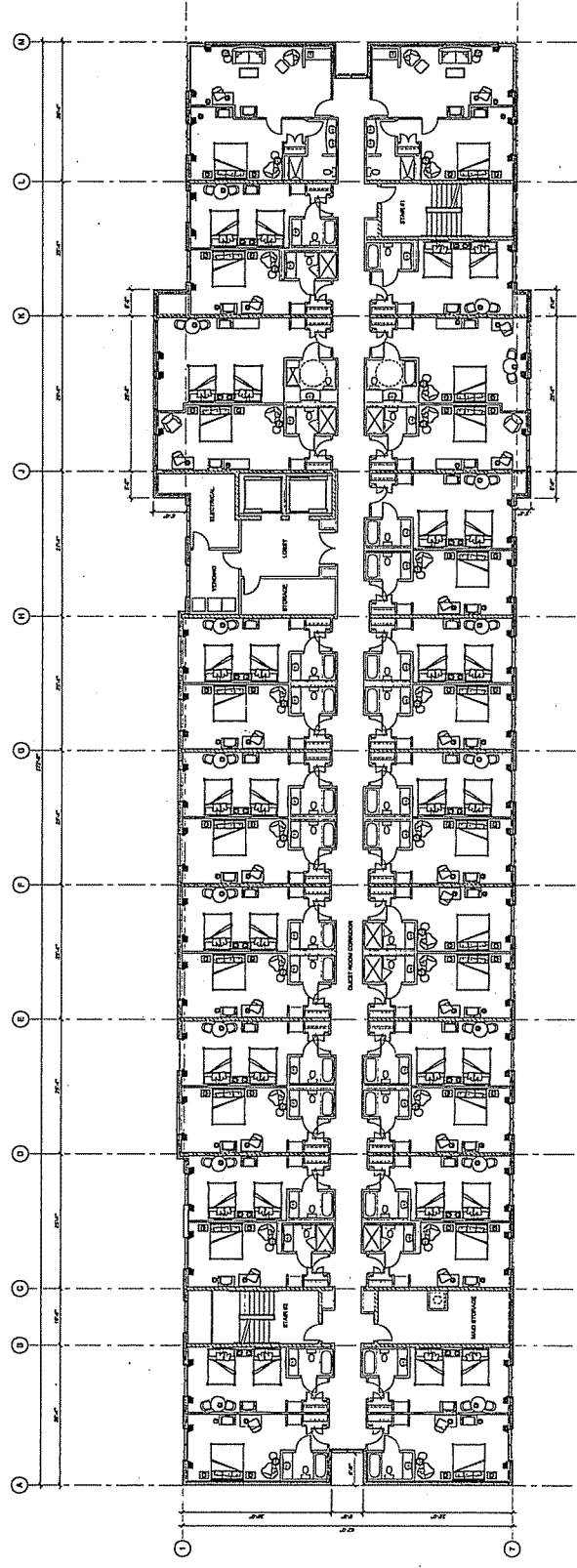


SECOND FLOOR PLAN
 SCALE: 1/8" = 1'-0"

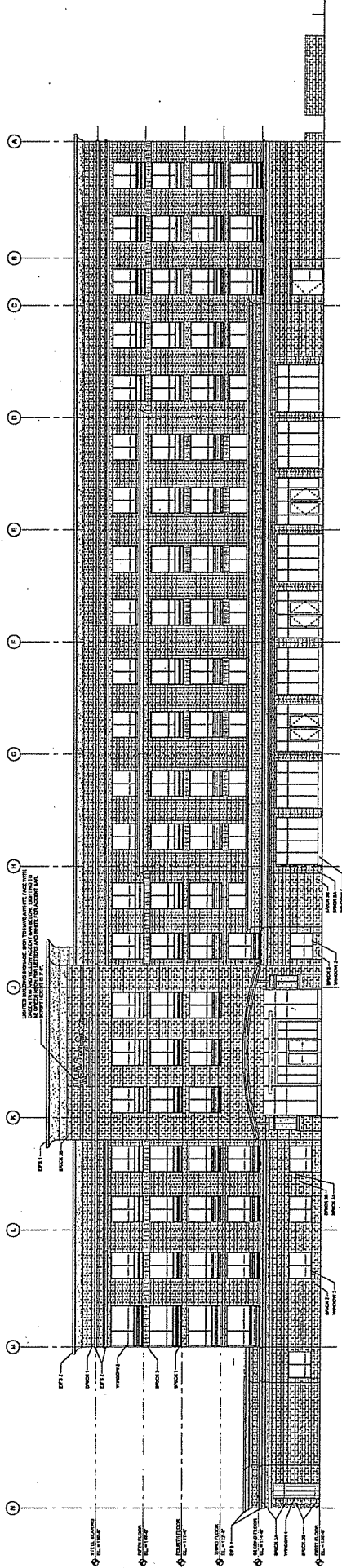
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 NOT FOR CONSTRUCTION PURPOSES



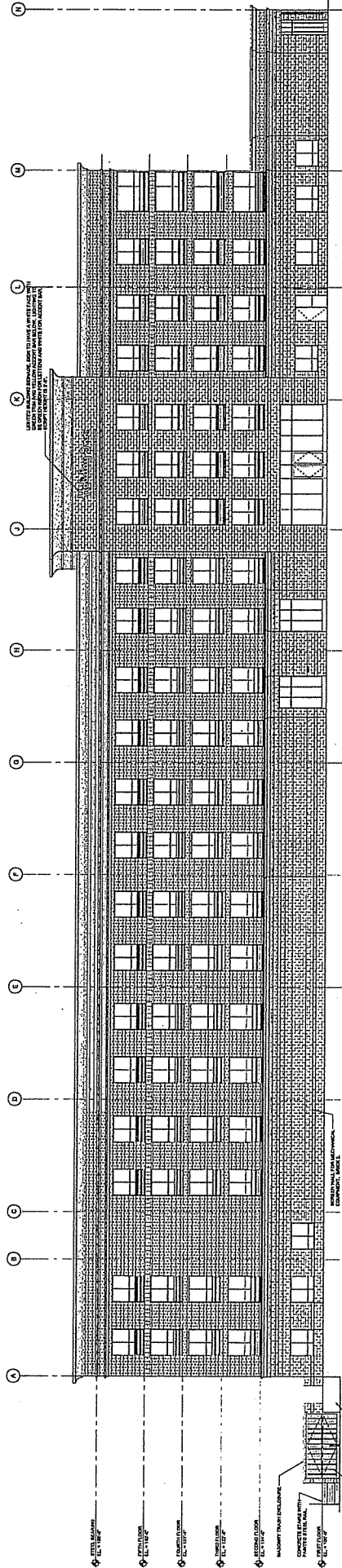
THIRD FLOOR PLAN
 ARCHITECTURAL DRAWING



FOURTH FLOOR PLAN
 11/14/12



EAST ELEVATION



WEST ELEVATION

PRELIMINARY

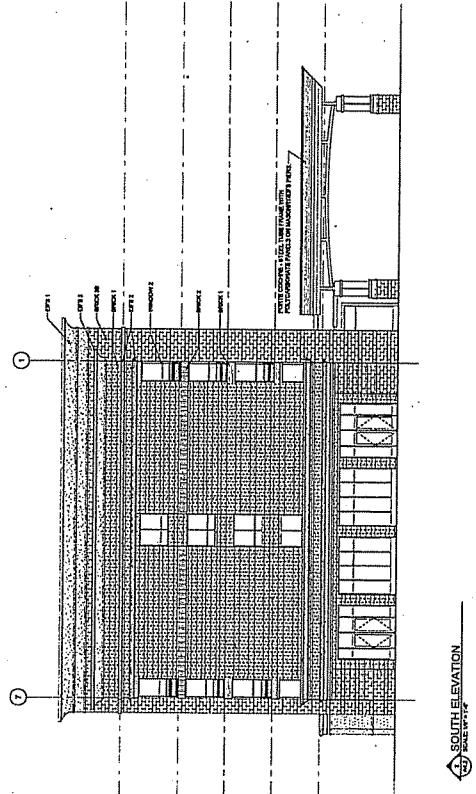
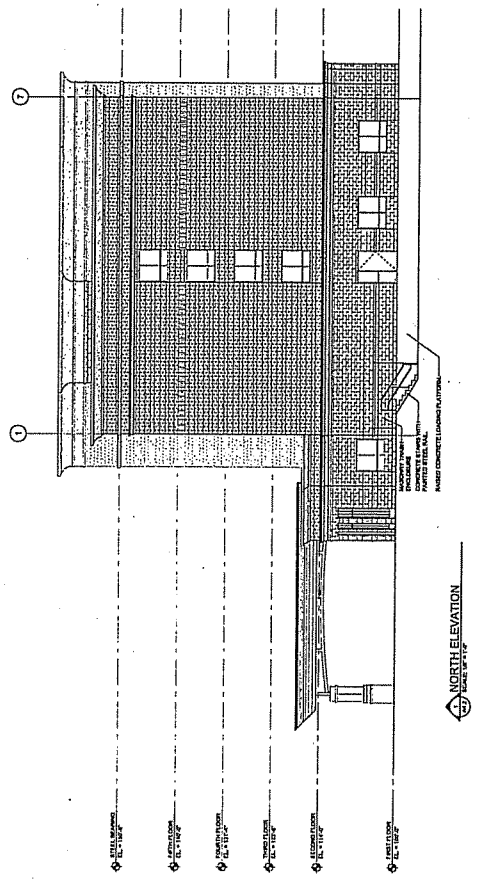
DURRANT

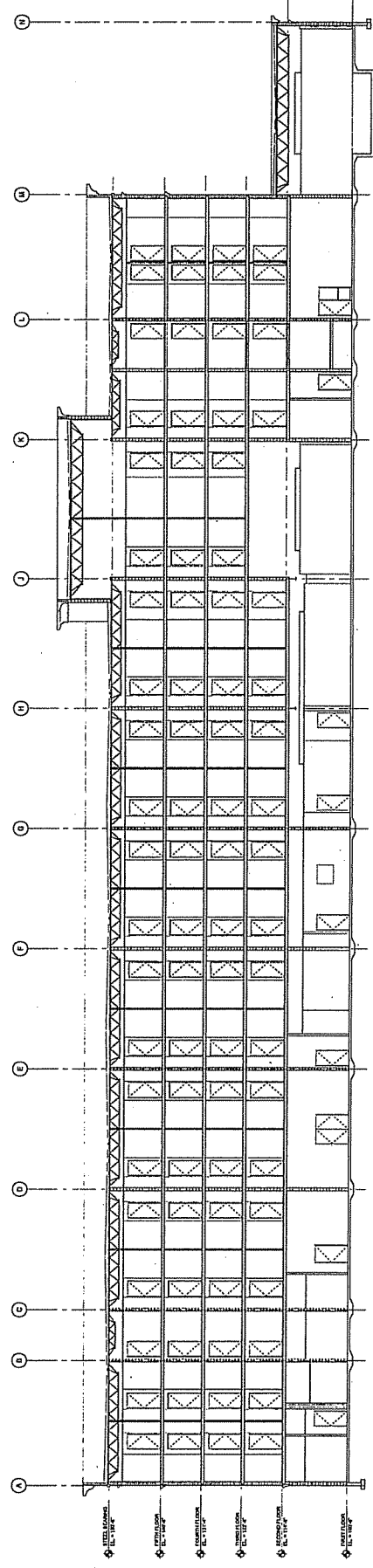
THE ARCHITECTS
 1000 UNIVERSITY AVENUE
 MADISON, WISCONSIN 53706
 TEL: 608/263-1111
 FAX: 608/263-1112
 WWW.DURRANTARCHITECTS.COM

PROJECT NO. 1000 UNIVERSITY AVENUE
 DATE: 11/14/12
 DRAWN BY: JLD
 CHECKED BY: JLD
 SCALE: AS SHOWN

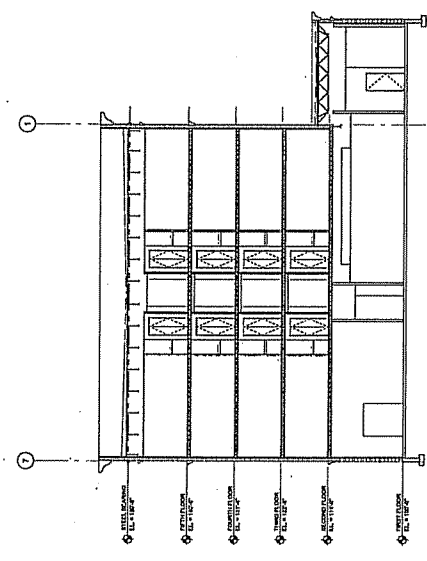
SECTION: SECTION ELEVATION

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 NOT FOR CONSTRUCTION

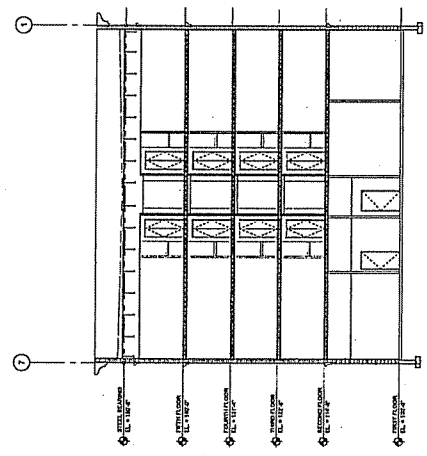




BUILDING SECTION



BUILDING SECTION

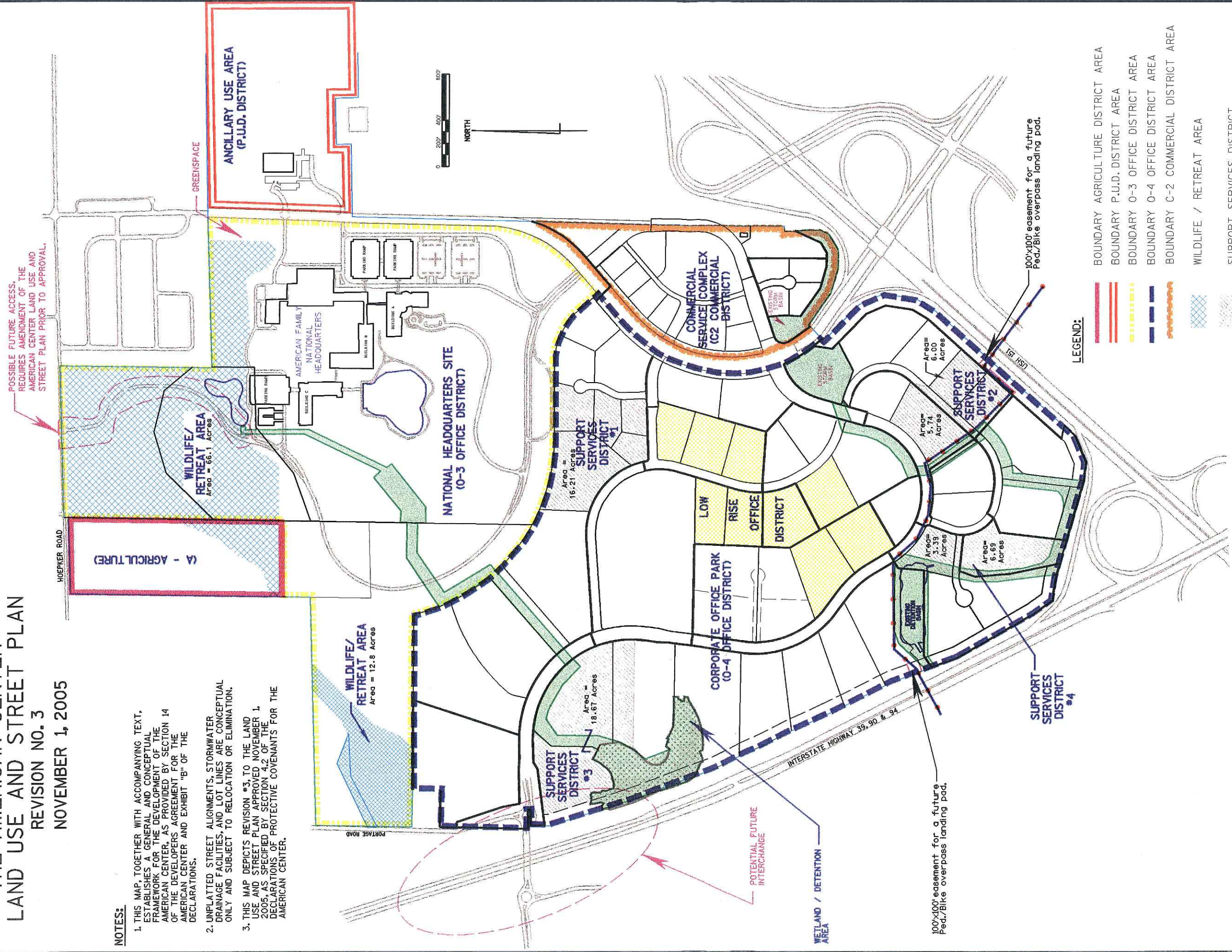


BUILDING SECTION

THE AMERICAN CENTER LAND USE AND STREET PLAN REVISION NO. 3 NOVEMBER 1, 2005

NOTES:

1. THIS MAP, TOGETHER WITH ACCOMPANYING TEXT, ESTABLISHES A GENERAL AND CONCEPTUAL FRAMEWORK FOR THE DEVELOPMENT OF THE AMERICAN CENTER, AS PROVIDED BY SECTION 14 OF THE DEVELOPERS AGREEMENT FOR THE AMERICAN CENTER AND EXHIBIT "B" OF THE DECLARATIONS.
2. UNPLATTED STREET ALIGNMENTS, STORMWATER DRAINAGE FACILITIES, AND LOT LINES ARE CONCEPTUAL ONLY AND SUBJECT TO RELOCATION OR ELIMINATION.
3. THIS MAP DEPICTS REVISION #3, TO THE LAND USE AND STREET PLAN APPROVED NOVEMBER 1, 2005, AS SPECIFIED BY SECTION 4.2 OF THE DECLARATIONS OF PROTECTIVE COVENANTS FOR THE AMERICAN CENTER.



LEGEND:

- BOUNDARY AGRICULTURE DISTRICT AREA
- BOUNDARY P.U.D. DISTRICT AREA
- BOUNDARY O-3 OFFICE DISTRICT AREA
- BOUNDARY O-4 OFFICE DISTRICT AREA
- BOUNDARY C-2 COMMERCIAL DISTRICT AREA
- WILDLIFE / RETREAT AREA
- SUPPORT SERVICES DISTRICT
- LOW RISE OFFICE DISTRICT
- STORM DRAINAGE AREA
- BICYCLE ROUTE

PLANS PREPARED BY
AYRES ASSOCIATES
 Engineers/Architects
 Scientists/Surveyors
 Owen Ayres & Associates Inc.
 Madison, Wisconsin

THE AMERICAN CENTER LAND USE AND STREET PLAN REVISION NO. 3

DR. BY	JEL	DATE	REVISIONS	ENGRG. PROJ. DATE
		11-15-05	REVISED FOR MAP UPDATE	
JOB NO.	52-0273.00			
DATE	05/01/05			