

**CITY OF MADISON
INTERDEPARTMENTAL
CORRESPONDENCE**

Date: December 6th 2007

To: Plan Commission
From: Matt Tucker, Zoning Administrator
Subject: **702 N. Midvale Blvd.; rezoning from PUD-GDP (SIP) to Amended PUD-GDP (SIP) #3**

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Present Zoning District: PUD-GDP (SIP)

Proposed Use: 6-story Hotel with 140 guest rooms and outdoor seating.

Requested Zoning District: Amended PUD-GDP (SIP)

GENERAL OR STANDARD REVIEW COMMENTS

1. Show accessible parking stalls to serve the proposed retail and restaurant uses that meet state required striping and signage as near the accessible entrances as possible. Meet all applicable State accessible requirements, including but not limited to:
 - a. Provide required accessible stalls striped per State requirements. A minimum of 1 of the stalls shall be a van accessible stalls 8' wide with an 8' striped out area adjacent.
 - b. Show signage at the head of the stalls. Accessible signs shall be a minimum of 60" between the bottom of the sign and the ground.
 - c. Highlight or call out the accessible path from the stalls to the building. The stalls shall be as near the accessible entrance or elevator as possible. Show ramps, curbs, or wheel stops where required.
2. Meet with Zoning and Planning regarding the zoning text, to resolve issues including but not limited to shared bicycle parking facilities, shared loading facilities, and projected employee counts for the hotel use. Receive approval from zoning and planning of the zoning text prior to submitting final plans.
3. Provide a detailed landscape plan, stamped by a registered landscape architect, showing proposed landscaping for the general area of the hotel site.
4. Lighting is not required. However, if it is provided for the commercial/retail portion of the parking, it must comply with City of Madison outdoor lighting standards. (See parking lot packet). Lighting will be limited to .10 watts per square foot.

Zoning Criteria

<i>Bulk Requirements</i>	Required	Proposed
Lot Area	6,000 sq. ft.	as shown
Lot Width	50'	as shown
Usable Open Space	n/a	n/a
Front Yard	0'	Adequate
Side Yards	0'	Adequate
Rear Yard	30'	Adequate
Floor Area Ratio	3.0	Adequate
Building Height	--	6 stories

<i>Site Design</i>	Required	Proposed
No. Parking Stalls	140	as shown
Accessible Stalls	5	as shown (1)
Loading	2 (10' x 35') areas	2 (10' x 35') areas
No. Bike Parking Stalls	1 per 20 employees	24 ⁱ (2)
Landscaping	yes	(3)
Lighting	No	(4)

<i>Other Critical Zoning Items</i>		
Urban Design	Yes	
Barrier Free (COMM 69)	Yes	

* Since this project is being rezoned to the **PUD-GDP(SIP)** district, and there are no predetermined bulk requirements, we are reviewing it based on the criteria for the C-2 district, because of the surrounding land uses.

ⁱ Bicycle parking for the hotel use relates to the number of employees on site, which has not been provided.