

**CITY OF MADISON
INTERDEPARTMENTAL
CORRESPONDENCE**

Date: May 5th 2008

To: Plan Commission
From: Matt Tucker, Zoning Administrator
Subject: **1501-1509 Monroe Street**

Present Zoning District: C2/C3

Proposed Use: Demolish retail/commercial buildings to build a 4 story hotel.

Conditional Use: 28.04(22) Demolition of principal buildings requires Plan Commission approval.

MAJOR OR NON-STANDARD REVIEW COMMENTS (Comments which are special to the project and/or may require additional work beyond a standard, more routine project). **NONE.**

GENERAL OR STANDARD REVIEW COMMENTS

1. The submitted plans reflect that the proposal is three (3) parking spaces in excess of the minimum parking requirement. The increase in provided parking for the hotel use is within the maximums identified in the ordinance, however, be advised, Sec. 28.09(2)(d) 20. identifies non-accessory parking garages as a *Conditional Use*. Should excess parking be proposed for lease or rent, conditional use approval is required before excess parking may be leased or rented. Staff recommends that no parking space be leased or rented within this development.
2. The submitted plans and specification show the building to provide 39,857 sq. ft. of qualifying floor area. Therefore the development is classified as a *Permitted Use* in the C2/C3 zoning districts. The inclusion of any additional areas of the development for principal or accessory use will result in the project exceeding the 40,000 sq. ft. threshold, which would classify the hotel as a *Conditional Use* in the C2/C3 zoning districts.
3. The submitted plans show an *exterior open air covered entry* proposed along the Monroe Street frontage of the site. The plans do not show any proposed use for this area, other than as an entrance space. However, the submitted elevations reflect discrepancies with the first floor plans, in that additional doors between the hotel lobby and lobby lounge are shown on the elevation drawings but these doors do not show up on the floor plans. One could reasonably determine that the doors imply some sort of relationship between the inside of the hotel and the *exterior open air covered entry*, which will most likely be use by hotel guests as an accessory use. The use of this area for principal or accessory use, including outdoor eating and drinking areas associated with the hotel, will result in the project exceeding the 40,000 sq. ft. threshold, which would classify the hotel as a *Conditional Use* in the C2/C3 zoning districts. Also, the *exterior open air covered entry*, parking lot facilities, or any other area on the site may not be used for outdoor eating/drinking or in support of non-accessory uses associated with events taking place at Camp Randall, unless approved as a *Conditional Use*.

4. If exterior lighting is provided, it must comply with City of Madison outdoor lighting standards.
5. One (1) bicycle parking stall must be provided per twenty (20) hotel employees, with the minimum number of required bicycle stalls being two (2). Please provide employee counts to be used in calculating bicycle parking requirement.
6. The proposed signage placed in the upper architectural feature (above the roof) is not permitted. The Plan Commission does not grant signage approvals. Signage must be reviewed for compliance with Chapter 31 Sign Codes of the Madison General Ordinances. The Zoning Section of the Department of Planning and Community and Economic Development issues signage permits.
7. Provide a reuse/recycling plan, to be reviewed and approved by The City's Recycling Coordinator, Mr. George Dreckmann, prior to demolition permits being issued.
8. The site shares a zoning district boundary with a residential development to the east. This development must provide effective 6' – 8' high screening along the lot line of this commercial district adjoining a residential zoning district.

ZONING CRITERIA

Bulk Requirements	Required	Proposed
Lot Area	6,000 sq. ft.	19,515 sq. ft.
Lot width	50'	Adequate
Front yard	0'	Adequate
Side yards	5'	5' (residential lot to southwest)
Rear yard	30'	35'
Floor area ratio	3.0	2.04
Building height	---	4 stories

Site Design	Required	Proposed
Number parking stalls	48	51
Accessible stalls	3	3
Loading	1 (10' x 35') area	Provided
Number bike parking stalls	2 minimum	None shown (5)
Landscaping & Screening	Yes	(8)
Lighting	No	(4)

Other Critical Zoning Items	
Land Use – 39,928 sq. ft. Hotel	Permitted Use (1, 2, 3)
Urban Design	No
Utility easements	None shown
Barrier free (ILHR 69)	Yes

With the above conditions, the proposed project **does** comply with all of the above requirements.