

**CITY OF MADISON  
INTERDEPARTMENTAL  
CORRESPONDENCE**

**Date:** March 10, 2008

**To:** Plan Commission

**From:** Patrick Anderson, Assistant Zoning Administrator

**Subject:** **2702 Crossroads Dr.**

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**Present Zoning District: RPSM**

**Proposed Use: Construct a 131 room Fairfield Inn and Suites Hotel**

**Conditional Use: 28.10(2)(d) 4. Conference centers and Hotel facilities are a conditional use with the conditions below:**

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. Meet all applicable State accessible requirements, including but not limited to:
  - a. Show the accessible route from the stalls to the building. Show ramp, curb or wheel stops where required to protect and provide the accessible route to the building.
2. Provide one 10' x 35' loading area with 14' vertical clearance to be shown on the plan. The loading area shall be exclusive of drive aisle and maneuvering space.
3. Provide two bike parking stalls in a safe and convenient location on an impervious surface to be shown on the final plan. The lockable enclosed lockers or racks or equivalent structures in or upon which the bicycle may be locked by the user shall be securely anchored to the ground or building to prevent the lockers or racks from being removed from the location. NOTE: A bike-parking stall is two feet by six feet with a five-foot access area. Structures that require a user-supplied locking device shall be designed to accommodate U-shaped locking devices.

4. Parking lot plans with greater than twenty (20) stalls, landscape plans must be stamped by a registered landscape architect. Provide a landscape worksheet with the final plans that shows that the landscaping provided meets the point and required tree ordinances. In order to count toward required points, the landscaping shall be within 15' and 20' of the parking lot depending on the type of landscape element. (Note: The required trees do not count toward the landscape point total.) Planting islands shall consist of at least 75% vegetative cover, including trees, shrubs, ground cover, and/or grass. Up to 25% of the island surface may be brick pavers, mulch or other non-vegetative cover. All plant materials in islands shall be protected from vehicles by concrete curbs.
  
5. Lighting is not required. However, if it is provided, it must comply with City of Madison outdoor lighting standards. (See parking lot packet). Lighting will be limited to .10 watts per square foot.
  
6. The plans appear to indicate that there is an agreement with the adjacent land owner and their parking lot. Please provide copies of these agreements or apply for a 14 stall parking reduction under section 28.11 (2) (c) of the City of Madison Zoning Code.

**ZONING CRITERIA**

<b>Bulk Requirements</b>	<b>Required</b>	<b>Proposed</b>
Lot Area	1 acres (43,560 sq. ft.)	3.15 acres (137,063)
Lot width	100'	311'
Usable open space	n/a	n/a
Front yard	25'	50' +
Side yards	25' street side, 15' interior	adequate
Rear yard	50' from Interstate Hwy	adequate
Floor area ratio	1.0	0.51
Building height	---	4 stories/

<b>Site Design</b>	<b>Required</b>	<b>Proposed</b>
Number parking stalls	131	117 (6)
Accessible stalls	5	5 (1)
Loading	1 (10' x 35') area	(2)
Number bike parking stalls	2	(3)
Landscaping	Yes	(4)
Lighting	No	(5)

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<b>Other Critical Zoning Items</b>	
Urban Design	No
Historic District	No
Landmark building	No
Flood plain	No
Utility easements	Yes
Water front development	No
Adjacent to park	No
Barrier free (ILHR 69)	Yes

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