

**CITY OF MADISON  
INTERDEPARTMENTAL  
CORRESPONDENCE**

**Date:** April 7<sup>th</sup> 2008

**To:** Plan Commission  
**From:** Patrick Anderson, Assistant Zoning Administrator  
**Subject:** **4802 Tradewinds Parkway, Sleep Inn & Suites**

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**Present Zoning District: M-1**

**Proposed Use:** 3-story Hotel with 92 guest rooms.

**Conditional Use: 28.10(4)(d) Hotels are a conditional use in the M-1 district**

**GENERAL OR STANDARD REVIEW COMMENTS**

1. Provide a detailed landscape plan, stamped by a registered landscape architect, showing proposed landscaping for the general area of the hotel site.
2. 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.
3. Provide adequate 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. Show (4) accessible parking stalls 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.

**Zoning Criteria**

<b><i>Bulk Requirements</i></b>	<b>Required</b>	<b>Proposed</b>
Lot Area	6,000 sq. ft.	as shown
Lot Width	50'	as shown
Front Yard	25'	Adequate
Side Yards	0'	Adequate
Rear Yard	30'	Adequate
Floor Area Ratio	2.0	Adequate
Building Height	--	3 stories

<b><i>Site Design</i></b>	<b>Required</b>	<b>Proposed</b>
No. Parking Stalls	92	100
Accessible Stalls	5 (1 Van accessible)	5 (3)
Loading	1 (10' x 35') areas	1 (10' x 35')
No. Bike Parking Stalls	1 per 20 employees	24 <sup>i</sup> (4)
Landscaping	yes	(1)
Lighting	No	(2)

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

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