

**CITY OF MADISON
INTERDEPARTMENTAL
CORRESPONDENCE**

Date: January 19, 2006

To: Plan Commission

From: Kathy Voeck, Assistant Zoning Administrator

Subject: **8102 Watts Rd.**

Present Zoning District: Ag

Proposed Use: Two hotels, 16,000 sq. ft. future retail

Proposed Zoning District: PUD(GDP)

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 zoning text shall be more specific as to what uses will be permitted. It could say uses as allowed in Chapter 28 of the Madison General Ordinances as permitted in the C-3
2. The zoning text regarding signage shall be amended. "Signage will be permitted per Chapter 31 of the Madison General Ordinances as it applies to the C-3 district. Signage shall be approved by the Urban Design Commission and Zoning."
3. Provide two 10' x 35' loading areas (one per each hotel) with 14' vertical clearance to be shown on the plan. The loading area shall be exclusive of drive aisle and maneuvering space.

ZONING CRITERIA

Bulk Requirements	Required	Proposed
Lot Area	6,000 sq. ft.	10.16 acres
Lot width	50'	adequate
Usable open space	n/a	n/a
Front yard	To be reviewed at submittal	of SIP
Side yards		
Rear yard		
Floor area ratio		
Building height		

Site Design	Required	Proposed
Number parking stalls	1 per room/suite *	To be reviewed at SIP submtl.
Accessible stalls	Per State Code	
Loading	1 (10' x 35') per hotel	(3)
Number bike parking stalls	Dep on no. of empl. in hotel	
Landscaping	Yes	
Lighting	No	

Other Critical Zoning Items	
Urban Design	Yes
Historic District	No
Landmark building	No
Flood plain	No
Utility easements	None shown
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.

* Since this project is being rezoned to the **(PUD)** district, and there are no predetermined bulk requirements, we are reviewing it based on the criteria for the C-3 district, because of the surrounding land uses.