CITY OF MADISON
INTERDEPARTMENTAL
CORRESPONDENCE

Date: April 20, 2015

To: **Plan Commission**

From: **Matt Tucker, Zoning Administrator**

Subject: **5110 High Crossing Blvd.**

Present Zoning District: **CC**

Proposed Use: **Planned multi-use site including four-story, 106 room hotel and two-story health club.**

Conditional Use: **Sec. 28.068(4)(a), Buildings exceeding 25,000 sq. ft are a Conditional Use**
Sec 28.137(2)(e) A planned multi-use site containing a hotel over 25,000 sq. ft. in floor area is a Conditional Use

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).

A. Sec. 28.060(2)(a) requires All new buildings shall have a functional entrance oriented to an abutting public street, with entries shall be clearly visible and identifiable from the street, delineated with elements such as roof overhangs, recessed entries, landscaping, or similar design features. The proposed entry to the health club facility does not meet this requirement. The entry must be modified to meet this requirement.

GENERAL OR STANDARD REVIEW COMMENTS:

1. Bicycle parking design and location shall comply with Sec. 28.141(11) of the City of Madison General Ordinances. NOTE: 90% of require bike parking must be designed as short-term, located at the exterior of the buildings within 100' of the main entrances of the buildings. Provide detail of bike rack to be installed. A bicycle parking reduction may be requested per sec. 28.141(5), table 28I-4.

2. If refuse is to be stored outside of enclosed buildings, provide a refuse enclosure for storage of the on-site refuse containers. Screening shall be between six and eight feet in height.

3. Any new exterior lighting shall be installed in compliance with MGO 10.085, the City's outdoor lighting regulations.

4. Pursuant to Sec. 28.142(3) Landscape Plan and Design Standards: Landscape plans for zoning lots greater than ten thousand (10,000) square feet in size must be prepared by a

registered landscape architect

5. Parking lot landscaping requirements limit the maximum number of parking stalls to 12 stalls without providing a landscaping island. The parking areas alongside the health club facility exceed this requirement, and thus must be modified with landscape islands. Interior parking lot landscaping requires 8% of area of parking lot devoted to landscaping islands. Show calculation of provided landscaping islands on final plan.

6. Pursuant to Sec. 28.060(2)(d), provide window and door area calculations for the street-facing facades of the buildings.

7. Under-building parking for the hotel must include the provision of accessible parking stalls. Final plans shall show these stalls.

CC ZONING REQUIREMENTS

Category	**Required**	**Proposed Development**
Front yard setback	0'	Adequate
Maximum front yard setback	100'	Adequate
Side yard setback:	0'	Adequate
Rear yard setback:	0'	Adequate
Maximum height	5 stories / 68'	Adequate
Maximum Lot Coverage	85%	TBD

Site Design	**Required**	**Proposed**
Number parking stalls	Health Club: 10% capacity = 80 Hotel: 0.75 per bedroom =79.5	179 surface, 68 underground
Bicycle parking	Health Club: 5% capacity = 40 Hotel: 1 per 10 bedrooms = 11	51 (1)
Landscaping	Yes	Yes (4, 5)
Lighting	TBD	Yes (3)
Accessible stalls	Yes	8 (7)
Loading	1 (hotel)	1 (hotel)

Other Critical Zoning Items	
Urban Design	Yes
Building Forms	Yes, Hotel – flex building Health club - free-standing commercial building
Barrier free (ILHR 69)	Yes
Utility easements	Yes

AGENDA # 4

City of Madison, Wisconsin

REPORT OF: URBAN DESIGN COMMISSION

PRESENTED: April 8, 2015

TITLE: 5110 High Crossing Boulevard – Planned Multi-Use Site for a Four-Story, 106-Unit "Holiday Inn Express Hotel" and a Two-Story, 44,000 Square Foot "Gold's Gym" Health Club. 17th Ald. Dist. (37163)

REFERRED:

REREFERRED:

DRAFT

REPORTED BACK:

AUTHOR: Alan J. Martin, Secretary

ADOPTED: **POF:**

DATED: April 8, 2015

ID NUMBER:

Members present were: Richard Wagner, Chair; Cliff Goodhart, Melissa Huggins, Lauren Cnare, John Harrington, Dawn O'Kroley and Richard Slayton.

SUMMARY:

At its meeting of April 8, 2015, the Urban Design Commission **GRANTED FINAL APPROVAL** of a Planned Multi-Use site for a four-story, 106-unit "Holiday Inn Express Hotel" and a two-story, 44,000 square foot "Gold's Gym" Health Club located at 5110 High Crossing Boulevard. Appearing on behalf of the project were Sohail Khan, representing Tim Nietzel; and Jerry Bourquin, representing Dimension IV-Madison. Bourquin addressed the Commission's previous issues with the project, noting that the design of the intersection is set up to control traffic and if the drive is moved, the curb cut would have to be moved the same amount, which would change the entire situation. Stone material has been increased and brought up higher on the building and reduce the steel base; material samples were shown. Planning staff comments were mentioned regarding simplification of the material palette, and that the design was revised to deal with the Zoning Code requirements regarding EIFS, but there is still concern about the number of brick colors and the cultured stone not being simple enough. Bourquin responded that the cultured stone is being used to emphasize the front entrance and canopy of the building, and also the pool area.

Comments and questions from the Commission were as follows:

- The front entrance perspective, it looks well designed and it doesn't look like it's just a mish-mash of materials. We'll see with the health club, how that main brick color ties in.
- The composition is nice, I just didn't anticipate that being cultured stone; it kind of takes that vertical rise, I would anticipate that being metal and the cultured stone being somewhere else maybe, but the introduction of the cultured stone to the palette seems fine.

For the health club, they have introduced more glass and a sunscreen to the façade, and the roof edge has been moved to be more consistent while providing some shading. At 10-feet in height the material will be heavily sandblasted to provide more texture and context, while giving the base a more heavy, rustic feel. The main entrance is at the corner of the building and does not face High Crossing Boulevard, which was a staff concern. They felt by highlighting the corner, sandblasting and staining the building material it would be more

prominent, which has resulted in white sun shades in a translucent fabric. The Secretary noted that the Zoning Administrator has not made a decision about the entrance orientation and whether or not it meets Code, and there are issues with vertical building articulation that is required by the Code at a minimum level of 40-feet; Khan noted that the vertical columns and having the glass meet the requirements for that standard. The building is largely white concrete and changes in blasting texture and circular motifs don't provide for enough contrast to replace what would normally be a change in material or color, which staff is very concerned with because the building is very monolithic. The different elevations have different features but those features change as they go around the different elevations, therefore is there sufficient design cohesion from elevation to elevation as you go around the building? Staff believes that there should be more. Staff also still has issue with exclusive upper story glazing, and suggest consideration be given to providing more continuity of the building's base, especially along the rear façade which lacks detailing and reveals as on the other façades. The large ground floor parking lot facing the north elevation could be improved by breaking the feature down through different detailing. Staff questions the long-term durability of a prominent design element (sun shades) and suggest consideration given to a more durable, permanent and architecturally integrated material, such as metal panel. Khan responded that the fabric chosen for the sun shades is a very durable material that is meant to last; they haven't had any issues with it when they've used it on other projects. The metal panel does not offer the same transparency as the sun shades.

Comments and questions from the Commission were as follows:

- Do these projects have to be approved together?
    - They're on the same zoning lot, the integrated cross-access ties them together as a Planned Multi-Use Site.
- In terms of addressing the street, the strong gesture at the corner does seem to address High Crossing Boulevard, particularly from a vehicular entrance with a shared drive location, so that does seem very appropriate in the overall scale of things. The pedestrian entrance, the sidewalk that's to the south, some very small pedestrian-scale signage could be something that leads people to the main entrance from High Crossing. Very small.
- The comment on the monolithic composition actually brings success to this design due to the large gestures of glazed openings. So the monolithic material is necessary to outweigh that large glass and punched opening gesture, and it does seem to comply with the amount of vertical interest and being broken up along the façade.
- The material palette seems fantastic, including the fabric screens, and they serve a purpose.
- The north façade, I know there's less pedestrian activity on that façade, but again that large unbroken base supports the overall composition.
- This is a gem and to me it looks like a gem. It responds to its orientation and its site. I think the two buildings complement each other.
- I think it's a very interesting cube with lots of design elements in it, but doesn't try and mask with all these ins and outs like we sometimes see.
- The color makes it really exciting.
- Your experience with the fabric is positive?
    - I've driven by the one in the Town of Madison, if it's the same material it doesn't look like it's suffered. You could easily replace it if you have to after 15 years.
- There's a hedge outlining the edge of the pavement which really serves to say "here's where the pavement is." I prefer to see a mass of shrubs, pockets of shrubs that screen it. If there's a requirement that it's continuous, it shouldn't be a hedge, make it look like it's carved out of a natural area. This looks unnecessarily formal.

- I think the tree placement is fine but the whole shrub with ground layer placement needs to be revised. And you need more species. But I agree, you need to get rid of those linear lines and make them not look like they're hiding a parking lot.

ACTION:

On a motion by O'Kroley, seconded by Goodhart, the Urban Design Commission **GRANTED FINAL APPROVAL.** The motion was passed on a vote of (6-0). The motion provided for adjustment to the landscaping along the street frontage as noted.

After the Commission acts on an application, individual Commissioners rate the overall design on a scale of 1 to 10, including any changes required by the Commission. The ratings are for information only. They are not used to decide whether the project should be approved. The scale is 1 = complete failure; 2 = critically bad; 3 = very poor; 4 = poor; 5 = fair; 6 = good; 7 = very good; 8 = excellent; 9 = superior; and 10 = outstanding. The overall rating for this project is 8.

URBAN DESIGN COMMISSION PROJECT RATING FOR: 5110 High Crossing Boulevard

	Site Plan	Architecture	Landscape Plan	Site Amenities, Lighting, Etc.	Signs	Circulation (Pedestrian, Vehicular)	Urban Context	Overall Rating
Member Ratings	6	6	3	-	-	5	7	-
	6	7/9 (hotel/gym)	6	-	7	-	8	8

ALLIANT ENERGY
CSM COMMENTS

Department of Planning & Community & Economic Development
Planning/Building Inspection/Economic Development/Community Development
Steven Cover, Director

Planning Division
215 Martin Luther King, Jr. Boulevard
P.O. Box 2985
Madison, WI 53701-2985
(608) 266-4635

REVIEW REQUEST FOR:

___ PRELIMINARY PLAT
___ FINAL PLAT
X LOT DIVISION/CSM
X CONDITIONAL USE
___ DEMOLITION
___ REZONING
___ INCLUSIONARY ZONING
___ OTHER

Nietzel CSM : Section 27 - Town of Burke
5110 High Crossing Boulevard
Create 2 lots to allow construction of a 60,650 square-foot health club and 106-room hotel as a planned multi-use site
Tim Nietzel - Young Crossing, LLC/Jerry Bourquin - Dimension IV-Madison

PLANNING DIVISION CONTACT: Kevin Firchow
RETURN COMMENTS BY: 27 March 2015
PLEASE ALSO EMAIL OR FAX ANY COMMENTS TO THE APPLICANT:
Applicant E-mail: jbourquin@dimensionivmadison.com Fax: 829-4445
Date Submitted: 18 February 2015 Plan Commission: 20 April 2015
Date Circulated: 23 February 2015 Common Council: 05 May 2015
UDC: 08 APRIL 2015

CIRCULATED TO:

___ ZONING
___ FIRE DEPARTMENT
___ TRAFFIC ENG
___ PARKS DIVISION
___ CITY ENG. - SCHMIDT
___ CITY ENG. - PEDERSON
___ WATER UTILITY
___ ECONOMIC DEV - OLVER
___ REAL ESTATE
___ DISABILITY RIGHTS
___ POLICE DEPT. - CHANDLER
___ CITY ASSESSOR - D. CRARY
___ MADISON METRO - SOBOTA
___ MMSD BOARD, C/O SUPT.
___ PUBLIC HEALTH - SCHLENKE
___ NEIGHBORHOOD ORGANIZATION
___ ALD. _____ DIST. _____
___ MADISON GAS & ELECTRIC
___ ALLIANT ENERGY
___ A T & T
___ T D S
___ MT. VERNON TELE
___ _____
___ _____

___ Review the above as per time schedule set in Chapter 16.23(5)(b)2; 16.23(5)(3)3; or Chapter 28, City of Madison Ordinance; OR your agency's comments cannot be considered prior to action.

___ One copy for your files; one copy for file of appropriate telephone company; PLEASE RETURN one copy with joint comments.

___ The above is located in your district. A copy is on file in the Planning Division Office for review. If you have any questions or comments, contact our office at 266-4635.

___ The above is located within or near the limits of your neighborhood organization. A copy is on file in the Planning Division Office for review. If you have any questions or comments, contact our office at 266-4635.

RETURN COMMENTS TO: PLANNING DIVISION, DEPT. OF PLANNING & COMMUNITY & ECONOMIC DEVELOPMENT, ROOM LL100 MMB, 215 MARTIN LUTHER KING JR. BLVD.

NO COMMENTS / YOUR COMMENTS: 3-13-15

Please see attached for requested easements.

Brand Smith
Alliant Energy
608- 842 - 1705
brandsmith@alliantenergy.com

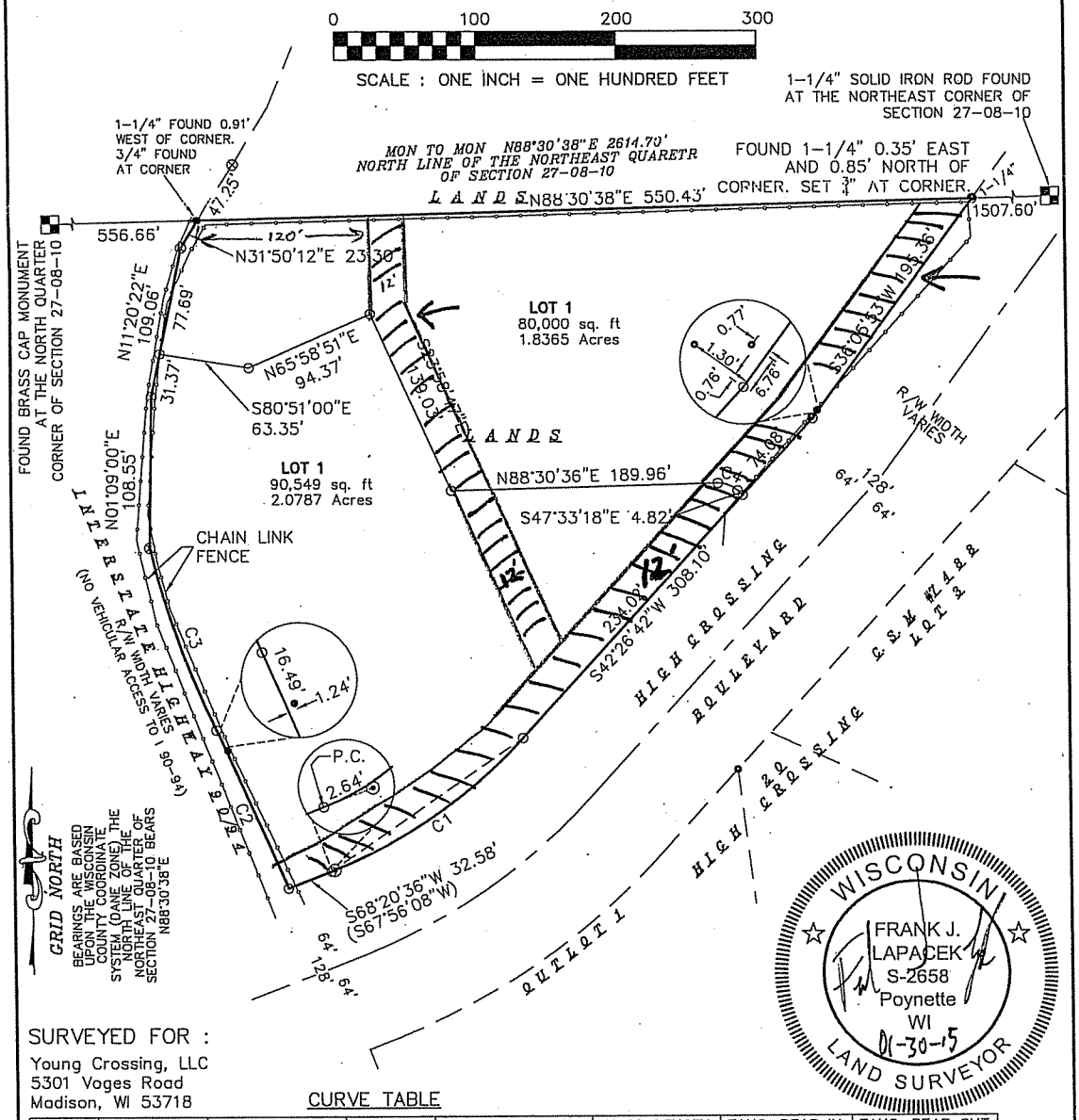
* SEE FOLLOWING PAGE

11 - 12

REQUESTED EASEMENTS – ALLIANT ENERGY

CERTIFIED SURVEY MAP No. _____

PART OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 08 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN



SURVEYED FOR :
Young Crossing, LLC
5301 Voges Road
Madison, WI 53718

CURVE TABLE

NUMBER	ARC LENGTH	CENTRAL ANGLE	RADIUS	CHORD DIRECTION	CHORD LENGTH	TANG. BEAR IN	TANG. BEAR OUT
C1	168.01	25°53'51"	371.70	S 55°23'39" W	166.58		
				[N 54°59'11" E]			
	{167.07}	{26°13'00"}	{365.12'}	{S 54°50'30" W}	{165.61}		
C2	123.18	00°36'04"	11738.61	N 23°51'25" W	123.18	N 24°09'27" W	N 23°33'23" W
				[S 24°15'53" E]			
	{106.80}	{00°31'24"}	{11694.20}	{N 23°39'20" W}	{106.80}		
C3	137.77	12°05'50"	652.50	N 19°30'35" W	137.51	N 25°33'30" W	N 13°27'40" W
				[S 19°55'03" E]			
	{170.80}	{15°00'00"}	{652.40}	{N 19°09'20" W}	{170.31}		
C4	15.34	43°56'06"	20.00	S69°31'21"E	14.96		

WISCONSIN
FRANK J. LAPACEK
S-2658
Poynette
WI
01-30-15
LAND SURVEYOR

SURVEYED BY :
Burse
surveying & engineering Inc.
1400 E. Washington Ave, Suite 158
Madison, WI 53703 608.250.9263
Fax: 608.250.9266
email: Mburse@BSE-INC.net
www.bursesurveyengr.com

NOTES:
1) SEE SHEET 2 FOR EASEMENT DETAILS.
2) SEE SHEET 3 FOR LEGEND AND ADDITIONAL NOTES.

MAP NO. _____
DOCUMENT NO. _____
VOLUME _____ PAGES _____
Date: 01-30-2015
Plot View: CSM
\BSE865\2015\DWG\CSBSE865.DWG

11-12