

**CITY OF MADISON
INTERDEPARTMENTAL
CORRESPONDENCE**

Date: March 22nd 2010

To: Plan Commission
From: Matt Tucker, Zoning Administrator
Subject: 666 Wisconsin Avenue

Present Zoning District: R6H and OR

Proposed Use: Renovate existing hotel, modify existing hotel to add a 7th story, and construct an 8 story hotel addition and an underground structured parking addition.
Waterfront Development Conditional Use.

Requested Zoning District: PUD(GDP) SIP

Note: This report is based upon materials submitted with a date of March 10th 2010, unless otherwise indicated. Any changes to the plans from said date are not reflected in this report.

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. New information has not been submitted by the applicant to determine the waterfront setback requirement. As presented, staff believes the additions will exceed the setback of the existing structure, and there is no setback problem. Submission of a final site plan, based upon a survey will be required to verify the setback.

GENERAL OR STANDARD REVIEW COMMENTS

1. Bicycle and moped parking has been included in the submittal, but detailed information must be submitted to clarify the provision of these facilities. Also, it is not clear that five surface bicycle parking stalls at the plaza level is adequate to meet the anticipated bike parking demand for this space.

Final plans should show the bicycle racks located within the bicycle parking areas, showing the code-compliant bicycle parking. Note: A bicycle parking stall is two feet by six feet with six feet of vertical clearance, with a five-foot access area.

2. Moped parking is proposed, but detail is not provided to describe the size of these stalls. Please show width of moped parking stalls on final plans. Note: previous approvals for moped parking have used the following dimensions: Spaces shall be a minimum of three feet by six feet including access aisle of five to six feet, with a vertical clearance of six feet.
3. Zoning and Planning staff will need to work with the applicant to clarify certain aspects of the zoning text. For final sign-off the zoning text must be clarified, including but not limited to the following major comments:
 - a. A statement referencing the use and management plan for the public space should be included in the zoning text.
 - b. A statement describing conditions of approval relative to the outside eating and drinking areas on the private property must be included.
 - c. Signage for the project is not being reviewed at this time. For this project, reference should be included that signage will be addressed as a separate future sign package approval.
 - d. Additional conditions of approval established by the Common Council as part of the approval process must be added to the zoning text, when those conditions become finalized.
4. Open spaces designed and intended for outdoor recreation (public and/or private) must be specifically shown on the final plans and described in the Zoning Text.
5. The site plan shows cross access with neighboring properties. As part of this rezoning a reciprocal land use agreement or a cross access easement agreements shall be approved by the Traffic Engineer, City Engineer and Director of Planning and Development recorded in the Office of the Dane County Register of Deeds.
6. This project includes alterations to the existing sites adjacent and to the east of the area to be rezoned (2 E. Gilman Street and 530 N. Pinckney Street, National Guardian Life development) A new and contemporary site pan for the adjacent site must be submitted and approved before this project will be granted zoning approval. Changes to the adjacent site include, but are not limited to: parking, landscaping, bicycle parking and parking lot lighting.
7. Off-street loading: The Zoning Ordinance requires four 10' x 35' loading areas, where the submittal two areas inside the building (approximately 10' x 35' and 10' x 83') along with a trash compactor space. The plans also show an overflow surface space that could accommodate a semi-tractor and trailer. The applicant asks for approval of the loading provision plan as shown in the submitted plans with this request.
8. The project includes rooftop elevator access, which qualifies as an additional story, this story appears to provide potential future rooftop access for the hotel, which will need to be approved as a separate item.

R6H DISTRICT ZONING CRITERIA

Bulk Requirements	Required	Proposed
Lot Area	6,000 sq. ft.	2.23 Ac.
Lot width	50'	adequate
Usable open space	600 sq. ft. for a 2 bedroom unit, plus 150 sf. For each additional bedroom	As shown on plans
Lot Coverage	40% of lot area	Greater than 40%
Front yard	15'	1940's hotel – 0' (underground pool/fitness area) 1970's hotel – 0' Proposed tower addition - 0'
Side yards	10' for 4-5 story buildings, plus 1.5" increase to setback (depth penalty) for buildings greater than 85' deep as measured 18' from the site lot line	1940's Hotel- 0' to stairs, 7' to closest point on building face 1970's hotel – N/A Proposed tower addition - 0' to stairs, 4.2 to podium, approx 17' to hotel tower
Rear yard	30'	Not a "rear yard" on site
Floor area ratio	2.0	2.72
Building height ** all measurements to top of elevator penthouse or mechanical room	50' (not measured in stories)	1940's hotel: 7 stories/73' (6 stories existing, plus 1 addition) Proposed tower addition, 9-10 stories (9 stories/97.4' as measured from corner of Langdon and Wisconsin, 10 stories/107.25' as measured at bottom of auto court in Wisconsin Avenue right-of-way)

Note: R6H does not list a hotel use as a permitted or conditional use.

OR DISTRICT ZONING CRITERIA

Bulk Requirements	Required	Proposed
Lot Area	6,000 sq. ft.	2.23 Ac.
Lot width	50'	adequate
Usable open space	600 sq. ft. for a 2 bdrm. unit, plus 150 sf. For additional bedrms.	As shown on plans
Front yard	20'	1940's hotel – 0' (underground pool/fitness area) 1970's hotel – 0' Proposed tower addition - 0'
Side yards	Proposed tower addition : 19' Ex hotel: 17' <i>Plus 1.5" increase to setback (depth penalty) for buildings greater than 75' deep as measured 18' from the site lot line</i>	1940's Hotel- 0' to stairs, 7' to closest point on building face 1970's hotel – N/A Proposed tower addition - 0' to stairs, 4.2 to podium, approx 17' to hotel tower
Rear yard	30' or 45% of bldg hgt.	Not a "rear yard" on site
Floor area ratio	2.0	2.72
Building height ** all measurements to top of elevator penthouse or mechanical room	n/a <i>maximum height dictated by FAR, to Capitol view preservation limits</i>	1940's hotel: 7 stories/73' (6 stories existing, plus 1 addition) Proposed tower addition, 9-10 stories (9 stories/97.4' as measured from corner of Langdon and Wisconsin, 10 stories/107.25' as measured at bottom of auto court in Wisconsin Avenue right-of-way) <i>Proposed construction is below capitol view preservation limits</i>

GENERAL SITE DESIGN

Site Design	Required	Proposed
Number parking stalls	0 (Central Area)	Approximately 355
Accessible stalls	As shown on plans	As shown on plans
Loading	4 (10' x 35') areas	4 (irregular)
Bicycle/moped parking	See comparison below	<ul style="list-style-type: none"> • 16 surface bike @ exterior entrance to parking structure • 4 moped parking @ exterior entrance to parking structure • 5 surface bicycle @ plaza level • 12 bike, 4 scooter Inside proposed underground parking garage
Landscaping	As shown on plans	As shown on plans
Lighting	Yes	TBD

PARKING/LOADING REQUIREMENT COMPARISON

Subject	Required	Proposed
Parking stalls, number required for specific components of project	Hotel and accessory components: Non-accessory restaurants: Public use/access space	1 per guest room 30% of proposed occupancy of restaurant space No predetermined requirement, as determined by Z.A.
Loading spaces	4 (10' x 35') area	1- 10- x 35' 1- 10' x 83' (stacked load) 1- 10' x 50' surface overflow (bus/valet flex)
Bicycle parking	Hotel and accessory components: Non-accessory restaurants: Public use/access space	1 per 20 employees 1 per 10 auto spaces No predetermined requirement, as determined by Z.A.

WATERFRONT DEVELOPMENT-RELATED CRITERIA

Subject	Required	Proposed
Applicability	Waterfront development applies to this property. Conditional Use review and approval for waterfront development must be obtained before zoning approval may be issued.	Conditional Use request is being reviewed as part of this project.
Setback requirement	<p>The applicant has two alternatives:</p> <ul style="list-style-type: none"> • A setback from the OHWM that is not less than 75 feet, • A setback from the OHWM that is not less than setback of the existing building that is being added to, altered, or expanded. 	With this submittal, the applicant has chosen to use the setback of the existing building to establish the required setback. The existing building appears to provide approximately a 10' setback from the OHWM. Additions appear to exceed setback of existing structure from OHWM. This must be verified by the submission of an elevation survey showing OHWM and setback of existing building and proposed construction.
Filling, grading, excavation and erosion control		Plans have been submitted relating to this requirement. Additional permitting to be addressed as part of grading, drainage and excavating plans to be included as part of the final permitting/construction process.
Vegetation cutting/clearing	Tree inventory, vegetation cutting and replacement and final landscaping plan required.	A tree inventory/survey and a final vegetation cutting and replacement landscape plan has been included as part of this submittal, and must be reviewed and approved as part of the waterfront Conditional Use review and approval. The majority of trees will be removed (cleared) during construction, with submitted plans indicating that some trees and/or shrubs will be replaced within the 35' water frontage area restricted from "clearing."
Sanitary sewer service	The development must be served by City Sanitary Sewer	The development will be served by City Sanitary Sewer
Planned pedestrian path interference		The development includes pedestrian path features along the waterside, and also includes provisions to connect to a planned future pedestrian path. Since a detailed landscape plan has not been submitted, it is unclear as to the required landscaping and how the landscaping relates to the pedestrian path
Marine retaining wall construction		It is assumed marine retaining walls will be included as part of the construction of the project. These features are reviewed and approved by the DNR.

Other Critical Zoning Items

Urban Design	Yes
Historic District	Mansion Hill Historic District
Flood plain	Yes
Utility easements	Yes
Barrier free (ILHR 69)	Yes

* Since this project is being rezoned to the **(PUD)** district, and there are no predetermined bulk requirements, except waterfront setback.