

**CITY OF MADISON  
INTERDEPARTMENTAL  
CORRESPONDENCE**

**Date:** January 31<sup>st</sup> 2008

**To:** Plan Commission

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

**Subject:** 333 West Washington Ave.

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**Present Zoning District:** PUD(GDP)

**Proposed Use:** 11 story, 151-room Hyatt Place Hotel

**Requested Zoning District:** PUD-GDP (SIP)

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. Provide bike-parking stalls (**minimum of 1 stall per each 20 employees**) in a safe and convenient location on an impervious surface to be shown on the final plan. **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.
2. Provide (2) 10' x 35' loading areas with 14' vertical clearance to be shown on the plan. The loading area shall be exclusive of drive aisle and maneuvering space. If the loading areas cannot be provided, request and obtain approval of the Plan Commission to specifically waive this requirement or it will need to be as part of the SIP approval.
3. 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.
4. Meet all applicable State accessible requirements, including but not limited to:
  - a. Provide the required accessible stalls striped per State requirements. A minimum of one of the stalls shall be a van accessible stall 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 the accessible path from the stalls to the building. The stalls shall be as near the accessible entrance as possible. Show ramps, curbs, or wheel stops where required.
5. Meet with Zoning and Planning regarding the zoning text, to resolve issues including but not limited to shared bicycle parking facilities, shared loading facilities, and projected employee counts for the hotel use. Applicant should provide adequate employee parking and 151 off street parking stalls for a 151-room hotel. Provide a letter of operation detailing where and how many of the 944 stalls will assigned to hotel guests. Receive approval from zoning and planning of the zoning text prior to submitting final plans.
  6. Provide a detailed landscape plan, stamped by a registered landscape architect, showing proposed landscaping for the general area of the hotel site.
  7. Provide floor area ratios.
  8. As per plans submitted proposed building dos not project into the Capitol View Height Limitation of 187.2 feet City datum.
  9. Signage approvals are not granted by the Plan Commission. Signage must be reviewed for compliance with Chapter 31 of the Madison General Ordinances. This is in an Urban Design District. Signage must be approved by the Urban Design Commission and Zoning. Sign permits must be issued by the Zoning Section of the Department of Planning and Community and Economic Development prior to sign installations.

**ZONING CRITERIA**

<b>Bulk Requirements</b>	<b>Required</b>	<b>Proposed</b>
Lot Area	6,000 sq. ft.	10,837 sq. ft.
Lot width	50’	65.47’
Usable open space	n/a	n/a
Front yard	0’	0’ canopy encroachment
Side yards	0’	n/a
Rear yard	30’	n/a
Floor area ratio	3.0	none shown (7)
Building height	Less then 187.2 (City datum)	11 stories (158.83 City datum)

<b>Site Design</b>	<b>Required</b>	<b>Proposed</b>
Number parking stalls	151	* (5)
Accessible stalls	6	(4)
Loading	2 (10' x 35') area	(2)
Number bike parking stalls	1 stall per each 20 employees	(1)
Landscaping	Yes	(6)
Lighting	No	(3)

<b>Other Critical Zoning Items</b>	
Urban Design	Yes
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.

\* Since this project is being rezoned to the **(PUD-SIP)** district, and there are no predetermined bulk requirements, we are reviewing it based on the criteria for the **C-2** district, because of the surrounding land uses.