

**CITY OF MADISON  
INTERDEPARTMENTAL  
CORRESPONDENCE**

**Date:** April 25, 2006

**To:** Plan Commission

**From:** Kathy Voeck, Assistant Zoning Administrator

**Subject:** 5045 East park Blvd., (Previously 1 Terrace Ct)

---

**Present Zoning District:** O-4

**Proposed Use:** 121 Room Hotel in an O-4 (Administrative office and research & development district) CAMBRIA SUITES (84,055 sq. ft.)

**Conditional Use:** 28.085(5)(d)2. Hotels are a conditional use, provided that a majority of the guests using the hotel are employees, business visitors and guests of uses located within the O-4 District, or hotels are intended primarily as meeting and training facilities.

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 hotel facility shall comply with 28.085(d)2 as shown above.
2. Provide **one** 10' x 35' loading area with 14' vertical clearance to be shown on the plan. The loading area shall be exclusive of drive aisle and maneuvering space.
3. Parking lot plans with greater than twenty (20) stalls, landscape plans must be stamped by a registered landscape architect. Provide a landscape worksheet with the final plans that shows that the landscaping provided meets the point and required tree ordinances. In order to count toward required points, the landscaping shall be within 15' and 20' of the parking lot depending on the type of landscape element. (Note: The required trees do not count toward the landscape point total.) Planting islands shall consist of at least 75% vegetative cover, including trees, shrubs, ground cover, and/or grass. Up to 25% of the island surface may be brick pavers, mulch or other non-vegetative cover. All plant materials in islands shall be protected from vehicles by concrete curbs.
4. 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 .08 watts per square foot.

5045 Eastpark Blvd.

April 25, 2006

Page 2

5. Signage approvals are not granted by the Plan Commission. Signage must be reviewed for compliance with Chapter 31 of the Madison General Ordinances. Permits must be approved by the must be issued by the Zoning Section of the Department of Planning and Development.

**ZONING CRITERIA**

<b>Bulk Requirements</b>	<b>Required</b>	<b>Proposed</b>
Lot Area	3 acres	3.3 acres (147,582.7 sq. ft.)
Lot width	300'	372'
Usable open space	n/a	n/a
Front yard	25'	97'
Side yards	15'/20% bldg ht.	140' & 90'
Through Lot	25'	90'
Floor area ratio	1.0	less than 1.0
Building height	----	6 stories

<b>Site Design</b>	<b>Required</b>	<b>Proposed</b>
Number parking stalls	121	123
Accessible stalls	5	5
Loading	1 (10' x 35') area	(2)
Number bike parking stalls	2	5
Landscaping	Yes	(3)
Lighting	No	(4)

<b>Other Critical Zoning Items</b>	
Urban Design	No
Historic District	No
Landmark building	No
Flood plain	No
Utility easements	No
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.