

**CITY OF MADISON  
INTERDEPARTMENTAL  
CORRESPONDENCE**

**Date:** January 12, 2006

**To:** Plan Commission

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

**Subject:** 5109 West Terrace Dr.

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**Present Zoning District:** 0-4

**Proposed Use:** Construct a 140 room Holiday Inn Hotel with an accessory restaurant

**Conditional Use:** 28.085(5)(d) Hotels are a conditional use with the conditions below:

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. In the RPSM a hotel is 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 the hotel is intended primarily as meeting and training facilities.
2. Meet all applicable State accessible requirements, including but not limited to:
  - a. Show the accessible route from the stalls to the building. Show ramp, curb or wheel stops where required to protect and provide the accessible route to the building.
3. 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.
4. Provide two bike parking stalls in a safe and convenient location on an impervious surface to be shown on the final plan. The lockable enclosed lockers or racks or equivalent structures in or upon which the bicycle may be locked by the user shall be securely anchored to the ground or building to prevent the lockers or racks from being removed from the location. 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.

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5. 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.
  
6. 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.

**ZONING CRITERIA**

<b>Bulk Requirements</b>	<b>Required</b>	<b>Proposed</b>
Lot Area	3 acres (130,680 sq. ft.)	5.04 acres
Lot width	300'	300' +
Usable open space	n/a	n/a
Front yard	25'	50' +
Side yards	25' street side, 15' interior sd	adequate
Rear yard	30'	adequate
Floor area ratio	1.0	less than 1.0
Building height	---	5 stories/

<b>Site Design</b>	<b>Required</b>	<b>Proposed</b>
Number parking stalls	155	180
Accessible stalls	6	provided (2)
Loading	1 (10' x 35') area	(3)
Number bike parking stalls	2	(4)
Landscaping	Yes	(5)
Lighting	No	(6)

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<b>Other Critical Zoning Items</b>	
Urban Design	No (Arch. Rev. American Family)
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.