

**CITY OF MADISON
INTERDEPARTMENTAL
CORRESPONDENCE**

Date: June 16th 2008

To: Plan Commission

From: Patrick Anderson, Assistant Zoning Administrator

Subject: 702 N. Midvale Blvd.; rezoning from PUD-GDP (SIP) to Amended PUD-GDP (SIP)

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Present Zoning District: PUD-GDP (SIP)

Proposed Use: To alter design of hotel and redistribute retail space along Hilldale Way.

Requested Zoning District: Amended PUD-GDP (SIP)

GENERAL OR STANDARD REVIEW COMMENTS

1. Show accessible parking stalls to serve the proposed project that will meet state required striping and signage as near the accessible entrances as possible. Meet all applicable State accessible requirements, including but not limited to:
 - a. Provide required accessible stalls striped per State requirements. A minimum of 1 of the stalls shall be a van accessible stalls 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 or call out the accessible path from the stalls to the building. The stalls shall be as near the accessible entrance or elevator as possible. Show ramps, curbs, or wheel stops where required.
2. 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 proposed uses. Receive approval from zoning and planning of the zoning text prior to submitting final plans.
3. Lighting is not required. However, if it is provided for the commercial/retail portion of the parking, 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

<i>Bulk Requirements</i>	Required	Proposed
Lot Area	6,000 sq. ft.	as shown
Lot Width	50'	as shown
Front Yard	0'	Adequate
Side Yards	0'	Adequate
Rear Yard	30'	Adequate
Floor Area Ratio	3.0	Adequate
Building Height	--	5 stories

<i>Site Design</i>	Required	Proposed
No. Parking Stalls	222	as shown
Accessible Stalls	7	as shown (1)
Loading	4 (10' x 35') areas	3 (10' x 35') area (2) 4 (10' x 50') areas ⁱ
No. Bike Parking Stalls	Hotel: 1 per 20 employees Park/open area: TBD	Hotel: TBD (2) Office/retail: TBD Park/open area: 80
Landscaping	Yes	(2)
Lighting	Yes	(3)

<i>Other Critical Zoning Items</i>		
Urban Design	Yes	
Barrier Free (COMM 69)	Yes	

- Since this project is being rezoned to the **PUD-GDP(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.
