

**CITY OF MADISON
INTERDEPARTMENTAL
CORRESPONDENCE**

Date: May 7, 2005

To: Bill Roberts, Planner III

From: Kathy Voeck, Assistant Zoning Administrator

Subject: **2002 Jeffy Trail, CSM and PRD**

Present Zoning District: R-5

Proposed Use: 54 apartment units (8-one bdrm, 16 eff, 20-studio/loft, and 10-two bdrm)

Conditional Use: 28.08(4)(c)1. A Planned Residential Development is a conditional use.

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. Meet all applicable State accessible requirements, including but not limited to:
 - a. Show signage at the head of the stalls.
 - b. Show the accessible path from the stalls to the building.
 - c. Show curb, ramps, and/or wheel stops where required.
2. Provide 52 bike parking stalls in a safe and convenient location on an impervious surface to be shown on the final plan. The bike racks shall be securely anchored to the ground or building to prevent the racks from moving. NOTE: A bike-parking stall is two feet by six feet with a five-foot access area.
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 plans are required for this project. Provide a plan showing at least .25 footcandle on any surface of the lot and an average of .75 footcandles.

2002 Jeffy Trail

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ZONING CRITERIA

Bulk Requirements	Required	Proposed
Lot Area	52,200 sq. ft.	59,680 sq. ft.
Lot width	50'	329.64'
Usable open space	10,240 sq. ft.	118,992 sq. f.t
Front yard	20'	53'
Side yards	Min. 6', total 15' (zoning)	Min. 44', total 92.1'
Rear yard	30'	adequate
Building height	3 stories/40'	2 stories plus loft/31' av. mean

Site Design	Required	Proposed
Number parking stalls	62 (Of them 15 surface)	54 garage <u>22 surface</u> 76 total
Accessible stalls	2 garage (1 per building) <u>1 min. surface</u> 3 total	2 garage (1) <u>2 surface</u> 4 total
Loading	1 (10' x 35') area per bldg. (24,257 s.f. per building not incl. parking gar. s.f.)	provided in drive aisle
Number bike parking stalls	52	(2)
Landscaping	Yes	(3)
Lighting	Yes	(4)

Other Critical Zoning Items	
Urban Design	Yes
Flood plain	No
Utility easements	Yes
Barrier free (ILHR 69)	Yes

With the above conditions, the proposed project **does** comply with all of the above requirements.