

**CITY OF MADISON
INTERDEPARTMENTAL
CORRESPONDENCE**

Date: September 1, 2006

To: Plan Commission

From: Kathy Voeck, Assistant Zoning Administrator

Subject: **2 Greenside Cir**

Present Zoning District: R-4

Proposed Use: Construct 166 unit Planned Residential Development Condo development with 52 one bdrm units, 73 two bdrm units, and 41 three bdrm units.

Conditional Use: 28.08(c)1. A Planned Residential Development is a conditional use 28.12(11)((k)1.c. Plan Commission can authorize yard exceptions in a PRD. (In this case a front yard exception.) 28.08(5)(d) Plan Commission can authorize three stories in a PRD because of superior site plan or design.

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).

1. **Provide a grading plan of the Lot** showing that the **83,000 square foot usable open space requirement** is met in this PRD. Usable open space shall be in a compact area of not less than **200** square feet, having no dimensions less than **10** feet and **having a slope no greater than 10 percent**. The required front yard and required street side yards do not count toward usable open space.

GENERAL OR STANDARD REVIEW COMMENTS

2. Show addresses of the buildings and number of units in each building on the final site plans.
3. Show building setbacks on the final site plans.
4. The unit mix, letter of intent, parking stall information, floor plans and site plans shall all be consistent.
5. Provide a minimum of 288 parking stalls for the PRD.
6. Meet all applicable State accessible requirements, including but not limited to:
 - a. Provide a minimum of one accessible garage stall per each 21 unit building striped per State requirements, a minimum of one surface accessible stall, and a minimum of one in the covered parking area. 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. Show the accessible path from the stalls to the building or elevator. The stalls shall be as near the accessible entrance as possible. Show ramps, curbs, or wheel stops where required.
7. Provide a minimum of **67** bike parking stalls for the 21 unit buildings (total of 84 units) in safe and convenient locations 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.
 8. 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.) All plant materials in islands shall be protected from vehicles by concrete curbs.
 9. Lighting is required for this project. Provide a plan showing at least .25 footcandle on any surface of the lot and an average of .75 footcandles. The max. light trespass shall be 0.5 fc at 10 ft from the adjacent lot line. (See City of Madison lighting ordinance).

ZONING CRITERIA

Bulk Requirements	Required	Proposed
Lot Area	352,200 sq. ft.	571,000 sq. ft.
Lot width	50’	adequate
Usable open space	83,000 sq. ft.	(1)
Front yard	25’	16’ +
Side yards	Min. 13.5’, total 30’ (21 unit)	adequate
Rear yard	35’	adequate
Building height	3 stories/PRD	2 stories and 3 stories

Site Design	Required	Proposed
Number parking stalls	288 (41 of the stalls shall be unobstructed surface stalls)	236 garage/covered <u>31 surface</u> 267 stalls (5)
Accessible stalls	4 (1 per each 21 unit bldg. gar) 1 surface <u>1 covered parking</u> 6 total	(6)
Loading	1 (10' x 35') area per each 21 unit. Floor area 29, 280 sq. ft.	Provided in drive aisles
Number bike parking stalls	67 stalls for 21 unit bldgs. (2 - 8 unit bldgs. provided in individual garages.	(7)
Landscaping	Yes	(8)
Lighting	Yes	(9)

Other Critical Zoning Items	
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.