

**CITY OF MADISON  
INTERDEPARTMENTAL  
CORRESPONDENCE**

**Date:** Aug. 9, 2005

**To:** Plan Commission

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

**Subject:** 4101 & 4109 Maple Grove Dr.

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**Present Zoning District:** R-4

**Proposed Use:** 36 Condo Units (2 bldgs, 18 units each) (10-one bdrm and 26-two bdrm)

**Conditional Use:** 28.08(4)(c) 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. The lots shall be combined into one lot. The final plans shall show only one lot. Obtain Certified Survey Map approval to combine the lots.
2. Provide 9 surface stalls that are unobstructed (not accessible stalls).
3. Provide **36** bike parking stalls 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. **Note: The bike stalls shown at the head of the stalls and in the lockers do not have adequate access.**
4. 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. (See City of Madison lighting ordinance)

**ZONING CRITERIA**

| <b>Bulk Requirements</b> | <b>Required</b>       | <b>Proposed</b>     |
|--------------------------|-----------------------|---------------------|
| Lot Area                 | 72,000 sq. ft.        | 72,376 sq. ft.      |
| Lot width                | 50'                   | adequate            |
| Usable open space        | 18,000 sq. ft.        | 18,000 sq. ft. +    |
| Front yard               | 25'                   | 30'                 |
| Side yards               | 15' min., 34.5' total | 15' min., 88' total |
| Rear yard                | 35'                   | 35' (irregular lot) |
| Building height          | 3 stories             | 3 stories           |

| <b>Site Design</b>         | <b>Required</b>   | <b>Proposed</b>                                |
|----------------------------|---|--|
| Number parking stalls      | 60 (Of those 9 unrestricted surface stalls are req.)                            | 51 garage<br><u>10 surface</u><br>61 total (2) |
| Accessible stalls          | 2 garage (1 per each garage)<br><u>1 surface (minimum)</u><br>3 total (minimum) | 2 garage<br><u>2 surface</u><br>4 total        |
| Loading                    | 1 (10' x 35') area  | provided in drive aisle                        |
| Number bike parking stalls | 36  | (3)  |
| Landscaping                | As shown  | adequate                                       |
| Lighting                   | Yes   | (4)  |

| <b>Other Critical Zoning Items</b> |     |
|------------------------------------|-----|
| Urban Design                       | No  |
| 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.