

**CITY OF MADISON  
INTERDEPARTMENTAL  
CORRESPONDENCE**

**Date:** September 11, 2005

**To:** Plan Commission

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

**Subject:** 528-558 Apollo Way

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**Present Zoning District:** PUD(GDP)

**Proposed Use:** 16 Townhouse apartment units (2-4 unit bldgs and 1-8 unit bldg.)

**Requested Zoning District:** PUD(SIP)

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. (Note: If this were in a conventional district, one unobstructed surface off-street parking stall would be required for each four units.)
2. If 4 or more surface stalls are provided, lighting will be required for the project. A plan showing at least .25 footcandle on any surface of the lot and an average of .75 footcandles will be required. (See City of Madison lighting ordinance).
3. Provide a zoning text.

**ZONING CRITERIA**

<b>Bulk Requirements</b>	<b>Required</b>	<b>Proposed</b>
Lot Area	22,600 sq. ft.	54,864 sq. ft.
Lot width	50'	adequate
Usable open space	6,720 sq. ft.	5,561 sq. ft. *
Front yard	20'	13'
Side yards	Min 6', total 15'	Min. 10', total 20'
Rear yard	30'	16' *
Floor area ratio	n/a	n/a
Building height	3 stories/40'	2 stories

Site Design	Required	Proposed
Number parking stalls	26 (of the 26, 4 shall be unobstructed surface stalls)	26 garage
Accessible stalls	n/a (townhouse units)	n/a
Loading	n/a	n/a
Number bike parking stalls	16	provided in garages
Landscaping	as shown	adequate
Lighting	Yes (if surface stalls are provided.)	(2)

Other Critical Zoning Items	
Urban Design	Yes
Historic District	No
Landmark building	No
Flood plain	No
Utility easements	No
Water front development	No
Adjacent to park	No
Barrier free (ILHR 69)	No

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

\* Since this project is being rezoned to the **(PUD)** district, and there are no predetermined bulk requirements, we are reviewing it based on the criteria for the **R-5** district, because of the surrounding land uses.