

**CITY OF MADISON
INTERDEPARTMENTAL
CORRESPONDENCE**

Date: June 19, 2007

To: Plan Commission

From: Kathy Voeck, Assistant Zoning Administrator

Subject: 5939 Sharpsburg Dr., CSM 11948 (formerly Lot 439) and Rezoning

Present Zoning District: PUD(GDP)

Proposed Use: Amend GDP to allow for commercial uses; CSM to create 1 residential lot and 1 institutional lot. (162 dwelling units and 90,000 s.f. office/retail)

Requested Zoning District: Amended PUD(GDP)

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 northeasterly portion of Lot 2 shall be shown as green space area (where the property line goes through a building). Also the building labeled C-4 (future development), to the north on ag lands, shall be removed from the plan and shall be shown as green space.

ZONING CRITERIA

Bulk Requirements	Required	Proposed
Lot Area	6,000 sq. ft. min.	Lot 1 42,191 sf, Lot 2 114,446 sf
Lot width	50'	adequate
Usable open space		To be rev. at SIP
Front yard		Plans to be rev. at SIP
Side yards		
Rear yard		
Floor area ratio		
Building height		

5939 Sharpsburg Dr.

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Site Design	Required	Proposed
Number parking stalls	Dep. on use	Plans to be rev. at SIP
Accessible stalls	Dep. on use	
Loading	Dep. on use & bldg size	
Number bike parking stalls	Dep. on use	
Landscaping	Dep. on use	
Lighting	Dep. on use	

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 at SIP

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-4 district, because of the surrounding land uses.