

**CITY OF MADISON
INTERDEPARTMENTAL
CORRESPONDENCE**

Date: April 13, 2007

To: Plan Commission

From: Kathy Voeck, Assistant Zoning Administrator

Subject: **610 Hercules Trl.**

Present Zoning District: PUD(GDP)

Proposed Use: 36 Unit Condominium development (8 buildings) (18 two bdrm units and 18 three bdrm units)

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. Put addresses of the buildings and number of units in each building on the site plans. The setback dimensions shall be from the nearest portion of the building. (A deck that is higher than 3' above grade, or a covered porch, if closer than the principal building, shall have the dimension to the property line. Address information can be obtained from Lori Zenchenko of City Engineering at (608)266-5952.
2. Lighting is required. Provide a plan showing at least .5 foot candle on any surface on any 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	81,000 sq. ft.	103,666 sq. ft.
Lot width	50'	adequate
Usable open space	18,000 sq. ft.	21,000 sq. ft. +
Front yard	25'	15' Hercules Trl *
Side yards		15' Charon; 9' interior (2) *
Through Lot (25'	13' Jupiter Dr *
Building height	2 stories	2 stories

610 Hercules Trail

Site Design	Required	Proposed
Number parking stalls	67	56 garage 12 surface 68 total
Accessible stalls	n/a (townhouse units)	n/a
Number bike parking stalls	36	provided in garages
Landscaping	as shown	adequate
Lighting	Yes	(2)

Other Critical Zoning Items	
Urban Design	Yes
Flood plain	No
Utility easements	None shown
Barrier free (ILHR 69)	n/a

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.