

**CITY OF MADISON
INTERDEPARTMENTAL
CORRESPONDENCE**

Date: May 16, 2007

To: Plan Commission
From: Kathy Voeck, Assistant Zoning Administrator
Subject: **6500 Normandy Lane, Rezoning and IZ (Normandy Square)**

Present Zoning District: C3L

Proposed Use: 91 Condominium Units

Requested Zoning District: PUD(GDP-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. Section 28.04(24) provides that Inclusionary Zoning requirements shall be complied with as part of the approval process. Submit, to CDBG, a copy of the approved inclusionary zoning plan for recording prior to zoning sign off of the plan.
2. Show species and sizes of landscape elements.
3. In the zoning text, include the address of the property in the heading. In the signage of the text, include "and as approved by the Urban Design Commission and zoning."
4. 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	107,500 sq. ft.	72,100 sq. ft.
Lot width	50'	adequate
Usable open space	23,360 sq. ft.	20,900 sq. ft. + balconies
Front yard	0'	28'
Side yards	14' each side	14' & 33'
Rear yard	30'	21' *
Floor area ratio	3.0	1.58
Building height	---	4 stories

Site Design	Required	Proposed
Number parking stalls	150	131 garage <u>15 surface</u> 146 total *
Accessible stalls	3 garage <u>1 surface</u> 4 total	4 garage <u>1 surface</u> 5 total
Loading	2 (10' x 35') areas	2 provided
Number bike parking stalls	71	68 garage <u>30 surface</u> 98 total
Landscaping	Yes	(2)
Lighting	Yes	(4)

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

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 C-2 district, because of the surrounding land uses.