

**CITY OF MADISON  
INTERDEPARTMENTAL  
CORRESPONDENCE**

**Date:** March 27, 2007

**To:** Plan Commission

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

**Subject:** 6506 Old Sauk Rd, Rezoning

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

**Proposed Use:** 9 Unit Condominium Development (1 duplex and 6 s.f. homes) 2 bdrms each unit

**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. Meet the 30' setback line on Sauk Ridge Trail shown on the Saukborough Plat or commence a process to remove that plat restriction.
2. Maintain landscaping or screening elements at a height no greater than 2' within 10' of a drive opening or vision clearance. No screening/landscaping shall be erected, placed, maintained, or grown between the heights of 30 inches and 10 feet above the curb level within the 25 foot vision triangle at the corner of Old Sauk Rd and Sauk Ridge Trail.
3. The installation of street trees shall be approved by the City of Madison Forestry Department. Contact Marla Eddy 266-4450 or Jim Weinstock 267-8804.
4. In the zoning text, signage will be allowed as per Chapter 31 of the Madison General Ordinances as compared to the R-2 district and as approved in the recorded SIP plans. Signage shall be approved by Urban Design and Zoning.
5. Show addresses of the buildings on the final site plans. Contact Lori Zenchenko of City Engineering to obtain the addresses at 266-5952.

6506 Old Sauk Rd

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**ZONING CRITERIA**

<b>Bulk Requirements</b>	<b>Required</b>	<b>Proposed</b>
Lot Area	18,000 sq. ft.	36,248 sq. ft.
Lot width	50'	175'
Usable open space	4,500 sq. ft.	14,245 sq. ft. +
Front yard	25'	20' *
Side yards	6' each side	6' west side, 30' east side (1)
Rear yard	35'	20' *
Building height	2 stories	2 stories

<b>Site Design</b>	<b>Required</b>	<b>Proposed</b>
Number parking stalls	9 (of those 2 surface)	18 garage <u>2 surface</u> 20 total
Accessible stalls	n/a	n/a
Loading	n/a	n/a
Number bike parking stalls	9	provided in garages
Landscaping	Yes	(2)
Lighting	n/a	n/a

<b>Other Critical Zoning Items</b>	
Urban Design	Yes
Historic District	No
Landmark building	No
Flood plain	No
Utility easements	Yes
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-4 district, because of the surrounding land uses.