

**CITY OF MADISON
INTERDEPARTMENTAL
CORRESPONDENCE**

Date: September 11, 2005

To: Plan Commission

From: Kathy Voeck, Assistant Zoning Administrator

Subject: **7449 East Pass**

Present Zoning District: PUD(SIP)

Proposed Use: 10 Townhouse units (two 5 unit buildings, 8-2 bdrm & 2-3 bdrm)

Requested Zoning District: Amended 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. Parking lot plans with greater than twenty (20) stalls, landscape plans must be stamped by a registered landscape architect. Provide a landscape worksheet with the final plans that shows that the landscaping provided meets the point and required tree ordinances. In order to count toward required points, the landscaping shall be within 15' and 20' of the parking lot depending on the type of landscape element. (Note: The required trees do not count toward the landscape point total.) Planting islands shall consist of at least 75% vegetative cover, including trees, shrubs, ground cover, and/or grass. Up to 25% of the island surface may be brick pavers, mulch or other non-vegetative cover. All plant materials in islands shall be protected from vehicles by concrete curbs.
2. Lighting is required for this project. Provide a plan showing at least .25 footcandle on any surface of the lot and an average of .75 footcandles. (See City of Madison lighting ordinance)
3. In the zoning text, there is typo. The "of" should be changed to "or".

7449 East Pass

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ZONING CRITERIA

Bulk Requirements	Required	Proposed
Lot Area	13,600 sq. ft.	portion of 205,219 sq. ft. lot
Lot width	50'	adequate
Usable open space	5,120 sq. ft. (32 bdrms)	adequate
Front yard	20'	9' approx. *
Side yards	Min. 6' total 15'	Min. 10'
Rear yard	30'	adequate
Floor area ratio	n/a	n/a
Building height	3 stories	2 stories

Site Design	Required	Proposed
Number parking stalls	15	18 garage 12 surface 30 total
Accessible stalls	n/a	n/a
Loading	n/a	n/a
Number bike parking stalls	10	Provided in garages
Landscaping	As shown	adequate (1)
Lighting	Yes	(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 Townhouse units, yes adj. pool/building

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.