

**CITY OF MADISON
INTERDEPARTMENTAL
CORRESPONDENCE**

Date: June 13, 2007

To: Plan Commission

From: Kathy Voeck, Assistant Zoning Administrator

Subject: **8210 Highview Dr., ALL SAINTS ASSISTED LIVING, PHASE IV**

Present Zoning District: PUD(GDP)

Proposed Use: 58 Unit Assisted Living Center (18 unit specialty CBRF for memory impaired care and 40 unit CBRF for frail elderly care)

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. Include under signage in the zoning text. "Signage shall be approved by the Urban Design Commission".
2. 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.
3. 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).
4. Show the (two) bike rack detail on the final plan that shall be designed to accommodate U-shaped locking devices.

8210 Highview Dr.

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ZONING CRITERIA

Bulk Requirements	Required	Proposed
Lot Area	40,600 sq. ft.	82,272 sq. ft.
Lot width	50'	adequate
Usable open space	9,280 sq. ft.	11,850 sq. ft.
Front yard	20'	10' 11" *
Side yards	min 12.125', total 29.995'	min. 7' 8", total 17' *
Rear yard	30' - 55% bldg. ht.	106'
Floor area ratio	n/a	n/a
Building height	3 stories	1 story

Site Design	Required	Proposed
Number parking stalls	29	30
Accessible stalls	2	2
Loading	1 (10' x 35') area	provided
Number bike parking stalls	2	(4)
Landscaping	Yes	As shown (2)
Lighting	Yes	(3)

Other Critical Zoning Items	
Urban Design	Yes
Historic District	No
Landmark building	No
Flood plain	No
Utility easements	None shown
Water front development	No
Adjacent to park	No
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 **R-5** district, because of the surrounding land uses.