

**CITY OF MADISON
INTERDEPARTMENTAL
CORRESPONDENCE**

Date: May 28, 2005

To: Bill Roberts, Planner III

From: Kathy Voeck, Assistant Zoning Administrator

Subject: **9320 Old Sauk Rd.**

Present Zoning District: C-1

Proposed Use: 30 Condo townhouse units (two bedrooms each unit)

Requested Zoning District: R-4

Conditional Use: 28.08(4)(c) A Planned Residential Development is a conditional use.

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. Provide 30 bike parking stalls in a safe and convenient location on an impervious surface to be shown on the final plan. The lockable enclosed lockers or racks or equivalent structures in or upon which the bicycle may be locked by the user shall be securely anchored to the ground or building to prevent the lockers or racks from being removed from the location. NOTE: A bike-parking stall is two feet by six feet with a five-foot access area. Structures that require a user-supplied locking device shall be designed to accommodate U-shaped locking devices.
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. Section 28.04(24) provides that Inclusionary Zoning requirements shall be complied with as part of the approval process. Submit to Zoning, a copy of the approved plan for recording prior to zoning sign off of the plat.

9320 Old Sauk Rd.

ZONING CRITERIA

Bulk Requirements	Required	Proposed
Lot Area	60,000 sq. ft.	78,321 sq. ft.
Lot width	50'	172'
Usable open space	15,000 sq. ft.	16,440 sq. ft.
Front yard	25'	34'
Side yards	13.5'	15' and 39'
Rear yard	35'	37'
Building height	3 stories	2 stories

Site Design	Required	Proposed
Number parking stalls	52 (of them 8 shall be surface stalls)	54 garage 8 surface 62 total
Accessible stalls	n/a	n/a
Loading	1(10' x 35')	provided in drive aisle
Number bike parking stalls	30	(1)
Landscaping	As shown	adequate
Lighting	yes	(2)

Other Critical Zoning Items	
Urban Design	Yes
Planning	PO hold
Engineering	hold
Flood plain	No
Utility easements	Yes
Water front development	No
Adjacent to park	No
Barrier free (ILHR 69)	No

With the above conditions, the proposed project **does** comply with all of the above requirements.