

**CITY OF MADISON
INTERDEPARTMENTAL
CORRESPONDENCE**

Date: July 5, 2007

To: Plan Commission
From: Kathy Voeck, Assistant Zoning Administrator
Subject: **1507 Burningwood Way, CSM and rezoning to PUD(GDP-SIP)
BURNINGWOOD PROJECT**

Present Zoning District: Ag

Proposed Use: Create one Lot (for 3 duplex buildings, total of 6 units) and one outlot

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. Provide a site plan to a smaller scale that will fit the entire site on one sheet showing the location of buildings, property lines, drives, and wetland etc. Note: Plans with colored and shaded sheets are not recordable. Please label with words instead of colors or shades.
2. The driveway (and any other improvements) in the 75' wetland setback area shall be approved by Regional Planning and City Engineering.
3. Show addresses on the buildings on the final site plan.
4. In the Zoning Text, signage shall meet requirements per Chapter 31 of the Madison General Ordinances per the R-3 district and as approved by the Urban Design Commission.

ZONING CRITERIA

Bulk Requirements	Required	Proposed
Lot Area	24,000 6 units in R-3 (1.5 acres PRD min.)	154,274 sq. ft. 3.5416 acres
Lot width	50'	60'
Usable open space	4,500 sq. ft.	8,920 sq. ft. +
Front yard	25'	adequate
Side yards	6'	adequate
Rear yard	40'	adequate
Building height	2 stories/35'	2 stories

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Site Design	Required	Proposed
Number parking stalls	2 per unit	12 (6 units)

Other Critical Zoning Items	
Urban Design	Yes
Flood plain	No
Utility easements	None shown
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-3 (PRD)** district, because of the surrounding land uses.