

**CITY OF MADISON
INTERDEPARTMENTAL
CORRESPONDENCE**

Date: June 15, 2007

To: Plan Commission
From: Kathy Voeck, Assistant Zoning Administrator
Subject: **2425 Jeffy Trail, Planned Residential Development**

Present Zoning District: R-4

Proposed Use: 10 building, 30 unit condo development (5-four units and 5 two units)

Conditional Use: 28.08(4)(c)1 Planned Residential Developments are 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 **seven** unrestricted surface parking stalls. Note: A minimum of one unrestricted surface parking stall is required per each four dwelling units. The accessible surface parking stall is in addition to the seven unrestricted surface stalls.
2. Meet all applicable State accessible requirements, including but not limited to:
 - a. Provide a minimum of **one** accessible surface stall striped per State requirements. A minimum of one of the stalls shall be a van accessible stall 8' wide with an 8' striped out area adjacent.
 - b. Show signage at the head of the stall. Accessible signs shall be a minimum of 60" between the bottom of the sign and the ground.
 - c. Show the accessible path from the stalls to the buildings. The stall shall be as near the accessible entrance as possible. Show ramps, curbs, or wheel stops where required.
3. Address trash disposal in the letter of intent. Show any trash enclosures on the plans if they will be provided.
4. 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).
5. Show addresses of the buildings on the final site plans.

ZONING CRITERIA

Bulk Requirements	Required	Proposed
Lot Area	75,000 sq. ft. (min. 1.5 acres)	230,844 sq. ft. (5.29 acres)
Lot width	50'	adequate
Usable open space	15,000 sq. ft.	43,240 sq. ft.
Front yard	25'	26'
Side yards	7' each side (zoning) (2)	adequate
Rear yard	35'	35.5'
Building height	3 stories	1 story

Site Design	Required	Proposed
Number parking stalls	60 (of those, 7 unrestricted surface stalls)	(1)
Accessible stalls	1	(2)
Loading	n/a	n/a
Number bike parking stalls	30	8 surface, remainder in garages
Landscaping	As shown	adequate
Lighting	Yes	(4)

Other Critical Zoning Items	
Urban Design	Yes
Historic District	No
Landmark building	No
Flood plain	No
Utility easements	Yes
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.