

**CITY OF MADISON  
INTERDEPARTMENTAL  
CORRESPONDENCE**

**Date:** May 19, 2005

**To:** Bill Roberts, Planner III

**From:** Kathy Voeck, Assistant Zoning Administrator

**Subject:** **4659 Treichel St., Lot 70, Twin Oaks**

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**Present Zoning District:** R-4

**Proposed Use:** **Planned Residential Development for two 12 Unit Apt. Buildings  
(2 bedrooms each unit)**

**Conditional Use:** **28.08(4)(c)1 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).

**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).

**ZONING CRITERIA**

<b>Bulk Requirements</b>	<b>Required</b>	<b>Proposed</b>
Lot Area	48,000 sq. ft.	86,254 sq. ft.
Lot width	50'	adequate
Usable open space	12,000 sq. ft.	15,430 sq. ft. +
Front yard	25'	50'
Side yards	10' min.	20' & 42'
Rear yard	35'	adequate
Floor area ratio	n/a	n/a
Building height	3 stories	2 stories with exposed garages at side of buildings

<b>Site Design</b>	<b>Required</b>	<b>Proposed</b>
Number parking stalls	42	24 garage <u>19 surface</u> 43 total
Accessible stalls	2 surface <u>2 garage</u> 4 total	provided
Loading	1 (10' x 35') area	provided in drive aisle
Number bike parking stalls	24	provided in garages
Landscaping	Yes	(1)
Lighting	Yes	(2)

<b>Other Critical Zoning Items</b>	
Urban Design	Yes (Al Martin hold on deed restrictions)
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.