

**CITY OF MADISON
INTERDEPARTMENTAL
CORRESPONDENCE**

Date: September 11, 2006

To: Plan Commission

From: Kathy Voeck, Assistant Zoning Administrator

Subject: **5002 Siggelkow Rd, CU for a Planned Residential Development**

Present Zoning District: R-4

Proposed Use: 56 two bedroom dwelling units

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). **NONE.**

GENERAL OR STANDARD REVIEW COMMENTS

1. Provide a grading plan, without existing contours, of the lot that shows that the usable open space requirement of 28,000 sq. ft. can be met. Usable open space shall be in a compact area of not less than 200 square feet, having no dimensions less than 10 feet and having a slope no greater than 10 percent. The required 25' front yard does not count toward usable open space. (Note: driveway and parking areas do not count toward usable open space.)
2. Meet all applicable State accessible requirements, including but not limited to:
 - a. The number and striping of accessible stalls is adequate.
 - b. Show signage at the head of the stalls. 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 building. The stalls shall be as near the accessible entrance as possible. Show ramps, curbs, or wheel stops where required.
3. 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.

5002 Siggelkow Rd

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).

ZONING CRITERIA

Bulk Requirements	Required	Proposed
Lot Area	112,000 sq. ft.	148,250 sq. ft.
Lot width	50'	465.75'
Usable open space	28,000 sq. ft.	(1)
Front yard	25' front setback, 40' bldg. setback Siggelkow	40'
Side yards	16' each side	adequate
Rear yard	35'	adequate
Building height	3 stories/ PRD	2 stories

Site Design	Required	Proposed
Number parking stalls	98 (of those 14 surface req.)	42 surface <u>56 garage</u> 98 provided
Accessible stalls	as shown	(2)
Loading	2 (10' x 35')	provided in drive aisles
Number bike parking stalls	53	15 surface
Landscaping	Yes	(3)
Lighting	Yes	(4)

Other Critical Zoning Items	
Urban Design	Yes
Historic District	No
Landmark building	No
Flood plain	No
Utility easements	None shown
Barrier free (ILHR 69)	Yes

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