

**CITY OF MADISON
INTERDEPARTMENTAL
CORRESPONDENCE**

Date: June 2, 2006

To: Plan Commission
From: Kathy Voeck, Assistant Zoning Administrator
Subject: **5817-5818 Gemini Dr, RZ & CSM**

Present Zoning District: PUD(GDP)

Proposed Use: **5817 Gemini – 11 unit townhouse condos; 5818 Gemini – 12 unit townhouse condos (2 bedrooms each unit) 23 units total**

Proposed 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. The final Plans shall show addresses on the buildings.
2. Note: The 17 wide garages were only counted as one parking stall as it would be difficult to get in and out of a second car in that width. In a conventional zoning district, the 11 unit and 12 unit building would each be required to have 3 surface parking stalls. There also is not enough room to park vehicles in front of the garage doors.
3. 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. The max. light trespass shall be 0.5 fc at 10 ft from the adjacent lot line. (See City of Madison lighting ordinance)
4. Provide a zoning text to be approved by Planning and Zoning.

ZONING CRITERIA

Bulk Requirements	Required	Proposed
Lot Area	29,900 sq. ft. (23 units)	32,015 sq. ft. and 26,885 sq.ft.
Lot width	50'	adequate
Usable open space	7,360 sq. ft.	3,827 s.f. 11 unit + balconies <u>1,435 s.f. 12 unit + balconies</u> 5,262 sq. ft. + balconies
Front yard	20'	13' and 6'
Side yards	8' min., 20' total	adequate
Rear yard	30'	37' each lot
Building height	3 stories/40'	3 stories/35.5'

5817-5818 Gemini

Site Design	Required	Proposed
Number parking stalls	34	23 garage (1 per unit) 4 surface (11 unit has these) 27 total
Accessible stalls	n/a (townhouse units)	n/a
Loading	1 (10' x 35') area each lot	Provided in drive aisles
Number bike parking stalls	123	Provided in garages
Landscaping	As shown	adequate
Lighting	Yes	(3)

Other Critical Zoning Items	
Urban Design	Yes
Flood plain	No
Utility easements	Yes
Barrier free (ILHR 69)	No (Townhouse units)

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-5** district, because of the surrounding land uses.