

**CITY OF MADISON
INTERDEPARTMENTAL
CORRESPONDENCE**

Date: August 8, 2006

To: Plan Commission

From: Kathy Voeck, Assistant Zoning Administrator

Subject: 6001 Kilpatrick Lane

Present Zoning District: PUD(GDP)

Proposed Use: 10 Townhouse Units (2 bedrooms each unit)

Requested Zoning District: PUD(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. Show the footprint of all decks on the site plan. Show building setbacks from the closest part of the building to the property lines.
2. Provide **one** 10' x 35' loading area with 14' vertical clearance to be shown on the plan. Note: This area may be provided in an off-street drive aisle since the building square footage is between 10,000 and 50,000.
3. At the time of the future parking stall development, obtain a miner alteration to an existing PUD(SIP).

ZONING CRITERIA

Bulk Requirements	Required	Proposed
Lot Area	20,000 sq. ft.	24,654 sq. ft.
Lot width	50'	adequate
Usable open space	5,000 sq. ft.	4,045 sq. ft. * (not counting future parking in rear)
Front yard	20'	15.5'
Side yards	8' min., 20' total	12' & 30'
Rear yard	30'	50.6'
Building height		3 stories (front-Sharpsburg)

Site Design	Required	Proposed
Number parking stalls	15	10 * (Of the 15 stalls req., in conventional zoning 2 unobstructed surface stalls would be required.)
Accessible stalls	No (Townhouse units)	n/a
Loading	1 (10' x 35')	(2)
Number bike parking stalls	10	provided in garages
Landscaping	as shown	adequate
Lighting	No, but yes for future surface parking development.	

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)	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-4** district, because of the surrounding land uses.