

**CITY OF MADISON
INTERDEPARTMENTAL
CORRESPONDENCE**

Date: June 30, 2007

To: Plan Commission

From: Kathy Voeck, Assistant Zoning Administrator

Subject: 6026 Canyon Pky., PRD – The Commons at Secret Places

Present Zoning District: R-4

Proposed Use: 10 buildings with 30 apartment units total (3 2-unit bldgs, 4 3-unit buildings and 3 4-unit buildings)

Conditional Use: 28.08(4)(c)1 A Planned Residential Development with 1 ½ acres 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. Show addresses on the buildings of the final site plan.
2. The site plan shall be a separate sheet from the grading and utility plans. The site plan shall include dimensions of stalls, drive aisles, site, and dimensions from bldgs to property lines, etc. Show the entire property on the site plan.
3. Meet all applicable State accessible requirements, including but not limited to:
 - a. **Show signage at the head of the accessible stalls.** Accessible signs shall be a minimum of 60" between the bottom of the sign and the ground.
 - b. 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.
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. Signage approvals are not granted by the Plan Commission. Signage must be reviewed for compliance with Chapter 31 of the Madison General Ordinances. Signage in a PRD must be approved by the Urban Design Commission and Zoning. Sign permits must be issued by the Zoning Section of the Department of Planning and Community & Economic Development prior to sign installation.

ZONING CRITERIA

Bulk Requirements	Required	Proposed
Lot Area	56,000 sq. ft. (65,340 sf. min.)	116,403 sq. ft.
Lot width	50'	151.47' (Bautista Dr)
Usable open space	15,000 sq. ft.	16,225 sq. ft. +
Front yard	25'	25'
Side yards	as shown	adequate
Rear yard	35'	35'
Building height	3 stories	2 stories

Site Design	Required	Proposed
Number parking stalls	53 (of those 7 min. surface)	19 surface 34 garage, 53 total
Accessible stalls	1 min. surface (bldg. 1)	2 (3)
Loading	n/a	n/a
Number bike parking stalls	30	33 surface and 30 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	None shown
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.