CITY OF MADISON
INTERDEPARTMENTAL
CORRESPONDENCE

Date: June 14, 2007

To: Plan Commission

From: Kathy Voeck, Assistant Zoning Administrator

Subject: **602-616 Bear Claw Way, CU**

Present Zoning District: **R-4**

Proposed Use: **8 Unit Condo building (two bdrms each unit)**

Conditional Use: **28.08(5)(c)6 Multi family residential development is a cond. 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 front (street side) building elevation drawing of 602-616 Bear Claw Way.   The plan of the 618 building does not reflect the correct porch stairs. (Note: Stairs and landings above 3' from grade shall meet the 25' front yard requirement.)

2.   Provide a detailed landscape plan. Show species and sizes of landscape elements.

3.   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	20,000 sq. ft.	52,745 sq. ft.
Lot width	50'	320'
Usable open space	4,000 sq. ft.	8,700 sq. ft.
Front yard	25'	(1)
Side yards	12' each side	48' & 34'
Rear yard	35'	adequate
Building height	2 stories/35'	2 stories/25.5' average mean

602-616 Bear Claw Way

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Site Design	Required	Proposed
Number parking stalls	16 (Of those 2 surface)	16 garage 2 surface 18 total
Accessible stalls	n/a (townhouse units)	n/a
Loading	n/a	n/a
Number bike parking stalls	1 per unit	provided in garages
Landscaping	Yes	(2)
Lighting	Yes	(3)

Other Critical Zoning Items	
Urban Design	No
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)	No

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