

**CITY OF MADISON
INTERDEPARTMENTAL
CORRESPONDENCE**

Date: January 26, 2007

To: Plan Commission

From: Kathy Voeck, Assistant Zoning Administrator

Subject: 8201 Flagstone Dr., CU for PRD, IZ (aka 2402 Jeffy Trail)

Present Zoning District: R-4

Proposed Use: 40 Condominium units in a Planned Residential Development

Conditional Use: 28.08(4)(c) A Planned Residential Development with a minimum of 1.5 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. Obtain addresses of the buildings and put the addresses on each building on the site plan.
2. 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.
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	100,000 sq. ft.	116,555 sq. ft.
Lot width	50'	adequate
Usable open space	20,000 sq. ft.	21,000 sq. ft. +
Front yard	25'	25' (Jeffy Trail)
Side yards	12.5' street side, 10' interior	15.5' street side, 15' interior
Rear yard	35'	54'
Floor area ratio	n/a	n/a
Building height	3 stories	2 and 3 stories

Site Design	Required	Proposed
Number parking stalls	80 (2 per unit) (of those 1 surface stall per each 4 units- total of 10 surface stalls req.)	80 garage <u>10 surface</u> 90 total
Accessible stalls	n/a (town house units)	n/a
Loading	1 (10' x 35') area	provided in drive aisle
Number bike parking stalls	40	provided in garages
Landscaping	Yes	(2)
Lighting	Yes	(3)

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.