

**CITY OF MADISON  
INTERDEPARTMENTAL  
CORRESPONDENCE**

**Date:** October 12, 2006

**To:** Plan Commission

**From:** Kathy Voeck, Assistant Zoning Administrator

**Subject:** 9401 Mid Town Rd, Rezoning , Hawks Ridge Plat, and Demolition

**Present Zoning District:** Ag

**Proposed Use:** 85 Condominium units with a clubhouse/community center with lower level two bedroom apartment (included in 85 units) for guests and a pool (Demolition of buildings in plat approval)

**Requested Zoning District:** PUD(GDP)

**Conditional Use:** 28.04(22) Demolition of principal buildings requires Plan Com app.

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 face of the plat shall include the following statement. "This subdivision is subject to the Inclusionary Zoning sections of Chapter 28 of the Madison General Ordinances. This requirement shall be satisfied by a separate recorded restriction."
2. Section 28.04(24) provides that Inclusionary Zoning requirements shall be complied with as part of the approval process. Submit, to CDBG, a copy of the approved inclusionary zoning plan for recording prior to zoning sign off of the plat and rezoning.
3. Obtain PUD(GDP) sign off and IZ approval prior to recording the Plat. Contact Zoning when the plat is ready to be recorded. Zoning and IZ documents shall be recorded at the same time.
4. At the SIP, provide a break down of how many 1 bdrm, 2 bdrm, 3 bdrm, etc. units there will be in the project.
5. At the SIP, provide dimensions and setbacks on the plans.

6. In the family definition, the occupancy shall be either per the R-1 or the R-4. Occupancy of the single family and duplex units can be per the R-1 and occupancy of the 16 units can be per the R-4. It can't revert from one to the other because of ownership or tenants. The chart with number of units, etc. shall be moved to a permitted use section of the text. Separate the use from the "family definition". Whether a unit is rental or owner occupied and the process/terms to rent the units should be in the condominium documents, IZ documents or deed restrictions, not in the zoning text.

**ZONING CRITERIA**

<b>Bulk Requirements</b>	<b>Required</b>	<b>Proposed</b>
Lot Area	170,000 sq. ft. min. for 85 units assuming 2 bdrms each (Will compare in SIP with actual # of bdrms per unit)	406,515 sq. ft.
Lot width	50'	adequate
Usable open space	500 sq. ft. per unit	To be reviewed at SIP
Front yard	25'	To be reviewed at SIP
Side yards	depends on bldg. size & # of units	To be reviewed at SIP
Rear yard	35'	To be reviewed at SIP
Building height	2 stories/35'	2 and 3 stories

<b>Site Design</b>	<b>Required</b>	<b>Proposed</b>
Number parking stalls	Dep. on # of bdrms per unit	To be rev. at SIP
Accessible stalls	Per State Codes	To be rev. at SIP
Loading	Dep. on size of multi fam bldg	To be rev. at SIP
Number bike parking stalls	1 per unit in 16 unit bldgs.	To be rev. at SIP
Landscaping	Yes	To be rev. at SIP
Lighting	Yes	To be rev. at SIP

<b>Other Critical Zoning Items</b>	
Urban Design	Yes
Flood plain	No
Utility easements	Yes
Barrier free (ILHR 69)	Yes

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.