

**CITY OF MADISON  
INTERDEPARTMENTAL  
CORRESPONDENCE**

**Date:** April 6, 2006

**To:** Plan Commission

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

**Subject:** 1224 Felland Rd

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**Present Zoning District:** Temp. Ag

**Proposed Use:** City of Madison Water Utility Reservoir

**Proposed Zoning District:** R-1

**Conditional Use:** 28.08(2)(c)9.f. Water reservoirs are a conditional use. 28.04(18) Regulations governing lot size, bulk requirements, and access to improved public streets shall not apply to any lot designed or intended for a public utility and public service use when approved by the Plan Commission.

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

**ZONING CRITERIA**

<b>Bulk Requirements</b>	<b>Required</b>	<b>Proposed</b>
Lot Area	8,000 sq. ft.	adequate
Lot width	50'	30' (public utility site-ok)
Usable open space	n/a	n/a
Front yard	30'	adequate
Side yards	7'	adequate
Rear yard	40'	35' (public utility site-ok)
Building height	2 story/35'	34' to average mean

<b>Site Design</b>	<b>Required</b>	<b>Proposed</b>
Number parking stalls	n/a	n/a

<b>Other Critical Zoning Items</b>	NONE
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With the above conditions, the proposed project **does** comply with all of the above requirements.