

**CITY OF MADISON
INTERDEPARTMENTAL
CORRESPONDENCE**

Date: July 30, 2007

To: Plan Commission

From: Matt Tucker, Zoning Administrator

Subject: 2308, 2314, 2320 & 2326 Trevor Way/2305, 2309, 2313, 2317 Bedner Road;
Red Granite Addition to Hawks Creek

=====
Present Zoning District: R2T

Proposed Use: 8 single family residential lots and 2 outlots.

GENERAL OR STANDARD REVIEW COMMENTS

1. Provide a grading plan of the plat to show that usable open space requirements can be met on the lots in the amount of eight hundred (800) sq. ft. per R2T lot. Usable open space shall be in a compact area of not less than 200 square feet, having no dimensions less than 10 feet and having a slope no greater than 10 percent. The required front yard and required street side yards do not count toward usable open space.
2. The face of the plat shall include a statement “Inclusionary Zoning applies to this plat. The restriction is via a separate instrument”.
3. 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 plan for recording prior to zoning sign off of the plat.

Zoning Criteria

<i>Bulk Requirements</i>	Required	Proposed
Lot Area	5,000 sq. ft.	8.042 sq. ft.
Lot Width	44'	70.24'
Usable Open Space	800 sq. ft.	(1)
Front Yard	15 (7' exceptions)	
Side Yards	5' each side	
Rear Yard	20' (1 story gar. 10' except.)	
Building Height	2 stories/35'	

<i>Other Critical Zoning Items</i>		
Shoreland Zoning	No	
Floodplain	No	
Utility Easements	Yes	
Barrier Free (COMM 69)	No	

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