

**CITY OF MADISON
INTERDEPARTMENTAL
CORRESPONDENCE**

Date: April 28, 2006

To: Plan Commission

From: Kathy Voeck, Assistant Zoning Administrator

Subject: 3120-3160 Jeffy Trail, BADGER MILL CREEK preliminary plat

Present Zoning District: Temp Ag

Proposed Use: 76 Single Family Lots, 2 Multi-Family Lots and 6 Outlots

Proposed Zoning District: R-1, R2T and R-4

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 grading plan of the plat to show that usable open space requirements can be met on the lots in the amount of thirteen hundred square feet per R-1 lot, and 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. Note: Most of the lots east of Street "B" do not meet grade slopes less than 10% slope in the rear portion of the lot that counts 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.

R-1

ZONING CRITERIA

Bulk Requirements	Required	Proposed
Lot Area	8,000 sq. ft.	15,775 sq. ft. +
Lot width	65'	77' +
Usable open space	1,300 sq. ft.	(1)
Front yard	30'	
Side yards	6' 1 story, 7' 2 story	
Rear yard	40'	
Building height	2 stories/35'	

BADGER MILL CREEK Preliminary Plat

Site Design	Required	Proposed
Number parking stalls	1	

R2T

ZONING CRITERIA

Bulk Requirements	Required	Proposed
Lot Area	5,000 sq. ft.	8,528 sq. ft.
Lot width	44'	44' at front setback line +
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'	

Site Design	Required	Proposed
Number parking stalls	1	

R-4 (To be reviewed at Plan Submittal for CU)

ZONING CRITERIA

Bulk Requirements	Required	Proposed
Lot Area	2,000 sq. ft. per 2 bdrm unit Min. lot size 6,000 sq. ft.	116,469 sq. ft.
Lot width	50'	adequate
Usable open space	500 per unit	
Front yard	25'	
Side yards	dep. on number of units & building dimensions	
Rear yard	35'	
Building height	2 stories/35' PRD 3 stories	
Site Design	Required	Proposed
Number parking stalls	depends on #bdrms in unit	

Other Critical Zoning Items	
Flood plain	No
Utility easements	None shown
Barrier free (ILHR 69)	No

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