

**CITY OF MADISON  
INTERDEPARTMENTAL  
CORRESPONDENCE**

**Date:** June 6, 2006

**To:** Plan Commission

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

**Subject:** **BADGER MILL CREEK, 3120-3160 Jeffy Trail, Final Plat & Rezoning**

**Present Zoning District:** A-1Ex & RH3

**Proposed Use:** 23 Single family lots, 1 multi-family lot, and 1 outlot (open space lot)

**Proposed Zoning District:** R-4 and R2T

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.

**BADGER MILL CREEK, Final Plat****June 6, 2006****Page 2****R2T****ZONING CRITERIA**

<b>Bulk Requirements</b>	<b>Required</b>	<b>Proposed</b>
Lot Area	5,000 sq. ft.	8,520 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'	

<b>Site Design</b>	<b>Required</b>	<b>Proposed</b>
Number parking stalls	1	

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

<b>Bulk Requirements</b>	<b>Required</b>	<b>Proposed</b>
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	
<b>Site Design</b>	<b>Required</b>	<b>Proposed</b>
Number parking stalls	depends on #bdrms in unit	

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

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