

**CITY OF MADISON  
INTERDEPARTMENTAL  
CORRESPONDENCE**

**Date:** October 4, 2006

**To:** Plan Commission  
**From:** Kathy Voeck, Assistant Zoning Administrator  
**Subject:** **Hawks Creek, First Addition to**

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**Present Zoning District: R-1 and R2T**

**Proposed Use: 52 Single Family Lots**

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. 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.
2. 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."
3. Note: The grading plan dated June 30, 2006 appears to provide adequate usable open space on the lots. Some of the lots have limited building envelope areas in order to meet the usable open space requirements. Some additional terracing may be needed on some sites.

**R-1**

**ZONING CRITERIA**

<b>Bulk Requirements</b>	<b>Required</b>	<b>Proposed</b>
Lot Area	8,000 sq. ft.	15,464 sq. ft. +
Lot width	65'	77' +
Usable open space	1,300 sq. ft.	(3)
Front yard	30'	
Side yards	6' 1 story, 7' 2 story	
Rear yard	40'	
Building height	2 stories/35'	

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

**R2T**

**ZONING CRITERIA**

<b>Bulk Requirements</b>	<b>Required</b>	<b>Proposed</b>
Lot Area	5,000 sq. ft.	
Lot width	44'	
Usable open space	800 sq. ft.	
Front yard	15' (7' exceptions)	
Side yards	5' each side	
Rear yard	20'	
Building height	2 stories/35'	

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

<b>Other Critical Zoning Items</b>	
Urban Design	No
Historic District	No
Landmark building	No
Flood plain	No
Utility easements	Yes

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