

**CITY OF MADISON
INTERDEPARTMENTAL
CORRESPONDENCE**

Date: March 30, 2006

To: Plan Commission
From: Kathy Voeck, Assistant Zoning Administrator
Subject: **3703 Portage Rd., CSM**

Present Zoning District: R-3

Proposed Use: Split duplex lot

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. Approval of "Split duplex lots" shall include: a) separate water services, curb stops, lines and meters, except for dwellings constructed prior to the adoption of this ordinance (2/4/97), the water service may be split in the terrace, with separate curb stops, lines and meters; b) separate sanitary sewer service laterals and lines, except for dwellings constructed prior to the adoption of this ordinance, subject to including a provision in a joint access and maintenance agreement that addresses emergency access to, and the responsibility for, sanitary sewer building blockage; c) separate gas and electric meters; and d) a joint cross access and maintenance agreement that has been submitted with the land division application and which shall be recorded with the land division.

ZONING CRITERIA

Bulk Requirements	Required	Proposed
Lot Area	4,000 sq. ft. each lot	5,149 sq. ft. +
Lot width	25'	41.86' +
Usable open space	750 sq. ft. each lot	adequate
Front yard	25'	49'
Side yards	0' & 6'	0' & 7.4' +
Rear yard	40'	40'
Building height	2 stories	2 stories

Site Design	Required	Proposed
Number parking stalls	Existing	3
Other Critical Zoning Items	NONE	

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