

**CITY OF MADISON  
INTERDEPARTMENTAL  
CORRESPONDENCE**

**Date:** April 2, 2007

**To:** Plan Commission

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

**Subject:** 5133 Horned Owl Dr., CSM

**Present Zoning District:** R-3

**Proposed Use:** Split duplex 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. 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.
  
2. Show the driveways on the site plan.

**ZONING CRITERIA**

<b>Bulk Requirements</b>	<b>Required</b>	<b>Proposed</b>
Lot Area	4,000 sq. ft. per lot	4,628 sq. ft. & 4,796 sq. ft.
Lot width	25'	44.77' & 44.23'
Usable open space	750 sq. ft. per lot	adequate
Front yard	25'	26' each lot
Side yards	5' 1 st, 6' 2 st/ 0' common wl	6.3', 7.75' and 0' com. wall
Rear yard	35'	43'
Building height	2 stories/35'	existing

<b>Site Design</b>	<b>Required</b>	<b>Proposed</b>
Number parking stalls	2 per unit	existing

<b>Other Critical Zoning Items</b>	
Utility easements	Yes

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