

**CITY OF MADISON
INTERDEPARTMENTAL
CORRESPONDENCE**

Date: Marcy 30, 2006

To: Plan Commission

From: Kathy Voeck, Assistant Zoning Administrator

Subject: 5901 Milwaukee St., Grandview Commons 2nd Addn. Prelim. Plat

Present Zoning District: Temp. Ag

Proposed Use: 207 single family lots, 11 duplex lots, 9 multi-family lots & 15 park & open space outlots.

Proposed Zoning District: C, R2T, R2Y, R2Z & PUD(GDP)

Conditional Use:

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. 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."
2. 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.
3. Lot P-739 proposed zoning R2T does not meet the 5,000 sq. ft. minimum lot size.
4. Lot P-827 proposed zoning R2Y does not meet the 40' lot width requirement. Provide a front yard "building setback line" on this lot that is 40' wide.

Grandview Commons 2nd Addn.
 5901 Milwaukee St.
 March 30, 2006

ZONING CRITERIA

Bulk Requirements	Required	Proposed
Lot Area	5,000 sq. ft. R2T 4,000 sq. ft. R2Y 3,500 sq. ft. R2Z	(3) adequate adequate
Lot width	44' R2T 40' R2Y 35' R2Z	adequate (4) adequate
Usable open space	800 sq. ft. R2T 500 sq. ft. R2Y 400 sq. ft. R2Z	adequate “ “
Front yard	15' (7' exceptions) R2T 16' (6' exceptions) R2Y, R2Z	
Side yards	5' each side R2T, R2Y	
Rear yard	20' (att. gar. 10') R2T 22' house, 2' gar. R2Y, R2Z	
Floor area ratio	n/a	
Building height	2 stories/35' R2T, R2Y, R2Z	

Site Design	Required	Proposed
Number parking stalls	1 per unit	

Other Critical Zoning Items	
Urban Design	PUD yes
Historic District	No
Landmark building	No
Flood plain	No
Utility easements	Yes at final plat
Water front development	No
Adjacent to park	No
Barrier free (ILHR 69)	Per State Code at multi-family PUD's

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

* Since this project is being rezoned to the **(PUD)** district, and there are no predetermined bulk requirements, we are reviewing it based on the criteria for the district, because of the surrounding land uses. PUD lots to be reviewed in detail at the SIP submittal.