

**CITY OF MADISON
INTERDEPARTMENTAL
CORRESPONDENCE**

Date: June 16, 2008

To: Plan Commission
From: Patrick Anderson, Assistant Zoning Administrator
Subject: 626 Schewe Road, Schewe Plat

Present Zoning District: Temp. Ag

Proposed Use: Plat of 39 single family lots, 1 multi-family and 3 outlots.

Requested Zoning District: R-1 and R-4

1 A permit to demolish the accessory building on proposed lot 1 shall be secured before the final plat is recorded.

ZONING CRITERIA

Bulk Requirements	Required	Proposed
Lot Area	8,000 sq. ft.	9,468 sq. ft. +
Lot width	65'	71' +
Usable open space	1,300 sq. ft.	adequate
Front yard	30'	TBD
Side yards	6'	TBD
Rear yard	40'	TBD
Floor area ratio	n/a	n/a
Building height	2 stories/35' max	TBD

Site Design	Required	Proposed
Number parking stalls	1 per unit	
Accessible stalls	TBD	
Loading	n/a	n/a
Number bike parking stalls	TBD	
Landscaping	Yes	
Lighting	TBD	

Other Critical Zoning Items	
Urban Design	No
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.

* Since this project is being rezoned to the **(R-1 and R-4)** districts, a conditional use shall be required for more then 8 units in the R-4 area.