

**CITY OF MADISON  
INTERDEPARTMENTAL  
CORRESPONDENCE**

**Date:** March 30, 2006

**To:** Plan Commission  
**From:** Kathy Voeck, Assistant Zoning Administrator  
**Subject:** **6932 Littlemore Dr., CSM**

**Present Zoning District: R-4**

**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**

<b>Bulk Requirements</b>	<b>Required</b>	<b>Proposed</b>
Lot Area	4,000 sq. ft. each lot	4,142 sq. ft. +
Lot width	25'	41.4' +
Usable open space	500 sq. ft. each lot	adequate
Front yard	25'	25.9'
Side yards	6'	6.4'
Rear yard	35'	36.3'
Building height	2 stories/35'	2 stories/35'

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

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

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