

**CITY OF MADISON
INTERDEPARTMENTAL
CORRESPONDENCE**

Date: November 21, 2005

To: Plan Commission

From: Kathy Voeck, Assistant Zoning Administrator

Subject: 1000 OAKS PLAT (Preliminary), 702 South Point Rd., Rezoning

Present Zoning District: Ag

Proposed Use: 274 single family lots, 9 duplex lots

Requested Zoning District: R2T, R2Y, R2Z, R-5, Conservancy and PUD(GDP).

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).

GENERAL OR STANDARD REVIEW COMMENTS

1. Provide a revised grading plan of the plat to show that usable open space requirements can be met on the R2T lots in the amount of 800 square feet per each lot. Usable open space shall be in a compact area of not less than 200 square feet, having no dimensions less than 10 feet and having a slope no greater than 10 percent. The required front yard and required street side yards do not count toward usable open space. Revise the grading plan on the following lots, including but not limited to Lots P- 163, 167, 168, 169, 196, 197, 229, 230, 231, 233, 241, 242, and 243.
2. Provide a side yard building setback line on the northerly side of lot P-189. (Note: the lot is not a corner lot).
3. 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."
4. 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.

1000 Oaks Plat & Rezoning

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R2T

ZONING CRITERIA

Bulk Requirements	Required	Proposed
Lot Area	5,000 sq. ft.	5,015 sq. ft. +
Lot width	44'	55'
Usable open space	800 sq. ft.	
Front yard	15' or 18' (dep. on gar. loc.)	7' encroach. see 28.08(15)
Side yards	5' each side	
Rear yard	20'	
Building height	2 stories/35'	

Site Design	Required	Proposed
Number parking stalls	1	

R2Y

ZONING CRITERIA

Bulk Requirements	Required	Proposed
Lot Area	4,000 sq. ft.	4,275 sq. ft. +
Lot width	40'	44'
Usable open space	500 sq. ft.	
Front yard	16'	6' encroach-see 28.08(16)
Side yards	5' each side	
Rear yard	20'	
Building height	2 stories/35'	

Site Design	Required	Proposed
Number parking stalls	1	

R2Z

ZONING CRITERIA

Bulk Requirements	Required	Proposed
Lot Area	3,500 sq. ft.	3,515 sq. ft. +
Lot width	37'	37'
Usable open space	400 sq. ft.	
Front yard	16'	(6' encroach see 28.08(17))
Side yards	5' each side	
Rear yard	2' garage, 22' house	
Building height	2 stories/35'	

Site Design	Required	Proposed
Number parking stalls	1	

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