

**CITY OF MADISON  
INTERDEPARTMENTAL  
CORRESPONDENCE**

**Date:** March 2, 2006

**To:** Plan Commission

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

**Subject:** **HAWKS RIDGE ESTATE final plat, 9201 Mid Town Rd**

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**Present Zoning District:** Temp Ag

**Proposed Use:** 35 Single Family Lots, 2 Multi-family Lots & 1 Outlot

**Requested Zoning District:** R-1 and R-5

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. Note: Lot 12 is a corner lot.
2. Section 28.04(24) provides that Inclusionary Zoning requirements shall be complied with as part of the approval process. Submit to Zoning, a copy of the approved plan for recording prior to zoning sign off of the plat.
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."

**ZONING CRITERIA**

<b>Bulk Requirements</b>	<b>Required</b>	<b>Proposed</b>
Lot Area	8,000 sq. ft., R-1 6,000 min. (dep. on # units)R5	9,320 sq. ft. + R-1 96,673 sq. ft. + R-5
Lot width	50'	adequate
Usable open space	1,300 sq.ft.R-1, 160 sq. ft. per bdrm R-5	adequately graded in prelim.
Front yard	R-1 30', R-5 20'	
Side yards	R-1 6' 1 story, 7' 2 story	
Rear yard	R-1 40', R-5 30'/55% bldg ht	
Floor area ratio	n/a	
Building height	R-1 2 stories/35' R-5 3 stories/40'	

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<b>Site Design</b>	<b>Required</b>	<b>Proposed</b>
Number parking stalls	R-1 one per unit R-5 dep. on #bdrms/units	
Accessible stalls	multi-family yes R-5	to be reviewed at development
Loading	dep. on use & bldg size R-5	
Number bike parking stalls	multi-fam. yes, 1 per unit	
Landscaping	multi-fam. yes	
Lighting	multi-fam yes	

<b>Other Critical Zoning Items</b>	
Urban Design	Yes if multi-fam is PRD
Historic District	No
Landmark building	No
Flood plain	No
Utility easements	Not shown
Water front development	No
Adjacent to park	No
Barrier free (ILHR 69)	to be reviewed at development

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