

**CITY OF MADISON
INTERDEPARTMENTAL
CORRESPONDENCE**

Date: February 13, 2006

To: Plan Commission
From: Kathy Voeck, Assistant Zoning Administrator
Subject: **Emerick Oaks Preliminary and Final Plat, & Rezoning**
Present Zoning District: Temp Ag

Proposed Use: 6 Single Family Lots

Proposed Zoning District: R2S

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. On Lots 2 and 3 show a front building setback line where the lot meets the 40' minimum width requirement. Note: Lot 3 meets the 40' lot width requirement at approximately the 13' sewer easement setback. Show building setbacks of the existing house to remain on Lot 4.

ZONING CRITERIA

Bulk Requirements	Required	Proposed
Lot Area	4,000 sq. ft.	7,108 sq. ft. +
Lot width	40'	(1)
Usable open space	800 sq. ft.	adequate
Front yard	15' house, 8' porch, bay window or deck	
Side yards	5' one or two story	
Rear yard	20'	
Building height	2 stories/35'	

Site Design	Required	Proposed
Number parking stalls	1	

Other Critical Zoning Items	
Flood plain	No
Utility easements	Yes

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