CITY OF MADISON
INTERDEPARTMENTAL
CORRESPONDENCE

Date: January 29, 2007

To: Plan Commission

From: Kathy Voeck, Assistant Zoning Administrator

Subject: 3120-3160 Jeffy Trail, Hawks Creek Plat, 2nd Addition, Prelim/Final Plat

Present Zoning District: R2T

Proposed Use: 1 single family lot, 1 multifamily lot and 7 outlots.

Requested Zoning District: R-2T (existing) and R-4

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.   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 inclusionary zoning plan for recording prior to zoning sign off of the plat.

ZONING CRITERIA

Bulk Requirements	Required	Proposed
Lot Area	5,000 sq. ft. R2T 2,000 sq. ft. per 2 bdrm unit R4, Min. 6,000 sq. ft. lot	31,351 sq. ft. +
Lot width	44' R2T 50' R-4	adequate
Usable open space	800 R2T 500 R4 per unit	adequate
Front yard	15' R2T (some exceptions) 25' R4	adequate
Side yards	5' R2T R-4 depends on #units & building size	adequate
Rear yard	20' R2T 35' R-4	adequate
Building height	2 stories R2T 3 stories R-4 PRD	

Hawk's Creek Plat, 2nd Addition

Site Design	Required	Proposed
Number parking stalls	1 per unit R2T R-4 dep on #bdrms per unit	
Accessible stalls	R-4 multi fam. yes	
Number bike parking stalls	R-4 multi fam. yes	
Landscaping	R-4 multi fam. yes	
Lighting	R-4 multi fam. yes	

Other Critical Zoning Items	
Urban Design	R-4 PRD's yes
Historic District	No
Landmark building	No
Flood plain	No
Utility easements	Yes
Water front development	No
Adjacent to park	No
Barrier free (ILHR 69)	R-4 yes

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