

**CITY OF MADISON  
INTERDEPARTMENTAL  
CORRESPONDENCE**

**Date:** December 8, 2006

**To:** Plan Commission

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

**Subject:** 3318 & 3322 E Washington Ave, CSM

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**Present Zoning District:** R-2 and R-4 (Lots 1 & 2 – R4, Lots 3 & 4 – R2)

**Proposed Use:** Divide two lots into four lots.

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. Provide a grading plan of the lots to show that usable open space requirements can be met on the R-2 lots in the amount of thirteen hundred square feet per lot and on the R-4 Lots in the amount of 500 sq. ft. per 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 does not count toward usable open space. There may need to be some terracing to meet the usable open space requirements.

**ZONING CRITERIA**

<b>Bulk Requirements</b>	<b>Required</b>	<b>Proposed</b>
Lot Area	6,000 sq. ft.	6,801 sq. ft. +
Lot width	50'	59.95' +
Usable open space	1,000 sq. ft. R-2 500 sq. ft. R-4	(1)
Front yard	30' R-2, 25' R-4	adequate
Side yards	6' 1 story, 7' 2 story R-2 5' 1 story, 6' 2 story R-4	adequate
Rear yard	40' R-2, 35' R-4	adequate
Building height	2 stories/35'	Lots 1 & 2 – 2 stories exist.

<b>Site Design</b>	<b>Required</b>	<b>Proposed</b>
Number parking stalls	1 per lot	Lots 1 & 2 adequate

<b>Other Critical Zoning Items</b>	
Urban Design	Yes, but no UDC approval for single family required.
Historic District	No
Landmark building	No
Flood plain	No
Utility easements	None shown
Water front development	No
Adjacent to park	No
Barrier free (ILHR 69)	No

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