

**CITY OF MADISON  
INTERDEPARTMENTAL  
CORRESPONDENCE**

**Date:** September 15, 2005

**To:** Plan Commission

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

**Subject:** 4601 & 4613 East Buckeye Rd, Buckeye Meadows Plat, Rezoning, Demo, IZ

**Present Zoning District:** R-1

**Proposed Use:** Demo, prelim and final plat, to create 17 duplex lots

**Requested Zoning District:** R-3

**Conditional Use:** 28.04(22) Demolition of principal buildings requires plan commission approval.

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 revised grading plan of the plat to show that usable open space requirements can be met on the lots in the amount of 1,500 square feet per lot, (750 sq. ft. per unit). 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. Driveways do not count toward open space **Note: Grades may need to be altered to provide the minimum 1,500 sq. ft. per duplex lot, including but not limited to Lots 1, 2, 3, 7, 8, 10, 11, 12, 14, 15, 16, and 17 per the site plan.**

**ZONING CRITERIA**

<b>Bulk Requirements</b>	<b>Required</b>	<b>Proposed</b>
Lot Area	8,000 sq. ft. (2 unit lot)	12,198 sq. ft. +
Lot width	50'	86' +
Usable open space	750 sq. ft. per unit	
Front yard	25'	
Side yards	5' 1 story 6' 2 story	
Rear yard	40'	
Building height	2 stories/35'	

4601 & 4613 E. Buckeye Rd  
 Buckeye Meadows Rezoning, Prelim. & Final Plat  
 Sept. 15, 2005  
 Page 2

<b>Site Design</b>	<b>Required</b>	<b>Proposed</b>
Number parking stalls	Depends on # bdrms in units	

<b>Other Critical Zoning Items</b>	
Urban Design	No
Historic District	No
Landmark building	No
Flood plain	No
Utility easements	Yes
Water front development	No
Adjacent to park	No
Barrier free (ILHR 69)	No

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