CITY OF MADISON
INTERDEPARTMENTAL
CORRESPONDENCE

Date: May 1, 2005

To: Bill Roberts, Planner III   (Revised)

From: Kathy Voeck, Assistant Zoning Administrator

Subject: **NELSON'S ADDN. TO RUSTIC ACRES Preliminary Plat & Rezoning**

Present Zoning District: **Ag**

Proposed Use: **34 Single family lots and 2 outlots**

Requested 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.   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.

2   Some terracing may be needed on lots 61 and 64 to provide 800 sq. feet of usable open space that meets a minimum dimension of 10', 200 sq. ft. minimum in any given area and maximum grade slope of 10%. Note: The required front yard does not count as usable open space.

3.   On Lot 41, the deck and any other structures that are encroaching onto the adjacent lot will need to be altered to meet the 5' minimum side yard requirement.   Prior to final sign off on the plat, provide a site plan to show how the structures will be altered to meet the 5' setback.

ZONING CRITERIA

Bulk Requirements	Required	Proposed
Lot Area	4,000 sq. ft.	7,020 sq. ft. +
Lot width	40'	40' at front setback line +, (one 30' deep residential lot)
Usable open space	800 sq. ft. per dwelling unit	(2)
Front yard	18' (up to 7' exceptions)	
Side yards	5' each side	
Rear yard	20'	
Building height	2 stories/35'	

Nelson's Addn. to Rustic Acres Prelim Plat

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Site Design	Required	Proposed
Number parking stalls	1 per dwelling unit	

Other Critical Zoning Items	
Utility easements	Yes

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