

**CITY OF MADISON  
INTERDEPARTMENTAL  
CORRESPONDENCE**

**Date:** July 1, 2006

**To:** Plan Commission

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

**Subject:** 5121 Crescent Oaks Dr and 6 Crescent Oaks Ct, CSM

**Present Zoning District:** R-1

**Proposed Use:** 2 Single Family 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).

1. The proposed alteration of the side lot line makes the rear yard on Lot 2 nonconforming. Revise the side lot line so that a line ten (10) feet in length entirely within the lot, parallel to and most distant from the front lot line shall be considered to be the rear lot line for the purpose of determining depth of the rear yard. Provide a 40' rear yard on each lot. Contact us for an explanation of determining a rear yard on an irregular lot if there are any questions.

GENERAL OR STANDARD REVIEW COMMENTS - NONE

**ZONING CRITERIA**

<b>Bulk Requirements</b>	<b>Required</b>	<b>Proposed</b>
Lot Area	8,000 sq. ft.	8,482 sq. ft. +
Lot width	65'	Lot 1 adequate, Lot 2 adequate at front setback line
Usable open space	1,300 sq. ft.	adequate
Front yard	30'	adequate
Side yards	7' each side (2 stories each)	adequate as shown
Rear yard	40'	Lot 1 adequate Lot 2 approx. 37' (1)
Building height	2 stories/35'	2 stories

<b>Site Design</b>	<b>Required</b>	<b>Proposed</b>
Number parking stalls	1 each lot	2 each lot

<b>Other Critical Zoning Items</b>	
Flood plain	No
Utility easements	Yes

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