

**CITY OF MADISON
INTERDEPARTMENTAL
CORRESPONDENCE**

Date: May 26, 2005

To: Bill Roberts, Planner III
From: Kathy Voeck, Assistant Zoning Administrator
Subject: **EAGLE CREST SUBDIVISION Preliminary, Final Plat, Noise Abatement and Rezoning, 5402 Commercial Avenue**

Present Zoning District: Temp. Ag.

Proposed Use: 9 single family lots, 1 institutional lot and 4 outlots

Requested Zoning District: R-1

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).

GENERAL OR STANDARD REVIEW COMMENTS

1. In the noise study of Lot 9 (Lot 8 on noise abatement documents) of the plat, the building orientation does not meet the rear setback requirement. Note: this is a reverse corner lot. Contact zoning to for an example of corner lot setbacks. Minimum lot depth is 100' so the front yard will be on the end of the lot that is the most narrow on Lot 9 (Lot 8 of noise abatement documents). The outdoor living area, as shown may change with the revised building orientation. Revise the noise abatement plan to reflect the corrected outdoor living area. The amount of usable open space required for a single family home in an R-1 is 1,300 sq. ft. The rear yard will be directly opposite the front yard and parallel to the front. Note: Lot 4 is also a corner lot.
2. The outbuilding partially on Lot 2 shall be shown "to be removed" on the plat.

ZONING CRITERIA

| Bulk Requirements | Required | Proposed |
|--------------------------|------------------------|-------------------|
| Lot Area | 8,000 sq. ft. | 10,022 sq. ft. + |
| Lot width | 65' | 72' + |
| Usable open space | 1,300 sq. ft. | adequate All lots |
| Front yard | 30' | adequate Lot 1 |
| Side yards | 6' 1 story, 7' 2 story | adequate Lot 1 |
| Rear yard | 40' | adequate Lot 1 |
| Building height | 2 stories/35' | |

Eagle Crest Subdivision

| Site Design | Required | Proposed |
|----------------------------|---|-----------------------|
| Number parking stalls | 1 per unit res. future church to be determined | at development |
| Accessible stalls | Yes, future church | |
| Loading | Depends on size of church | |
| Number bike parking stalls | Dep. on capacity of church | |
| Landscaping | Yes, church development | |
| Lighting | If provided at future dev. | must meet code levels |

| Other Critical Zoning Items | |
|-----------------------------|--------------------------------------|
| Urban Design | No |
| 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 (future church development – yes) |

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