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CITY OF MADISON
INTERDEPARTMENTAL
CORRESPONDENCE

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Date: December 6, 2005

To: Plan Commission

From: Kathy Voeck, Assistant Zoning Administrator

Subject: **6912 - 6914 Littlemore Dr.**

Present Zoning District: R-4

Proposed Use: Split duplex lot

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.   Show setback dimensions on the site plan, including front and rear.

2.   Show the driveways on the survey.

3.   Approval of "Split duplex lots" shall include: a) separate water services, curb stops, lines and meters, except for dwellings constructed prior to the adoption of this ordinance (2/4/97), the water service may be split in the terrace, with separate curb stops, lines and meters; b) separate sanitary sewer service laterals and lines, except for dwellings constructed prior to the adoption of this ordinance, subject to including a provision in a joint access and maintenance agreement that addresses emergency access to, and the responsibility for, sanitary sewer building blockage; c) separate gas and electric meters; and d) a joint cross access and maintenance agreement that has been submitted with the land division application and which shall be recorded with the land division.

4.   The building dimensions of the approved site plan are not consistent with the survey. The survey shall show actual building size.

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ZONING CRITERIA

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Bulk Requirements	Required	Proposed
Lot Area	4,000 sq. ft. each lot	4,101 sq. ft. +
Lot width	25'	41.45' & 41.55'
Usable open space	500 sq. ft. per unit	adequate
Front yard	25'	(1)
Side yards	6' and 0'	adequate
Rear yard	35'	(1)
Building height	2 stories/35'	2 stories

6912 - 6914 Littlemore Dr

Site Design	Required	Proposed
Number parking stalls	2 per unit	provided

Other Critical Zoning Items	
Flood plain	No
Utility easements	Yes

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