CITY OF MADISON
INTERDEPARTMENTAL
CORRESPONDENCE

Date: July 28, 2006

To: Plan Commission

From: Kathy Voeck, Assistant Zoning Administrator

Subject: **6920 Littlemore Dr, CSM**

Present Zoning District: **R-4**

Proposed Use: **Split duplex lot division**

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. 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. PROVIDE A JOINT ACCESS AND MAINTENANCE AGREEMENT, which shall be recorded in the Dane County register of deeds office.

2. Show driveways on the CSM.

ZONING CRITERIA

Bulk Requirements	Required	Proposed
Lot Area	4,000 sq. ft. each lot	4,705 sq. ft. & 4,740 sq. ft.
Lot width	25'	46.38' and 69.32'
Usable open space	750 sq. ft. per unit	adequate
Front yard	25'	25'
Side yards	0' and 6'	adequate
Rear yard	35'	35' +
Building height	2 stories/35'	2 stories

6920 Littlemore Dr.

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Site Design	Required	Proposed
Number parking stalls	2 per unit	provided

Other Critical Zoning Items	
Historic District	No
Landmark building	No
Flood plain	No
Utility easements	Yes

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

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