

**CITY OF MADISON
INTERDEPARTMENTAL
CORRESPONDENCE**

Date: May 2, 2005

To: Bill Roberts, Planner III

From: Kathy Voeck, Assistant Zoning Administrator

Subject: 9503 Mid Town Rd, HAWKS MEADOW PRELIMINARY PLAT &
Rezoning

Present Zoning District: Temp Ag

Proposed Use: 35 residential lots and 1 outlet

Requested Zoning District: R-1 and R2T (Lots 1 through 24 R2T and Lots 25 through 33 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. 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.

R-1

ZONING CRITERIA

Bulk Requirements	Required	Proposed
Lot Area	8,000 sq. ft.	8,513 sq. ft. +
Lot width	65'	74' +
Usable open space	1,300 sq. ft.	adequate
Front yard	30'	
Side yards	1 story 6', 2 story 7'	
Rear yard	40'	
Building height	2 stories/35'	

Site Design	Required	Proposed
Number parking stalls	1	

R2T

ZONING CRITERIA

Bulk Requirements	Required	Proposed
Lot Area	5,000 sq. ft.	6,696 sq. ft.
Lot width	44'	53' +
Usable open space	800 sq. ft.	
Front yard	15' or 18' (dep. on gar. loc.)	7' (exceptions)
Side yards	5' each side	
Rear yard	20'	
Building height	2 stories/35'	

Site Design	Required	Proposed
Number parking stalls	1	

Other Critical Zoning Items	
Urban Design	No
Historic District	No
Landmark building	No
Flood plain	No
Utility easements	Yes
Water front development	No
Adjacent to park	No
Barrier free (ILHR 69)	No

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