

PLANNING UNIT REPORT
DEPARTMENT OF PLANNING AND DEVELOPMENT
April 3, 2006

RE: I.D. #03251, Conditional Use Application – 4226 Owl Creek Drive

1. Requested Action: Approval of a conditional use to allow construction of a new four-unit townhouse building at 4226 Owl Creek Drive in the Owl Creek subdivision.
2. Applicable Regulations: Section 28.08 (5) identifies multi-family dwellings as conditional uses in R4 zoning. Section 28.12 (11) provides the guidelines and regulations for the approval of conditional uses.
3. Report Prepared By: Timothy M. Parks, Planner

GENERAL INFORMATION:

1. Applicant: Doug Nelson, The Nelson Group; 2134 Atwood Avenue; Madison.

Property Owner: Kevin & Jeanette Acker, Premier Builders, Inc.; 102 N. Holiday Drive; Waunakee.
2. Development Schedule: The applicant and property owner wish to proceed as soon as all necessary approvals have been granted.
3. Parcel Location: An approximately 13,280 square-foot parcel located at the southwest corner of Great Gray Drive and Owl Creek Drive; Aldermanic District 16; Madison Metropolitan School District.
4. Existing Conditions: Undeveloped parcel, zoned R4 (General Residence District).
5. Proposed Use: A new four-unit townhouse.
6. Surrounding Land Use and Zoning: The subject site and adjoining lots to the north and west are undeveloped lots in the Owl's Creek subdivision, which will ultimately be developed with other four-unit buildings north along Owl Creek Drive in R4 zoning or duplexes in R3 (Single and Two-Family Residence District) zoning. Lands to the south are undeveloped in A (Agriculture) zoning, with Owl Creek four-unit townhomes, zoned R4 (General Residence District) and undeveloped lands, zoned W (Wetlands) to the east.
7. Adopted Land Use Plan: The Marsh Road Neighborhood Development Plan recommends the residential areas of the Owl's Creek subdivision for "low density residential" uses. The plan map will be amended as needed in the future to reflect the one, two and multi-family uses approved through the approval and recording of the Owl Creek plat.

8. Environmental Corridor Status: This property is not located within a mapped environmental corridor.
9. Public Utilities & Services: This property will be served by a full range of urban services.

STANDARDS FOR REVIEW:

This application is subject to the conditional use standards of Section 28.12 (11).

PREVIOUS CASES

On May 17, 2005, the Common Council approved the applicant's request to rezone the subject property located at 4949 Meinders Road from Temp. A (Agriculture District) to R2S (Single-Family Residence District), R3 (Single and Two-Family Residence District) and R4 (General Residence District) and approval of the preliminary plat of Owl's Creek subdivision proposing 73 single-family lots, 16 two-family lots, four lots for four-unit townhomes, and outlots for public parkland and stormwater detention. The Common Council approved a final plat of the same on July 5, 2005. The plat was recorded on November 9, 2005.

ANALYSIS, EVALUATION AND CONCLUSION:

The applicant is requesting approval of a conditional use to allow construction of a four-unit townhouse structure on an undeveloped parcel located at the southwest corner of Great Gray Drive and Owl Creek Drive in the Owl's Creek subdivision. The four units proposed in the subject building will be owner occupied. The site is zoned R4 and is the southernmost in a line of four R4-zoned lots approved on the Owl's Creek plat for four-unit townhouses similar to the one proposed. The remaining three four-unit buildings will also be subject to conditional use approval by the Plan Commission prior to their construction.

One of the units will be affordable at 70% AMI or less under the inclusionary zoning provisions of the Zoning Ordinance and as set forth on the land use restriction agreement recorded with the Owl's Creek final plat. The builder will need to comply with the ordinance as it pertains to designing the unit and establishing the IZ Unit sale price. In addition, the builder will be required to meet the 240-day marketing period once the City has received notification of the unit designation and sale price, which they can get from the Community Development Block Grant Office at the time they start the marketing period.

The length of the four-unit building will parallel Great Gray Drive, with entrances to all four units to face that street. Each unit will be provided with a two-car garage accessible from a shared driveway from Owl Creek Drive that will parallel the southern property line. A single off-street parking stall will be located on the south side of the common driveway, approximately two feet from the southern property line. The majority of the building will be set back approximately 25 feet from Great Gray Drive and 35 feet from the southern, rear property line per R4 front and rear yard requirements, respectively. However, the entrance stoops appear to project into the required front yard and may need to be scaled back to comply. A 15-foot side setback is provided adjacent to Owl Creek Drive.

The building will be two stories tall with a cross-gable roof, and will be constructed primarily of horizontal vinyl siding with a wainscot of brick along all four elevations. A two-story brick-clad bay element will extend the height of the front facade to a small gable roof on the outer two units in an effort to provide visual relief along the long street wall of the building. Both side elevations feature second floor bay window bays to be located above ground level patio doors leading to concrete patios in both side yards. Lower gable roofs will project over the two entrance stoops, which will be shared by two adjoining units.

The developer has made a genuine effort to orient the building towards Great Gray Drive and to limit the visibility of the attached garages. However, the Planning Unit encourages the Plan Commission to consider some architectural modifications that would reduce the mass of the north elevation and improve the fenestration of the building along Great Gray Drive. Staff feels that this could be accomplished in a number of ways that might include separating the four unit entrances and placing each on an individual covered stoop; reducing the roof pitch or embellishing the existing roof with north-facing roof dormers and/or incorporating front wall projections or recesses that break up the plane of the single wall into four individual front walls.

The landscaping plan for the site appears to be largely adequate, with a mixture of primarily shade and ornamental trees to be planted in the front and street side yards and a handful of coniferous trees to be planted in the rear yard to aid in screening the rear parking space and garage access. The Planning Unit requests that the landscaping plan be revised to include the planting of an additional conifer in the southwestern corner of the rear yard to further enhance the screening and for additional perennials or groundcover to be planted along the base of the front wall for visual enhancement.

In closing, the four units on this site comports to the anticipated use and density for this lot on the approved Owl's Creek plat. The proposed building should meet all of the conditional use standards stipulated in the Zoning Ordinance with the noted design modifications and design revisions requested below.

RECOMMENDATION

The Planning Unit recommends that the Plan Commission find that the conditional use standards are met and **approve** construction of a four-unit townhouse at 4226 Owl Creek Drive subject to input at the public hearing and the following plan conditions:

1. Comments from reviewing agencies.
2. That no utilities, water meters, air conditioning units, telephone or electric equipment storage, or exhaust vents be located in any yard of the building adjacent to a public street. All equipment regardless of location shall be adequately screened from view.
3. That the building elevations be revised per Planning Unit approval to provide a revised north elevation that reduces its mass and improves the fenestration of the building along Great Gray Drive.

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4. That the landscaping plan be revised per Planning Unit approval to include the planting of an additional conifer in the southwestern corner of the rear yard to further enhance the screening of the rear parking area and garage access and for additional perennials or groundcover to be planted along the base of the front wall for aesthetic enhancement.
5. That the developer design the affordable IZ unit, establish the sale price and comply with the 240-day marketing period as required by the Community Development Block Grant Office.



Department of Public Works
City Engineering Division

608 266 4751

Larry D. Nelson, P.E.
City Engineer

City-County Building, Room 115
210 Martin Luther King, Jr. Boulevard
Madison, Wisconsin 53703
608 264 9275 FAX
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Deputy City Engineer
Robert F. Phillips, P.E.

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David L. Benzschawel, P.E.
Gregory T. Fries, P.E.

Operations Supervisor
Kathleen M. Cryan

Hydrogeologist
Joseph L. DeMorett, P.G.

GIS Manager
David A. Davis, R.L.S.

DATE: March 15, 2006
TO: Plan Commission
FROM: Larry D. Nelson, P.E., City Engineer
SUBJECT: 4226 Owl Creek Drive Conditional Use

The City Engineering Division has reviewed the subject development and has the following comments.

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. Situs address is 5165 Great Gray Drive. Please change all application materials to reflect this address.

Unit Addresses from west to east are:
Unit 1 = 5167 Great Gray Drive.
Unit 2 = 5169 Great Gray Drive.
Unit 3 = 5171 Great Gray Drive.
Unit 4 = 5173 Great Gray Drive.

NOTE: Gray is the correct spelling not Grey as shown on the site plan.
2. The applicant shall note that the right-of-way on Owl Creek Drive required to access the parking area has not been acquired. The City Engineer shall not sign off on this project until the right-of-way has been obtained and street improvements are completed.

GENERAL OR STANDARD REVIEW COMMENTS

In addition, we offer the following General or Standard Review Comments:

Engineering Division Review of Planned Community Developments, Planned Unit Developments and Conditional Use Applications.

Name: Owl Creek Drive Conditional Use

General

- 1.1 The construction of this building will require removal and replacement of sidewalk, curb and gutter and possibly other parts of the City's infrastructure. The applicant shall enter into a City / Developer agreement for the improvements required for this development. The applicant shall be required to provide deposits to cover City labor and materials and surety to cover the cost of construction. The applicant shall meet with the City Engineer to schedule the development of the plans and the agreement. The City Engineer will not sign off on this project without the agreement executed by the developer. The developer shall sign the Developer's Acknowledgement prior to the City Engineer signing off on this project.
- 1.2 The site plan shall identify lot and block numbers of recorded Certified Survey Map or Plat.

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- 1.3 The site plan shall include all lot/ownership lines, existing building locations, proposed building additions, demolitions, parking stalls, driveways, sidewalks (public and/or private), existing and proposed signage, existing and proposed utility locations and landscaping.
- 1.4 The site plan shall identify the difference between existing and proposed impervious areas.
- 1.5 The site plan shall reflect a proper street address of the property as reflected by official City of Madison Assessor's and Engineering Division records.
- 1.6 The site plan shall include a full and complete legal description of the site or property being subjected to this application.

Right of Way / Easements

- 2.1 The Applicant shall Dedicate a _____ foot wide strip of Right of Way along _____.
- 2.2 The Applicant shall Dedicate a _____ foot wide strip of Right of Way along _____.
- 2.3 The Applicant shall Dedicate a Permanent Limited Easement for grading and sloping _____ feet wide along _____.
- 2.4 The City Engineer has reviewed the need for pedestrian and bicycle connections through the development and finds that no connections are required.
- 2.5 The Applicant shall Dedicate a Permanent Limited Easement for a pedestrian / bicycle easement _____ feet wide from _____ to _____.
- 2.6 The Developer shall provide a private easement for public pedestrian and bicycle use through the property running from _____ to _____.
- 2.7 The developer shall be responsible for the ongoing construction and maintenance of a path within the easement. The maintenance responsibilities shall include, but not be limited to, paving, repaving, repairing, marking and plowing. The developer shall work with the City of Madison Real Estate Staff to administer this easement. Applicable fees shall apply.

Streets and Sidewalks

- 3.1 The Applicant shall execute a waiver of notice and hearing on the assessments for the improvement of [roadway] _____ in accordance with Section 66.0703(7)(b) Wisconsin Statutes and Section 4.09 of the MGO.
- 3.2 **Value of sidewalk installation over \$5000.** The Applicant shall Construct Sidewalk to a plan approved by the City Engineer along _____.
- 3.3 **Value of sidewalk installation under \$5000.** The Applicant shall install public sidewalk along _____. The Applicant shall obtain a Street Excavation Permit for the sidewalk work, which is available from the City Engineering Division. The applicant shall pay all fees associated with the permit including inspection fees. All work must be completed within six months or the succeeding June 1, whichever is later.
- 3.4 The Applicant shall execute a waiver of their right to notice and hearings on the assessments for the installation of sidewalk along [roadway] _____ in accordance with Section 66.0703(7)(b) Wisconsin Statutes and Section 4.09 of the MGO.
- 3.5 The Applicant shall grade the property line along _____ to a grade established by the City Engineer. The grading shall be suitable to allow the installation of sidewalk in the future without the need to grade beyond the property line. The Applicant shall obtain a Street Excavation permit prior to the City Engineer signing off on this development.
- 3.6 The Applicant shall close all abandoned driveways by replacing the curb in front of the driveways and restoring the terrace with grass.
- 3.7 **Value of the restoration work less than \$5,000. When computing the value, do not include a cost for driveways. Do not include the restoration required to facilitate a utility lateral installation.** The Applicant's project requires the minor restoration of the street and sidewalk. The Applicant shall obtain a Street Excavation Permit for the street restoration work, which is available from the City Engineering Division. The applicant shall pay all fees associated with the permit including inspection fees.
- 3.8 The Applicant shall make improvements to _____ in order to facilitate ingress and egress to the development. The improvement shall include a (Describe what the work involves or strike this part of the comment.) _____.
- 3.9 The Applicant shall make improvements to _____. The improvements shall consist of _____.
- 3.10 The approval of this Conditional Use does not include the approval of the changes to roadways, sidewalks or utilities. The applicant shall obtain separate approval by the Board of Public Works and the Common Council for

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the restoration of the public right of way including any changes requested by developer. The City Engineer shall complete the final plans for the restoration with input from the developer. The curb location, grades, tree locations, tree species, lighting modifications and other items required to facilitate the development or restore the right of way shall be reviewed by the City Engineer, City Traffic Engineer, and City Forester.

- 3.11 The Applicant shall provide the City Engineer with a survey indicating the grade of the existing sidewalk and street. The Applicant shall hire a Professional Engineer to set the grade of the building entrances adjacent to the public right of way. The Applicant shall provide the City Engineer the proposed grade of the building entrances. The City Engineer shall approve the grade of the entrances prior to signing off on this development.
- 3.12 The Applicant shall replace all sidewalk and curb and gutter which abuts the property which is damaged by the construction or any sidewalk and curb and gutter which the City Engineer determines needs to be replaced because it is not at a desirable grade regardless of whether the condition existed prior to beginning construction.
- 3.13 The Applicant shall obtain a privilege in streets agreement for any encroachments inside the public right of way. The approval of this development does not constitute or guarantee approval of the encroachments.
- 3.14 The Applicant shall provide the City Engineer with the proposed soil retention system to accommodate the restoration. The soil retention system must be stamped by a Professional Engineer. The City Engineer may reject or require modifications to the retention system.
- 3.15 The Applicant shall complete work on exposed aggregate sidewalk in accordance with specifications provided by the city. The stone used for the exposed aggregate shall be approved by the City. The Construction Engineer shall be notified prior to beginning construction. Any work that does not match the adjacent work or which the City Construction Engineer finds is unacceptable shall be removed and replaced.
- 3.16 All work in the public right-of-way shall be performed by a City licensed contractor.

Storm Water Management

- 4.1 The site plans shall be revised to show the location of all rain gutter down spout discharges.
- 4.2 Storm sewer to serve this development has been designed and constructed. The site plans shall be revised to identify the location of this storm sewer and to show connection of an internal drainage system to the existing public storm sewer.
- 4.3 The plan set shall be revised to show a proposed private internal drainage system on the site. This information shall include the depths and locations of structures and the type of pipe to be used.
- 4.5 The applicant shall show storm water "overflow" paths that will safely route runoff when the storm sewer is at capacity.
- 4.6 The applicant shall demonstrate compliance with Section 37.07 and 37.08 of the Madison General Ordinances regarding permissible soil loss rates. The erosion control plan shall include Universal Soil Loss Equation (USLE) computations for the construction period. Measures shall be implemented in order to maintain a soil loss rate below 7.5-tons per acre per year.
- 4.7 The City of Madison is an approved agent of the Department of Commerce. This proposal contains a commercial building and as such, the City of Madison is authorized to review infiltration, stormwater management, and erosion control on behalf of the Department of Commerce. No separate submittal to Commerce or the WDNR is required.
- 4.8 This development includes multiple building permits within a single lot. The City Engineer and/or the Director of the Inspection Unit may require individual control plans and measures for each building.
- 4.9 If the lots within this site plan are inter-dependent upon one another for stormwater runoff conveyance, and/or a private drainage system exists for the entire site an agreement shall be provided for the rights and responsibilities of all lot owners. Said agreement shall be reviewed and placed on file by the City Engineer, referenced on the site plan and recorded at the Dane Co Register of Deeds.
- 4.10 Prior to approval, this project shall comply with Chapter 37 of the Madison General Ordinances regarding stormwater management. Specifically, this development is required to:
 - Detain the 2 & 10-year storm events.
 - Detain the 2, 10, & 100-year storm events.
 - Control 40% TSS (20 micron particle).
 - Control 80% TSS (5 micron particle).
 - Provide infiltration in accordance with NR-151.
 - Provide substantial thermal control.
 - Provide oil & grease control from the first 1/2" of runoff from parking areas.

Stormwater management plans shall be submitted and approved by City Engineering prior to signoff.

- 4.11 The plan set shall be revised to show more information on proposed drainage for the site. This shall be accomplished by using spot elevations and drainage arrows or through the use of proposed contours. It is necessary to show the location of drainage leaving the site to the public right-of-way. It may be necessary to provide information off the site to fully meet this requirement.

4.12 A portion of this project comes under the jurisdiction of the US Army Corp of Engineers and WDNR for wetland or flood plain issues. A permit for those matters shall be required prior to construction on any of the lots currently within the jurisdictional flood plain.

4.13 The Applicant shall submit, prior to plan sign-off, digital CAD files to the Engineering Program Specialist in the Engineering Division (Lori Zenchenko). The digital copies shall be to scale and represent final construction.

CAD submittals can be either AutoCAD (dwg) Version 2001 or older, MicroStation (dgn) Version J or older, or Universal (dxf) formats and contain the following data, each on a separate layer name/level number:

- a) Building Footprints
- b) Internal Walkway Areas
- c) Internal Site Parking Areas
- d) Other Miscellaneous Impervious Areas (i.e. gravel, crushed stone, bituminous/asphalt, concrete, etc.)
- e) Right-of-Way lines (public and private)
- f) Lot lines
- g) Lot numbers
- h) Lot/Plat dimensions
- i) Street names

NOTE: Email file transmissions preferred lzenchenko@cityofmadison.com. Include the site address in this transmittal.

4.14 NR-151 of the Wisconsin Administrative Code will be effective on October 1, 2004. Future phases of this project shall comply with NR 151 in effect when work commences. Specifically, any phases not covered by a Notice of Intent (NOI) received from the WDNR under NR-216 prior to October 1, 2004 shall be responsible for compliance with all requirements of NR-151 Subchapter III. As most of the requirements of NR-151 are currently implemented in Chapter 37 of the Madison General Ordinances, the most significant additional requirement shall be that of infiltration.

NR-151 requires infiltration in accord with the following criteria. For the type of development, the site shall comply with one of the three (3) options provided below:

Residential developments shall infiltrate 90% of the predevelopment infiltration amount, 25% of the runoff from the 2-year post development storm or dedicated a maximum of 1% of the site area to active infiltration practices.

Commercial development shall infiltrate 60% of the predevelopment infiltration amount, 10% of the runoff from the 2-year post development storm or dedicate a maximum of 2% of the site area to active infiltration practices.

4.15 The applicant shall submit, prior to plan sign-off, digital PDF files to the Engineering Division (Jeff Benedict or Tim Troester). The digital copies shall be to scale, and shall have a scale bar on the plan set.

PDF submittals shall contain the following information:

- a) Building footprints.
- b) Internal walkway areas.
- c) Internal site parking areas.
- d) Lot lines and right-of-way lines.
- e) Street names.
- f) Stormwater Management Facilities.
- g) Detail drawings associated with Stormwater Management Facilities (including if applicable planting plans).

4.16 The Applicant shall submit prior to plan sign-off, electronic copies of any Stormwater Management Files including:

- a) SLAMM DAT files.
- b) RECARGA files.
- c) TR-55/HYDROCAD/Etc...
- d) Sediment loading calculations

If calculations are done by hand or are not available electronically the hand copies or printed output shall be scanned to a PDF file and provided.

Utilities General

5.1 The Applicant shall obtain a Street Excavation permit for the installation of utilities required to serve this project. The Applicant shall pay the permit fee, inspection fee and street degradation fee as applicable and shall comply with all the conditions of the permit.

5.2 The applicant shall obtain all necessary sewer connection permits and sewer plugging permits prior to any utility work.

5.3 All proposed and existing utilities including gas, electric, phone, steam, chilled water, etc shall be shown on the plan.

5.4 The applicant's utility contractor shall obtain a connection permit and excavation permit prior to commencing the storm sewer construction.

5.5 The site plans shall be revised to show the location of existing utilities, including depth, type, and size in the

adjacent right-of-way.

- 5.6 The developer shall provide information on how the Department of Commerce's requirements regarding treatment of storm water runoff, from parking structures, shall be satisfied prior to discharge to the public sewer system. Additionally, information shall be provided on which system (storm or sanitary) the pipe shall be connected to.

Sanitary Sewer

- 6.1 Prior to approval of the conditional use application, the owner shall obtain a permit to plug each existing sanitary sewer lateral that serves a building that is proposed for demolition. For each lateral to be plugged the owner shall deposit \$1,000 with the City Engineer in two separate checks in the following amounts: (1). \$100 non-refundable deposit for the cost of inspection of the plugging by City staff; and (2). \$900 for the cost of City crews to perform the plugging. If the owner elects to complete the plugging of a lateral by private contractor and the plugging is inspected and approved by the City Engineer, the \$900 fee shall be refunded to the owner.
- 6.2 All outstanding Madison Metropolitan Sewerage District (MMSD) and City of Madison sanitary sewer connection charges are due and payable prior to connection to the public sewerage system.
- 6.3 Each unit of a duplex building shall be served by a separate and independent sanitary sewer lateral.
- 6.4 The site plan shall be revised to show all existing public sanitary sewer facilities in the project area as well as the size and alignment of the proposed service.



Traffic Engineering Division

David C. Dyer, City Traffic Engineer

Madison Municipal Building
215 Martin Luther King, Jr. Boulevard
P.O. Box 2986
Madison, Wisconsin 53701-2986
PH 608/266-4761
TTY 608/267-9623
FAX 608/267-1158

March 23, 2006

TO: Plan Commission

FROM: David C. Dyer, P.E., City Traffic Engineer

SUBJECT: **4226 Owl Creek Drive – Conditional Use – Four (4) Unit Condominium Building**

The City Traffic Engineering Division has reviewed the subject development and has the following comments.

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. None

GENERAL OR STANDARD REVIEW COMMENTS

In addition, we offer the following General or Standard Review Comments:

2. When the applicant submits final plans for approval, the applicant shall show the following: items in the terrace as existing (e.g., signs and street light poles), type of surfaces, existing property lines, signage, percent of slope, vehicle routes, dimensions of radii, aisles, driveways, stalls including the two (2) feet overhang, and a scaled drawing at 1" = 20'.
3. The intersection shall be so designed so as not to violate the City's sight-triangle preservations requirement which states that on a corner lot no structure, screening, or embankment of any kind shall be erected, placed, maintained or grown between the heights of 30 inches and 10 feet above the curb level or its equivalent within the triangle space formed by the two intersecting street lines or their projections and a line joining points on such street lines located a minimum of 25 feet from the street intersection in order to provide adequate vehicular vision clearance.
4. Public signing and marking related to the development may be required by the City Traffic Engineer for which the developer shall be financially responsible.

Please contact John Leach, City Traffic Engineering at 267-8755 if you have questions regarding the above items:

Contact Person: Doug Nelson
Fax: 244-0205
Email: doug@thenelsongroup.org

DCD:DJM:dm

**CITY OF MADISON
INTERDEPARTMENTAL
CORRESPONDENCE**

Date: March 22, 2006

To: Plan Commission

From: Kathy Voeck, Assistant Zoning Administrator

Subject: 5165 Great Gray Dr., Conditional Use, Lot 41, Owls Creek Subdivision

Present Zoning District: R-4

Proposed Use: Construct a four unit condominium building (3 bdrms. each unit)

Conditional Use: 28.08(5)(c)6. Multi-family residential buildings are a conditional use.

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. Provide a 25' front setback to any landings above 3' from grade and from the roofed over front porch. (The pillars of the front porch shall not be closer that 25' from the front property line.) (Note: A roof overhang can project 3' into a required front yard.) Show the front setback to the nearest portion of the building.
2. Meet applicable State building and setback codes.
3. Show the bay windows on the site plan with side yard setbacks shown to property line. Meet the side yard requirement of 8' 9" to the bay window. (Note: A roof overhang can project 2' into a required side yard.)
4. Provide 2,000 sq. ft. of useable open space.

ZONING CRITERIA

Bulk Requirements	Required	Proposed
Lot Area	10,000 sq. ft.	13,280 sq. ft.
Lot width	50'	112.5'
Usable open space	2,000 sq. ft.	(4)
Front yard	25'	(1)
Side yards	8' 9" each side	(3) (2)
Rear yard	35'	35'
Building height	2 stories/35'	2 stories/

5. Note: The address of a residential building shall be taken off the street upon which it fronts per Section 10.34(2) of the Madison General Ordinances.

Site Design	Required	Proposed
Number parking stalls	8 (1 of which is surface pkg)	9 (1 surface)
Accessible stalls	n/a	n/a
Loading	n/a	n/a
Number bike parking stalls	4	Provided in garages
Landscaping	As shown	adequate
Lighting	n/a	n/a

Other Critical Zoning Items	
Urban Design	No
Historic District	No
Landmark building	No
Flood plain	No
Utility easements	No
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.