

**CITY OF MADISON
INTERDEPARTMENTAL
CORRESPONDENCE**

Date: December 6th 2007

To: Plan Commission
From: Matt Tucker, Zoning Administrator
Subject: **5714 – 5806 Old Sauk Road CSM**

Present Zoning District: R-1
Proposed Use: Consideration of a three lot Certified Survey Map (CSM), creating a deep residential lot.
Plan Commission Review: 28.04(11) The creation of deep residential lots requires the approval of the Plan Commission.

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

- The lot lines must be reconfigured to ensure the house on Lot 2 provides the minimum 40' rear yard setback.

ZONING CRITERIA

Bulk Requirements	Required	Proposed
Lot Area	8,000 sq. ft.	Lot 1 – 42,125 sq. ft. Lot 2 – 13,685 sq. ft. Lot 3 – 31,232 sq. ft.
Lot width	65'	Adequate
Usable open space	1,300 sq. ft. per lot	Adequate
Front yard	30' minimum	Adequate
Side yards	7' each side	Adequate
Rear yard	40' minimum	Adequate (1)
Building height	2 stories/35'	Adequate

Other Critical Zoning Items	
Urban Design	No
Historic District	No
Landmark building	No
Flood plain	No
Utility easements	No
Barrier free (ILHR 69)	No

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