

**CITY OF MADISON  
INTERDEPARTMENTAL  
CORRESPONDENCE**

**Date:** June 5, 2007

**To:** Plan Commission

**From:** Kathy Voeck, Assistant Zoning Administrator

**Subject:** 1004 Sherman Avenue

**Present Zoning District:** R-2

**Proposed Use:** Addition to a single family home on waterfront property

**Conditional Use:** 28.04(19)(b) Waterfront development over 500 sq. ft. is a conditional use. (Total floor area of the additions is 1,545 sq. ft.)

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

**ZONING CRITERIA**

<b>Bulk Requirements</b>	<b>Required</b>	<b>Proposed</b>
Lot Area	8,000 sq. ft.	16,879 sq. ft.
Lot width	50'	76'
Usable open space	1,000 sq. ft.	adequate
Front yard	30'	adequate
Side yards	7' 10" each side	9' 2" & 11' 2"
Lake setback average	120'	182'
Building height	2 stories	3 stories exist., 2 story addn.

<b>Site Design</b>	<b>Required</b>	<b>Proposed</b>
Number parking stalls	1	2
Landscaping	Existing	adequate

<b>Other Critical Zoning Items</b>	
Historic District	National Register of Historic Places
Landmark building	Adjacent to Landmark
Utility easements	None shown
Water front development	Yes

The proposed project **does** comply with all of the above requirements.