

**CITY OF MADISON
INTERDEPARTMENTAL
CORRESPONDENCE**

Date: May 4, 2007

To: Plan Commission

From: Kathy Voeck, Assistant Zoning Administrator

Subject: 402 Glen Hwy.

Present Zoning District: R-2

Proposed Use: Demolish a single family home & construct a new single family home

Conditional Use: 28.04(22) Demolition of a principal building requires Plan Com approval

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 7' side yard on the right (north) side of the home (depth penalty) and 15' on the Belin Street side of the home.

ZONING CRITERIA

Bulk Requirements	Required	Proposed
Lot Area	6,000 sq. ft.	7,055 sq. ft.
Lot width	50'	60'
Usable open space	1,000 sq. ft.	1500 sq. ft.
Front yard	30'	30'
Side yards	7' right; 15' left	(1)
Rear yard	28' garage, 34' deck	29' garage, 34' deck
Building height	2 stories	1 story

Site Design	Required	Proposed
Number parking stalls	1	2

Other Critical Zoning Items	
Flood plain	No
Utility easements	None shown

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