

**CITY OF MADISON
INTERDEPARTMENTAL
CORRESPONDENCE**

Date: April 23, 2005

To: Bill Roberts, Planner III

From: Kathy Voeck, Assistant Zoning Administrator

Subject: 4309 Green Avenue, CSM

Present Zoning District: R-1

Proposed Use: Create a deep residential lot (Lot 2), Existing house on Lot 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). **NONE.**

GENERAL OR STANDARD REVIEW COMMENTS – **NONE.**

ZONING CRITERIA

Bulk Requirements	Required	Proposed
Lot Area	8,000 sq. ft.	17,543 s.f. and 33,315 s.f.
Lot width	65' Lot 1, 30' Lot 2	117.25' Lot 1 and 30' lot 2
Usable open space	1,300 sq. ft. each lot	adequate
Front yard	30'	35.3' Lot 1
Side yards	6' 1 story, 7' 2 story	11.5' Lot 1
Rear yard	40'	86.1' Lot 1
Floor area ratio	n/a	n/a
Building height	2 stories	1 story Lot 1

Site Design	Required	Proposed
Number parking stalls	1 per lot	2 Lot 1

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.