

**CITY OF MADISON
INTERDEPARTMENTAL
CORRESPONDENCE**

Date: December 19, 2005

To: Plan Commission

From: Kathy Voeck, Assistant Zoning Administrator

Subject: 5116 Spring Ct.

Present Zoning District: R-2

Proposed Use: Demolish a house and build a new waterfront home.

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. Delineate the flood plain area on the site plan.

ZONING CRITERIA

Bulk Requirements	Required	Proposed
Lot Area	6,000 sq. ft.	11,429.55 sq. ft.
Lot width	50'	49.65' (existing)
Usable open space	1,000 sq. ft.	adequate
Front yard	30'	31'
Side yards	17' 10" left 14' 8" right	7' 5" left (Var. approved) 7' 3" right
Lake setback average	50.89'	52'
Building height	2 stories/35'	2 stories/27' av. mean

Site Design	Required	Proposed
Number parking stalls	1	3

Other Critical Zoning Items	
Historic District	No
Flood plain	Yes
Water front development	Yes

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