

**CITY OF MADISON  
INTERDEPARTMENTAL  
CORRESPONDENCE**

**Date:** January 9, 2006

**To:** Plan Commission

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

**Subject:** 5501 & 5505 Greening Lane, CSM

---

**Present Zoning District:** R-1

**Proposed Use:** Two single family lots

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. On Lot 2, provide a front building setback line at the point that the lot is 65' wide, parallel to the two front corners of the lot. (Note: The building setback line will be approximately 85' back from the closest portion of the front property line.)
2. The boundary of this two lot CSM does not coincide with existing lots as platted. Provide an overall plan to a smaller scale that shows the proposed CSM boundary and where the inconsistencies were accommodated from or to the adjoining lots by dashing in previous lot lines and adjacent buildings with setbacks where lines were moved (to ensure that lot line adjustments did not make adjacent lots nonconforming).

**ZONING CRITERIA**

<b>Bulk Requirements</b>	<b>Required</b>	<b>Proposed</b>
Lot Area	8,000 sq. ft.	10,929 sq. ft. +
Lot width	65.	(1)
Usable open space	1,300 sq. ft.	adequate
Front yard	30	Lot 1 existing, Lot 2 (1)
Side yards	1 story 6', 2 story 7'	adequate
Rear yard	40'	adequate
Building height	2 stories/35'	adequate

**5501 Greening Lane**

C:\cp pdfs\_new\GreeningLn5501\_010906.doc

<b>Site Design</b>	<b>Required</b>	<b>Proposed</b>
Number parking stalls	1 per unit	Lot 1 existing adequate
Accessible stalls		

<b>Other Critical Zoning Items</b>	
Urban Design	No
Historic District	No
Landmark building	No
Flood plain	No
Utility easements	Yes
Water front development	No
Adjacent to park	No
Barrier free (ILHR 69)	No

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