

**CITY OF MADISON
INTERDEPARTMENTAL
CORRESPONDENCE**

Date: November 21, 2005

To: Plan Commission

From: Kathy Voeck, Assistant Zoning Administrator

Subject: **632 Knickerbocker St.**

Present Zoning District: R-2

Proposed Use: Demo single family home, construct a new single family home

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

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

Bulk Requirements	Required	Proposed
Lot Area	6,000 sq. ft.	4,800 sq. ft. (existing lot)
Lot width	50'	40' (existing lot)
Usable open space	1,000 sq. ft.	1,612 sq. ft.
Front yard	13.95'	13.1' (var. app. 10/20/05)
Side yards	left 7.4', right 9.83'	6.3' (var. app. 10/20/05)
Rear yard	40'	48.81'
Building height	2 stories/35'	2 stories/28' to peak

Site Design	Required	Proposed
Number parking stalls	1	1

Other Critical Zoning Items	
Urban Design	No
Historic District	No
Utility easements	No
Water front development	No

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