

**CITY OF MADISON
INTERDEPARTMENTAL
CORRESPONDENCE**

Date: February 20, 2007

To: Plan Commission

From: Kathy Voeck, Assistant Zoning Administrator

Subject: 1331 E Wilson St.

Present Zoning District: R-4

Proposed Use: Demolish house and build 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

- The final site plan shall fit on an 8 1/2" x 11" paper and be to scale.

ZONING CRITERIA

Bulk Requirements	Required	Proposed
Lot Area	6,000 sq. ft.	4,356 sq. ft. (existing lot)
Lot width	50'	33' (existing lot)
Usable open space	500 sq. ft.	
Front yard	25'	29'
Side yards	7' 1.5" each side	8' left; 5' right (var. 2/22/07)
Rear yard	35' house; 3' det. gar.	51' house; existing det. gar.
Building height	2 stories/35'	2 stories/23' av mean

Site Design	Required	Proposed
Number parking stalls	2	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.