

**CITY OF MADISON  
INTERDEPARTMENTAL  
CORRESPONDENCE**

**Date:** September 29, 2005

**To:** Plan Commission  
**From:** Kathy Voeck, Assistant Zoning Administrator  
**Subject:** 1506 Lake View Avenue

**Present Zoning District:** R-1

**Proposed Use:** Demolish a single family home to construct a new s.f. home

**Conditional Use:** 28.04(22) Demolition of a principal building requires Plan Commission approval. 28.04(19) Waterfront development is a conditional use.

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. Provide a legal parking stall. The driveway shall lead to a parking stall that is outside of the required front setback, which will be beyond the building setback line. Note: A parking area cannot be approved in front of the building setback line. The driveway leading to the parking area can be no wider than the legal parking stall(s)

**ZONING CRITERIA**

<b>Bulk Requirements</b>	<b>Required</b>	<b>Proposed</b>
Lot Area	8,000 sq. ft.	10,604 sq. ft.
Lot width	65'	55.03' existing lot
Usable open space	1,300 sq. ft.	adequate
Front yard	88' (building setback line)	88' (building setback line)
Side yards	7' each side	10.8' & 20.2'
Rear yard	40'	45.6'
Building height	2 stories/35'	2 stories

<b>Site Design</b>	<b>Required</b>	<b>Proposed</b>
Number parking stalls	1	(1)

<b>Other Critical Zoning Items</b>	NONE
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With the above conditions, the proposed project **does** comply with all of the above requirements.