

**CITY OF MADISON
INTERDEPARTMENTAL
CORRESPONDENCE**

Date: September 3, 2005

To: Plan Commission
From: Kathy Voeck, Assistant Zoning Administrator
Subject: **1922 Sachtjen St.**

Present Zoning District: R-2

Proposed Use: Construct a new 25' 8" x 32' detached garage totaling 933 sq. ft. not counting 2' of roof overhang all around the garage.

Conditional Use: 28.04(5)(b)7 Accessory garages in the R-2 district over 576 sq. ft. are 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

- The final site plan shall show dimensions of all structures and distances from building walls to property lines. The lot shall also be dimensioned. Show the 5' utility easement and driveway on the site plan also.

ZONING CRITERIA

Bulk Requirements	Required	Proposed
Lot Area	6,000 sq. ft.	7,936 sq. ft.
Lot width	50'	62'
Usable open space	1,000 sq. ft.	1,000 sq. ft. +
Front yard	30'	existing
Side yards	3' to accessory bldg in rear.	3'
Rear yard	3' to accessory bldg. in rear.	approx 9.5 (6' util. easement)
Building height	15' to av. mean of roof	13' to av. mean of roof

Site Design	Required	Proposed
Number parking stalls	1	2

Other Critical Zoning Items	
Flood plain	No

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