

**CITY OF MADISON
INTERDEPARTMENTAL
CORRESPONDENCE**

Date: March 10th 2008

To: Plan Commission
From: Patrick Anderson, Assistant Zoning Administrator
Subject: 205 N. Prospect Ave CSM

Present Zoning District: HIS-L R-2
Proposed Use: Consideration of a two lot Certified Survey Map (CSM).
 creating a deep residential lot.

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 setback distance from garage to SE lot stake on Lot 1 nearest the garage.
2. Lot width on Lot 2 is 51.8 feet at the front building setback line.

ZONING CRITERIA

Bulk Requirements	Required	Proposed
Lot Area	6,000 sq. ft.	Lot 1 – 13,723 sq. ft. Lot 2 – 10,763 sq. ft.
Lot width	50'	Adequate (2)
Usable open space	1,000 sq. ft. per lot	Adequate
Front yard	30' minimum	Adequate
Side yards	6' each side for 1 story, 7' each side for 2 story	Adequate
Rear yard	40' minimum	Adequate (1)
Building height	2 stories/35'	Adequate

Other Critical Zoning Items	
Urban Design	No
Historic District	Yes
Landmark building	Yes
Flood plain	No
Utility easements	Yes
Barrier free (ILHR 69)	No

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