

**CITY OF MADISON  
INTERDEPARTMENTAL  
CORRESPONDENCE**

**Date:** March 20, 2007

**To:** Plan Commission  
**From:** Kathy Voeck, Assistant Zoning Administrator  
**Subject:** **309 Dempsey Rd, CSM**

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**Present Zoning District:** R-2

**Proposed Use:** 2 residential lots

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 an 8' 10" right side yard on Lot 2 or obtain a side yard variance. The depth of the house appears to be 51'. There is a 22" side yard penalty on the right side of the house, requiring 8' 10" on that side.
  
2. The driveway on Lot 1 shall lead to a parking stall that is outside of the required front yard, ie an attached garage or along side the house.

**ZONING CRITERIA**

<b>Bulk Requirements</b>	<b>Required</b>	<b>Proposed</b>
Lot Area	6,000 sq. ft.	6,876 sq. ft. & 8,118 sq. ft.
Lot width	50'	50.38' & 59.36'
Usable open space	1,000 sq. f.t	adequate
Front yard	30'	43.3' & 49.2'
Side yards	Lot 1, min. 7' each side Lot 2, 8' left side, 8' 10' right	Lot 1-8' & 10' Lot 2 -20.8' left, 7.4' right
Rear yard	40'	adequate
Building height	2 stories/35'	Lot 2 existing

<b>Site Design</b>	<b>Required</b>	<b>Proposed</b>
Number parking stalls	1 per unit	(2)

<b>Other Critical Zoning Items</b>	
Flood plain	

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