

**CITY OF MADISON
INTERDEPARTMENTAL
CORRESPONDENCE**

Date: February 13, 2007

To: Plan Commission

From: Kathy Voeck, Assistant Zoning Administrator

Subject: **5110 Spring Ct.**

Present Zoning District: R-2

Proposed Use: Demolish a house & build a new single family home (waterfront lot)

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. Delineate flood plain area on the site plan.
2. Show the existing garage on the final site plan without the trellis/arbor roof structure.

ZONING CRITERIA

Bulk Requirements	Required	Proposed
Lot Area	6,000 sq. ft.	12,306 sq. ft.
Lot width	50'	64'
Usable open space	1,000 sq. ft.	adequate
Front yard	30' House	76' house , gar existing
Side yards	7' 2" left (house), 7' 4" right	7' 8" left, 8' right side
Lake setback average	49.61'	49.61'
Building height	2 stories/35'	2 stories/22' av. mean

Site Design	Required	Proposed
Number parking stalls	1	2
Landscaping		Unchanged w/in 35' of water

Other Critical Zoning Items	
Flood plain	Yes
Utility easements	Yes
Water front development	Yes

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