

**CITY OF MADISON  
INTERDEPARTMENTAL  
CORRESPONDENCE**

**Date:** May 19<sup>h</sup> 2008

**To:** Plan Commission  
**From:** Patrick Anderson, Assistant Zoning Administrator  
**Subject:** **5229 Harbor Court**

**Present Zoning District:** R2

**Proposed Use:** Replace and relocation of single family home & construct a new single family home

**Conditional Use:** 28.04(22) Removal/relocation of a principal building requires Plan Commission approval. 28.04(19): Waterfront development/ additions or alterations to principal buildings in excess of 500 sq. ft. 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 reuse/recycling plan, to be reviewed and approved prior to a demolition permit being issued.

**ZONING CRITERIA**

<b>Bulk Requirements</b>	<b>Required</b>	<b>Proposed</b>
Lot Area	6,000 sq. ft.	8,260 sq. ft.
Lot width	50'	90'
Usable open space	1,000 sq. ft.	Adequate as shown
Front yard	12.5' (setback average)	12' 10"
Side yards	9'(L), 8' 10"(R)	As shown
Rear yard	27'	27' 2"
Building height	Up to 2 stories	2 story

<b>Site Design</b>	<b>Required</b>	<b>Proposed</b>
Number parking stalls	1	2

<b>Other Critical Zoning Items</b>	
Flood plain	Yes
Utility easements	None shown

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