

**CITY OF MADISON
INTERDEPARTMENTAL
CORRESPONDENCE**

Date: April 6, 2006

To: Plan Commission

From: Kathy Voeck, Assistant Zoning Administrator

Subject: 5379 Park Way, Demolition

Present Zoning District: R-2

Proposed Use: Demolish existing house, construct a new house

Conditional Use: 28.04(22) Demolition of a principal bldg. requires Plan Com approval.

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. The final plan for sign off shall be to scale. (Note: the faxed copy is not to scale.)

ZONING CRITERIA

Bulk Requirements	Required	Proposed
Lot Area	6,000 sq. ft.	8,114 sq. ft.
Lot width	50'	62.38'
Usable open space	1,000 sq. ft.	adequate
Front yard	30'	30'
Side yards	8' left, 7' right	8' 3" left, 7' 2.25" right
Rear yard	40'	53'
Building height	2 stories/35'	2 stories/22.5'

Site Design	Required	Proposed
Number parking stalls	1	2

Other Critical Zoning Items	
Flood plain	No
Utility easements	None shown

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