

**CITY OF MADISON  
INTERDEPARTMENTAL  
CORRESPONDENCE**

**Date:** May 5, 2006

**To:** Plan Commission

**From:** Kathy Voeck, Assistant Zoning Administrator

**Subject:** 5402 Whitcomb Dr., Demolition and CSM

**Present Zoning District:** R-1

**Proposed Use:** Demolish a house, divide the lot into three single family lots

**Conditional Use:** 28.04(22) Demolition of a principal building requires Plan Commission 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

- Note: Site plans will be reviewed when the future lots will be developed. Remove the existing driveways until future development occurs.

**ZONING CRITERIA**

<b>Bulk Requirements</b>	<b>Required</b>	<b>Proposed</b>
Lot Area	8,000 sq. ft.	10,668 sq. ft. +
Lot width	65'	100' +
Usable open space	1,300 sq. ft.	
Front yard	30'	
Side yards	6' 1 story, 7' 2-story	
Rear yard	40'	
Building height	2 stories/35'	

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

<b>Other Critical Zoning Items</b>	
Historic District	No
Landmark building	No
Flood plain	No
Utility easements	None shown

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