

**CITY OF MADISON
INTERDEPARTMENTAL
CORRESPONDENCE**

Date: December 20, 2006

To: Plan Commission

From: Kathy Voeck, Assistant Zoning Administrator

Subject: 5901 S Highlands Ave., CSM

Present Zoning District: R1-R

Proposed Use: Divide one lot into two single family 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

ZONING CRITERIA

Bulk Requirements	Required	Proposed
Lot Area	26,136 sq. ft. (.6 of an acre)	27,558 s.f. (.6326 ac) and 28,344 s.f. (.6507 ac)
Lot width	50'	adequate
Usable open space	n/a	n/a
Front yard	50'	adequate
Side yards	30'	adequate
Rear yard	40'	40.5'
Lot Coverage	4,251.6 sq. ft. (15% (excl bsmt & gar)	2,170 sq. ft. per assessor
Building height	2 stories/35'	1 story

Site Design	Required	Proposed
Number parking stalls	1	adequate

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.