

**CITY OF MADISON
INTERDEPARTMENTAL
CORRESPONDENCE**

Date: October 20, 2006

To: Plan Commission

From: Kathy Voeck, Assistant Zoning Administrator

Subject: 9 Kanazawa Cir, CSM

Present Zoning District: R2S

Proposed Use: 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	4,000 sq. ft.	Lot 1, 5,678 sq. ft. Lot 2, 4,989 sq. ft.
Lot width	40'	54' & 56'
Usable open space	800 sq. ft.	adequate
Front yard	15' (7' porch exception)	19' house, 12' porch
Side yards	5' each side	6.5' and 6.48 Lot 1
Rear yard	20	40'
Floor area ratio	n/a	n/a
Building height	2 stories/35'	2 stories Lot 1

Site Design	Required	Proposed
Number parking stalls	1	Lot 1 – 2

Other Critical Zoning Items	
Flood plain	No
Utility easements	Yes
Water front development	No

The proposed project **does** comply with all of the above requirements.