

**CITY OF MADISON
INTERDEPARTMENTAL
CORRESPONDENCE**

Date: January 3, 2006

To: Plan Commission

From: Kathy Voeck, Assistant Zoning Administrator

Subject: 100 Morningside Avenue, Demolition

Present Zoning District: R-2

Proposed Use: Approve demo of a single family home & approve reconstruction of a new home

Conditional Use: 28.04(22) Demolition of a principal building requires Plan Com. app.

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	6,000 sq. ft.	14,566 sq. ft.
Lot width	50'	60'
Usable open space	1,000 sq. ft.	adequate
Front yard	20.6'	16.9' (Var. app. 12/22/05)
Side yards	6'	12' & 28'
Rear yard	40'	adequate
Building height	2 stories/35'	1 story

Site Design	Required	Proposed
Number parking stalls	1	1

Other Critical Zoning Items	
Flood plain	No

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