CITY OF MADISON
INTERDEPARTMENTAL
CORRESPONDENCE

Date: March 10, 2008

To: Plan Commission

From: Patrick Anderson, Assistant Zoning Administrator

Subject: **155 S. Brittingham Street**

Present Zoning District: R-4

Proposed Use: Demolish a single family house and build a new single family home.

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

1. Provide a grading plan of the lot to show that usable open space requirements can be met on the lot in the amount 500 square feet. Usable open space shall be in a compact area of not less than 200 square feet, having no dimensions less than 10 feet and having a slope no greater than 10 percent. The required front yard and required street side yards do not count toward usable open space.

2. Zoning Board of Appeals approved a sideyard and rearyard setback variance on 01/24/2008. This approval did not include the proposed 10'x10'attached trullis in the rearyard.

3. Provide a reuse/recycling plan, to be reviewed and approved by The City's Recycling Coordinator, Mr. George Dreckmann, prior to a demolition permits being issued.

ZONING CRITERIA

Bulk Requirements	Required	Proposed	
Lot Area	2500 sq. ft.	3935 sq. ft.	
Lot width	50'	40'	
Usable open space	500 sq. ft.		(1)
Front yard	25'	25'	
Side yards	6.75' & 6'	5.5' & 6.59'	(2)
Rear yard	35'	30.68'	(2)

Floor area ratio	n/a	n/a
Building height	2 stories/35'	2 stories/32' av. mean

Other Critical Zoning Items	
Urban Design	No
Historic District	No
Landmark building	No
Flood plain	No
Utility easements	Yes
Water front development	No
Adjacent to park	Yes
Barrier free (ILHR 69)	No

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