

**CITY OF MADISON
INTERDEPARTMENTAL
CORRESPONDENCE**

Date: October 17, 2005

To: Plan Commission

From: Kathy Voeck, Assistant Zoning Administrator

Subject: 1801 Beld St., Demolition

Present Zoning District: C-1

Proposed Use: Demolish a fire damaged two-flat Future residential/commercial development

Conditional Use: 28.04(22) Demolition of principal buildings 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).

GENERAL OR STANDARD REVIEW COMMENTS

1. Future development shall meet applicable building and zoning ordinances following applicable processes.
2. Install physical barriers at the drive openings onto the property after the demolition to prevent vehicular encroachment until such time as the site will be redeveloped. Show the type of physical barrier to be installed on the final site plan for staff sign off.

ZONING CRITERIA

Bulk Requirements	Required	Proposed
Lot Area	6,000 sq. ft.	5,600 sq. ft. (existing)
Lot width	50'	40' (existing)
Usable open space	160 sq. ft. per bedroom	
Front yard	25' (or setback of adj. R-4 bldg, if less)	
Side yards	5' 1 story, 6' 2 story (adjacent to R-4) (Commercial bldg.) Per the R-5 for residential bldg	
Rear yard	20' 1 story, 30' 2 story +	
Floor area ratio	n/a	

Building height	3 stories/40'	
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Site Design	Required	Proposed
Number parking stalls	Depends on uses	
Accessible stalls	Yes	
Loading	Depends on use & bldg size	
Number bike parking stalls	Dep. on use	
Landscaping	Yes, if 3 stalls or more	
Lighting	Yes, if residential parking	

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

With the above conditions, we have no problem with the subject demolition.