

**CITY OF MADISON
INTERDEPARTMENTAL
CORRESPONDENCE**

Date: October 25th 2007

To: Plan Commission
From: Matt Tucker, Zoning Administrator
Subject: **2016 Sundstrom Street**

Present Zoning District: R-1

Proposed Use: Demolish house & build a new house and 1200 sq. ft. detached garage.

Conditional Use: 28.04(5)(b)7. An accessory building that exceeds 800 sq. ft. in the R-1 district is a 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). **NONE.**

GENERAL OR STANDARD REVIEW COMMENTS

1. Obtain approval for the submitted reuse/recycling plan from the City's Recycling Coordinator, Mr. George Dreckmann, prior to a demolition permit being issued.
2. Please identify all setbacks to the property lines for both the house and garage on the final site plan, drawn to scale.
3. The submitted site plan is inconsistent with the submitted house plans. There appears to be a covered porch/entry on the house elevation drawing and floor plan which does not show up on the site plan. Please clarify on final submitted plans.

ZONING CRITERIA

Bulk Requirements	Required	Proposed
Lot Area	8,000 sq. ft.	86,828 sq. ft.
Lot width	65'	174'
Usable open space	1,300 sq. ft.	Adequate
Front yard	30'	30'+ (2) (3)
Side yards	6' (house and garage)	18' ± (2)
Building height	2 stories/35'	1 story
Garage size	800 sq. ft.	1200 sq. ft.
Garage height	2 stories/35'	1 story

Other Critical Zoning Items	
Reuse/recycling plan	Yes (1)
Utility easements	None shown

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