

**CITY OF MADISON
INTERDEPARTMENTAL
CORRESPONDENCE**

Date: May 18, 2006

To: Plan Commission

From: Kathy Voeck, Assistant Zoning Administrator

Subject: 2553 Upham St, Demolition (Operation Fresh Start)

Present Zoning District: R-4

Proposed Use: Demolish a fire damaged house & construct a new single family home on existing foundation.

Conditional Use: 2804(22) Demolition of a principal building requires Plan Com. 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

- Note: A fire damaged building can be replaced to its' current bulk.

ZONING CRITERIA

Bulk Requirements	Required	Proposed
Lot Area	6,000 sq. ft.	4,835 sq. ft. (existing)
Lot width	50'	37' (existing)
Usable open space	500 sq. ft.	adequate
Front yard	25'	6' (grandfathered)
Side yards	5' 3"	3' (grandfathered)
Rear yard	35'	provided
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.