

**CITY OF MADISON  
INTERDEPARTMENTAL  
CORRESPONDENCE**

**To:** Plan Commission **Date:** January 9<sup>th</sup> 2008  
**From:** Patrick Anderson, Assistant Zoning Administrator  
**Subject:** 750 University Avenue

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**Present Zoning District:** R6

**Proposed Use:** Demolish existing building; retain existing basement space to be used for staging of utility work occurring immediately adjacent to this site. First floor and basement walls will be removed pending Chazen Museum Addition project.

**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 reuse/recycling plan, to be reviewed and approved by The City's Recycling Coordinator, Mr. George Dreckmann, prior to a demolition permits being issued.
2. Future development shall meet applicable building and zoning ordinances following applicable processes. As the result of no application for the proposed use, the site shall be landscaped and seeded to minimize erosion.
3. 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.

**ZONING CRITERIA**

<b>Bulk Requirements</b>	<b>Required</b>	<b>Proposed</b>
Lot Area	6,000 sq. ft.	45,408 sq. ft.
Lot width	50'	Adequate
Front yard	20'	TBD*
Side yards	5' + 2' for each story over 1	TBD*
Rear yard	30' or 45% bldg height (TBD)	TBD*

Floor area ratio	2.0	TBD*
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<b>Site Design</b>	<b>Required</b>	<b>Proposed</b>
Number parking stalls	One space per 2 employees	TBD*
Accessible stalls	TBD*	TBD*
Loading	TBD*	TBD*
Number bike parking stalls	TBD*	TBD*
Landscaping	TBD*	TBD*

<b>Other Critical Zoning Items</b>	
Urban Design	Yes
Historic District	No
Landmark building	No
Flood plain	No
Barrier free (ILHR 69)	Yes

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

\* The requirements herein shall be determined at a later date, when the museum project is submitted for Conditional Use review.