

**CITY OF MADISON
INTERDEPARTMENTAL
CORRESPONDENCE**

Date: October 25th 2007

To: Plan Commission
From: Matt Tucker, Zoning Administrator
Subject: **621 West Doty Street**

Present Zoning District: M-1

Proposed Use: Demolish house & provide landscaping/green area for adjacent off-street parking lot.

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).

1. By elimination of the residential structure, the nonconforming residential use within an industrial zoning district is eliminated.

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. The submitted site/landscaping plan identifies which is within the adjacent railroad right-of-way (one black hills spruce). Final plans must include documentation supporting the planting of this tree within the railroad r-o-w.
3. No land use is currently proposed for the site. Any future use of the site must comply with the M1 Limited Manufacturing District standards.

ZONING CRITERIA

Bulk Requirements	Required	Proposed
Lot Area	6,000 sq. ft.	3,145 sq. ft.
Lot width	50'	Substandard
Front yard	0'	n/a
Side yards	0'	n/a
Rear yard	0'	n/a
Floor Area Ratio	2.0	None proposed

Other Critical Zoning Items	
Reuse/recycling plan	Yes (1)

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