

**CITY OF MADISON
INTERDEPARTMENTAL
CORRESPONDENCE**

Date: January 9th 2008

To: Plan Commission
From: Matt Tucker, Zoning Administrator
Subject: 731 Williamson Street

Present Zoning District: C2 General Commercial District, Third lake Historic District

Proposed Use: Demolish single family home and construct a new single family home.

Conditional Use: 28.04(22) Demolition of a principal building requires Plan Commission approval.

28,09(2)(d) 3. In C2, a single family dwelling is a conditional use.

28.04(21)(b) Development adjacent to a public park is a conditional use.

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 permit being issued.

2. Since the lot has a very shallow depth, the required front and rear yards setbacks overlap. Due to this condition, there is no defined side yard area and therefore no required side yard setback.

ZONING CRITERIA

Bulk Requirements	Required	Proposed
Lot Area	6,000 sq. ft., 1,600 sq. ft. for a 3-br home	1,612 sq. ft. (LNC)
Lot width	50'	35.75' (LNC)
Usable open space	160 sq. ft. per bedroom	Adequate *
Front yard	20'	1'-10" *
Side yards	6', with combined total of 15'	N/A (2)
Rear yard	30'	10'-10 7/8" *
Building height	Up to 3 stories or 40'	2 story split level

Site Design	Required	Proposed
Number parking stalls	1	1

Other Critical Zoning Items	
Historic District	Yes
Utility easements	None shown

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

* At its November 29th 2007 meeting, the City of Madison Zoning Board of Appeals approved variances for this project.