

**Parks, Timothy**

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**From:** Phillips, Rob  
**Sent:** Monday, January 14, 2008 11:19 AM  
**To:** 'groundzerocoffee@yahoo.com'  
**Cc:** Dailey, Janet; Pederson, Eric; Parks, Timothy  
**Subject:** Revised Comment 731 Williamson Street

Mr. Lee, please see the attached comment. If you are in agreement, I shall forward to planning staff to change out the Engineering Division's previously proposed comment.

The Applicant shall dedicate a 1.7 foot wide permanent limited easement for sidewalk along Williamson Street. The Applicant shall relocate the sidewalk around the existing tree in front of this parcel such that a 5 foot sidewalk corridor exists around the tree in accordance with plans prepared by the City Engineer. The City shall reimburse the Applicant \$2 per square foot for the cost to relocate the sidewalk around the tree in the event that the Applicant's project did not require the reconstruction of the portion of relocated sidewalk. The Applicant is only being asked to relocate the sidewalk around the tree at this time. The remainder of the sidewalk will be relocated away from the street at a future date by the City when and if the sidewalk is relocated on the adjacent parcels.

The following is provided as information. The existing terrace on Williamson Street are very narrow and trees have been planted in those terraces. The terraces have trees surrounded by a tree grates and the tree grate measures approximately 4 feet by 4 feet. Approximately one half of the tree grate is located in the main line sidewalk because the terrace is extremely narrow. These tree grates are problematic because they are small and the roots to the trees heave the tree grates causing a trip hazard in the main line sidewalk. At this location, the tree grate has already been removed and crushed stone surrounds the tree. The proposed easement will allow space for a 5 foot wide sidewalk to pass around the existing tree.

**CITY OF MADISON  
INTERDEPARTMENTAL  
CORRESPONDENCE**

**Date:** January 9<sup>th</sup> 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**

<b>Bulk Requirements</b>	<b>Required</b>	<b>Proposed</b>
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

<b>Site Design</b>	<b>Required</b>	<b>Proposed</b>
Number parking stalls	1	1

<b>Other Critical Zoning Items</b>	
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 29<sup>th</sup> 2007 meeting, the City of Madison Zoning Board of Appeals approved variances for this project.

**Parks, Timothy**

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**From:** Rummel, Marsha  
**Sent:** Friday, January 11, 2008 10:31 PM  
**To:** Murphy, Brad; Parks, Timothy; Firchow, Kevin  
**Subject:** Support for 731 Williamson St/item #10

Hi Brad and All

I want to let the Plan Commission know I support item #10 regarding the demolition of 731 Williamson and the construction of a new house for the Lee- Rosen family. They have gotten support from Landmarks Commission, met with MNA and addressed issues of immediate neighbors. The project fits the scale and massing of the surrounding houses and the architecture has been tweaked by Landmarks...it is modern but gives a nod to the historic district.

I toured the house and it is in poor condition without any redeeming architectural detailing except possibly some gingerbread under the eaves.

I have another commitment and cannot attend Plan Commission on Monday.

Best  
Marsha