

**CITY OF MADISON
INTERDEPARTMENTAL
CORRESPONDENCE**

Date: August 4th 2008

To: Plan Commission
From: Matt Tucker, Zoning Administrator
Subject: **5100 Spring Court**

Present Zoning District: R-2

Proposed Use: Demolition of a structure formerly used as a single family dwelling, retain existing cottage structure.

Section 28.12 (12) provides the guidelines and regulations for the approval of demolition permits.

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. Future development on the site most likely will require demolition approval of the remaining cottage and conditional use approval for development of n a waterfront lot.

ZONING CRITERIA

Bulk Requirements	Required	Proposed
Lot Area	6,000 sq. ft.	20,200 sq. ft.
Lot width	50'	50'+
Usable open space	1,000 sq. ft.	Adequate
Front yard	30'	Adequate
Lake Setback Average	Nor provided	Not required at this time
Side yards	6' 1-story, 7' 2-story	Not required at this time
Building height	2 stories/35'	2 story, less than 35'

Site Design	Required	Proposed
Landscaping	existing	No change proposed.

Other Critical Zoning Items	
Flood plain	Yes
Utility easements	None shown
Water front development	Yes

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