

**CITY OF MADISON
INTERDEPARTMENTAL
CORRESPONDENCE**

Date: October 17, 2016

To: Plan Commission
From: Jenny Kirchgatter, Assistant Zoning Administrator
Subject: 2605 Todd Drive

Present Zoning District: CC (Commercial Center)

Proposed Use: Demolish a commercial building with no proposed use.

Plan Commission Review: Section 28.185: Demolition of a principal building 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): None.

GENERAL OR STANDARD REVIEW COMMENTS

1. Section 28.185(7)(a)5. requires that if a demolition or removal permit is approved, it shall not be issued until the reuse and recycling plan is approved by the Recycling Coordinator, Bryan Johnson (608-266-4682).
2. Section 28.185(10) Every person who is required to submit a reuse and recycling plan pursuant to Section 28.185(7)(a)5. shall submit documents showing compliance with the plan within sixty (60) days of completion of demolition.
3. Section 28.185(9)(a) A demolition or removal permit is valid for one (1) year from the date of the Plan Commission.
4. Approval of the demolition permit will require the removal of all structures including the principal building, parking lot, and driveways. The driveway apron shall be removed and replaced with curb and gutter as per City of Madison Engineering and Traffic Engineering requirements. During demolition and prior to curb and gutter, barriers shall be installed across the driveways to prevent the parking of vehicles. Disturbed areas shall be graded and seeded or sod planted to minimize erosion.
5. Future development of the property shall require appropriate City of Madison approvals and permits.

CC ZONING CRITERIA

Requirements	Required	Proposed
Front Yard Setback	85' maximum	TBD
Side Yard Setback	One-story: 5' Two-story or higher: 6'	TBD
Rear Yard Setback	The lesser of 20% of lot depth or 20'	TBD
Usable Open Space- Residential Only	160 sq. ft. per lodging room or 1-bedroom unit 320 sq. ft. for > 1-bedroom units	TBD
Maximum Lot Coverage	85%	TBD
Maximum Building Height	5 stories/ 68'	TBD

Other Critical Zoning Items	
Urban Design	No
Historic District	No
Floodplain	No
Adjacent to Park	No
Barrier Free (ILHR 69)	N/A
Utility Easements	N/A
Wetlands	No
Wellhead Protection District	No