

**CITY OF MADISON
INTERDEPARTMENTAL
CORRESPONDENCE**

Date: May 30, 2006

To: Plan Commission
From: Kathy Voeck, Assistant Zoning Administrator
Subject: **1310 Jenifer St**

Present Zoning District: R4A

Proposed Use: Demolish a single family home and construct a new two unit condos. (1-bdrm and 2-bdrm units)

Proposed Zoning District: PUD(GDP-SIP)

Conditional Use: 28.04(22) Demo of a principal building requires Plan Com 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

- The site plan shall show lot dimensions, building dimensions and building setback dimensions. In the zoning text "D" should say "Floor area:"

ZONING CRITERIA

Bulk Requirements	Required	Proposed
Lot Area	6,400 sq. ft.	5,016 sq. ft. *
Lot width	50'	38' *
Usable open space	1,000 sq. ft.	1,026 sq. ft.
Front yard	25'	(1)
Side yards	9' and 9' 6"	(1)
Rear yard	35'	(1)
Floor area ratio	n/a	n/a
Building height	2 stories	2 stories

Site Design	Required	Proposed
Number parking stalls	3	1 *

Other Critical Zoning Items	
Urban Design	Yes
Historic District	Third Lake Historic District

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