

**CITY OF MADISON
INTERDEPARTMENTAL
CORRESPONDENCE**

Date: February 23, 2006

To: Plan Commission

From: Kathy Voeck, Assistant Zoning Administrator

Subject: 141 W. Gilman St.

Present Zoning District: R6H

Proposed Use: Convert a previous mechanical room into an efficiency apt. unit

Proposed Zoning District:

Conditional Use: 28.08(5)(c)5. The creating of an additional dwelling unit 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 9 bike parking stalls in a safe and convenient location on an impervious surface to be shown on the final plan. The lockable enclosed lockers or racks or equivalent structures in or upon which the bicycle may be locked by the user shall be securely anchored to the ground or building to prevent the lockers or racks from being removed from the location. NOTE: A bike-parking stall is two feet by six feet with a five-foot access area. Structures that require a user-supplied locking device shall be designed to accommodate U-shaped locking devices.

ZONING CRITERIA

Bulk Requirements	Required	Proposed
Lot Area	7,050 sq. ft.	6,864 sq. ft. (186 s.f. var.)
Lot width	50'	52'
Usable open space	1890 sq. ft. (70 s.f. efficiency)	exist. decks (70 s.f. var.)
Front yard	existing	existing
Side yards	existing	existing
Rear yard	existing	existing
Floor area ratio	existing	existing
Building height	existing	3 stories

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Site Design	Required	Proposed
Number parking stalls	0 (Central business distr)	0
Accessible stalls	n/a	n/a
Loading	n/a	n/a
Number bike parking stalls	9	(1)
Landscaping	n/a	n/a
Lighting	n/a	n/a

Other Critical Zoning Items	
Urban Design	No
Historic District	No
Landmark building	No
Flood plain	No
Utility easements	No
Water front development	No
Adjacent to park	No
Barrier free (ILHR 69)	Yes

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