

**CITY OF MADISON  
INTERDEPARTMENTAL  
CORRESPONDENCE**

**Date:** March 22, 2006

**To:** Plan Commission

**From:** Kathy Voeck, Assistant Zoning Administrator

**Subject:** 5165 Great Gray Dr., Conditional Use, Lot 41, Owls Creek Subdivision

**Present Zoning District:** R-4

**Proposed Use:** Construct a four unit condominium building (3 bdrms. each unit)

**Conditional Use:** 28.08(5)(c)6. Multi-family residential buildings are 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 25' front setback to any landings above 3' from grade and from the roofed over front porch. (The pillars of the front porch shall not be closer that 25' from the front property line.) (Note: A roof overhang can project 3' into a required front yard.) Show the front setback to the nearest portion of the building.
2. Meet applicable State building and setback codes.
3. Show the bay windows on the site plan with side yard setbacks shown to property line. Meet the side yard requirement of 8' 9" to the bay window. (Note: A roof overhang can project 2' into a required side yard.)
4. Provide 2,000 sq. ft. of useable open space.

**ZONING CRITERIA**

<b>Bulk Requirements</b>	<b>Required</b>	<b>Proposed</b>
Lot Area	10,000 sq. ft.	13,280 sq. ft.
Lot width	50'	112.5'
Usable open space	2,000 sq. ft.	(4)
Front yard	25'	(1)
Side yards	8' 9" each side	(3) (2)
Rear yard	35'	35'
Building height	2 stories/35'	2 stories/

**5165 Great Gray Dr.**

5. Note: The address of a residential building shall be taken off the street upon which it fronts per Section 10.34(2) of the Madison General Ordinances.

<b>Site Design</b>	<b>Required</b>	<b>Proposed</b>
Number parking stalls	8 (1 of which is surface pkg)	9 (1 surface)
Accessible stalls	n/a	n/a
Loading	n/a	n/a
Number bike parking stalls	4	Provided in garages
Landscaping	As shown	adequate
Lighting	n/a	n/a

<b>Other Critical Zoning Items</b>	
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)	No

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