

**CITY OF MADISON  
INTERDEPARTMENTAL  
CORRESPONDENCE**

**Date:** July 7, 2008

**To:** Plan Commission

**From:** Patrick Anderson, Assistant Zoning Administrator

**Subject:** **615 North Lake Street**

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**Present Zoning District: R-6**

**Proposed Use: Convert fraternity house into a 3-unit apartment building.**

**Conditional Use: 28.08(7)(c)5 Multi-family dwellings 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. Meet applicable building codes.
2. Obtain a Certificate of Occupancy for the conversion to three units, once approved.
3. In the R-6 District, a family is defined as an individual, or two or more persons related by blood, marriage or legal adoption, plus 4 unrelated or in other words 5 unrelated persons would be allowed.
4. Meet all applicable State accessible requirements, including but not limited to:
  - a. Show signage at the head of the stalls.
  - b. Show the accessible path from the stalls to the building
5. Proposed bike parking occupies an area identified as open space. Clearly show bike parking as separated from open space area. Provide six (6) bike parking stalls in a safe and convenient location on an impervious surface, to be shown on the final plan. The bike racks shall be securely anchored to the ground or building to prevent the racks from moving. NOTE: A bike-parking stall is two feet by six feet with a five-foot access area.
6. Parking areas shall be paved, unless "central area back yard parking standards" can be met. See zoning staff for this criteria.

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**ZONING CRITERIA**

<b>Bulk Requirements</b>	<b>Required</b>	<b>Proposed</b>
Lot Area	980 sq. ft. 2 (5-bdrm units) 1 (4-bdrm unit)	3,547 sq. ft.
Lot width	50'	43' (existing lot)
Usable open space	70 sq. ft/bdrm. (980)	existing nonc.
Front yard	20'	2' existing
Side yards	7' each side	1' & 6'
Rear yard	30'	10' existing nonc.
Floor area ratio	2.0	1.4
Building height	--	3 stories

<b>Site Design</b>	<b>Required</b>	<b>Proposed</b>
Number parking stalls	0 (Central business district)	(0)
Accessible stalls	1 min. Van Accessible	0 (4)
Number bike parking stalls	6	(5)
Landscaping	No	
Lighting	No	

<b>Other Critical Zoning Items</b>	
Urban Design	Yes
Historic District	Yes
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.