

**CITY OF MADISON
INTERDEPARTMENTAL
CORRESPONDENCE**

Date: January 19, 2006

To: Plan Commission
From: Kathy Voeck, Assistant Zoning Administrator
Subject: 6753 Raymond Rd.

Present Zoning District: C-1

Proposed Use: Demolish a house, Construct an 8 unit apartment building

Conditional Use: 28.04(22) Demolition of a principal building requires Plan Commission approval. 28.09(2)(d) 3 Buildings in which there are 5 or more units or where units occupy more than 50% of the total building floor area 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

ZONING CRITERIA

Bulk Requirements	Required	Proposed
Lot Area	10,400 sq. ft.	38,758 sq. ft.
Lot width	50'	190'
Usable open space	2,560 sq. ft.	10,600 sq. ft. +
Front yard	25'	25'
Side yards	6' min., 15' total	21' min., 136' total
Rear yard	30'	30'
Floor area ratio	n/a	n/a
Building height	3 stories/40'	2 stories

Site Design	Required	Proposed
Number parking stalls	12 (of them, 2 shall be unrestricted surface stalls)	16 garage <u>2 surface</u> 18 total
Accessible stalls	n/a	n/a
Loading	n/a	n/a
Number bike parking stalls	8	provided in garages
Landscaping	As shown	adequate
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)	No

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