

**CITY OF MADISON  
INTERDEPARTMENTAL  
CORRESPONDENCE**

**Date:** May 17, 2007

**To:** Plan Commission

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

**Subject:** **6921 East Pass**

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**Present Zoning District:** R-4

**Proposed Use:** 4 Unit Apt. Building (3 bedrooms each)(townhouse units)

**Conditional Use:** 28.08(5)(c)6 Multi-family dwelling units 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**

| <b>Bulk Requirements</b> | <b>Required</b>       | <b>Proposed</b>         |
|--------------------------|-----------------------|-------------------------|
| Lot Area                 | 10,000 sq. ft.        | 18,001 sq. ft.          |
| Lot width                | 50'                   | 120'                    |
| Usable open space        | 2,000 sq. ft.         | 3,384 sq. ft.           |
| Front yard               | 25'                   | 27'                     |
| Side yards               | 8' (zoning) each side | 18' 1" and 41' 4"       |
| Rear yard                | 35'                   | 35' 10"                 |
| Building height          | 2 stories/35'         | 2 stories/23' avg. mean |

| <b>Site Design</b>         | <b>Required</b>              | <b>Proposed</b>                |
|----------------------------|------------------------------|--------------------------------|
| Number parking stalls      | 8 (of those 1 surface stall) | 10 (of those 2 surface stalls) |
| Number bike parking stalls | 4                            | provided in garages            |
| Landscaping                | As shown                     | adequate                       |
| Lighting                   | n/a                          | n/a                            |

| <b>Other Critical Zoning Items</b> |            |
|------------------------------------|------------|
| Flood plain                        | No         |
| Utility easements                  | None shown |
| Barrier free (ILHR 69)             | No         |

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