

**CITY OF MADISON
INTERDEPARTMENTAL
CORRESPONDENCE**

Date: August 5, 2013

To: Plan Commission

From: Patrick Anderson, Assistant Zoning Administrator

Subject: 1801 Beld Street

Present Zoning District: TR C-4 District

Proposed Use: Approval of plans for a two-family residence following a 2005 demolition approval.

Plan Commission approval: Required condition of approval from 2005 demolition approval.

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. Section 28.045 requires a maximum front yard setback of 30'. Provide a revised setback on site plan that complies with this requirement from Beld Street. Work with zoning staff to shift the building to a complaint setback.
2. Section 28.141(8)(c) Residential Parking Locations: 5. Provides that a maximum of forty percent (40%) of the front and rear yard setbacks may be paved and used for driveway and parking purposes provided lot coverage requirements are not exceeded. Call out and dimension on final plans paved area in this area.
3. Call out and dimension required vehicle parking stalls. A typical parking stall is 8'x18'.
4. Provide usable open space calculations on final plans pursuant to section 28.045(2), 28.211 & 28.140.
5. Existing curb openings from Kenward St. and Beld St. were required to be closed in 2005. These driveway openings must be closed with this project.
6. These four-bedroom dwelling units appear to be non-owner occupied. Pursuant to Section 28.211, the maximum occupancy for each of the dwelling units is limited to a family plus one roomer or no more than two unrelated individuals. For occupancy questions, please contact the zoning office.

TR C-4 DIMENSIONAL REQUIREMENTS

Dimensional Requirements	Two-Family detached	Proposed
Lot Area (sq. ft.)	4,000 sq. ft.	5,600 sq. ft.
Lot Width	40'	40'
Front yard setback	20'	33'
Maximum Front Yard Setback	No more than 20% greater than block average, up to 30 max	Greater than 30' (3)
Side yard setback	One-story: 5' / Two-story: 6'	6' LS 6'1" RS
Rear yard	Lesser of 30% lot depth or 30'	55.5'
Maximum lot coverage	65%	
Maximum building coverage	n/a	50%
Maximum building height.	2 stories/35'	35'
Usable open space (sq. ft. per d.u.)	750 sq. ft. / d.u. / 1500 sq. ft. total.	TBD, appears adequate (4)

Site Design	Required	Proposed
Number parking stalls	1 per d.u.	TBD (2, 3)
Bike parking	No	No
Landscaping	No	No
Lighting	No	No
Building forms	Yes	Meets building forms

Other Critical Zoning Items	
Urban Design	No
Historic District	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.