

**CITY OF MADISON  
INTERDEPARTMENTAL  
CORRESPONDENCE**

**Date:** March 10, 2008

**To:** Plan Commission

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

**Subject:** 101-109 North Franklin Street

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**Present Zoning District:** R-5

**Proposed Use:** Relocate multi-family residence to site with 3 existing residential buildings.

**Proposed Zoning District:** PUD (GDP-SIP)

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. Please provide floor plans of all existing buildings on site.

***ZONING CRITERIA***

<b>Bulk Requirements</b>	<b>Required</b>	<b>Proposed</b>
Lot Area	Lot 1 - Depends on # of Bedrooms per unit. Lot 2 – 1600 sq. ft. Lot 3 - 3400 sq. ft. Lot 4 – 2200 sq. ft.	Lot 1 - 5318 sq. ft.  Lot 2 – 2552 sq. ft. Lot 3 – 2551 sq. ft. Lot 4 – 2750 sq. ft.
Lot width	50'	Lot 1 – 55', Lot 2 – 33' Lot 3 – 33', Lot 4 – 33'
Usable open space	Lot 1 – depends on # of bedrooms Lot 2 – 480 sq. ft. Lot 3 – 1440 sq. ft. Lot 4 – 800 sq. ft.	Lot 1 – ?  Lot 2 – 1254 sq ft. Lot 3 – 180 sq. ft. Lot 4 – 165 sq ft.
Front yard	20'	
Side yards	5' / 12' total - 1 story. 6' / 15' total - 2 story 8' / 20' total - 3 story	Lot 2 – 3.1' Lot 3 – 4'/8' total Lot 4 -

Rear yard	30'	
Building height	3 stories/40'	

<b>Site Design</b>	<b>Required</b>	<b>Proposed</b>
Number parking stalls	C.B. District	

<b>Other Critical Zoning Items</b>	
Urban Design	Yes
Flood plain	No
Utility easements	Yes

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

\* Since this project is being rezoned to the **(PUD)(GDP-SIP)** district, and there are no predetermined bulk requirements, we are reviewing it based on the criteria for the R-5 district, because of the surrounding land uses.