

**CITY OF MADISON
INTERDEPARTMENTAL
CORRESPONDENCE**

Date: March 10, 2008

To: Plan Commission

From: Patrick Anderson, Assistant Zoning Administrator

Subject: 101-109 North Franklin Street, CSM

Present Zoning District: R-5

Proposed Use: Three lots reconfigured into four residential lots

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

R-5

ZONING CRITERIA

Bulk Requirements	Required	Proposed
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'	

Site Design	Required	Proposed
Number parking stalls	C.B. District	

Other Critical Zoning Items	
Urban Design	Yes
Flood plain	No
Utility easements	Yes

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