

**CITY OF MADISON
INTERDEPARTMENTAL
CORRESPONDENCE**

Date: May 31, 2006

To: Plan Commission

From: Kathy Voeck, Assistant Zoning Administrator

Subject: 2040 Winnebago St

Present Zoning District: C-2

Proposed Use: Convert a portion of 1st floor commercial space to two apartments (adding 1 -bdrm and 1 two bdrm unit) Total of 6 units in bldg (3-one bdrm, 1 eff., and 2 two bdrm units)

Conditional Use: 28.09(2)(d)3 Buildings with five or more dwelling units or where more than 50% of the total building floor area is occupied by 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

1. The plan sheets, letter of intent and any associated documents shall be consistent in their content.
2. Provide **six** bike parking stalls in a safe and convenient location on an impervious surface to be shown on the final plan. The lockable enclosed lockers or racks or equivalent structures in or upon which the bicycle may be locked by the user shall be securely anchored to the ground or building to prevent the lockers or racks from being removed from the location. NOTE: A bike-parking stall is two feet by six feet with a five-foot access area. Structures that require a user-supplied locking device shall be designed to accommodate U-shaped locking devices.

ZONING CRITERIA

Bulk Requirements	Required	Proposed
Lot Area	6,600 sq. ft.	6,000 sq. ft. (Var. ZBA 6/8/06)
Lot width	50'	49' existing lot
Usable open space	480 sq. ft.	621 sq. ft. with Var. to count area less than 10' wide – ZBA 6/8/06
Front yard	0'	existing
Side yards	Existing nonconf.	0'
Rear yard	Existing nonconf. 30'	8'
Floor area ratio	3.0	adequate
Building height	---	2 stories

Site Design	Required	Proposed
Number parking stalls	3	3
Accessible stalls	1	1
Loading	n/a	n/a
Number bike parking stalls	6	(2)
Landscaping	n/a	n/a
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)	Yes

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