

**CITY OF MADISON
INTERDEPARTMENTAL
CORRESPONDENCE**

Date: March 24, 2008

To: Plan Commission

From: Patrick Anderson, Assistant Zoning Administrator

Subject: 2150 East Washington Ave.

Present Zoning District: R-5

Proposed Use: Alteration of Single Family to add a second dwelling unit.

Conditional Use: 28.08(5)(c) 5. Creation of an additional dwelling unit is 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. Provide accurate floor plans showing the separation from each unit.

ZONING CRITERIA

Bulk Requirements	Required	Proposed
Lot Area	2300 sq. ft.	4675 sq. ft.
Lot width	50'	55'
Usable open space	320 sq. ft.	1620 sq. ft.
Front yard	20'	Existing
Side yards	Min. 6', total 15'	1' & 27' existing
Rear yard	30'	18' existing
Building height	3 stories/40'	2 stories

Site Design	Required	Proposed
Number parking stalls	2	2

Other Critical Zoning Items	
Urban Design	n/a
Floodplain	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.