CITY OF MADISON
INTERDEPARTMENTAL
CORRESPONDENCE

To: Plan Commission   **Date:**   November 8th 2007

From: Matt Tucker, Zoning Administrator

Subject: **233 Langdon Street**

Present Zoning District: R6

Proposed Use: Convert a fraternity house/SRO into a 20 unit multi-family apartment.

Conditional Use: 28.08(7)(c)5. Multiple-family dwellings are a conditional use in the R6
                District.

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 20 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	Total = 8700 sq. ft. Eff: 300 sq. ft. 1BR: 450 sq. ft. 2BR: 300 sq. ft.	8,712 sq. ft.
Lot width	50'	66'
Usable open space	1750 sq. ft.	2192 sq. ft. (294 on terrace)
Front yard	20'	30'
Side yards	10'-3" Left & Right	9' Right, 3.5' Left (existing)
Rear yard	30'	19' (existing)
Floor area ratio	2.0	1.55
Building height	-	3 stories

Site Design	Required	Proposed
Number parking stalls	0 (Central business distr)	0
Accessible stalls	n/a	n/a
Loading	1	1
Number bike parking stalls	20	20 (1)
Landscaping	n/a	n/a

Other Critical Zoning Items	
Urban Design	No
Historic District	National Register of Historic Places District
Landmark building	No
Utility easements	None shown
Barrier free (ILHR 69)	Yes
Refuse Enclosure	Yes

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