

**CITY OF MADISON  
INTERDEPARTMENTAL  
CORRESPONDENCE**

**Date:** June 29, 2007

**To:** Plan Commission  
**From:** Kathy Voeck, Assistant Zoning Administrator  
**Subject:** **403 W Lakeside St.**  
**Present Zoning District:** C-1

**Proposed Use:** Convert a 1<sup>st</sup> floor commercial space into a residential dwelling unit. There is an existing dwelling unit in the rear half of the building.

**Conditional Use:** 28.09(2)(d)3 Buildings where dwelling units occupy more than 50% of total floor area 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

- The home occupation shall not exceed 25% of the dwelling unit. The final plan shall show a partial partition wall that creates a distinction from the home occupation area and the entry hall.

**ZONING CRITERIA**

<b>Bulk Requirements</b>	<b>Required</b>	<b>Proposed</b>
Lot Area	2,300 sq. ft. 2 units (6,000 s.f. min)	7,600 sq. ft.
Lot width	50'	72'
Usable open space	320 sq. ft.	adequate
Front yard	0'	0' (existing encroachment)
Side yards	5' min, total 12'	.8' min. (existing), 39.8' total
Rear yard	20'	22'
Floor area ratio	n/a	n/a
Building height	3 stories/40'	1 story

<b>Site Design</b>	<b>Required</b>	<b>Proposed</b>
Number parking stalls	3	provided

<b>Other Critical Zoning Items</b>	None
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With the above conditions, the proposed project **does** comply with all of the above requirements.