

**CITY OF MADISON  
INTERDEPARTMENTAL  
CORRESPONDENCE**

**Date:** November 10, 2006

**To:** Plan Commission

**From:** Kathy Voeck, Assistant Zoning Administrator

**Subject:** 407-411 S Paterson St

**Present Zoning District:** PUD(SIP)

**Proposed Use:** Divide a lot into two lots. (residential building on each)

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. Obtain a miner alteration for the approved PUD(SIP) to show the new property line on the previously approved plan. (The driveway and bike parking shall be shown as previously approved with the addition of the new property line between the buildings.)
2. The lot square footage on the face of the CSM is not correct or the lot line is shown in the wrong place.

**ZONING CRITERIA**

<b>Bulk Requirements</b>	<b>Required</b>	<b>Proposed</b>
Lot Area	6,000 sq. ft.	approx 1,869 s.f. & 2,414 s.f.*
Lot width	50'	28.31' and 37.99' *
Usable open space	as shown on app. plans	as shown on app. plans
Front yard	as shown on app. plans	as shown on app. plans
Side yards	as shown on app. plans	as shown on app. plans
Rear yard	as shown on app. plans	as shown on app. plans
Floor area ratio	as shown on app. plans	as shown on app. plans
Building height	as shown on app. plans	as shown on app. plans

<b>Site Design</b>	<b>Required</b>	<b>Proposed</b>
Number parking stalls	as shown on app. plans	as shown on app. plans
Accessible stalls	as shown on app. plans	as shown on app. plans
Loading	n/a	n/a
Number bike parking stalls	10	as shown on app. plans
Landscaping	as shown on app. plans	as shown on app. plans

<b>Other Critical Zoning Items</b>	
Urban Design	Yes
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.

\* Since this project is being rezoned to the **(PUD)** district, and there are no predetermined bulk requirements, we are reviewing it based on the criteria for the C-2 district, because of the surrounding land uses.