

**CITY OF MADISON
INTERDEPARTMENTAL
CORRESPONDENCE**

Date: October 5, 2005

To: Plan Commission

From: Kathy Voeck, Assistant Zoning Administrator

Subject: 451 W. Washington Ave.

Present Zoning District: R-6

Proposed Use: Convert a 6 bedroom single family house into two 2-bedroom units

Conditional Use: 28.08(5)(c)5 The 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. Meet applicable building codes.
2. Obtain a Certificate of Occupancy for the conversion to two units, once approved.
3. Parking areas shall be paved, unless “central area back yard parking standards” can be met. See zoning staff for this criteria.

ZONING CRITERIA

Bulk Requirements	Required	Proposed
Lot Area	2,600 sq. ft. 2 (2-bdrm units)	2,805 sq. ft.
Lot width	50'	33' (existing lot)
Usable open space	640 sq. ft.	existing nonc. (prev use. 960 sf)
Front yard	20'	5.3' existing
Side yards	7' each side	1' & 1.8' (per ZBA)
Rear yard	30'	existing nonc.
Floor area ratio	2.0	less than 1.0
Building height	--	2 stories

Site Design	Required	Proposed
Number parking stalls	0 (Central business district)	(3)

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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)	No

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