

**CITY OF MADISON
INTERDEPARTMENTAL
CORRESPONDENCE**

Date: April 7, 2008

To: Plan Commission

From: Patrick Anderson, Assistant Zoning Administrator

Subject: 609 East Gorham Street

Present Zoning District: R-5

Proposed Use: Conversion of former rooming house into a 6-unit apartment building.

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 all applicable State accessible requirements, including but not limited to:
 - a. Show signage at the head of the stalls.
 - b. Show the accessible path from the stalls to the building.
2. Proposed bike parking occupies an area identified as open space. Clearly show bike parking as separated from open space area. Provide six (6) bike parking stalls in a safe and convenient location on an impervious surface, to be shown on the final plan. The bike racks shall be securely anchored to the ground or building to prevent the racks from moving. NOTE: A bike-parking stall is two feet by six feet with a five-foot access area.

ZONING CRITERIA

Bulk Requirements	Required	Proposed
Lot Area	6,000 sq. ft.	8,711 sq. ft.
Lot Area Per D.U.	5,700 sq. ft. total	Adequate
Lot width	50'	66'
Usable open space	960 sq. ft.	1,214 sq. ft.
Front yard	20'	14'-8" (existing)
Side yards	Min. 6' (total 15')	9'-8" (19'-4")
Rear yard	30'	68'±
Building height	3 stories/40'	2 stories plus loft/27' av. mean

Site Design	Required	Proposed
Number parking stalls	7	7
Accessible stalls	1 min. Van Accessible	1 (1)
Number bike parking stalls	6	TBD (2)
Landscaping	No	
Lighting	No	

Other Critical Zoning Items	
Urban Design	No
Utility easements	None shown
Barrier free (ILHR 69)	Yes

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