

**CITY OF MADISON
INTERDEPARTMENTAL
CORRESPONDENCE**

Date: January 12, 2009

To: Plan Commission
From: Patrick Anderson, Assistant Zoning Administrator
Subject: 1110, 1210 & 1229 East Wilson Street

Present Zoning District: M1 & C3

Proposed Use: Existing Two-family at 1229 E. Wilson Street to remain unchanged, no proposed uses for other lands.

Requested Zoning District: R3

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. Subject properties shall meet applicable R-3 requirements for any future improvements.

R-3 ZONING CRITERIA (for existing home at 1229 E. Wilson Street)

Bulk Requirements	Required	Proposed
Lot Area	14,800 sq. ft. (2-unit, narrow lot)	4,356 sq. ft. existing
Lot width	50'	33' existing
Usable open space	1,400 (750 sq. ft. per d. u.)	Approx. 1,900 sq. ft. *
Front yard	25'	Approx. 20'-25' *
Side yards	6' min,	Not enough information *
Rear yard	40'	Approx. 60'*
Building height	2 stories/35'	2 stories
Number parking stalls	3.5	None shown *

Existing C-3 ZONING CRITERIA

Bulk Requirements	Required	Proposed*
Lot Area	2,600 sq. ft. (1br, 3br)	4,356 sq. ft. existing
Lot width	50'	33' existing
Usable open space	640 sq. ft. (4 br's)	Approx. 1,900 sq. ft. *
Front yard	20'	Approx. 20'-25' *
Side yards	6' min, 15' total	Not enough information *
Rear yard	30'	Approx. 60'*
Building height	Height regulated by FAR. (3.0)	2-story *
Number parking stalls	3	None shown *

Other Critical Zoning Items	
Urban Design	No
Historic District	No
Landmark building	No
Flood plain	No
Utility easements	None shown
Barrier free (ILHR 69)	No

* No specific bulk requirements for the home at 1229 E. Wilson Street have not been provided.