

**CITY OF MADISON  
INTERDEPARTMENTAL  
CORRESPONDENCE**

**Date: May 4, 2015**

**To: Plan Commission**  
**From: Matt Tucker, Zoning Administrator**  
**Subject: 2615 Stevens Street**

---

**Present Zoning District:** TR-C2

**Proposed Use:** Convert non-conforming building with four-units into three three-unit building.

**Requested Zoning District:** TR-C4

**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):

- A. Site does not meet current lot area and usable open space requirements, and will require zoning variances.

**GENERAL OR STANDARD REVIEW COMMENTS:** None.

**ZONING CRITERIA**

<b>Requirements</b>	<b>Required</b>	<b>Proposed</b>
Lot Area (sq. ft.)	6,000	5,280 (A)
Lot Width	40	44
Front Yard Setback	20	26 (existing)
Max. Front Yard Setback	30	26
Side Yard Setback	4.4	4.8 (existing)
Rear Yard Setback	30	50.6 (existing)
Usable Open Space	2250	2109.5, including deck (A)
Maximum Lot Coverage	65%	43.1%
Maximum Building Height	2 stories/35	Existing, no change

<b>Site Design</b>	<b>Required</b>	<b>Proposed</b>
Number Parking Stalls	3	2, stacked*
Number Bike Parking Stalls	3	Unknown

\*Note: Paved area in southwest corner, adjacent to neighboring driveway is not to be used for vehicle parking

Other Critical Zoning Items	
Historic District	No
Floodplain	No
Adjacent to Park	No



Department of Planning & Community & Economic Development  
 Planning/Building Inspection/Economic Development/Community Development  
 Steven Cover, Director

Planning Division  
 215 Martin Luther King, Jr. Boulevard  
 P.O. Box 2985  
 Madison, WI 53701-2985  
 (608) 266-4635

**REVIEW REQUEST FOR:**

- PRELIMINARY PLAT
- FINAL PLAT
- LOT DIVISION/CSM
- CONDITIONAL USE
- DEMOLITION
- REZONING
- INCLUSIONARY ZONING
- OTHER

2615 Stevens Street  
 RZ : TR-C2 to TR-C4  
 Convert existing four-unit multi-family dwelling to three-family dwelling  
 Constantine and Tom Christ

**PLANNING DIVISION CONTACT:** Heather Stouder

**RETURN COMMENTS BY:** 24 April 2015

**PLEASE ALSO EMAIL OR FAX ANY COMMENTS TO THE APPLICANT:**

Applicant E-mail: rdinof150150@yahoo.com Fax: \_\_\_\_\_

Date Submitted: 04 March 2014 Plan Commission: 04 May 2015

Date Circulated: 09 March 2015 Common Council: 19 MAY 2015

**CIRCULATED TO:**

- |   |  |   |
|---|--|---|
| <input type="checkbox"/> ZONING               | <input type="checkbox"/> DISABILITY RIGHTS         | <input checked="" type="checkbox"/> ALD. <u>Bidar-Gelaff</u> DIST. <u>5</u> |
| <input type="checkbox"/> FIRE DEPARTMENT      | <input type="checkbox"/> POLICE DEPT. - CHANDLER   | <input type="checkbox"/> MADISON GAS & ELECTRIC                             |
| <input type="checkbox"/> TRAFFIC ENG          | <input type="checkbox"/> CITY ASSESSOR - D. CRARY  | <input type="checkbox"/> ALLIANT ENERGY                                     |
| <input type="checkbox"/> PARKS DIVISION       | <input type="checkbox"/> MADISON METRO - SOBOTA    | <input type="checkbox"/> A T & T  |
| <input type="checkbox"/> CITY ENG. - SCHMIDT  | <input type="checkbox"/> MMSD BOARD, C/O SUPT.     | <input type="checkbox"/> T D S  |
| <input type="checkbox"/> CITY ENG. - PEDERSON | <input type="checkbox"/> PUBLIC HEALTH - SCHLENKE  | <input type="checkbox"/> MT. VERNON TELE                                    |
| <input type="checkbox"/> WATER UTILITY        |  |   |
| <input type="checkbox"/> ECONOMIC DEV - OLVER | <input type="checkbox"/> NEIGHBORHOOD ORGANIZATION |   |
| <input type="checkbox"/> REAL ESTATE          |  |   |

- Review the above as per time schedule set in Chapter 16.23(5)(b)2; 16.23(5)(3)3; or Chapter 28, City of Madison Ordinance; OR your agency's comments cannot be considered prior to action.
- One copy for your files; one copy for file of appropriate telephone company; PLEASE RETURN one copy with joint comments.
- The above is located in your district. A copy is on file in the Planning Division Office for review. If you have any questions or comments, contact our office at 266-4635.
- The above is located within or near the limits of your neighborhood organization. A copy is on file in the Planning Division Office for review. If you have any questions or comments, contact our office at 266-4635.

**RETURN COMMENTS TO: PLANNING DIVISION, DEPT. OF PLANNING & COMMUNITY & ECONOMIC DEVELOPMENT, ROOM LL100 MMB, 215 MARTIN LUTHER KING JR. BLVD.**

**NO COMMENTS / YOUR COMMENTS:**

*Approve w/ staff recommendations*  
*Shiva*