

**CITY OF MADISON
INTERDEPARTMENTAL
CORRESPONDENCE**

Date: March 18, 2013

To: Plan Commission

From: Patrick Anderson, Assistant Zoning Administrator

Subject: 233 Langdon Street

Present Zoning District: DR2 –Downtown Residential 2 District

Proposed Use: Convert fraternity house into 12 apartments with religious offices.

Conditional Use: Multi-family dwelling greater than 8 units 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. Provide detail on the usable open space as defined in section 28.211 that complies with section 28.076 (3) on the final plan sets.
2. Bike parking shall comply with City of Madison General Ordinances Section 28.141 (4) Table 28I-3 (General Regulations). Provide 14 bike parking stalls in a safe and convenient location on an impervious surface to be shown on the final plan. NOTE: A bike-parking stall is two feet by six feet with a five-foot access area. Structures that require a user-supplied locking device shall be designed to accommodate U-shaped locking devices. Provide details of bike rack on final plan sets.

DR2 DIMENSIONAL REQUIREMENTS

Dimensional Requirements	Required	Proposed
Lot Area (sq. ft.)	3,000 sq. ft.	8,712 sq. ft. existing
Lot Width	40 for 4-unit buildings and higher, and for non-residential and mixed-use buildings	66' existing
Minimum front yard setback	10' See (a) below	29' existing
Side yard setback	5'	Adequate - existing
Rear yard	20% of lot depth, but no less than 20' See (b) below	17' existing
Maximum lot coverage	80%	Existing
Minimum height	2 stories	3 stories existing
Maximum building height.	See Downtown Height Map	3 stories existing
Stepback	See Downtown stepback Map	n/a
Usable open space	20 sq. ft. per bedroom See (c) below (360 sq. ft.)	3220 sq. ft. (2)

(a) Front yard setbacks may be designated on the zoning map as a specific location (build to line), minimum, or a range.

(b) Underground parking may extend into the rear yard setback if located completely below grade.

(c) Usable open space may take the form of at-grade open space, porches, balconies, roof decks, green roofs or other above-ground amenities.

Site Design	Required	Proposed
Number parking stalls	0 (Central Area)	0
Bike parking	14	18 (3)
Landscaping	No	Yes
Lighting	No	No
Building forms	Yes	Meets building forms

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

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