

**CITY OF MADISON
INTERDEPARTMENTAL
CORRESPONDENCE**

Date: September 19, 2016

To: Plan Commission
From: Jenny Kirchgatter, Assistant Zoning Administrator
Subject: 2725 Atwood Avenue

Present Zoning District: TSS (Traditional Shopping Street)

Proposed Use: Convert an existing accessory building into a single-family detached dwelling.

Conditional Use: Section 28.061(1): A single-family detached dwelling 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):

- A. The new dormers proposed for the single-family dwelling are located within the rear yard setback. Eliminate the proposed dormers or request a variance from the Zoning Board of Appeals.

GENERAL OR STANDARD REVIEW COMMENTS

1. Submit a legible site plan for final site plan review. The site plan that has been submitted for Plan Commission review is difficult to read.
2. Provide a calculation for the amount useable open space on the site, and identify the qualifying at-grade usable open space area on the final plans. Usable open space shall be at ground level in a compact area of not less than two hundred (200) square feet, with no dimension less than eight (8) feet and no slope grade greater than ten percent (10%). Usable open space shall be outside of a required front or corner side yard, as extended to the rear lot line. Usable open space shall not include areas occupied by buildings, driveways, drive aisles, off-street parking, paving and sidewalks, except that paved paths no wider than five (5) feet, and pervious pavement may be included as usable open space.

TSS ZONING CRITERIA

Requirements	Required	Proposed
Front Yard Setback	None	Adequate
Side Yard Setback	None unless needed for access	Existing building setback
Rear Yard Setback	The lesser of 20% of lot depth or 20 feet	Less than 20 feet (A)
Usable Open Space	40 sq. ft. per unit (80 sq. ft.)	Adequate (2)
Maximum Lot Coverage	85%	Existing lot coverage
Maximum Building Height	3 stories/ 40'	2 stories
Lot Area (For Exclusive Residential Use)	500 sq. ft./unit	5,192 sq. ft.

Site Design	Required	Proposed
Number Parking Stalls	None	1 existing garage stall
Accessible Stalls	None	None
Loading	None	None
Number Bike Parking Stalls	Single-family detached dwelling: (0) Live/work unit: 1 per dwelling (1)	None
Landscaping	None	Existing landscaping
Lighting	None	Existing lighting
Building Forms	None	Existing building

Other Critical Zoning Items	
Urban Design	No
Historic District	No
Floodplain	No
Adjacent to Park	No
Barrier Free (ILHR 69)	N/A
Utility Easements	N/A
Wetlands	No
Wellhead Protection District	No