

Memo: City of Menomonie: Inspection Department

To: Tom Harris

From: John Dahl: Chief Building Inspector

Date: September 11, 2017

Subject: 1901 S Broadway: Change of Use

Cc: File

Zoning: Local Commercial

Title 10-11-1 Conditionally Permitted Use. The uses listed below are conditionally permitted uses in the Local Commercial District. The location of these uses requires approval by the Zoning Board of Appeals. (ZBA) Such approval requires a public hearing by the board. Such approval shall be consistent with the general purpose and intent of this chapter, and shall be based upon such evidence as may be presented at such public hearing, tending to establish the desirability or undesirability of specific proposed locations for a specific proposed use from the standpoint of the public interest, because of such factors as noise, odor, glare, vibration and increased traffic on the public streets. The board shall also give due consideration to the proposed location of entrances to and exits from uses that commonly generate a considerable volume of vehicular traffic from and to the public street in the relation to such entrances and exits to school crosswalks and pedestrian exits from public and semipublic facilities such as schools and hospitals.

Multiple dwellings. (Conditional use hearing is required from the ZBA)

Lot size: 110 x 132 14,520 sq. ft. (OK)

Dwelling unit size: Minimum of 600 sq. ft. each dwelling unit

Useable open space: 15% of lot size. 2,178 sq. ft. required. (Rear yard looks adequate; field verify square footage)

Exits from 2nd story apartment: UDC code SPS 321.03 requires 2 code complying exits. One must be a stairway to grade; the second exit can be another stairway, a jump platform from a common area, or egress windows in each bedroom.

Exits from basement apartment: UDC code SPS 321.03 requires 2 code complying exits. One must be a stairway to grade, the second exit can be another stairway, or egress windows in each bedroom

Exits from main level: Field verify existing exiting.

Accessibility: Commercial code would require 1 accessible entrance and 1 accessible restroom. 1 unisex restroom is allowed.

Dwelling unit parking: A minimum of 2 parking spaces for each dwelling unit or a maximum of 1 for each bedroom.

Main floor parking: 1 space for each 350 sq. ft. of gross floor area.