

**CITY OF MADISON
INTERDEPARTMENTAL
CORRESPONDENCE**

Date: September 5, 2006

To: Plan Commission

From: Kathy Voeck, Assistant Zoning Administrator

Subject: 54 and 58 Farwell Street

Present Zoning District: PUD(GDP)

Proposed Use: Move two houses from 2306 and 2310 Winnebago Street to Lot 12 and Lot 13 of the Alice M Kingston Subdivision. The proposed new addresses will be 54 and 58 Farwell Street.

Requested Zoning District: R-4

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. The lots, as shown, are not consistent with the platted lots. There was 6' taken from Lot 12 and added to Lot 11 some time before 1976, leaving 54' of width for Lot 12 and 62.5' of width for Lot 13. If the new lots are consistent with a minimum 5,400 sq. ft. with 54' of width on Lot 12 and a minimum of 6,000 sq. ft. with a minimum of 50' of width on Lot 13, we would consider them existing nonconforming in the case of Lot 12, where the lot is not 6,000 sq. ft. currently.
2. Provide a 16' 3" front yard setback. (The front average of lot 12 is determined from the front setback of the lot on each side 7' 6" on Lot 11 and 25' req. for Lot 13. Then Lot 13 only has to be the same setback as Lot 12 as there is no lot on the track side of the site).
3. Provide two parking stalls per dwelling unit. Lot 12 needs two cars wide (minimum 16' wide by 18' deep) beyond the 16' 3" front setback.

ZONING CRITERIA

Bulk Requirements	Required	Proposed
Lot Area	6,000 sq. ft.	(1)
Lot width	50'	adequate
Usable open space	500 sq. ft. per unit	adequate
Front yard	16' 3" each lot	(2)
Side yards	5' 1 story; 6' 2 story	
Rear yard	35'	
Building height	2 stories/35'	

Site Design	Required	Proposed
Number parking stalls	2 per unit (2 bdrm units +)	(3)

Other Critical Zoning Items	
Urban Design	No
Historic District	No
Landmark building	No
Flood plain	No
Utility easements	No

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