

**CITY OF MADISON
INTERDEPARTMENTAL
CORRESPONDENCE**

Date: October 3, 2005

To: Plan Commission

From: Kathy Voeck, Assistant Zoning Administrator

Subject: **941 Pontiac Trl.**

Present Zoning District: R-1

Proposed Use: Divide the lot into two residential lots (The rear lot is a deep residential lot)

Conditional Use: **28.04(11) The creation of deep residential lots requires the approval of the Plan Commission.**

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 existing barn shall be noted on the CSM “to be removed within 12 months of the recording of the CSM on proposed Lot 2 or prior to issuance of a building permit for Lot 2, whichever is less”. Note: The barn cannot be located in a required front yard nor can there be an accessory building without a principal building on a lot.

2. To determine the required front yard on Lot 2, draw a line parallel to the front property line on Lot 2 at the point where the narrow strip meets the portion of the lot that is a minimum of 65’ wide. The required front yard is 30’ from that line and the proposed 104.04’ common property line.

ZONING CRITERIA

Bulk Requirements	Required	Proposed
Lot Area	8,000 sq. ft.	Lot 1 – 11,236 sq. ft. Lot 2 – 22,116 sq. ft.
Lot width	Lot 1 - 65’, Lot 2 – 30’ (65’)	Lot 1 – 82.2’, Lot 2 – 30.03’
Usable open space	1,300 sq. ft.	Lot 1 adequate
Front yard	Lot 1 – 30’, Lot 2 – 30’ from the point where the lot is 65’ wide.	Lot 1 existing (2)
Side yards	Lot 1, 7’ each side Lot 2, 6’ 1-story, 7’ 2-story	Lot a, 12.3’ & 25’
Rear yard	40’	Lot 1, adequate
Building height	2 stories/35’	Lot 1, 2 stories

Site Design	Required	Proposed
Number parking stalls	1 per lot	Lot 1 adequate

Other Critical Zoning Items	
Urban Design	No
Historic District	No
Landmark building	No
Flood plain	No
Utility easements	No
Water front development	No
Adjacent to park	No
Barrier free (ILHR 69)	No

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