

**CITY OF MADISON
INTERDEPARTMENTAL
CORRESPONDENCE**

Date: August 22, 2006

To: Plan Commission

From: Kathy Voeck, Assistant Zoning Administrator

Subject: **613 Hercules Trl**

Present Zoning District: PUD(SIP)

Proposed Use: Split duplex lot

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. Approval of "Split duplex lots" shall include:
 - a) separate water services, curb stops, lines and meters, except for dwellings constructed prior to the adoption of this ordinance (2/4/97), the water service may be split in the terrace, with separate curb stops, lines and meters;
 - b) separate sanitary sewer service laterals and lines, except for dwellings constructed prior to the adoption of this ordinance, subject to including a provision in a joint access and maintenance agreement that addresses emergency access to, and the responsibility for, sanitary sewer building blockage;
 - c) separate gas and electric meters; and
 - d) a joint cross access and maintenance agreement that has been submitted with the land division application and which shall be recorded with the land division.

ZONING CRITERIA

Bulk Requirements	Required	Proposed
Lot Area	2,125 sq. ft. per unit	2,464 s. ft. & 2,477 sq. ft.
Lot width	30'	32.33' & 33.29'
Usable open space	250 sq. ft. per unit	378 sq. ft. per unit
Front yard	16' min., 6' porch encroach.	18.5', 12.7' to porch
Side yards	5' & 0'	adequate
Rear yard	3'	7' 1"
Floor area ratio	.7	adequate
Building height	2 stories/35'	adequate

613 Hercules Trl.

Site Design	Required	Proposed
Number parking stalls	1 per unit	1 per unit

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

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