

**CITY OF MADISON
INTERDEPARTMENTAL
CORRESPONDENCE**

Date: December 26, 2006

To: Plan Commission

From: Kathy Voeck, Assistant Zoning Administrator

Subject: 54 & 58 Farwell St., CSM

Present Zoning District: PUD(GDP)

Proposed Use: Two residential lots

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

R-4

ZONING CRITERIA

Bulk Requirements	Required	Proposed
Lot Area	6,000 sq. ft.	5,387 sq. ft. & 6,640 sq. ft. *
Lot width	50'	54' & 60.82'
Usable open space	500 sq. ft.	
Front yard	25'	
Side yards	5' 1 story, 6' 2 story	
Rear yard	35'	
Building height	2 stories/35'	

Site Design	Required	Proposed
Number parking stalls	Dep. on # bdrms per unit	

Other Critical Zoning Items	
Urban Design	Yes
Flood plain	No
Utility easements	Yes

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

* Since this project is being rezoned to the **(PUD)** district, and there are no predetermined bulk requirements, we are reviewing it based on the criteria for the **R-4** district, because of the surrounding land uses.