

**CITY OF MADISON  
INTERDEPARTMENTAL  
CORRESPONDENCE**

**Date:** December 13, 2006

**To:** Plan Commission

**From:** Kathy Voeck, Assistant Zoning Administrator

**Subject:** **609 & 611 Hercules Trl.**

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**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.
  
2. Show the driveway and building cantilevers on the site plan survey.

**ZONING CRITERIA**

<b>Bulk Requirements</b>	<b>Required</b>	<b>Proposed</b>
Lot Area	2,125 sq. ft. per unit	2,382 sq. ft. & 2,407 sq. ft.
Lot width	30'	30.31' & 30.69'
Usable open space	250 sq. ft. per unit	264 sq. ft. each lot
Front yard	16' min., 6' porch encroach.	17', porch 11', each lot
Side yards	5' & 0'	5.4', 0', and 6.5'
Rear yard	3'	8.2'
Floor area ratio	.7	adequate
Building height	2 stories/35'	existing

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<b>Site Design</b>	<b>Required</b>	<b>Proposed</b>
Number parking stalls	2 per unit	2 per unit

<b>Other Critical Zoning Items</b>	
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.

\* Since this project is zoned **(PUD)** district, and there are predetermined bulk requirements, we are reviewing it based on the criteria for this PUD(SIP) district.