

**CITY OF MADISON
INTERDEPARTMENTAL
CORRESPONDENCE**

Date: July 1, 2006

To: Plan Commission

From: Kathy Voeck, Assistant Zoning Administrator

Subject: **617 & 621 Hercules Trl., CSM, Split duplex**

Present Zoning District: PUD(SIP)

Proposed Use: Split two duplex lots into two lots each (totalling 4 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

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. An alteration to an approved PUD(SIP) to allow split duplex lots In Grandview Commons dated 7/16/04 states that zero lot line homes are required to have 3,000 sq. ft. of lot area and two-unit lots are required to have 6,000 sq. ft. The proposed lots do not meet this requirement. Obtain approval of a new alteration and zoning text which will be consistent with the proposed lot sizes.

617 & 621 Hercules Trail

ZONING CRITERIA

Bulk Requirements	Required	Proposed
Lot Area	3,000 sq. ft.	
Lot width	60' two unit lot or 30' zero lot line lots	adequate
Usable open space	None	approx 360 sq. ft. per unit
Front yard	16'-20' (min-max) (exception for 6-8' porch encroachments)	Porches are not labeled on survey.
Side yards	5' and 0'	adequate
Rear yard	2' (alley)	5.3' +
Floor area ratio	.70	assume adequate
Building height	2 stories	2 stories

Site Design	Required	Proposed
Number parking stalls	1	2

Other Critical Zoning Items	
Urban Design	Yes
Historic District	No
Landmark building	No
Flood plain	No
Utility easements	Yes
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 being rezoned to the **(PUD)** district, and there are no predetermined bulk requirements, we are reviewing it based on the criteria for the PUD(GDP) Grandview Common Twin Home District, because of the surrounding land uses.