

**CITY OF MADISON
INTERDEPARTMENTAL
CORRESPONDENCE**

Date: December 7, 2005

To: Plan Commission

From: Kathy Voeck, Assistant Zoning Administrator

Subject: **625 & 629 Hercules Trail**

Present Zoning District: PUD(SIP)

Proposed Use: Two split duplex lots. (4 total 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.

ZONING CRITERIA

Bulk Requirements	Required	Proposed
Lot Area	4,000 sq. ft. per unit	2,376 sq. ft. + *
Lot width	25' each lot	34.24' +
Usable open space	750 sq. ft. per unit	312 sq. ft. + *
Front yard	25'	10.9' + *
Side yards	6' & 0'	6.9' & 0'
Rear yard	40	2.5' + *
Building height	2 stories/35'	

Site Design	Required	Proposed
Number parking stalls	2 per unit	2 per unit

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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-3 district, because of the surrounding land uses.