

March 1<sup>st</sup>, 2026

Letter of Intent – Zoning Map Amendment

Property: 822 Pulley Drive, Madison, WI

The purpose of this request is to rezone the current parcel, in order to create 2 lots by use of a Certified Survey Map.

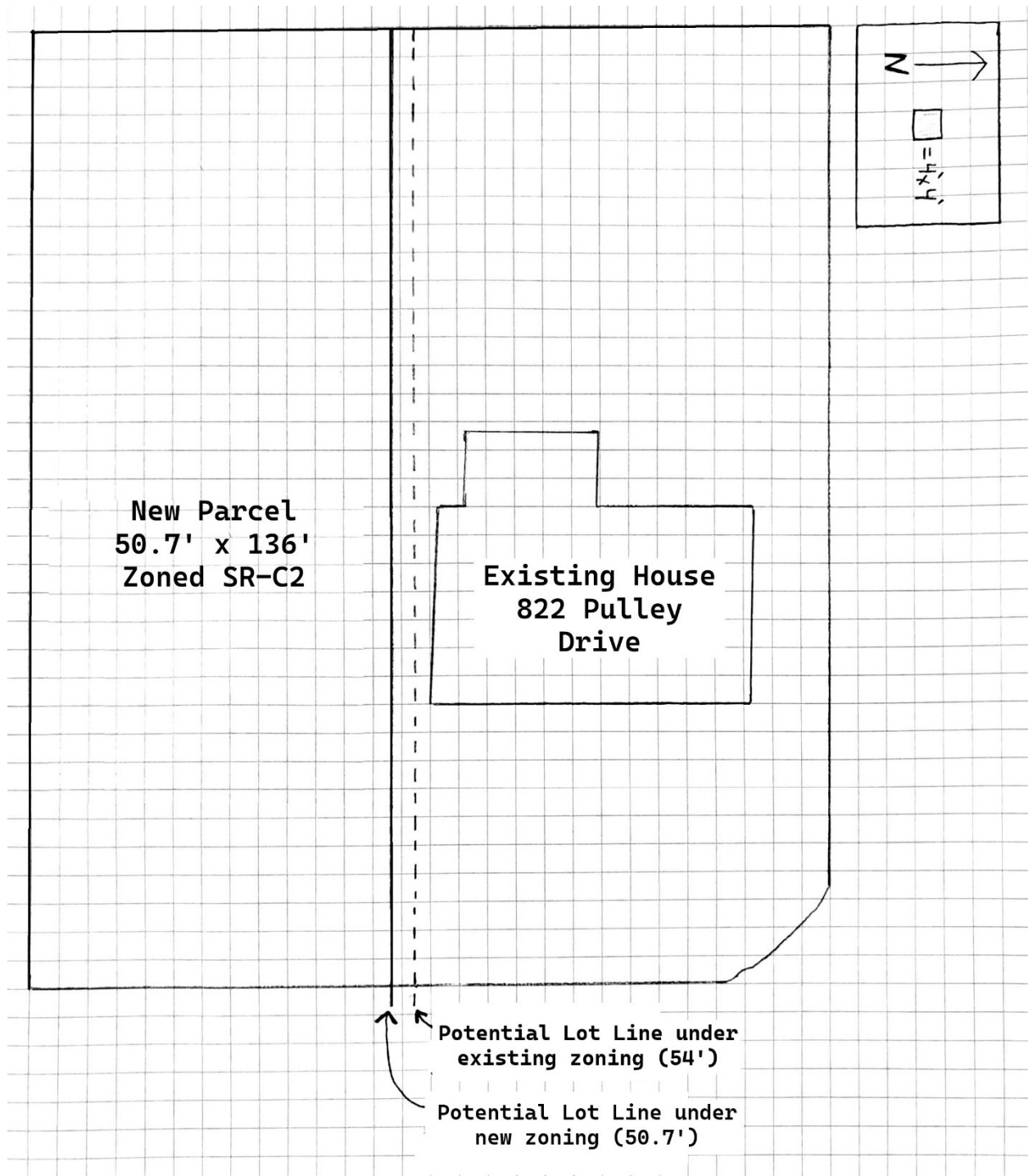
The parcel is already considered to be a double lot under its current zoning (SR-C1). Minimum lot width is currently 54', and parcel is 112' wide. However, because of the placement of the existing dwelling on the lot, the front portion of the house projects into what would be the side yard setback of a lot division under the current zoning.

The requested zoning (SR-C2) would have the same setback requirements, lot coverage maximums, and height restrictions as the existing. The only difference that would apply to this request would be the lot width requirements, which will allow me to create a ~50.7' wide lot, as opposed to the minimum 54' wide lot allowed under current zoning.

This leaves room to build a house similar in stature and character as the rest of the neighborhood, without having to remove the southern portion of my home at 822 Pulley Drive. Besides being ~3.3 feet narrower than what is currently allowed, the new parcel would meet every other requirement that exists within the current zoning rules.

|                              | <b>SR-C1 Requirements<br/>(Current Zoning)</b> | <b>SR-C2 Requirements<br/>(Requested Zoning)</b> | <b>Proposed Parcel<br/>Information</b> |
|------------------------------|------------------------------------------------|--------------------------------------------------|----------------------------------------|
| Lot Area                     | 6,000 Square Feet                              | 5,000 Square Feet                                | <b>~6,895 Sq Ft</b>                    |
| Lot Width                    | 54-55 Feet                                     | 50 Feet                                          | <b>50.7 Feet</b>                       |
| Front Yard Setback           | 30 Feet                                        | 30 Feet                                          | <b>30 Feet</b>                         |
| Side Yard Setback            | 6 Feet                                         | 6 Feet                                           | <b>6 Feet</b>                          |
| Reversed Corner Yard Setback | 15 Feet                                        | 15 Feet                                          | <b>15 Feet</b>                         |
| Rear Yard Setback            | Lesser of 30% or 30'                           | Lesser of 30% or 30'                             | <b>&gt; 30'</b>                        |
| Maximum Height               | 2 Stories / 35 Feet                            | 2 Stories / 35 Feet                              | <b>&lt; 35'</b>                        |
| Maximum Lot Coverage         | N/A                                            | N/A                                              | <b>N/A</b>                             |

Table Adapted from Ch 28 Zoning Code



Drawing is for illustrative purposes only