



Department of Planning & Development
Planning Unit

Website: www.cityofmadison.com

Madison Municipal Building
215 Martin Luther King, Jr. Boulevard
P.O. Box 2985
Madison, Wisconsin 53701-2985
TDD 608 266-4747
FAX 608 266-8739
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November 1, 2006

Lance McGrath
McGrath Associates
103 N. Hamilton Street
Madison, Wisconsin 53703

RE: Approval of a request to rezone 54 & 58 Farwell Street from Planned Unit Development-General Development Plan (PUD-GDP) to R4 (General Residence District) to allow relocation of two single-family residences in the Union Corners redevelopment project onto these two lots.

Dear Mr. McGrath:

At its October 16, 2006 meeting, the Plan Commission **recommended approval** of your application to rezone 54 & 58 Farwell Street from PUD-GDP to R4 to the Common Council. Council approval of this zoning map amendment is scheduled for November 7, 2006.

The following conditions of approval were presented to the Plan Commission and included in the recommendation to the Common Council. These conditions shall be satisfied prior to final approval to relocate the two houses unless the Common Council should modify any during their consideration of this matter. The addition of conditions or modification to any of the below conditions will be summarized in a second letter following final Council action as needed.

Please contact Janet Dailey, City Engineering, at 261-9688 if you have questions regarding the following four items:

1. Each lot shall have a separate sanitary sewer lateral installed by a City-qualified contractor with permit.
2. Proposal requires the review of the City Water Utility. There is no existing public water main fronting these lots. Public water mains and water service laterals shall be installed by standard City of Madison Subdivision Contract (by Water Utility order).
3. This proposal requires the submittal, approval and recording of a two lot certified Survey Map to subdivide the existing Lot 13 and remnant of Lot 12, Alice M. Kingston Subdivision as proposed to accommodate the proposed two single family parcels.
4. All outstanding Madison Metropolitan Sewerage District (MMSD) and City of Madison sanitary sewer connection charges are due and payable prior to connection to the public sewerage system.

Please contact Kathy Voeck, the Assistant Zoning Administrator, at 266-4551 if you have questions regarding the following three items:

5. The lots, as shown, are not consistent with the platted lots. There was six feet taken from Lot 12 and added to Lot 11 some time before 1976, leaving 54 feet of width for Lot 12 and 62.5 feet of width for Lot 13. If the new lots are consistent with a minimum 5,400 square feet with 54 feet of width on Lot 12 and a minimum of 6,000 square feet with a minimum of 50 feet of width on Lot 13, we would consider them existing nonconforming in the case of Lot 12, where the lot is not 6,000 square feet currently.
6. Provide a 16'-3" front yard setback. (The front average of lot 12 is determined from the front setback of the lot on each side 7'-6" on Lot 11 and 25 feet for Lot 13. Then Lot 13 only has to be the same setback as Lot 12 as there is no lot on the track side of the site).
7. Provide two parking stalls per dwelling unit. Lot 12 needs parking for two cars (minimum 16' wide by 18' deep) beyond the 16'-3" front setback.

Please contact my office at 261-9632 if you have questions about the following item:

8. That a Certified Survey Map be submitted prior to the relocation of the two residences onto this site that re-subdivides existing Lot 13 and the remnant of Lot 12, Mrs. Alice M. Kingston's Subdivision, as required by the Planning Unit and the City Engineer's Office. The Certified Survey Map shall be approved and recorded prior to occupancy of the two residences.

Approval of this project does not include any approval to prune, remove or plant trees in the public right of way. Permission for such activities must be obtained from the City Forester, 266-4816.

After Common Council approval and after the plans have been changed per the above conditions, please file **five (5) sets** of the revised, complete site plans and any other documentation requested herein with the Zoning Administrator, Room LL-100, Madison Municipal Building, 215 Martin Luther King, Jr. Boulevard. The sets of final revised plans or documents will be circulated by the Zoning staff to the City department staff listed above for their signature of final approval.

If you have any questions regarding final approval of this plan or obtaining permits, please call Matt Tucker, Zoning Administrator, at 266-4551. If I may be of any further assistance, please do not hesitate to contact me at 261-9632.

Sincerely,

Timothy M. Parks
 Planner

cc: Kathy Voeck, Assistant Zoning Administrator
 Janet Dailey, City Engineering

For Official Use Only, Re: Final Plan Routing			
<input checked="" type="checkbox"/>	Planning Unit (T. Parks)	<input type="checkbox"/>	Madison Water Utility
<input checked="" type="checkbox"/>	Zoning Administrator	<input type="checkbox"/>	Parks Division
<input checked="" type="checkbox"/>	City Engineering	<input type="checkbox"/>	Urban Design Commission
<input type="checkbox"/>	Traffic Engineering	<input type="checkbox"/>	Recycling Coordinator
<input type="checkbox"/>	Fire Department	<input type="checkbox"/>	Metro Transit
<input type="checkbox"/>	CDBG Office	<input type="checkbox"/>	Other: