

**CITY OF MADISON
INTERDEPARTMENTAL
CORRESPONDENCE**

Date: August 1, 2006

To: Plan Commission

From: Kathy Voeck, Assistant Zoning Administrator

Subject: 2118 Waunona Way

Present Zoning District: R-1

Proposed Use: Replace an existing boat house with a new boathouse 495 sq. ft. with a 495 sq. ft. covered and partially enclosed recreation area above the boathouse adjacent to the swimming pool.

Conditional Use: 28.04(19) Waterfront development is a conditional use.

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. Note: Boat houses shall not be constructed for human habitation. A second kitchen facility cannot be constructed in the boathouse structure. As proposed, the partially enclosed structure appears to be within the accessory boathouse structure guidelines.
2. Clearly show the property lines on the site plan. One sheet of the site plan set shall include the entire lot. The site plan shall show dimensions of the building and setbacks from the property lines at right angles to the property lines.
3. The cutting of trees and shrubbery shall be limited in the strip of land 35' inland from the normal waterline. **Provide a landscape plan to show landscape elements to be removed and show a detailed plan showing sizes and number of landscape elements to be added to the site.** In addition, not more than 30% of the frontage of the lot shall be cleared of trees and shrubbery. (Note: Within the waterfront setback requirements tree and shrub cutting shall be limited to consideration of the effect on water quality, protection and scenic beauty, erosion control and reduction of the effluents and nutrients from the shoreland.)

4. The pool and the boathouse shall be a minimum of 3' from the side or rear property lines as measured at right angles to the property line to the nearest portion of the building.
5. Show designated flood plain area on the site plan. Any construction within a flood plain shall meet flood proofing protection measures and such design shall be certified by a registered professional engineer or architect per 28.04(20)(b) of the Madison General Ordinances.

ZONING CRITERIA

Bulk Requirements	Required	Proposed
Lot Area	8,000 sq. ft.	18,100 sq. ft.
Lot width	65'	69.39'
Usable open space	1,300 sq. ft.	adequate
Front yard	30'	existing
Side yards	3' boathouse & pool	(4)
Rear yard	3' boathouse & pool	(4)
Building height	15' to av. mean of acc. bldg.	7' 4"

Site Design	Required	Proposed
Number parking stalls	1	existing

Other Critical Zoning Items	
Historic District	No
Landmark building	No
Flood plain	Yes
Utility easements	None shown
Water front development	Yes

With the above conditions, the proposed project **does** comply with all of the above requirements.