

**CITY OF MADISON
INTERDEPARTMENTAL
CORRESPONDENCE**

Date: September 29, 2005

To: Plan Commission
From: Kathy Voeck, Assistant Zoning Administrator
Subject: **2400 Waunona Way**

Present Zoning District: R-1

Proposed Use: Second floor addition to a single family home

Conditional Use: 28.04(19) Waterfront development in excess of 500 sq. ft. of floor area 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).

GENERAL OR STANDARD REVIEW COMMENTS

1. The flood plain shall be delineated on the final site plan. The structure shall not be located in a flood plain area.

ZONING CRITERIA

Bulk Requirements	Required	Proposed
Lot Area	8,000 sq. ft.	12,996 sq. ft.
Lot width	65'	60' existing lot
Usable open space	1,300 sq. ft.	adequate
Front yard	30'	adequate
Side yards	7' each side	5' & 10' (var. app. 8/25/05)
Lake setback average	57.74'	48.65' (var. app. 8/25/05)
Building height	2 stories/35'	2 stories

Site Design	Required	Proposed
Number parking stalls	1	2

Other Critical Zoning Items	
Flood plain	Yes
Utility easements	Yes
Water front development	Yes

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