

**CITY OF MADISON
INTERDEPARTMENTAL
CORRESPONDENCE**

Date: February 6, 2006

To: Plan Commission

From: Kathy Voeck, Assistant Zoning Administrator

Subject: 2616 Waunona Way

Present Zoning District: R-1

Proposed Use: Demo a single family home and build a new single family home.

Conditional Use: 28.04(22) Demolition of a principal building requires Plan Com. app.
28.04(19) Waterfront development requires Conditional Use approval.

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

ZONING CRITERIA

Bulk Requirements	Required	Proposed
Lot Area	8,000 sq. ft.	14,486 sq. ft.
Lot width	65'	55' (existing)
Usable open space	1,300 sq. ft.	adequate
Front yard	30'	15'(app. ZBA 1/12/06)
Side yards	6' Det. garage 9' 10" each side of house	3' 3" gar. (app. ZBA 1/12/06) 10' 1" & 20' house
Lake setback average	80.7'	82'
Building height	2 stories/35' average mean	2 stories/23' average mean

Site Design	Required	Proposed
Number parking stalls	1	3
Landscaping	As shown	No vegetation being removed within 35' of lakefront

Other Critical Zoning Items	
Urban Design	No
Historic District	No
Landmark building	No
Flood plain	No
Utility easements	No
Water front development	Yes
Adjacent to park	No
Barrier free (ILHR 69)	No

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