

**CITY OF MADISON
INTERDEPARTMENTAL
CORRESPONDENCE**

Date: September 13, 2006

To: Plan Commission

From: Kathy Voeck, Assistant Zoning Administrator

Subject: 2720 Waunona Way

Present Zoning District: R-1

Proposed Use: Construct a boathouse (16.5' x 28') on waterfront property

Conditional Use: 28.04(19) Accessory buildings are a conditional use on waterfront property.

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. The plan site plan shows trees adjacent to the proposed boat house that are within 35' of the waterfront. Show if these are proposed or existing and show any other landscape elements proposed or any existing elements to be removed. Label species & sizes.

ZONING CRITERIA

Bulk Requirements	Required	Proposed
Lot Area	8,000 sq. ft.	23,800 sq. ft.
Lot width	65'	100'
Usable open space	1,300 sq. ft.	adequate
Front yard	30'	adequate
Side yards	3' boat house	9.5'
Rear yard (lake side)	3' boat house	5.8'
Building height (boat house)	15' to average mean	10' (flat roof)

Site Design	Required	Proposed
Number parking stalls	1	2
Landscaping		(1)

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.