

**CITY OF MADISON  
INTERDEPARTMENTAL  
CORRESPONDENCE**

**Date:** February 7, 2007

**To:** Plan Commission  
**From:** Kathy Voeck, Assistant Zoning Administrator  
**Subject:** 2912 Waunona Way, CU and Demo

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**Present Zoning District:** R-1

**Proposed Use:** Demolish house and garage to build a new single family home with a 795 sq. ft. detached garage (15' x 53').

**Conditional Use:** 28.04(22) Demolition of a principal building requires Plan Commission approval. 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. Provide a minimum of 8' 2" side yard for the left side of the detached garage. (There is a side yard penalty because the detached garage is 53' deep within 18' of a side lot line ).
2. Delineate any flood plain or wetland on the site plan.

**ZONING CRITERIA**

<b>Bulk Requirements</b>	<b>Required</b>	<b>Proposed</b>
Lot Area	8,000 sq. ft.	37,255.5 sq. ft.
Lot width	65'	70'
Usable open space	1,300 sq. ft.	adequate
Front yard	30'	159' 3"
Side yards	8' 2" left side (house) 7' 8" right side (house) 8' 2" left side (det. garage)	14' 7.5" left side (house) 13' 4" right side (house) (1)
Lake Setback Average	78.52'	91.5'
Building height	2 stories/35'	2 stories

<b>Site Design</b>	<b>Required</b>	<b>Proposed</b>
Number parking stalls	1	3
Landscaping	As shown	Lands. w/in 35' of lake not changing.

<b>Other Critical Zoning Items</b>	
Historic District	No
Landmark building	No
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.