

**CITY OF MADISON
INTERDEPARTMENTAL
CORRESPONDENCE**

Date: November 1, 2006

To: Plan Commission
From: Kathy Voeck, Assistant Zoning Administrator
Subject: **1814 Waunona Way**

Present Zoning District: R-1

Proposed Use: Construct a 768 sq. ft. (24' x 32') detached garage on waterfront property

Conditional Use: 28.04(19) Accessory buildings on waterfront properties are 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. On the final site plan, delineate any flood plain and wetland on the property. The proposed garage shall be drawn to scale on the final site plan.

ZONING CRITERIA

Bulk Requirements	Required	Proposed
Lot Area	8,000 sq. ft.	12,582 sq. ft.
Lot width	65'	60' existing lot
Usable open space	1,300 sq. ft.	adequate
Front yard	30'	30'
Side yards	6'	6'
Rear yard	n/a	n/a
Building height	2 stories/35'	1 story

Site Design	Required	Proposed
Number parking stalls	1	3

Other Critical Zoning Items	
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.