

**CITY OF MADISON  
INTERDEPARTMENTAL  
CORRESPONDENCE**

**Date:** April 3, 2006

**To:** Plan Commission

**From:** Kathy Voeck, Assistant Zoning Administrator

**Subject:** 1816 Waunona Way

**Present Zoning District:** R-1

**Proposed Use:** Construct a new boat house (400 sq. ft.) on waterfront property.

**Conditional Use:** 28.04(19)(b) An accessory building 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. The boat house shall meet building code requirements for construction of a structure in a flood plain area.

**ZONING CRITERIA**

<b>Bulk Requirements</b>	<b>Required</b>	<b>Proposed</b>
Lot Area	8,000 sq. ft.	11,742 sq. ft.
Lot width	65'	55' existing
Usable open space	1,300 sq. ft.	adequate
Front yard	n/a	n/a
Side yards	3' (to boathouse)	3'
Rear yard	3' (to high water mark)	3'
Building height of acces. bldg.	15' to average mean	1 story with flat roof

<b>Site Design</b>	<b>Required</b>	<b>Proposed</b>
Number parking stalls	1	provided

<b>Other Critical Zoning Items</b>	
Flood plain	Yes
Water front development	Yes

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