

**CITY OF MADISON
INTERDEPARTMENTAL
CORRESPONDENCE**

Date: April 21, 2006

To: Plan Commission

From: Kathy Voeck, Assistant Zoning Administrator

Subject: 2912 Waunona Way

Present Zoning District: R-1

Proposed Use: Demolish a single family home and build a new single family home and a detached garage.

Conditional Use: 28.04(22) Demolition of a principal building requires Plan Commission approval. 28.04(19) Construction of a an accessory building on a waterfront property 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 final site plan shall be submitted at 1" = 30' scale with dimensions shown. Show the entire lot.
2. Any flood plain or wetland boundaries shall be shown on the final plan. A wetland delineation may be required. If you have questions concerning this comment, please contact Greg Fries in City Engineering at 267-1199.

ZONING CRITERIA

Bulk Requirements	Required	Proposed
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'	adequate
Side yards	10' & 10' 4"	13' 11.5" & 14' 2"
Lake Setback Average	78.52'	94.58'
Building height	2 stories/35'	2 stories/26'

2912 Waunona Way

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April 21, 2006

Page 2

Site Design	Required	Proposed
Number parking stalls	1	2

Other Critical Zoning Items	
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.