

**CITY OF MADISON
INTERDEPARTMENTAL
CORRESPONDENCE**

Date: July 31, 2006

To: Plan Commission

From: Kathy Voeck, Assistant Zoning Administrator

Subject: **5046 Lake Mendota Dr.**

Present Zoning District: R-2

Proposed Use: Construct a 12' x 20' boathouse (240 sq. ft.) on a waterfront property.

Conditional Use: 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. The final site plan shall show dimensions of the building and setbacks from the property line. The boathouse shall be a minimum of 3' from a property line.
2. The cutting of trees and shrubbery shall be limited in the strip of land 35' inland from the normal waterline. **Provide a landscape plan to show any landscape elements to be removed within 35' of the high water mark** and show a detailed plan showing sizes and number of landscape elements to be added to the site. In addition, not more than 30% of the frontage of the lot shall be cleared of trees and shrubbery. (Note: Within the waterfront setback requirements tree and shrub cutting shall be limited to consideration of the effect on water quality, protection and scenic beauty, erosion control and reduction of the effluents and nutrients from the shoreland.)
3. Show designated flood plain area on the site plan. Any construction within a flood plain shall meet flood proofing protection measures and such design shall be certified by a registered professional engineer or architect per 28.04(20)(b) of the Madison General Ordinances.

ZONING CRITERIA

Bulk Requirements	Required	Proposed
Lot Area	6,000 sq. ft.	12,183 sq. ft.
Lot width	50'	50'
Usable open space	1,000 sq. ft.	adequate
Front yard	30'	0' existing
Side yards	3' accessory bldg. setback	(1)
Rear yard	3'	(1)
Building height	15' to av. mean of acc. bldg.	11' 4" av. mean of acc. bldg.

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

Other Critical Zoning Items	
Urban Design	No
Historic District	No
Landmark building	Adjacent to a landmark
Flood plain	Yes (3)
Utility easements	None shown
Water front development	Yes

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