

**CITY OF MADISON
INTERDEPARTMENTAL
CORRESPONDENCE**

Date: June 15, 2006

To: Plan Commission

From: Kathy Voeck, Assistant Zoning Administrator

Subject: 5426 Lake Mendota Dr

Present Zoning District: R-1

Proposed Use: Demolish a 20' x 24' detached garage and construct a new 22' x 28' detached garage 616 sq. ft. total.

Conditional Use: 28.04(19) Accessory buildings on waterfront property 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 - **NONE**

ZONING CRITERIA

Bulk Requirements	Required	Proposed
Lot Area	8,000 sq. ft.	8,406.75'
Lot width	65'	33.21' (existing nonconf.)
Usable open space	1,300 sq. ft.	adequate
Front yard	30'	10' (app. ZBA 5/11/06)
Side yards	6' each side	8' & 3' (app. ZBA 5/11/06)
Rear yard	n/a	n/a
Building height	--	1 story

Site Design	Required	Proposed
Number parking stalls	1	2

Other Critical Zoning Items	
Water front development	Yes

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