

**CITY OF MADISON
INTERDEPARTMENTAL
CORRESPONDENCE**

Date: December 21, 2006

To: Plan Commission

From: Kathy Voeck, Assistant Zoning Administrator

Subject: 5532 Lake Mendota Dr, CU

Present Zoning District: R-1

Proposed Use: Construct a 480 sq. ft. addition to a 364.4 sq. ft. detached garage which will then total 848.4 sq. ft. on a waterfront property

Conditional Use: 28.04(19) Accessory garages are a conditional use on a water front property. 28.04(5)(b)7 An accessory building in the R-1 that exceeds 800 sq. ft. 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. Delineate any flood plain areas on the site plan.
2. Storage and workshop areas, accessory to a home, are permitted in a detached garage. (Note: a home occupation is not allowed in an accessory building.)

ZONING CRITERIA

Bulk Requirements	Required	Proposed
Lot Area	8,000 sq. ft.	16,003 sq. ft.
Lot width	65'	64' existing
Usable open space	1,300 sq. ft.	adequate
Front yard	30'	32.5' to gar. addition
Side yards	6' 4"	10' 2"
Rear Yard	n/a	Lake average adequate
Building height		1 story

Site Design	Required	Proposed
Number parking stalls	1	2

Other Critical Zoning Items	
Flood plain	Yes
Water front development	Yes

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