

**CITY OF MADISON
INTERDEPARTMENTAL
CORRESPONDENCE**

Date: August 25, 2006

To: Plan Commission

From: Kathy Voeck, Assistant Zoning Administrator

Subject: 705 Woodward Dr

Present Zoning District: R-1

Proposed Use: Construct a 670 sq. ft. detached storage building, a 536.7 sq. ft. addition to the attached garage, and 530.5 sq. ft. additional living space on a waterfront home.

Conditional Use: 28.04(19) Waterfront development over 500 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. Show the dimension of the closest portion of the addition at right angles to the property line. Provide a minimum of 11' 4" on the easterly side of the house addition. Provide a minimum of 6' from the storage building/detached garage to the nearest property line as measured at right angle to the property line. The storage building shall be used for storage and cannot be living space.
2. Show dimensions of the structures on the site plans, including but not limited to the shed and house. Also show dimensions of building setbacks and lot dimensions. Show the lake setback dimension to the proposed house addition on the lake side as measured at right angles from the closest portion of the high water mark. The addition shall meet the 68.4' average lake setback.
3. Delineate flood plain area on the site plan.

705 Woodward Dr.

ZONING CRITERIA

Bulk Requirements	Required	Proposed
Lot Area	8,000 sq. ft.	13,530 sq. ft.
Lot width	65'	66'
Usable open space	1,300 sq. ft.	adequate
Front yard	30'	30'
Side yards	11' 4" left; 7' 6" right side hs. 6' (shed)	(1) (2)
Rear yard	68.4' lake setback average	(2)
Building height	2 stories/35'	2 stories

Site Design	Required	Proposed
Number parking stalls	1	4

Other Critical Zoning Items	
Historic District	No
Landmark building	No
Flood plain	Yes
Utility easements	No
Water front development	Yes

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