

**CITY OF MADISON  
INTERDEPARTMENTAL  
CORRESPONDENCE**

**Date:** August 4<sup>th</sup> 2008

**To:** Plan Commission  
**From:** Patrick Anderson, Assistant Zoning Administrator  
**Subject:** **2604 Waunona Way**

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**Present Zoning District:** R-1

**Proposed Use:** Expansion and remodel of single-family dwelling.

**Conditional Use: 28.04(19): Waterfront development/ additions or alterations to principal buildings in excess of 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 **NONE.**

**ZONING CRITERIA**

<b>Bulk Requirements</b>	<b>Required</b>	<b>Proposed</b>
Lot Area	8,000 sq. ft.	18,548 sq. ft.
Lot width	65'	65'+
Usable open space	1,300 sq. ft.	Adequate
Front yard	30'	Approximately 118'
Side yards	7'	10.8' (L) 8.6' (R)
Lake Setback Average	77.52'	92' approximately to addition
Building height	2 stories/35'	2 story, less than 35'

<b>Site Design</b>	<b>Required</b>	<b>Proposed</b>
Number parking stalls	1	2
Landscaping	As shown	Lands. w/in 35' of lake not changing.

<b>Other Critical Zoning Items</b>	
Flood plain	Yes
Utility easements	Yes
Water front development	Yes

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