

**CITY OF MADISON
INTERDEPARTMENTAL
CORRESPONDENCE**

Date: October 5 2015

To: Plan Commission
From: Matt Tucker, Zoning Administrator
Subject: 4110 Veith Ave.

Present Zoning District: SR-C2

Proposed Use: Construct 12' x 16' detached accessory building on lakefront lot.

Conditional Use: Sec 28.138(2)(a) New Accessory buildings are a Conditional Use on a lakefront lot.

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. Revise final site plan to clearly show setback of the structure from the property lines. Note a minimum 3' setback is required.
2. Final site plan shall show lot coverage within 35' of the Ordinary High Water mark (OHWM) shall not exceed 20%. Proposed patio will not count toward lot coverage maximum if it is designed as a pervious patio. Provide detail on patio design.
3. The structure and patio are located within the regulatory floodplain and flood storage area. Prior to the issuance of a building permit, any filling of the flood storage area must be replaced on site and the structure must meet zoning and building code requirements for construction in a floodplain area.
4. Per sec. 28.138(3)(a), show vegetation to be removed and replaced with final plan set.

ZONING CRITERIA

Requirements	Required	Proposed
Lot Area (sq. ft.)	6,000 sq. ft.	31,637 sq. ft.
Lot Width	50'	90'
Lot line/OHWM Setback	3'	TBD (1)
Usable Open Space	1,000 sq. ft.	Adequate
Maximum Lot Coverage	50%	Less than 50%
Maximum Building Height	15' mean	8'-8"
35' OHWM lot Coverage	20% maximum	TBD (2)

Other Critical Zoning Items	
Floodplain	Yes, structure to be placed in floodplain (3)