

5/4/2018

## Subject: Intent of Use for 5328 Lake Mendota Drive

5328 Lake Mendota Drive is a .32 acre lot (13,953 sq ft) that is currently an empty lot.

The previous owners applied for a demolition permit and conditional use approval in 2013. They received approval for both. The existing structure was razed, but the approved house was never built.

The property was purchased in the fall of 2017 by the next door neighbors: Sandra Reinardy and Keith Furman, 5235 Harbor Ct, Madison, WI 53705.

This application is to build a new 4 bedroom and 3.5 bath energy efficient single family house. The plan was developed by American Design Concepts using local zoning ordinances. Lot coverage is as follows:

New Driveway	1,350 sq ft
New Patio (at grade), deck and walkway to dock	650 sq ft
New Home Footprint	2247 sq ft
New Home Garage Space	460 + 308 + 126 = 894 sq ft
New Home Screened Porch	186 sq ft
Total sq. ft coverage of improvements	<b>5327 sq ft (38% coverage)</b>

## 5328 Lake Mendota Drive 2013 Approval (Approved, but never built)

**Zoning Summary:** The property is zoned TR-C2 (Traditional Residential-Consistent 2).

	Required	Proposed
Lot Area (sq. ft.)	4,000 sq. ft.	13,953 sq. ft.
Lot Width	40 ‘	adequate
Front Yard Setback	20’	19’ (See Comment #13)
Side Yard Setback	Two-story: 6’	10.7’ RS / 10’+ LS TBD (See Comment #13)
Waterfront Setback measured to NHWM.	Ave. of adjoining properties: 31.9’	TBD (See Comments #14 & 16)
Maximum height	2 stories/35	3 stories/ less than 35’ (See Comment #12)
Maximum lot coverage	50%	36%
Usable open space (sq. ft. per d.u.)	1,300 sq. ft.	adequate
Site Design	Required	Proposed
Number parking stalls	1	2
Landscaping	Yes	Yes (See Comment # 19)
Lighting	No	No
Building forms	Yes	Meets building forms req.
<b>Other Critical Zoning Items</b>	Floodplain	

Table Prepared by Patrick Anderson, Assistant Zoning Administrator

### Zoning Table from 2013 Approval

(<http://www.cityofmadison.com/planning/projects/conditional/documents/30132StaffComments.pdf>)