

**CITY OF MADISON  
INTERDEPARTMENTAL  
CORRESPONDENCE**

**Date:** October 12, 2006

**To:** Plan Commission

**From:** Kathy Voeck, Assistant Zoning Administrator

**Subject:** **4922 Lake Mendota Dr,**

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**Present Zoning District:** **R-2**

**Proposed Use:** **Garage and living space addition (1,145 sq. ft.) on waterfront property.**

**Conditional Use:** **28.08(19)(b) Development on waterfront property is a cond. 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. Provide a minimum of 11.5' to the right side of the addition. (There is a 4.5' side yard penalty on that side.) Note: There is a 2" side yard penalty for each foot over 40'. When the house is deeper than 40' from front to back within 18' of a side property line, 2" for each foot over 40' is added to that side yard requirement. Show the setback from the proposed structure to the side property line on the site plan.
2. Provide information to substantiate that this proposed addition meets the lake setback average. Lake setback average is the average setback from the closest portion of the principal structure (the house) that is 36" above grade, for the five developed properties to each side of this property, to the high water mark. Meet this average.
3. Delineate any flood plain areas on the site plan. (Note: our special condition screen tells us that a portion of this lot is in a flood plain.)

**ZONING CRITERIA**

<b>Bulk Requirements</b>	<b>Required</b>	<b>Proposed</b>
Lot Area	6,000 sq. ft.	17,835 sq. ft.
Lot width	50'	82.07'
Usable open space	1,000 sq. ft.	adequate
Front yard	30'	adequate
Side yards	7' left side, 11.5' right side	(1)
Lake setback average	(2)	Appears to be adequate
Building height	2 stories/35'	2 stories

**4922 Lake Mendota Dr.**

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<b>Site Design</b>	<b>Required</b>	<b>Proposed</b>
Number parking stalls	1	3

<b>Other Critical Zoning Items</b>	
Historic District	No
Landmark building	No
Flood plain	Yes
Utility easements	None shown
Water front development	Yes

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