

**CITY OF MADISON
INTERDEPARTMENTAL
CORRESPONDENCE**

Date: February 14th 2008

To: Plan Commission
From: Patrick Anderson, Assistant Zoning Administrator
Subject: **5412 Lake Mendota Drive**

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

1. Show designated flood plain area on the site plan. Any construction within a flood plain shall meet flood proofing protection measures and such design shall be certified by a registered professional engineer or architect per 28.04(20)(b) of the Madison General Ordinances.

ZONING CRITERIA

Bulk Requirements	Required	Proposed
Lot Area	8,000 sq. ft.	26,730 sq. ft.
Lot width	65'	99' (existing)
Usable open space	1,300 sq. ft.	Adequate
Front yard	30'	30+
Side yards	7'	12.'1 (L) 17.1' (R)
Lake Setback Average	75.86'	53' *
Building height	2 stories/35'	2 story

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

5412 Lake Mendota Drive

Other Critical Zoning Items	
Flood plain	Yes (1)
Utility easements	Yes
Water front development	Yes

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

* At their January 10, 2008 meeting, the City of Madison Zoning Board of Appeals approved a waterfront setback variance of 22.86 feet, as represented on the submitted plans.