



Memorandum to the Plan Commission

July 9, 2012

Legistar ID #26930
5430 Lake Mendota Drive
Demolition and Conditional Use

Report Prepared By:
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Planning Division

Planning staff has two clarifications on their recommended conditions of approval.

On Condition 1, staff wish to clarify that the intent of the condition is to remove new, private landscaping improvements proposed within the Clifford Court right-of-way. The condition is not intended to remove existing vegetation the in the right-of-way. The revised condition should state:

That the applicant provides a revised landscape plan, for staff approval, that removes any proposed private landscaping and related encroachments into the Clifford Court and Lake Mendota Drive rights-of-way.

On Condition 2, there was typographical error in the original staff report. Staff's intent was to utilize the lot coverage standards in the new zoning ordinance. As such, condition 2 should state:

That the applicant provides updated lot coverage statistics including the coverage of the proposed home, accessory structures, patios and paved areas as a percentage of the total area of the lot. Staff recommend that the site and landscape plan a) not exceed ~~35~~ **20%** lot coverage within 35 feet of the ordinary high water mark and b) not exceed 50% total lot coverage.