



PLANNING DIVISION STAFF REPORT - ADDENDUM

October 14, 2019

PREPARED FOR THE PLAN COMMISSION

Project Address: 5454 Lake Mendota Drive (District 19 – Ald. Furman)

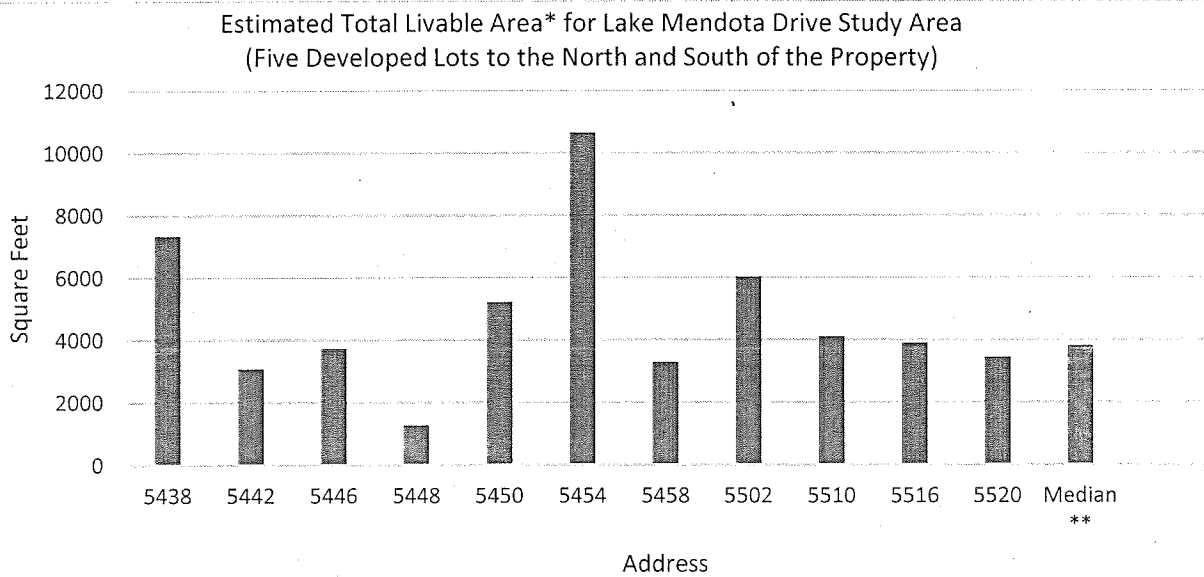
Application Type: Demolition & Conditional Use

Legistar File ID # 54396

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Reviewed By: Kevin Firchow, AICP, Principal Planner

The District Alder, Keith Furman, requested more information regarding the size of the proposed residence at 5454 Lake Mendota Drive in relation to the 10 surrounding residences in the study area. In preparing these estimates, Planning Division staff utilized City Assessor’s Data, plan sets on file, and City GIS to approximate the information in this addendum. Additional analysis regarding building size, setbacks, bulk. And FAR is included in the original staff report. Note, Conditional Use Standard 13 requires that the Plan Commission to consider the height and bulk of principal buildings on the five (5) developed lots or 300 feet on either side of the development site. The below analysis is based on the five developed lots on either side.



Address	Year Built	Lot Area (sq. ft.)	Living Space (sq. ft.)
5438 Lake Mendota Drive	2019/20	16,533	7,336
5442 Lake Mendota Drive	1949	16,566	3,084
5446 Lake Mendota Drive	1986	10,028	3,724
5448 Lake Mendota Drive	1920	10,029	1,264
5450 Lake Mendota Drive	2018/19	13,158	5,222
5454 Lake Mendota Drive		17,127	10,648
5458 Lake Mendota Drive	1910	17,921	3,301
5502 Lake Mendota Drive	1986	17,968	6,026
5510 Lake Mendota Drive	2013	16,971	4,108
5516 Lake Mendota Drive	1923	16,500	3,902
5520 Lake Mendota Drive	1978	16,368	3,454

*Note that livable area includes total basement space (finished and unfinished), enclosed porches, and estimated attached garage space.

**The median displayed on the chart does not include the proposed 5454 Lake Mendota Drive residence.

Plan Commissioner Brad Cantrell requested more information on recently approved Lakefront Developments in the Spring Harbor Neighborhood. He requested that staff provide addresses, lot sizes, square footages (livable areas), floor area ratios (FARs), lot widths, and height. In preparing these estimates, Planning Division staff utilized City Assessor’s Data, plan sets on file, and City GIS to approximate the information in this addendum. Additional analysis regarding building size, setbacks, and bulk is included in the original staff report.

Residential Lakefront Development Adjacent to Lake Mendota Since 2016

Address	Year Built	Livable Area (sq. ft.)	Lot Size (sq. ft.)	Lot Width (ft.)	FAR	Height (ft.)	Demolition
5628 Lake Mendota	2016	4,100	23,167	75	0.18	29.5	Y
5646 Lake Mendota	2018/19	4,500	14,810	50	0.32	29	Y
5404 Lake Mendota		5,998	23,719	66	0.29	28	Y
5450 Lake Mendota	2018	5,222	13,158	53	0.4	35	Y
5438 Lake Mendota	2019	7,336	15,533	66	0.44	34	Y
5114 Spring Court	2018	2,670	11,304	53	0.24	26.5	Y
5144 Spring Court	2016	4,128	11,226	50	0.35	22	N
5200 Lake Mendota	2018	2,100	6,270	45	0.33	27	Y
5209 Harbor Court	2017	2,941	7,257	85	0.41	30.5	Y
5328 Lake Mendota	2018	5,024	13,953	125	0.36	26	N
4930 Lake Mendota	2017	5,600	14,454	66	0.39	24	Y
5010 Lake Mendota	2018	9,850	20,525	101	0.39	34.8	Y
5454 Lake Mendota		10,648	17,127	66	0.62	34.33	Y

- Note that demolitions include technical demolitions where 50% or more of exterior walls were removed.
- Note that the reference to the seven single-family demolitions on Lake Mendota Drive in the past three years refers to calendar years (2017, 2018, & 2019). There have been eight single-family demolitions on Lake Mendota since 2016.

Residential Lakefront Development Adjacent to Lake Mendota Since 2016

