

CITY OF MADISON  
**INTER-DEPARTMENTAL**  
CORRESPONDENCE

DATE: January 28, 2008

TO: Plan Commission

FROM: Kevin Firchow, Planning Division

SUBJECT: **Agenda Item 8- 901 Lake Court**

Staff provide the following clarifications / corrections. **Please note these points do not change staff's recommendation of approval for the project.** Also, the applicant's materials remain unchanged from what was mailed out in your packets.

1. The total square footage of the garage is 438 square feet. This was incorrectly noted on the Planning Division and Zoning staff reports.
2. The proposed garage does include windows on the rear elevation. The elevations approved by the Zoning Board of Appeals included these windows. Drawings submitted by the applicant are correct and show this feature.
3. The total lot size is 3,500 square feet. This figure was incorrectly noted in the Zoning report.
4. City records indicate a small portion of the property adjacent to the lake is within the floodplain. However, the location of the proposed garage is not within the floodplain and thus, the does not impact the project. Correspondence from the Zoning Administrator clarifying this issue is provided for Plan Commission review.

**Firchow, Kevin**

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**From:** Tucker, Matthew  
**Sent:** Monday, January 28, 2008 11:23 AM  
**To:** Kerr, Julia; 'red n deb luther'  
**Cc:** Firchow, Kevin; Anderson, Patrick; Murphy, Brad  
**Subject:** 901 Lake Court Floodplain question

Julia & Robert-

I have been made aware that there is some confusion regarding the "floodplain" status of the property at 901 Lake Court. I'm guessing this stems from the Zoning staff report, which indicates that part of the property is impacted by the floodplain.

For clarification, our records indicate a portion of the lot is impacted by the floodplain. Simply stated, all property which has frontage on a body of water will, by default, touch the floodplain.

Attached to this message is a map of the subject property, showing the property lines (red), floodplain (yellow area with blue border), and the aerial photo background. It looks like only a very small part of the lot, near the shoreline, is located in the mapped floodplain area. In this case the principal structure and the proposed accessory structure are clearly not located within the floodplain area and therefore have no floodplain-related issues or concerns.

Feel free to reply or call with any questions.

**Matt Tucker**

**Zoning Administrator**

**Department of Planning and Community and Economic Development**

**Neighborhood Preservation and Inspection Division**

215 Martin Luther King, Jr. Blvd.

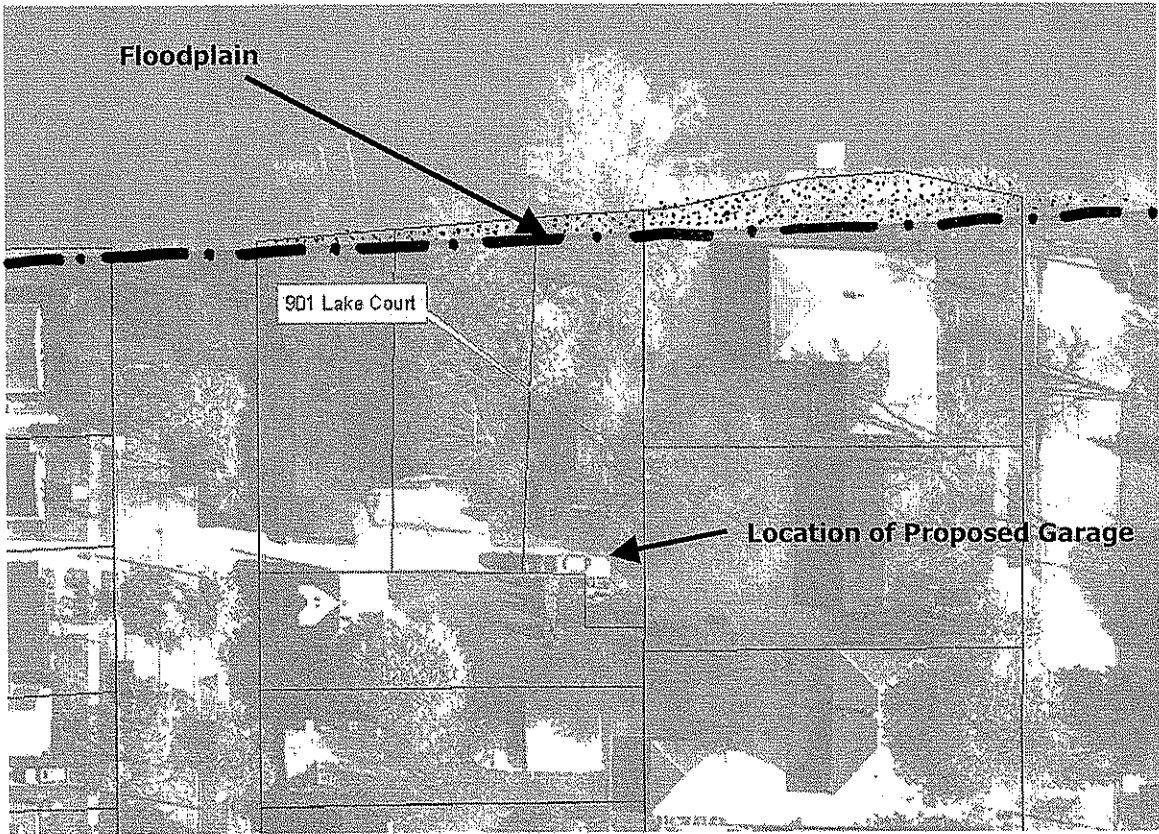
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Map from Zoning Administrator indicating the general location of the floodplain and the location of the proposed garage.

**Firchow, Kevin**

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**From:** Weynand, Betty - DOA [betty.weynand@wisconsin.gov]

**Sent:** Monday, January 28, 2008 3:57 PM

**To:** Firchow, Kevin

**Subject:** Public Hearing for Luther Garage

Hi Kevin,

I just spoke to you on the phone about the public hearing tonight.

I am not able to attend the meeting tonight but I would like to register my support of Robert and Deborah Luther's petition to build a garage on their property at 901 Lake Court.

I think their request is reasonable and I think it is this type of exception the City Plan Commission should consider for the Conditional Use permit.

Regards,  
Betty Weynand  
901 Clarence Court  
Madison WI 53715

1/28/2008

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