

**CITY OF MADISON  
INTERDEPARTMENTAL  
CORRESPONDENCE**

**Date:** November 21, 2016

**To:** Plan Commission  
**From:** Jenny Kirchgatter, Assistant Zoning Administrator  
**Subject:** 5404 Lake Mendota Drive

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**Present Zoning District:** TR-C1

**Proposed Use:** Demolish a single-family residence and construct a new residence on a lakefront lot.

**Conditional Use:** Section 28.138: Construction of a new principal building on a lakefront lot requires Conditional Use approval.

**Plan Commission Review:** Section 28.185: Demolition of principal buildings requires Plan Commission approval.

**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. Section 28.185(7)(a)5. requires that if a demolition or removal permit is approved, it shall not be issued until the reuse and recycling plan is approved by the Recycling Coordinator, Bryan Johnson (608-266-4682).
2. Section 28.185(10) Every person who is required to submit a reuse and recycling plan pursuant to Section 28.185(7)(a)5. shall submit documents showing compliance with the plan within sixty (60) days of completion of demolition.
3. Section 28.185(9)(a) A demolition or removal permit is valid for one (1) year from the date of the Plan Commission.
4. Include a copy of the lakefront survey establishing the lakefront yard setback from the Ordinary High Water Mark with the final site plan verification. Per the previously submitted survey data, the lakefront setback requirement for this lot is 58'.
5. The maximum front yard setback for this property must be calculated prior to final site plan approval. Provide accurate measurements of the front yard setbacks of the six (6)

adjacent homes (to Clifford Court) so that an accurate measurement of the maximum allowed front setback can be confirmed.

6. Provide the lakefront setback distance measured to the second floor deck of the residence and the northwest side yard setback measured to the second floor deck. The proposed second floor deck may not encroach into the 7 foot side yard setback.
7. Provide details, including height, of the proposed shower screen adjacent the northwest side yard. The maximum height of the proposed screen within the required side yard setback shall not exceed six (6) feet in height. The height of the screening enclosure shall be measured from natural or approved grade.
8. The proposed landscape plan appears to show new landscaping within the public right-of-way. Obtain approval for new landscaping proposed within the right-of-way or revise the landscape plan so that the proposed plantings will be located entirely on the private property.
9. Per Section 28.186(4)(b), the property owner or operator is required to bring the property into compliance with all elements of the approved site plans by the date established by the Zoning Administrator as part of the site and building plan approval. Work with Zoning staff to establish a final site compliance date.

**TR-C1 ZONING CRITERIA**

<b>Requirements</b>	<b>Required</b>	<b>Proposed</b>
Lot Area (sq. ft.)	6,000 sq. ft.	23,718.75 sq. ft.
Lot Width	50'	66'
Front Yard Setback	20'	99.93'
Max. Front Yard Setback	30' or up to 20% greater than block average	99.93' (5)
Side Yard Setback	One-story: 6' Two-story: 7'	7' (6)
Lakefront Setback	58'	74.80' (4)(6)
Usable Open Space	1,000 sq. ft.	> 1,000 sq. ft.
Maximum Lot Coverage	50%	15%
Maximum Building Height	2 stories/ 35'	2 stories/ 29.3'

<b>Site Design</b>	<b>Required</b>	<b>Proposed</b>
Number Parking Stalls	Single-family detached dwelling: 1 (location only)	3-stall attached garage
Landscaping and Screening	No	Yes (7)(8)
Building Forms	Yes	Yes, Single-Family Dwelling

<b>Other Critical Zoning Items</b>	
Urban Design	No
Historic District	No
Floodplain	Yes
Adjacent to Park	No
Barrier Free (ILHR 69)	No
Utility Easements	Yes
Wetlands	No
Wellhead Protection District	No

## **LAKE MENDOTA DRIVE NEIGHBORS**

**November 16, 2016**

**TO: Ken Opin, Chair and Members of the Madison Plan Commission  
Matt Tucker, Zoning Administrator  
Kevin Firchow, Planning Division**

**COPY: Mark Clear, Alder District 19  
Board, Spring Harbor Neighborhood Assn**

**FROM: Spring Harbor 5404 Lake Mendota Drive Neighbors  
--with 32 signatories named below--**

**SUBJ: Neighborhood Comments & Concerns Regarding Proposed Redevelopment  
at 5404 Lake Mendota Drive**

*To Plan Commission and Staff,*

We appreciate the effort made by the owners and architects at 5404 Lake Mendota Dr to adjust the design of the new residence by bringing it completely above ground and by softening building corners and long walls. However, the exceptionally large and broad building mass placed on a long narrow lot remains a major concern. The proposed new dwelling with attached garage consists of 6,968 sf on two floors. Planning Division staff, in responding to a previous Dec 7, 2015 design proposal, reported the median total square footage of the ten closest lakefront properties to be 2,677 sf with the largest at 4,981 sf.

We understand that zoning guidelines allow for flexibility, that gradual increases in square footage can be made as long as new structures maintain the spatial character and natural and environmental quality of Madison's lakeshores. But in this case, the new proposal present major challenges.

The proposed new structure will be 40 percent larger than the largest comparable dwelling (which includes a basement as part of its calculated footage). The above grade mass of the new residence will be 50 percent greater than the visible bulk of the largest comparable residence. The proposed structure will also create the largest footprint in this lakeshore area. Approximately 30 percent of the lot will be covered by the built structure. This plan sets a new precedent in terms of its exceptional size on a narrow building lot and opens the door to even larger homes in the future.

The expansive width and total bulk of the proposed structure when viewed from the street also greatly exceeds existing standards for visual and spatial relationships as defined by open vistas, tall trees, park-like settings, and open site lines to the water. The proposed structure will visually block more of the lake view than any other dwelling in this lakeshore area. It will impact a part of Lake Mendota's shoreline that is one of Madison's oldest picnic beaches located at the end of the city's historic Park and Pleasure Drive carriage way.

The proposed building plan provides for minimal 7-foot side yards, parts of which will be occupied by AC equipment, an outdoor shower and side entrance. Finally, in order to reduce mass and the impact of extended width, we recommend some reductions in square footage and a reduction in building width—even at the expense of length—by widening the side yards to 9 or 10 feet.

We support quality lakefront development and encourage further effort at re-scaling this plan to yield an attractive and appealing lakefront home.

*Respectfully submitted:*

Roy Christianson & Dianne Christensen, Lake Mendota Drive, Madison WI 53705

Stewart & Nancy Ellison, Lake Mendota Drive, Madison WI 53705

Alice Erickson, Spring Ct., Madison WI 53705

Herman Felstehausen, Merrill Springs Rd., Madison WI 53705

Becky & David Fisher, Lake Mendota Drive, Madison WI 53705

Karin Goodin, Lake Mendota Drive, Madison WI 53705

Helen Hartman, Flambeau Rd., Madison WI 53705

Nancy Heiden, Tami Thomson & Keith Merverden, Lake Mendota Dr., Madison 53705

Jean Lind, Tomahawk Trail, Madison, WI 53705

Stacy Littrell, Tomahawk Trail, Madison, WI 53705

Barry Mirkin, Harbor Ct., Madison, WI 53705

Stan O’Kafe, Lake Mendota Dr., Madison WI 53705

Richard J. and Merry Noel Pearson, Lake Mendota Dr., Madison WI 53705

Sandra Reinardy & Keith Furman, Harbor Ct., Madison WI 53705

Jacquelyn Strahl, Harbor Ct., Madison WI 53705

Irene Temple, Lake Mendota Dr., Madison WI 53705

Jeanette Tierney, Lake Mendota Dr., Madison WI 53705

Amy & Jerry Nickles, Lake Mendota Dr., Madison WI 53705

Sally & Mike Miley, Lake Mendota Dr., Madison Wi 53705

Derek & Amanda Scheer, Lake Mendota Dr., Madison WI 53705

Patty Zweifel & Jim Vandemetre, Lake Mendota Dr., Madison WI 53705