



ADDENDUM - Report to the Plan Commission

9/20/2010

Legistar I.D. #19906
5454 Lake Mendota Drive
Conditional Use

Report Prepared By:
Kevin Firchow, AICP
Planning Division

Requested Action: Approval to build an addition to single-family residence exceeding 500 square feet and to modify an existing boat house on a waterfront parcel.

Applicable Regulations & Standards: Section 28.04 (19) requires that additions totaling in excess of over 500 square feet of floor area during any ten year period require conditional use approval. Section 28.12 (11) provides the guidelines and regulations for the approval of conditional uses.

Summary Recommendation: The Planning Division recommends that the Plan Commission finds the project meets all applicable waterfront and conditional use standards and **approve** the requests to build an addition to single-family residence exceeding 500 square feet and to modify an existing boat house on a waterfront parcel at 5454 Lake Mendota Drive, subject to the recommended conditions and input provided at the public hearing.

The applicant's architect contacted staff on September 20, clarifying the extent of the addition versus the existing portions of the home. **The plans have not changed**, though the applicant has provided the attached exhibits better highlighting the proposed addition.

Based on this clarification, staff note that the building includes a 360 sf addition on the second floor. In total, the addition would add a total of 726 square feet of living space on the first two floors, with roughly 360 feet of new space added to the basement. The plans label the new basement space as a "future" finished area and the project architect has indicated the applicants do not anticipate finishing this space at this time.

Staff continues to believe the project meets the conditional use standards and recommends approval subject to the comments in the original staff report.