



Department of Planning & Community & Economic Development

Planning Division

Heather Stouder, Director

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June 16, 2022

Steven Swenson
The Bruce Company
2830 Parmenter Street
Middleton, WI 53562

RE: Consideration of a conditional use to construct an accessory building on a lakefront parcel at 705 Woodward Drive. (Legistar #[71241](#); Accela 'LNDUSE-2022-00036')

Dear Steven:

At its June 13, 2022 meeting, the Plan Commission, meeting in regular session, found the standards met and **approved** your client's conditional use request to construct an accessory building on a lakefront parcel at 705 Woodward Drive. In order to receive final approval of the conditional use and for any other permits that may need to be issued for your project, the following conditions shall be met:

Please contact Tim Troester of the City Engineering Division at (608) 267-1995 if you have any questions regarding the following one (1) item:

1. Applicant shall survey confirm the location of the City sewer that is located across the lot between house and the proposed boat house and update the plans with this location.

Please contact Julius Smith of the City Engineering Division – Mapping Section at (608) 264-9276 if you have any questions regarding the following two (2) items:

2. Applicant shall confirm the location of the City sanitary sewer that is located across the lot between house and the proposed deck and boat house improvement and update the plans with this location. The exact position of the easement shall be shown on a survey provided by a Wisconsin Professional Land Surveyor. If actual location of the sanitary sewer differs significantly from the centerline of the given easement. A new Public Sanitary Sewer Easement of width as approved by City Engineering will be required. If a new easement is required coordinate with Julius Smith with Engineering Mapping to setup a Real Estate Project with the necessary requirements and exhibits. (jsmith4@cityofmadison.com)
3. Confirm Proposed Deck is outside of the limits of the Sanitary Sewer Easement. Note: all other improvement shown within the limits of the sanitary sewer easement such as the drain tile lines, Treo pavers, bluestone steppers and wooden planters proposed within the easement limits may be subject to disturbance or removal in the course of exercising easement.

Please contact Jenny Kirchgatter, Assistant Zoning Administrator at (608) 266-4429 if you have any questions regarding the following three (3) items:

4. Reduce the amount of impervious surfaces within 35 feet of the OHWM. Lot coverage within 35 feet of the OHWM shall not exceed 20%.
5. Show the designated flood plain area on the site plan. Any construction within a flood plain shall meet floodproofing protection measures and such design shall be certified by a registered professional engineer or architect per Section 28.121(12) of the Madison General Ordinance.
6. 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.

Please contact my office at cwells@cityofmadison.com if you have questions regarding the following two (2) items:

7. The following information is provided for the reference of the applicant as many lakefront properties are associated with locations of Native effigy mounds and archaeological sites.

Burial Sites Preservation (§ 157.70):

(2r) Site Disturbance Prohibited. Except as provided under subs (4) and (5) and State Statute 157.111 and 157.112, no person may intentionally cause or permit the disturbance of a burial site or catalogued land contiguous to a cataloged burial site.

(3) Report of Disturbed Burial Sites. (a) Except as provided under s. 979.01, a person shall immediately notify the Wisconsin Historical Society (608-264-6502) if the person knows or has reasonable grounds to believe that a burial site or the cataloged land contiguous to a cataloged burial site is being disturbed or may be disturbed contrary to the requirements of subs. (4) and (5).

Many lakefront properties are associated with locations of Native American effigy mounds and archeological sites. This site is known to be associated with archeological and historic resources. The Burial Sites Preservation statute requires that the property owner contact the Wisconsin Historical Society to discuss the location of the proposed project and any possible disturbance of an archaeological or historic resource before the work commences. During the construction work, if a burial site disturbance occurs, the work shall stop immediately until the Wisconsin Historical Society is able to assess the site.

8. As part of securing the required Request to Disturb from the Wisconsin Historical Society, also copy the submittal to the Ho-Chunk National Tribal Historic Preservation Office. Contact at The Ho-Chunk Nation's National Tribal Historic Preservation Office: William Quackenbush. P. O. Box 667, Black River Falls, WI 54615. Phone: 715-284-7181 ext. 1121. Email: bill.quackenbush@ho-chunk.com

Specific questions regarding the comments or conditions contained in this letter should be directed to the commenting agency.

Please now follow the procedures listed below for obtaining your conditional use:

1. After the plans have been revised per the above conditions, please **one (1) complete digital plan set in PDF format** of complete, fully dimensioned, and to-scale plans; the appropriate site plan review application and fee pursuant to Section 28.206 of the Zoning Code; and any other documentation requested herein to the Zoning Administrator at zoning@cityofmadison.com. (Note that that an individual email cannot exceed 20MB and it is the responsibility of the applicant to present files in a manner that can be accepted. Please email zoning@cityofmadison.com regarding questions or if you need alternative filing options) The sets of final revised plans or documents will be circulated by Zoning staff to the City department staff listed above for their final approval.
2. This letter shall be signed by the applicant to acknowledge the conditions of approval and returned to the Zoning Administrator when requesting conditional use approval.
3. The conditional use approval is valid for one (1) year from the date of the Plan Commission approval. During this time, the applicant must either lawfully commence the use or obtain a building permit and begin erecting the building. If the applicant obtains a valid building permit, construction must commence within six (6) months of the date of issuance. The building permit shall not be renewed unless construction has commenced as is being diligently prosecuted.
4. Any alteration in plans for a proposed alternative use shall require Plan Commission approval, except for minor alterations. The Zoning Administrator may issue permits for minor alterations or additions which are approved by the Director of Planning and Community and Economic Development and are compatible with the concept approved by the City Plan Commission and the conditional use approval standards.
5. The Plan Commission retains continuing jurisdiction over all conditional uses for the purpose of resolving complaints against all previously approved conditional uses.

If you have any questions regarding obtaining your building permits, please contact the Zoning Administrator at (608) 266-4551. If you have any questions or if may be of any further assistance, please do not hesitate to contact my office at (608) 261-9135.

Sincerely,



Chris Wells
Planner

cc: Timothy Troester, Engineering Division
Julius Smith, Engineering Division – Mapping
Section
Jacob Moskowitz, Zoning Administrator

I hereby acknowledge that I understand and will comply with the above conditions of approval for this project.

Signature of Applicant

*Signature of Property Owner
(If Not Applicant)*

LNDUSE-2022-00036

For Official Use Only, Re: Final Plan Routing

☒	Planning Div. (Wells)	☒	Engineering Mapping Sec.
☒	Zoning Administrator	☐	Parks Division
☒	City Engineering	☐	Urban Design Commission
☒	Traffic Engineering	☐	Recycling Coord. (R&R)
☒	Fire Department	☐	Other: Forestry
☐	Water Utility	☐	Other: Metro