



Department of Planning & Community & Economic Development

Planning Division

Katherine Cornwell, Director

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June 14, 2016

John Seamon
SEA Design
N3302 S. Oakland Road
Town of Oakland, WI 53538

RE: Approval of a conditional use to construct additions to an existing single-family residence in TR-C2 zoning on a lakefront parcel at **5144 Spring Court**

Dear Mr. Seamon:

At its June 13, 2016 meeting, the Plan Commission, meeting in regular session, approved your client's conditional use request to construct additions to an existing single-family residence in TR-C2 zoning on a lakefront parcel at 5144 Spring Court. In order to receive final approval of the conditional use and for permits to be issued, the following conditions must be met.

Please contact Jeff Quamme, Engineering Division (Mapping), at 266-4097 if you have questions regarding the following four (4) items:

1. Public Sanitary sewer crosses this property. This was previously a Town of Madison sewer, now maintained by the City of Madison. An easement of public record has not been located for this sewer. The property owner shall grant a 15' wide public sanitary sewer easement centered on the existing facilities. A City of Madison Real Estate project will be required to draft, record and provide authorization for the easement. Coordinate with and provide legal descriptions and map exhibits to Jeff Quamme at jrquamme@cityofmadison.com or 1600 Emil Street, Madison, WI 53703 (Ph. 608-266-4097).
2. Plans shall have a demolition plan denoting the improvements to be demolished as part of this project.
3. The site plan shall show and denote the 25' building lines along the front and rear of the lot as shown on the plat of Spring Harbor Block 1.
4. A copy of the boundary survey by JSD Professional Services, Inc. of the lot shall be provided to Jeff Quamme (jrquamme@cityofmadison.com)

Please contact Jacob Moskowitz, Zoning, at 266-4560 if you have questions regarding the following two (2) items:

5. New carport appears to encroach into required 6' side yard setback. Submit revised plans clarifying the location of the carport relative to the property line.
6. Show regulatory floodplain/flood storage area location on final site plan. If home building is to be constructed into the regulatory floodplain area, provisions of Sec. 28.121 and 28.123 must be met. No filling of floodplain or flood storage areas is being requested at this time. Any filling of the regulatory floodplain must be reviewed and approved under a separate process.

Please contact Bill Sullivan, Madison Fire Department, at 261-9658 if you have questions regarding the following item:

7. Madison Fire Department RECOMMENDS the installation of a residential fire sprinkler system in accordance with NFPA 13D and SPS 382.40(3)(e). Additional information is available at the Home Fire Sprinkler Coalition website: <http://www.homefiresprinkler.org/Consumer/ConsHome.html>

Please contact Dennis Cawley, Water Utility, at 266-4651 if you have any questions regarding the following item:

8. All operating private wells shall be identified and permitted by the Water Utility in accordance with MGO 13.21. All unused private wells shall be abandoned in accordance with MGO 13.21.

This property is in a Wellhead Protection District–Zone (14). This use is permitted in this district.

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. Please revise your plans per the above conditions and submit five (5) copies of a complete, fully dimensioned and scaled plan set to the Zoning Administrator for final review and comment. Also be sure to include any additional materials requested by these departments for their approval prior to sign off. The final site plan shall be accompanied by the appropriate site plan review application and fee pursuant to Section 28.206 of the Zoning Code, and any other documentation requested herein with the Zoning Administrator, Room LL-100, Madison Municipal Building, 215 Martin Luther King, Jr. Boulevard. This submittal shall all also include one complete digital plan set in PDF format. The sets of final revised plans or documents will be circulated by the Zoning staff to the City department staff listed above for their final approval.
2. This property is in a wellhead protection district. All wells located on this property shall be abandoned if no valid well operation permit has been obtained from the Madison Water Utility.
3. 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.

4. The 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.
5. No alteration of a conditional use shall be permitted unless approved by the Plan Commission provided, however, 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.
6. Approval of plans for this project does not include any approval to prune, remove or plant trees in the public right-of-way. Permission for such activities must be obtained from the City Forester, 266-4816.
7. 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 conditional use or building permits, please contact the Zoning Administrator at 266-4551. If you have any questions or if I may be of any further assistance, please do not hesitate to contact my office at 261-9135.

Sincerely,

Chris Wells
Planner

cc: Jeff Quamme, Engineering Mapping
Jacob Moskowitz, Zoning Code Officer
Bill Sullivan, Fire Department
Dennis Cawley, Water Utility

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

Signature of Applicant

Signature of Property Owner (if not the applicant)

For Official Use Only, Re: Final Plan Routing			
<input checked="" type="checkbox"/>	Planning Div. (Wells)	<input checked="" type="checkbox"/>	Engineering Mapping Sec.
<input checked="" type="checkbox"/>	Zoning Administrator	<input type="checkbox"/>	Parks Division
<input type="checkbox"/>	City Engineering	<input type="checkbox"/>	Urban Design Commission
<input type="checkbox"/>	Traffic Engineering	<input type="checkbox"/>	Recycling Coord. (R&R)
<input checked="" type="checkbox"/>	Fire Department	<input type="checkbox"/>	Other: