



Department of Planning & Community & Economic Development

Planning Division

Heather Stouder, Director

126 S. Hamilton Street
P.O. Box 2985
Madison, Wisconsin 53701-2985
Phone: (608) 266-4635
www.cityofmadison.com

May 10, 2017

Jussi & Rosemary Snellman
5609 Taychopera Road
Madison, Wisconsin 53705

RE: Approval of a conditional use to allow construction of an accessory building exceeding 576 square feet of floor area in TR-C1 (Traditional Residential–Consistent 1 District) zoning and 1,000 square feet of floor area at 5609 Taychopera Road (ID 46627).

Dear Mr. Mosher;

At its May 8, 2017 meeting, the Plan Commission found the standards met and **approved** your conditional use for 5609 Taychopera Road. The conditions of approval in the following sections shall be satisfied prior to issuance of building permits for the project.

Please contact Jeff Quamme of the City Engineering–Mapping Section at 266-4097 if you have any questions regarding the following three (3) items:

1. The site plan shall be revised to accurately show and label the locations of the parcel boundary, property line dimensions, existing improvements and the proposed addition in relation to the property boundaries. A survey by a Professional Land Surveyor to accomplish this is recommended. The note on the current plan states the plan may not reflect site conditions.
2. The site plan shall identify lot and block numbers of recorded a Certified Survey Map or plat.
3. The site plan shall include a full and complete legal description of the site or property being subjected to this application.

Please contact Matt Tucker, Zoning Administrator, at 266-4569 if you have any questions regarding the following two (2) items:

4. Reduce the size of the detached garage to not more than 1,005 square feet measured at the ground floor. Accessory buildings shall not exceed the size of the principal building (1,005 square feet per City Assessor).
5. Per Section 28.186(4)(b) of the Zoning Code, 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 261-9632 if you have questions about the following two (2) items:

6. Prior to the issuance of building permits, the applicants shall acknowledge that the use of the detached garage at 5609 Taychopera Road shall only be for the occupants of the principal use or structure at 5609 Taychopera.
7. The applicant shall reduce the size of the detached garage to not exceed the size of the principal building. The revised garage plans shall be approved by the Planning Division prior to the issuance of building permits for the garage.

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 permits for your project:

1. After the plans have been revised per the above conditions, please file **six (6) sets** 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 with the Zoning Administrator, Room LL-100, Madison Municipal Building, 215 Martin Luther King, Jr. Boulevard. **This submittal shall all also include one (1) complete digital plan set in PDF format.** 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 and property owner (if not the applicant) to acknowledge the conditions of approval and returned to the Zoning Administrator when requesting building permit approval. [Signature block on last page]
3. No alteration of this proposal shall be permitted unless approved by the Plan Commission, provided, however, the Zoning Administrator may issue permits for minor alterations. No alteration of a conditional use shall be permitted unless approved by the Plan Commission provided, however, the Zoning Administrator following consideration by the alderperson of the district, may approve 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 Plan Commission and the conditional use standards. This approval shall become null and void one (1) year after the date of the Plan Commission unless the use is commenced, construction is under way, or a valid building permit is issued and construction commenced within 6 months of the issuance of said building permit. Where the plans have not been altered from the Plan Commission's approval, and the conditional use has expired, the Director of Planning and Community and Economic Development may, after consultation with the Alderperson of the District, approve an extension for up to 24 months from the expiration date. The Plan Commission shall retain jurisdiction over this matter for the purpose of resolving complaints against the approved conditional use permit.

If you have any questions regarding obtaining your building permits, please contact the Zoning Administrator at 266-4551. If you have any questions or if may be of any further assistance, please do not hesitate to contact my office at 261-9632.

Sincerely,

Timothy M. Parks
Planner

cc: Tim Troester, City Engineering Division
Jeff Quamme, City Engineering Division—Mapping Section
Eric Halvorson, Traffic Engineering Division
Matt Tucker, Zoning Administrator
Bill Sullivan, Madison Fire Department

LNDUSE-2017-00026			
For Official Use Only, Re: Final Plan Routing			
<input checked="" type="checkbox"/>	Planning Div. (T. Parks)	<input checked="" type="checkbox"/>	Engineering Mapping Sec.
<input checked="" type="checkbox"/>	Zoning Administrator	<input type="checkbox"/>	Parks Division
<input checked="" type="checkbox"/>	City Engineering	<input type="checkbox"/>	Urban Design Commission
<input type="checkbox"/>	Traffic Engineering (EP)	<input type="checkbox"/>	Recycling Coord. (R&R)
<input type="checkbox"/>	Fire Department	<input type="checkbox"/>	Other:
<input type="checkbox"/>	Water Utility (EP)	<input type="checkbox"/>	Other:

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)*