



Department of Planning & Community & Economic Development
Planning Division

Website: www.cityofmadison.com

Madison Municipal Building
215 Martin Luther King, Jr. Boulevard
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Madison, Wisconsin 53701-2985
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FAX 608 267-8739
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December 2, 2008

Steven Connor
Bouril Design Studio
6602 Grand Teton Plaza #150
Madison, WI 53719

RE: Approval of a conditional use for a major alteration to an existing single-family residence on a waterfront parcel at 2002 Waunona Way.

Dear Mr. Connor:

The Plan Commission, meeting in regular session on December 1, 2008 determined that the ordinance standards could be met and **approved** your client's conditional use request for a major alteration to an existing single-family residence on a waterfront parcel at 2002 Waunona Way, subject to the conditions below. In order to receive final approval of the conditional use and for the conditional use to be in effect, the following conditions must be met and this letter signed and returned to the Zoning Administrator:

Please contact Janet Dailey, City Engineering, at 261-9688 if you have questions regarding the following two (2) items:

1. There is not an easement of record for the circa 1952 constructed existing sanitary sewer installed by the Town of Blooming Grove Sanitary Sewer District prior to this property being annexed to the City of Madison. Coordinate with City Engineering Division staff (Mike Dailey 266-4058 mdailey@cityofmadison.com and Eric Pederson 266-4056 epederson@cityofmadison.com) whom will work with the City Real Estate Unit on the formalization and recording of a public sanitary sewer easement grant to the City of Madison. The easement shall be on the owners property over appropriate portions of the existing main. The easement shall be recorded, and include access rights to the City of Madison for proposed maintenance to the sewer (installation of a liner), prior to issuance of a building permit for this site. The proposed sewer liner work is scheduled for 2009. Owner/applicant shall provide a Registered Land Surveyor prepared map and legal description, together with a check payable to City of Madison Treasurer in the amount of \$500 to cover administrative costs and recording fees associated with administration of this easement by the Real Estate Unit. Reference City Real Estate Project No. 9071.
2. City to televise the City sewer before and after construction to verify no damage is done to the City sanitary sewer main. Any damage done to the City sewer will be the responsibility of the applicant.

Please contact Patrick Anderson, Assistant Zoning Administrator, at 266-5978 if you have questions regarding the following two (2) items.

3. Zoning Board of Appeals on 10/09/2008 approved sideyard and Waterfront variances as per the plans submitted [with the condition that the Waterfront porch shall remain screened and open.]
4. Within the waterfront setback requirements tree and shrub cutting shall be limited to consideration of the effect on water quality, protection and scenic beauty, erosion control and reduction of the effluents and nutrients from the shoreland.

Please contact my office at 267-1150 if you have questions regarding the following two (2) items.

- 5. That the applicant's final plans confirm that the screen porch is screened and open, per the conditions established for variance approval.
- 6. That the applicant confirms on final site or landscape plans that no more than 30% of the lake frontage will be cleared of trees and shrubbery.

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

- 1. Please revise your plans per the above and submit *five (5) copies* of a complete 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.
- 2. This letter shall be signed by the applicant to acknowledge the conditions of approval and returned to the Zoning Administrator when requesting demolition and/or building permit approval.
- 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. This approval shall become null and void one 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 six months of the issuance of said building permit. The Plan Commission shall retain jurisdiction over this matter for the purpose of resolving complaints against the approved demolition permit.

If you have any questions regarding obtaining the conditional use approval, 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 267-1150.

Sincerely,

Kevin Firchow, AICP
Planner

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

Signature of Applicant

cc: Pat Anderson, Ast. Zoning Administrator
Janet Dailey, Engineering Division

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