



Department of Planning & Development
Planning Unit

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August 23, 2006

Melissa Destree
Destree Design Architects
222 West Washington Avenue, Suite 310
Madison, WI 53703

SUBJECT: 2118 Waunona Way – New Boathouse

Dear Ms. Destree:

The Plan Commission, at its August 21, 2006 meeting, determined that the ordinance standards could be met subject to the conditions below for a conditional use for a new boathouse located at 2118 Waunona Way.

In order to receive final approval of your proposal, the following conditions must be met:

PLEASE CONTACT KATHY VOECK, THE ASSISTANT ZONING ADMINISTRATOR, AT 266-4551 IF YOU HAVE QUESTIONS REGARDING THE FOLLOWING FIVE ITEMS:

1. Boathouses shall not be constructed for human habitation. A second kitchen facility cannot be constructed in the boathouse structure. As proposed, the partially enclosed structure appears to be within the accessory boathouse structure guidelines.
2. Clearly show the property lines on the site plan. One sheet of the site plan set shall include the entire lot. The site plan shall show dimensions of the building and setbacks from the property lines at right angles to the property lines.
3. The cutting of trees and shrubbery shall be limited in the strip of land 35' inland from the normal waterline. Provide a landscape plan to show landscape elements to be removed and show a detailed plan showing sizes and number of landscape elements to be added to the site. In addition, not more than 30% of the frontage of the lot shall be cleared of trees and shrubbery. Note: 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.
4. The pool and the boathouse shall be a minimum of 3' from the side or rear property lines as measured at right angles to the property line to the nearest portion of the building.
5. Show designated flood plain area on the site plan. Any construction within a flood plain shall meet flood proofing protection measures and such design shall be certified by a registered professional engineer or architect per 28.04(20)(b) of the Madison General Ordinance.

THE PLAN COMMISSION IMPOSED THE FOLLOWING CONDITION:

6. The Plan Commission determined that the structure above the boathouse did not meet the conditional use standards, particularly standard #3, that the uses, values and enjoyment of other property in the neighborhood not be impacted by the establishment of that portion of the requested conditional use. The final plans shall be revised to provide only a railing on top of the boathouse.

Approval of this proposal 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. The trees shown in the street rights-of-way shall not be shown on the sign-off plan or construction plans unless they have previously been approved by the City Forester. If these are existing trees or species and locations that have been approved by the Forester, they shall be so labeled on plans.

Please follow the procedures listed below to receive your conditional use approval.

1. Please revise plans per the above conditions and submit twelve (12) sets of the final site plans to the Zoning Administrator. The final plans are reviewed and approved by City Engineering and Zoning. Any of these agencies may call you to request additional information or to resolve problems.
2. This letter shall be signed by the applicant to acknowledge the conditions of approval and returned to the Zoning Administrator when requesting cover sheet approval.
3. No alteration of this proposal shall be permitted unless approved by the City 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 Plan Commission approval unless the use is commenced, construction is under way, or a valid building permit is issued and construction commenced within six months of the date of issuance of the building permit. See Section 28.12(11)(h)(3), Madison General Ordinances. The Plan Commission shall retain jurisdiction over this matter for the purpose of resolving complaints against this approved conditional use.

IF YOU HAVE ANY QUESTIONS REGARDING OBTAINING YOUR BUILDING PERMIT OR OCCUPANCY PERMIT, PLEASE CALL KATHY VOECK OF THE CITY ZONING STAFF AT 266-4551.

Sincerely,

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

Bill Roberts
Planning & Development

Applicant

cc: Zoning Administrator
City Engineering
Traffic Engineering
Chris & Sarah Fortune, 2118 Waunona Way, Madison, WI 53713

Zoning City Engineering Traffic Engineering
