



Department of Planning & Community & Economic Development

Planning Division

Heather Stouder, Director

Madison Municipal Building, Suite 017
215 Martin Luther King, Jr. Blvd.
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Madison, Wisconsin 53701-2985
Phone: (608) 266-4635
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www.cityofmadison.com

October 16, 2018

Gary Karls
Quality West Construction, Inc.
PO Box 12
Mt. Horeb, WI 53572

RE: Approval of a Conditional Use to allow construction of an accessory building exceeding 576 square feet and at 329 East Sunset Court (ID 53122; LNDUSE-2018-00105).

Dear Mr. Karls;

At its October 15, 2018 meeting, the Plan Commission found the standards met and **approved** your conditional use to allow construction of an accessory building exceeding 576 square feet at 329 East Sunset Court. The conditions of approval in the following sections shall be satisfied prior to issuance of demolition or building permits for the project.

Please contact Jenny Kirchgatter, Assistant Zoning Administrator at (608) 266-4429 if you have any questions regarding the following one (1) item:

1. Provide a calculation and plan detail for lot coverage with the final submittal. Include photos or details of the paver patio to determine whether the patio will be considered impervious or not. The lot coverage maximum is 50%. Lot coverage is defined as the total area of all buildings, measured at grade, all accessory structures including pools, patios, etc., and all paved areas as a percentage of the total area of the lot, with the following exceptions: sidewalks or paved paths no wider than five (5) feet, pervious pavement, green roofs and decks.

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

2. This property discharges to an enclosed depression on private property. It is required that runoff from additional impervious areas be directed to the public ROW or that a volume matching stormwater treatment system be installed to reduce volumetric discharges from the site.

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:

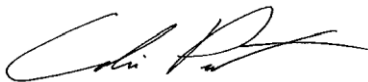
1. After the plans have been revised per the above conditions, please file **three (3) sets** of complete, fully dimensioned, and to-scale plans, the appropriate site plan review application and fee pursuant to Section 28.206 of the Zoning Code, and any other documentation requested herein with the Zoning Administrator,

Suite 017, 215 Martin Luther King, Jr. Blvd. **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 to acknowledge the conditions of approval and returned to the Zoning Administrator when requesting conditional use approval.
3. A 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 conditional use or 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 243-0455.

Sincerely,



Colin Punt
 Planner

cc: Tim Troester, City Engineering Division
 Jenny Kirchgatter, Assistant Zoning Administrator

<p>I hereby acknowledge that I understand and will comply with the above conditions of approval for conditional use.</p> <p>_____</p> <p style="text-align: center;"><i>Signature of Applicant</i></p> <p>_____</p> <p style="text-align: center;"><i>Signature of Property Owner (if not the applicant)</i></p>
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LNDUSE-2018-00105			
For Official Use Only, Re: Final Plan Routing			
<input type="checkbox"/>	Planning Div. (Punt)	<input 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	<input type="checkbox"/>	Recycling Coord. (R&R)
<input type="checkbox"/>	Fire Department	<input type="checkbox"/>	Water Utility
<input type="checkbox"/>	Metro Transit	<input type="checkbox"/>	Other: