



Department of Planning & Development
Planning Unit

Website: www.cityofmadison.com

Madison Municipal Building
215 Martin Luther King, Jr. Boulevard
P.O. Box 2985
Madison, Wisconsin 53701-2985
TTY/TEXTNET 866 704 2318
FAX 608 266-8739
PH 608 266-4635

January 23, 2007

Randy Trzinski-Becker
Becker Home Improvement, LLC
208 Maria Lane
Cottage Grove, WI 53527

SUBJECT: 5532 Lake Mendota Drive

Dear Mr. Trzinski-Becker:

The Plan Commission, at its January 22, 2007 meeting, determined that the ordinance standards could be met subject to the conditions below for a conditional use for the expansion of the detached garage that exceeds the size permitted in this residential zoning district on a shoreline lot located at 5532 Lake Mendota Drive.

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

Please contact Janet Dailey, City Engineering at 261-9668 if you have questions regarding the following item:

1. Prior to final "sign-off" approval, please revise site plans to show location of sanitary sewer service to this lot and any other private sewers that may cross this lot.

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 eight (8) 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
Angie Young, 5532 Lake Mendota Dr., Madison, WI 53705

Zoning City Engineering Planning
--