



Department of Planning & Community & Economic Development

Planning Division

Heather Stouder, Director

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August 29, 2017

Tim Sweeney
Sweeney Construction
1008 Fish Hatchery Road
Madison, WI 53715

RE: Legistar #48149 | Accela 'LNDUSE-2017-00070' -- Approval of a conditional use request to construct an accessory building on a lakefront lot at **2224 Waunona Way**.

Dear Mr. Sweeney:

At its August 28, 2017 meeting, the Plan Commission, meeting in regular session, found the standards met and approved your client's conditional use request to construct an accessory building on a lakefront lot at **2224 Waunona Way**, subject to the conditions below. In order to receive final approval of the conditional uses, and for any permits to be issued for your project, the following conditions shall be met:

Please contact Timothy Troester of the City Engineering Division—Main Office at (608) 267-1995 if you have any questions regarding the following four (4) items:

1. This project proposed riprap replacement along the shoreline. Applicant shall submit WDNR riprap permit or correspondence from WDNR staff that no permit is required. Contact Jeff Benedict.
2. Applicant shall confirm the location of the sanitary sewer on the south side of the boathouse to make sure that there is adequate separation to the proposed boathouse building. City Operations Staff will provide access to applicant to confirm survey location of the sewer: Jay Schlimgen: 266-4087 or Jim Streich: 243-5897
3. Current plan shows less than 4,000 sf disturbed area. If plans are not revised, no Storm Water Management Permit will be required.
4. This site proposes work adjacent to the shoreline. This sensitive site will require an Erosion Control Permit & Erosion Control Plan. Contact Jeff Benedict.

Please contact Jeff Quamme of the City Engineering Division–Mapping Section at (608) 266-4097 if you have any questions related to the following item:

5. The 6' wide Sanitary Sewer Easement Doc No. 861689 is shown on the Williamson Surveying survey of July 13, 2017. The easement shall be widened to be 12' wide by the owner granting an additional 6 feet to the south side of the existing easement to provide an adequate width easement. Applicant shall provide a map exhibit and legal description of the 12' easement area for the amendment of the existing easement to Jeff Quamme (jrquamme@cityofmadison.com) to set up the required Real Estate project.

Please contact Jenny Kirchgatter of the Zoning Division at (608) 266-4429 if you have any questions regarding the following five (5) items:

6. Provide a calculation and plan detail for lot coverage with the final submittal. The lot coverage maximum is 85%. Lot coverage is defined as the total area of all buildings, measured at grade, all accessory structures including 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. If the existing site currently exceeds 85% maximum lot coverage, proposed site improvements may not further increase lot coverage above the maximum.
7. Submit the landscape plan and landscape worksheet stamped by the registered landscape architect. Per Section 28.142(3) Landscape Plan and Design Standards, landscape plans for zoning lots greater than ten thousand (10,000) square feet in size must be prepared by a registered landscape architect. Identify and label the existing trees and landscaping to remain as well as the proposed landscaping within the project boundary. Any displaced landscaping elements must be replaced on the site and shown on a revised landscaping plan.
8. A pedestrian light pole and fixture is proposed. Exterior lighting provided shall be in accordance with City of Madison General Ordinances Section 10.085. Provide an exterior lighting plan and fixture cut sheets with the final plan submittal.
9. Per Section 28.186(4)(b), 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.
10. Signage approvals are not granted by the Plan Commission. Signage must be reviewed for compliance with Chapter 31 Sign Codes of the Madison General Ordinances. Signage permits are issued by the Zoning Section of the Department of Planning and Community and Economic Development.

Please contact Adam Wiederhoeft of the Madison Water Utility at (608) 266-9121 if you have any questions regarding the following item:

11. All operating private wells shall be identified and permitted by the Water Utility in accordance with MGO 13.21. All unused private wells shall be abandoned in accordance with MGO 13.21.

Please contact my office at (608) 261-9135 if you have questions regarding the following item:

12. That height dimensions and materials are labeled on the elevation drawings for staff approval.

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 your conditional use:

1. Please revise your plans per the above conditions and submit **six (6) copies** of a complete, fully dimensioned and scaled 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. The final site plan shall be accompanied by 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, 126 S. Hamilton Street. **This submittal shall all also include one complete digital plan set in PDF format.** The sets of final revised plans or documents will be circulated by the Zoning staff to the City department staff listed above for their final approval.
2. This property is not in a wellhead protection district. All wells located on this property shall be abandoned if no valid well operation permit has been obtained from the Madison Water Utility.
3. 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.
4. The 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.
5. 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.
6. 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 (608) 266-4551. If you have any questions or if I may be of any further assistance, please do not hesitate to contact my office at (608) 261-9135.

Sincerely,



Chris Wells
Planner

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

Signature of Applicant

Signature of Property Owner (if not the applicant)

cc: Tim Troester, City Engineering
Jeff Quamme, Engineering Mapping
Jenny Kirchgatter, Zoning
Bill Sullivan, Fire Department
John Sapp, City Engineering

For Official Use Only, Re: Final Plan Routing			
<input checked="" type="checkbox"/>	Planning Div. (Wells)	<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	<input type="checkbox"/>	Recycling Coord. (R&R)
<input checked="" type="checkbox"/>	Fire Department	<input type="checkbox"/>	Water Utility
<input type="checkbox"/>	Metro Transit	<input type="checkbox"/>	Other: