



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
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FAX 608 266-8739
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November 7, 2006

John P. Jay
17 Schenk Street
Madison, Wisconsin 53714

RE: Approval to construct a detached garage at 17 Schenk Street that exceeds the size limitations for garages or accessory buildings in the R2 single-family residence district.

Dear Mr. Jay:

The Plan Commission, meeting in regular session on November 6, 2006 determined that the ordinance standards could be met and **approved** your request for a conditional use to build an oversized garage, subject to the conditions below. In order to receive final approval of the conditional use, the following conditions must be met:

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

1. Note: City Engineering supported approval of this conditional use application for the construction of the new garage and razing of the existing garage currently built over public storm sewer facilities.
2. City Engineering requires that the owner televise the existing public storm sewer prior to and after completion of razing of the existing garage structure to ensure the condition of the facilities are not affected by that work. This requirement will protect the owner from potential storm sewer repair costs not attributed to the demolition work. Provide television data to City Engineering, attention Greg Fries.
3. Prior to approval, provide plan detail for drainage, and to reduce the impact on adjacent properties due to proposed construction.
4. The plan set shall be revised to show more information on proposed drainage for the site. This shall be accomplished by using spot elevations and drainage arrows or through the use of proposed contours. It is necessary to show the location of drainage leaving the site to the public right of way. It may be necessary to provide information off the site to fully meet this requirement.

Please contact Kathy Voeck, the Assistant Zoning Administrator, at 266-4551 if you have questions regarding the following two items:

5. The final site plan, including the structures on the plan, shall be drawn to scale. Show dimensions and the setbacks of all structures.
6. Show the proposed driveway extension to the new garage on the final site plan.

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 your demolition 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 261-9632.

Sincerely,

Timothy M. Parks
Planner

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

Signature of Applicant

cc: Kathy Voeck, Assistant Zoning Administrator
Janet Dailey, City Engineer's Office

For Official Use Only, Re: Final Plan Routing			
<input checked="" type="checkbox"/>	Planning Unit (T. Parks)	<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: