



Department of Planning & Community & Economic Development

## Planning Division

Heather Stouder, Director

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[www.cityofmadison.com](http://www.cityofmadison.com)

**\*\*BY E-MAIL ONLY\*\***

July 9, 2024

Gary Auerswald  
4009 Curry Lane  
Janesville, WI 53546

RE: Consideration of a conditional use to construct an addition on a single-family residence located on a lakefront parcel at 5152 Spring Court. (ID [83738](#), LNDUSE-2024-00041).

Gary Auerswald,

On July 8, 2024, the Plan Commission found the standards met and **conditionally approved** the conditional use for 5152 Spring Court. In order to receive final approval of the conditional use, and for any other permits that may need to be issued for your project, the following conditions shall be met:

**Please contact Lisa McNabola of the Planning Division at (608) 243-0554 if you have any questions regarding the following one (1) item:**

1. The applicant shall provide final plans that show stormwater will be contained on the property for review by Building Inspection and or the Engineering Division as needed.

**Please contact Tim Troester of the Engineering Division at (608) 267-1995 if you have any questions regarding the following two (2) items:**

2. The Proposed deck appears to be encroaching upon a City sanitary sewer. Applicant shall confirm the location of the City sewer with survey of the upstream and downstream sanitary sewer and not rely on diggers hotline markings. Applicant shall maintain 7.5' horizontal clearance with any improvements encroaching the City sanitary sewer. If applicant is unable to maintain 7.5 ft of horizontal separation, applicant shall enter into a developer's agreement with the City to relocate the City Sewer. Questions related to this plan review comment can be directed to Mark Moder, [mmoder@cityofmadison.com](mailto:mmoder@cityofmadison.com).
3. The backyard sewer that is being encroached will eventually be taken out of service and the sewer serving this the homes in this area will be located in Spring Court. Properties will be required to relocate sanitary sewer lateral to Spring Court. It is not a requirement to relocate the sewer lateral as a condition for this plan approval but we want bring this to your attention. The new sewer is built up to 5152 Spring Court if applicant would like to connect at this time with the home addition. It is not required at this time.

**Please contact Jenny Kirchgatter, Assistant Zoning Administrator at (608) 266-4429 if you have any questions regarding the following three (3) items:**

4. Update the existing and proposed building setbacks on the proposed site plan per the survey. The lakefront setback distance shall be measured from the ordinary high water mark to the proposed elevated deck.
5. Show the height of the house on the elevations. The maximum height is 35 feet. Height is the average of the height of all building facades. For each facade, height is measured from the midpoint of the existing grade to the highest point on the roof of the building or structure. No individual facade shall be more than fifteen percent (15%) higher than the maximum height of the zoning district.
6. On the final site plan, label the existing trees and shrubs that will be removed for the proposed house addition.

**Please contact Matt Hamilton of the Fire Department at (608) 266-4457 if you have any questions regarding the following one (1) item:**

7. Madison Fire Department recommends the installation of a residential fire sprinkler system in accordance with NFPA 13D. Additional information is available at the Home Fire Sprinkler Coalition website: <https://homefiresprinkler.org>

**Please contact Jeffrey Quamme of the City Engineering Division – Mapping Section at (608) 266-4097 if you have any questions regarding the following one (1) item:**

8. Grant a 15' Wide Public Sanitary Sewer Easement to the City centered on the existing sanitary sewer crossing the parcel. Provide a map exhibit and legal description provided by a professional land surveyor to Jeff Quamme ([jrquamme@cityofmadison.com](mailto:jrquamme@cityofmadison.com)) A Real Estate project will then be set up to administer and record the final easement. Note that City Engineering Sanitary Sewer Engineering will not allow a deck within the easement area.

**Please now follow the procedures listed below for obtaining your conditional use:**

1. After the plans have been revised per the above conditions, please submit one (1) complete digital plan set in PDF format and any other supporting materials that are necessary, as specified in this letter to [sprapplications@cityofmadison.com](mailto:sprapplications@cityofmadison.com) (note: A 20MB email limit applies and multiple transmittals may be required). 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. A check for the site plan review fee shall be mailed to the City of Madison Building Inspection Division; PO Box 2984; Madison, WI 53701-2984.
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 conditional use approval is valid for two (2) years 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 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 243-0554 or [lmcnabola@cityofmadison.com](mailto:lmcnabola@cityofmadison.com).

Sincerely,



Lisa McNabola  
Planner

cc: Jenny Kirchgatter, Zoning  
Jeff Quamme, Engineering Mapping  
Matt Hamilton, Fire Department  
Tim Troester, Engineering

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

\_\_\_\_\_  
*Signature of Applicant*

\_\_\_\_\_  
*Signature of Property Owner (if not the applicant)*

**LNDUSE-2024-00041**

**For Official Use Only, Re: Final Plan Routing**

<input checked="" type="checkbox"/>	Planning Div.	<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: Forestry, Parking