



Department of Planning & Community & Economic Development

Planning Division

Heather Stouder, Director

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June 21, 2017

Scott Johnson
XDEA Architects
2 Horatio Street, 11L
New York, NY 10014

RE: Legistar #47305; Accela 'LNDUSE-2017-00048' -- Approval of a conditional use request for an addition exceeding 500 square-feet to a single-family residence on a lakefront property at **5114 Spring Court**.

Dear Mr. Johnson:

At its June 19, 2017 meeting, the Plan Commission, meeting in regular session, found the standards met and approved your client's conditional use request for an addition exceeding 500 square-feet to the single-family residence on a lakefront property at **5114 Spring Court**, subject to the conditions below. In order to receive final approval of the conditional use, and for any permits to be issued for your project, the following conditions shall be met:

Please contact Tim Troester of the City Engineering Division at 267-1995 if you have questions related to these two (2) items:

1. Consent to occupy easement agreement shall be completed per Engineering Mapping comment of the same. The agreement shall contain language specific to the private improvements being constructed in the easement and that if the City requires access to the public sanitary sewer in the future that said private improvements must be removed and replaced at the sole cost of the property owner.
2. The property owner shall be responsible for any damages caused to the public sanitary that is located in the easement between the proposed house and garage that is a result of the private construction activities. The City televised this public sanitary line in March 2017. The property owner shall televise this public sanitary line upon completion of the private construction activities and submit it to City Engineering for review and determination if repairs are required. Alternately, the property owner can request the City to re-televise the sanitary sewer upon completion of construction and reimburse the City for the televising costs.

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

3. A portion of the home and the proposed stone deck will encroach into the Public Sanitary Sewer Easement per Document No. 3111465. A Consent to Occupy Easement agreement shall be required to permit these improvements within the easement. Applicant shall coordinate the required information and fees with Jeff Quamme (jrquamme@cityofmadison.com) to have City Real Estate draft and record the agreement.

Please contact Jenny Kirchgatter of the Zoning Division at 266-4429 if you have any questions regarding the following seven (7) items:

4. Remove the third floor rooftop deck and second floor landing and stairway access to the rooftop deck. The rooftop deck located above the second floor creates a third floor level which is not allowed in the TR-C2 (Traditional Residential-Consistent 2) zoning district.
5. The Zoning Board of Appeals, at its meeting of May 11, 2017, approved the request for a lakefront setback variance.
6. Include a copy of the topographic survey dated April 4, 2017 with the final plan set.
7. Provide lot coverage information for the area within thirty-five (35) feet of the Ordinary High Water Mark (OHWM). Lot coverage within thirty-five (35) feet of the OHWM shall not exceed twenty percent (20%). Public paths within this area shall not be included in the lot coverage limit.
8. Submit details of the trellis covered walkway connecting the house to the detached garage. The trellis must maintain a 3-foot minimum setback distance from the garage.
9. Submit details of the proposed green roof and landscape features such as the freestanding limestone wall and wood wall.
10. Filling, grading and excavation of the zoning lot may be permitted only where protection against erosion, sedimentation and impairment of fish and aquatic life has been assured. Obtain necessary erosion control permits.

Please contact Bill Sullivan of the Fire Department at 261-9658 if you have any questions regarding the following two (2) items:

11. Madison Fire Department recommends the installation of a residential fire sprinkler system in accordance with NFPA 13D and SPS 382.40(3)(e). Additional information is available at the Home Fire Sprinkler Coalition website: <https://homefiresprinkler.org/fire-sprinkler-guide/>

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 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 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: