



Department of Planning & Community & Economic Development

Planning Division

Meagan Tuttle, Director

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www.cityofmadison.com

January 14, 2025

Daniel Wanke
Michael F Simon Builders
817 S Division St
Wauwaukee, WI 53597

RE: Legistar ID 86418; Accela 'LNDUSE-2024-00105' -- Approval of conditional use at 913 Woodward Drive

Dear Daniel Wanke:

At its January 13 meeting, the Plan Commission, meeting in regular session, found the standards met and approved your requests for a conditional use to construct a new accessory building (detached garage) on a lakefront parcel. In order to receive final approval of your requests, and for any other permits that may need to be issued for your project, the following conditions shall be met:

Please contact Jacob Moskowitz, Assistant Zoning Administrator at (608) 266-4560 if you have any questions regarding the following one (1) item:

1. Show the eave and peak height of the proposed accessory building on the elevations. The maximum height is fifteen (15) feet. Height is measured from the average elevation of the approved grade at the front of the building to the highest point of the roof in the case of a flat roof, to the deck line of a mansard roof, and to the midpoint of the ridge of a gable, hip, or gambrel roof. The average height shall be calculated by using the highest ridge and its attendant eave. The eave point used shall be where the roof line crosses the side wall.

Please contact Brenda Stanley of the City Engineering Division at (608) 261-9127 if you have any questions regarding the following three (3) items:

2. Applicant shall show how the proposed ADU (Accessory Dwelling Unit) will be provided sanitary sewer service. City sanitary sewer is available for connection in both the street and in the sanitary easement between the home and the lake. A third option would be for the proposed ADU to connect to the primary building's plumbing. Applicant shall revise plan to clarify planned sewer lateral location.
3. Revise the site plan to show all existing sanitary sewer laterals in the project area as well as the size, invert elevation, and alignment of the proposed service for the new building. (POLICY)
4. Revise plan set to show more information on proposed drainage for the site. Use either spot elevations and drainage arrows or proposed contours to show the required drainage information. It is necessary to show the location and means of drainage on the lot line between homes allowing drainage to the lake. It may be necessary to provide information off the site to fully meet this

requirement. (POLICY)

Please contact Julius Smith of the City Engineering Division – Mapping Section at (608) 264-9276 if you have any questions regarding the following two (2) items:

5. Show the existing Sanitary Sewer Easement per Document No. 0913594 on the site plan. Note there appear to be improvements on site that are not shown on this site plan. If such improvements are located within the limits of this easement and were constructed outside of the limits of what was approved in the 2019 Landscaping and Seawall project they may require a Consent to Occupy agreement to remain in the City's easement.
6. The site plan shall include all lot/ownership lines, existing building locations, proposed building additions, demolitions, parking stalls, driveways, sidewalks (public and/or private), existing and proposed signage, existing and proposed utility locations and landscaping. Show the improvements as permitted and constructed in the 2019 Seawall and Landscaping project. Additionally there appear to be further improvements between the house and the limits of the 2019 project that shall be shown on the site plan. Also as noted above show the utilities, the existing Sanitary Sewer and Storm Sewer on site.

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/building-residential-fire-sprinklers>

Please contact Jeff Belshaw of the Water Utility at (608) 261-9835 if you have any questions regarding the following one (1) item:

8. The proposed development shall be connected to the existing water supply system downstream of the existing water meter, otherwise connected with a new lateral off the public water system. If extending existing water supply plumbing, provide Madison Water Utility with the total water supply fixture Unit count and flow rate for both the existing structure and proposed development to determine if the existing water meter can accommodate total water supply requirements. See City of Madison Water Utility Standard Detail Drawing 7.42 for meter installation options. Update plan to indicate which option will be used to supply the proposed development with water service. Contact Nick Westphal at nwestphal@madisonwater.org or 608-261-9820 for verification, otherwise a Water Service Application and a Water Meter Application will be required for a new lateral connection.

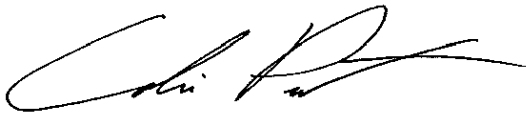
Specific questions regarding the comments or conditions contained in this letter should be directed to the commenting agency.

Please now follow the procedures listed below for obtaining your demolition permit and conditional use:

1. After the plans have been revised per the above conditions, please **one (1) complete digital plan set in PDF format** of complete, fully dimensioned, and to-scale plans; the appropriate site plan review application and fee pursuant to Section 28.206 of the Zoning Code; and any other documentation requested herein to the Zoning Administrator at SPRapplications@cityofmadison.com. (Note that that an individual email cannot exceed 20MB and it is the responsibility of the applicant to present files in a manner that can be accepted. Please email zoning@cityofmadison.com regarding questions or if you need alternative filing options) 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. 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.
3. 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. Where the plans have not been altered from the Plan Commission's approval, and the conditional use has expired, the Director of Planning and Community and Economic Development may, after consultation with the Alderperson of the District, approve an extension for up to one (1) year from the expiration date.
4. 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.
5. 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 243-0455.

Sincerely,



Colin Punt
Planner

cc: Jacob Moskowitz, Asst. Zoning Administrator
Brenda Stanley, City Engineering Division
Jule Smith, City Engineering Division – Mapping
Matt Hamilton, Fire Department
Jeff Belshaw, Water Utility

I hereby acknowledge that I understand and will comply with the above conditions of approvals.

Signature of Applicant

Signature of Property Owner (if not the applicant)

LNDUSE-2024-00105			
For Official Use Only, Re: Final Plan Routing			
<input type="checkbox"/>	Planning Div. (Punt)	<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 checked="" type="checkbox"/>	Water Utility
<input type="checkbox"/>	Metro Transit	<input type="checkbox"/>	Forestry
<input type="checkbox"/>	Other:		