



Department of Planning & Community & Economic Development

## Planning Division

Heather Stouder, Director

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Madison Municipal Building, Suite LL-100

215 Martin Luther King, Jr. Boulevard

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August 29, 2016

Joe Vadeboncoeur  
1325 Vilas Ave.  
Madison, WI 53703

RE: Approval of a Conditional Use to construct a garage exceeding 576 square feet in a TR zoning district, and the maximum area per lot for accessory buildings at **1325 Vilas Ave.**

Dear Mr. Vadeboncoeur:

At its August 29, 2016 meeting, the Plan Commission **approved** your request to construct a garage exceeding 576 square feet in a TR zoning district, and the maximum area per lot for accessory buildings at 1325 Vilas Ave. In order to receive final approval of the conditional use and for any necessary permits to be issued, the following conditions must be met:

**Please contact Timothy Troester, City Engineering Division at 267-1995 if you have questions regarding the following item:**

1. The area proposed for the expansion of the garage is an enclosed depression. Addition of more impervious area draining to this area will be required to be offset volumetrically by either redirecting existing downspouts currently going to this area or by creation of a raingarden to offset the increased runoff volume.

**Specific questions regarding the comments or conditions in this letter should be directed to the commenting agency. No building permits shall be issued until the Applicant has met all of the conditions of approval stated in this letter.**

**For obtaining your conditional use, please follow the procedures listed below:**

1. Please revise your plans per the above conditions and submit **three (3) copies** of a complete, fully dimensioned and scaled plan set to the Zoning Administrator for final review and comment. This submittal shall also include one complete digital plan set in PDF format. 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, MGO, and any other documentation requested herein by the Zoning Administrator, located in Room LL-100, Madison Municipal Building, 215 Martin Luther King, Jr. Blvd., Madison, WI 53701. The sets of final revised plans or documents will be circulated by the Zoning staff to the City department staff listed above for final approval.
2. Approval of plans for this project does not include any approval to prune, remove or plant trees in

the public right-of-way. Permission for such activities must be obtained from the City Forester, 266-4816.

3. This letter shall be signed by the Applicant to acknowledge the conditions of approval and returned to the Zoning Administrator.
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 266-4429. If you have any questions, or if I may be of any further assistance, please do not hesitate to contact my office at 267-8733.

Sincerely,



Jessica Vaughn, AICP  
Planner

cc: Timothy Troester, City Engineering

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

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*Signature of Applicant*

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

For Official Use Only, Re: Final Plan Routing			
<input checked="" type="checkbox"/>	Planning Div. (Vaughn)	<input type="checkbox"/>	Zoning Administrator
<input checked="" type="checkbox"/>	City Engineering	<input type="checkbox"/>	Parks Division
<input type="checkbox"/>	Engineering Mapping Sec.	<input type="checkbox"/>	Urban Design Commission
<input type="checkbox"/>	Traffic Engineering	<input type="checkbox"/>	Recycling Coord. (R&R)
<input type="checkbox"/>	Fire Department	<input type="checkbox"/>	Other: Water Utility