



Department of Planning & Community & Economic Development

Planning Division

Heather Stouder, Director

Madison Municipal Building, Suite LL-100

215 Martin Luther King, Jr. Boulevard

P.O. Box 2985

Madison, Wisconsin 53701-2985

Phone: (608) 266-4635

Fax (608) 267-8739

www.cityofmadison.com

September 2, 2016

Andrew Braman-Wanek
Gingko House Architecture
3157 Milwaukee St.
Madison, WI 53714

RE: Approval of a Conditional Use to construct an accessory building in excess of 576 square feet on a lakefront lot in a TR zoning district at **834 Prospect Pl.**

Dear Mr. Braman-Wanek:

At its August 29, 2016 meeting, the Plan Commission **approved** your request to construct a garage exceeding 576 square feet at 834 Prospect Pl. 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 my office, Planning Division, at 267-8733 if you have any questions regarding the following item:

1. Prior final approval and building permit issuance, the Applicant shall submit final plans for review and approval by staff, and shall include the following revisions:
 - a. Revise the site plan (Sheet 1) to include a north arrow, lot dimensions and lot coverage calculations, including the overall square footages of the paved areas, building footprints.

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

1. Provide a complete site plan for final review, including property dimensions and garage dimensions.
2. Verify the measurement of the front setback to the proposed garage. The minimum front yard setback is twenty (20) feet and shall be measured from the front lot line.
3. Show the width of the driveway on the site plan. The maximum driveway width measured at the front lot line is twenty-two (22) feet wide.

Please contact Adam Wiederhoeft, Water Utility, at 266-9121 if you have questions regarding the following item:

1. All operating private wells shall be identified and permitted by the Water Utility in accordance with Section 13.21, MGO. All unused private wells shall be abandoned in accordance with Section 13.21, MGO.

Please contact Jeff Quamme, Engineering Review Mapping Section, at 266-4097 if you have questions regarding the following four (4) items:

1. The site plan shall identify lot and block numbers of the recorded Plat and also the dimensions of the property subject to this application.
2. The site plan shall include all lot/ownership lines, property dimensions, existing building locations, proposed building additions, demolitions, driveways, sidewalks (public and/or private), existing and proposed utility locations and landscaping.
3. The site plan shall include a full and complete legal description of the site or property being subjected to this application.
4. It is recommended, if not already accomplished, that the Applicant have a boundary survey completed by a Professional Land Surveyor to assure the proposed improvements are correctly located on the property.

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 **five (5) copies** of a complete, fully dimensioned and scaled plan set to the Zoning Administrator for final review and comment. This submittal shall all 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: Jenny Kirchgatter, Assistant Zoning Administrator
 Jeff Quamme, Engineering Mapping Sec.
 Adam Wiederhoeft, Water Utility

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

Signature of Applicant

Signature of Property Owner (if not the applicant)

For Official Use Only, Re: Final Plan Routing			
<input checked="" type="checkbox"/>	Planning Div. (Vaughn)	<input checked="" type="checkbox"/>	Zoning Administrator
<input type="checkbox"/>	City Engineering	<input type="checkbox"/>	Parks Division
<input checked="" 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 checked="" type="checkbox"/>	Other: Water Utility