




Department of Planning & Development
Inspection Unit

Website: www.cityofmadison.com

Madison Municipal Building
215 Martin Luther King, Jr. Boulevard
P.O. Box 2984
Madison, Wisconsin 53701-2984
TDD 608 266 4747
FAX 608 266 6377
PH 608 266 4551

DATE: November 28, 2005
TO: Mark Olinger, Plan Commission Secretary
FROM: Matt Tucker, Zoning Administrator 
SUBJECT: Conditional Use Permit, 5434-5436 Lake Mendota Drive

Attached you will find communication regarding a request from a property owner on lake Mendota Drive for the plan Commission to review the approved conditional use permit (CUP) for the new lake home recently constructed at 5434-5436 Lake Mendota Drive.

The plan Commission maintains continuing jurisdiction of a conditional use permits. Per the City's Zoning Ordinance, when a written request is received by an aggrieved individual, the Plan Commission shall review the request and determine if a reasonable probability exists that the property is in violation of one or more of the conditions of approval. Attached you will find a copy of Section 28.12(10)(h) 4, which describes the CUP review process.

City staff from the Zoning, Planning and Building Inspection Units visited the site a number of times during the construction phase, and after a few minor issues were resolved, the property was determined to be constructed in compliance with previous approvals. Staff also visited the site a number of times after construction was completed, to follow-up on the complaints registered by the adjacent property owner. There were no unauthorized alterations, violations of the conditions of approval or violations of the Conditional Use standards observed during these visits.

Zoning considers this property to be in compliance.

For reference purposes, I have also attached a copy of the CUP approval letter issued by the Planning Unit.

From: <TIERNEY100@aol.com>
To: <district19@cityofmadison.com>
Date: Mon, Jun 13, 2005 11:14 AM
Subject: Complaint about ongoing Construction activities at 5434 LMD at Clifford Court.

To:Alderperson Radomski, District 19, Madison,WI
June 13, 2005

Good morning Noel,

This Email addresses the encroachments on Clifford Court and increasing Lake Mendota beach erosion resulting from the groundwater dewatering system that drains directly to the lake. We urge you and others to walk/drive/bike to Clifford Court and the beach and see what has happened for yourselves.

On Friday, June 10th, the driveway apron was poured in the Court. The "sand-set" paving block terrace extension, that had originally been ordered to be removed by the Plan Commission, still extends about half way across Clifford Court. The homeowner, presumably with permission from the city engineering department, has graded this Court and the Bruce Company laid a deep sod lawn to the waters edge. The new Clifford Court "lawn" is continuous with the adjacent landowner's lakeside lawn so there is now no delineation of the property owner's yard with the entire width of the courtyard except for the two r.o.w stakes. This was recently a drivable court to the water's edge. Before this house construction began, Clifford Court was clearly delineated by evergreen hedges on the borders of the Court property. Now, with these privacy hedges removed and the sodded lawn extended over about half of the 250 ft deep Clifford Court, it will no longer support vehicle traffic. It inhibits public use because the Courts are unmarked as public property and gives the clear impression that it is a private lawn rather than a public Court. Lakeshore land value in this area is about \$1000 per inch. The loss of the 33 ft (396 inch) wide public Court will be a large loss for the neighborhood and the City tax roll since lake access is one of the primary factors responsible for the rapidly increasing land values in the Spring Harbor Neighborhood Photos taken 6/11/05 are included.

The Email you sent me yesterday, regarding two concerns by city staffs about my suggesting that the SHNA apply for some shoreline restoration grants is ironic but informative. Quoting your email about city staff questions:

" 2. Based on the court case, city staff are required by law to keep the street r.o.w. open all the way to the water, and it must be fully available for public use. Would that be the case with your recommendation?"

We and others in the neighborhood, are pleased to see that the City Attorney acknowledges the requirement in the 1999 Appeals Court judgment to keep the street r.o.w. open all the way to the water. If this is indeed the City's official position, it seems baffling that the City Engineer apparently reversed his initial written order in the conditional use permit to remove the sand set paving blocks and other encroachments and now condones them and other obvious encroachments on Clifford Court. From the questions you cited from city staff, it seems apparent the city has condoned a violation of the Appeal Court's Judgment that found for the city of Madison. As you are aware, the Spring Harbor Neighborhood Association (SHNA) adopted an emphatically worded resolution opposing the court encroachments for consideration by the Mayor's

office. To date, we have not heard from the SHNA if there was any response to this resolution. Meanwhile, the resolution was apparently ignored because the homeowner has continued construction into Clifford Court.

Throughout this process, no written response to our complaints has been made by city agencies to our specific complaints. It appears there is a wall of silence from city agencies when we and other neighbors ask how this slow motion disaster for Clifford Court and the precedence it set for similar construction in the other Spring Harbor Courts can be happening. People question if the lack of response is because of pressure being exerted on individuals in City Government to allow these incremental encroachments. Once built, the consensus is that there will be no way to get the city to reverse the encroachments or have the adjacent homeowner compensate for the loss of public access. Of course, there are no expectations that penalties or other consequences would ever be assessed.

We were encouraged when I spoke to the new zoning administrator, Mr. Matt Tucker, who will look into the noncompliance of the homeowners to the Conditional Use Approval issued by the Plan Commission. We also understand that Senator Risser contacted the City Attorney and asked him to look into the encroachment issues related to the 1999 decision. However, it seems from an outside perspective that noncompliance with the Court decision continues unabated. Could you ask the Mayor what happened in terms of enforcing the r.o.w. integrity and unfettered public access?

The other issue is the apparently unwritten approval by the city of the recent construction of a large, undesigned, rock filled ditch drain that runs along our shared property line and discharges across Lake Mendota's sand beach. The drain receives a permanent site dewatering flow because the house was built into the water table. It rained Friday and the increase in the continuous site dewatering discharge along with the roof drains has already eroded a gully several inches deep across the beach. (see photo) As we pointed out in several prior Email correspondences, this erosion is already happening during a relatively dry time of the year. The volume of the pumping discharge increases dramatically when the rains come and water table rises. The large dewatering pumps run frequently now, and, based on last year's experience, they will pump most of the time during wetter times and when the lake level is raised. This will produce a discharge that will erode the beach bigtime and it will become impossible for the city and state regulatory agencies to ignore our and other neighbor's complaints. It would be much more sensible to act on the problem now.

We would appreciate an explanation as to why the city had no revised drainage plan in the Plan Commission file that addressed this large scale site dewatering discharge. Why have city officials been reluctant to meet neighborhood residents at Clifford Court and see for themselves the Clifford Court encroachments and the progressive beach erosion damage. At a mutually convenient time we request an onsite meeting with yourself and Matt Walker, the new city Zoning Administrator. We, and perhaps other interested neighbors and SHNA board members, would like to look at the site and discuss the issues. We are out of town from June 17 through June 26 but available before or after that time.

Over the course of several weeks there have been complaints by us and others in the neighborhood plus a clearly worded resolution by the SHNA to stop encroachments and assure public lake access. They were ignored. It seems

apparent that we have no recourse but to request that the Plan Commission exert its statutory jurisdiction to resolve complaints against the approved conditional use approval that it issued. It appears that there are significant instances of unpermitted building construction and changes in drainage systems that were not in the original plan submittals or any revised plans that were publicly available from the Plan Commission.

This is a very large house on a small, 66 ft wide lot with an adjacent 33 ft wide public area called a street court but maintained by the Park Department for pedestrian access and use. During the process of obtaining the conditional use permit we have not spoke to a single neighbor who was sent the courtesy copy of the building plans as was originally promised to some of us. Verbal assurances by the homeowner, to at least two neighbors, was that they were building an appropriate sized house that fit the character of the neighborhood. We understand that not a single public comment was taken at the Plan Commission, indicating this was a carefully orchestrated plan to fly under the radar of the neighborhood. We are formally requesting a long overdue public hearing by the Plan Commission to address the specific noncompliance with the conditional use permit.

Our Regards,

Jeanette and Michael Tierney
5438 Lake Mendota Drive
Madison, WI 53707

(608) 238-9084

Clifford Court R.O.W. Note garage apron, extended paving block terrace and newly sodded lawn on lake side. June 11, 2005.

Clifford Court on June 11, 2005.

Gully forming after three weeks of drainage at end of rock drain carrying site dewatering discharge and roof drains. June 11, 2005

CC: <carriedellinger@charter.net>, <sen.risser@legis.state.wi.us>, <mtucker@cityofmadison.com>, <julie@garveystoddard.com>, <jim.bertolacini@dnr.state.wi.us>, <jay.hochmuth@dnr.state.wi.us>, <mayor@cityofmadison.com>, <molinger@cityofmadison.com>

From: <TIERNEY100@aol.com>
To: <district2@cityofmadison.com>, <district3@cityofmadison.com>, <district10@cityofmadison.com>
Date: 11/28/2005 11:12:43 PM
Subject: Plan Commission December 5 agenda

Dear Plan Commission Alderpersons:

We found out in the article by Bill Leuters in Isthmus on Wednesday, November 23, 2005 that the Plan Commission will meet December 5, 2005 to consider complaints regarding noncompliance with the Conditional Use Permit that was issued in for a new house at 5434 Lake Mendota Drive. We are one of the neighbors who complained and requested a public hearing this summer but had received no response to our demand. We assume we will be allowed to speak at the meeting and address the complaints we had presented to the Plan Commission this summer. We understand there are time restraints the Plan Commission faces at its meetings, so we are sending information packets to each member of the Commission and our Alderperson to provide information to back our complaints. These are the specific issues we request the Plan Commission address with an explanation as to how the Conditional Use Permit was not complied with.

1. Encroachments and storage by adjacent landholders are being allowed over a third of the 33 ft court width and extending about 250 feet to the Lake Mendota Lake shore. The City Engineer, Mr. Larry Nelson, has approved or allowed a patio extension, pier storage, concrete planters on the lake edge, the removal of the natural lakeshore vegetation, and an electronic dog fence into this 11 ft terrace area. Last spring I was told during a phone call to City Engineering, that Attorney Ronald M. Trachtenberg (an applicant on the Conditional Use Permit) had approached the City Engineering Department about Mr. Nelson's order in the Conditional Use Permit to remove encroachment into the court. Apparently it during these discussions that a new policy was developed, stating the courts had street terraces covering 1/3 rd of the court for the use of adjacent landowners. To our knowledge, this has never been authorized before in any of the Spring Harbor Street Courts and seems to be at odds with the intent and perhaps the letter of the 1997 Circuit Court decision and 1998 Appeals Court affirmation that four Spring Harbor Street courts were to remain as public property. I understand that during the 1997 lawsuit negotiations, the City of Madison offered to settle with the adjacent homeowners by awarding them terraces for their personal use and the public ROW would be reduced to a center pathway to the lake. The landowners who brought the lawsuit, rejected the offer, much to the relief of neighborhood residents, and the Circuit Court settled the issue. Until now.

2. We also contacted our Alderperson and provided a certified Plat of Survey to City Engineering that was completed in August of 2005 for our property. The survey reestablished our property line survey because three of four of our boundary stake had been removed or damaged by the adjacent landowner or contractors. Our survey indicated that the northernmost stake on the lake end of Clifford Court had been damaged and moved, increasing the adjacent home owners frontage from 66.2 to 67.05 feet. Perhaps this change in boundary was looked into, but we were not told it had been corrected by the general contractor who damaged it. Loss of this lake front property, from the formally 33 foot Clifford Court, is a significant loss to the city and should be corrected.

3. Our neighbor, Mrs. Marge Giese, spoke with Deputy City Engineer, Mr. Ron Phillips last spring. He stated his views about the new street court terrace policy to her and also said the adjacent landowners could obtain a parking permit allowing them to park within Clifford Court. The 1999 draft

maintenance plan for the Spring Harbor Courts was developed under Mr. Nelson's input after the Appeals Court decision. Among other items, it specifies that the Spring Harbor courts be clearly demarcated, existing encroachments removed, no parking, no public use signs and no designation as miniparks. It appears the decision made at this Plan Commission meeting will determine the full public access to not only Clifford Court but also for the "street end" courts in Spring Harbor and all other Madison street courts. We ask that the Plan Commission consider that the primary use of the courts since 1896 has been for public recreational access and move forward by designating them as the parks, that in fact, they are.

4. We have other Conditional Use Permit issues regarding dewatering pump discharges into Lake Mendota and deliberate landscape drainage grading to direct pump discharges across parts of our property. A boat storage building was expanded, and boathouse foundations were poured for these outbuildings that were not authorized in the conditional use permit. These issues seem less important compared to the courtyard public use issues but they can be easily corrected with some reasonable, cost effective drainage changes that will protect the lake beach from erosion and stop drainage on our property.

5. Mrs. Giese has repeatedly asked in phone calls how it could be that the nonconforming smaller house, built on the corner property lines of both Lake Mendota Drive and Clifford Court, was allowed to be extensively renovated, attached to the new house via a long, heated, recreational room and hallway and then became a legal, conforming, single house property. She and others wonder why this permit application did not go to the Zoning Board of Appeals for a variance, which would have required all neighbors within 200 feet to be given a set of plans. Plans were not required to be given to the neighbors under the rules of the Plan Commission issuing a Conditional Use Permit. In addition, in October of 2003, when the Conditional Use Permit was issued, the neighborhood association president, at that time, was still supposed to sign off on the plans. There was no sign off indicated in the copy of the Conditional Use Permit that I received. There is also no indication in the file that any determination was made by the City Engineer to vacate his original directive to remove encroachments and I see nothing that indicated the Zoning Administrator moved to modify any of the permit requirements as minor in nature. We also wonder why the Conditional Use Permit letter to the homeowner in the file was apparently not a signed copy by the applicant who was supposed to agree to the terms. If there are logical explanations we would have appreciated responses to our earlier questions this summer.

Thank you all for considering our complaints and questions. We would appreciate it if you would see to it that this agenda request is forwarded to the other members of the Plan Commission. Correspondence indicating that we will be able to address these complaints at next Monday's meeting would be appreciated.

Mike and Jeanette Tierney
5438 Lake Mendota Drive
Madison, WI 53705
Jeanette's cell (608) 354-5336
Mike's cell (608) 354-5337
home (608) 238-9084

Jeanette and Michael Tierney
3309 Tallyho Lane



Department of Planning & Development
Planning Unit

October 20, 2003

Dr. Michael Schurr
5314 Sleepy Hollow Circle
Middleton, WI 53582

SUBJECT: 5434-5436 Lake Mendota Drive

Dear Dr. Schurr:

The Plan Commission, at its October 20, 2003 meeting, determined that the ordinance standards could be met subject to the conditions below for the demolition of the building located at 5426 Lake Mendota Drive and construct a new dwelling – addition to the remaining building. Plan Commission review is required on development proposals on lakeshore parcels.

In order to receive final approval of your proposal, the following conditions must be met:

PLEASE CONTACT GARY DALLMANN, CITY ENGINEERING, AT 266-4751 IF YOU HAVE QUESTIONS REGARDING THE FOLLOWING ITEM:

1. It appears that the "sand set" pavers encroach into the right-of-way of Clifford Court. Please revise plans to remove all encroachments.

PLEASE CONTACT BILL ROBERTS OF THE PLANNING UNIT STAFF AT 266-4635 IF YOU HAVE QUESTIONS REGARDING THE FOLLOWING TWO ITEMS:

2. As noted in the application, surround the trees, other than the three spruce, two pine and two hemlock with orange plastic fencing at least 5 feet from the base of the trees.
3. Also, in your application, salvaged building materials will be made available for recycling.

Please follow the procedures listed below to receive your conditional use approval.

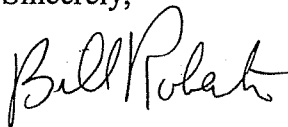
1. Please revise plans per the above conditions and submit five (5) sets of the final site plans (including drainage and landscaping plans) to the Zoning Administrator. The final plans are reviewed and approved by Traffic Engineering, Fire Department, City Engineering, and Zoning. Any of these agencies may call you to request additional information or to resolve problems.
2. This letter shall be signed by the applicant to acknowledge the conditions of approval and returned to the Zoning Administrator when requesting cover sheet approval.
3. No alteration of this proposal shall be permitted unless approved by the City Plan Commission provided, however, the Zoning Administrator may issue permits for minor

Dr. M. Schurr
RE: 5434-5436 Lake Mendota Drive
10-20-03
Page 2

alterations. This approval shall become null and void one year after the date of Plan Commission approval unless the use is commenced, construction is under way, or a valid building permit is issued and construction commenced within six months of the date of issuance of the building permit. See Sec. 2812(11)(h)(3), Madison General Ordinances. The Plan Commission shall retain jurisdiction over this matter for the purpose of resolving complaints against this approved conditional use.

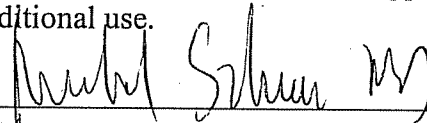
IF YOU HAVE ANY QUESTIONS REGARDING OBTAINING YOUR BUILDING PERMIT OR OCCUPANCY PERMIT, PLEASE CALL KATHY VOECK OR GEORGE CARRAN OF THE CITY ZONING STAFF AT 266-4551.

Sincerely,



Bill Roberts
Planning & Development

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



Applicant

c: Ron Trachtenberg, Murphy & Desmond
David Black, 1305 Boundary Rd, Middleton WI 53562
Zoning Administrator
City Engineering
Traffic Engineering

MINUTES
MADISON PLAN COMMISSION MEETINGS
Monday, October 20, 2003
ROOM 201, CITY-COUNTY BUILDING
210 Martin Luther King Jr. Blvd.
5:00 p.m.

ROLL CALL

Members Present: Judy Bowser (Chair), Nan Fey, Ald. Paul Van Rooy, Ald. Brenda Konkel, Charles Sims, Ken Opin, Charles Thimmesch, Brian Ohm, Jean MacCubbin and Michael Foster Rothbart.

MINUTES OF THE SEPTEMBER 29, 2003 MEETING

On a motion by Ald. Van Rooy, seconded by Ald. MacCubbin, the Plan Commission approved the minutes of the September 29, 2003 meeting with a correction regarding Item No. 11 – “Secret Places at Siggelkow Preserve” to add a condition of approval to include a trail from the east end of Matson Court to Siggelkow Run Trail.

SCHEDULING OF MEETINGS

Regular meetings: November 3, 17; December 1, 2003. Extra added meetings to consider proposed inclusionary zoning measures November 24 and December 15, 2003 starting at 5:00 p.m.

SPECIAL ITEMS OF BUSINESS – 5:00 p.m.

1. On a motion by Ald. Konkel, seconded by Ald. Van Rooy, Nan Fey was elected Chair and Judy Bowser was elected Vice Chair. The motion was approved unanimously.
2. The Plan Commission deferred making an appointment to the Long-Range Transportation Commission to a future meeting.
3. Hickory Hurie, CDBG Office presented a spreadsheet comparison of the cost of providing residential housing assuming various costs of construction, land costs and other factors.

ROUTINE BUSINESS

4. On a motion by Opin, seconded by Ald. Van Rooy, the Plan Commission recommended approval of Resolution, I.D. 34808, authorizing the release of an access restriction on property located at 1055-1057 North Thompson Drive – District 17.
5. On a motion by Opin, seconded by Ald. Van Rooy, the Plan Commission recommended approval of Two Resolutions, I.D. 34809 and I.D. 34810, accepting stormwater easements located at 501-505 Walnut Street – District 5.
6. On a motion by Opin, seconded by Ald. Van Rooy, the Plan Commission recommended approval of Resolution, I.D. 34811, accepting a warranty deed for a strip of land located at 313-317 Amoth Court for street purposes – District 6.
7. On a motion by Opin, seconded by Ald. Van Rooy, the Plan Commission recommended approval of Resolution, I.D. 34812, authorizing an amendment to a lease with the Atwood Community Center regarding use of City-owned land located in the East Rail Corridor for community garden purposes – District 6.

Conditional Uses/Demolition Permits

21. On a motion by Ald. Van Rooy, seconded by Sims, the Plan Commission found that the ordinance standards were met and approved a conditional use located at 3833-3875 Maple Grove Drive for the construction of six 4-unit residential buildings – District 7, subject to the conditions contained in the Plan Commission packet. Registered in support was David Hull, representing Christopher Homes.
22. On a motion by Fey, seconded by Thimmesch, the Plan Commission found that the ordinance standards were met and approved a conditional use located at 4637 Hayes Road to add an 8-unit apartment building, office and clubhouse to an existing apartment complex – District 17, subject to the conditions contained in the Plan Commission packet. Registered in support was Richard Munz, 852 E. Johnson St. Registered in support but not wishing to speak was Kathy Miller, 103 Village Green Ln.; and Jacqueline Zonzig, 3747 Millstone Ln. Registered in support and available to answer questions was Richard Miler, 1205 Red Tail Dr., Verona, WI.
23. On a motion by Thimmesch, seconded by Opin, the Plan Commission found that the ordinance standards were met and approved a demolition permit/conditional use located at 5434-5436 Lake Mendota Drive to demolish an existing single-family house and expand an existing house on a shoreline lot – District 19, subject to the conditions contained in the Plan Commission packet. Registered in support and available to answer questions was David W. Black, 1305 Boundary Rd., Middleton, WI, representing Mr. & Mrs. Schurr; Michael Schurr, 5436 Lake Mendota Dr.; Julie Schurr, 5434 Lake Mendota Dr.; and Ron Trachtenberg, 2 E. Mifflin St., representing Mr. & Mrs. Schurr.
24. On a motion by Opin, seconded by Sims, the Plan Commission found that the ordinance standards were met and approved a demolition permit located at 3760 Marsh Road to demolish two non-residential buildings to allow the construction of a manufacturing plant – District 16, subject to the conditions contained in the Plan Commission packet. Registered in support was Tim Kritter, 632 W. Main St., representing TNK Design & Construction and FE Petro, Inc.
25. On a motion by Thimmesch, seconded by Opin, the Plan Commission referred action on a conditional use located at 5602 Odana Road for a car wash including the alteration to a Planned Commercial Site – District 19.
26. On a motion by Ald. MacCubbin, seconded by Ald. Van Rooy, the Plan Commission referred action on a conditional use located at 4201-4225 Owl Creek Drive and 5301 Yesterday Drive for five 4-unit residential buildings – District 16.

Zoning Text Amendments

27. On a motion by Ald. Konkel, seconded by Ald. MacCubbin, Plan Commission recommended approval of Ordinance, I.D. 34793, amending the Zoning Code, Chapter 28, requiring public notification signs to be placed on each public right-of-way abutting a development project.

BUSINESS BY MEMBERS

Michael Foster Rothbart addressed a communication that he had provided for Plan Commission members regarding potential pedestrian bicycle connections at various locations. On a motion by Opin, seconded by Ald. MacCubbin, the Commission requested that staff follow-up on the recommendations and to bring back a timeline for completion of the work. The Commission also asked that the memorandum be provided to the Pedestrian Bicycle Motor Vehicle Commission.

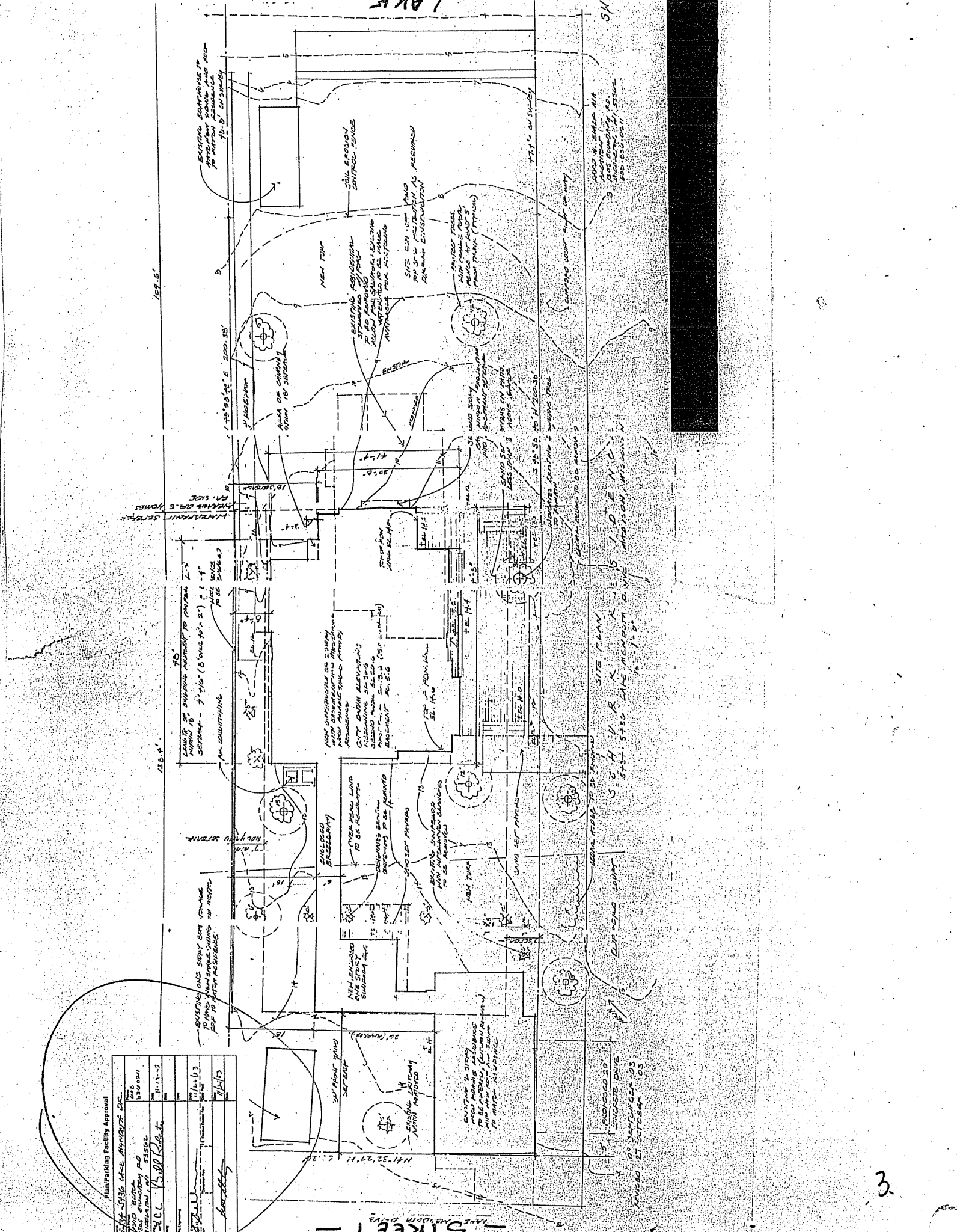
SECRETARY'S REPORT

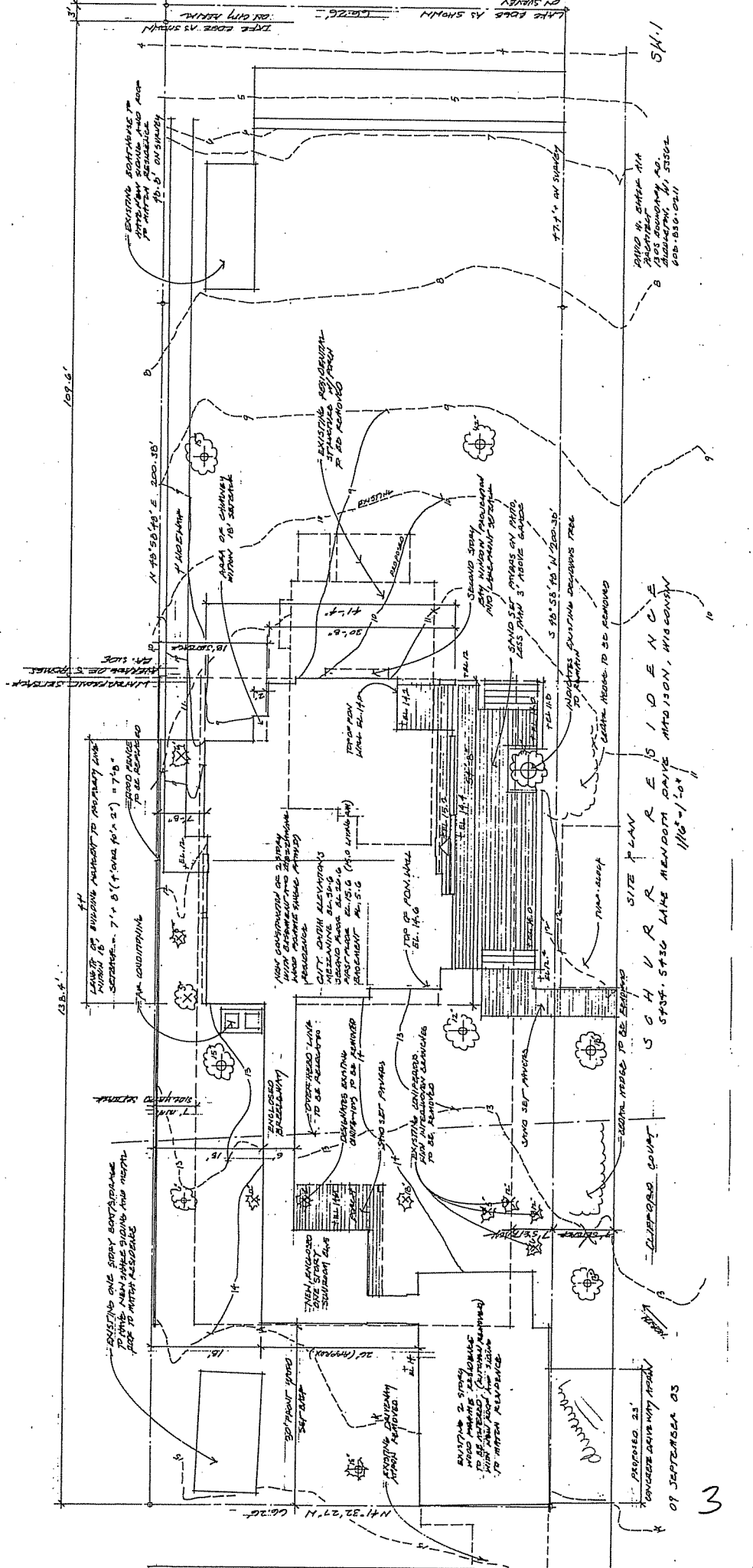
- Update on Zoning Text Staff Team Activities. Brad Murphy mentioned a number of items that the Zoning Text Staff Team were working on, including amendments to address issues related to community living

construction has commenced and 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 Development may, after consultation with the Alderperson of the District, approve an extension according to Section 28.12(11)(h)2. for up to twenty-four (24) months from the expiration date. (Am. by Ord. 8476, 12-10-84; Ord. 12,548, 4-7-00)

- * 4. The Plan Commission shall retain continuing jurisdiction over all conditional uses for the purpose of resolving complaints against all previously approved conditional uses. Such authority shall be in addition to the enforcement authority of the Zoning Administrator to order the removal or discontinuance of any unauthorized alterations of an approved conditional use, and the elimination, removal or discontinuance of any violation of a condition imposed prior to or after approval or violation of any other provision of this code. Upon written complaint by any citizen or official, the Plan Commission shall initially determine whether said complaint indicates a reasonable probability that the subject conditional use is in violation of either one or more of the standards set forth in Subdivision (g) above, a condition of approval or other requirement imposed hereunder. Upon reaching a positive initial determination, a hearing shall be held upon notice as provided in Subsection (f) above. Any person may appear at such hearing and testify in person or represented by an agent or attorney. The Plan Commission may, in order to bring the subject conditional use into compliance with the standards set forth in Subdivision (g) or conditions previously imposed by the Plan Commission, modify existing conditions upon such use and impose additional reasonable conditions upon the subject conditional use. In the event that no reasonable modification of such conditional use can be made in order to assure that Standards 1 and 2 in Subdivision (g) will be met, the Plan Commission may revoke the subject conditional approval and direct the Zoning Administrator and the City Attorney to seek elimination of the subject use. Following any such hearing, the decision of the Plan Commission shall be furnished the current owner of the conditional use in writing stating the reasons therefore. An appeal from a decision of the Plan Commission under this paragraph may be taken to the Common Council as provided by Subdivision (i) hereunder. (Cr. by 6732, 8-30-79)
- * 5. For property in the Wetland Zoning District the Plan Commission shall attach such conditions to a conditional use permit, in addition to those required elsewhere in this ordinance, as are necessary to further the purposes of the Statement of Purpose of the Wetland District. Such conditions may include specifications for, without limitation because of specific enumeration: type of shore cover; erosion control measures; increased side yard setbacks; specific sewage disposal and water supply facilities; wetland restoration; landscaping and planting screens; period of operation; operational control; sureties; deed restrictions; location of piers, docks, parking areas and signs; and type of construction. To secure information upon which to base its determination, the Plan Commission may require the applicant to furnish, in addition to the information required for an application for conditional use, other pertinent information which is necessary to determine if the proposed use is consistent with the purpose of this ordinance. (Cr. by Ord. 8627, 7-2-85)
6. For residential development allowed as a conditional use, the Plan Commission shall require a dedication of land for park and recreation purposes or a fee in lieu of land dedication in accordance with the current standard for plats, land divisions and planned developments in Sec. 16.23(8)(f). Credit shall be given for any prior dedication or fee paid thereunder. (Cr. by Ord. 9527, 7-15-88)

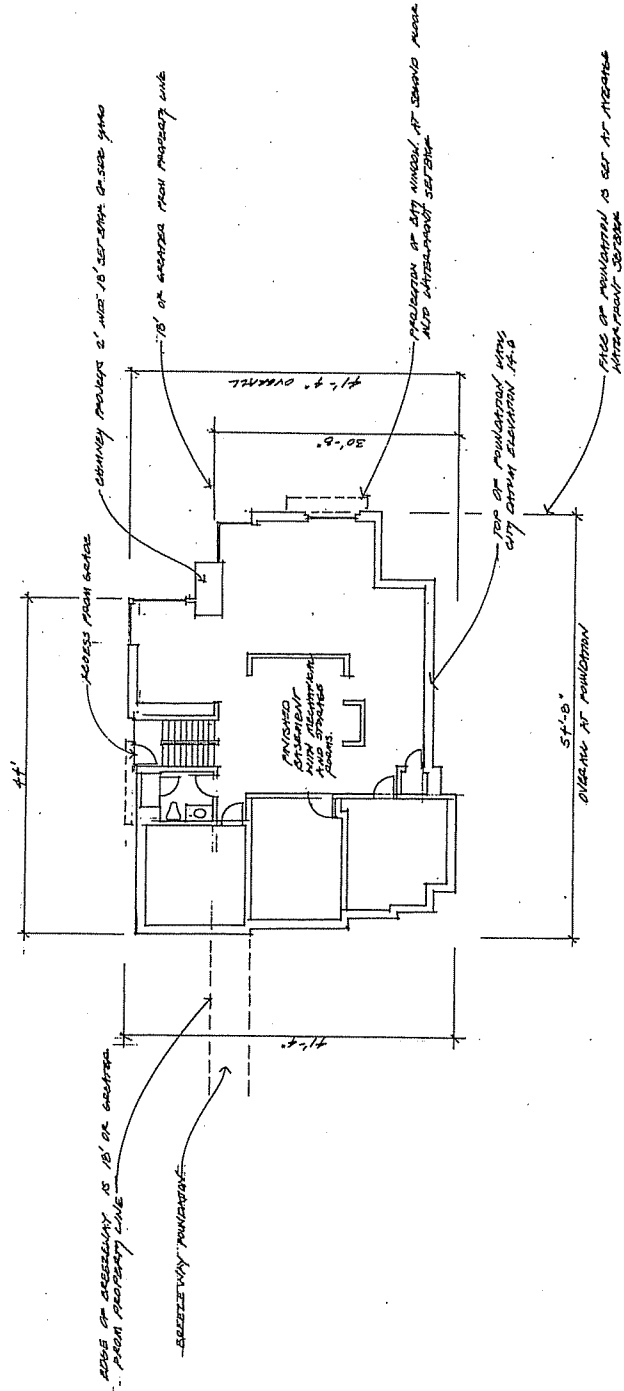
Plan/Parking Facility Approval	
APP'D BY	DATE
DATE	BY
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534 S. 5TH ST. LAKE MENOMONIE DRIVE MADISON, WISCONSIN
 53102-1104
 SITE PLAN

PREPARED BY
 J. H. H. H.
 OF SEPT. 1964 AS

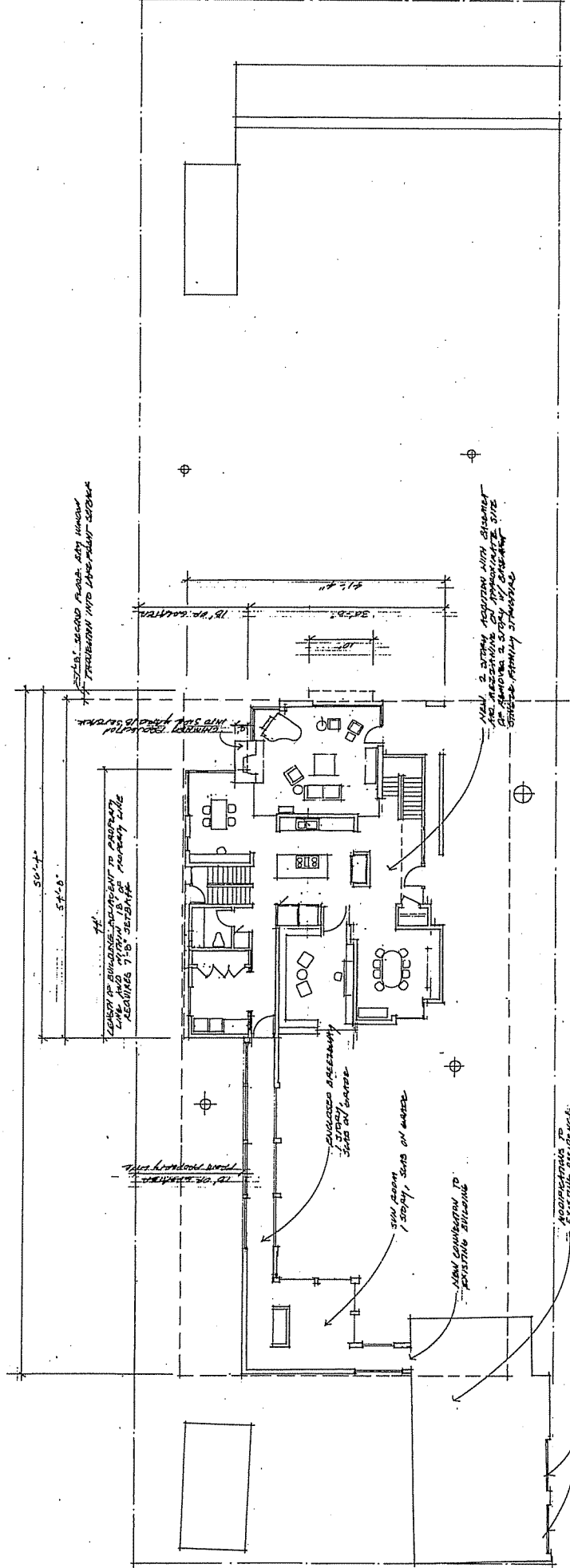


DAVID M. BERRY, ARCHITECT
 100 UNIVERSITY ROAD
 MADISON, WI 53702
 (608) 261-0211

J O H N P R F E S I D E N C E
 5434 SF30 - LAKE MARLBOROUGH DRIVE MADISON, WISCONSIN
 1/16" = 1'-0"

BASEMENT FLOOR PLAN

09 SEPTEMBER 03



CHUB A. BAKER AIA
 ARCHITECT
 1305 SOUTHWEST PARK
 ANN ARBOR, MI 48106
 313-963-1234

A-2

50'-4"
 54'-0"
 41'-0"
 34'-0"
 12'-0"
 11'-0" x 12'-0"

EXISTING SECOND FLOOR AREA NOT SHOWN
 THROUGH INTO ADJACENT LEVELS

LEADER OF BUILDING ADJACENT TO PROPERTY
 LIVES AND OPERATES PART OF PROPERTY WITH
 RESOURCES TO BE DETERMINED

NEW 2 STORY SECTION WITH STEEP
 ROOF REMOVE 2 STORY EXISTING ONE
 STRUCTURE REMAINING STRUCTURE

BUSINESS ASSESSMENT
 SETS AT GATE

SOIL SAMPLE
 1 COPY, SEND ON WASTE

NEW CONSTRUCTION TO
 EXISTING BUILDING

ADJUSTMENTS TO
 TO BE MADE
 SECOND FLOOR
 TO BE MADE

EXISTING DOORS TO BE
 REMOVED
 FROM EXISTING CORNER

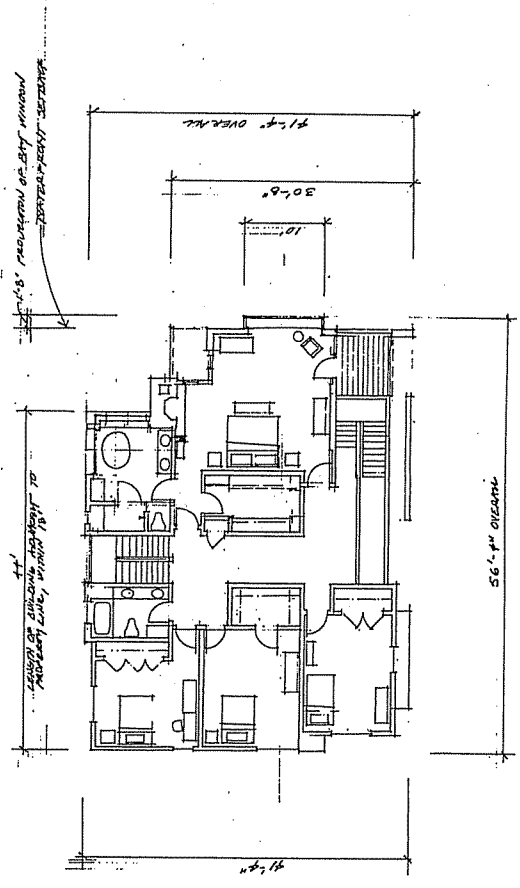
BY SEPTEMBER 08

FIRST FLOOR PLAN

504 H V R R R R E S I D E N C E
 09-04-0236 LAKE MONROE WHITE MENARD, MISSOURI

1/16" = 1'-0"

DAVID W. BARTON ARCH
300 WASHINGTON, WASH DC
20540-4010



SECOND FLOOR PLAN

J. D. H. V. R. R. R. E. S. I. D. E. N. I. E.

5834-0480 LAKE MENDOTA DRIVE MADISON, WISCONSIN

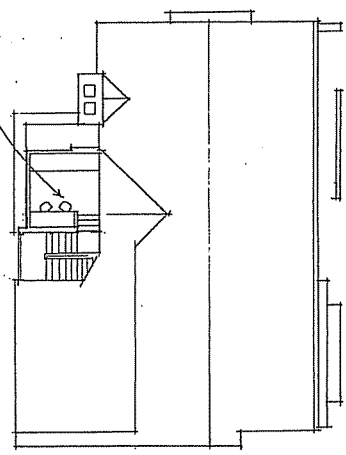
1/10 * 1/60 *

NOTION

09 SEPTEMBER 03

DAVID M. DEER - A-4
HASH/PER
1905 BONDAGE RD.
MADISON, WISCONSIN
E 00 000 000

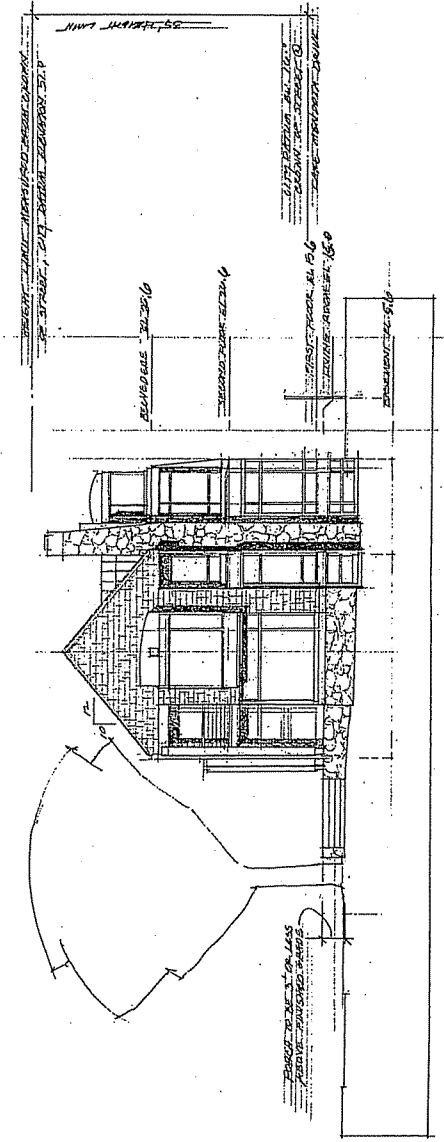
ENLARGED LIVING OR HALLWAYING
OPEN TO STAIRWAY, NOT STAIRCASE (10 SQ. FT.)
WITHIN 55' HEIGHT LIMIT



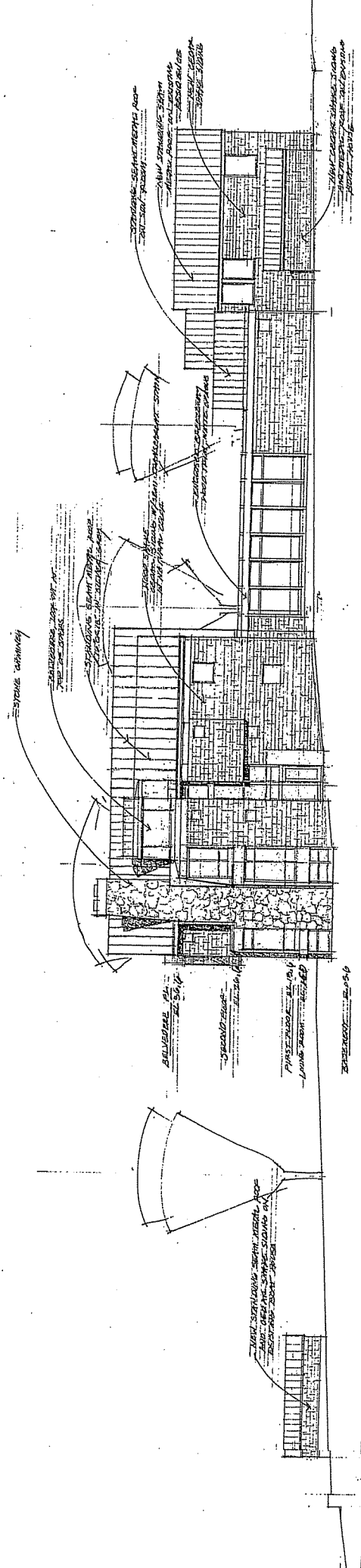
5 C H U R R BELLEVUE GRAN
R E S I D E N C E
5434-5436 WAKE MEMORIAL DRIVE MADISON, WISCONSIN
1/10/10

07 SEPTEMBER 03
10/1

DRAWN BY: [illegible]
 CHECKED BY: [illegible]
 DATE: [illegible]
 PROJECT: [illegible]
 SHEET: A-5

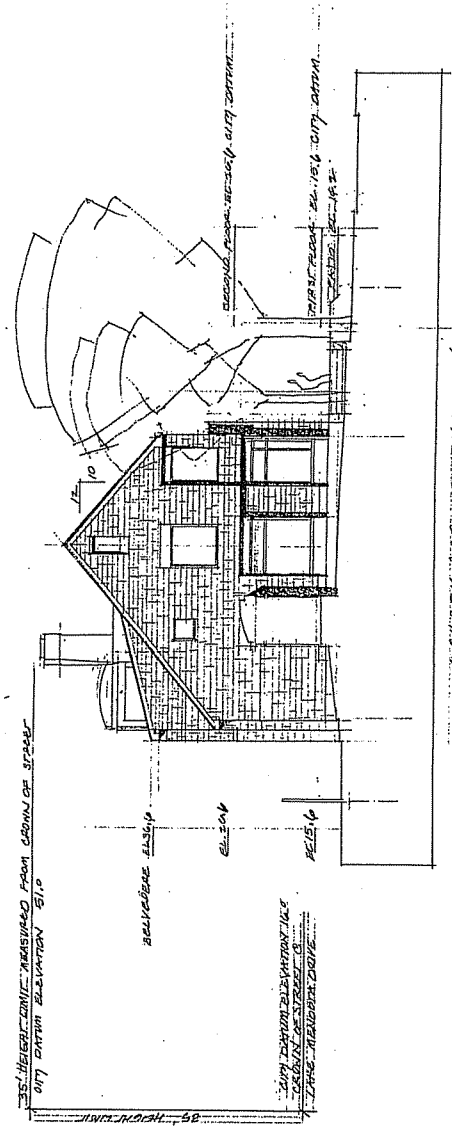


09 SEPTEMBER '03



JAMES M. CLARK, ARCHT.
 ARCHT. OFFICE
 1700 N. 10th St.
 S. O. F. R. E. S. 7-9 E. N. C. E.
 THE MIDDLE DIVISION, MINNESOTA, U.S.A.
 1908-1909

100% COMPLETE
DATE: 08.08.04
PROJECT: [unclear]
DRAWING NO: [unclear]
A-8



SECTIONAL ELEVATION
SECTIONAL ELEVATION
SECTIONAL ELEVATION
SECTIONAL ELEVATION
SECTIONAL ELEVATION

SECTIONAL ELEVATION