



Department of Planning & Development
Planning Unit

Website: www.cityofmadison.com

Madison Municipal Building
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FAX 608 266-8739
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October 12, 2005

Kevin Shipley
KSS & Co.
P.O. Box 178
DeForest, WI 53532

SUBJECT: 4118 Veith Avenue

Dear Mr. Shipley:

The Plan Commission, at its October 10, 2005 meeting, determined that the ordinance standards could be met subject to the conditions below for a conditional use for a new single-family home on a waterfront lot located at 4118 Veith Avenue.

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 three items:

1. All work in the public right-of-way shall be performed by a City licensed contractor.
2. The applicant shall demonstrate compliance with Section 37.07 and 37.08 of the Madison General Ordinances regarding permissible soil loss rates. The erosion control plan shall include Universal Soil Loss Equation (USLE) computations for the construction period. Measures shall be implemented in order to maintain a soil loss rate below 7.5 tons per acre per year.
3. The applicant shall obtain all necessary sewer connection permits and sewer plugging permits prior to any utility work.

Please contact Kathy Voeck, the Assistant Zoning Administrator, at 266-4551 if you have questions regarding the following two items:

4. The flood plain shall be delineated on the final site plan. The structure shall not be located in a flood plain area.
5. Provide a minimum of 11'8" side yard to the right (north) of the home and 10'10" side yard to the left (south) of the home to meet side yard penalties due to the depth of the home.

Please contact Bill Roberts, City Planning at 266-4635 if you have any questions regarding the following item:

6. The Plan Commission requested that a window be added to the right side (north) wall of the attached garage.

Please contact John Lippitt, Madison Fire Department, at 266-4484 if you have questions regarding the following three items:

7. All portions of the exterior wall of newly constructed one and two-family dwellings shall be within 500 feet of at least one fire hydrant. Distances are measured along the path traveled by the fire truck as the hose lays off the truck. See MGO 34.20 for additional information.

Approval of this proposal 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. The trees shown in the street rights-of-way shall not be shown on the sign-off plan or construction plans unless they have previously been approved by the City Forester. If these are existing trees or species and locations that have been approved by the Forester, they shall be so labeled on plans.

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 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 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 Section 28.12(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 OF THE CITY ZONING STAFF AT 266-4551.

Sincerely,

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

Bill Roberts
Planning & Development

Applicant

cc: Zoning Administrator
City Engineering
Traffic Engineering

Zoning City Engineering Fire Department
