



Department of Planning & Community & Economic Development
Planning Division

Website: www.cityofmadison.com

Madison Municipal Building
215 Martin Luther King, Jr. Boulevard
P.O. Box 2985
Madison, Wisconsin 53701-2985
TDD 608 266-4747
FAX 608 266-8739
PH 608 266-4635

February 7, 2013

Amy Hasselman
Architecture Network, Inc.
116 E. Dayton Street
Madison, Wisconsin 53703

RE: Approval of a conditional use to allow construction of an accessory building on a lakefront lot at 5840 Thorstrand Road (Peterson)

Dear Ms. Hasselman;

At its February 4, 2013 meeting, the Plan Commission found the standards met and **approved** your client's conditional use application for 5840 Thorstrand Road. The following conditions of approval shall be satisfied prior to the issuance of building permits for this project:

Please contact Janet Dailey of the City Engineering Division at 261-9688 if you have questions regarding the following seven (7) items:

1. The Madison Metropolitan Sewerage District (MMSD) has a permanent easement on the property for operation and maintenance of the sewer. The width of the easement is not defined in the 1931 document, but is maintained at 30 feet, centered on the pipe centerline. The applicant shall show this easement on the site drawings. A copy of the easement can be provided upon request to MMSD or is available from the Dane County Register of Deeds (Volume 95, Page 336, Document No. 526877).
2. Provide 'MMSD' label on sewers and manholes along Lake Mendota shoreline. Provide note for MMSD contact information on the site plan to arrange for inspection prior to construction. The MMSD contact should be Ray Schneider at 347-3628. The contractor shall provide a minimum of two business days' notice prior to excavating near sewer.
3. Place a note on plans requiring the contractor to expose MMSD's 16-inch interceptor sewer at each corner of the proposed boathouse, at a minimum, prior to excavating for the building or installing any sheeting.
4. Show and dimension the extents of the sheeting installation along the front of the boathouse on the site plan.
5. Show on site plan the proposed sanitary sewer service for the boathouse. MMSD prefers that the connection be made to a manhole, if possible. The plumbing contractor shall obtain a Direct Connection permit from MMSD prior to connecting to MMSD's system. A copy of the permit shall be required prior to final approval of the conditional use.

6. A portion of this project comes under the jurisdiction of the Wisconsin Department of Natural Resources for a Chapter 30 permit. A permit for those matters shall be required prior to construction on any of the lots currently within the jurisdictional floodplain.
7. The applicant shall submit, prior to plan sign-off, digital PDF files to the City Engineering Division. The digital copies shall be to scale, shall have a scale bar on the plan set, and shall contain the following items: building footprints; internal walkway areas; internal site parking areas; lot lines and right-of-way lines; street names, stormwater management facilities and; detail drawings associated with stormwater management facilities (including if applicable planting plans).

Please contact Dennis Cawley of the Madison Water Utility at 261-9243 if you have any questions regarding the following item:

8. In accordance with MGO 13.21, all operating wells shall be identified and permitted by the Water Utility and all unused private wells shall be abandoned.

Please contact Bill Sullivan of the Madison Fire Department at 261-9658 if you have any questions regarding the following item:

9. Due to the lack of Fire Department access to the proposed tunnel and the boathouse, the Madison Fire Department recommends the installation of a fire sprinkler system in accordance with NFPA 13D.

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 permits for your project:

1. Please revise your plans per the above conditions and submit **seven (7) copies** of a complete, fully dimensioned, and to-scale set of plans, the appropriate site plan review application and fee pursuant to Section 28.12(13)(a)10 of the Zoning Code, and any other documentation requested herein with the Zoning Administrator, Room LL-100, Madison Municipal Building, 215 Martin Luther King, Jr. Boulevard. The sets of final revised plans or documents will be circulated by the Zoning staff to the City department staff listed above for their final approval prior to the issuance of permits.
2. This letter shall be signed by the applicant and property owner (if not the applicant) to acknowledge the conditions of approval and returned to the Zoning Administrator when requesting building permit approval.
3. No alteration of this proposal shall be permitted unless approved by the 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 the Plan Commission unless the use is commenced, construction is under way, or a valid building permit is issued and construction commenced within six months of the issuance of said building permit. The Plan Commission shall retain jurisdiction over this matter for the purpose of resolving complaints against the approved conditional use permit.

If you have any questions regarding obtaining your building permits, please contact the Zoning Administrator at 266-4551. If you have any questions or if you may be of any further assistance, please do not hesitate to contact my office at 261-9632.

Sincerely,

Timothy M. Parks
Planner

cc: Janet Dailey, City Engineering Division
Pat Anderson, Asst. Zoning Administrator
Bill Sullivan, Madison Fire Department
Dennis Cawley, Madison Water Utility

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

Signature of Applicant

*Signature of Property Owner
(If Not Applicant)*

For Official Use Only, Re: Final Plan Routing			
<input checked="" type="checkbox"/>	Planning Div. (T. Parks)	<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 Plan)
<input checked="" type="checkbox"/>	Fire Department	<input type="checkbox"/>	Other: