



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 608 267-8739
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November 20, 2007

Michael Houswerth
Nicolas Construction
824 Lincoln Green Road
DeForest, WI 53532

RE: Approval of a conditional use for a 600 square foot addition to a single-family residence and construction of a detached garage at 5438 Lake Mendota Drive.

Dear Mr. Houswerth:

The Plan Commission, meeting in regular session on November 19, 2007 determined that the ordinance standards could be met and **approved** your client's conditional use request subject to the conditions below. In order to receive final approval of the conditional use and for the conditional use to be in effect, the following conditions must be met and this letter signed and returned to the Zoning Administrator:

Please contact Janet Dailey, City Engineering, at 261-9688 if you have questions regarding the following four (4) items:

1. There are two existing dwelling units on this property. City of Madison Ordinances require each dwelling unit to have a separate address. The existing primary residence shall use 5438 for a house number and the rental unit shall use 5440.
2. Driveway width where it intersects the right-of-way shall be constructed or reconstructed to comply with widths allowed in Section 10.08 of the Madison General Ordinances.
3. Revise site plan to show existing sanitary sewer service. Provide documentation of sewer ownership and maintenance agreements.
4. All work in the public right-of-way shall be performed by a City licensed contractor.

Please contact Matt Tucker, Zoning Administrator, at 266-4551 if you have questions regarding the following two (2) items:

5. The limits of the floodplain shall be delineated on the final site plan.
6. The building height must be clearly shown on the final building plans.

Please contact Scott Strassburg, Madison Fire Department, at 261-9843 if you have questions about the following item:

- 7. As required by MGO 10.34 and IFC 505.1, all residential and commercial buildings must have the approved address posted. The address numbers shall be 4 inches in height, numbers shall be in contrast to the background and visible from the street.

Please contact my office at 267-1150 if you have questions about the following item:

- 8. That the applicant specifies and that Planning Division staff approve the roofing and primary exterior materials for the both the home and accessory garage. As noted in the Planning Division Staff Report, several materials are not yet specified. This information can be included in the plans submitted for final sign-off.

Please now follow the procedures listed below for obtaining your conditional use:

- 1. Please revise your plans per the above and submit *seven (7) copies* of a complete plan set to the Zoning Administrator for final review and comment. Also be sure to include any additional materials requested by these departments for their approval prior to sign off.
- 2. This letter shall be signed by the applicant to acknowledge the conditions of approval and returned to the Zoning Administrator when requesting demolition and/or 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 demolition permit.

If you have any questions regarding obtaining the conditional use approval, please contact the Zoning Administrator at 266-4551. If you have any questions or if may be of any further assistance, please do not hesitate to contact my office at 267-1150.

Sincerely,

Kevin Firchow, AICP
Planner

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

Signature of Applicant

cc: Matt Tucker, Zoning Administrator
Scott Strassburg, Madison Fire Department
Janet Dailey, Engineering Division

For Official Use Only, Re: Final Plan Routing			
<input checked="" type="checkbox"/>	Planning Division (Firchow)	<input type="checkbox"/>	Recycling Coordinator (R & R)
<input checked="" type="checkbox"/>	Zoning Administrator	<input checked="" type="checkbox"/>	Fire Department
<input checked="" type="checkbox"/>	City Engineering	<input type="checkbox"/>	Urban Design Commission
<input type="checkbox"/>	Traffic Engineering	<input type="checkbox"/>	Other: