



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

July 26, 2011

Jim Glueck
Glueck Architects
116 N. Few St.
Madison, WI 53703

RE: Approval of a conditional use permit to convert ground floor commercial space into a residential unit in the C2 (General Commercial) District.

Dear Mr. Glueck:

The Plan Commission, meeting in regular session on July 25, 2011 determined that the conditional use standards could be met and **approved** your client's request for a conditional use at 844 Williamson Street. In order to receive final approval, the following conditions must be met:

Please contact Janet Dailey, City Engineering at 261-9688 with questions about the following three (3) items:

1. The approved addresses for this site are:
 - 844 Williamson St. – Apt. 1
 - 844 Williamson St. – Apt. 2
2. The site plan shall identify the location of the existing shared joint driveway and parking agreements and reference made to the associated Register of Deeds recorded document numbers which define these areas. (Doc 1782489 – Shared Driveway, Doc 1796265 – Joint Driveway Agreement and Parking Agreement & Doc 1931103 – Affidavit correcting both agreements.
3. The applicant shall replace all sidewalk and curb and gutter which abuts the property which is damaged by the construction or any sidewalk and curb and gutter which the City Engineer determines needs to be replaced because it is not at a desirable grade regardless of whether the condition existed prior to beginning construction.

Please contact Pat Anderson, Zoning at 266-5978 with questions about the following two (2) items:

4. Provide two bike parking stalls in a safe and convenient location on an impervious surface to be shown on the final plan. Racks shall be anchored to the ground or building to prevent the racks from being removed from the location. NOT: A bike-parking stall is two feet by six feet with a five-foot access area. Structures that require a user-supplied locking device shall be designed to accommodate U-shaped locking devices.

- 5. Lighting is required and shall be in accordance with MGO Section 10.085. Provide a plan showing at least .5 footcandle on any surface on any lot and an average of .75 footcandles. The maximum light trespass shall be 0.5 fc at 10 feet from the adjacent lot line (see City of Madison lighting ordinance).

Please contact Bill Sullivan, Fire Department, at 266-4420 with questions about the following item:

- 6. Note: A residential fire sprinkler system may be installed in accordance with NFPA 13D and Comm 82.40(3)(e). Additional information is available at the Home Fire Sprinkler Coalition website: <http://www.homefiresprinkler.org/Consumer/ConsHome.html>.

Please contact Dennis Cawley, Water Utility, at 261-9243 with questions about the following item:

- 7. This property is not in a Wellhead Protection District. All wells located on this property shall be abandoned if no valid well operation permit has been obtained from the Madison Water Utility.

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

- 1. Please submit **six (6) copies** of a complete plan set to the Zoning Administrator for final staff review and comment.
- 2. This letter shall be signed by the applicant to acknowledge the conditions of approval and returned to the Zoning Administrator when requesting the conditional use permit.
- 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.

If you have any questions regarding obtaining your conditional use, please contact the Zoning Administrator at 266-4551. If you have any other questions or if I may be of any further assistance, please do not hesitate to contact my office at 266-5974.

Sincerely,

Heather Stouder, AICP
Planner

cc: Pat Anderson, Assistant Zoning Administrator
Janet Dailey, City Engineering
Bill Sullivan, Madison Fire Department

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

Signature of Applicant

For Official Use Only, Re: Final Plan Routing			
<input checked="" type="checkbox"/>	Planning Division (H. Stouder)	<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"/>	Metro Transit:
<input type="checkbox"/>	Engineering Mapping	<input type="checkbox"/>	Parks Division: