



Department of Planning & Development
Planning Unit

Website: www.cityofmadison.com

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October 18, 2006

BETTY AND JIM WILLMORE
2720 WAUNONA WAY
MADISON, WI 53713

SUBJECT: 2720 Waunona Way - Boathouse

Dear Mr. and Mrs. Willmore:

The Plan Commission, at its October 16, 2006 meeting, determined that the ordinance standards could be met subject to the conditions below for a conditional use for a new boathouse located at 2720 Waunona Way.

The Plan Commission added a specific condition of approval that construction of the boathouse shall not damage existing trees on the site.

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

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

1. When the proposed Certified Survey Map is recorded subdividing the existing two parcels (2720 and 2724 Waunona Way) into three, the addresses will be as follows:
 - Lot 1 will reuse existing address of 2724
 - Lot 2 will require a new address of 2722
 - Lot 3 will reuse existing address of 2720
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.

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

1. Please revise plans per the above conditions and submit seven (7) sets of the final site 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