



Department of Planning & Community & Economic Development

Planning Division

Katherine Cornwell, Director

Madison Municipal Building, Suite LL-100

215 Martin Luther King, Jr. Boulevard

P.O. Box 2985

Madison, Wisconsin 53701-2985

Phone: (608) 266-4635

Fax (608) 267-8739

www.cityofmadison.com

October 8, 2015

Robert Manier
4110 Veith Avenue
Madison, WI 53704

RE: Approval of a conditional use for an accessory structure on a lakefront lot at **4110 Veith Avenue**

Dear Mr. Manier:

At its October 5, 2015 meeting, the Plan Commission, meeting in regular session, approved your conditional use request for an accessory structure on a lakefront lot at 4110 Veith Avenue. In order to receive final approval of the conditional use and for permits to be issued, the following conditions must be met.

Please contact Brenda Stanley at 261-9127 if you have questions regarding the following item:

1. Applicant shall verify if permits are required by the Wisconsin Department of Natural Resources.

Please contact Matt Tucker, Zoning Administrator at 266-4569 if you have questions regarding the following four (4) items:

2. Revise final site plan to clearly show setback of the structure from the property lines. Note a minimum 3' setback is required.
3. Final site plan shall show lot coverage within 35' of the Ordinary High Water mark (OHWM) shall not exceed 20%. Proposed patio will not count toward lot coverage maximum if it is designed as a pervious patio. Provide detail on patio design.
4. The structure and patio are located within the regulatory floodplain and flood storage area. Prior to the issuance of a building permit, any filling of the flood storage area must be replaced on site and the structure must meet zoning and building code requirements for construction in a floodplain area.
5. Per sec. 28.138(3)(a), show vegetation to be removed and replaced with final plan set.

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

6. That the applicant has agreed to provide four replacement trees in the general location where four diseased box elder trees are being removed. Details shall be provided on the plans submitted for final agency approval.

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 your conditional use:

1. Please revise your plans per the above conditions and submit seven (7) copies of a complete, fully dimensioned and scaled 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. The final site plan shall be accompanied by the appropriate site plan review application and fee pursuant to Section 28.206 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. This submittal shall all also include one complete digital plan set in PDF format. 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.
2. 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. The Water Utility will not need to sign off the final plans, and will not need a copy of the approved plans.
3. This letter shall be signed by the applicant to acknowledge the conditions of approval and returned to the Zoning Administrator when requesting conditional use approval.
4. The approval is valid for one (1) year from the date of the Plan Commission approval. During this time, the applicant must either lawfully commence the use or obtain a building permit and begin erecting the building. If the applicant obtains a valid building permit, construction must commence within six (6) months of the date of issuance. The building permit shall not be renewed unless construction has commenced as is being diligently prosecuted.
5. No alteration of a conditional use shall be permitted unless approved by the Plan Commission provided, however, the Zoning Administrator may issue permits for minor alterations or additions which are approved by the Director of Planning and Community and Economic Development and are compatible with the concept approved by the City Plan Commission and the conditional use approval standards.
6. The Plan Commission retains continuing jurisdiction over all conditional uses for the purpose of resolving complaints against all previously approved conditional uses.

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

Sincerely,

Kevin Firchow, AICP
Planner

cc: Brenda Stanley, City Engineering Division
Bill Sullivan, Fire Department
Matt Tucker, Zoning Administrator
Eric Halvorson, Traffic Engineering Division

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

Signature of Applicant

Signature of Property Owner (if not the applicant)

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