



Department of Planning & Development
Planning Unit

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

September 22, 2005

Todd J. Donkle
1922 Sachtjen Street
Madison, Wisconsin 53704

RE: Approval to construct a detached garage at 1922 Sachtjen Street that exceeds the size limitations for garages or accessory buildings in the R2 single-family residence district.

Dear Mr. Donkle:

The Plan Commission, meeting in regular session on September 19, 2005, determined that the ordinance standards could be met and **approved** your request to construct a detached garage at 1922 Sachtjen Street that exceeds the R2 size limitations for garages or accessory buildings, subject to the conditions below. In order to receive final approval of the conditional use, the following conditions must be met:

Please contact Kathy Voeck, the Assistant Zoning Administrator, at 266-4551 if you have questions regarding the following item:

1. The final site plan shall show dimensions of all structures and distances from building walls to property lines. The lot shall also be dimensioned. Show the five-foot utility easement and driveway on the site plan also.

Please contact Gary Dallmann, City Engineering, at 266-4751 if you have questions regarding the following three items:

2. The plan set shall be revised to show more information on proposed drainage for the site. This shall be accomplished by using spot elevations and drainage arrows or through the use of proposed contours. It is necessary to show the location of drainage leaving the site to the public right-of-way. It may be necessary to provide information off the site to fully meet this requirement.

Please contact my office at 261-9632 if you have questions about the following item:

3. If the applicant proposes to change the grades and/ or drainage pattern of the property in the area of the proposed garage, that a grading and drainage plan be submitted to the Planning Unit for approval to ensure that stormwater from the site does not have an adverse impact on nearby properties.

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

1. Please revise your plans per the above and submit *five (5) 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 conditional use.

If you have any questions regarding obtaining your demolition or building permits, 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 261-9632.

Sincerely,

Timothy M. Parks
Planner

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

Signature of Applicant

cc: Kathy Voeck, Assistant Zoning Administrator
Gary Dallmann, City Engineer's Office

For Official Use Only, Re: Final Plan Routing			
<input checked="" type="checkbox"/>	Planning Unit	<input type="checkbox"/>	Madison Water Utility
<input checked="" type="checkbox"/>	Zoning Administrator	<input 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: