



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

May 27, 2015

Tim Christ
2 Marble Cir.
Madison, WI 53719

RE: Approval of the rezoning of property at 2615 Stevens Street from TR-C2 to TR-C4 for conversion of a non-conforming 4-unit residential building to a 3-unit residential building.

Dear Mr. Christ:

At its May 19, 2015 meeting, the Common Council **approved** your request to rezone property at 2615 Stevens Street from TR-C2 to TR-C4. In order to receive final approval of the rezoning, and for any necessary permits to be issued for your project, the following conditions shall be met:

Please contact my office at 266-5974 if you have any questions regarding the following 2 items:

1. Final plans submitted for staff review and approval shall include floor plans clearly showing the extent of the three proposed dwelling units. There shall be no more than three kitchens in the resulting building.
2. The applicant shall coordinate with the Zoning Administrator regarding any relevant zoning variances for the establishment of a three-unit building in the TR-C4 District, which must be granted prior to occupancy of the building.

Please contact Dennis Cawley, Water Utility at 266-4651 if you have any questions regarding the following 2 items:

3. This property is in wellhead protection district WP-06. This proposed use is allowed in this district. Any proposed changes in use shall be approved by the Water Utility General Manager or his designee.
4. All wells located on this property shall be abandoned if no valid well operation permit has been obtained from the Madison Water Utility.

Please contact Matt Tucker, Zoning Administrator at 266-4569 if you have any questions regarding the following item:

5. Site does not meet current lot area and usable open space requirements, and will require zoning variances.

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Specific questions regarding the comments or conditions contained in this letter should be directed to the commenting agency. No building permits shall be issued until the applicant has met all of the conditions of approval stated in this letter.

Please now follow the procedures listed below for rezoning the property:

1. Please revise the plans per the above conditions and file **seven (7)** sets of complete, fully dimensioned, and to-scale plans, along with the appropriate site plan review application and fee pursuant to Section 28.206 of the Zoning Code. Also provide any other documentation requested herein with the Zoning Administrator, Room LL-100, Madison Municipal Building, 215 Martin Luther King, Jr. Boulevard.
2. This letter shall be signed by the applicant to acknowledge the conditions of approval and returned to the Zoning Administrator when requesting 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. 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 the rezoning approval, 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 266-5974.

Sincerely,

Heather Stouder, AICP
Planner

cc: Matt Tucker, Zoning Administrator

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

Signature of Applicant

Signature of Property Owner (if not Applicant)

For Official Use Only, Re: Final Plan Routing			
<input checked="" type="checkbox"/>	Planning Div. (H. Stouder)	<input type="checkbox"/>	Engineering Mapping Sec.
<input checked="" type="checkbox"/>	Zoning Administrator	<input type="checkbox"/>	Parks Division
<input type="checkbox"/>	City Engineering	<input type="checkbox"/>	Urban Design Commission
<input type="checkbox"/>	Traffic Engineering	<input type="checkbox"/>	Recycling Coord. (R&R)
<input type="checkbox"/>	Fire Department	<input type="checkbox"/>	Real Estate