



Department of Planning & Community & Economic Development

Planning Division

Katherine Cornwell, Director

Madison Municipal Building, Suite LL-100

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October 9, 2015

Tom Lamberson
American Garage Builders
576 Linnerd Dr.
Sun Prairie, WI, 53590

RE: Approval of a conditional use for an accessory building exceeding 576 square feet in the TR-C1 District.

Dear Mr. Lamberson:

At its October 5, 2015 meeting, the Plan Commission found the standards met and **approved** your client's request to construct a 624 square foot garage at 3654 Sussex Lane. In order to receive final approval of the conditional use, 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 item:

1. Final plans submitted for staff review and approval shall include revised elevations with materials labeled. Materials shall be consistent with or complementary to the single-family home on the property.

Please contact Brenda Stanley, City Engineering, at 261-9127 if you have any questions regarding the following 6 items:

2. Provide a full site plan showing the location of the proposed garage and the proposed pavement on the Lot.
3. The existing conditions site plan shall be revised to accurately show the location and configuration of the driveway and the house. The existing setbacks shown on the site plan to the home do not match a survey of the lot from 1956. Applicant is responsible to show the correct location of improvements on the lot.
4. The site plans shall show the Public Utility Easement that exists over the northerly 5 feet of the Lot. No structures shall be permitted within this easement.
5. The site plan shall identify lot numbers of the recorded Plat.
6. The site plan shall include a full and complete legal description of the site or property being subjected to this application.
7. There is a drainage swale along the rear property line. The proposed work shall not alter or deter drainage down this swale in any manner. The runoff discharge from the proposed garage shall not adversely impact any adjacent property.

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

8. This property is not located 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.

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 obtaining your conditional use permit:

1. Please revise your plans per the above conditions and submit six (6) 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 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. 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.

If you have any questions regarding obtaining the conditional use 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: Jenny Kirchgatter, Asst.Zoning Administrator
Brenda Stanley, City Engineering
Jeff Quamme, Engineering Mapping

I hereby acknowledge that I understand and will comply with the above conditions of approval for this demolition 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 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 type="checkbox"/>	Fire Department	<input type="checkbox"/>	Real Estate