



Department of Planning & Community & Economic Development

Planning Division

Heather Stouder, Director

126 South Hamilton Street
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Phone: (608) 266-4635
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www.cityofmadison.com

December 15, 2016

Ed Tallard
5718 Lake Mendota Drive
Madison, WI 53705

RE: Conditional Use approval to construct an accessory building in excess of 576 square feet in TR-C1 Zoning on a lakefront lot at **5718-5722 Lake Mendota Drive**

Dear Mr. Tallard:

At its December 12, 2016 meeting, the Plan Commission, meeting in regular session, approved your request to construct an accessory building in excess of 576 square feet in TR-C1 Zoning on a lakefront lot at 5718-5722 Lake Mendota Drive. In order to receive final approval of the conditional use and for permits to be issued, the following conditions must be met:

Please contact Tim Troester, Engineering Division at 267-1995 if you have questions regarding the following two (2) items:

1. All outstanding Madison Metropolitan Sewerage District (MMSD) charges are due and payable prior to Engineering sign-off, unless otherwise collected with a Developer's / Subdivision Contract. Contact Mark Moder (608-261-9250) to obtain the final MMSD billing a minimum of two (2) working days prior to requesting City Engineering signoff. (MGO 16.23(9)(d)(4))
2. The site plan shall be revised to show all existing public sanitary sewer facilities in the project area as well as the size, invert elevation, and alignment of the proposed service. (POLICY)

Please contact Jeff Quamme, City Engineering Division -Mapping at 266-4097 if you have questions regarding the following four (4) items:

3. The site plan shall identify lot and block numbers of the recorded Plat of Mendota Beach Subdivision. It shall also show and acknowledge correctly that the site shown is actually two separate parcels.
4. The site plan shall include all lot/ownership lines, existing building locations, proposed building additions, demolitions, driveways (existing and proposed), sidewalks (public and/or private), existing and proposed signage, existing and proposed utility locations and landscaping.
5. The site plan shall include a full and complete legal description of the site or property being subjected to this application.

6. Considering the placement of the garage is to be very close to minimum setback requirements, it is strongly advised that a professional land be contracted by the applicant to locate the property lines accurately to assure the building is cited correctly within the setback requirements.

Please contact Jenny Kirchgatter, Assistant Zoning Administrator at 266-4429 if you have questions regarding the following item:

7. Relocate the proposed garage to a minimum side yard setback of six (6) feet.

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

8. That upon the Plan Commission approval of this use and the issuance of permits, the restrictive covenant previously required by the Plan Commission after their 2009 demolition approval requiring their approval of the alternative future use shall terminate per the terms of that restriction.

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 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. This submittal shall all also include one complete digital plan set in PDF format. 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, 126 South Hamilton Street. 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 demolition permit approval.
3. The conditional use is valid for one (1) year from the date of the Plan Commission. 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.
4. Any alteration in plans for a conditional use shall require Plan Commission approval, except for minor alterations. 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 demolition approval standards.

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If you have any questions regarding obtaining your conditional use, demolition 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 (Via Email):

Tim Troester, City Engineering Division
Jeff Quamme, Engineering Mapping
Jenny Kirchgatter, Zoning

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