



Department of Planning & Community & Economic Development

Planning Division

Heather Stouder, Director

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May 24, 2018

Ulian Kissiov
476 Presidential Lane
Madison, Wisconsin 53711

RE: Consideration of an alteration to an approved conditional use for a residential building complex at 9920 Watts Road; 9th Ald. Dist. (ID 51125; LNDUSE-2018-00036).

Dear Mr. Kissiov;

At its May 21, 2018 meeting, the Plan Commission found the standards met and **approved** your conditional use alteration to eliminate the pool and deck amenities and to reduce the size of the approved clubhouse. No other changes to the residential building complex were approved. The following conditions of approval shall be satisfied prior to issuance of any permits needed to construct or occupy the project:

1. Any modifications to the landscaping plan where the larger clubhouse, pool and deck were located shall be approved by the Urban Design Commission or its secretary prior to final staff approval of the altered plans.
2. As requested by the Traffic Engineering Division, the applicant shall submit one contiguous plan showing proposed conditions and one contiguous plan showing existing conditions for approval. The plan drawings shall be scaled to 1" = 20' and include the following, when applicable: existing and proposed property lines; parcel addresses; all easements; pavement markings; signing; building placement; items in the terrace such as signs, street light poles, hydrants; surface types such as asphalt, concrete, grass, sidewalk; driveway approaches, including those adjacent to and across street from the project lot location; parking stall dimensions, including two (2) feet of vehicle overhang; drive aisle dimensions; semitrailer movement and vehicle routes; dimensions of radii; and percent of slope.
3. As requested by the City Engineering Division—Mapping Section, the clubhouse no longer needs a proposed office suite number (STE 101) or community (RM 100) and fitness (RM 102) room numbers. The entire area is just 9920 Watts Road.

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 permits for your project:

1. After the plans have been revised per the above conditions, please file **five (5) sets** of complete, fully dimensioned, and to-scale plans, 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 (1) complete digital plan set in PDF format.** The sets of final revised plans or documents will be circulated by Zoning staff to the City department staff listed above for their final approval. The final approved plans shall supplement/ supersede the 2017-approved plans.

2. This letter shall be signed by the applicant and property owner (if not 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. No alteration of a conditional use shall be permitted unless approved by the Plan Commission provided, however, the Zoning Administrator following consideration by the alderperson of the district, may approve 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 Plan Commission and the conditional use standards. This approval shall become null and void one (1) 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 6 months of the issuance of said building permit. Where the plans have not been altered from the Plan Commission's approval, and the conditional use has expired, the Director of Planning and Community and Economic Development may, after consultation with the Alderperson of the District, approve an extension for up to 24 months from the expiration date. The Plan Commission shall retain jurisdiction over this matter for the purpose of resolving complaints against the approved conditional use permit.

If you have any questions regarding obtaining your 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

cc: Tim Troester, City Engineering Division
Jeff Quamme, Engineering-Mapping Section
Eric Halvorson, Traffic Engineering Division
Jenny Kirchgatter, Asst. Zoning Administrator
Adam Wiederhoeft, Madison Water Utility
Sarah Lerner, Parks Division
Bill Sullivan, Madison Fire Department

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

Signature of Applicant

*Signature of Property Owner
(If Not Applicant)*