Department of Planning & Community & Economic Development
Planning Division
Heather Stouder, Director
Madison Municipal Building, Suite 017
215 Martin Luther King, Jr. Blvd
P.O. Box 2985
Madison, Wisconsin 53701-2985
Phone: (608) 266-4635
www.cityofmadison.com

July 9, 2019

Brian Anderson
462 North Baldwin Street
Madison, WI 53703

RE: Legistar #56129; Accela 'LNDUSE-2019-00056' -- Approval of conditional to allow construction of a shared accessory building exceeding 10% of the lot area at **462 North Baldwin Street**.

Dear Mr. Anderson:

At its July 8, 2019 meeting, the Plan Commission, meeting in regular session, found the standards met and approved your conditional use request to construct a shared detached garage on 462 and 466 North Baldwin Street in which the portion of the garage on **462 North Baldwin Street** exceeds 10% of the area of that lot**.** In order to receive final approval of the conditional use and for any permits that may need to be issued for your project, the following conditions shall be met:

Please contact my office at 243-0455 if you have any questions regarding the following one (1) item:

1. Label materials and colors on elevation drawings.

Please contact Jenny Kirchgatter, Assistant Zoning Administrator, at 266-4429 if you have any questions regarding the following one (1) item:

2. The property owners shall provide a joint access and maintenance agreement for the use of the garage.

Please contact Brenda Stanley of the Engineering Division, at 261-9127 if you have any questions regarding the following one (1) item:

3. *4.9zz* Runoff from this area (or an equivalent roof area from the existing building) shall be directed to the ROW and away from the interior of the block (onto adjacent private property). This area has a interior block drainage issue and additional impervious area shall not be allowed to be directed toward this area.

Please contact Jeff Quamme of the Engineering Division – Mapping Section, at 266-4097 if you have any questions regarding the following two (2) items:

4. Provide a recorded copy of the party wall agreement allowing for the single garage structure to straddle the property line.

5. Provide a copy of a survey signed and sealed by a professional surveyor locating the property line over which the garage will be placed.

Please contact Bill Sullivan of the Fire Department, at 261-9658 if you have any questions regarding the following one (1) items:

6. The proposed location crosses a property line. A fire wall with no openings is required along the property line. Structural framing would be required to be independent on each side of the fire wall. The fire wall may need to extend through the roof with a parapet.

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 **five (5) 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, **215 Martin Luther King, Jr. Blvd**. 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 conditional use approval.

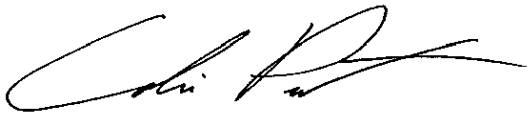
3. The conditional use approval is valid for one (1) year from the date of the Plan Commission approval. During this time, the applicant must either lawfully commence the use or obtain a building permit and begin erecting the building. If the applicant obtains a valid building permit, construction must 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 proposed alternative 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 conditional use approval standards.

5. The Plan Commission retains continuing jurisdiction over all conditional uses for the purpose of resolving complaints against all previously approved conditional uses.

If you have any questions regarding obtaining your conditional use 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 243-0455.

Sincerely,



Colin Punt
Planner

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

_____

Signature of Applicant

_____

Signature of Property Owner (if not the applicant)

cc: Jenny Kirchgatter, Asst. Zoning Administrator
Brenda Stanley, Engineering Division
Jeff Quamme, Engineering Division – Mapping
Bill Sullivan, Fire Department

LNDUSE-2019-00056			
For Official Use Only, Re: Final Plan Routing			
☒	Planning Div. (Punt)	☒	Engineering Mapping Sec.
☒	Zoning Administrator	☐	Parks Division
☒	City Engineering	☐	Urban Design Commission
☐	Traffic Engineering	☐	Recycling Coor. (R&R)
☒	Fire Department	☐	Water Utility
☐	Metro Transit	☐	Other: