



Department of Planning & Community & Economic Development

## Planning Division

Heather Stouder, Director

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Phone: (608) 266-4635  
[www.cityofmadison.com](http://www.cityofmadison.com)

August 10, 2021

Jeff Stowe  
Sto Architecture, LLC  
10020 Watts Rd  
Verona, WI 53593

RE: Legistar #66113; Accela 'LNDUSE-2021-00062' -- Approval of conditional use for lakefront development and an accessory building exceeding 576 square feet in a TR District at **1620 Waunona Way**.

Dear Jeff Stowe:

At its August 9, 2021 meeting, the Plan Commission, meeting in regular session, found the standards met and approved your conditional use request to construct an accessory building greater than 576 square feet of lot area on a lakefront property at **1620 Waunona Way**. 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 (608) 243-0455 if you have any questions regarding the following one (1) item:**

1. This site is located within the Monona Cross prehistoric village site. This proposal does not require a Request to Disturb, but caution is recommended related to possible inadvertent discoveries. During the construction work, if a burial site disturbance occurs or excavations reveal human remains, contact the State Archaeologist immediately. Work shall stop immediately until the Wisconsin Historical Society is able to assess the site. The following information is provided for the reference of the applicant because the site may be associated with Native effigy mounds and archaeological sites.

Burial Sites Preservation (§ 157.70):

- (2r) Site Disturbance Prohibited. Except as provided under subs (4) and (5) and State Statute 157.111 and 157.112, no person may intentionally cause or permit the disturbance of a burial site or catalogued land contiguous to a catalogued burial site.
- (3) Report of Disturbed Burial Sites. (a) Except as provided under s. 979.01, a person shall immediately notify the Wisconsin Historical Society (608-264-6502) if the person knows or has reasonable grounds to believe that a burial site or the catalogued land contiguous to a catalogued burial site is being disturbed or may be disturbed contrary to the requirements of subs. (4) and (5).

**Please contact Tim Troester of the City Engineering Division at (608) 267-1995 if you have any questions regarding the following five (5) items:**

2. It is not clear based upon the plans whether the boathouse is connected to City sewer. The new building has a bathroom so it will need sanitary sewer. Applicant shall revise plan to clarify where the sanitary sewer service located. If there is an existing sewer lateral, applicant shall obtain a sewer plug permit. If the boathouse does not have a existing sewer service, applicant shall revise plan to show how the building will be connected to City sewer.
3. Applicant has conflicting information on the plans. Sheet 2 of 6 calls the floor elevation as 846.9 (in the floodplain) while sheet 4 of 6 says the new finish floor is 848.9 (out of the floodplain). It is also unclear if the existing lot is being filled in the floodplain to allow for this construction. This is area is a WDNR storage district floodplain and filling of the floodplain is not allowed. Additional information/revised shall be submitted to allow for a better review.
4. 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))
5. Obtain a permanent sewer plug permit for each existing sanitary sewer lateral serving a property that is not to be reused and a temporary sewer plug permit for each sewer lateral that is to be reused by the development. The procedures and fee schedule is available online at <http://www.cityofmadison.com/engineering/permits.cfm>. (MGO CH 35.02(14))
6. Revise the site plan 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 of the City Engineering Division – Mapping Section at (608) 266-4097 if you have any questions regarding the following one (1) item:**

7. Applicant shall accurately show the location and width of the existing 10' Wide Public Sanitary Sewer Easement per Doc No. 1062252 and the associated 8" diameter sanitary sewer lying between the dwelling and auxiliary building to be constructed on the site plan.

**Please contact Bill Sullivan of the Fire Department at (608) 866-4691 if you have any questions regarding the following one (1) item:**

8. Madison Fire Department recommends the installation of a residential fire sprinkler system in accordance with NFPA 13D. Additional information is available at the Home Fire Sprinkler Coalition website: <https://homefiresprinkler.org/building-residential-fire-sprinklers>.

**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. After the plans have been revised per the above conditions, please **one (1) complete digital plan set in PDF format** 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 to the Zoning Administrator at [zoning@cityofmadison.com](mailto:zoning@cityofmadison.com). (Note that that an individual email cannot exceed 20MB and it is the responsibility of the applicant to present files in a manner that can be accepted. Please email [zoning@cityofmadison.com](mailto:zoning@cityofmadison.com) regarding questions or if you need alternative filing options) 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.
2. This letter shall be signed by the applicant to acknowledge the conditions of approval and returned to the Zoning Administrator.
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.

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

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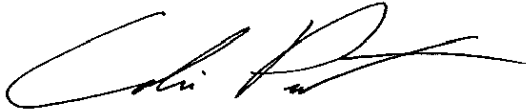
*Signature of Applicant*

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*Signature of Property Owner (if not the applicant)*

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

cc: Tim Troester, City Engineering Division  
Jeff Quamme, City Engineering Division – Mapping Office  
Bill Sullivan, Fire Department

| <b>LNDUSE-2021-00062</b>                             |                      |                                     |                          |
|--|----------------------|-------------------------------------|--------------------------|
| <b>For Official Use Only, Re: Final Plan Routing</b> |                      |                                     |                          |
| <input type="checkbox"/>                             | Planning Div. (Punt) | <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 checked="" type="checkbox"/>                  | Fire Department      | <input type="checkbox"/>            | Water Utility            |
| <input type="checkbox"/>                             | Metro Transit        | <input type="checkbox"/>            | Other: Forestry          |