



Department of Planning & Community & Economic Development
Planning Division

Website: www.cityofmadison.com

Madison Municipal Building
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September 16, 2008

Gabriel Achten
Solid State Construction
1802 Winchester Street
Madison, Wisconsin 53704

RE: Approval of a conditional use to allow demolition and rebuilding of a boathouse at 4922 Lake Mendota Drive.

Dear Mr. Achten:

The Plan Commission meeting in regular session on September 15, 2008 determined that the ordinance standards could be met and **approved** your client's request for a conditional use permit for a boathouse at 4922 Lake Mendota Drive, subject to the conditions below. In order to receive final approval of the conditional use and for permits to be issued, the following conditions must be met:

Please contact Janet Dailey, City Engineering, at 261-9688 if you have questions regarding the following item:

1. The Plat of Survey prepared by Walker Surveying, attached and made part of this application shall be revised to include reference to the additional existing sanitary sewer easement recorded June 29, 1978 as Document No. 1579502. The revised survey must be filed with the County Surveyor's Office. The Engineering Mapping Section has communicated this with Walker Surveying and provided the Surveyor a copy of the revised easement document via email.

Please contact Pat Anderson, Assistant Zoning Administrator, at 266-4551 if you have questions regarding the following five items:

2. The submitted plans show an elevated steel deck on the lakeside of the dwelling that appears to project into the waterfront setback area. This deck was not shown on the plans for the new house that received variances in 2006. **No permit for demolition or building will be issued for the new boathouse until the issues surrounding the elevated steel deck have been resolved.**
3. The final site plan shall show dimensions of the building and setbacks from the property line. The boathouse shall be a minimum of 3' from a property line.
4. The cutting of trees and shrubbery shall be limited in the strip of land 35' inland from the normal waterline. **Provide a landscape plan to show any landscape elements to be removed within 35' of the high water mark** and show a detailed plan showing sizes and number of landscape elements to be added to the site. In addition, not more than 30% of the frontage of the lot shall be cleared of trees and shrubbery. (Note: Within the waterfront setback requirements tree and shrub cutting shall be limited to consideration of the effect on water quality, protection and scenic beauty, erosion control and reduction of the effluents and nutrients from the shoreland.)

- 5. Show designated flood plain area on the site plan. Any construction within a flood plain shall meet flood proofing protection measures and such design shall be certified by a registered professional engineer or architect per 28.04(20)(b) of the Madison General Ordinances.
- 6. The boathouse shall meet all building code requirements and shall not be used for human habitation.

Please contact my office at 261-9632 if you have questions regarding the following item:

- 7. That the applicant revise the plans to identify all vegetation with 35 feet of the normal high water mark of Lake Mendota. The revised plans shall identify any vegetation within this area that will be disturbed as part of the construction of the new boathouse, with no more than 30% of the lake frontage to be cleared of vegetation. The Planning Division and Zoning Administrator shall approve any new landscaping and the removal or changes to vegetation within the 35 feet adjacent to the high water mark.

Please now follow the procedures listed below for obtaining your conditional use permit:

- 1. Please revise your plans per the above and submit *six (6) copies* of a complete plan set to the Zoning Administrator for final review and comment prior to the commencement of construction. Also be sure to include any additional materials requested by these departments for their approval prior to sign off.
- 2. This letter shall be signed by the applicant to acknowledge the conditions of approval and returned to the Zoning Administrator prior to the commencement of construction.
- 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 and construction commenced within six months of the issuance of said building permit. 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 demolition or 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

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

Signature of Applicant

cc: Pat Anderson, Asst. Zoning Administrator
Janet Dailey, Engineering Division

For Official Use Only, Re: Final Plan Routing			
<input checked="" type="checkbox"/>	Planning Division (T. Parks)	<input type="checkbox"/>	Recycling Coordinator (R & R)
<input checked="" type="checkbox"/>	Zoning Administrator	<input type="checkbox"/>	Fire Department
<input checked="" type="checkbox"/>	City Engineering	<input checked="" type="checkbox"/>	Engineering – Mapping Sec.
<input type="checkbox"/>	Traffic Engineering	<input type="checkbox"/>	Other: