



Department of Planning & Community & Economic Development
Planning Division

Website: www.cityofmadison.com

Madison Municipal Building
215 Martin Luther King, Jr. Boulevard
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Madison, Wisconsin 53701-2985
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FAX 608 266-8739
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November 18, 2008

Ronald M. Trachtenberg
Murphy Desmond S.C.
PO Box 2038
Madison, WI 53701

RE: Approval of a conditional use to allow for the construction of a single-family residence in excess of 10,000 square feet at 18-22 Turnwood Circle

Dear Mr. Trachtenberg:

The Plan Commission, meeting in regular session on November 17, 2008 determined that the ordinance standards could be met and **approved** your client's request for a conditional use to allow for the construction of a single-family residence in excess of 10,000 square feet at 18-22 Turnwood Circle, subject to the conditions described below.

In order to receive final approval of the conditional use, the following conditions must be met:

Please contact Janet Dailey, City Engineering, at 261-9688 if you have questions regarding the following eight (8) items:

1. The corresponding simultaneous Certified Survey Map application (Reference Real Estate Project No. 9062) shall be approved and recorded.
2. The corresponding utility easement release application (Reference Real Estate Project No. 9026) shall be completed and recorded.
3. When the Certified Survey Map (CSM) is recorded combining the two underlying platted lots, the approved address to use for the newly created individual CSM lot will be 18 Turnwood Circle.
4. The site plan North Arrow is incorrect and shall be revised.
5. Revise proposed drainage on the east side of the lot. Drainage shall be directed down the lot line or contained within lot 229 until it reaches the northeast corner.
6. Identify sewer lateral to be abandoned.
7. All work in the public right-of-way shall be performed by a City licensed contractor.
8. 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.

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

- 9. Submit a scaled site plan drawing that clearly identifies improvements including the building footprint and driveway location for approval by staff.

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

- 1. Please provide per the above and submit *five (5) copies* of the final complete 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.
- 2. This letter shall be signed by the applicant to acknowledge the conditions of approval and returned to the Zoning Administrator when requesting demolition and/or 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. 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 demolition 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 I may be of any further assistance, please do not hesitate to contact my office at 267-1150.

Sincerely,

Kevin Firchow, AICP
Planner

cc: Pat Anderson, Assistant Zoning Administrator
Janet Dailey, Engineering Division

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

Signature of Applicant

For Official Use Only, Re: Final Plan Routing			
<input checked="" type="checkbox"/>	Planning Division (Firchow)	<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 type="checkbox"/>	Urban Design Commission
<input type="checkbox"/>	Traffic Engineering	<input type="checkbox"/>	Other: