



Department of Planning & Community & Economic Development
Planning Division

Website: www.cityofmadison.com

Madison Municipal Building
215 Martin Luther King, Jr. Boulevard
P.O. Box 2985
Madison, Wisconsin 53701-2985
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FAX 608 267-8739
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October 2, 2007

Andrew Braman-Wanek
Architectural Building Arts
720 Hill Street
Madison, WI 53705

RE: Approval of a conditional use for a second story addition to a single-family residence at 2918 Waunona Way.

Dear Mr. Braman-Wanek:

The Plan Commission, meeting in regular session on October 1, 2007, determined that the ordinance standards could be met and **approved** your client's request for a conditional use for a second story addition to a single-family residence at 2918 Waunona Way, subject to the conditions 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 three(3) items:

1. The City has a sanitary sewer on the south side of the proposed building. No obstructions will be allowed within five (5) feet of the center of the sanitary sewer main. This includes roof overhangs and the proposed boardwalk shown on the proposed plan set. The City needs to be able to access and maintain the sanitary sewer facilities on the property.
2. Prior to approval, the owner shall formalize the public sewer easement with City Engineering Division. Please contact Mike Dailey at 266-4058 to discuss.
3. The plan set shall be revised to show more information on proposed drainage for the site. This shall be accomplished by using spot elevations and drainage arrows or through the use of proposed contours. It is necessary to show the location of drainage leaving the site to the public right-of-way. It may be necessary to provide information off the site to fully meet this requirement.

Please contact Matt Tucker, Zoning Administrator, at 266-4551 if you have questions regarding the following item:

4. The floodplain shall be delineated on the final site plan. The structure shall not be located in a flood plain area.

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

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. 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 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

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

Signature of Applicant

cc: Matt Tucker, Zoning Administrator
Janet Dailey, Engineering Division

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: