



Department of Planning & Community & Economic Development  
**Planning Division**

Website: [www.cityofmadison.com](http://www.cityofmadison.com)

Madison Municipal Building  
215 Martin Luther King, Jr. Boulevard  
P.O. Box 2985  
Madison, Wisconsin 53701-2985  
TDD 608 266-4747  
FAX 608 266-8739  
PH 608 266-4635

December 18, 2007

David R. Anderson  
5132 Spring Court  
Madison, WI 53705

RE: Approval of a conditional use for the construction of a garage on a waterfront lot at 5132 Spring Court

Dear Mr. Anderson:

The Plan Commission, meeting in regular session on December 17, 2007, determined that the ordinance standards could be met and **approved** your request for a conditional use to construct a garage on a waterfront lot at 5132 Spring Court, subject to the conditions below. In order to receive final approval of your conditional use, the following conditions must be met:

**Please contact Janet Dailey, City Engineering, at 261-9688 if you have questions regarding the following five (5) items:**

1. Street terrace permit required for construction of driveway/drive apron within the right-of-way.
2. Applicant shall show the limits of the preliminary FEMA floodplain maps on the plans. The elevation of interest is 853.00.
3. Applicant shall confirm the field location of existing sanitary sewer with survey of the location of the upstream and downstream sanitary manholes and include structure locations on the plan. There appears to be a discrepancy between the location of the recorded easement and where the sanitary main was marked. Upon field locating the main (minimum of one structure on each end of sanitary line traversing the subject property), applicant shall not be closer than 7.5-feet to the center of the sewer main with the proposed garage or planters.
4. Applicant shall provide the City Engineer evidence of a recorded public sanitary sewer easement for the sewer traversing the subject property. If an existing public easement of record cannot be provided, the owner must convey to the City of Madison a fifteen (15) feet wide public easement centered on the existing sanitary facilities. The applicant shall provide a legal description and plat of easement survey map prepared by a Registered Land Surveyor and a \$500 check payable to City of Madison Treasurer. City Real Estate will prepare the easement for the owner to sign and return to Real Estate for recording. Mail map and legal description to:

City Engineering Division-Mapping and Land Records  
Eric Pederson-Land Records Coordinator  
1602 Emil Street  
Madison, WI 53713-2362  
[epederson@cityofmadison.com](mailto:epederson@cityofmadison.com)  
(608) 266-4056

5. All work in the public right-of-way shall be performed by a City licensed contractor.

**Please contact my office at 267-1150 if you have questions about the following condition.**

6. That the builder take care when doing any excavating and that they keep an eye out for human remains, as the area around this house was once commonly used by Native Americans. If any remains are found, construction should stop immediately and the burial sites coordinator at the Wisconsin Historical Society should be notified.

**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 the conditional use approval, 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, City Engineer's Office

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: