



Department of Planning & Development  
**Planning Unit**

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

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September 19, 2006

Analisa Rudy  
Eric Mott  
705 Woodward Drive  
Madison, WI 53704

SUBJECT: 705 Woodward Drive – House Expansion/Storage Building

Dear Ms. Rudy and Mr. Mott:

The Plan Commission, at its September 18, 2006 meeting, determined that the ordinance standards could be met subject to the conditions below for a conditional use to expand your house and build a new storage building located at 705 Woodward Drive.

In order to receive final approval of your proposal, the following conditions must be met:

**PLEASE CONTACT JANET DAILEY, CITY ENGINEERING, AT 261-9688 IF YOU HAVE QUESTIONS REGARDING THE FOLLOWING FIVE ITEMS:**

1. Prior to staff sign-off, revise plan to show drainage path for existing and proposed. Plan must provide for safe drainage with no adverse affects to adjacent properties.
2. There is a sanitary sewer main in an easement in the lakeside yard of the property. Applicant shall show location of easement prior to approval.
3. All work in the public right-of-way shall be performed by a City licensed contractor.
4. 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.
5. The Applicant shall obtain a Street Excavation permit for the installation of utilities required to serve this project. The Applicant shall pay the permit fee, inspection fee and street degradation fee as applicable and shall comply with all the conditions of the permit.

**PLEASE CONTACT KATHY VOECK, THE ASSISTANT ZONING ADMINISTRATOR, AT 266-4551 IF YOU HAVE QUESTIONS REGARDING THE FOLLOWING THREE ITEMS:**

6. Show the dimension of the closest portion of the addition at right angles to the property line. Provide a minimum of 11' 4" on the easterly side of the house addition. Provide a minimum of 6' from the

storage building/detached garage to the nearest property line as measured at right angle to the property line. The storage building shall be used for storage and cannot be living space.

- 7. Show dimensions of the structures on the site plans, including but not limited to the shed and house. Also show dimensions of building setbacks and lot dimensions. Show the lake setback dimension to the proposed house addition on the lakeside as measured at right angles from the closest portion of the high water mark. The addition shall meet the 68.4' average lake setback.
- 8. Delineate flood plain area on the site plan.

Approval of this proposal does not include any approval to prune, remove or plant trees in the public right-of-way. Permission for such activities must be obtained from the City Forester, 266-4816. The trees shown in the street rights-of-way shall not be shown on the sign-off plan or construction plans unless they have previously been approved by the City Forester. If these are existing trees or species and locations that have been approved by the Forester, they shall be so labeled on plans.

Please follow the procedures listed below to receive your conditional use approval.

- 1. Please revise plans per the above conditions and submit twelve (12) sets of the final site plans to the Zoning Administrator. The final plans are reviewed and approved by City Engineering and Zoning. Any of these agencies may call you to request additional information or to resolve problems.
- 2. This letter shall be signed by the applicant to acknowledge the conditions of approval and returned to the Zoning Administrator when requesting cover sheet approval.
- 3. No alteration of this proposal shall be permitted unless approved by the City 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 Plan Commission approval unless the use is commenced, construction is under way, or a valid building permit is issued and construction commenced within six months of the date of issuance of the building permit. See Section 28.12(11)(h)(3), Madison General Ordinances. The Plan Commission shall retain jurisdiction over this matter for the purpose of resolving complaints against this approved conditional use.

**IF YOU HAVE ANY QUESTIONS REGARDING OBTAINING YOUR BUILDING PERMIT OR OCCUPANCY PERMIT, PLEASE CALL KATHY VOECK OF THE CITY ZONING STAFF AT 266-4551.**

Sincerely,

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

**Bill Roberts**  
Planning & Development

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Applicant

cc: Zoning Administrator  
City Engineering  
Traffic Engineering  
Udvari Solner, Design Co., 2631 University Ave., Madison, WI 53705

Zoning  
City Engineering  
Engineering