



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

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

Madison Municipal Building  
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January 12, 2010

Todd Barnett, AIA  
Barnett Architecture, LLC  
118 N Breese Terrace Suite I  
Madison, WI 53726

RE: Conditional Use Approval to construct additions to a single-family residence on a waterfront parcel at  
1234 Sherman Avenue

Dear Mr. Barnett:

At its January 11, 2010 meeting, the Plan Commission, meeting in regular session, approved your client's application to allow additions and renovations to a single-family residence on a lakefront lot at 1234 Sherman Avenue. In order to receive final approval of the conditional use, the following conditions must be met:

**Please contact Janet Dailey, City Engineering Division, at 261-9688 if you have questions regarding the following four (4) items:**

1. It is preferred that plan sheet SITE-P be revised to include the location and dimensions of the existing boathouse relative to the proposed overall plan, that is, unless complementing supplemental sheets will be memorialized with the plan set.
2. The applicant shall close all abandoned driveways by replacing the curb in front of the driveways and restoring the terrace with grass.
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.

**Please contact Pat Anderson, Assistant Zoning Administrator, at 266-5978 if you have any questions regarding the following two (2) items:**

5. Show designated flood plain area on the final site plan. Project is being reviewed as though no construction within floodplain area is proposed.
6. 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 landscape elements to be removed 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.

**Please contact Scott Strassburg, Madison Fire Department, at 261-9843 if you have questions regarding compliance with applicable building and fire codes.**

**Please contact my office at 267-1150 if you have questions about the following three (3) items.**

7. That the applicant submits a plan showing existing grades on the site. The applicant's final sign-off plans shall include dimensioned elevation drawings for all sides of the building that label the height of the new additions and finished-grade elevations at the building corners for approval by Planning Division staff.
8. That the applicant labels the exterior building materials on the elevation drawings, for approval by Planning Division staff.
9. That the applicant provides a landscape plan and inventory, as required by the Zoning Ordinance for approval by Planning Division staff.

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

1. Please revise your plans per the above and submit seven (7) 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 property is not in a Wellhead Protection District. All wells located on this property shall be abandoned if no valid well operation permit has been obtained from the Madison Water Utility. The Water Utility will not need to sign off the final plans, and not need a copy of the approved plans.
3. 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.
4. 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.

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

cc: Janet Dailey, City Engineering Division  
Scott Strassburg, Madison Fire Department  
Pat Anderson, Asst. Zoning Administrator

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

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*Signature of Applicant*

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