



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 8, 2010

Bridget Presentin  
Architectural Building Arts  
720 Hill St.  
Madison, WI 53705

RE: Approval of a conditional use for an accessory building on a waterfront lot in the R4A (Limited General Residence) District.

Dear Ms. Presentin:

The Plan Commission, meeting in regular session on December 6, 2010 determined that the ordinance standards could be met and **approved** your client's request for a conditional use at 1515 Morrison Street. In order to receive final approval for the conditional use, the following conditions must be met:

**Please contact Pat Anderson, Zoning, at 266-5978 with questions about the following three (3) items:**

1. Accessory buildings shall meet all building code requirements and shall not be used for human habitation pursuant to MGO Section 28.04(19)(b)7.
2. Lakefront Development shall comply with MGO Section 28.04(19). The cutting of trees and shrubbery shall be limited in the strip of land 35' inland from the normal waterline. In addition, not more than 30% of the frontage of the lot shall be cleared of trees and shrubbery.

**Note:** Within the waterfront setback requirements tree and shrub cutting shall be limited to consideration of the effect on water quality, protection and scenic beauty, erosion control and reduction of the effluents and nutrients from the shoreland.

3. **Note:** Any earth disturbing activity along the lake shore (rip rap, seawalls) may require a permit from the Department of Natural Resources. For more information contact the DNR at 266-2621.

**Please Contact Dennis Cawley, Water Utility, at 261-9243 with questions about the following item:**

4. 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

**Please contact Bill Sullivan, Fire Department, at 261-9843 with questions about the following item:**

5. The Madison Fire Department does not object to this proposal provided the project complies with all applicable fire codes and ordinances.

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

1. Please revise your plans per the above and submit **six (6) copies** of a complete plan set to the Zoning Administrator for final staff review and comment.
2. This letter shall be signed by the applicant to acknowledge the conditions of approval and returned to the Zoning Administrator when requesting the conditional use permit.
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.

If you have any questions regarding obtaining your conditional use permit, please contact the Zoning Administrator at 266-4551. If I may be of any further assistance, please do not hesitate to contact my office at 266-5974.

Sincerely,

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

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*Signature of Applicant*

Heather Stouder, AICP  
 Planner

cc: Pat Anderson, Assistant Zoning Administrator  
 Bill Sullivan, Fire Department

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