



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
TDD 608 266-4747
FAX 608 266-8739
PH 608 266-4635

July 27, 2011

Rich and Beth Lepping
1634 Sherman Avenue
Madison, WI 53704

RE: Conditional Use approval for **1634 Sherman Avenue** to construct additions to an existing residence on a waterfront lot

Dear Mr. and Mrs. Lepping:

At its July 25, 2011 meeting, the Plan Commission, meeting in regular session, approved your application for additions to an existing residence on a waterfront lot at 1634 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 item:

1. The applicant shall replace all sidewalk and curb and gutter which abuts the property which is damaged by the construction or any sidewalk and curb and gutter which the City Engineer determines needs to be replaced because it is not at a desirable grade regardless of whether the condition existed prior to beginning construction.

Please contact Matt Tucker, Zoning Administrator, at 266-4569 if you have any questions regarding the following three (3) items:

2. The submitted plans do not include a vegetation inventory of trees and shrubs, however, it does not appear that of vegetation within the waterfront area will be removed.
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.
4. The driveways on the subject property are not in compliance with zoning requirements. A single driveway is allowed, no wider than 22' at the Right-of-Way line, and excess pavement must be removed or modified to prevent vehicle encroachment or use as parking. (NOTE: revised site plan submitted 7/12/11 satisfies this comment)

Please contact Bill Sullivan, Madison Fire Department, at 266-4420 if you have any questions regarding the following item:

5. Note: A residential fire sprinkler system may be installed in accordance with NFPA 13D and Comm 82.40(3)(e). Additional information is available at the Home Fire Sprinkler Coalition website:
<http://www.homefiresprinkler.org/Consumer/ConsHome.html>

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

6. That the applicant corrects the labeling on the north and south elevations, which appear to be reversed in the plan set submitted to the Plan Commission.

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
Matt Tucker, Zoning Administrator

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

Signature of Applicant

Signature of Property Owner (if not the 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: