



Department of Planning & Community & Economic Development
Planning Division

Website: www.cityofmadison.com

Madison Municipal Building
215 Martin Luther King, Jr. Boulevard
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January 27, 2010

Robert F. Johnson
5277 North Berkeley Blvd.
Milwaukee, WI 53217

RE: Conditional Use Approval to construct addition to a single-family residence on a waterfront lot at
1646 Sherman Avenue

Dear Mr. Johnson:

At its January 25, 2010 meeting, the Plan Commission, meeting in regular session, approved your application for an addition to a single-family residence on a waterfront lot at 1646 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 two (2) items:

1. The site plans shall be revised to show the location of all rain gutter down spout discharges.
2. 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 Matt Tucker, Zoning Administrator, at 266-4569 if you have any questions regarding the following three (3) items:

3. Submitted plans show a portion of the home above the garage addition that projects into the required 6'-4" required side yard area. The variance approved for this project allows for the garage portion of the project only (not the 2nd floor above) to project into the required yard area. The plans must be modified or clarified to represent that the portion of the 2nd floor bathroom above the garage does not project into the required yard.
4. 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.
5. Show designated flood plain area on the site plan, as depicted on the City' official Floodplain Zoning maps (FEMA Floodplain maps). Any construction within a flood plain shall meet flood proofing protection measures and such design shall be certified by a registered professional engineer or architect per 28.04(20)(b) of the Madison General Ordinances.

Please contact Scott Strassburg, Madison Fire Department, at 261-9843 if you have questions regarding the following item:

6. As required by MGO 10.34 and IFC 505.1, all residential and commercial buildings must have the approved address posted. The address numbers shall be 4 inches in height, numbers shall be in contrast to the background and visible from the street.

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

7. That the applicant labels the building exterior materials on the on the elevation drawings, for approval by Planning Division staff.
8. That the applicant provides a landscape inventory (and plans) as required by the Zoning Ordinance, for approval by Planning Division staff. The applicant shall indicate any trees and shrubbery which will be removed as a result of the proposed development. The applicant shall also identify any vegetation changes proposed within 35 feet of the shoreline.

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

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: