



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

October 4, 2013

Andy Fieber  
Aldo Partners, LLC  
9407 Ancient Oak Lane  
Madison, Wisconsin 53593

RE: Approval of a conditional use to allow construction of an accessory building exceeding 10% of the area of the lot at 2154 West Lawn Avenue (Wills/ Redfield).

Dear Mr. Fieber;

At its September 30, 2013 meeting, the Plan Commission found the standards met and **approved** your conditional use request to construct an accessory building exceeding 10% of the area of the lot at 2154 West Lawn Avenue. The following conditions of approval shall be satisfied prior to issuance of building permits for the project:

**Please contact Janet Dailey of the City Engineering Division at 261-9688 if you have questions regarding the following six (6) items:**

1. The applicant shall obtain permit from the City Engineering Division to install the driveway apron within Edgewood Avenue right of way. The exact drive apron dimensions are subject to approval by the City Engineer.
2. The applicant shall show how off-site drainage will be allowed across the property to drain to the right of way. This can be accomplished by providing additional drainage information such as elevations, contours and drainage arrows that indicate the direction of flow.
3. All work in the public right of way shall be performed by a City-licensed contractor.
4. All damage to the pavement on Edgewood Avenue adjacent to this development shall be restored in accordance with the City's Pavement Patching Criteria.
5. 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.
6. The applicant shall submit, prior to plan sign-off, digital PDF files to the City Engineering Division. The digital copies shall be to scale, shall have a scale bar on the plan set, and shall contain the following items: building footprints; internal walkway areas; internal site parking areas; lot lines and right-of-way lines; street names,

stormwater management facilities and; detail drawings associated with stormwater management facilities (including if applicable planting plans).

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

7. The proposed accessory building shall meet all building codes.
8. Correct the discrepant site plan dimension of 0.1 feet on the final plans prior to final approval.

**Please contact Dennis Cawley of the Madison Water Utility at 261-9243 if you have any questions regarding the following item:**

9. Note: All operating private wells shall be identified and permitted and all unused private wells shall be abandoned by the Water Utility in accordance with MGO Section 13.21.

**Please contact Bill Sullivan of the Madison Fire Department at 261-9688 if you have any questions regarding the following item:**

10. Due to the lack of separation from the property line, the Madison Fire Department recommends the installation of an automatic fire sprinkler system or constructing the rear wall to meet a 1-hour fire rating to limit the potential for fire spread.

**Please contact Kay Rutledge of the Parks Division at 266-4714 if you have any questions regarding the following item:**

11. Approval of plans for this for this project 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.

**Specific questions regarding the comments or conditions contained in this letter should be directed to the commenting agency.**

**Please now follow the procedures listed below for obtaining permits for your project:**

1. Please revise your plans per the above conditions and submit **seven (7) copies** of a complete, fully dimensioned, and to-scale set of plans, the appropriate site plan review application and fee pursuant to Section 28.206 of the Zoning Code, and any other documentation requested herein with the Zoning Administrator, Room LL-100, Madison Municipal Building, 215 Martin Luther King, Jr. Boulevard. The sets of final revised plans or documents will be circulated by the Zoning staff to the City department staff listed above for their final approval prior to the issuance of permits.
2. This letter shall be signed by the applicant and property owner (if not the applicant) to acknowledge the conditions of approval and returned to the Zoning Administrator when requesting building permit approval.
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. The Plan Commission shall retain jurisdiction over this matter for the purpose of resolving complaints against the approved conditional use permit.

If you have any questions regarding obtaining your building permits, please contact the Zoning Administrator at 266-4551. If you have any questions or if may be of any further assistance, please do not hesitate to contact my office at 261-9632.

Sincerely,

Timothy M. Parks  
Planner

cc: Janet Dailey, City Engineering Division  
Kay Rutledge, Parks Division  
Pat Anderson, Asst. Zoning Administrator  
Dennis Cawley, Madison Water Utility  
Bill Sullivan, Madison Fire Department

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

\_\_\_\_\_  
*Signature of Applicant*

\_\_\_\_\_  
*Signature of Property Owner  
(If Not Applicant)*

For Official Use Only, Re: Final Plan Routing			
<input checked="" type="checkbox"/>	Planning Div. (T. Parks)	<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: