



Department of Planning & Community & Economic Development

Planning Division

Katherine Cornwell, Director

Madison Municipal Building, Suite LL-100

215 Martin Luther King, Jr. Boulevard

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March 24, 2015

George Stulgaitis
4108 Maher Ave.
Madison, WI, 53716

RE: Approval of a conditional use for accessory buildings over 1,000 square feet and exceeding 10% of the lot area in the Suburban Residential – Consistent 1 (SR-C1) District.

Dear Mr. Stulgaitis:

At its March 23, 2015 meeting, the Plan Commission found the standards met and **approved** your conditional use request to relocate a shed, resulting in accessory buildings over 1,000 square feet and exceeding 10% of the lot size at 4108 Maher Avenue. In order to receive final approval of the conditional use, and for any necessary permits to be issued for your project, the following conditions shall be met:

Please contact Janet Schmidt of City Engineering at 261-9688 if you have any questions regarding the following 5 items:

1. Landscape plantings and flagstone retaining walls currently exist within the terrace of the Maher Avenue public right-of-way. In order for the landscaping or retaining walls to exist within the public right of way, the landscaping must conform to Section 10.25 of the City of Madison General ordinances and the Terrace Treatment Policy and some modifications may be necessary.
2. There appears to be fencing within the public right of way of Maher Drive. Remove that portion from within the public right of way.
3. Revise the plans to provide drainage detail such that adjacent property at 4110 Maher is not adversely affected by the runoff from the proposed building.
4. The site plans shall be revised to show the location of all rain gutter down spout discharges. (POLICY).
5. The applicant shall submit, prior to plan sign-off, digital PDF files to the Engineering Division (Jeff Benedict or Tim Troester). The digital copies shall be to scale, and shall have a scale bar on the plan set (POLICY and MGO 37.09(2)).

PDF submittals shall contain the following information:

- a) Building footprints
- b) Internal walkway areas
- c) Internal site parking areas
- d) Lot lines and right-of-way lines
- e) Street names
- f) Stormwater Management Facilities
- g) Detail drawings associated with Stormwater Mgmt Facilities (including if applicable planting plans)

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Please contact Dennis Cawley of the Water Utility (266-4651) if you have any questions regarding the following item:

6. This property is not located 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.

Specific questions regarding the comments or conditions contained in this letter should be directed to the commenting agency. No building permits shall be issued until the applicant has met all of the conditions of approval stated in this letter.

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

1. Please revise the plans per the above conditions and file **seven (7)** sets of complete, fully dimensioned, and to-scale plans, along with the appropriate site plan review application and fee pursuant to Section 28.206 of the Zoning Code. Also provide any other documentation requested herein with the Zoning Administrator, Room LL-100, Madison Municipal Building, 215 Martin Luther King, Jr. Boulevard.
2. This letter shall be signed by 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.

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 266-5974.

Sincerely,

Heather Stouder, AICP

Planner

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

Signature of Applicant

cc: Matt Tucker, Zoning Administrator
Janet Schmidt, City Engineering
Jeff Quamme, Engineering Mapping

For Official Use Only, Re: Final Plan Routing			
<input checked="" type="checkbox"/>	Planning Div. (H. Stouder)	<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 type="checkbox"/>	Fire Department	<input type="checkbox"/>	Real Estate