



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

May 21, 2013

David Blecker  
Phase Three Energy LLC  
7295 E. Cates Rd.  
Belleville, WI 53508

RE: Approval of a conditional use for a detached garage larger than 576 square feet and with an accessory dwelling unit at 1030 Vilas Avenue.

Dear Mr. Blecker:

At its May 20, 2013 meeting, the Plan Commission found the standards met and **approved** your client's conditional use application for 1030 Vilas Avenue, subject to the conditions below. 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 Dailey of the City Engineering Division at 261-9688 if you have questions regarding the following eight items:**

1. The proposed structure appears to be in the drainage path. Additional information on proposed method to accommodate drainage shall be provided.
2. The lateral from garage to home will be subject to Department of Commerce approval. The proposed 90-degree bends will require cleanouts unless the bends are reduced to 45-degree bends.
3. The carriage house garage with living quarters upstairs for guests or for rental purposes is assigned an address of 319 S Mills St.
4. The site plan shall reflect a proper street address of the property as reflected by official City of Madison Assessor's and Engineering Division records.
5. *Value of the restoration work less than \$5,000. When computing the value, do not include a cost for driveways. Do not include the restoration required to facilitate a utility lateral installation.* The Applicant's project requires the minor restoration of the street and sidewalk. The Applicant shall obtain a Street Excavation Permit for the street restoration work, which is available from the City Engineering Division. The applicant shall pay all fees associated with the permit including inspection fees (MGO 16.23(9)(d)(6)). This permit application is available on line at <http://www.cityofmadison.com/engineering/permits.cfm>.
6. 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.
7. All work in the public right-of-way shall be performed by a City licensed contractor (MGO 16.23(9)(c)5) and MGO 23.01).

8. All damage to the pavement on Mills Street adjacent to this development shall be restored in accordance with the City of Madison's Pavement Patching Criteria. For additional information please see the following link: <http://www.cityofmadison.com/engineering/patchingCriteria.cfm>.
9. 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.
10. The applicant shall submit, prior to plan sign-off, digital PDF files to the Engineering Division (Jeff Benedict or Tim Troester). Digital copies shall be to scale, and shall have a scale bar on the plan set.  
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 Management Facilities (including if applicable planting plans

**Please contact Pat Anderson of the Zoning Office at 266-5978 if you have any questions regarding the following two items:**

11. Proposed accessory building shall meet all building codes, and accessory dwelling unit shall comply with supplemental regulations of MGO Section 28.151.

**Please contact Bill Sullivan of the Madison Fire Department at 261-9658 if you have any questions regarding the following two items:**

12. Madison Fire Department recommends the installation of a residential fire sprinkler system in accordance with NFPA 13D and SPS 382.30(3)(e). Additional information is available at the Home Fire Sprinkler Coalition website: <http://www.homesprinkler.org/Consumer/ConsHome.html>

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

13. This property is not in a wellhead protection district. All operating private wells shall be identified and permitted by the Water Utility in accordance with MGO 13.21. All unused private wells shall be abandoned in accordance with MGO 13.21.

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

14. The developer shall pay \$2,353.40 for park dedication and development fees for the additional 1 MF unit that is being constructed as part of the accessory building.

|  |                  |
|--|------------------|
| Fees in lieu of dedication = (1 MF @ \$1,708) =    | \$1,708.00       |
| <u>Park development fees = (1 MF @ \$645.40) =</u> | <u>\$ 645.40</u> |
| Total fees =                                       | \$2,353.40       |

15. The developer must select a method for payment of park fees before signoff on the conditional use.

16. Approval of plans 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.
17. This development is within the Vilas-Brittingham park impact fee district (SI27). Please reference ID# 13128 when contacting Parks about this project.

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

**No interior, exterior or structural demolition or wrecking activities or remodeling activities (including material reclamation activities by the applicant or a third party) shall commence nor any wrecking or building permits 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: Janet Dailey, City Engineering Division  
Eric Pedersen, City Engineering Division  
Pat Anderson, Asst. Zoning Administrator  
Bill Sullivan, Madison Fire Department  
Dennis Cawley, Madison Water Utility  
Kay Rutledge, Parks Division

| 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 checked="" 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:                   |