



Department of Planning & Community & Economic Development

Planning Division

Heather Stouder, Director

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September 20, 2016

Adam Gorman
5451 Whalen Road
Oregon, WI 53575

RE: Approval of the demolition permit and conditional use to demolish a two-family residence and construct a single-family home with accessory dwelling unit.

Dear Mr. Gorman:

At its September 19, 2016 meeting, the Plan Commission found the standards met and **approved** your request for a demolition permit and conditional use to demolish a two-family residence and construct a new single-family home and detached garage with an accessory dwelling unit in the TR-V1 District at 940 E. Dayton Street subject to the conditions below. In order to receive final approval of the demolition and conditional use requests, and for any necessary permits to be issued for your project, the following conditions shall be met:

Please contact Brenda Stanley, City Engineering, at 261-9127 if you have questions related to these six (6) items:

1. Applicant shall provide note on plan if the intent is to share the sanitary sewer lateral with the primary dwelling or whether a separate lateral will be installed for the accessory dwelling unit. It is recommended (not required) to have a separate lateral for each building for maintenance.
2. Prior to approval, the owner or owner's representative shall obtain a permit to plug each existing sanitary sewer lateral that serves a building which is proposed for demolition. For each lateral to be plugged the owner shall complete a sewer lateral plugging application and pay the applicable permit fees. The permit application is available on line at <http://www.cityofmadison.com/engineering/permits.cfm>. (MGO CH 35.02(14))
3. 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. (POLICY)
4. 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. (POLICY)

5. 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)
6. All damage to the pavement on E Dayton St, 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> (POLICY)

Please contact Jeff Quamme, Engineering Mapping, at 266-4097 if you have questions regarding the following two (2) items:

7. The site plan shall identify lot and block numbers of recorded Certified Survey Map or Plat.
8. The site plan shall include a full and complete legal description of the site or property being subjected to this application.

Please contact Jenny Kirchgatter, Assistant Zoning Administrator, at 266-4429 if you have any questions regarding the following eight (8) items:

9. Revise the plans so that the proposed single-family detached dwelling meets the minimum front yard setback requirement. The minimum front yard setback in the TR-V1 district is twenty (20) feet. An open front porch may encroach seven (7) feet into the front yard setback, but the attic and basement levels may not encroach into the front yard setback. Front setback averaging may be utilized to reduce the front setback per Section 28.031(1). If front setback averaging is utilized, submit measurements to support the setback.
10. Section 28.185(7)(a)5. requires that if a demolition or removal permit is approved, it shall not be issued until the reuse and recycling plan is approved by the Recycling Coordinator, Bryan Johnson (608-266-4682).
11. Section 28.185(10) Every person who is required to submit a reuse and recycling plan pursuant to Section 28.185(7)(a)5. shall submit documents showing compliance with the plan within sixty (60) days of completion of demolition.
12. Section 28.185(9)(a) A demolition or removal permit is valid for one (1) year from the date of the Plan Commission.
13. Show the second floor cantilever of the accessory dwelling unit on the site plan.
14. Provide a calculation and plan detail for lot coverage with the final submittal. The lot coverage maximum is 70%. Lot coverage is defined as the total area of all buildings, measured at grade, all accessory structures including pools, patios, etc., and all paved areas as a percentage of the total area of the lot, with the following exceptions: sidewalks or paved paths no wider than five (5) feet, pervious pavement, green roofs and decks.

15. Show the height of the proposed single-family dwelling and accessory dwelling unit on the elevations. The maximum height for the single-family dwelling is 35 feet, and the maximum height of the accessory dwelling unit is 25 feet. Height is the average of the height of all building facades. For each facade, height is measured from the midpoint of the existing grade to the highest point on the roof of the building or structure. No individual facade shall be more than fifteen percent (15%) higher than the maximum height of the zoning district.
16. The project shall comply with the supplemental regulations of Section 28.151 for an accessory dwelling unit in districts other than the TR-P district.

Please contact Bill Sullivan of the Madison Fire Department at 261-9658 if you have any questions regarding the following two (2) items:

17. Madison Fire Department recommends the installation of a residential fire sprinkler system in accordance with NFPA 13D and SPS 382.40(3)(e). Additional information is available at the Home Fire Sprinkler Coalition website: <http://www.homefiresprinkler.org/Consumer/ConsHome.html>
18. Please consider allowing Madison Fire Dept. to conduct training sequences prior to demolition. Contact MFD Training Division to discuss possibilities: Captain Jerry Buechner (608)516-9195.

Please contact Janet Schmidt, Parks/Forestry Division, at 261-9688 if you have questions regarding the following two (2) items:

19. There is no net increase in dwelling units for this development therefore no park impact fees are due.
20. Existing street trees shall be protected. Please include the following note on the site plan: Contractor shall install tree protection fencing in the area between the curb and sidewalk and extend it at least 5 feet from both sides of the tree along the length of the terrace. No excavation is permitted within 5 feet of the outside edge of a tree trunk. If excavation within 5 feet of any tree is necessary, contractor shall contact City Forestry (266- 4816) prior to excavation to assess the impact to the tree and root system. Tree pruning shall be coordinated with City Forestry. Tree protection specifications can be found in section 107.13 of City of Madison Standard Specifications for Public Works Construction – <http://www.cityofmadison.com/business/pw/documents/StdSpecs/2013/Part1.pdf>. Any tree removals that are required for construction after the development plan is approved will require at least a 72 hour wait period before a tree removal permit can be issued by Forestry, to notify the Alder of the change in the tree plan.

Please contact Adam Wiederhoeft, Water Utility, at 266-9121 if you have any questions regarding the following item:

21. This property is in a Wellhead Protection District–Zone (WP-24). The owner shall provide the Madison Water Utility with evidence that no hazardous and/or toxic materials will be stored on site, and that all proposed uses of this site comply with the City of Madison Wellhead Protection Ordinance. Any future change in use for this property will require review by the Madison Water Utility General Manager or his designated representative.

The Madison Water Utility shall be notified to remove the water meter prior to demolition.

Please contact my office at 261-9135 if you have any questions about the two (2) items:

Note: Condition 22 was added by the Plan Commission on September 19, 2016.

22. Applicant shall provide bicycle parking on site as agreed upon at the September 19, 2016 Plan Commission meeting. This included providing five bicycle stalls within the detached garage as well as a bicycle rack at the rear of the property, adjacent to the accessory dwelling unit. The applicant shall work with City Staff to finalize the bicycle parking prior to the issuance of permits for the project.

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

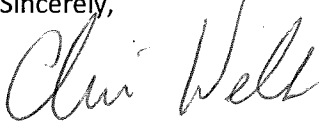
Please now follow the procedures listed below for obtaining your demolition and conditional use permits:

1. Please revise your plans per the above conditions and **submit seven (9) copies** of a complete, fully dimensioned and scaled 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. The final site plan shall be accompanied by 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. This submittal shall all also include one complete digital plan set in PDF format. 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.
2. 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.
3. This letter shall be signed by the applicant to acknowledge the conditions of approval and returned to the Zoning Administrator when requesting conditional use and/or building permit approval.
4. The approval is valid for one (1) year from the date of the Plan Commission approval. During this time, the applicant must either lawfully commence the use or obtain a building permit and begin erecting the building. If the applicant obtains a valid building permit, construction must commence within six (6) months of the date of issuance. The building permit shall not be renewed unless construction has commenced as is being diligently prosecuted.
5. Any alteration in plans for a proposed alternative use shall require Plan Commission approval, except for minor alterations. The Zoning Administrator may issue permits for minor alterations or additions which are approved by the Director of Planning and Community and Economic Development and are compatible with the concept approved by the City Plan Commission and the conditional use approval standards.

If you have any questions regarding obtaining your conditional use, demolition or building permits,

If you have any questions regarding obtaining your conditional use, demolition or building permits, 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 261-9135.

Sincerely,



Chris Wells
Planner

cc: Brenda Stanley, City Engineering
Jeff Quamme, Engineering Mapping
Jenny Kirchgatter, Asst. Zoning Administrator
Bill Sullivan, Fire Department
Janet Schmidt, Parks/Forestry
Adam Wiederhoeft, Water Utility

I hereby acknowledge that I understand and will comply with the above conditions of approval for these demolition and conditional use permits.	
<hr/>	
<i>Signature of Applicant</i>	
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<i>Signature of Property Owner (if not the applicant)</i>	

For Official Use Only, Re: Final Plan Routing			
<input checked="" type="checkbox"/>	Planning Div. (Wells)	<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 checked="" type="checkbox"/>	Recycling Coord. (R&R)
<input checked="" type="checkbox"/>	Fire Department	<input type="checkbox"/>	Other: