

PLANNING UNIT REPORT
DEPARTMENT OF PLANNING AND DEVELOPMENT
November 15, 2005

CONDITIONAL USE APPLICATION:

1. Requested Action: Approval to construct an 8-unit and a 6-unit condominium building located at 614 and 626 Bear Claw Way.
2. Applicable Regulations: Section 28.08(5)(c)6 requires that multiple-family detached dwellings must obtain a conditional use permit.
3. Report Drafted By: Peter Olson, Planner II

GENERAL INFORMATION:

1. Applicant: Chris Monson, Christopher Holmes, P.O. Box 930096, Verona, WI 53593 and David Hull, Christopher Holmes, P.O. Box 930096, Verona, WI 53793.
2. Status of Applicant: Property Owner and Architect.
3. Development Schedule: The applicant wishes to commence construction of the proposed development as soon as all land use approvals have been obtained. The applicant wishes to have these dwelling units available for occupancy by June 2006.
4. Parcel Location: Northwest side of Bear Claw Way, approximately one block south of Old Sauk Road in the Sauk Heights Subdivision, Aldermanic District 9, Middleton-Cross Plains School District.
5. Parcel Size: The proposed development consists of two contiguous lots. Adjustment of the common lot line will be made to accommodate the proposed buildings. The revised parcel at 614 Bear Claw Way will contain 36,535 square feet and the reconfigured at 626 Bear Clair Way will contain 37,191 square feet. Together these two parcels contain a total of 73,726 square feet (1.69 acres).
6. Existing Zoning: R4 General Residence District.
7. Existing Land Use: Two vacant lots.
8. Proposed Use: One 8-unit and one 6-unit condominium building.
9. Surrounding Land Use and Zoning:

North – Senior apartment development and care facility and multi-family residential zoned PUD(SIP) and R4.

East – Duplexes, single-family homes, and undeveloped lands zoned R4, R3, R2 and A (Agriculture).

South – Duplexes and single-family homes zoned R3 and R2.

West – Vacant lots for multi-family residential zoned R4 in the City of Madison and Scattered Single-family homes and agricultural lands zoned County A-1 in the Town of Middleton.

10. Adopted Land Use Plan: These lots are recommended for medium density multi-family residential uses in the adopted Elderberry Neighborhood Development Plan. At the time of the review and the approval of the underlying Sauk Heights Subdivision in spring of 2003, these lots were proposed for 6 and 8-unit multi-family buildings.
11. Environmental Corridor Status: This property is not located within a mapped environmental corridor.

PUBLIC UTILITIES AND SERVICES:

A full range of urban services are being extended to this neighborhood as development continues.

STANDARDS FOR REVIEW:

This application is subject to the conditional use standards.

ANALYSIS, EVALUATION AND CONCLUSION:

The applicant proposes to construct one 8-unit and one 6-unit condominium building on two vacant platted lots located at 614 and 626 Bear Claw Way. The proposed buildings are intended to be a second phase of an ongoing condominium development in conjunction with a 6-unit condominium building approved in November 2004 located across the Bear Claw Way right-of-way at 575 Fargo Trail (see enclosed sketch of this now existing building). The proposed buildings will be of the same architectural style and will otherwise be compatible with this structure. An additional vacant lot adjacent on the west at 602 Bear Claw Way will accommodate one more 8-unit building and will be the third phase of this residential development. The third phase is not part of this application. The existing and proposed buildings are individual structures on individual lots and therefore, did not require Urban Design Commission review.

The adopted Elderberry Neighborhood Development Plan recommends these parcels for multiple-family development within the range of 12 to 16 dwelling units per acre. The senior housing development located immediately north of the subject lots provides 115 dwelling units on its 4.3-acre site. This results in a density of approximately 26.7 dwelling units per acre. The proposed development, providing 14 units on a 1.69-acre site, will yield a residential density of approximately 8.3 dwelling units per acre. Once this condominium project is completed,

however, the aggregate density for multi-family housing in the Sauk Heights Subdivision will be very close to the 16 dwelling units per acre as recommended by the adopted neighborhood development plan.

The proposed structures will contain 2-story townhouse units with attached 2-car garages. Each unit will contain 3 bedrooms and 2 1/2 bathrooms. Due to the slope of the site, partially exposed basements will be provided with optional lower level living space. Each unit will be provided with private porch or deck. These buildings are oriented with the garage doors toward the rear lot line and are served by a common driveway. The rear, or back of each dwelling unit will therefore, face the public street right-of-way. Planning Unit staff has met with the project architect and requested that steps and walkways be provided to the private porches to provide better pedestrian connectivity and increase the street presence of these dwelling units. The applicant has agreed to make these changes. Staff also requested that additional detailing be provided on the garage side of the buildings to enhance the unit entrances which, for interior units, are partially hidden by the attached garages. The applicant has agreed to add additional detail, including porches and arbors to draw visitor's attention to the unit entrances. This technique was used on the existing Phase I building with good success. Each end dwelling unit will be provided with a separate open porch and entryway on the two proposed buildings. The proposed landscape plan should provide an attractive setting for these buildings. Since the rear of these buildings will be facing the Bear Claw Way street right-of-way, staff requests that air conditioning compressors and other utility components placed between the proposed building and the public street right-of-way be adequately screened with landscape elements. This screening shall be shown on the final landscape plans for this project.

Each dwelling unit will be provided with an attached 2-car garage. Additional surface parking (3 additional stalls) will be provided for short-term loading and visitor use. In addition, sufficient space will be provided between the garage door and the common drive aisle to allow for additional vehicle parking. Bicycles will be stored within the attached garage or, by resident choice, within the dwelling unit. Staff concludes that the proposed buildings should provide a compatible addition to the previously constructed condominium units which are part of this overall development.

RECOMMENDATIONS:

The Planning Unit recommends that the Plan Commission find that the conditional use standards are met and approve the construction of one 8-unit and one 6-unit condominium building located on existing vacant platted lots at 614 and 626 Bear Claw Way subject to input at the public hearing and the following conditions:

1. Reviewing agency comments.
2. The applicant shall provide screening for any air conditioning compressors or other utility components placed between the proposed structure and the Bear Claw Way street right-of-way. This shall provide year round screening of these components and be approved by the Planning Unit.
3. The front elevations of the building shall be revised to provide front porches that are not screened, with steps and sidewalks leading from the porches to the public sidewalk. These façade modifications shall be approved by the Planning Unit.

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Traffic Engineering Division

David C. Dryer, City Traffic Engineer

Madison Municipal Building
215 Martin Luther King, Jr. Boulevard
P.O. Box 2986
Madison, Wisconsin 53701-2986
PH 608/266-4761
TTY 608/267-9623
FAX 608/267-1158

November 10, 2005

TO: Plan Commission

FROM: David C. Dryer, P.E., City Traffic Engineer

SUBJECT: **614 Bear Claw Way – Conditional Use – Eight (8) Condominium Units**

The City Traffic Engineering Division has reviewed the subject development and has the following comments.

MAJOR OR NON-STANDARD REVIEW COMMENTS (Comments which are special to the project and/or may require additional work beyond a standard, more routine project.)

1. None

GENERAL OR STANDARD REVIEW COMMENTS

In addition, we offer the following General or Standard Review Comments:

2. When the applicant submits final plans for approval, the applicant shall show the following: items in the terrace as existing (e.g., signs and street light poles), type of surfaces, existing property lines, addresses, one contiguous plan (showing all easements, all pavement markings, building placement, and stalls), adjacent driveway approaches to lots on either side and across the street, signage, percent of slope, vehicle routes, dimensions of radii, aisles, driveways, stalls including the two (2) feet overhang, and a scaled drawing at 1" = 20'.
3. When site plans are submitted for approval, the developer shall provide recorded copies of the joint driveway ingress/egress and crossing easements.
4. A "Stop" signs shall be installed at a height of seven (7) feet at all driveway approaches. All signs at the approaches shall be installed behind the property line. All directional/regulatory signage and pavement markings on the site shall be shown and noted on the plan.
5. The applicant shall show the dimensions for lot 2 proposed surface parking stalls items A, B, C, D, E, and F, and for ninety-degree angle parking with nine (9) foot wide stalls and backing up, according to Figures II "Medium and Large Vehicles" parking design

standards in Section 10.08(6)(b) 2. (If two (2) feet of overhang are used for a vehicle, it shall be shown on the plan.)

6. The Developer shall post a deposit and reimburse the City for all costs associated with any modifications to Traffic Signals, Street Lighting, Signing and Pavement Marking, and conduit and handholes, including labor, engineering and materials for both temporary and permanent installations.
7. Public signing and marking related to the development may be required by the City Traffic Engineer for which the developer shall be financially responsible.

Please contact John Leach, City Traffic Engineering at 267-8755 if you have questions regarding the above items:

Contact Person: David Hull
Fax: 848-2938
Email: homesbychl@aol.com

DCD:DJM:dm

**CITY OF MADISON
INTERDEPARTMENTAL
CORRESPONDENCE**

Date: November 14, 2005

To: Plan Commission

From: Kathy Voeck, Assistant Zoning Administrator

Subject: 614 Bear Claw Way, Lot 3 Sauk Heights Subdiv, Lot 4 of CSM 11080

Present Zoning District: R-4

Proposed Use: 8 Unit condominium building

Conditional Use: 28.08(5)(c)6 Multi-family residential buildings are a conditional use.

MAJOR OR NON-STANDARD REVIEW COMMENTS (Comments which are special to the project and/or may require additional work beyond a standard, more routine project). **NONE.**

GENERAL OR STANDARD REVIEW COMMENTS

1. Revise the legal description of the revised property boundaries and the revised utility easements between 614 and 626 Bear Claw Way (lots 2 and 3 of Sauk Heights Subdivision) with City Engineering and the City Assessor prior to final sign off of the conditional use.
2. Provide a grading plan of the lot to show that usable open space requirements can be met on the lot in the amount of 3,000 sq. ft. (500 sq. ft. per unit). Usable open space shall be in a compact area of not less than 200 square feet, having no dimensions less than 10 feet and having a grade slope no greater than 10 percent. The required front yard does not count toward usable open space.
3. Of the required 16 parking stalls required, a minimum of one surface stall shall be provided for each four dwelling units on this lot. Provide a minimum of two surface parking stalls on this lot.

ZONING CRITERIA

Bulk Requirements	Required	Proposed
Lot Area	20,000 sq. ft.	36,358 sq. ft.
Lot width	50'	adequate
Usable open space	4,000 sq. ft.	(2)
Front yard	25'	27'
Side yards	12' each side	adequate
Rear yard	35'	adequate
Building height	2 stories/35'	2 stories/adequate

Site Design	Required	Proposed
Number parking stalls	16	(3)
Accessible stalls	n/a (townhouse units)	n/a
Loading	n/a	n/a
Number bike parking stalls	8	provided in garages
Landscaping	As shown	adequate
Lighting	n/a	n/a

Other Critical Zoning Items	
Urban Design	No
Historic District	No
Landmark building	No
Flood plain	No
Utility easements	Yes
Water front development	No
Adjacent to park	No
Barrier free (ILHR 69)	No

With the above conditions, the proposed project **does** comply with all of the above requirements.

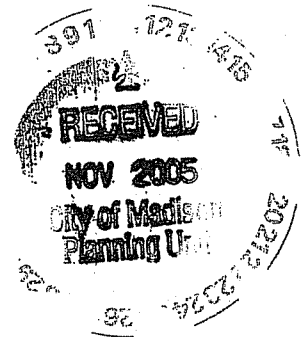


CITY OF MADISON FIRE DEPARTMENT

Fire Prevention Division

325 W. Johnson St., Madison, WI 53703-2295
Phone: 608-266-4484 ♦ FAX: 608-267-1153

DATE: 11/10/05
TO: Plan Commission
FROM: Edwin J. Ruckriegel, Fire Marshal
SUBJECT: **614 Bear Claw Way**



The City of Madison Fire Department (MFD) has reviewed the subject development and has the following comments:

MAJOR OR NON-STANDARD REVIEW COMMENTS (Comments which are special to the project and/or may require additional work beyond a standard, more routine project.)

1. If fire access crosses any property line, an MFD-approved fire lane easement will be requires to be filed prior to signoff.

GENERAL OR STANDARD REVIEW COMMENTS

In addition, we offer the following General or Standard Review Comments:

2. Provide fire apparatus access as required by Comm 62.0509 and MGO 34.19, as follows:
 - a. The site plans shall clearly identify the location of all fire lanes.
3. All portions of the exterior walls of newly constructed public buildings and places of employment and open storage of combustible materials shall be within 500-feet of at least TWO fire hydrants. Distances are measured along the path **traveled by the fire truck as the hose lays off the truck**. See MGO 34.20 for additional information.

Please contact John Lippitt, MFD Fire Protection Engineer, at 608-261-9658 if you have questions regarding the above items.

cc: John Lippitt

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Department of Public Works
City Engineering Division

608 266 4751

Larry D. Nelson, P.E.
City Engineer

City-County Building, Room 115
210 Martin Luther King, Jr. Boulevard
Madison, Wisconsin 53703
608 264 9275 FAX
608 267 8677 TDD

Deputy City Engineer
Robert F. Phillips, P.E.

Principal Engineers
Michael R. Dailey, P.E.
Christina M. Bachmann, P.E.
John S. Fahrney, P.E.
David L. Benzschawel, P.E.
Gregory T. Fries, P.E.

Operations Supervisor
Kathleen M. Cryan

Hydrogeologist
Joseph L. DeMorett, P.G.

GIS Manager
David A. Davis, R.L.S.

DATE: November 10, 2005
TO: Plan Commission
FROM: Larry D. Nelson, P.E., City Engineer
SUBJECT: 614 Bear Claw Way Conditional Use

The City Engineering Division has reviewed the subject development and has the following comments.

MAJOR OR NON-STANDARD REVIEW COMMENTS (Comments which are special to the project and/or may require additional work beyond a standard, more routine project.)

1. Situs address for this lot has been changed to 618 Bear Claw Way.
2. Public utility and non-exclusive drainage easements created by CSM 11080 must be released along the common line between Lots 2 and 3 of said CSM 11080. Submit to Engineering Division (Eric Pederson) a legal description and scale map exhibit, prepared by a Registered Land Surveyor, for the release of these easements. Also submit a \$500 check payable to City Treasurer to cover City Real Estate staff charges and recording costs to administer this release document.

GENERAL OR STANDARD REVIEW COMMENTS

In addition, we offer the following General or Standard Review Comments:

Engineering Division Review of Planned Community Developments, Planned Unit Developments and Conditional Use Applications.

Name: 614 Bear Claw Way Conditional Use

General

- 1.1 The construction of this building will require removal and replacement of sidewalk, curb and gutter and possibly other parts of the City's infrastructure. The applicant shall enter into a City / Developer agreement for the improvements required for this development. The applicant shall be required to provide deposits to cover City labor and materials and surety to cover the cost of construction. The applicant shall meet with the City Engineer to schedule the development of the plans and the agreement. The City Engineer will not sign off on this project without the agreement executed by the developer. The developer shall sign the Developer's Acknowledgement prior to the City Engineer signing off on this project.
- 1.2 The site plan shall identify lot and block numbers of recorded Certified Survey Map or Plat.
- 1.3 The site plan shall include all lot/ownership lines, existing building locations, proposed building additions, demolitions, parking stalls, driveways, sidewalks (public and/or private), existing and proposed signage, existing and proposed utility locations and landscaping.
- 1.4 The site plan shall identify the difference between existing and proposed impervious areas.
- 1.5 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.

- 1.6 The site plan shall include a full and complete legal description of the site or property being subjected to this application.

Right of Way / Easements

- 2.1 The Applicant shall Dedicate a _____ foot wide strip of Right of Way along _____.
- 2.2 The Applicant shall Dedicate a _____ foot wide strip of Right of Way along _____.
- 2.3 The Applicant shall Dedicate a Permanent Limited Easement for grading and sloping _____ feet wide along _____.
- 2.4 The City Engineer has reviewed the need for pedestrian and bicycle connections through the development and finds that no connections are required.
- 2.5 The Applicant shall Dedicate a Permanent Limited Easement for a pedestrian / bicycle easement _____ feet wide from _____ to _____.
- 2.6 The Developer shall provide a private easement for public pedestrian and bicycle use through the property running from _____ to _____.
- 2.7 The developer shall be responsible for the ongoing construction and maintenance of a path within the easement. The maintenance responsibilities shall include, but not be limited to, paving, repaving, repairing, marking and plowing. The developer shall work with the City of Madison Real Estate Staff to administer this easement. Applicable fees shall apply.

Streets and Sidewalks

- 3.1 The Applicant shall execute a waiver of notice and hearing on the assessments for the improvement of [roadway] _____ in accordance with Section 66.0703(7)(b) Wisconsin Statutes and Section 4.09 of the MGO.
- 3.2 **Value of sidewalk installation over \$5000.** The Applicant shall Construct Sidewalk to a plan approved by the City Engineer along _____.
- 3.3 **Value of sidewalk installation under \$5000.** The Applicant shall install public sidewalk along _____. The Applicant shall obtain a Street Excavation Permit for the sidewalk work, which is available from the City Engineering Division. The applicant shall pay all fees associated with the permit including inspection fees. All work must be completed within six months or the succeeding June 1, whichever is later.
- 3.4 The Applicant shall execute a waiver of their right to notice and hearings on the assessments for the installation of sidewalk along [roadway] _____ in accordance with Section 66.0703(7)(b) Wisconsin Statutes and Section 4.09 of the MGO.
- 3.5 The Applicant shall grade the property line along _____ to a grade established by the City Engineer. The grading shall be suitable to allow the installation of sidewalk in the future without the need to grade beyond the property line. The Applicant shall obtain a Street Excavation permit prior to the City Engineer signing off on this development.
- 3.6 The Applicant shall close all abandoned driveways by replacing the curb in front of the driveways and restoring the terrace with grass.
- 3.7 **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.
- 3.8 The Applicant shall make improvements to _____ in order to facilitate ingress and egress to the development. The improvement shall include a (Describe what the work involves or strike this part of the comment.) _____.
- 3.9 The Applicant shall make improvements to _____. The improvements shall consist of _____.
- 3.10 The approval of this Conditional Use does not include the approval of the changes to roadways, sidewalks or utilities. The applicant shall obtain separate approval by the Board of Public Works and the Common Council for the restoration of the public right of way including any changes requested by developer. The City Engineer shall complete the final plans for the restoration with input from the developer. The curb location, grades, tree locations, tree species, lighting modifications and other items required to facilitate the development or restore the right of way shall be reviewed by the City Engineer, City Traffic Engineer, and City Forester.
- 3.11 The Applicant shall provide the City Engineer with a survey indicating the grade of the existing sidewalk and street. The Applicant shall hire a Professional Engineer to set the grade of the building entrances adjacent to the public right of way. The Applicant shall provide the City Engineer the proposed grade of the building entrances. The City

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Engineer shall approve the grade of the entrances prior to signing off on this development.

- 3.12 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.
- 3.13 The Applicant shall obtain a privilege in streets agreement for any encroachments inside the public right of way. The approval of this development does not constitute or guarantee approval of the encroachments.
- 3.14 The Applicant shall provide the City Engineer with the proposed soil retention system to accommodate the restoration. The soil retention system must be stamped by a Professional Engineer. The City Engineer may reject or require modifications to the retention system.
- 3.15 The Applicant shall complete work on exposed aggregate sidewalk in accordance with specifications provided by the city. The stone used for the exposed aggregate shall be approved by the City. The Construction Engineer shall be notified prior to beginning construction. Any work that does not match the adjacent work or which the City Construction Engineer finds is unacceptable shall be removed and replaced.
- 3.16 All work in the public right-of-way shall be performed by a City licensed contractor.

Storm Water Management

- 4.1 The site plans shall be revised to show the location of all rain gutter down spout discharges.
- 4.2 Storm sewer to serve this development has been designed and constructed. The site plans shall be revised to identify the location of this storm sewer and to show connection of an internal drainage system to the existing public storm sewer.
- 4.3 The plan set shall be revised to show a proposed private internal drainage system on the site. This information shall include the depths and locations of structures and the type of pipe to be used.
- 4.5 The applicant shall show storm water "overflow" paths that will safely route runoff when the storm sewer is at capacity.
- 4.6 The applicant shall demonstrate compliance with Section 37.07 and 37.08 of the Madison General Ordinances regarding permissible soil loss rates. The erosion control plan shall include Universal Soil Loss Equation (USLE) computations for the construction period. Measures shall be implemented in order to maintain a soil loss rate below 7.5-tons per acre per year.
- 4.7 This site is greater than one (1) acre and the applicant is required by State Statute to obtain a Notice of Intent Permit (NOI) from the Wisconsin Department of Natural Resources. Contact Jim Bertolacini of the WDNR at 275-3201 to discuss this requirement.
- 4.8 This development includes multiple building permits within a single lot. The City Engineer and/or the Director of the Inspection Unit may require individual control plans and measures for each building.
- 4.9 If the lots within this site plan are inter-dependent upon one another for stormwater runoff conveyance, and/or a private drainage system exists for the entire site an agreement shall be provided for the rights and responsibilities of all lot owners. Said agreement shall be reviewed and placed on file by the City Engineer, referenced on the site plan and recorded at the Dane Co Register of Deeds.
- 4.10 Prior to approval, this project shall comply with Chapter 37 of the Madison General Ordinances regarding stormwater management. Please contact Greg Fries at 267-1199 to discuss this requirement.
- 4.11 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.
- 4.12 A portion of this project comes under the jurisdiction of the US Army Corp of Engineers and WDNR for wetland or flood plain issues. A permit for those matters shall be required prior to construction on any of the lots currently within the jurisdictional flood plain.
- 4.13 The Applicant shall submit, prior to plan sign-off, digital CAD files to the Engineering Program Specialist in the Engineering Division (Lori Zenchenko). The digital copies shall be to scale and represent final construction.

CAD submittals can be either AutoCAD (dwg) Version 2001 or older, MicroStation (dgn) Version J or older, or Universal (dxf) formats and contain the following data, each on a separate layer name/level number:

- a) Building Footprints
- b) Internal Walkway Areas
- c) Internal Site Parking Areas
- d) Other Miscellaneous Impervious Areas (i.e. gravel, crushed stone, bituminous/asphalt, concrete, etc.)

NOTE: Email file transmissions preferred lzenchenko@cityofmadison.com. Include the site address in this transmittal.

- 4.14 NR-151 of the Wisconsin Administrative Code will be effective on October 1, 2004. Future phases of this project shall comply with NR 151 in effect when work commences. Specifically, any phases not covered by a Notice of

Intent (NOI) received from the WDNR under NR-216 prior to October 1, 2004 shall be responsible for compliance with all requirements of NR-151 Subchapter III. As most of the requirements of NR-151 are currently implemented in Chapter 37 of the Madison General Ordinances, the most significant additional requirement shall be that of infiltration.

NR-151 requires infiltration in accord with the following criteria. For the type of development, the site shall comply with one of the three (3) options provided below:

Residential developments shall infiltrate 90% of the predevelopment infiltration amount, 25% of the runoff from the 2-year post development storm or dedicated a maximum of 1% of the site area to active infiltration practices.

Commercial development shall infiltrate 60% of the predevelopment infiltration amount, 10% of the runoff from the 2-year post development storm or dedicate a maximum of 2% of the site area to active infiltration practices.

Utilities General

- 5.1 The Applicant shall obtain a Street Excavation permit for the installation of utilities required to serve this project. The Applicant shall pay the permit fee, inspection fee and street degradation fee as applicable and shall comply with all the conditions of the permit.
- 5.2 The applicant shall obtain all necessary sewer connection permits and sewer plugging permits prior to any utility work.
- 5.3 All proposed and existing utilities including gas, electric, phone, steam, chilled water, etc shall be shown on the plan.
- 5.4 The applicant's utility contractor shall obtain a connection permit and excavation permit prior to commencing the storm sewer construction.
- 5.5 The site plans shall be revised to show the location of existing utilities, including depth, type, and size in the adjacent right-of-way.
- 5.6 The developer shall provide information on how the Department of Commerce's requirements regarding treatment of storm water runoff, from parking structures, shall satisfied prior to discharge to the public sewer system. Additionally, information shall be provided on which system (storm or sanitary) the pipe shall be connected to.

Sanitary Sewer

- 6.1 Prior to approval of the conditional use application, the owner shall obtain a permit to plug each existing sanitary sewer lateral that serves a building that is proposed for demolition. For each lateral to be plugged the owner shall deposit \$1,000 with the City Engineer in two separate checks in the following amounts: (1). \$100 non-refundable deposit for the cost of inspection of the plugging by City staff; and (2). \$900 for the cost of City crews to perform the plugging. If the owner elects to complete the plugging of a lateral by private contractor and the plugging is inspected and approved by the City Engineer, the \$900 fee shall be refunded to the owner.
- 6.2 All outstanding Madison Metropolitan Sewerage District (MMSD) and City of Madison sanitary sewer connection charges are due and payable prior to connection to the public sewerage system.
- 6.3 Each unit of a duplex building shall be served by a separate and independent sanitary sewer lateral.
- 6.4 The site plan shall be revised to show all existing public sanitary sewer facilities in the project area as well as the size and alignment of the proposed service.

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