



Department of Planning & Community & Economic Development
Planning Division

Website: 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

February 7, 2013

Justin Temple
Temple Builders, LLC
120 E. Wilson Street, Suite 2
Madison, Wisconsin 53703

RE: Approval of a conditional use for a structure exceeding 10,000 square feet of total floor area and an accessory building in excess of 800 square feet to allow construction of a single-family residence and pool house at 809 Big Stone Trail (Berns)

Dear Mr. Temple;

At its February 4, 2013 meeting, the Plan Commission found the standards met and **approved** your client's conditional use application for 809 Big Stone Trail. The following conditions of approval shall be satisfied prior to the issuance of building permits for this project:

Please contact Janet Dailey of the City Engineering Division at 261-9688 if you have questions regarding the following nine (9) items:

1. The pending CSM shall be recorded prior to the final approval of this conditional use.
2. The McKenzie 300 Corp. [seller of the lot on which the house will be located] shall be required to amend the original subdivision contract (City Contract Number 2187) to accommodate the modifications that are proposed for the public infrastructure related to the vacation of River Birch Court. Additional deposits and surety may be required. This work includes street, curb, and sidewalk modifications to Big Stone Trail and Trappers Trail, reconfiguration of the storm sewer and water main and hydrant on existing River Birch Court and potential modifications to the existing sanitary sewer. The amended subdivision contract shall be completed prior to the approval of the CSM and related site plans.
3. The new house address shall be 815 Big Stone Trail. Please reference this address on all subsequent applications and plan submittals.
4. The applicant shall replace all sidewalk and curb and gutter abutting the property, which is damaged by the construction, or any sidewalk and curb and gutter that 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.
5. All work in the public right of way shall be performed by a City-licensed contractor.
6. All damage to the pavement on Big Stone Trail adjacent to this development shall be restored in accordance with the City's Pavement Patching Criteria.

7. 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.
8. 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).
9. All outstanding Madison Metropolitan Sewerage District (MMSD) and City of Madison sanitary sewer connection charges are due and payable prior Engineering sign-off, unless otherwise collected with a Developer's Contract. Contact Janet Dailey (261-9688) to obtain the final MMSD billing a minimum of two working days prior to requesting City Engineering Division signoff.

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

10. In accordance with MGO 13.21, all operating wells shall be identified and permitted by the Water Utility and all unused private wells shall be abandoned.

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

11. The threshold for fire sprinkler installation in commercial buildings is typically 12,000 square feet. This large, open floorplan will contribute to an exponential fire growth, reducing time to evacuate and will impact firefighter safety. In a free burning fire, occupants will have less than 2 minutes to evacuate, and structural collapse can be expected within 10 minutes. The Madison Fire Department recommends the installation of a residential fire sprinkler system in accordance with NFPA 13D and SPS 382.40(3)(e).

Please contact Pat Anderson, Assistant Zoning Administrator at 266-5978 if you have any questions about the following item:

12. Show building setbacks on the final site plans.

Please contact my office at 261-9632 if you have any questions about the following two (2) items, including the condition added by the Plan Commission:

13. Revise the project plans per Planning Division approval prior to the issuance of permits for the new residence as follows:
 - a.) Provide a fully dimensioned site plan for the entire scope of the project, including setbacks from the nearest point of any structure to the adjacent property line;
 - b.) Provide final floorplans and elevations of the proposed pool house.
14. That the residence be Energy Star-certified.

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 28.12(13)(a)10 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
 Pat Anderson, Asst. Zoning Administrator
 Bill Sullivan, Madison Fire Department
 Dennis Cawley, Madison Water Utility

<p>I hereby acknowledge that I understand and will comply with the above conditions of approval for this project.</p> <p>_____</p> <p style="text-align: center;"><i>Signature of Applicant</i></p> <p>_____</p> <p style="text-align: center;"><i>Signature of Property Owner (If Not Applicant)</i></p>
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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 Plan)
<input checked="" type="checkbox"/>	Fire Department	<input type="checkbox"/>	Other: