

**PLANNING UNIT REPORT**  
**DEPARTMENT OF PLANNING AND DEVELOPMENT**  
**August 14, 2006**

**ZONING MAP AMENDMENT, REZONE 2016 SUNDSTROM STREET FROM R1 TO R3 and DEMOLITION PERMIT:**

1. Requested Action: Approval of a request to rezone 2016 Sundstrom Street from the R1 Single-Family Residence District to the R3 Single-Family and Two-Family Residence District, **and** approval of a demolition permit for an existing house, to allow for the construction of a duplex on this lot.
2. Applicable Regulations: Section 28.12 (9) provides the process for zoning map amendments; Section 28.04(22) of the Zoning Code provides the requirements for the approval of demolition permit applications.
3. Report Drafted By: Michael Waidelich, Principal Planner.

**GENERAL INFORMATION:**

1. Applicant: Hubert McKenzie, 3055 Waunona Way, Madison, Wisconsin 53713.
2. Status of Applicant: Owner.
3. Development Schedule: The house will be demolished as soon as the permit is approved. At The applicant indicates that new construction would now not begin until early in 2007.
4. Parcel Location: The west side of Sundstrom Street, which runs north-south between Koster Street and Nygard Street. The lot abuts the Union Pacific railroad tracks on the west. Aldermanic District 13.
5. Parcel Size: Approximately two acres (86,826 square feet).
6. Existing Zoning: R1 Single-Family Residence District.
7. Existing Land Use: Single-family house (proposed to be demolished).
8. Surrounding Land Use and Zoning (See map):

North: Single-family houses on irregularly-shaped lots, zoned R1 District.

West: Union Pacific railroad tracks and railroad right of way. West of railroad tracks, a mixture of single-family, duplex and multi-family uses and a public park, zoned R3 Single-Family and Two-Family Residence District

South: Single-family houses primarily on very large lots, zoned R1 Single-Family Residence District in the City of Madison and R-3 Residence District in the Town of Madison.

East: Single-family houses on relatively standard lots, zoned R1 District.

9. Adopted Land Use Plan: The *Comprehensive Plan* recommends this area for Low-Density Residential uses. The 2005 *South Madison Neighborhood Plan* recommends this area for single-family residential uses.
10. Environmental Corridor Status: No Environmental Corridors are designated on this property.

**PUBLIC UTILITIES AND SERVICES:**

The full range of urban services are currently available to this property.

**ANALYSIS and EVALUATION:**

This is a request for a permit to demolish an existing single-family house and rezone the property from the R1 Single-Family Residence District to the R3 Single-Family and Two-Family Residence District to allow the construction of a new two-family residential building on the lot. Two-family residences are a permitted use in the R3 District. The Planning Unit staff recommend indefinite referral of the proposed rezoning for reasons described in the staff report. Staff consider the existing single-family dwelling to be in marginal condition and have no general objection to its demolition. However, the standards for approval of demolition permits include consideration of the proposed reuse of the site. If the proposed R3 District rezoning is not approved at this time (staff recommend referral), the lot could only be used for another single-family dwelling unless it is further subdivided or rezoned for an alternative use at a future time.

**Proposed Rezoning from R1 District to R3 District**

The subject property is one of several very large lots located between Sundstrom Street and the Union Pacific railroad tracks and right-of way. At this point, the tracks are on a raised embankment higher than the adjacent properties. The lot is about 174 feet wide and about 499 feet deep. The existing house is located in the southeast corner of the lot, set about 25 feet back from Sundstrom Street. Other lots along the west frontage of Sundstrom Street are similarly developed, with the houses located on the front portion of these very deep lots. No plans were submitted for the proposed duplex, but a sketch submitted with the application shows a conceptual 83 feet wide by 56 foot deep footprint for the structure, set back about 30 feet from Sundstrom Street and slightly toward the northern portion of the lot, with a 40-foot wide driveway leading to the front-loaded garages.

There is no question that this parcel, and the several other very large parcels west of Sundstrom Street, are underutilized, both in terms of the typical development patterns for urban single-family residential neighborhoods, and in terms of what the current zoning allows. The current R1 zoning district requires a 8,000 square foot minimum lot area; the subject parcel is about 86,826 square feet. The R1 District requires a minimum 65-foot lot width; the subject parcel is 174 feet wide.

However, although the subject parcel is much larger than required for the current single-family use, the Planning Unit does not consider rezoning the property to R3 to permit construction of a duplex to be the appropriate approach to increasing the intensity of use in this predominantly single-family neighborhood. In fact, introduction of a new duplex might well reduce the likelihood that a more comprehensive approach to future development of additional housing on the large lots between Sundstrom Street and the railroad tracks could be developed. The adopted neighborhood plan for the area also recommends single-family residential uses, and spot zoning this one parcel to accommodate a duplex would be inconsistent with this recommendation.

At the time that the *South Madison Neighborhood Plan* was being prepared, the possibility of future additional subdivision, reconfiguration and development of the very large parcels west of Sundstrom Street was among the issues considered. These lots are generally deep enough that they could support, at least in concept, creation of a 60-foot wide interior street west of Sundstrom with new 145-foot deep lots along both sides, and still leave 145-foot deep lots remaining along Sundstrom. The specific proposals developed by the Planning Unit for discussion during the South Madison planning process also included extension of several other streets and consideration of housing types other than single-family homes. The street configurations presented for discussion would have required removal of several houses in order to make the necessary street connections. Due to general neighborhood opposition to the proposals that had been offered for consideration, the adopted *South Madison Neighborhood Plan* doesn't include a specific future redevelopment concept for this area, but only makes a general recommendation for single-family residential uses.

Because this issue was not pursued further at that time, the possibilities for developing a more modest scheme for creating additional single-family building lots within these very large parcels that might receive stronger neighborhood support were not explored. Planning Unit staff continue to feel, however, that long-term plans for this neighborhood ought to include an approach to eventually facilitating further subdivision and some additional development on these very large parcels. Because there are multiple properties involved, and due to the locations of the existing houses, an acceptable approach to allowing additional subdivision and development on these very large lots would almost certainly require the property owners to work together. Most of the area south of the subject parcel (except for the immediately adjacent lot) is still within the Town of Madison, and preparation of a viable redevelopment concept would also require working cooperatively with the Town. The applicant has indicated his willingness to work with staff and the neighborhood to explore other alternatives that might allow his property to be developed more efficiently; and that, in any case, no new construction on the property would now begin until next year.

#### Proposed Demolition of Existing House

No condition report on the house proposed for demolition was submitted with the application, but photographs of the house indicate a small older dwelling in poor condition. The structure is currently vacant and boarded up; the utilities have been disconnected and the meters removed. The applicant indicates that if the demolition is approved, the structure will be offered to the Madison Fire Department for training purposes (basically, to burn it down). Apparently, break-ins and vandalism have also been recurring problems, and the applicant would like to remove the house now whether or not the requested rezoning is also approved. Staff do not oppose demolition of this marginal structure at this time, but note that the standards for approval of demolition permits include consideration of the proposed alternative uses of the property. Because staff recommend that the proposed rezoning be referred to allow additional time to explore alternative approaches to providing additional development opportunities on these large lots, the Plan Commission should consider the possibility that the property may remain vacant following demolition until the applicant develops a proposal for reuse of the property that can be supported.

#### CONCLUSION:

##### Proposed Rezoning from R1 District to R3 District

This small neighborhood is relatively close to Downtown Madison, to public parks, and to the South Park Street corridor, which is expected to experience significant revitalization in coming years. The very large properties west of Sundstrom Street present an opportunity for creative urban infill at a

desirable location---a location that might be even more desirable with improved access to the neighborhood as has been suggested in earlier planning processes. Because staff believe that the best long-term solution to dealing with these large properties is one that includes providing additional access to the interior of the parcels and future subdivision to create new building lots, we do not recommend approval of development proposals that seek to increase densities by inducing duplex or multi-family uses piecemeal on a parcel by parcel basis. The recently-adopted *South Madison Neighborhood Plan* recommends this area for single-family uses, and rather than spot zoning the subject property at 2016 Sundstrom Street to allow construction of a new duplex that would be inconsistent with the adopted plan and out of context with the housing on surrounding properties (and on a lot still vastly larger than would be required for a duplex), the applicant should be encouraged to work with the owners of the other large lots to develop a comprehensive plan for utilizing all of these properties more efficiently. The applicant has indicated his willingness to do this, and the Planning Unit is willing to work with interested owners and the neighborhood to seek to accomplish this end.

#### Proposed Demolition of Existing House

Although condition details were not submitted, the existing vacant house is clearly in marginal condition, and replacing it with a new structure rather than trying to rehabilitate it appears reasonable. However, staff recommend that the currently-proposed alternative use of the property (the duplex) not be approved, so if the house is demolished, the possibility exists that the lot may remain vacant until such time as an acceptable alternative use is proposed. Staff are not opposed to demolishing the existing house at this time, however, despite uncertainty regarding the ultimate use of the property.

#### RECOMMENDATION:

The Planning Unit recommends that the request to rezone the property at 2016 Sundstrom Street from the R1 Single-Family Residence District to the R3 Single-Family and Two-Family Residence District be **referred** indefinitely to allow the applicant time to work with City staff and the neighborhood to develop an alternative development proposal.

If the Plan Commission is comfortable with the demolition of the existing vacant house even though ultimate future reuse of the property is not known at this time, then the Planning Unit recommends **approval** of the permit to demolish the existing single-family house located at 2016 Sundstrom Street, subject to:

1. The comments of the reviewing agencies.
2. A recycling plan shall be approved by the Recycling Coordinator.

**CITY OF MADISON  
INTERDEPARTMENTAL  
CORRESPONDENCE**

Date: July 1, 2006

**To:** Plan Commission

**From:** Kathy Voeck, Assistant Zoning Administrator

**Subject:** 2016 Sundstrom St, Demolition and Rezoning

**Present Zoning District:** R-1                      **Proposed Zoning District:** R-3

**Proposed Use:** Demolish house and build a new duplex structure

**Conditional Use:** 28.04(22) Demo. of a principal building requires P. C. approval.

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. The site plan shall show dimensions of the new structure and driveway to be built and setbacks from property lines.
2. The existing home must be demolished prior to a building permit being issued for the new home construction. The site plan shall show the old home gone.
3. Submit a recycle plan to be approved by George Dreckman 267-2626.
4. Provide elevation drawings and floor plans of the proposed new duplex.

**ZONING CRITERIA**

<b>Bulk Requirements</b>	<b>Required</b>	<b>Proposed</b>
Lot Area	8,000 sq. ft. (2 units)	86,826 sq. ft.
Lot width	65'	174'
Usable open space	1,500 sq. ft.	adequate
Front yard	25'	30'
Side yards	1 story 5', 2 story 6'	(1)
Rear yard	40'	(1)
Building height	2 stories/35'	(4)

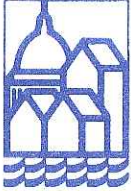
<b>Site Design</b>	<b>Required</b>	<b>Proposed</b>
Number parking stalls	4 (if 2 bdrms per unit)	Unknown

<b>Other Critical Zoning Items</b>	None
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With the above conditions, the proposed project **does** comply with all of the above requirements.

Department of Public Works  
Parks Division

City of  
Madison



Madison Municipal Building, Room 120  
215 Martin Luther King, Jr. Boulevard  
P.O. Box 2987  
Madison, Wisconsin 53701-2987  
PH # 608 266 4711  
TDD # 608 267 4980  
FAX # 608 267 1162

June 14, 2006

TO: Plan Commission

FROM: Simon Widstrand, Parks Development Manager

*S.W.*

SUBJECT: **2016 Sundstrom Street**

- 1. Total Park Fees for one added unit = \$2,729.36, which shall be paid prior to signoff on the CSM. (Fee in lieu of dedication = \$1914. Park Development Fee = \$815.36).**

Please contact Simon Widstrand at 266-4714 or [awidstrand@cityofmadison.com](mailto:awidstrand@cityofmadison.com) if you have questions regarding the above items.



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: June 15, 2006

TO: Plan Commission

FROM: Larry D. Nelson, P.E., City Engineer

SUBJECT: 2016 Sundstrom Street Demolition/Rezoning

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. N/A

**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: 2016 Sundstrom Street Demolition/Rezoning

**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**

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- 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 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.
- 3.17 Installation of "Private" street signage in accordance with 10.34 MGO is required.

**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.
- 4.4 The applicant shall show storm water "overflow" paths that will safely route runoff when the storm sewer is at capacity.
- 4.5 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.
- 4.6 The City of Madison is an approved agent of the Department of Commerce. This proposal contains a commercial building and as such, the City of Madison is authorized to review infiltration, stormwater management, and erosion control on behalf of the Department of Commerce. No separate submittal to Commerce or the WDNR is required.
- 4.7 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.
- 4.8 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.
- 4.9 Prior to approval, this project shall comply with Chapter 37 of the Madison General Ordinances regarding stormwater management. Specifically, this development is required to:
  - Detain the 2 & 10-year storm events.
  - Detain the 2, 10, & 100-year storm events.
  - Control 40% TSS (20 micron particle).
  - Control 80% TSS (5 micron particle).
  - Provide infiltration in accordance with NR-151.
  - Provide substantial thermal control.
  - Provide oil & grease control from the first 1/2" of runoff from parking areas.

Stormwater management plans shall be submitted and approved by City Engineering prior to signoff.

- 4.10 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.
- 4.11 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.
- 4.12 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

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- c) Internal Site Parking Areas
- d) Other Miscellaneous Impervious Areas (i.e. gravel, crushed stone, bituminous/asphalt, concrete, etc.)
- e) Right-of-Way lines (public and private)
- f) Lot lines
- g) Lot numbers
- h) Lot/Plat dimensions
- i) Street names

NOTE: Email file transmissions preferred [lzenchenko@cityofmadison.com](mailto:lzenchenko@cityofmadison.com) . Include the site address in this transmittal.

- 4.13 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.

- 4.14 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.

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).

- 4.15 The Applicant shall submit prior to plan sign-off, electronic copies of any Stormwater Management Files including:

- a) SLAMM DAT files.
- b) RECARGA files.
- c) TR-55/HYDROCAD/Etc...
- d) Sediment loading calculations

If calculations are done by hand or are not available electronically the hand copies or printed output shall be scanned to a PDF file and provided.

#### 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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# 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: 6/30/06  
TO: Plan Commission  
FROM: Edwin J. Ruckriegel, Fire Marshal  
SUBJECT: **2016 Sundtrom St.**

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. None.

### **GENERAL OR STANDARD REVIEW COMMENTS**

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

2. No comments for demolition or rezoning.

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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## 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

July 13, 2006

TO: Plan Commission

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

SUBJECT: 2016 Sundstrom Street – Demolition / Rezoning – New Duplex / R1 to R3

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
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### GENERAL OR STANDARD REVIEW COMMENTS

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

2. None

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

Contact Person: Hubert McKenzie

Fax:

Email:

DCD: DJM: dm

Barbara Gilligan  
2009 Sundstrom St  
Madison, WI 53713

July 18, 2006



Planning Commission  
PO Box 2985  
Madison WI 53701-2925

Re: Rezoning Request for 2016 Sundstrom St.

Planning Commissioners;

I live at 2009 Sundstrom St, directly across the street from 2016 Sundstrom, the property proposed to be rezoned to R3. I am opposed to the rezoning. Sundstrom Street is a quiet single-family residential area with predominantly smaller, modestly priced houses. It is also a beautiful older area with mature trees and green space. Those are the qualities that attracted me to buy my house 10 years ago, and I plan to live there for the long term.

During the South Madison Redevelopment Planning sessions, it was stated that South Madison has a disproportionately large amount of high-density housing. The plans the city presented for our neighborhood at that time stressed the need for more single family, *owner occupied* housing. The Capitol View Heights/Hammersley Heights neighborhood already contains enough rental properties including the Capitol View Heights apartment complex and Sunnymeade Lane that is all apartment building, not to mention the unusually high density Mobile Home Park. As one of the few single-family residential areas in the high density South side of Madison, I ask that the commission deny this application for rezoning.

The building of a very large rental duplex (each unit is half again as large as my house, not even including the 4 car garage) across the street from me will make my home less desirable and reduce it's real market value. Although any demolition and construction at 2016 Sundstrom will be disruptive to me, I recognize the reality that the old house must go and a new building constructed. Maintaining the R1 zoning increases the likelihood of owner-occupation, and neighbors who will preserve the good qualities and add value to our neighborhood.

The applicant makes that claim that the proposed duplex will be owner occupied, but HE does not intent to live there. In private conversation he admits that his *ex-wife* and 17-year-old son will occupy one unit as long as he is required to provide them housing. My neighbors and I own our homes because we want to *live here*, whereas, I believe Mr. McKenzie views this land as a way to make a profit. I believe that *if* this parcel is rezoned to R3 we will be on a slippery slope to destroying the neighborhood that I love. I would not be at all surprised that a few years from now, you receive a request to subdivide the parcel so that 2 or more additional duplexes can be built behind the first one.

Mr. McKenzie knew that the property was zoned R1 when he purchased it in a private deal in 2005. He should honor the wishes of the neighborhood to maintain the zoning as it is, and build one nice single family home.

Sincerely,

A handwritten signature in cursive script that reads "Barbara Gilligan". The signature is written in dark ink and is positioned below the word "Sincerely,".

Barbara Gilligan

Wednesday, August 02, 2006

Planning and Development  
Plan Commission  
215 Martin Luther King Jr. Blvd.  
P.O. Box 2985  
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RE: DEMOLITION AND REZONING OF 2016 SUNDSTROM STREET

To Whom It May Concern:

As a resident in the growing neighborhood near the above address, I have strong concerns about both the controlled burn requested by the property owner, and a larger concern regarding the request for re-zoning.

I have lived in my house at 205 Koster Street since November of 2001. Since that time, I personally have invested approximately \$49,000 in a massive kitchen, bathroom and house remodel, and I have seen many neighbors improving their lots and property as well. In my opinion, the neighborhood I live in is rife with young families and people who care enough to maintain their property and improve it regularly.

I feel that these people are looking to build a solid nice lower middle class to middle class neighborhood, with a strong sense of community, and a desire to upkeep and upgrade the neighborhood as they are able, myself included.

As difficult as it was for me to get a final building inspection approval on my remodel, I expect that the same stringent evaluation would be devised for a "controlled burn" request. I would hope and expect the Fire Department to carefully consider choosing this method to remove the material on the property. It seems to me that this method would have greater environmental impact than any other choice. I place my trust in the Fire Department representation to make the best choice for the city and the environment regarding the controlled burn request.



My concern regarding the re-zoning request of the owner of 2016 Sundstrom Street is two-fold. The first reason for my opposition of the re-zoning is that as the neighborhood is developing and is primarily owned by people who do not have sufficient funds to quickly upgrade their property, it takes time and careful management of what resources are available to maintain and improve existing properties. If the city were to re-zone the area, I believe there will be fewer people interested in upkeep and improvement of their own property, and more swayed by a lucrative buyout from someone who would demolish and rebuild more profitable multi-housing units. If this trend were to continue, the tenuous hold of small family houses would start to disappear, to be replaced by apartments, duplexes, condominiums, and other group housing units.

My second concern regarding the re-zoning request is rental versus ownership. The impact on the value of houses in the area will decrease with rental property close by. The value of rental property goes down more quickly due to wear and tear of constant transition of renters. Do we need to have more rental property in this area? Just three blocks from this address, there are apartment complexes which are constantly looking for renters.

I feel that the recent addition of the public swimming pool near the above address, as well as continued interest in keeping the area clean from negative influences strengthened this area to remain housing, not rented area.

In summary, I like my neighborhood. It is constantly striving to improve and better itself in ways it can. I don't want it to change adversely, and feel the re-zoning would quickly and detrimentally change the face of the neighborhood. We are already surrounded by some areas which are not doing as well. Why take this small nice neighborhood of proud homeowners and turn it into another rental area?

Respectfully,



Jeffrey Thies  
Homeowner  
205 Koster Street  
Madison, WI 53713