
PLANNING UNIT REPORT
DEPARTMENT OF PLANNING AND DEVELOPMENT
August 29, 2006

CONDITIONAL USE APPLICATION LOCATED AT 705 WOODWARD DRIVE:

1. Requested Action: Approval of a conditional use to construct a new detached garage/accessory building and expand an existing single-family house on this waterfront lot.
2. Applicable Regulations: Section 28.04(19) of the Zoning Code provides the general regulations for waterfront development. Section 28.12(11) provides the requirements of conditional use permits.
3. Report Drafted By: Bill Roberts, Planner IV

GENERAL INFORMATION:

1. Applicant: Aralisa Rudy, 705 Woodward Drive, Madison, WI 53704; Udvari Solner Design Company.
2. Status of Applicant: Owner/architect.
3. Development Schedule: 2006/2007.
4. Parcel Location: South side of Woodward Drive on the shore of Lake Mendota, Madison Metropolitan School District, Aldermanic District 18.
5. Parcel Size: 13,530 square feet.
6. Existing Zoning: R1 Single-Family Residence District.
7. Existing Land Use: Single-family house.
8. Proposed Use: Expand existing house – build new accessory building.
9. Surrounding Land Use and Zoning: This site is surrounded by single-family homes zoned R1 along Woodward Drive.
10. Adopted Land Use Plan: The Comprehensive Plan recommends low-density residential uses.
11. Environmental Corridor Status: There are no designated environmental corridors on this property; however, it is on the shore of Lake Mendota.

PUBLIC UTILITIES AND SERVICES:

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

STANDARDS FOR REVIEW:

This application is subject to the conditional use standards.

ANALYSIS, EVALUATION AND CONCLUSION:

There are two components to this conditional use application. The first component is to construct a two-story 656 square feet detached garage/storage shed on the street side of this single-family site. The second component is an addition to the existing house. The additions to the house include an attached 536 square foot garage addition and a 530 square foot addition to the house.

The Waterfront Development Standards state that new construction shall be no closer to the shoreline than the existing development pattern (the average setback of 5 developed lots on each side of the proposed development). The Zoning Administrator has reviewed both parts of this application and has determined that this requirement as well as all requirements of the R1 Residence District have been satisfied.

Waterfront Development Standard No. 2 requires that the applicant show a complete inventory of shoreline vegetation in any area proposed for building, filling, or excavating. The standard also limits the cutting of trees and shrubbery in a strip 35 feet inland from the normal water line. The plans submitted for review shows no changes to the site or vegetation within this 35-foot setback line along Lake Mendota. The site plan shows an existing fence along the east and west property line that will be retained. The plan shows one existing tree about 80 feet back from the lakeshore adjacent to the existing house being removed as a result of the proposed addition.

Staff feels that the conditional use standards can be addressed.

RECOMMENDATIONS:

The Planning Unit recommends that the Plan Commission review the plans and consider this application along with the applicant's presentation at the Plan Commission as well as any input from the neighborhood at the public hearing to determine whether the conditional use standards have been satisfied. Planning staff recommends that the Plan Commission determine that the ordinance standards are met and approve this conditional use subject to any input at the public hearing.

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Department of Public Works
City Engineering Division

608 266 4751

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City Engineer

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DATE: August 24, 2006
TO: Plan Commission
FROM: Larry D. Nelson, P.E., City Engineer
SUBJECT: 705 Woodward Drive 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. Prior to approval, revise plan to show drainage path for existing and proposed. Plan must provide for safe drainage with no adverse affects to adjacent properties.
2. There is a sanitary sewer main in an easement in the lake side yard of the property. Applicant shall show location of easement prior to approval.

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: 705 Woodward Drive 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 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
- ~~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 izenchenko@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 be 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.

CITY OF MADISON
INTERDEPARTMENTAL
CORRESPONDENCE

Date: August 25, 2006

To: Plan Commission
From: Kathy Voeck, Assistant Zoning Administrator
Subject: 705 Woodward Dr

Present Zoning District: R-1

Proposed Use: Construct a 670 sq. ft. detached storage building, a 536.7 sq. ft. addition to the attached garage, and 530.5 sq. ft. additional living space on a waterfront home.

Conditional Use: 28.04(19) Waterfront development over 500 sq. ft. is 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. Show the dimension of the closest portion of the addition at right angles to the property line. Provide a minimum of 11' 4" on the easterly side of the house addition. Provide a minimum of 6' from the storage building/detached garage to the nearest property line as measured at right angle to the property line. The storage building shall be used for storage and cannot be living space.
2. Show dimensions of the structures on the site plans, including but not limited to the shed and house. Also show dimensions of building setbacks and lot dimensions. Show the lake setback dimension to the proposed house addition on the lake side as measured at right angles from the closest portion of the high water mark. The addition shall meet the 68.4' average lake setback.
3. Delineate flood plain area on the site plan.

ZONING CRITERIA

Bulk Requirements	Required	Proposed
Lot Area	8,000 sq. ft.	13,530 sq. ft.
Lot width	65'	66'
Usable open space	1,300 sq. ft.	adequate
Front yard	30'	30'
Side yards	11' 4" left; 7' 6" right side hs. 6' (shed)	(1) (2)
Rear yard	68.4' lake setback average	(2)
Building height	2 stories/35'	2 stories

Site Design	Required	Proposed
Number parking stalls	1	4

Other Critical Zoning Items	
Historic District	No
Landmark building	No
Flood plain	Yes
Utility easements	No
Water front development	Yes

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

Memo

To: Plan Commission
From: Analisa Rudy & Eric Mott
Date: 7/31/2006
Re: Letter of Intent

Name of Project: Detached Shed

Construction Schedule: Begin 9/12/06 and complete within 4-6 weeks

People Involved: Surveyor-Anthony J. Walker, Designer-Mark Udvari-Solner, Builder-Krinke Builder.

Use of Building: Residential storage

Total square footage: 656 sq. ft.

Site acreage: 13, 350 sq. ft.

Other elements of the Letter of Intent were not applicable to this project and therefore were not included.

It should be noted that we have talked casually to the neighbors on both sides of us regarding our project and they did not express any concern. Neighbors did not express any concern regarding our original design submitted last year (which we ended up not doing) so we do not anticipate any problems this year.

Also, I spoke with Paul Van Rooy, 18th District Alderman today and he verbally waived the required 30-day notice. He was going to call Zoning directly to communicate his support of our project. We do not have an active Neighborhood Association.

