

**PLANNING DIVISION REPORT
DEPARTMENT OF PLANNING AND COMMUNITY
AND ECONOMIC DEVELOPMENT
of November 5, 2007**

RE: I.D. #07840, Demolition Permit and Conditional Use– 2016 Sundstrom Street

1. Requested Action: Approval of a demolition permit for a single-family residence and conditional use for an oversized garage/accessory workshop at 2016 Sundstrom Street
2. Applicable Regulations: Section 28.04 (22) provides the guidelines and regulations for the approval of demolition permits. Section 28.08 (2) (c) 18 identifies garages / accessory structures in excess of 800 square feet as a conditional use in R1 zoning. Section 28.12 (11) provides the guidelines and regulations for the approval of conditional uses.
3. Report Prepared By: Kevin Firchow, AICP, Planner

GENERAL INFORMATION

1. Applicant, Contact, and Property Owner: Hubert McKenzie, 3055 Waunona Way, Madison, WI 53713
2. Development Schedule: The applicant wishes to proceed with the construction of the new home in December 2007. Completion is anticipated in March of 2008. The applicant has not specified the timing of construction for the accessory garage/workshop.
3. Parcel Location: An approximately 1.9 acre parcel located on the west side of Sundstrom Street, between Koster and Nygard Streets. The lot abuts the Union Pacific railroad tracks on the west. Aldermanic District 14; Madison Metropolitan School District.
4. Existing Conditions: A single-family house proposed for demolition.
5. Proposed Use: A new 1,305 single-family home and accessory garage/workshop of 1,200 square feet.
6. Surrounding Land Use and Zoning:

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

West: Union Pacific railroad tracks and railroad right of way. West of the 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 R3 (Residence District) in the Town of Madison.

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

7. 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.
8. Environmental Corridor Status: The site is not located within a mapped environmental corridor.
9. Public Utilities & Services: This property is served by a full range of urban services.

STANDARDS FOR REVIEW

This application is subject to the demolition standards of Section 28.04 (22) and the conditional use standards of Section 28.12 (11).

ANALYSIS, EVALUATION, AND CONCLUSION

The applicant has submitted two requests for Plan Commission consideration. The first request is to approve the demolition of the existing single-family home on the subject site. The structure would be replaced by a new single-family home as described below. This request is subject to the demolition standards of 28.04 (22). The applicant's second request is for approval to construct an accessory garage/workshop of approximately 1,200 square feet. Accessory structures greater than 800 square feet require conditional use approval, and therefore, the conditional use standards of Section 28.12 (11) apply.

The Planning Division believes that the two requests could be acted on independently each other, with the Plan Commission making one recommendation on the demolition/replacement single-family home and another recommendation on the proposed accessory garage/workshop.

Previous Requests

The applicant's demolition request has appeared before the Plan Commission twice since the summer of 2006. Both demolition requests included the rezoning of the property to R3 (Single-Family and Two-Family Residence District) to accommodate the construction of a duplex. The first request in August 2006 was referred to allow the applicant more time to work with staff and the neighborhood. The second request, considered in February 2007, was also referred. There has been considerable neighborhood opposition to rezoning the property for the purpose of allowing a duplex.

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Existing Site Conditions and Neighborhood Context

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.

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. It has been previously noted to staff that break-ins and vandalism have also been recurring problems at the residence. Staff do not oppose the 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. The reuse and recycling plan submitted with this application will need approval from the Recycling Coordinator prior to the issuance of a wrecking permit.

Proposed New Single-Family Home

The applicant proposes to replace the existing single-family home with a new single-family residence, consistent with the property's existing R1 zoning. Unlike previous submittals, no zoning map amendment is necessary or requested. The applicant has provided a conceptual rendering and floor plan of the proposed residence.

The proposed structure is a 1,305 square foot ranch-style home including three bedrooms and two bathrooms. The home includes a front-loaded, two-car attached garage. The living room and two bedrooms would be located at the front of the house with the master bedroom and kitchen towards the rear. The structure would be a factory built, "panel" home with the completed walls constructed in an off-site facility and assembled on-site.

The applicant has included a general site plan indicating that the new residence will be built near the southeast corner of the lot. As proposed, the home will be setback 30 feet from Sundstrom Street and approximately 20 feet from the southern property line. The attached garage is located on the southern side of the home and accessed via a 20-foot wide driveway.

There is a mix of housing styles in the neighborhood, including several ranch homes of similar design. Based on the materials submitted, staff believe that the general character of the proposed residence would be consistent with the other nearby development.

Conditional Use for Proposed Garage - Workshop

The applicant's second request is for approval of a 1,200 square foot accessory garage / workshop. In the letter of intent, the applicant requests variance approval for this request. As a clarification, a variance would not be needed for the proposed building, but conditional use approval is required. Accessory structures over 800 square feet are a conditional use in R1 zoning. The applicant states that the accessory structure will be used as a garage and provide workshop space. In considering this request, staff note that under existing R1 zoning, the applicant would be allowed to construct up to an 800 foot accessory structure without conditional use approval from the Plan Commission.

The site plan shows the proposed accessory garage/workshop building would be located approximately 50 feet behind the proposed residence and 110 feet from Sundstrom Street. The building is currently proposed to sit 20 feet from the southern property line. The adjacent southern residence has a relatively deep street setback of approximately 70 feet. Based on a review of existing air photography, staff estimate that the location of the building would be approximately 50 feet from the adjacent residence. Staff does not object to the proposed location of the accessory garage. However, due to the relative proximity to the adjacent residence, staff recommend that if concerns on the structure's location are raised, the applicant revise the site plan to shift the proposed building away from the residence. Staff believe the subject property is of sufficient width and depth to slightly alter the building's location if location concerns are raised. Further, the submitted plans do not specifically identify how driveway access to the garage portion of the building will be provided. The applicant has indicated that the building is not intended for storage of large vehicles, in which case full driveway access may not be needed. Such detail will need to be included in the applicant's final plans, prior to agency sign-off.

The applicant has provided a general floor plan for the accessory building and elevation drawings for each side of the structure. The building would be oriented so that the "long side" of the garage would be oriented, east-west, along the "long side" of the property. The north side of the building would feature a sixteen by eight foot overhead garage door, "side-loaded" from Sundstrom Street. The south side of the building, closest to the nearest residence, would include two small windows and an entry door. The Sundstrom Street facing side of the structure would also include two small windows. The general elevations submitted indicate the west side of the building would have a similar facade. Staff note that the dimensions of this buildings is slightly larger than the dimensions depicted in the general site plan.

A representative photo of the proposed garage/workshop is included depicting the structure's general character. The exact dimensions and location of doors and windows are not identical to the structure being proposed. The applicant did not specify building or siding materials for the garage, but based on the photo, it appears that the proposed building would be a metal-seam accessory building, more commonly found in rural settings. Staff did not see evidence of similar structures elsewhere in the neighborhood. Garages and accessory structures visible from the street generally appeared to be clad in more typical residential siding, complementary to the design of the subject home.

Staff recognize, however, that there is an eclectic mix of building types in the neighborhood, and there isn't one dominant architectural style. Further, the subject property and southern adjoining lots are each approximately two acres and heavily vegetated with mature trees. Public input received previously indicates a preference to maintain the existing large-lot, semi-rural neighborhood character. Considering that the character of the neighborhood is neither readily classified as "urban" or "suburban", staff do not believe that a metal accessory building of this general type is necessarily inconsistent with the existing development pattern. Based on the large lot size, existing vegetation, and the structure's planned location behind the primary residence, staff believe that the garage will have limited visibility from Sundstrom Street.

At the time of report preparation, staff had not heard specific comments or concerns on the physical design of the structure. Based on the information provided, staff believes that the design of the garage/workshop could comply with all applicable zoning and building codes, upon receiving conditional use approval. The proposed structure would be somewhat unique in the neighborhood, due to probable construction materials and building size. However, due to the size of the subject property and the anticipated limited visibility, staff believe that the proposed garage/workshop may meet the conditional use standards. If concerns are raised regarding the appearance of the building, staff recommend that the Plan Commission specify that the applicant clad the structure in siding similar to the siding that will be used on the house.

Staff believe that both requests are consistent with the Comprehensive Plan and South Madison Neighborhood Plan.

RECOMMENDATION

The Planning Division believes that the Plan Commission can find that the project meets the applicable demolition standards and **approve** the proposed request for a demolition permit at 2016 Sundstrom Street, subject to input at the public hearing. Further, the Planning Division believes that the conditional use standards could be met and **approve** the accessory garage/workshop at 2016 Sundstrom Street, also subject to input at the public hearing.

Both approvals are recommended with the following conditions:

1. Comments from reviewing agencies.
2. That the applicant indicates the location of any driveway needed for access to the accessory garage/workshop in final plans for sign-off.
3. That the applicant specify and the Planning Division staff approve primary exterior materials for the both the home and accessory garage/workshop, prior to final sign-off. In the alternative, the Plan Commission could specify that the building siding will be similar to the siding that will be used on the house.



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
1 866 704 2315 Textnet

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

Principal Engineers
Michael R. Dalley, P.E.
Christina M. Bachmann, P.E.
John S. Fahrney, P.E.
Gregory T. Fries, P.E.

Facilities & Sustainability
Jeanne E. Hoffman, Manager
James C. Whitney, A.I.A.

Operations Manager
Kathleen M. Cryan

Hydrogeologist
Joseph L. DeMorett, P.G.

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

Financial Officer
Steven B. Danner-Rivers

DATE: October 23, 2007
TO: Plan Commission
FROM: Larry D. Nelson, P.E., City Engineer
SUBJECT: 2016 Sundstrom Street Demolition/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. The Applicant shall close all abandoned driveways, or any portion of the existing driveway that will no longer be used, by restoring the terrace with topsoil and seed.
2. This area has known drainage problems. The Applicant shall submit plans with grades showing adjacent street elevations and proposed lowest openings.
3. A sump pump system shall be required for this property.
4. Final addresses for development must be coordinated and approved by the Engineering Division. Contact Lori Zenchenko at 266-5952 or lzenchenko@cityofmadison.com.
5. Final stormwater bills for this property shall be paid in full prior to issuance of building permit.

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/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,

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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 Coordinate all necessary new interior addresses associated with this proposed development with City Engineering Program Specialist Lori Zenchenko zenchenko@cityofmadison.com or (608) 266-5952
- 1.7 The site plan shall include a full and complete legal description of the site or property being subjected to this application.
- 1.8 The Developer is required to pay Impact Fees for the _____ Impact Fee District for Lot(s) _____ of the _____ Plat/CSM. The current rate is \$ _____ /1000SF for a total of \$ _____. The Developer shall select one of the following two options for payment of these fees:

- 1) Impact Fees shall be paid in full prior to Engineering sign-off of the plat/csm.
- 2) The Developer has elected to defer the payments until such time as the building permits are applied for, in which case the owner(s) shall have fourteen (14) days after receiving the invoices to pay the outstanding impact fees. The following shall be required prior to plat sign off;
 - a) The Developer shall supply an Excel spreadsheet with lot numbers, lot areas, and number of dwelling units per lot. The Developer shall supply a CADD file of the proposed FINAL plat, in a format compatible with Microstation J. This information shall be required to calculate the Impact Fees, which will then be recorded at the Register of Deeds against each lot in the subdivision..
 - b) All information shall transmitted to Janet Dailey by e-mail at jdailey@cityofmadison.com, or on a CD to:

Janet Dailey
City of Madison Engineering Division
210 Martin Luther King Jr. Blvd
Room 115
Madison, WI 53703
 - c) A minimum of three (3) weeks shall be required for staff to calculate the Impact Fees and record the documents prior to plat sign-off.

The Developer shall put the following note on the face of the plat:

ALL THE LOTS WITHIN THIS SUBDIVISION ARE SUBJECT TO IMPACT FEES THAT ARE DUE AND PAYABLE WITHIN FOURTEEN DAYS OF THE ISSUANCE OF BUILDING PERMIT(S).

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.
- 2.8 The Public Sanitary Sewer Easement(s) dedicated to the City of Madison ("City") on the face of this Certified Survey Map or Subdivision Plat is/are subject to the following conditions:
 - a. The property owner reserves the right to use and occupy the Public Sanitary Sewer Easement Area(s) in a

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manner consistent with the rights herein conveyed, provided that such use and occupancy shall not interfere with or disturb the installation, operation, maintenance, repair, replacement and/or modification of the public sanitary sewer facilities.

- b. No above-ground improvements shall be located in the Public Sanitary Sewer Easement Area(s) by the City or the property owner, with the exception that grates, sewer access structure (SAS) covers, and other access points to the public sanitary sewer facilities shall be permitted at grade level. (Optional: and with the exception that pavement and/or concrete for driveway purposes shall be permitted.)
- c. Plantings and landscaping within the Public Sanitary Sewer Easement Area(s) shall not obstruct routine maintenance by the City. In the event of repair or reconstruction, plantings and landscaping may be removed by the City without replacement or compensation to the property owner.
- d. The property owner shall not change the grade of the Public Sanitary Sewer Easement Area(s) without the prior written approval of the City's Engineering Division.
- e. The Public Sanitary Sewer Easement(s) may not be amended, modified, terminated, or released without the written consent of all the parties hereto, or their respective successors-in-interest.

2.9 The Public Sidewalk Easement(s) dedicated to the City of Madison ("City") on the face of this Certified Survey Map or Subdivision Plat is/are subject to the following conditions:

- a. The property owner reserves the right to use and occupy the Public Sidewalk Easement Area(s) in a manner consistent with the rights herein conveyed, provided that such use and occupancy shall not interfere with or disturb the installation, operation, maintenance, repair, replacement and/or modification of the public sidewalk improvements.
- b. No above-ground improvements will be allowed in the Public Sidewalk Easement Area(s) by the property owner. (Optional: with the exception that pavement and/or concrete for driveway purposes shall be permitted.)
- c. Plantings and landscaping within the Public Sidewalk Easement Area(s) shall not obstruct routine maintenance by the City. In the event of repair or reconstruction, plantings and landscaping may be removed by the City without replacement or compensation to the property owner.
- d. The property owner shall not change the grade of the Public Sidewalk Easement Area(s) without the prior written approval of the City's Engineering Division.
- e. The Public Sidewalk Easement(s) may not be amended, modified, terminated, or released without the written consent of all the parties hereto, or their respective successors-in-interest.

2.10 The Public Storm Sewer Easement(s) dedicated to the City of Madison ("City") on the face of this Certified Survey Map or Subdivision Plat is/are subject to the following conditions:

- a. The property owner reserves the right to use and occupy the Public Storm Sewer Easement Area(s) in a manner consistent with the rights herein conveyed, provided that such use and occupancy shall not interfere with or disturb the installation, operation, maintenance, repair, replacement and/or modification of the public storm sewer facilities.
- b. No above-ground improvements shall be located in the Public Storm Sewer Easement Area(s) by the City or the property owner, with the exception that grates, sewer access structure (SAS) covers, and other access points to the public storm sewer facilities shall be permitted at grade level. (Optional: and with the exception that pavement and/or concrete for driveway purposes shall be permitted.)
- c. Plantings and landscaping within the Public Storm Sewer Easement Area(s) shall not obstruct routine maintenance by the City. In the event of repair or reconstruction, plantings and landscaping may be removed by the City without replacement or compensation to the property owner.
- d. The property owner shall not change the grade of the Public Storm Sewer Easement Area(s) without the prior written approval of the City's Engineering Division.
The Public Storm Sewer Easement(s) may not be amended, modified, terminated, or released without the written consent of all the parties hereto, or their respective successors-in-interest.

2.11 The Public Water Main Easement(s) dedicated to the City of Madison ("City") on the face of this Certified Survey Map or Subdivision Plat is/are subject to the following conditions:

- a. The property owner reserves the right to use and occupy the Public Water Main Easement Area(s) in a manner consistent with the rights herein conveyed, provided that such use and occupancy shall not interfere with or disturb the installation, operation, maintenance, repair, replacement and/or modification of the public water main facilities.
- b. No above-ground improvements will be allowed in the Public Water Main Easement Area(s) by the property owner. (Optional: with the exception that pavement and/or concrete for driveway purposes shall be permitted.)
- c. Plantings and landscaping within the Public Water Main Easement Area(s) shall not obstruct routine maintenance by the City. In the event of repair or reconstruction, plantings and landscaping may be removed by the City without replacement or compensation to the property owner.
- d. The property owner shall not change the grade of the Public Water Main Easement Area(s) without the prior written approval of the City's Engineering Division.
- e. The Public Water Main Easement(s) may not be amended, modified, terminated, or released without the written consent of all the parties hereto, or their respective successors-in-interest.

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 _____.

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- 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. This permit application is available on line at <http://www.cityofmadison.com/engineering/permits.cfm>.
- 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. This permit application is available on line at <http://www.cityofmadison.com/engineering/permits.cfm>.
- 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. This permit application is available on line at <http://www.cityofmadison.com/engineering/permits.cfm>.
- 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.

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- 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) off of new paved surfaces
- Control 80% TSS (5 micron particle) of of new paved surfaces
- Provide infiltration in accordance with Chapter 37 of the Madison General Ordinances
- Provide substantial thermal control.
- Provide oil & grease control from the first 1/2" of runoff from parking areas.
- Complete an erosion control plan and complete weekly self-inspection of the erosion control practices and post these inspections to the City of Madison website – as required by Chapter 37 of the Madison General Ordinances.

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, a digital CAD file (single file) to the Engineering Program Specialist in the Engineering Division (Lori Zenchenko). The digital CAD file shall be to scale and represent final construction. The single CAD file submittal can be either AutoCAD (dwg) Version 2001 or older, MicroStation (dgn) Version J or older, or Universal (dxf) format 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 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:

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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.
- 4.16 The area adjacent to this proposed development has a known flooding risk. All entrances shall be 2-feet above the adjacent sidewalk elevation or 1-foot above the 100-year regional flood elevation (whichever is greater). This includes garage entrances.

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. This permit application is available on line at <http://www.cityofmadison.com/engineering/permits.cfm>.
- 5.2 The applicant shall obtain all necessary sewer connection permits and sewer plugging permits prior to any utility work. This permit application is available on line at <http://www.cityofmadison.com/engineering/permits.cfm>.
- 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. This permit application is available on line at <http://www.cityofmadison.com/engineering/permits.cfm>.
- 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. This permit application is available on line at <http://www.cityofmadison.com/engineering/permits.cfm>.
- 6.2 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 / Subdivision Contract. Contact Janet Dailey (608-261-9688) to obtain the final MMSD billing a minimum of two (2) working days prior to requesting City Engineering signoff.
- 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, invert elevation, and alignment of the proposed service.



Traffic Engineering and Parking Divisions

David C. Dryer, P.E., City Traffic Engineer and Parking Manager

Suite 100
215 Martin Luther King, Jr. Boulevard
P.O. Box 2986
Madison, Wisconsin 53701-2986
PH 608 266 4761
TTY 866-704-2315
FAX 608 267 1158

October 25, 2007

TO: Plan Commission

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

SUBJECT: **2016 Sundstrom Street – Conditional Use / Demolition – Build New Single Family Home with Oversize Garage**

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

PEDESTRIAN AND BICYCLE TRANSPORTATION REVIEW COMMENTS

2. None

GENERAL OR STANDARD REVIEW COMMENTS

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

3. None

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

Contact Person: Hubert McKenize

Fax:

Email: ham3055@sbcglobal.net

DCD: DJM: dm

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**CITY OF MADISON
INTERDEPARTMENTAL
CORRESPONDENCE**

Date: October 25th 2007

To: Plan Commission
From: Matt Tucker, Zoning Administrator
Subject: 2016 Sundstrom Street

Present Zoning District: R-1

Proposed Use: Demolish house & build a new house and 1200 sq. ft. detached garage.

Conditional Use: 28.04(5)(b)7. An accessory building that exceeds 800 sq. ft. in the R-1 district is a conditional use.
28.04(22) Demolition of principal buildings requires Plan Commission 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. Obtain approval for the submitted reuse/recycling plan from the City's Recycling Coordinator, Mr. George Dreckmann, prior to a demolition permit being issued.
2. Please identify all setbacks to the property lines for both the house and garage on the final site plan, drawn to scale.
3. The submitted site plan is inconsistent with the submitted house plans. There appears to be a covered porch/entry on the house elevation drawing and floor plan which does not show up on the site plan. Please clarify on final submitted plans.

ZONING CRITERIA

Bulk Requirements	Required	Proposed
Lot Area	8,000 sq. ft.	86,828 sq. ft.
Lot width	65'	174'
Usable open space	1,300 sq. ft.	Adequate
Front yard	30'	30'+ (2) (3)
Side yards	6' (house and garage)	18' ± (2)
Building height	2 stories/35'	1 story
Garage size	800 sq. ft.	1200 sq. ft.
Garage height	2 stories/35'	1 story

Other Critical Zoning Items	
Reuse/recycling plan	Yes (1)
Utility easements	None shown

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

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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: October 19, 2007
TO: Plan Commission
FROM: Edwin J. Ruckriegel, Fire Marshal
SUBJECT: **2016 Sundstrom Street**

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.)

None.

GENERAL OR STANDARD REVIEW COMMENTS

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

1. As required by MGO 10.34 and IFC 505.1, all residential and commercial buildings must have the approved address posted. The address numbers shall be 4 inches in height, numbers shall be in contrast to the background and visible from the street.

Please contact Scott Strassburg, New Construction Inspector at 608-261-9843 if you have questions regarding the above items.

cc: Bill Sullivan