

PLANNING UNIT REPORT
DEPARTMENT OF PLANNING AND DEVELOPMENT
April 8, 2005

ZONING MAP AMENDMENT, LEGISTAR REFERENCE NO. 00782 LOCATED AT 444-446 WEST DOTY STREET:

1. Requested Action: Approval to rezone property located at 444-446 West Doty Street from R6 General Residence District to PUD(GDP-SIP) Planned Unit Development-Specific Implementation Plan District to allow for the relocation of an existing residential building from 417 West Gorham Street to a side yard located at 446 West Doty Street.
2. Applicable Regulations: Section 28.12(10) provides the process for zoning map amendments. Section 28.07(6) provides the framework and requirements for the establishment of Planned Unit Development Districts.
3. Report Drafted By: Peter Olson, Planner II.

GENERAL INFORMATION:

1. Applicant: Jan Klund, 420 West Wilson Street, Madison, WI 53703.
2. Status of Applicant: Property owner.
3. Development Schedule: The applicant wishes to relocate an existing structure to this site as soon as all land use approvals have been obtained.
4. Parcel Location: Northwest side of West Doty Street near the intersection with South Bassett Street, Aldermanic District 4, Madison Metropolitan School District.
5. Parcel Size: 4,356 square feet (0.10 acres).
6. Existing Zoning: R6 General Residence District.
7. Existing Land Use: Two-story, 5-bedroom single-unit dwelling and a detached 2-car garage.
8. Proposed Use: Relocate an existing residential building from 417 West Gorham Street to the side yard located at 446 West Doty Street.
9. Surrounding Land Use and Zoning (See map): The subject property is located in the middle of the Bassett Residential Neighborhood consisting primarily of medium to high density residential uses zoned R6 and PUD(SIP).
10. Adopted Land Use Plan: RMH-M Medium to High Density Residential Uses-Multi-Housing District (26-40 units per acre). The subject property is also located in the Residential Zone within the Bassett Residential District identified in the Bassett

Neighborhood Master Plan. This residential zone also recommends a density of 26-40 dwelling units per acre.

11. Environmental Corridor Status: This property is not located within a mapped environmental corridor.

PUBLIC UTILITIES AND SERVICES:

This property is served by a full range of urban services.

STANDARDS FOR REVIEW:

This application is subject to the Planned Unit Development District standards.

ANALYSIS AND EVALUATION:

The applicant wishes to relocate an existing residential building from a site at 417 West Gorham Street, previously approved for a student housing development. These buildings were the subject of some concern during the review of the student housing project and had received a recommendation from the Plan Commission and Common Council that the developers of that property make a serious attempt to move these structures to a new location. The applicant, Jan Klund, has purchased this dwelling and proposes to relocate it to a property he owns in the 400 Block of West Doty Street. This property is 0.1 acres in size and is currently occupied by a single-unit residential building. A side yard exists to the west of the residential building. An existing detached garage located in this side yard will be removed. This relocated structure currently accommodates two dwelling units. The applicant will remodel the structure to provide additional bedrooms in the lower level and to legalize previously installed finish in the attic level.

Building Inspection staff have inspected the structure proposed for relocation and have noted that third floor bedrooms had been created without the benefit of building permits. Inspection Unit staff issued an Official Notice to the former property owner in mid-2004 regarding this issue (see attached documentation). Planning staff wishes to point out that neither the current applicant nor the developers of the West Gorham Street project were owners of this building at the time of the creation of the third floor rooms.

The applicant will install additional landscape materials on the residential building sites. The applicant has provided a landscape plan for staff review, however, only general landscape materials are noted, without specifically identifying landscape elements. The landscape plan must be modified with a formal landscape list prior to final staff sign-off on the Planned Unit Development District documents.

One dwelling unit currently exists on this site. The applicant proposes to move an existing 2-unit dwelling onto this property and add additional bedrooms in the lower level. The 3 total dwelling units on this property will yield an overall residential density of 30 dwelling units per acre on this 0.1 acre existing property. This density is within the range of 26-40 dwelling units per acre as recommended by the adopted land use plan and the Bassett Neighborhood Master Plan.

A concern noted by Planning Unit staff where other older structures have been relocated in established residential neighborhoods is the significant amount of exposed basement under the relocated structures which result in a building sitting much higher than the surrounding residential buildings, making the relocated structure appear significantly out of place. Planning Unit staff acknowledge the need for a minimum lower level exposure, however, for aesthetic purposes recommends that the first floor elevation of the relocated building be within one-foot of the elevation of the first floor of the existing residential building on this site.

The Urban Design Commission has reviewed the proposed development and recommended final approval at their meeting of April 6, 2005 (see attached report).

CONCLUSION:

The applicant wishes to rezone property at 444-446 West Doty Street from R6 General Residence District to PUD(GDP-SIP) Planned Unit Development-Specific Implementation Plan District to allow for the relocation of an existing single-unit dwelling from 417 West Gorham Street to the vacant side yard at 446 West Doty Street. The applicant wishes to remodel the structure and add two bedrooms to the lower level and remodel the attic level. This plan has been reviewed by the neighborhood organization and the Urban Design Commission, who support this redevelopment plan. The relocated structure is similar in age, size and architectural style to the surrounding residential buildings. Planning Unit staff have no objection to this development proposal, which saves an existing residential building from demolition.

RECOMMENDATIONS:

The Planning Unit recommends that the Plan Commission forward the zoning request, Legistar, I.D. 00782, rezoning property from R6 General Residence District to PUD(GDP-SIP) Planned Unit Development-Specific Implementation Plan District for property located at 444-446 West Doty Street to the Common Council with a favorable recommendation, subject to input at the public hearing and the following conditions:

1. Reviewing agency comments.
2. The applicant shall revise the landscape plan and provide a landscape element list identifying the quantity and common and botanical names of all plant materials prior to requesting staff sign-off on the Planned Unit Development District documents.
3. The applicant shall obtain building permits for the remodeling of the relocated structure, in particular, the applicant shall refrain from utilizing the attic floor space within this structure until proper building permits have been obtained, Building Inspection staff have inspected the structure, and a certificate of occupancy has been issued for the third floor level.
4. The height of the first floor of the relocated structure shall be within one-foot of the elevation of the existing residential building on this site. The applicant shall provide a front elevation drawing showing both residential structures on this property, which shall also note the first floor elevation of both residential buildings prior to requesting final staff sign-off on the Planned Unit Development District documents.

AGENDA # VII.B.

City of Madison, Wisconsin

REPORT OF: URBAN DESIGN COMMISSION

PRESENTED: April 6, 2005

TITLE: 444-446 West Doty Street - PUD(GDP-SIP), Relocate House

REFERRED:

REREFERRED:

REPORTED BACK:

AUTHOR: Alan J. Martin, Secretary

ADOPTED:

POF:

DATED: April 6, 2005

ID NUMBER:

Members present were: Lou Host-Jablonski, acting as Chair, Todd Barnett, Robert March, Michael Barrett, Lisa Geer, Bruce Woods, and Ald. Steve Holtzman

SUMMARY:

At its meeting of April 6, 2005, the Urban Design Commission **GRANTED FINAL APPROVAL** to a PUD(GDP-SIP) to relocate a house on property located at 444-446 West Doty Street. Appearing on behalf of the project was Jim Vincent. As a follow-up to the Commission's previous review of the project, Vincent presented updated detailed plans, elevations, exhibits and photographs of surrounding and adjacent properties, in addition to a sample of the block to be utilized to create the foundation and lower level of the relocated building. The relocated house is positioned on a vacant portion of vacant lands adjoining 444 West Doty Street, which contains a five-bedroom house. Driveway access is provided utilizing an existing driveway, located to the south side of the adjacent structure at 444 West Doty Street. The exterior façade of the relocated structure will remain "as is."

ACTION:

On a motion by March, seconded by Woods, the Urban Design Commission **GRANTED FINAL APPROVAL** on the project. The motion was passed on a unanimous vote of (7-0). The motion required that the applicant attempt to save the single elm tree located along the front property line with Doty Street and to minimize asphalt paving to be incorporated within the bike parking area.

After the Commission acts on an application, individual Commissioners rate the overall design on a scale of 1 to 10, including any changes required by the Commission. The ratings are for information only. They are not used to decide whether the project should be approved. The scale is 1 = complete failure; 2 = critically bad; 3 = very poor; 4 = poor; 5 = fair; 6 = good; 7 = very good; 8 = excellent; 9 = superior; and 10 = outstanding. The overall ratings for this project are 6, 7, 7, 8, 8, and 10.

URBAN DESIGN COMMISSION PROJECT RATING FOR: 444-446 West Doty Street

	Site Plan	Architecture	Landscape Plan	Site Amenities, Lighting, Etc.	Signs	Circulation (Pedestrian, Vehicular)	Urban Context	Overall Rating
Member Ratings	-	-	-	-	-	-	-	8
	6	6	5	-	-	-	8	8
	6	-	-	-	-	-	-	6
	9	10	-	-	-	-	10	10
	-	-	-	-	-	-	-	7
	7	-	-	-	-	-	-	7
	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-

General Comments:

- Appropriate to new site.
- Great re-use of old house and increasing density.
- Reduce paved area around bike area.
- Bravo on recycling.
- Appropriate neighborhood density and site plan.

AGENDA # VLF

City of Madison, Wisconsin

REPORT OF: URBAN DESIGN COMMISSION

PRESENTED: March 2, 2005

TITLE: 444-446 West Doty Street - PUD(GDP-SIP), Relocate House with 2 Units on Site of Existing House

REFERRED:

REREFERRED:

REPORTED BACK:

AUTHOR: Alan J. Martin, Secretary

ADOPTED:

POF:

DATED: March 2, 2005

ID NUMBER:

Members present were: Paul Wagner, Chair; Todd Barnett, Lisa Geer, Robert March, and Lou Host-Jablonski

SUMMARY:

At its meeting of March 2, 2005, the Urban Design Commission **GRANTED INITIAL APPROVAL** of only the concept of relocating an existing two-unit house with a PUD(GDP-SIP) on the property located at 444-446 West Doty Street. Appearing on behalf of the project was Jim Vincent. At the onset of the presentation, Vincent informed the Commission of his desire to provide for review of the plans based on a "PowerPoint presentation." Following difficulties with the setup of the display media, a combination of surrounding area contextual photos, photos of the existing structure within its current location, as well as proposed building elevational details and site plan details were presented in a non-organized, untimely fashion as part of the presentation. It was noted that the details of the development proposal were not readily readable as presented in addition to the plans as submitted within the application packet being illegible, unclear, and not appropriately detailed. Based on these factors, a motion by Host-Jablonski to reject the project due to inconsistencies and lack of adequate plans was made, but later withdrawn by Host-Jablonski. The Commission generally agreed that a tighter, more consistent presentation utilizing detailed plans was required in order to provide for favorable consideration of the project. The applicant noted his lack of sufficient time necessary to prepare adequate plans prior to this presentation. He requested that the Commission consider its approval merely on the merits of providing for preservation and movement of an existing house to this site in absence of sufficient plan materials. The Commission questioned Alder Michael Verveer (also in attendance) as to his support for the project. Alder Verveer stated he supported the relocation of the house on the site, but understood the Commission's issues relevant to the lack of adequate plans and insufficiency with the presentation. Staff noted to the Commission that if it supported the concept of moving the existing home to this site, a concept approval only with conditions relevant to the submission and presentation of completely detailed plans could be provided as a condition of approval.

ACTION:

On a motion by March, seconded by Barnett, the Urban Design Commission **GRANTED INITIAL APPROVAL** of only the concept of relocating the existing house on the site. The motion was passed on a unanimous vote of (5-0). The motion required that for further consideration of the project Vincent must provide all necessary and appropriately detailed plans, exhibits and other materials required for final approval as dictated in the UDC application.

After the Commission acts on an application, individual Commissioners rate the overall design on a scale of 1 to 10, including any changes required by the Commission. The ratings are for information only. They are not used to decide whether the project should be approved. The scale is 1 = complete failure; 2 = critically bad; 3 = very poor; 4 = poor; 5 = fair; 6 = good; 7 = very good; 8 = excellent; 9 = superior; and 10 = outstanding. The overall ratings for this project are 3, 6, 6 and 6.5.

URBAN DESIGN COMMISSION PROJECT RATING FOR: 444-446 West Doty Street

	Site Plan	Architecture	Landscape Plan	Site Amenities, Lighting, Etc.	Signs	Circulation (Pedestrian, Vehicular)	Urban Context	Overall Rating
Member Ratings	5	-	4	-	-	5	6	6
	4	-	2	-	-	-	7	3
	-	-	-	-	-	-	-	6
	6	-	5	-	-	6	8	6.5
	-	-	Couldn't read it.	-	-	-	-	-
	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-

General Comments:

- Come back with a site plan that shows existing trees and grading.
- Designer's presentation wasted a lot of the Commission's time. Application materials were incomplete: unreadable landscape, no context photos or drawings.



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: April 7, 2005
TO: Plan Commission
FROM: Larry D. Nelson, P.E., City Engineer
SUBJECT: 444-446 West Doty Street Planned Unit Development (GDP/SIP)

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. Address must be approved by City Engineering.
2. Any damage to the West Doty Street pavement shall require repair or restoration in accordance with the City Engineer's Patching Criteria. A copy of the Patching Criteria may be obtained from the City Engineering Office.

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: 444-446 West Doty Street Planned Unit Development (GDP/SIP)

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.

Storm Water Management

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

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

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

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

- 4.14 NR-151 of the Wisconsin Administrative Code will be effective on October 1, 2004. Future phases of this project shall comply with NR 151 in effect when work commences. Specifically, any phases not covered by a Notice of Intent (NOI) received from the WDNR under NR-216 prior to October 1, 2004 shall be responsible for compliance with all requirements of NR-151 Subchapter III. As most of the requirements of NR-151 are currently implemented in Chapter 37 of the Madison General Ordinances, the most significant additional requirement shall be that of

infiltration.

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

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

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

Utilities General

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

Sanitary Sewer

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

**CITY OF MADISON
INTERDEPARTMENTAL
CORRESPONDENCE**

Date: April 8, 2005

To: Bill Roberts, Planner III
From: Kathy Voeck, Assistant Zoning Administrator
Subject: 444-446 W Doty St

Present Zoning District: R-6

Proposed Use: Relocate House to this lot from 417 W Gorham St. (Existing 2 unit with a 3 bdrm –first floor and a 5 bdrm on 2nd & 3rd floor. The proposal is to convert the 3 bdrm unit into a 5 bdrm unit by putting 2 more bdrms in the basement in conjunction with the first floor unit. There is an existing single family home on the site also.

Requested Zoning District: PUD(GDP-SIP)

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).

GENERAL OR STANDARD REVIEW COMMENTS

1. The site plan shall show the driveway, sidewalks, and stairs etc. The legend on the landscape plan is not consistent with the ground covers shown on the landscape plan. Revise the plans and the legend so they are consistent.
2. Provide a minimum of three bike parking stalls in a safe and convenient location on an impervious surface to be shown on the final plan. The bike racks shall be securely anchored to the ground or building to prevent the racks from moving. NOTE: A bike-parking stall is two feet by six feet with a five-foot access area.

ZONING CRITERIA

Bulk Requirements	Required	Proposed
Lot Area	5,040 sq. ft.	4,564 sq. ft. *
Lot width	50'	66'
Usable open space	1,050 sq. ft.	340 sq. ft. *
Front yard	20'	4' *
Side yards	7' each side	6' left side of 2 nd hse on lot*
Rear yard	30'	7'
Floor area ratio	2.0	1.16
Building height	--	3

444-446 W Doty St

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Site Design	Required	Proposed
Number parking stalls	0 (Central Business Distr)	1
Accessible stalls	n/a	n/a
Loading	n/a	n/a
Number bike parking stalls	3 minimum	(2)
Landscaping	yes	(1)
Lighting	n/a	n/a

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

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

* Since this project is being rezoned to the **PUD** district, and there are no predetermined bulk requirements, we are reviewing it based on the criteria for the R-6 district, because of the surrounding land uses.



Department of Public Works
Parks Division

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

March 23, 2005

TO: Plan Commission
FROM: Simon Widstrand, Parks Development Manager *S.W.*
SUBJECT: **444-446 West Doty**

- 1. Total Park Fees for two added duplex units = \$5,189.** (Fee in lieu of 2200 Square feet of dedication = \$3630. Park Development Fee = \$1,559.)

Approval of plans for this project does not include any approval to prune, remove or plant trees in the public right-of-way. Permission for such activities must be obtained from the City Forester, 266-4816.

Please contact Simon Widstrand at 266-4714 or awidstrand@cityofmadison.com if you have questions regarding the above items.

**CITY OF MADISON
MADISON WATER UTILITY
523 E. MAIN ST.
266-4651**

MEMORANDUM

Date: March 4, 2005

To: Pete Olson - Planning & Development
From: Dennis M. Cawley, Engineer IV - Water Utility
Subject: REZONING – 444-446 West Doty Street

Madison Water Utility has reviewed this rezoning and has the following comments.

MAJOR OR NON-STANDARD REVIEW COMMENTS

None

GENERAL OR STANDARD REVIEW COMMENTS

None

The Water Utility will not need to sign off the final plans, nor need a copy of the approved plans.

Dennis M. Cawley



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: 3/22/05
TO: Plan Commission
FROM: Edwin J. Ruckriegel, Fire Marshal
SUBJECT: 444-446 W. Doty 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. None.

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

cc: John Lippitt



Department of Planning & Development
Inspection Unit

Website: www.cityofmadison.com

Madison Municipal Building
215 Martin Luther King, Jr. Boulevard
P.O. Box 2984
Madison, Wisconsin 53701-2984
TDD 608 266 4747
FAX 608 266 6377
PH 608 266 4551

DATE: March 11, 2005
TO: Peter Olson
FROM: George Hank, Housing Inspection Supervisor
SUBJECT: Relocation of Building from 417 W Gorham St

I have reviewed the file for 417 W. Gorham St. in preparation for the relocation of the building to another location. The submitted plans indicate a third floor area used in conjunction with second floor. A review of the building file revealed that the combined second and third floor is limited to a family and four roomers (five unrelated).

On June 7, 2004 Code Enforcement Officer Cheryl Van Lear inspected the building as part of a Programmed Inspection Area. The inspection found that a deadbolt lock had been installed on the door leading to the third floor front bedroom. The deadbolt lock was ordered removed. See attached notice. No locking device shall be installed on this door because the required second exit for the third floor is through this bedroom.

If this building were relocated the same requirement would be in effect.

From: Inspection Unit
215 Martin Luther King, Jr. Blvd.
P.O. Box 2984
Madison, Wisconsin 53701-2984

City of Madison
OFFICIAL NOTICE

Notice: An inspection discloses that certain sections of the City Ordinances are being violated.

Property Located At:
417 West Gorham Street

OWNER:
BROK INVESTMENTS 8 LLC
PO BOX 3182
MADISON WI 53704

Item No.	Violating Section No.	CORRECTIONS REQUIRED
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417 WEST GORHAM STREET

- 1. 27.05(2)(i) Replace the missing balusters on the inside stairs.

- 2. 27.05(2)(h)2* Install locking pin hinges or the equivalent on the entrance door to Apartment #1.

APARTMENT #1

- 3. 27.05(2)(w)
ILHR 28.02 Return all smoke detector(s) in the kitchen to a working condition.

- 4. 27.05(2)(g)1* Remove all loose or peeling paint from ceiling of the right side bathroom. Paint the area to closely match the existing surface color and texture.

APARTMENT #2

- 5. 27.05(2)(h) Repair the broken sash in the rear hallway window.

- 6. 27.05(2)(j) Properly secure the toilet to the floor in the left side bathroom.

- 7. 27.04(2)(h) Replace the missing thermostat covering in the living room.

From: Inspection Unit
215 Martin Luther King, Jr. Blvd.
P.O. Box 2984
Madison, Wisconsin 53701-2984

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THIRD FLOOR

NOTE: The maximum number of unrelated occupants for this apartment is five. More than five occupants would change the status to lodging rooms. Lodging room requirements include but are not limited to, a 1-hour fire enclosure in the basement with a self-closing door for the water heaters, and deadbolts, door viewers, and smoke detectors for each sleeping room. In this case, the bedroom with the fire escape would be required to have an emergency alarm lock on the door to permit access to the fire escape.

- | | | |
|----|----------------------------|--|
| 8. | 27.05(2)(h)
27.04(2)(d) | Remove the deadbolt lock from the front bedroom door on the third floor. |
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BASEMENT

- | | | |
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| 9. | 27.05(2)(w)*
ILHR 28.02* | Install an approved smoke detector in the basement. |
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|-----|-------------|---|
| 10. | 27.04(2)(g) | Replace the missing junction box cover. |
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EXTERIOR

- | | | |
|-----|-------------|---|
| 11. | 27.05(2)(l) | Secure the telephone utility box to the side of the building. |
|-----|-------------|---|

From: Inspection Unit
215 Martin Luther King, Jr. Blvd.
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Madison, Wisconsin 53701-2984

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OFFICIAL NOTICE

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Property Located At:
417 West Gorham Street

OWNER:
BROK INVESTMENTS 8 LLC
PO BOX 3182
MADISON WI 53704

Item No.	Violating Section No.	CORRECTIONS REQUIRED
12.	27.05(2)(g)2	Replace or repair the broken and/or missing siding under the front and rear doors and on the side of the building.
13.	27.05(2)(g)2	Repair the holes in the soffit on the right side of the building.

This notice does not start any legal action. However, if the violations are not corrected by the due date listed below, the Inspection Unit may issue citation(s), and/or refer the situation to the City Attorney's Office.

The Inspection Unit is willing to answer questions pertaining to this official notice in order to assist you in correcting the violations. If you have questions or problems, it is important to contact me before the due date at the number listed below. You should also contact me on or before the due date if you wish to attend the follow-up inspection.

MGO 27.09(5)(a) REQUIRES THAT A FEE OF \$50.00 BE CHARGED FOR ALL REINSPECTIONS IN EXCESS OF ONE. ATTEMPTED REINSPECTIONS (NO ENTRY) ARE BILLED AT \$35.00 EACH.

Please notify the inspector when work is completed. Telephone: 266-4907
Inspected by: Cheryl Van Lear On: 5-27-04 Date Issued: 6-7-04
The violations shall be corrected on or before: AUGUST 25, 2004

Code Enforcement Officer: _____

Any person violating any provision of the City Ordinances enforced by the Inspection Unit is subject to the penalties provided by the appropriate Ordinance violated. ALL APPLICATIONS FOR APPEAL OF CHAPTERS 17, 18, 19, 27, 28, 29, 30 and 31 SHALL BE SUBMITTED TO THE INSPECTION SUPERINTENDENT IN WRITING WITHIN FIFTEEN (15) DAYS OF POSTMARK ON OFFICIAL NOTICE ENVELOPE. Appeal information may be obtained by calling 266-4551.