



Department of Planning & Community & Economic Development

Planning Division

Heather Stouder, Director

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December 13, 2016

Daniel Bauknecht
2313 Center Avenue
Madison, WI 53704

RE: Approval of a conditional use to allow construction of an accessory building with an accessory dwelling unit at **2313 Center Avenue**.

Dear Mr. Bauknecht,

At its December 12, 2016 meeting, the Plan Commission, meeting in regular session, found the standards met and approved your conditional use request to allow construction of an accessory building with an accessory dwelling unit at **2313 Center Avenue**, subject to the conditions below. In order to receive final approval of the conditional use, and for any permits to be issued for your project, the following conditions shall be met:

Please contact Brenda Stanley of the City Engineering Division, at 261-9127 if you have questions related to these five (5) items:

1. Applicant shall show on plan how accessory dwelling unit will be provided sanitary sewer- separate lateral or connect to the existing sewer lateral to the home.
2. 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. (POLICY)
3. 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. (POLICY)
4. All work in the public right-of-way shall be performed by a City licensed contractor. (MGO 16.23(9)(c)5)and MGO 23.01)
5. All damage to the pavement on Center Ave, adjacent to this development shall be restored in accordance with the City of Madison's Pavement Patching Criteria. For additional information please see the following link: <http://www.cityofmadison.com/engineering/patchingCriteria.cfm> (POLICY)

Please contact Jeff Quamme of the City Engineering Division–Mapping Section, at 266-4097 if you have questions regarding the following three (3) items:

6. The address of the ADU is 2315 Center Ave. 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.
7. The label for the Joint Concrete Driveway shall reference the Joint Driveway Agreement per Document No. 5199809.
8. Show all proposed pavements and sidewalks for this project on the site plan.

Please contact Jacob Moscowitz, Zoning Code Officer, at 266-4560 if you have questions regarding the following item:

9. The proposed accessory dwelling unit shall comply with the supplemental regulations of Section 28.151 for an Accessory Dwelling Unit in Districts Other than the TR-P District.

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

10. Madison Fire Department recommends the installation of a residential fire sprinkler system in accordance with NFPA 13D and SPS 382.40(3)(e). Additional information is available at the Home Fire Sprinkler Coalition website: <http://www.homefiresprinkler.org/Consumer/ConsHome.html>.

Please contact Janet Schmidt of the Parks Division at 261-9688 if you have questions regarding the following two (2) items:

11. Park impact fees (comprised of the Park Development Impact Fee per MGO Sec. 20.08(2) and the Parkland Impact Fee in lieu of land dedication per MGO Sec. 16.23(8)(f) and 20.08(6)) will be required for all new residential development. The developer must select a method for payment of park fees before signoff on the conditional use. This development is within the Olbrich impact fee district (SI25). Please reference ID#16160 when contacting Parks about this project.
12. 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 Adam Wiederhoeft, Water Utility, at 266-9121 if you have any questions regarding the following two (2) items:

13. Applicant shall show on plan how accessory dwelling unit will be provided water service - separate lateral or connect to the existing water lateral to the home.

14. If the accessory dwelling unit is anticipated to have a separate water meter/water service account, applicant or plumbing contractor must submit an application to Madison Water Utility. Application materials are available on the Water Utility's Plumbers & Contractors website (<http://www.cityofmadison.com/water/plumberscontractors>), otherwise they may be obtained from the Water Utility Main Office at 119 E Olin Ave.

Specific questions regarding the comments or conditions contained in this letter should be directed to the commenting agency.

Please now follow the procedures listed below for obtaining your conditional use:

1. Please revise your plans per the above conditions and submit **seven (7) copies** of a complete, fully dimensioned and scaled plan set to the Zoning Administrator for final review and comment. Also be sure to include any additional materials requested by these departments for their approval prior to sign off. The final site plan shall be accompanied by the appropriate site plan review application and fee pursuant to Section 28.206 of the Zoning Code, and any other documentation requested herein with the Zoning Administrator, **126 S. Hamilton Street**. This submittal shall all also include one complete digital plan set in PDF format. The sets of final revised plans or documents will be circulated by the Zoning staff to the City department staff listed above for their final approval.
2. All operating private wells shall be identified and permitted by the Water Utility in accordance with MGO 13.21. All unused private wells shall be abandoned in accordance with MGO 13.21.
3. This letter shall be signed by the applicant to acknowledge the conditions of approval and returned to the Zoning Administrator when requesting conditional use approval.
4. The approval is valid for one (1) year from the date of the Plan Commission approval. During this time, the applicant must either lawfully commence the use or obtain a building permit and begin erecting the building. If the applicant obtains a valid building permit, construction must commence within six (6) months of the date of issuance. The building permit shall not be renewed unless construction has commenced as is being diligently prosecuted.
5. Any alteration in plans for a proposed alternative use shall require Plan Commission approval, except for minor alterations. The Zoning Administrator may issue permits for minor alterations or additions which are approved by the Director of Planning and Community and Economic Development and are compatible with the concept approved by the City Plan Commission and the conditional use approval standards.
6. The Plan Commission retains continuing jurisdiction over all conditional uses for the purpose of resolving complaints against all previously approved conditional uses.

If you have any questions regarding obtaining your conditional use or building permits, please contact the Zoning Administrator at 266-4551. If you have any questions or if I may be of any further assistance, please do not hesitate to contact my office at 261-9135.

Sincerely,



Chris Wells
Planner

cc: Brenda Stanley, City Engineering Division
Jeff Quamme, Engineering Mapping
Jenny Kirchgatter, Asst. Zoning Administrator
Bill Sullivan, Fire Department
Janet Schmidt, Parks Division

I hereby acknowledge that I understand and will comply with the above conditions of approval for conditional use.

Signature of Applicant

Signature of Property Owner (if not the applicant)

| For Official Use Only, Re: Final Plan Routing | | | |
|---|-----------------------|-------------------------------------|--------------------------|
| <input checked="" type="checkbox"/> | Planning Div. (Wells) | <input checked="" type="checkbox"/> | Engineering Mapping Sec. |
| <input checked="" type="checkbox"/> | Zoning | <input checked="" type="checkbox"/> | Parks Division |
| <input checked="" type="checkbox"/> | City Engineering | <input type="checkbox"/> | Urban Design Commission |
| <input type="checkbox"/> | Traffic Engineering | <input type="checkbox"/> | Recycling Coord. (R&R) |
| <input checked="" type="checkbox"/> | Fire Department | <input type="checkbox"/> | Other: |