



Department of Planning & Community & Economic Development
Planning Division

Website: www.cityofmadison.com

Madison Municipal Building
215 Martin Luther King, Jr. Boulevard
P.O. Box 2985
Madison, Wisconsin 53701-2985
TDD 608 266-4747
FAX 608 266-8739
PH 608 266-4635

May 3, 2011

John Sutton
Sutton Architecture, Inc.
104 King St.
Madison, WI 53703

RE: Approval of a conditional use for the addition of a third dwelling unit to an existing two-unit building in the R4 (General Residence) District.

Dear Mr. Sutton:

The Plan Commission, meeting in regular session on May 2, 2011 determined that the conditional use standards could be met and **approved** your client's request for a conditional use at 202 North Brearly Street. In order to receive final approval, the following conditions must be met:

Please contact my office at 266-5974 with questions about the following item:

1. Final plans submitted for staff review and approval shall include bicycle parking stalls to serve the three-unit building.

Please contact Pat Anderson, Zoning at 266-5978 with questions about the following three (3) items:

2. On April 14, the Zoning Board of Appeals approved a lot area and usable open space variances at the subject property on the condition that when the front porches are reconstructed, they must be designed as open porches. Final plans submitted for review by staff shall include open porches.
3. A five stall parking reduction (administrative approval level) is being approved with this request.
4. Bike parking shall comply with MGO Section 28.11. Provide three bike parking stalls in a safe and convenient location on an impervious surface to be shown on the final plan. NOTE: A bike-parking stall is two feet by six feet with a five-foot access area. Structures that require a user-supplied locking device shall be designed to accommodate U-shaped locking devices).

Please contact Janet Daily, City Engineering, at 261-9688 with questions about the following two (2) items

5. The following addresses have been approved for this site:
1st floor apartment: 202 N. Brearly Street
2nd floor apartment: 202 N. Brearly Street Apt. 2
3rd floor apartment: 202 N. Brearly Street Apt. 3
6. 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 only 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 Misc. Impervious Areas (i.e. gravel, crushed stone, bituminous/asphalt, concrete, etc.)
- e) Right-of-Way lines (public and private)
- f) All Underlying Lot lines or parcel lines if unplatted
- g) Lot numbers or the words "unplatted"
- h) Lot/Plat dimensions
- i) Street names

All other levels (contours, elevations, etc) are not to be included with this file submittal.

NOTE: Email file transmissions preferred addressing@cityofmadison.com . Include the site address in the subject line of this transmittal. Any changes or additions to the location of the building, sidewalks, parking/pavement during construction will require a new CAD file. (POLICY and MGO 37.09(2) & 37.05(4))

Please contact Kay Rutledge, Parks Division at 266-4714 with questions about the following item.

- 7. The property is within the Tenney, Law & James Madison park impact fee district (SI26). The applicant shall pay **\$2,167.83** in park dedication and development fees for the three multi-family units after a credit is given for the existing 2 multi-family units on the property (see below). The applicant must select a method for payment of park fees before signoff.

New Development:	
Fees in lieu of dedication = (3 MF @ \$1,554.00)	= \$ 4,662.00
<u>Park development fees = (3 MF @ \$613.83)</u>	<u>= \$ 1,841.49</u>
Total Fees	= \$ 6,503.49
Credit for Existing:	
Fees in lieu of dedication = (2 MF @ \$1,554.00)	= \$ 3,108.00
<u>Park development fees = (2 MF @ \$613.83)</u>	<u>= \$ 1,227.66</u>
Total Credit	= \$ 4,335.66
Fees Required	= \$ 2,167.83

- 8. 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 Dennis Cawley, Water Utility, at 261-9243 with questions about the following two (2) items.

- 9. This property is in a Wellhead Protection District. This use is permitted in this district. Any proposed change in use shall be reviewed by the Water Utility General Manager or his designee.
- 10. All wells located on this property shall be abandoned if no valid well operation permit has been obtained from the Madison Water Utility.

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

1. Please revise your plans per the above and submit **seven (7) copies** of a complete plan set to the Zoning Administrator for final staff review and comment.
2. This letter shall be signed by the applicant to acknowledge the conditions of approval and returned to the Zoning Administrator when requesting the conditional use permit.
3. No alteration of this proposal shall be permitted unless approved by the Plan Commission, provided, however, the Zoning Administrator may issue permits for minor alterations. This approval shall become null and void one year after the date of the Plan Commission unless the use is commenced, construction is under way, or a valid building permit is issued and construction commenced within six months of the issuance of said building permit.

If you have any questions regarding obtaining your conditional use, 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 266-5974.

Sincerely,

Heather Stouder, AICP
Planner

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

Signature of Applicant

cc: Pat Anderson, Assistant Zoning Administrator
Janet Dailey, City Engineering
Kay Rutledge, Parks Division

For Official Use Only, Re: Final Plan Routing			
<input checked="" type="checkbox"/>	Planning Division (H. Stouder)	<input type="checkbox"/>	Recycling Coordinator (R & R)
<input checked="" type="checkbox"/>	Zoning Administrator	<input type="checkbox"/>	Fire Department
<input checked="" type="checkbox"/>	City Engineering	<input type="checkbox"/>	Urban Design Commission
<input type="checkbox"/>	Traffic Engineering	<input type="checkbox"/>	Metro Transit:
<input checked="" type="checkbox"/>	Engineering Mapping	<input checked="" type="checkbox"/>	Parks Division: