



Department of Planning & Community & Economic Development

Planning Division

Heather Stouder, Director

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December 5, 2017

Terry Dovell
Michael F. Simon Builders
817 S. Division St.
Waunakee, WI 53597

RE: Approval of a Conditional Use to allow construction of an accessory dwelling unit (ADU) and approval of a Conditional Use to allow construction of an accessory building exceeding 576 square feet measured at the ground floor, at 1824 Vilas Avenue (ID 49293; LNDUSE-2017-00107).

Dear Mr. Dovell;

At its December 4, 2017 meeting, the Plan Commission found the standards met and **approved** your conditional uses for 1824 Vilas Avenue. Conditions of Approval 1 and 2 have been added and approved as motion amendments by the Plan Commission. The conditions of approval in the following sections shall be satisfied prior to issuance of demolition or building permits for the project.

Please contact Colin Punt of the City Planning Division at (608) 243-0455 if you have any questions regarding the following three (3) items:

1. No exterior lights shall be placed on the accessory building at a height greater than eight (8) feet from the ground.
2. Show the planned parking pad extension adjacent alley on site plan for review by Zoning staff.
3. Material and paint colors shall be shown on the building elevations.

Please contact Jenny Kirchgatter, Assistant Zoning Administrator at (608) 266-4429 if you have any questions regarding the following three (3) items:

4. Reduce the size of the accessory dwelling unit to a maximum of 700 sq. ft. in floor area. Floor area is defined as the sum of all gross horizontal areas under the roof of a building. The floor area of a building includes, but is not limited to:
 - (a) Basement floor space.

- (b) Elevator shafts and stairwells at each floor.
 - (c) Floor space used for mechanical equipment, except equipment, open or enclosed, located on the roof.
 - (d) Penthouses, attic space used for human occupancy, interior balconies and mezzanines.
 - (e) Enclosed porches;
 - (f) Floor area devoted to accessory uses.
5. The accessory dwelling unit shall comply with the supplemental regulations of Section 28.151 Accessory Dwelling Unit in Districts Other than the TR-P District.
6. Per Section 28.186(4)(b), the property owner or operator is required to bring the property into compliance with all elements of the approved site plans by the date established by the Zoning Administrator as part of the site and building plan approval. Work with Zoning staff to establish a final site compliance date.

Please contact Tim Troester of the City Engineering Division at (608) 267-1995 if you have any questions regarding the following one (1) item:

7. Applicant can either install a separate sewer lateral or connect to the sewer lateral of the primary residence. Show sanitary sewer lateral on the plans.

Please contact Jeff Quamme of the Engineering Division Mapping Section at (608) 266-4097 if you have any questions regarding the following one (1) item:

8. The address of the ADU is 1109 Harrison St. 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.

Please contact Janet Schmidt of the Parks/Forestry Division at (608) 261-9688 if you have any questions regarding the following three (3) items:

9. Park Impact Fees (comprised of the Park Infrastructure Impact Fee, per MGO Sec. 20.08(2)), and Park-Land Impact Fees, per MGO Sec. 16.23(8)(f) and 20.08(6) will be required for all new residential development associated with this project. This development is within the Central Park -Infrastructure Impact Fee district. Please reference ID# 17160 when contacting Parks about this project.
10. An existing inventory of trees (location, species, & DBH) and any tree removal plans (in PDF format) shall be submitted to the plans and Brad Hofmann – bhofmann@cityofmadison.com or 266-4816. All proposed street tree removals within the right of way shall be reviewed by City Forestry. Approval and permitting of street tree removals shall be obtained from the City Forester and/or the Board of Public Works prior to the approval of the site plan. Add City of Madison street trees to plans at proper location, labeled with species, and size (DBH).
11. Existing street trees shall be protected. Please include the following note on the site plan: Contractor shall install tree protection fencing in the area between the curb and sidewalk and extend it at least 5 feet from both sides of the tree along the length of the terrace. No excavation is permitted within 5 feet of the outside edge of a tree trunk. If excavation within 5 feet of any tree is necessary, contractor shall contact City

Forestry (266- 4816) prior to excavation to assess the impact to the tree and root system. Tree pruning shall be coordinated with City Forestry prior to the start of construction. Tree protection specifications can be found in section 107.13 of City of Madison Standard Specifications for Public Works Construction - <http://www.cityofmadison.com/business/pw/documents/StdSpecs/2013/Part1.pdf>. Any tree removals that are required for construction after the development plan is approved will require at least a 72 hour wait period before a tree removal permit can be issued by Forestry, to notify the Alder of the change in the tree plan.

Please contact William Sullivan of the Fire Department at (608) 261-9658 if you have any questions regarding the following two (2) items:

12. Madison Fire Department recommends the installation of a residential fire sprinkler system in accordance with NFPA 13D. Additional information is available at the Home Fire Sprinkler Coalition website: <https://homefiresprinkler.org/building-residential-fire-sprinklers>

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 permits for your project:

1. After the plans have been revised per the above conditions, please file **seven (7) sets** of complete, fully dimensioned, and to-scale plans, 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 (1) complete digital plan set in PDF format.** The sets of final revised plans or documents will be circulated by Zoning staff to the City department staff listed above for their final approval.
2. 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.
3. A conditional use 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.
4. 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.
5. 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 may be of any further assistance, please do not hesitate to contact my office at 243-0455.

Sincerely,



Colin Punt
Planner

LNDUSE-2017-00107			
For Official Use Only, Re: Final Plan Routing			
<input checked="" type="checkbox"/>	Planning Div. (Punt)	<input checked="" type="checkbox"/>	Engineering Mapping Sec.
<input checked="" type="checkbox"/>	Zoning Administrator	<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"/>	Water Utility
<input type="checkbox"/>	Metro Transit	<input type="checkbox"/>	Other:

- cc: Tim Troester, City Engineering Division
Jeffrey Quamme, City Engineering (Mapping)
Jenny Kirchgatter, Assistant Zoning Administrator
William Sullivan, Fire Department
Janet Schmidt, Parks Department