



Department of Planning & Community & Economic Development  
**Planning Division**

Website: [www.cityofmadison.com](http://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

July 8, 2009

Mike Pfefferle  
4028 Underdahl Road  
Madison, Wisconsin 53718

RE: Approval of a request to rezone 3502 Sargent Street from R2 (Single-Family Residence District) to R2S (Single-Family Residence District) and approval of a demolition permit to allow an existing single-family residence to be demolished to allow the future subdivision of the parcel into two lots to accommodate two relocated single-family residences.

Dear Mr. Pfefferle:

At its July 7, 2009 meeting, the Common Council **conditionally approved** your application to rezone property located at 3502 Sargent Street from R2 to R2S. The following conditions of approval shall be satisfied prior to final approval and the issuance of any permits related to this property:

**Please contact Janet Dailey, City Engineering, at 261-9688 if you have questions regarding the following eleven items:**

1. The owner/applicant has initiated the release of existing public utility easements that were retained by Resolution when the City of Madison vacated a portion of Walter Street in 1989. The owner/applicant shall obtain recorded easement releases from the public utility companies and provide copies of the recorded releases to the Office of Real Estate Services prior to their preparation and recording of a City of Madison release document. The easement releases shall be recorded prior to the recording of the required Certified Survey Map (CSM). Reference Real Estate Project No. 9118 for the easement release process.
2. The owner shall have a Certified Survey Map (CSM) submitted to, and approved by, the City of Madison and recorded with the Dane County Register of Deeds prior to the issuance of any building permits.
3. Each lot shall have a separate sanitary sewer lateral.
4. The applicant shall construct sidewalk along Walter Street to a plan approved by the City Engineer.
5. The applicant shall dedicate right of way along Walter Street with the CSM of this parcel sufficient to provide 14 feet of right of way as measured from the existing face of curb to the new property line to accommodate the new sidewalk required above.
6. The developer shall enter into a City/ Developer agreement for the installation of public improvements required to serve this plat. The developer shall be required to provide deposits to cover City labor and materials and surety to cover the cost of construction. The developer shall

meet with the City Engineer to schedule preparation of the plans and the agreement. The City Engineer will not sign off on this plat without the agreement executed by the developer.

7. A City-licensed contractor shall perform all work in the public right of way.
8. 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.
9. 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.
10. 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.
11. 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.

**Please contact Dennis Cawley, Madison Water Utility, at 261-9243 if you have any questions about the following item:**

12. When the property is subdivided, a new water lateral shall be installed to serve the new house and a private water lateral easement shall be dedicated over the water lateral to the existing house.

**Please contact Pat Anderson, Assistant Zoning Administrator, at 266-5978 if you have any questions about the following item:**

13. Provide a grading plan of the plat to show that usable open space requirements can be met on all of the lots in the amount of 800 square feet per lot for the R2S. Usable open space shall be in a compact area of not less than 200 square feet, having no dimensions less than 10 feet and having a slope no greater than 10 percent. The front yard and street side yards do not count toward usable open space.

**Please contact Tom Maglio, Parks Division, at 266-4711 if you have questions about the following item:**

14. Park impact fees of \$3,122.65 for the future additional single-family lot will be due in conjunction with the future CSM of the property. The applicant will be required to select a method for payment of park fees for the additional lot prior to signoff on the CSM.

Park Dedication required for the single-family = 1,100 square feet per unit. The Fee in Lieu of Dedication is based on current property values up to \$2.01 per square foot for 2009 = \$2,211+Park development fees = \$911.65 per SF unit = \$3,122.65.

**Please contact my office at 261-9632 if you have questions about the following five items:**

15. That the subject zoning map amendment **not** take effect until a two-lot Certified Survey Map (CSM) for this property has been submitted for review, approved by the City and recorded with the Dane County Register of Deeds. The CSM shall be recorded within 24 months of the date of the Common Council approval of this rezoning or the rezoning shall be null and void and the property shall be returned to the R2 Single-Family Residence District.
16. That the two lots created by the future CSM generally follow the layout shown on the site plan included with this zoning map amendment, except that the extension of proposed Lot 1 to Sargent Street be eliminated. The proposed lots and relocated houses shall meet all of the requirements of the R2S zoning district and provide a minimum average lot depth of 80 feet as required in the Subdivision Regulations.
17. That a 15-foot building line be established for the lot adjacent to Sargent Street on the future CSM to maintain a building setback for the future residence commensurate with the existing setbacks present for the residences east of the site. Any existing building lines pertaining to the subject site per the Walterscheit plat will be nullified upon approval and recording of the future CSM.
18. That detailed plans for the two relocated residences be submitted for approval by the Planning Division prior to the issuance of permits for the relocation and establishment of those buildings on the subject site. The plans shall include a fully dimensioned site plan and the scope of interior and exterior improvements to the house, including all building materials to be used on the exterior.
19. That in the event the applicant does not proceed with the relocation of the Cottage Grove Road structures to the subject site, any proposed construction on the lots shall be reviewed by the Planning Division.

Note: This approval 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 now prepare a Land Division Application and submit it with applicable fees and any other documentation requested herein to the Planning Division, Room LL-100, Madison Municipal Building, 215 Martin Luther King, Jr. Boulevard. **This rezoning shall not take effect until a Certified Survey Map of this property has been approved and recorded.**

If you have any questions regarding final approval of this plan or obtaining permits, please call Pat Anderson, Assistant Zoning Administrator, at 266-4551. If I may be of any further assistance, please do not hesitate to contact me at 261-9632.

Sincerely,

Timothy M. Parks  
Planner

cc: Janet Dailey, City Engineering Division  
John Leach, Traffic Engineering Division  
Dennis Cawley, Madison Water Utility  
Pat Anderson, Assistant Zoning Administrator  
Tom Maglio, Parks Division

<p>I hereby acknowledge that I understand and will comply with the above conditions of approval for this rezoning request.</p> <p>_____</p> <p><i>Signature of Applicant</i></p>
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