



Department of Planning & Community & Economic Development

Planning Division

Katherine Cornwell, Director

Madison Municipal Building, Suite LL-100

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June 12, 2014

Jim & Carole Vincent
221 S. Midvale Boulevard
Madison, Wisconsin 53705

RE: Approval of a conditional use to allow construction of an accessory dwelling unit at 221 S. Midvale Boulevard.

Dear Mr. & Mrs. Vincent;

At its June 9, 2014 meeting, the Plan Commission found the standards met and **approved** your conditional use for 221 S. Midvale Boulevard. The conditions of approval in the following sections shall be satisfied prior to issuance of building permits for the project.

Please contact Janet Dailey of the City Engineering Division at 261-9688 if you have questions regarding the following nine (9) items:

1. Note: Use restrictions on the plat of Sunset Village, Third Addition prohibit a garage or outbuilding to be used as a residence temporarily or permanently.
2. The address of the accessory dwelling unit will be 223 S. Midvale Boulevard.
3. The applicant's drainage plan shall show how off-site water shall be allowed through the site to S. Midvale Boulevard.
4. The accessory building is connecting to a public sanitary sewer main that is a 6-inch diameter cured in place clay tile pipe. The clay sewer has a continuous HDPE liner inside. The connection will need to be made by cutting in a wye connection. The City sewer main will need to be saw-cut to install the wye. The applicant's contractor shall take out a Permit to Excavate in the Right of Way for this work.
5. The site plan shall identify lot and block numbers of recorded Certified Survey Map or plat.
6. The applicant shall replace all sidewalk and curb and gutter that abuts the property that 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.
7. All work in the public right of way shall be performed by a City-licensed contractor.

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 submit, prior to plan sign-off, digital PDF files to the City Engineering Division. The digital copies shall be to scale, shall have a scale bar on the plan set, and shall contain the following items: building footprints; internal walkway areas; internal site parking areas; lot lines and right-of-way lines; street names, stormwater management facilities and; detail drawings associated with stormwater management facilities (including if applicable planting plans).

Please contact Pat Anderson, Assistant Zoning Administrator, at 266-5978 if you have any questions regarding the following three (3) items:

10. The proposed accessory building shall meet all building codes as well as the Supplemental Regulations in Section 28.151 MGO for accessory dwelling units.
11. The number of occupants of the accessory dwelling unit shall not exceed one (1) family or two (2) unrelated individuals.
12. Provide usable open space calculations on final plans pursuant to MGO Sections 28.042(2), 28.140 and 28.211.

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

13. Note: All operating private wells shall be identified and permitted and any unused private wells shall be abandoned by the Madison Water Utility in accordance with MGO Section 13.21.

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

14. The Madison Fire Department recommends the installation of a residential fire sprinkler system for the ADU in accordance with NFPA 13D and SPS 382.40(3)(e).

Please contact Kay Rutledge of the Parks Division at 266-4714 if you have any questions regarding the following two (2) items:

15. 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 Garner park impact fee district (S129). Please reference ID# 14125 when contacting Parks Division staff about this project. Note: Accessory dwelling units are charged at the single- and two-family dwelling unit rate, which for 2014 is a total of \$3,858.27.

16. 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 my office at 261-9658 if you have any questions regarding the following four (4) items, including the 3 conditions added by the Plan Commission:

17. The elevations of the proposed accessory building shall be dimensioned (width and height) on all four sides.
18. That translucent glass be installed in the southern window of the accessory dwelling unit to increase privacy for the adjacent neighbor.
19. That the design of the driveway be revised to remove the pavement in front of the accessory building from a line drawn from the prolongation of the south wall of the building to the southern, side property line.
20. That the portion of the driveway and maneuvering area adjacent to the garage be revised to make that portion of the pavement pervious from a line projecting from the north wall of the accessory building to the north.

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 **nine (9) 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, Room LL-100, Madison Municipal Building, 215 Martin Luther King, Jr. Boulevard. 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 and property owner (if not the applicant) to acknowledge the conditions of approval and returned to the Zoning Administrator when requesting building permit approval.
3. Approval of the 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.
4. 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. No alteration of a conditional use shall be permitted unless approved by the Plan Commission provided, however, the Zoning Administrator following consideration by the alderperson of the district, may approve 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 Plan Commission and the conditional use standards. This approval shall become null and void one (1) 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 6 months of the issuance of said building permit. Where the plans have not been altered from the Plan Commission's approval, and the conditional use has expired, the Director of Planning and Community and Economic Development may, after consultation with the Alderperson of the District, approve an extension for up to 24 months from the expiration date. The Plan Commission shall retain jurisdiction over this matter for the purpose of resolving complaints against the approved conditional use permit.

If you have any questions regarding obtaining your building permits, please contact the Zoning Administrator at 266-4551. If you have any questions or if you may be of any further assistance, please do not hesitate to contact my office at 261-9632.

Sincerely,

Timothy M. Parks
Planner

cc: Janet Dailey, City Engineering Division
Eric Halvorson, Traffic Engineering Division
Pat Anderson, Asst. Zoning Administrator
Kay Rutledge, Parks Division
Dennis Cawley, Madison Water Utility
Bill Sullivan, Madison Fire Department

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

Signature of Applicant

*Signature of Property Owner
(If Not Applicant)*

For Official Use Only, Re: Final Plan Routing			
<input checked="" type="checkbox"/>	Planning Div. (T. Parks)	<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 checked="" type="checkbox"/>	Traffic Engineering	<input type="checkbox"/>	Recycling Coord. (R&R)
<input checked="" type="checkbox"/>	Fire Department	<input type="checkbox"/>	Other: