



Department of Planning & Community & Economic Development

Planning Division

Katherine Cornwell, Director

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August 3, 2015

Levi Funk
403 W. Doty Street #1
Madison, Wisconsin 53703

RE: Approval of an alteration to an approved Planned Development–Specific Implementation Plan for 403 W. Doty Street to allow a front yard parking space for an existing residence.

Dear Mr. Funk;

At its July 27, 2015 meeting, the Plan Commission **approved** your PD-SIP alteration for 403 W. Doty Street subject to the following conditions of approval, which shall be satisfied prior to legal use of the front yard parking space:

Please contact Janet Schmidt of the City Engineering Division at 261-9688 if you have questions regarding the following fifteen (15) items:

1. The parking stall dimension is not accurate. The maximum length of stall that is available to the property line would be 18.5 feet. See Birrenkott survey of July 7, 2004, Survey No. 2004-00939 at the County Surveyor's Office.
2. Access is required over the driveway to the west for the proposed configuration. If the parking stall is approved, the applicant shall provide a recorded copy of the easement/agreement permitting the vehicular access over and across the adjacent driveway at 407 W. Doty Street.
3. Any work within the street right of way, including a drive apron or curb cut, requires a permit from the City Engineering Division.
4. All work in the public right of way shall be performed by a City-licensed contractor.
5. 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 Matt Tucker, Zoning Administrator, at 266-4551 if you have any questions regarding the following item:

6. Installation of a code-complaint apron and curb cut to serve this parking area is required. The final plan shall show this parking area and curb-cut/apron.

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

7. Note: All wells located on this property shall be abandoned if no valid well operation permit has been obtained from the Madison Water Utility in accordance with MGO Section 13.21.

Please contact Kay Rutledge of the Parks Division at 266-4714 if you have any questions regarding the following item:

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 my office at 261-9632 if you have any questions about the following two (2) items:

9. The applicant shall submit a fully dimensioned, legible and scaled site plan (1"=20') for final approval by the Planning Division that shows that a standard-size (non-compact) passenger automobile can be parked in the approved space without encroaching past the front property line into the W. Doty Street right of way. [For the purposes of satisfying this condition, staff recommends that an 18-foot deep space be used.] The required plan shall clearly identify the property/ right of way line, existing walls of the residence, all features located in the right of way in front of the property (sidewalk, street tree, sign pole, utility pole, etc.), and the existing/ proposed access to the parking stall from the driveway on 407 W. Doty Street.
10. The applicant shall obtain an easement/ agreement from the owner of 407 W. Doty Street to allow access for the proposed parking space to the public street across the neighboring property in perpetuity. The easement/ agreement shall be recorded prior to final approval, and a copy of the recorded document shall be included in the Zoning file for this PD. Extinguishment of the cross-access easement/ agreement by either party without prior approval of a subsequent PD alteration shall result in a violation of this condition.

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

After the planned development has been revised per the above conditions, please file **eight (8) 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 the Zoning staff to the City department staff listed above for their final approval.

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 for inclusion in the zoning file for this PD-SIP.

If you have any questions regarding recording this plan or obtaining permits, please call Matt Tucker, 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 Schmidt, City Engineering Division
Eric Halvorson, Traffic Engineering Division
Dennis Cawley, Madison Water Utility
Matt Tucker, Zoning Administrator
Kay Rutledge, Parks Division
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 (Forestry)
<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 type="checkbox"/>	Fire Department	<input type="checkbox"/>	Other: