



Department of Planning & Community & Economic Development

Planning Division

Heather Stouder, Director

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November 10, 2016

Eric Nelson
Great American Home Improvement
1417 Kings Lynn Rd.
Stoughton, WI 53589

RE: Approval of a Conditional Use to construct a 1,152 square-foot detached, two-story accessory building with accessory dwelling unit at **2022 Monroe St.**

Dear Mr. Nelson:

At its November 1, 2016 meeting, the Common Council upheld the Plan Commission **conditional approval** of your request to construct a 1,152 square-foot detached, two-story accessory building with accessory dwelling unit at 2022 Monroe St. Please note that the approval is valid for one year from the date of the Common Council public hearing date.

In addition, please note that in order to receive final approval of the conditional use and for any necessary permits to be issued, the following conditions must be met:

Please contact my office, Planning Division, at 267-8733 if you have any questions regarding the following two (2) items:

1. The Applicant shall work with Planning Division staff to finalize the building design to provide a better visual connection between the proposed accessory building and principal dwelling. In doing so, consideration should be given to revising the plans to include a combination of any one of the following:
 - a. Revising the exterior finish materials to match the type, size and placement of the exterior finish materials of the principal dwelling.
 - b. Revising the roof pitch to match the predominant roof pitch of the principal dwelling.
 - c. Utilizing trim and projecting eaves that match those of the principal dwelling.
 - d. Utilizing a fenestration pattern, design and size that match the principal dwelling.
2. That prior to final sign-off and any excavating in this area, the applicant shall obtain all necessary approvals under Wis. Stat. 157.70 from the Wisconsin State Historical Society, and provide the City with proof of all such approvals.

Please contact Tim Troester, City Engineering Division, at 267-1995 if you have any questions regarding the following two (2) items:

1. It is recommended (not required) to have a separate sanitary sewer lateral for the proposed accessory dwelling unit. Show proposed sanitary service for the accessory unit.
2. 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 (POLICY).

Please contact Jenny Kirchgatter, Assistant Zoning Administrator, at 266-4429 if you have questions regarding the following two (2) items:

1. Show the height of the proposed building on all four building elevations. The maximum height is 25 feet. Height is the average of the height of all building facades. For each facade, height is measured from the midpoint of the existing grade to the highest point on the roof of the building or structure. No individual facade shall be more than fifteen percent (15%) higher than the maximum height of the zoning district.
2. The proposed accessory dwelling unit shall comply with the supplemental regulations of Section 28.151, "Accessory Dwelling Unit in Districts Other than the TR-P District," MGO.

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

1. Madison Fire Department recommends the installation of a residential fire sprinkler system in accordance with NFPA 13D and SPS 382.40(3)(e). Additional information is available at the Home Fire Sprinkler Coalition website: <http://www.homefiresprinkler.org/Consumer/ConsHome.html>.

Please contact Janet Schmidt, Parks Division, at 266-4714 if you have questions regarding the following two (2) items:

1. Park impact fees (comprised of the Park Development Impact Fee per Section 20.08(2), MGO, and the Parkland Impact Fee in-lieu of land dedication per Sections 16.23(8)(f) and 20.08(6), MGO) will be required for all new residential development. The developer must select a method for payment of park fees before sign-off on the Conditional Use. This development is within the Vilas Brittingham impact fee district (SI27). Please reference ID#16143 when contacting Parks about this project.
2. 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 Adam Wiederhoeft, Water Utility, at 266-9121 if you have questions regarding the following item:

1. It is recommended (not required) to have a separate water service lateral for the proposed accessory dwelling unit.

Please contact Jeff Quamme, City Engineering Review Mapping, at 266-4097 if you have questions regarding the following two (2) items:

1. The site plan shall identify lot and block numbers of recorded Certified Survey Map or Plat. Also the depth of the lot is not 120 feet. The depth of record of the east line is 121.96 feet and the west is 121.74. A survey by a professional land surveyor of the property is advised prior to construction to assure accurate placement of the proposed structure.
2. The site plan shall include a full and complete legal description of the site or property being subjected to this application.

Specific questions regarding the comments or conditions in this letter should be directed to the commenting agency. No building permits shall be issued until the Applicant has met all of the conditions of approval stated in this letter.

For obtaining your conditional use, please follow the procedures listed below:

1. Please revise your plans per the above conditions and submit **eight (8) copies** of a complete, fully dimensioned and scaled plan set to the Zoning Administrator for final review and comment. This submittal shall all also include one complete digital plan set in PDF format. Also be sure to include any additional materials requested by these departments for their approval prior to sign off. The final site plan shall be accompanied by the appropriate site plan review application and fee pursuant to Section 28.206, MGO, and any other documentation requested herein by the Zoning Administrator, located at 126 South Hamilton St., Madison, WI 53701. The sets of final revised plans or documents will be circulated by the Zoning staff to the City department staff listed above for final approval.
2. 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.
3. This letter shall be signed by the Applicant to acknowledge the conditions of approval and returned to the Zoning Administrator.
4. The 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.
5. 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.
6. 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 266-4429. If you have any questions, or if I may be of any further assistance, please do not hesitate to contact my office at 267-8733.

Sincerely,



Jessica Vaughn, AICP
Planner

- cc: Tim Troester, City Engineering Division
Jenny Kirchgatter, Zoning
Bill Sullivan, Fire Department
Janet Schmidt, Parks Division
Adam Wiederhoeft, Water Utility
Jeff Quamme, Engineering Mapping

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

Signature of Applicant

Signature of Property Owner (if not the applicant)

For Official Use Only, Re: Final Plan Routing			
<input checked="" type="checkbox"/>	Planning Div. (Vaughn)	<input checked="" type="checkbox"/>	Zoning Administrator
<input checked="" type="checkbox"/>	City Engineering	<input checked="" type="checkbox"/>	Parks Division
<input checked="" type="checkbox"/>	Engineering Mapping Sec.	<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 checked="" type="checkbox"/>	Other: Water Utility