



Department of Planning & Community & Economic Development

Planning Division

Heather Stouder, Director

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June 21, 2017

Michael Kass
1132 Drake Street
Madison, WI 53715

RE: Legistar #47309; Accela 'LNDUSE-2017-00053' -- Approval of two conditional use requests 1) to allow construction of an accessory dwelling unit, and 2) to allow the total area of the accessory buildings on site, measured at the ground floor, to exceed ten percent of the lot area, at **1132 Drake Street**.

Dear Mr. Kass:

At its June 19, 2017 meeting, the Plan Commission, meeting in regular session, found the standards met and approved your conditional use requests to construct a two-story, roughly 550-square-foot accessory dwelling unit at **1132 Drake Street**, subject to the conditions below. In order to receive final approval of the conditional uses, and for any permits to be issued for your project, the following conditions shall be met:

Please contact Tim Troester of the City Engineering Division at 267-1995 if you have questions related to these two (2) items:

1. Applicant shall either provide a separate lateral to the proposed accessory dwelling or connect to the lateral serving the primary residence.
2. This property currently allows drainage from the N to drain to Drake Street. This drainage pattern needs to be maintained. A drainage plan showing contours or spot elevations shall be provided showing this pattern being allowed with the new construction.

Please contact Jeff Quamme of the City Engineering Division–Mapping Section at 266-4097 if you have any questions regarding the following four (4) items:

3. The site plan shall identify lot and block numbers of recorded Plat.
4. The site plan shall include a full and complete legal description of the site or property being subjected to this application.

5. The site plan shall note the distances of all property lines. Additionally, please note that the rear width of the parcel is not 60 feet, it is 55 feet. A survey of the parcel is recommended for the correct location of existing improvements and the placement of proposed improvements.
6. 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. The address of the ADU is 1134 Drake St.

Please contact Jenny Kirchgatter of the Zoning Division at 266-4429 if you have any questions regarding the following four (4) items:

7. The accessory dwelling unit may not be rented as a tourist rooming house except as it complies with the supplemental regulations of Section 28.151 for a Tourist Rooming House. A tourist rooming house shall be the operator's primary residence. Only the owner of the property may operate a tourist rooming house, except that a renter may operate if explicitly allowed in the lease.
8. Submit an accurate site plan showing the lot dimensions and dimensions of the proposed accessory dwelling unit. City records show the size of the lot is 7,800 sq. ft. in area.
9. Identify and label the proposed building materials and colors on the building elevations.
10. The accessory dwelling unit shall comply with the supplemental requirements of Section 28.151 for an Accessory Dwelling Unit. The principal dwelling or the accessory dwelling unit must be owner-occupied. The number of occupants of the accessory dwelling unit shall not exceed one (1) family or two (2) unrelated individuals. The accessory dwelling unit shall not be sold separately from the principal dwelling.

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

11. Use of the dwelling unit as a bed and breakfast elevates the risk and liability to the owner and occupants; therefore, Madison Fire Department STRONGLY 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/fire-sprinkler-guide/>

Please contact Janet Schmidt of the Parks Department at 261-9688 if you have any questions regarding the following item:

12. 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# 17127 when contacting Parks about this project.

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 your conditional use:

1. Please revise your plans per the above conditions and submit **seven (7) copies** of a complete, fully dimensioned and scaled plan set to the Zoning Administrator for final review and comment. 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 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 complete digital plan set in PDF format. 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.
2. This property is not in a wellhead protection district. All wells located on this property shall be abandoned if no valid well operation permit has been obtained from the Madison Water Utility.
3. 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.
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 266-4551. If you have any questions or if I may be of any further assistance, please do not hesitate to contact my office at 261-9135.

Sincerely,



Chris Wells
Planner

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

Signature of Applicant

Signature of Property Owner (if not the applicant)

cc: Tim Troester, City Engineering
Jeff Quamme, Engineering Mapping
Jenny Kirchgatter, Zoning
Bill Sullivan, Fire Department
Janet Schmidt, Parks Department
John Sapp, City Engineering

For Official Use Only, Re: Final Plan Routing			
<input checked="" type="checkbox"/>	Planning Div. (Wells)	<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: