



Department of Planning & Community & Economic Development

Planning Division

Heather Stouder, Director

126 S. Hamilton Street
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June 5, 2018

Thomas Miller
Kahler Slater Architects
44 E Mifflin Street
Madison, WI 53703

RE: Legistar #50431; Accela ID: 'LNDUSE-2018-000016' -- Approval of a Conditional Use for a residential building complex with two relocated two-family two-unit buildings.

Dear Mr. Miller:

At its June 4, 2018 meeting, the Plan Commission, meeting in regular session, found the standards met and approved your conditional use request for a residential building complex with two relocated two-family two-unit buildings at **827 E Gorham Street**, subject to the conditions below. In order to receive final approval of the conditional use, and for any permits to be issued for your project, the following conditions shall be met:

Please contact Brenda Stanley of the Engineering Division at (608) 261-9127 if you have any questions regarding the following four (4) items:

1. All outstanding Madison Metropolitan Sewerage District (MMSD) charges are due and payable prior to Engineering sign-off, unless otherwise collected with a Developer's / Subdivision Contract. Contact Mark Moder (608-261-9250) to obtain the final MMSD billing a minimum of two (2) working days prior to requesting City Engineering signoff. (MGO16.23(9)(d)(4))
2. 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. (POLICY)
3. The applicant shall demonstrate compliance with Section 37.07 and 37.08 of the Madison General Ordinances regarding permissible soil loss rates. The erosion control plan shall include Universal Soil Loss Equation (USLE) computations for the construction period. Measures shall be implemented in order to maintain a soil loss rate below 5.0 tons per acre per year.
4. The Applicant shall obtain a Street Excavation Permit for the work in the Right of Way. Work anticipated is sidewalk replacement, terrace restoration, curb & gutter replacement and pavement replacement.

Please contact Jeffery Quamme of the Engineering Division – Mapping Section at (608) 266-4097 if you have any questions regarding the following five (5) items:

5. As noted on the plans the non-exclusive access easement for a joint driveway shall be amended/replaced and a recorded copy of the agreement provided.
6. The moving of two houses to this vacant parcel will necessitate the change of address for the adjacent property. The address numbers on the street are consecutive and there isn't any room to fit an additional address for the second house. 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.
7. Submit a Floor Plan for each separate building in PDF format to Lori Zenchenko (lzenchenko@cityofmadison.com) that includes a floor plan for each floor on a separate sheet for the development of a complete building and interior addressing plan. Please include entry doors and stairwells. The Addressing Plan for the entire project shall be finalized and approved by Engineering (with consultation and consent from the Fire Marshal if needed) prior to the submittal of the final Site Plan Approval application with Zoning. The approved Addressing Plan shall be included in the final application.
8. For any changes pertaining to the location, deletion or addition of a unit, or to the location of a unit entrance, (before, during, or after construction), a revised Address Plan shall be resubmitted to Lori Zenchenko to review addresses that may need to be changed and/or reapproved. The final revised Addressing Plan shall be submitted by the applicant to Zoning to be attached to the final filed approved site plans.
9. The letter of intent reads that 725 E Johnson St is a 2 unit. The land use summary and various sheets show 2 units. However, The floor plans and our records indicate that this as a 3 unit. One first floor unit and 2 units on the second floor. Reconcile plans to the correct the number and configuration of units.

Please contact Sean Malloy of the Traffic Engineering Division at (608) 266-5987 if you have any questions regarding the following item:

10. Obtain approval for the two proposed gravel parking stalls or install parking per MGO Section 10.08. All parking lots and driveways shall have paved or approved surfaces, as required in MGO Section 10.08.

Please contact Jenny Kirchgatter, the Assistant Zoning Administrator at (608) 266-4429 if you have any questions regarding the following six (6) items:

11. The required front yard setback is 20 feet. The applicant proposes a reduced front yard setback of 12 feet with equivalent open space areas provided on the property. Setback requirements for a residential building complex may be reduced as part of the conditional use approval, provided that equivalent open space areas are provided.
12. The minimum distance required between the two (2) two-family, two-unit dwellings is 12 feet. The proposed distance between the two buildings is reduced to 5 feet. The minimum distance between

the buildings within a residential building complex shall equal the combination of the required side yards for each building (6-foot side yard), unless reduced by the Plan Commission as part of the conditional use approval.

13. Obtain approval for the two proposed gravel parking stalls or install parking per MGO Section 10.08. All parking lots and driveways shall have paved or approved surfaces, as required in MGO Section 10.08.
14. Provide an updated floor plan for the relocated 725 E Johnson St building. Show the stairways and entrance/exit locations. The submitted floor plan shows three (3) kitchens. A two-family, two-unit dwelling may only have one kitchen per dwelling unit.
15. Exterior lighting provided shall be in accordance with MGO Section 10.085. If exterior lighting is provided, submit an exterior lighting plan and fixture cut sheets with the final plan submittal.
16. Per Section 28.186(4)(b), the property owner or operator is required to bring the property into compliance with all elements of the approved site plans by the date established by the Zoning Administrator as part of the site and building plan approval. Work with Zoning staff to establish a final site compliance date.

Please contact Sarah Lerner of the Parks Division at (608) 261-4281 if you have any questions regarding the following item:

17. The house move route shall be submitted to Brad Hofmann – bhofmann@cityofmadison.com or 266-4816. All proposed street tree pruning and removals within the right of way shall be reviewed by City Forestry. Approval and permitting of street tree removals shall be obtained from the City Forester and/or Habitat Stewardship Committee prior to the approval of the site plan.

Please contact Adam Wiederhoeft of the Water Utility at (608) 266-9121 if you have any questions regarding the following two (2) items:

18. A Water Service Application Form and fees must be submitted before connecting to the existing water system. Provide at least two working days notice between the application submittal and the requested installation or inspection appointment. Application materials are available on the Water Utility's Plumbers & Contractors website (<http://www.cityofmadison.com/water/plumberscontractors>), otherwise they may be obtained from the Water Utility Main Office at 119 E Olin Ave. A licensed plumber signature is required on all water service applications. For new or replacement services, the property owner or authorized agent is also required to sign the application. A Water Meter Application Form will subsequently be required to size & obtain a water meter establish a Water Utility customer account and/or establish a Water Utility fire service account. If you have questions regarding water service applications, please contact Madison Water Utility at (608) 266-4646.
19. A Water Meter Application Form(s) and fees must be submitted before connecting to the existing water lateral (s). Provide at least two working days notice between the application submittal and the scheduled lateral connection/extension. Application materials are available on the Water Utility's Plumbers & Contractors website (<http://www.cityofmadison.com/water/plumberscontractors>), otherwise they may be obtained from the Water Utility Main Office at 119 E Olin Ave. A licensed

plumber signature is required on all water service applications. For new or replacement services, the property owner or authorized agent is also required to sign the application. If you have questions regarding water service applications, please contact Madison Water Utility at (608) 266-4646.

Please contact my office at (608) 243-0554 if you have any questions regarding the following six (6) items:

20. This approval is subject to the related rezoning, demolition, and conditional use approval at 717-753 E Johnson Street.
21. The applicant shall submit updated floor plans that represent the remodeled two-unit home currently located at 725 E Johnson Street.
22. Prior to the final sign-off this conditional use, the applicant shall demonstrate that all requirements regarding distance between structures can be met, as determined by the Director of Building Inspection or his designee. This may include that the eastern wall of the relocated "725 E Johnson House" and the western wall of the "737 E Johnson House" include fire rated walls and openings to comply with necessary code requirements.
23. The applicant shall submit color elevation drawings that include labeled dimensions, heights, and material callouts for final Staff review.
24. The placement of the relocated buildings shall be modified so that the foundations of the structures are in alignment with the foundation of the adjoining structure to the east.
25. Upon review by the Director of Building Inspection and the City Attorney's office, the applicant shall provide windows on the exterior walls between buildings (this includes the eastern exterior wall of the building being located from 725 East Johnson Street and the western exterior wall of the building being relocated from 737 East Johnson Street).

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 **ten (10) 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 located 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 (608) 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 (608) 243-0554.

Sincerely,



Sydney Prusak
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: Brenda Stanley, Engineering
Jeffery Quamme, Engineering Mapping
Sean Malloy, Traffic Engineering
Jenny Kirchgatter, Zoning
Bill Sullivan, Fire Department
Sarah Lerner, Parks Division
Adam Wiederhoeft, Water Utility

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