



Department of Planning & Community & Economic Development

## Planning Division

Heather Stouder, Director

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Madison Municipal Building, Suite 017  
215 Martin Luther King, Jr. Blvd  
P.O. Box 2985  
Madison, Wisconsin 53701-2985  
Phone: (608) 266-4635  
[www.cityofmadison.com](http://www.cityofmadison.com)

July 30, 2019

Gregory Werth  
1210 Troy Drive  
Madison, WI 53704

RE: Legistar #56390; 'LNDUSE-2019-00066' -- Approval of two conditional uses to allow construction of an accessory building that exceeds 800-square-feet with an accessory dwelling unit at **1210 Troy Drive**.

Dear Mr. Werth:

At its July 29, 2019 meeting, the Plan Commission, meeting in regular session, found the standards met and approved your conditional uses to construct an accessory building that exceeds 800-square-feet with an accessory dwelling unit at 1210 Troy Drive. In order to receive final approval of the conditional uses and for any building permits to be issued, the following conditions shall be met:

**Please contact Mai Xue Vang, Planning Division, at 267-8732 if you have any questions regarding the following item:**

1. Label dimensions and materials on building elevations.

**Please contact Brenda Stanley, Engineering Division, at 261-9127 if you have any questions regarding the following item:**

2. The sanitary sewer lateral for proposed Accessory Dwelling Unit, will either need to connect into the existing home's sewer lateral or a separate sewer lateral will need to be installed for the proposed Accessory Dwelling Unit. Revise plans to show sanitary lateral.

**Please contact Sean Malloy, Traffic Engineering Division, at 266-5987 if you have any questions regarding the following item:**

3. The applicant shall remove the westernmost curb cut and replace with curb and gutter and restore the terrace.

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

4. The Accessory Dwelling Unit shall comply with the supplemental regulations Section 28.151. Prior to issuance of a building permit for the Accessory Dwelling Unit, the property owner shall execute a restrictive covenant providing that the Accessory Dwelling Unit may only be used when the property is owner-occupied. The form of the restrictive covenant shall be approved by the Zoning

Administrator and City Attorney's Office and shall be recorded with the Dane County Register of Deeds.

5. Verify the size of the accessory dwelling unit. The maximum size of an accessory dwelling unit shall be seventy-five percent (75%) of the principal dwelling's floor area, up to a maximum size of seven hundred (700) square feet.
6. On the site plan, show the dimensions of the existing principle residence and the setback distances to the property lines.

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

7. Madison Fire Department recommends the installation of a residential fire sprinkler system in accordance with NFPA 13D. A multipurpose plumbing/fire sprinkler system is a viable option. Fire Sprinklers are Green!

**Please contact Kathleen Kane, Parks Division, at 261-9671 if you have any questions regarding the following item:**

8. 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(2) will be required for all new residential development associated with this project. This development is within the North Park -Infrastructure Impact Fee district. Please reference ID# 19035 when contacting Parks about this project

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

9. The proposed development shall be connected to the existing water supply system downstream of the existing water meter, otherwise connected with a new lateral off the public water system. If extending existing water supply plumbing, provide Madison Water Utility with the total water supply fixture Unit count for both the existing structure and proposed development to determine if the existing water meter can accommodate total water supply requirements. Contact Adam Wiederhoeft at [awiederhoeft@madisonwater.org](mailto:awiederhoeft@madisonwater.org) or 608-266-9121 for verification, otherwise a Water Service Application will be required for a new lateral connection.
10. If a new water lateral is proposed, 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.

**Please contact Lori Zenchenko, Engineering Division – Mapping, at 266-5952 if you have any questions regarding the following item:**

11. The site plan shall identify lot and block numbers of recorded Certified Survey Map or Plat.
12. The site plan shall include a full and complete legal description of the site or property being subjected to this application.
13. Remove the dashed line in the middle of the lot. There is not any kind of underlying lot line within this lot.
14. The address of the ADU is 1212 Troy Dr. 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.

**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 two conditional uses:**

1. Please revise your plans per the above conditions and submit nine (9) 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, **215 Martin Luther King Jr. Blvd. RM 017 MMB. 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 letter shall be signed by the applicant to acknowledge the conditions of approval and returned to the Zoning Administrator when requesting conditional use approval.
3. The two conditional use approvals are 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.
4. 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.
5. 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 demolition 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 267-8732 or contact Sydney Prusak at 243-0554.

Sincerely,



Mai Xue Vang  
AASPIRE Planning Division Intern

cc: Brenda Stanley, Engineering Division  
Sean Malloy, Traffic Engineering Division  
Jenny Kirchgatter, Zoning  
William Sullivan, Fire Department  
Kathleen Kane, Parks Department  
Adam Wiederhoeft, Water Utility  
Lori Zenchenko, Engineer Division – Mapping  
Sydney Prusak, Planning Division

I hereby acknowledge that I understand and will comply with the above conditions of approval for demolition permit.
_____
<i>Signature of Applicant</i>
_____
<i>Signature of Property Owner (if not the applicant)</i>

LNDUSE-2019-00066			
For Official Use Only, Re: Final Plan Routing			
<input checked="" type="checkbox"/>	Planning Div. (Vang)	<input checked="" type="checkbox"/>	Engineering Mapping Sec.
<input checked="" type="checkbox"/>	Zoning Administrator	<input checked="" type="checkbox"/>	Parks/Forestry 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 checked="" type="checkbox"/>	Water Utility (EP)
<input type="checkbox"/>	Metro Transit	<input type="checkbox"/>	Other: