



Department of Planning & Community & Economic Development

Planning Division

Heather Stouder, Director

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August 24, 2021

Jim Vincent
221 S Midvale Blvd
Madison, WI 53705

RE: Legistar #66591; Accela 'LNDUSE-2021-00068' -- Approval of conditional use for an accessory dwelling unit in an accessory buildings exceeding 10% of lot area at **1040 Williamson Street**.

Dear Jim Vincent:

At its August 23, 2021 meeting, the Plan Commission, meeting in regular session, found the standards met and approved your conditional use request to construct an oversized accessory building with an accessory dwelling unit in the second story at **1040 Williamson Street**. In order to receive final approval of the conditional use and for any permits that may need to be issued for your project, the following conditions shall be met:

Please contact my office at 243-0455 if you have any questions regarding the following two (2) items:

1. Provide documentation confirming the Accessory Dwelling Unit is not more than 700 square feet in floor area, consistent with the plans reviewed and approved by the Landmarks Commission on August 16, 2021.
2. Per the Landmarks Commission approval dated August 16, 2021, clapboard siding shall be extended to the first floor of the structure in place of the EIFS cladding shown on submitted plans.

Please contact Jacob Moskowitz, Assistant Zoning Administrator, at 266-4560 if you have any questions regarding the following three (3) items:

3. 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.
4. Show the height of the proposed building on the elevations. The maximum height is 25 ft. 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.
5. Conditional use approval is for the accessory dwelling unit only. Additional approvals are required for the alterations shown to the main building.

Please contact Brenda Stanley of the Engineering Division, at 261-9127 if you have any questions regarding the following two (2) items:

6. This property discharges primarily to lands to the rear or North where there is very little grade or ability to accept additional runoff. The developed property shall match the current total volume discharging from the property in the existing condition during a 10-year event via a stormwater management practice (such as a rain garden) and a recorded maintenance agreement shall be required.
7. Sanitary sewer service to the proposed Accessory Dwelling Unit (ADU), can either be connected to the plumbing in the primary building or have a separate sanitary sewer lateral provided to the lot. Applicant shall either provide a utility plan for a second lateral or provide a note that the sewer lateral for the ADU will connect to the lateral or plumbing of the primary dwelling.

Please contact Jeff Quamme of the Engineering Division – Mapping Section, at 266-4097 if you have any questions regarding the following three (3) items:

8. Provide a copy of a recorded Joint Driveway Easement / Agreement between this property and the property to the northeast at 1042 Williamson Street.
9. A boundary survey of the subject property by a Professional Surveyor is recommended prior to the commencement of construction of the proposed garage / ADU.
10. There is no addressing room to have the ADU assigned a separate address as the adjacent houses are using 1038 & 1042. The address of the ADU is 1040 Williamson St # 2. 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.

Please contact Kate Kane of the Parks Division at 261-9671 if you have any questions regarding the following one (1) item:

11. 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 East Park-Infrastructure Impact Fee district. Please reference ID# 21027 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:

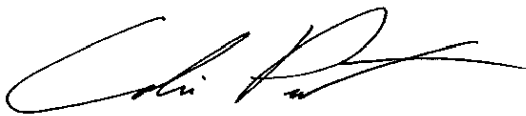
1. After the plans have been revised per the above conditions, please **one (1) complete digital plan set in PDF format** of complete, fully dimensioned, and to-scale plans; the appropriate site plan review application and fee pursuant to Section 28.206 of the Zoning Code; and any other documentation requested herein to the Zoning Administrator at zoning@cityofmadison.com. (Note that that an individual email cannot exceed 20MB and it is the responsibility of the applicant to present files in a manner that can be accepted. Please email zoning@cityofmadison.com regarding questions or if you

need alternative filing options) The sets of final revised plans or documents will be circulated by 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.
3. The conditional use 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.
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 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 243-0455.

Sincerely,



Colin Punt
 Planner

cc: Jacob Moskowitz, Asst. Zoning Administrator
 Brenda Stanley, Engineering Division
 Jeff Quamme, Engineering Division – Mapping
 Kate Kane, Parks Division

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

Signature of Applicant

Signature of Property Owner (if not the applicant)

LNDUSE-2021-00068			
For Official Use Only, Re: Final Plan Routing			
<input checked="" type="checkbox"/>	Planning Div. (Punt)	<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 type="checkbox"/>	Fire Department	<input type="checkbox"/>	Water Utility
<input type="checkbox"/>	Metro Transit	<input type="checkbox"/>	Other: