



Department of Planning & Community & Economic Development
Planning Division

Website: www.cityofmadison.com

Madison Municipal Building
215 Martin Luther King, Jr. Boulevard
P.O. Box 2985
Madison, Wisconsin 53701-2985
TDD 608 266-4747
FAX 608 266-8739
PH 608 266-4635

October 30, 2008

Todd Kiley
718 S. Orchard St. Apt D
Madison, Wisconsin 53715

RE: Approval to rezone the property at 718 South Orchard Street from PUD-SIP (Planned Unit Development-Specific Implementation Plan) to amended PUD-SIP (Planned Unit Development-Specific Implementation Plan) to allow for the addition of an attached garage and additional living space to one unit within a three unit building.

Dear Mr. Kiley:

At its October 28, 2008 meeting, the Common Council **approved** the rezoning of your property at 718 South Orchard Street from PUD-SIP (Planned Unit Development-Specific Implementation Plan) to amended PUD-SIP (Planned Unit Development-Specific Implementation Plan) subject to the following conditions of approval from reviewing agencies: **Please contact Janet Dailey, City Engineering, at 261-9688 if you have questions regarding the following five (5) items:**

1. This site has pre-existing address problems. In accordance with 10.34 MGO – STREET NUMBERS: Submit a .pdf of each floor plan to Engineering Mapping Lori Zenchenko (lzenchenko@cityofmadison.com) so that a preliminary interior addressing plan can be developed. If there are any changes pertaining to the location of a unit, the deletion of addition of a unit, or to the location of the entrance into any unit (before, during, or after construction) the addresses may need to be changed. The interior address plan is subject to the review and approval of the Fire Marshal.
2. Plan shows two dwellings on one lot. Applicant shall provided evidence that there are two separate sanitary laterals providing sanitary sewer service to each building. If one sanitary sewer lateral exists, show location and provide documentation as to how the shared laterals' arrangement works (i.e. how is emergency response, backups, one home vacant, etc. handled).
3. The plan set shall be revised to show more information on proposed drainage of 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.
4. The applicant shall submit, prior to plan sign-off, a digital CAD file (single file) to the Engineering Program Specialist in the Engineering Division (Lori Zenchenko). The digital CAD file shall be to scale and represent final construction. The single CAD file submittal can be either AutoCAD (.dwg) Version 2001 or older, Microstation (.dgn) Version J or older, or Universal (.dxf) format and contain only the following data, each on a separate layer name/level number:
 - a) Building footprints
 - b) Internal walkway access
 - c) Internal site parking areas
 - d) Other miscellaneous impervious areas (i.e. gravel, crushed stone, bituminous/asphalt, concrete, etc.)
 - e) Right-of-way lines (public and private)
 - f) All underlying lot lines or parcel lines if unplatted
 - g) Lot numbers or the words "unplatted"
 - h) Lot/Plat dimensions
 - i) Street names

All other levels (contours, elevations, etc.) are not to be included with this file submittal.

Note: Email file transmissions preferred: lzenchenko@cityofmadison.com. Include the site address in the subject line of this transmittal. Any changes or additions to the location of the building, sidewalks, or parking/pavement during construction will require a new CAD file.

- 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.

Please contact Si Widstrand, Parks Development Manager, at 266-4714 if you have any questions about the following three items:

- That the applicant removes all encroachments from this lot into Henry Vilas Park, which abuts the west and south sides of the lot. Encroachments that must be removed include fences, planters, and paving within the park. The encroaching asphalt area directly south of the property may be used for construction access to the rear yard.
- Within 30 days of the completion of construction, the owner shall remove the asphalt, restore the area to grass, and install a fence along the south property line to ensure that encroachment does not reoccur.
- 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 Scott Strassburg, Fire Department, at 261-9843 if you have any questions about the following item:

- As required by MGO 10.34 and IFC 505.1, all residential and commercial buildings must have the approved address posted. The address numbers shall be 4 inches in height, in contrast to the background, and visible from the street.

Please contact my office at 261-9632 if you have questions about the following item:

- That, the applicant may not utilize or otherwise disturb parkland to the west of the property as a construction staging area.

After Common Council approval and after the plans have been changed per the above conditions, please file **five (5) sets** of the revised, complete site plans and any other documentation requested herein with the Zoning Administrator, Room LL-100, Madison Municipal Building, 215 Martin Luther King, Jr. Boulevard. The sets of final revised plans or documents will be circulated by the Zoning staff to the City department staff listed above for their signature of final approval. **Building permits will not be issued until this process has been completed.**

If you have any questions regarding final approval of this plan or obtaining permits, please call Pat Anderson, Assistant Zoning Administrator, at 266-4551. If I may be of any further assistance, please do not hesitate to contact me at 266-5974.

Sincerely,

Heather Stouder
 Planner

cc: Janet Dailey, City Engineering
 Pat Anderson, Zoning
 Si Widstrand, Parks Division
 Al Martin, Urban Design Planner

I hereby acknowledge that I understand and will comply with the above conditions of approval for this rezoning request.

Signature of Applicant

For Official Use Only, Re: Final Plan Routing			
<input checked="" type="checkbox"/>	Planning Division (H. Stouder)	<input type="checkbox"/>	Recycling Coordinator (R & R)
<input checked="" type="checkbox"/>	Zoning Administrator	<input type="checkbox"/>	Fire Department
<input checked="" type="checkbox"/>	City Engineering	<input checked="" type="checkbox"/>	Urban Design Commission
<input type="checkbox"/>	Traffic Engineering	<input type="checkbox"/>	Other:
<input type="checkbox"/>	Engineering Mapping	<input type="checkbox"/>	Other: