



Department of Planning & Community & Economic Development

Planning Division

Katherine Cornwell, Director

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June 9, 2015

Jeff Pulley
1113 Graedel Ct.
Madison, WI 53704

RE: Approval of a conditional use for an accessory dwelling unit in the Suburban Residential – Consistent 1 (SR-C1) District.

Dear Mr. Pulley:

At its June 8, 2015 meeting, the Plan Commission found the standards met and **approved** your request for a conditional use for an accessory dwelling unit at 1113 Graedel Court, subject to the conditions below. In order to receive final approval of the conditional use, and for any necessary permits to be issued for your project, the following conditions shall be met:

Please contact my office at 266-5974 if you have any questions regarding the following item:

1. Final plans submitted for staff review and approval shall show a sidewalk leading to the main entrance of the accessory dwelling from the driveway

Please contact Matt Tucker of the Zoning Office at 266-4569 if you have any questions regarding the following 3 items:

2. The submitted plan shows two driveways, an existing 16' wide driveway and a proposed second 16' wide driveway of a "horseshoe" design. Note: Sec. 28.141(9) limits the maximum width of the two driveways to 11' wide in the front setback. Final plans shall show compliant driveways, each a maximum of 11' wide, maintaining the 11' width across the 30' front yard setback, leading to a parking area outside of the front yard setback.
3. Proposed accessory building shall meet all building codes as well as accessory dwelling unit complying with supplemental regulations of 28.151 MGO.
4. The number of occupants of the accessory dwelling unit shall not exceed one (1) family or two (2) unrelated individuals.

Please contact Janet Schmidt of the City Engineering Division at 261-9688 if you have questions regarding the following 5 items:

5. The address of the ADU is 1111 Graedel Ct.
6. Each building shall have a separate sanitary sewer lateral. It is suggested that the lateral to the existing house be located by a plumber – it appears that the new building may be constructed over

the existing lateral, which is not desirable. A Permit to Excavate in the Right of Way shall be taken out for the connection to the public sanitary sewer system for the new lateral.

7. The applicant shall submit, prior to plan sign-off, digital PDF files to the Engineering Division (Jeff Benedict or Tim Troester). The digital copies shall be to scale, and shall have a scale bar on the plan set (POLICY and MGO 37.09(2)).

PDF submittals shall contain the following information:

- a) Building footprints
 - b) Internal walkway areas
 - c) Internal site parking areas
 - d) Lot lines and right-of-way lines
 - e) Street names
 - f) Stormwater Management Facilities
 - g) Detail drawings associated with Stormwater Mgmt Facilities (including if applicable planting plans)
8. All outstanding Madison Metropolitan Sewerage District (MMSD) are due and payable prior Engineering sign-off, unless otherwise collected with a Developer's / Subdivision Contract. Contact Janet Schmidt (608-261-9688) to obtain the final MMSD billing a minimum of two (2) working days prior to requesting City Engineering signoff (MGO 16.23(9)(d)(4)).
 9. 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).

Please contact Kay Rutledge of the Parks Division at 266-4714 if you have any questions about the following 2 items:

10. Park impact fees (comprised of the Park Development Impact Fee per MGO Sec. 20.08(2) and the Parkland Impact Fee in lieu of land dedication per MGO Sec. 16.23(8)(f) and 20.08(6)) will be required for the proposed Accessory Dwelling Unit. The developer must select a method for payment of park fees before signoff on the conditional use. This development is within the Warner impact fee district (SI21). Please reference ID#15128 when contacting Parks about this project.
11. Approval of plans for this 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 Bill Sullivan of the Madison Fire Department at 261-9658 if you have any questions about the following item:

12. Madison Fire Department recommends the installation of a residential fire sprinkler system in accordance with NFPA 13D and SPS 382.30(3)(e). Additional information is available at the Home Fire Sprinkler Coalition website: <http://www.homefiresprinkler.org/Consumer/ConsHome.html>

Please contact Dennis Cawley of the Water Utility at 266-4651 if you have any questions about the following item:

13. All wells located on this property shall be abandoned if no valid well operation permit has been obtained from the Madison Water Utility.

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Specific questions regarding the comments or conditions contained in this letter should be directed to the commenting agency. No building permits shall be issued until the applicant has met all of the conditions of approval stated in this letter.

Please now follow the procedures listed below for obtaining your permits:

1. Please revise the plans per the above conditions and file **eight (8)** sets of complete, fully dimensioned, and to-scale plans, along with the appropriate site plan review application and fee pursuant to Section 28.206 of the Zoning Code. Also provide any other documentation requested herein with the Zoning Administrator, Room LL-100, Madison Municipal Building, 215 Martin Luther King, Jr. Boulevard.
2. This letter shall be signed by the applicant to acknowledge the conditions of approval and returned to the Zoning Administrator when requesting building permit approval.
3. No alteration of this proposal shall be permitted unless approved by the Plan Commission, provided, however, the Zoning Administrator may issue permits for minor alterations. This approval shall become null and void one year after the date of the Plan Commission unless the use is commenced, construction is under way, or a valid building permit is issued and construction commenced within six months of the issuance of said building permit.

If you have any questions regarding obtaining the conditional use, 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 266-5974.

Sincerely,

Heather Stouder, AICP

Planner

cc: Janet Schmidt, City Engineering Division
Jeff Quamme, City Engineering Division
Matt Tucker, Zoning Administrator
Bill Sullivan, Fire Department
Kay Rutledge, Parks Division

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

Signature of Applicant

Signature of Property Owner (if not Applicant)

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