



Department of Planning & Community & Economic Development

Planning Division

Katherine Cornwell, Director

Madison Municipal Building, Suite LL-100

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April 29, 2014

Todd Barnett
Barnett Architecture LLC
118 N. Breese Terrace, Ste. 1
Madison, WI, 53726

RE: Approval of a conditional use for an accessory dwelling unit in the TR-C4 District, and for an (existing) accessory building exceeding 10% of the lot area and exceeding 576 square feet.

Dear Mr. Barnett:

At its April 28, 2014 meeting, the Plan Commission found the standards met and **approved** your client's request for a conditional use at 1438 Morrison Street, 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 Janet Schmidt of the City Engineering Division at 261-9688 if you have questions regarding the following 6 items:

1. The 8' wide Common Driveway Easement per Document No. 603824 (4' on each side of the common line between Lot 13 and Lot 12) shall be added to the existing and proposed site plans and noted.
2. Plans need to show how accessory building will be provided sanitary sewer, water and utility services.
3. Each stand alone occupied building is required to have a separate address. Since there is no room for an address for the accessory dwelling unit; the main house address of will require an address change. The accessory dwelling unit shall use the address of 1438 Morrison St and the house shall use the address of 1440 Morrison St.
4. 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.
5. 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)
6. 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 Pat Anderson of the Zoning Office at 266-5978 if you have any questions regarding the following 3 items:

- 7. Proposed accessory building shall meet all building codes as well as accessory dwelling unit complying with supplemental regulations of 28.151 MGO.
- 8. Proposed roof deck addition must provide a minimum 3' setback from west property line. Show setback for roof deck on final site plans.
- 9. The number of occupants of the accessory dwelling unit shall not exceed one (1) family or two (2) unrelated individuals.

Please contact Kay Rutledge, 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 all new residential development. The developer must select a method for payment of park fees before signoff on the conditional use. This development is within the Tenney, Law, & James Madison park impact fee district (SI26). Please reference ID# 14117 when contacting Parks about this project.

New Development:

Fees in lieu of dedication = (1 SF/duplex @ \$2,827.00) = \$2,827.00

Park development fees = (1 SF/duplex @ \$1,031.27) = \$1,031.27

Total fees = **\$3,858.27**

- 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 2 items:

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

14. A screening wall with a minimum height of 3 feet and a maximum height of 5 feet shall be placed around the usable area of the rooftop deck.
15. Any future expansion of the rooftop deck shall not be allowed without Plan Commission approval.

Note: These conditions was added by the Plan Commission on April 28, 2014.

Specific questions regarding the comments or conditions contained in this letter should be directed to the commenting agency. No demolition or 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 building 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 approval, 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

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

cc: Janet Schmidt, City Engineering Division
Jeff Quamme, City Engineering Division
Pat Anderson, Asst. Zoning Administrator
Bill Sullivan, Fire Department
Kay Rutledge, Parks Division

For Official Use Only, Re: Final Plan Routing			
☒	Planning Div. (H. Stouder)	☒	Engineering Mapping Sec.
☒	Zoning Administrator	☒	Parks Division
☒	City Engineering	☐	Urban Design Commission
☐	Traffic Engineering	☐	Recycling Coord. (R&R)
☒	Fire Department	☐	Other