



Department of Planning & Community & Economic Development

Planning Division

Katherine Cornwell, Director

Madison Municipal Building, Suite LL-100

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March 11, 2014

Christi Weber
Design Coalition, Inc
2088 Atwood Avenue
Madison, WI 53704

RE: Approval of a conditional use to construct an addition to an accessory building exceeding 800 square feet of floor area and 1,000 gross square feet on a parcel to establish an accessory dwelling unit on a lakefront lot at **425 Woodward Drive**.

Dear Ms. Weber:

At its March 10, 2014 meeting, the Plan Commission, meeting in regular session, approved your client's request for conditional uses at 425 Woodward Drive to construct an addition to an accessory building exceeding 800 square feet of floor area and 1,000 gross square feet on a parcel to establish an accessory dwelling unit on a lakefront lot zoned SR-C1. In order to receive final approval of the conditional use and for permits to be issued, the following conditions must be met:

Please contact Janet Dailey of the City Engineering Division at 261-9688 if you have questions regarding the following seven (7) conditions.

1. The location of the existing sanitary sewer and sanitary sewer easements shall be shown and labeled on the site plan. The easement documents are recorded at the Dane County Register of Deeds Office as Document No.'s 929392 and 929393.
2. The Accessory Dwelling Unit (ADU) has been assigned an address of 427 Woodward Drive.
3. The Applicant shall show the sanitary sewer main and laterals to serve the new addition.
4. The site plan shall identify lot and block numbers of recorded Certified Survey Map or Plat.
5. 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.
6. The site plan shall include a full and complete legal description of the site or property being subjected to this application.

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 Management Facilities (including if applicable planting plans).

Please contact Patrick Anderson, Assistant Zoning Administrator at 266-5978 if you have questions regarding the following four (4) items:

8. A variance from the required front yard setback and garage expansion was granted 12/12/2013
9. Meet all Supplemental regulations pursuant to Section 28.151, (Accessory Dwelling Unit).
10. The basement area may only be used for storage and shall not be designed for future habitable space. The floor to ceiling height shall not exceed 6 feet in the basement as shown on submitted plans.
11. The submitted plans show a 10'x20' surface parking stall that projects into the front setback. Provide for the final plan sets parking stalls that are clearly outside of the 30' front setback.

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

12. Madison Fire Department recommends the installation of a residential fire sprinkler system in accordance with NFPA 13D and SPS 382.40(3)(e). Additional information is available at the Home Fire Sprinkler Coalition website: <http://www.homefiresprinkler.org/Consumer/ConsHome.html>

Please contact Kay Rutledge, Parks Division at 266-4816 if you have questions regarding the following three (3) items:

13. The applicant shall pay approximately \$3,858.27 for park dedication and development fees for the new SF/duplex unit. The applicant must select a method for payment of park fees before signoff on the conditional use.
14. 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.
15. This development is within the Warner park impact fee district (SI21). Please reference ID# 13177 when contacting Parks about this project.

Please contact my office at 267-1150 if you have questions on the following item:

16. That prior to the sign-off of this conditional use and issuance of permits, the applicant shall provide evidence that the State of Wisconsin Historical Society has provided their required approvals.

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. 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, 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 final approval.
2. This property is not in a wellhead protection district. All wells located on this property shall be abandoned if no valid well operation permit has been obtained from the Madison Water Utility. The Water Utility will not need to sign off the final plans, and will not need a copy of the approved plans.
4. 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.
5. The 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.
6. 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.
7. 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, 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 267-1150.

Sincerely,

Kevin Firchow, AICP
Planner

cc: Janet Dailey, City Engineering Division
Eric Halvorson, Traffic Engineering Division
Bill Sullivan, Fire Department
Patrick Anderson, Zoning
Kay Rutledge, Parks

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)

For Official Use Only, Re: Final Plan Routing			
<input checked="" type="checkbox"/>	Planning Div. (Firchow)	<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 checked="" type="checkbox"/>	Traffic Engineering	<input type="checkbox"/>	Recycling Coord. (R&R)
<input checked="" type="checkbox"/>	Fire Department	<input type="checkbox"/>	Other: