



City of Madison Site Plan Verification

PROJECT: LNDUSE-2016-00083

Address: 2022 Monroe ST

Current Revision #: 0

Submitted by: Great American Home Improvement

Contact: Eric Nelson
(608) 575-5187
greatam1@hotmail.com

Project Type: Land Use

Description: Construct detached garage with accessory dwelling unit.

Status: Agency Reviews in Process

Revision History: [0](#)

Review	Status	Reviewer	Reviewed
Engineering Mapping	Add'l Info Req'd	Jeffrey Quamme	Jul 17 2018
Engineering Review Main Office	Add'l Info Req'd	Timothy Troester	Jul 30 2018
Fire Review	Approved	William Sullivan	Jul 19 2018
Parks/Forestry Review	Approved	Sarah Lerner	Jul 27 2018
Planning Review	Add'l Info Req'd	Kevin Firchow	Jul 25 2018
Water Utility Review	Approved	Adam Wiederhoeft	Aug 3 2018
Zoning Review	Add'l Info Req'd	Jenny Kirchgatter	Aug 13 2018

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ENG MAPPING VERIFICATION

Note **Comment Date:** 07/17/2018

The address of the ADU is 2024 Monroe St.
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.

Supplement Required **Comment Date:** 07/17/2018

The Applicant shall submit, prior to plan sign-off, a digital CAD file (single file) to the Engineering Program Specialist in the Engineering Mapping Division (Lori Zenchenko). The digital CAD file shall be to scale and represent final construction. The CAD file shall be in a designated coordinate system (preferably Dane County WISCRS, US Ft). The single CAD file submittal can be either AutoCAD (dwg) Version 2013 or older, MicroStation (dgn) V8i Select Series 3 or older, or Universal (dxf) format and shall contain the only the following data, each on a separate layer name/level number:

- a) Building Footprints
- b) Internal Walkway Areas
- 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) 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, setbacks, 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, parking/pavement during construction will require a new CAD file.

ENGINEERING VERIFICATION

Supplement Required **Comment Date:** 07/30/2018

It is recommended (not required) to have a separate sanitary sewer lateral for the proposed accessory dwelling unit. Show proposed sanitary service for the accessory unit. Include pipe size, pipe type, and invert elevations.

Supplement Required **Comment Date:** 07/30/2018

The plan set shall be revised to show more information on proposed drainage for 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.

Runoff from the added structure must be directed to the public right-of-way or an equal area of impervious surface redirected from flowing to the rear of the property to the public right-of-way. If runoff cannot be directed to the public right-of-way stormwater rate and volume control matching the existing runoff conditions must be provided. This option will require hiring a stormwater engineer to develop a stormwater management plan to submit to City Engineering for review, approval, and permitting.

Supplement Required **Comment Date:** 07/30/2018

Submit PDFs of the final plans for Engineering records. Files can be emailed to Tim Troester at troester@cityofmadison.com or submitted on CD to City Engineering.

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PLANNING VERIFICATION

Supplement Required **Comment Date:** 07/25/2018

This conditional use approval has expired. Zoning code allows an extension up to 24 months if approved by Planning Division Director and Alderperson as a minor alteration. Please contact Zoning Staff regarding that process.

Supplement Required **Comment Date:** 07/25/2018

Clarify building heights and provide a scaled drawing. Heights in sign-off plans appear to exceed that approved as part of the conditional use and may exceed that allowed by the Zoning Code. Planning staff's expectation is that height is consistent with Plan Commission approval. Upon clarification of actual height, please note that the current proposed height appears to be at least two-feet taller than what was approved. Such an alteration would not be considered consistent with the Plan Commission approval.

Supplement Required **Comment Date:** 07/25/2018

This item was subject to the following condition: The Applicant shall work with Planning Division staff to finalize the building design to provide a better visual connection between the proposed accessory building and principal dwelling. In doing so, consideration should be given to revising the plans to include a combination of any one of the following:
a. Revising the exterior finish materials to match the type, size and placement of the exterior finish materials of the principal dwelling.
b. Revising the roof pitch to match the predominant roof pitch of the principal dwelling.
c. Utilizing trim and projecting eaves that match those of the principal dwelling.
d. Utilizing a fenestration pattern, design and size that match the principal dwelling.

Please contact Planning Division staff to discuss how this condition will be met.

Comment Date: 07/25/2018

ZONING VERIFICATION

Supplement Required **Comment Date:** 08/13/2018

Show the height of the proposed building on all four building elevations. The maximum height is 25 feet. 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. No individual facade shall be more than fifteen percent (15%) higher than the maximum height of the zoning district.

Supplement Required **Comment Date:** 08/13/2018

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.

Supplement Required **Comment Date:** 08/13/2018

Per Section 28.186(4)(b), the property owner or operator is required to bring the property into compliance with all elements of the approved site plans by the date established by the Zoning Administrator as part of the site and building plan approval. Work with Zoning staff to establish a final site compliance date.