

Agenda Item 22-0858 (Tim Acklin)**General Location**

South side of Denton Street at the T-intersection of 11th St s and Denton St., Powell-Poage-Hamilton Neighborhood Association, Council District #11.

Background Information

The applicant is building two, 4-unit residential buildings and two, 4-bay detached garages on the property depicted on attached **MAP PC22-0858**. This project is subject to the City's Multi-Family Design Standards.

The applicant is requesting an exception to the following multi-family design standard:

All building plans for buildings greater than 50,000 cubic feet (cubic content) or with four or more units shall be prepared and approved by a registered architect.

While each building is less than 50,000 cubic feet, they each consist of four units which requires the plans to be prepared by a registered architect.

While the multi-family design standards require a registered architect for four-unit buildings per municipal code, the International Building Code which is a National Building Code, adopted by the State of Wisconsin and also adopted by the City, does not.

The applicant states that he was not required to have plans prepared by a licensed architect for the development at 7th and Jackson Streets. Unfortunately, this requirement was overlooked during the review process and the applicant should have been held to this standard or requested an exception from the Common Council.

Recommendation of Other Boards and Commissions

Final Plans and zoning were approved by the Common Council at their April 2022 meeting.

Consistency with Adopted Comprehensive Plan

N/A

Staff Recommendation

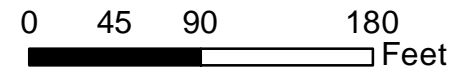
Approval.- This standard is not required by our current building code. Staff is looking at amending the municipal code to remove this requirement so it is consistent with the State Building Code. Additionally, there is some concern that the City may not be able to enforce this requirement since it is considered more restrictive than the State.

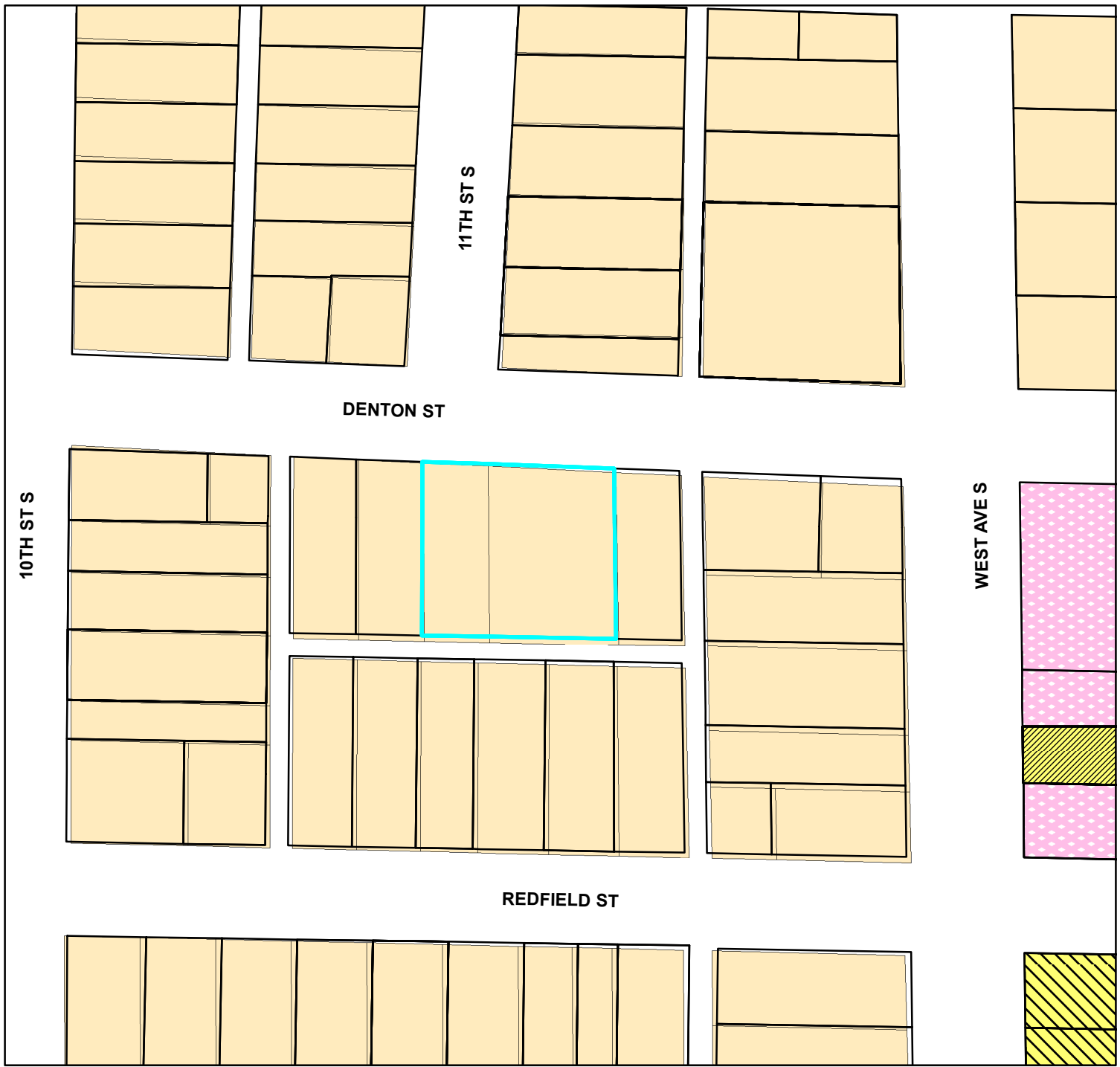
Routing J&A 7.14.2022



BASIC ZONING DISTRICTS

- R1 - SINGLE FAMILY
- R2 - RESIDENCE
- WR - WASHBURN RES
- R3 - SPECIAL RESIDENCE
- R4 - LOW DENSITY MULTI
- R5 - MULTIPLE DWELLING
- R6 - SPECIAL MULTIPLE
- PD- PLANNED DEVELOP
- TND - TRAD NEIGH DEV.
- C1 - LOCAL BUSINESS
- C2 - COMMERCIAL
- C3 - COMMUNITY BUSINESS
- M1 - LIGHT INDUSTRIAL
- M2 - HEAVY INDUSTRIAL
- PS - PUBLIC & SEMI-PUBLIC
- PL - PARKING LOT
- UT - PUBLIC UTILITY
- CON - CONSERVANCY
- FW - FLOODWAY
- A1 - AGRICULTURAL
- EA - EXCLUSIVE AG
- City Limits
- SUBJECT PROPERTY





BASIC ZONING DISTRICTS

- R1 - SINGLE FAMILY
- R2 - RESIDENCE
- WR - WASHBURN RES
- R3 - SPECIAL RESIDENCE
- R4 - LOW DENSITY MULTI
- R5 - MULTIPLE DWELLING
- R6 - SPECIAL MULTIPLE
- PD- PLANNED DEVELOP
- TND - TRAD NEIGH DEV.
- C1 - LOCAL BUSINESS
- C2 - COMMERCIAL
- C3 - COMMUNITY BUSINESS
- M1 - LIGHT INDUSTRIAL
- M2 - HEAVY INDUSTRIAL
- PS - PUBLIC & SEMI-PUBLIC
- PL - PARKING LOT
- UT - PUBLIC UTILITY
- CON - CONSERVANCY
- FW - FLOODWAY
- A1 - AGRICULTURAL
- EA - EXCLUSIVE AG
- City Limits
- SUBJECT PROPERTY