



City of Madison Site Plan Verification

PROJECT: LNDUSE-2017-00036

Address: 5200 Lake Mendota DR

Current Revision #: 0

Submitted by: Vintage Homes LLC

Contact: Matt Parnell
(608) 849-9876
vintagebuilt@gmail.com

Project Type: Land Use

Description: Demolish single-family residence and construct new residence on lakefront parcel

Status: Approved

Revision History: [0](#)

Review	Status	Reviewer	Reviewed
Engineering Mapping	Approved	Jeffrey Quamme	Sep 21 2017
Engineering Review Main Office	Approved	Timothy Troester	Sep 20 2017
Fire Review	Approved	William Sullivan	Jun 29 2017
Planning Review	Approved	Chris Wells	Jul 20 2017
Recycling Coordinator	Approved	Bryan Johnson	Aug 7 2017
Zoning Review	Approved	Jenny Kirchgatter	Sep 28 2017

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Revised Plans received 9/19/2017 removing encroachments. Consent document not needed.

A deck is proposed within a portion of the sanitary sewer easement recorded as Doc No. 2710757. A deck is not a permitted use within the easement area per the document. Applicant shall contact Mark Moder of City Engineering (261-9250) for approval of any proposed deck improvements within the easement and near the sanitary sewer.

If the deck is approved within the easement, a Consent to Occupy Easement document shall be drafted and recorded to define responsibilities and requirements in conjunction with the proposed improvements shown within the sanitary sewer easement. A City of Madison Real Estate project will be required along with a \$500 for administrative fee to create the document, obtain required approval(s) and record with the Register of Deeds. Coordinate with and provide legal descriptions and map exhibits along with the \$500 for administrative fees to Jeff Quamme at jrquamme@cityofmadison.com or 1600 Emil Street, Madison, WI 53703 (Ph. 608-266-4097).

Supplement Accepted**Comment Date:** 06/28/2017

Items removed per photos provided to Real Estate. Termination doc No 5361814

The owner has contacted City of Madison Real Estate to terminate the existing encroachment agreement per Doc No. 4782573 (ORES Proj. No. 9694). The Termination shall be completed prior to sign off.

ENGINEERING VERIFICATION**Supplement Accepted****Comment Date:** 07/13/2017

100-yr flood plain elevation provided on FEMA map 55025C0403G (map revision data Jan 2, 2009) is 853.0. Update site plan to show correct flood plain elevation.

Supplement Accepted**Comment Date:** 07/13/2017

Provide PDF of final plan for Engineering records. Should be provided to Zoning to be attached in Accela review system.

ZONING VERIFICATION**Supplement Accepted****Comment Date:** 08/07/2017

Section 28.185(7)(a)5. requires that if a demolition or removal permit is approved, it shall not be issued until the reuse and recycling plan is approved by the Recycling Coordinator, Bryan Johnson (608-266-4682).

Supplement Accepted**Comment Date:** 09/28/2017

Show the building height on the elevations and identify and label the building materials and colors as approved by the Plan Commission.

Supplement Accepted**Comment Date:** 09/21/2017

Submit the inventory of shoreline vegetation to include with the final set of plans.

Supplement Accepted**Comment Date:** 09/28/2017

The final site compliance date is June 1, 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.