



City of Madison Site Plan Verification

PROJECT: LNDUSE-2017-00040

Address: 5646 Lake Mendota DR

Current Revision #: 0

Submitted by: Neil Robinson

Contact: Tanya Cunningham
(608) 238-4429

Project Type: Land Use

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

Status: Closed

Revision History: [0](#)

Review	Status	Reviewer	Reviewed
Engineering Mapping	Approved	Jeffrey Quamme	Jul 31 2018
Engineering Review Main Office	Approved	Timothy Troester	Aug 17 2018
Fire Review	Approved	William Sullivan	Jul 27 2018
Planning Review	Approved	Chris Wells	Aug 21 2018
Recycling Coordinator	Approved	Bryan Johnson	Jul 23 2018
Zoning Review	Approved	Jenny Kirchgatter	Aug 29 2018

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ENG MAPPING VERIFICATION

Supplement Accepted

Comment Date: 07/27/2018

The elevation of the OHWM of lake Mendota is 850.7. The 81.5 on the site plans does not make sense and shall be revised

ENGINEERING VERIFICATION

Supplement Accepted

Comment Date: 07/31/2018

Update OHWM elevation per Engineering Mapping comment. Provide updated PDF to City Engineering. Can be emailed to Tim Troester at ttroester@cityofmadison.com.

PLANNING VERIFICATION

Supplement Accepted

Comment Date: 07/27/2018

Burial Sites Preservation (§ 157.70):

(2r) Site Disturbance Prohibited. Except as provided under subs (4) and (5) and State Statute 157.111 and 157.112, no person may intentionally cause or permit the disturbance of a burial site or catalogued land contiguous to a catalogued burial site.

(3) Report of Disturbed Burial Sites. (a) Except as provided under s. 979.01, a person shall immediately notify the Wisconsin Historical Society (608?264?6502) if the person knows or has reasonable grounds to believe that a burial site or the catalogued land contiguous to a catalogued burial site is being disturbed or may be disturbed contrary to the requirements of subs. (4) and (5).

Many lakefront properties are associated with locations of Native American effigy mounds and archeological sites. This site is known to be associated with archeological and historic resources. The Burial Sites Preservation statute requires that the property owner contact the Wisconsin Historical Society to discuss the location of the proposed project and any possible disturbance of an archaeological or historic resource before the work commences. During the construction work, if a burial site disturbance occurs, the work shall stop immediately until the Wisconsin Historical Society is able to assess the site.

7/27/2018 Note: Please contact the Wisconsin Historical Society, explain to them your client's plans, and then forward me their response indicating that your proposal is not in conflict with their archaeological records.

8/21/2018 Note: This condition is satisfied by the letter submitted by Ms. Cunningham entitled "5646lmd_WHS Authorization_2018-08-09.pdf". (attached)

Supplement Accepted

Comment Date: 08/21/2018

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The applicant shall provide more grading information that clearly depicts any proposed changes to site grading. This information shall be provided for staff approval.

8/21/2018 Note: This condition is satisfied by Mr. Collin's 8/20/2018 email to staff in which he states, "The contour elevation of 865' at the west end of the garage is interpolated from the survey that denotes contour line 864 and contour line 866. There are two points of evidence that are not interpolated that you can refer to: the point elevation 865.5' and point elevation 865.6 (on survey) coinciding exactly at the elevation of the garage slab at the west side. The swale that is shown in relation to the contour 865 relates to the existing swale built into grade (not atop, or out, or more added) at the existing paver parking slated to be demolished. This existing swale, which looks like it was done when the pavers were installed; is denoted on sheet 2 and is not changed, or elevated, or plan to be elevated or built up or by whatever increased. The driver of the elevation of the building on the west end of the garage is derived from the existing elevation points located on the survey; points 865.5' and 865.6' The top of the garage slab is 865.5'. The garage elevation is flush with the floor of the house, detailed in a manner for zero thresholds. The rest is of the data was interpolated and previous swale work documented as between the survey documented contours 862', 864' and 866' and point elevations."

Supplement Accepted**Comment Date:** 08/21/2018

The applicant shall add height dimension labels for all sides of the building. These drawings shall accurately depict the proposed building's relationship to grade and label the finished grade elevation at the building corners. This information shall be provided for staff approval.

8/21/2018 Note: This condition is satisfied by the revised elevations (i.e. 5646lmd_SPR SITE_2018-07-10.pdf Sheets 4, 5 & 6)

Supplement Accepted**Comment Date:** 08/21/2018

The applicant shall submit a detailed landscaping plan showing any proposed landscaping or site changes. This information shall be submitted for staff approval.

8/21/2018 Note: This condition is satisfied by the revised landscape plan (i.e. 5646lmd_SPR SITE_2018-07-10.pdf Sheet L3)

ZONING VERIFICATION

Supplement Accepted**Comment Date:** 08/29/2018

A time extension of one year, until July 24, 2019, has been approved.

Submit a Plan Commission approval time extension request with a recommendation from District 19 Alder Keith Furman.

Supplement Accepted**Comment Date:** 08/17/2018

The final site compliance date is October 1, 2019.

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.

Note**Comment Date:** 08/13/2018

A single-family detached dwelling may have more than one kitchen facility provided the dwelling is designed, arranged or used as living quarters for one family only. For purposes of this exception, the family shall not include roomers.