



City of Madison Site Plan Verification

PROJECT: LNDUSE-2017-00061

Address: 5450 Lake Mendota DR

Current Revision #: 0

Submitted by:

Contact: Andrew Russell
(608) 556-2344

Project Type: Land Use

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

Status: Closed

Revision History: [0](#)

Review	Status	Reviewer	Reviewed
Engineering Mapping	Approved	Jeffrey Quamme	May 9 2018
Engineering Review Main Office	Approved	Timothy Troester	May 14 2018
Fire Review	Approved	William Sullivan	May 9 2018
Planning Review	Approved	Chris Wells	May 15 2018
Recycling Coordinator	Approved	Bryan Johnson	May 10 2018
Water Utility Review	Approved	Adam Wiederhoeft	May 16 2018
Zoning Review	Approved	Jenny Kirchgatter	Jul 30 2018

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ENGINEERING VERIFICATION**Supplement Accepted****Comment Date:** 05/05/2018

Prior to approval, the owner or owner's representative shall obtain a permit to plug each existing sanitary sewer lateral that serves a building which is proposed for demolition. For each lateral to be plugged the owner shall complete a sewer lateral plugging application and pay the applicable permit fees. The permit application is available on line at <http://www.cityofmadison.com/engineering/permits.cfm>.

Supplement Accepted**Comment Date:** 05/05/2018

Note on the plan if the existing sanitary sewer lateral will be reused or if a new lateral is intended to be installed. If a new sanitary sewer lateral is proposed connecting to the sewer main in the street all the following note to the plan. "Contractor shall notify Ray Schneider (608)347-3628, rays@madsewer.org 5 days prior to making the connection to the MMSD sewer main in the street and obtain a MMSD connection permit." This comment is only applicable if the applicant would like an entirely new lateral from the home the MMSD sewer. IF the old lateral is used within the street right of way, no MMSD connection permit is required.

FIRE VERIFICATION**Note****Comment Date:** 05/09/2018

The fire sprinkler system shall comply with NFPA 13D.

WATER UTILITY VERIFICATION**Note****Comment Date:** 05/07/2018

The Madison Water Utility shall be notified to remove the water meter at least two working days prior to demolition. Contact the Water Utility Meter Department at (608) 266-4765 to schedule the meter removal appointment.

Note**Comment Date:** 05/07/2018

A Water Meter Application Form and fees must be submitted before connecting to the existing water lateral. Provide at least two working days notice between the application submittal and the scheduled lateral connection/extension. Application materials are available on the Water Utility's Plumbers & Contractors website (<http://www.cityofmadison.com/water/plumberscontractors>), otherwise they may be obtained from the Water Utility Main Office at 119 E Olin Ave. A licensed plumber signature is required on all water service applications. For new or replacement services, the property owner or authorized agent is also required to sign the application. If you have questions regarding water service applications, please contact Madison Water Utility at (608) 266-4646.

ZONING VERIFICATION**Supplement Accepted****Comment Date:** 07/24/2018

Remove the attic level balcony and the attic access to the second floor roof. Any part of a building that is above the second story and between the eaves and the ridge line of pitched roofs is not a story, but may be occupied as long as the requirements for human occupancy are met.

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

Identify the Ordinary High Water Mark (850.70') on the site plan page C100. Show the lakefront yard setback as measured from the first floor balcony to the Ordinary High Water Mark.

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Supplement Accepted**Comment Date:** 07/24/2018

Show the designated flood plain area on the site plan. Any construction within a flood plain shall meet floodproofing protection measures and such design shall be certified by a registered professional engineer or architect per 28.121(12) of the Madison General Ordinances.

Supplement Accepted**Comment Date:** 07/24/2018

Show the height of the proposed single-family dwelling on all four building elevations. The maximum height is 35 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 Accepted**Comment Date:** 07/24/2018

Clearly identify and label the driveway location on the site plan. Driveways shall be oriented in a perpendicular fashion to the street from which they take access, and shall cross required setbacks in a perpendicular fashion, to the extent feasible.

Supplement Accepted**Comment Date:** 07/24/2018

Provide details of the basement level walk-out patio and retaining walls. On the site plan, identify and label site features such as the driveway, patios, and sidewalks.

Supplement Accepted**Comment Date:** 07/27/2018

The final site compliance date is June 30, 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.