



City of Madison Site Plan Verification

PROJECT: LNDUSE-2017-00070

Address: 2224 Waunona WAY

Current Revision #: 0

Submitted by:

Contact: Brian & Annette Hellmer
(608) 239-5686
brian@hellmerfamily.com; annette@hellmerfamily.com

Project Type: Land Use

Description: Construct accessory building on a lakefront parcel

Status: Approved

Revision History: [0](#)

Review	Status	Reviewer	Reviewed
Engineering Mapping	Approved	Jeffrey Quamme	Mar 7 2018
Engineering Review Main Office	Approved	Timothy Troester	Mar 8 2018
Fire Review	Approved	William Sullivan	Jan 24 2018
Planning Review	Approved	Chris Wells	Feb 27 2018
Zoning Review	Approved	Jenny Kirchgatter	Feb 22 2018

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ENG MAPPING VERIFICATION**Supplement Required****Comment Date:** 01/17/2018

Per conditions of approval, the 6' wide Sanitary Sewer Easement Doc No. 861689 is shown on the Williamson Surveying survey of July 13, 2017. The easement shall be widened to be 12' wide by the owner granting an additional 6 feet to the south side of the existing easement to provide an adequate width easement. Applicant shall provide a map exhibit and legal description of the 12' easement area for the amendment of the existing easement to Jeff Quamme (jrquamme@cityofmadison.com) to set up the required Real Estate project.

ENGINEERING VERIFICATION**Supplement Accepted****Comment Date:** 01/24/2018

This project proposed riprap replacement along the shoreline. Applicant shall submit approved WDNR riprap permit or correspondence from WDNR staff that no permit is required to City Engineering.

Supplement Accepted**Comment Date:** 01/24/2018

Show the existing sanitary on the site plan, not just the sanitary easement. City Operations Staff will provide access to applicant to confirm survey location of the sewer. Contact Jay Schlimgen: 266-4087 or Jim Streich: 243-5897.

Supplement Accepted**Comment Date:** 01/24/2018

This project is subject to City of Madison erosion control permitting requirements due to the project location adjacent to the lake shoreline. Submit completed permit application, permit fee, USLE calculations, etc. to Megan Eberhardt for review and issuance of the required City of Madison Erosion Control Permit. Permit application forms can be found online at <http://www.cityofmadison.com/engineering/Permits.cfm>. Questions regarding erosion control permitting requirements can be sent to Megan at meberhardt@cityofmadison.com.

Supplement Accepted**Comment Date:** 01/24/2018

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.

ZONING VERIFICATION**Supplement Accepted****Comment Date:** 02/22/2018

Provide lot coverage information for the area within thirty-five (35) feet of the Ordinary High Water Mark (OHWM). Lot coverage within thirty-five (35) feet of the OHWM shall not exceed twenty percent (20%).

Supplement Accepted**Comment Date:** 02/22/2018

Show the height of the proposed accessory building on the elevations. The maximum height is fifteen (15) feet. In the case of a flat roof, height is measured from the average elevation of the approved grade at the front of the building to the highest point of the roof.

Supplement Accepted**Comment Date:** 02/22/2018

Identify and label the proposed building materials and colors on the building elevations.

Note**Comment Date:** 01/29/2018

Filling, grading and excavation of the zoning lot may be permitted only where protection against erosion, sedimentation and impairment of fish and aquatic life has been assured. Obtain necessary erosion control permits. Any earth disturbing activity, including the repair of riprap and seawall along the lake shore may require a permit from the Department of Natural Resources. Contact the Department of Natural Resources for more information.

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Note

Comment Date: 02/22/2018

The final site compliance date is September 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.