



City of Madison Site Plan Verification

PROJECT: LNDUSE-2017-00083

Address: 5209 Harbor CT

Current Revision #: 0

Submitted by:

Contact: John Grefsheim
(608) 509-1214

Project Type: Land Use

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

Status: Closed

Revision History: [0](#)

Review	Status	Reviewer	Reviewed
Engineering Mapping	Approved	Jeffrey Quamme	Oct 30 2017
Engineering Review Main Office	Approved	Timothy Troester	Nov 1 2017
Fire Review	Approved	William Sullivan	Oct 27 2017
Planning Review	Approved	Chris Wells	Nov 7 2017
Recycling Coordinator	Approved	Bryan Johnson	Oct 24 2017
Zoning Review	Approved	Jenny Kirchgatter	Dec 13 2017

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FIRE VERIFICATION

Note **Comment Date:** 10/27/2017

Madison Fire Department recommends the installation of a residential fire sprinkler system in accordance with NFPA 13D. Additional information is available at the Home Fire Sprinkler Coalition website: <https://homefiresprinkler.org/building-residential-fire-sprinklers>

PLANNING VERIFICATION

Supplement Accepted **Comment Date:** 11/02/2017

20. The applicant's final sign-off plans shall include a grading plan that labels the finished-grade elevations at the building corners for approval by Planning Division staff.

2017/11/02 note: The applicant shall add the actual grade heights next to the respective heavy black ground lines (which indicate the ground plane) shown on each elevation on the elevation drawings sheet.

2017/11/07 note: This requirement has been satisfied with the submission of the revised elevation drawing which, in Accela, is labeled "5209 harbor ct_Elevations labeled with grades.pdf".

ZONING VERIFICATION

Supplement Accepted **Comment Date:** 12/13/2017

Revise the plans to remove the second floor lakeside balcony. An elevated deck or balcony is not an allowed projection into the lakefront yard setback.

Supplement Accepted **Comment Date:** 11/28/2017

Zoning staff has noted changes between the submitted plans and the plans approved at Plan Commission. Submit a detailed summary of the changes and a recommendation regarding the changes from Alder Clear.

Note **Comment Date:** 11/14/2017

The Zoning Board of Appeals, at its meeting of August 10, 2017, approved the request for a front yard setback variance to construct the single-family residence.

Note **Comment Date:** 11/14/2017

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.

Supplement Accepted **Comment Date:** 12/13/2017

The final site compliance date is November 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.