



City of Madison Site Plan Verification

PROJECT: LNDUSE-2017-00091

Address: 4301 Maher AVE

Current Revision #: 0

Submitted by:

Contact: Jack & Melissa Gieche
(262) 224-6207

Project Type: Land Use

Description: Demolish single-family residence and construct new single-family residence.

Status: Closed

Revision History: [0](#)

Review	Status	Reviewer	Reviewed
Engineering Mapping	Approved	Jeffrey Quamme	Dec 26 2017
Engineering Review Main Office	Approved	Brenda Stanley	Feb 28 2019
Fire Review	Approved	William Sullivan	Dec 26 2017
Metro Review	Approved	Timothy Sobota	Dec 26 2017
Parks/Forestry Review	Approved	Janet Schmidt	Dec 29 2017
Planning Review	Approved	Sydney Prusak	Dec 26 2017
Recycling Coordinator	Approved	Bryan Johnson	Dec 26 2017
Water Utility Review	Approved	Adam Wiederhoeft	Dec 26 2017
Zoning Review	Approved	Jenny Kirchgatter	Mar 7 2019

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ENGINEERING VERIFICATION**Supplement Accepted****Comment Date:** 12/26/2017

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>. (MGO CH 35.02(14))

Supplement Accepted**Comment Date:** 12/26/2017

Egress windows seem to be proposed for the side and rear of the home. Additional detail shall be provided on elevation and construction methods which show that water will not be allowed into the home via these entry points.

Supplement Accepted**Comment Date:** 12/26/2017

The Applicant shall update plans to show the location of the new home in relation to the lot and adjacent streets.

Supplement Accepted**Comment Date:** 12/26/2017

NOTE: Reusing existing lateral. Applicant has been issued a sewer plug permit for a temporary plug.

The Applicant shall update the plans to show if the existing sanitary sewer later will be used for the new building. If a new lateral will be placed, the plans shall show the sanitary lateral connection to the sanitary sewer main including the size invert elevation and alignment of the proposed service.

Supplement Accepted**Comment Date:** 12/26/2017

The applicant shall submit, prior to plan sign-off but after all revisions are completed, digital PDF files to the Engineering Division (bstanley@cityofmadison.com). The digital copies shall be to scale, and shall have a scale bar on the plan set. (POLICY and MGO 37.09(2)). PDF submittals shall contain the following information: a) Building footprints, b) Internal walkway areas, c) Internal site parking areas, d) Lot lines and right-of-way lines, e) Street names, f) Stormwater Management Facilities, g) Detail drawings associated with Stormwater Management Facilities (including if applicable planting plans), h) Private on-site sanitary sewer utilities (including all connections to public sanitary), i) Private on-site storm sewer utilities (including all connections to public storm).

Note**Comment Date:** 12/26/2017

Less than 4,000 sf disturbed area, no Erosion Control or Storm Water Management Permits required.

PARKS FORESTRY VERIFICATION**Supplement Accepted****Comment Date:** 12/18/2017

Existing street trees shall be protected. Please include the following note on the site plan: Contractor shall install tree protection fencing in the area between the curb and sidewalk and extend it at least 5 feet from both sides of the tree along the length of the terrace. No excavation is permitted within 5 feet of the outside edge of a tree trunk. If excavation within 5 feet of any tree is necessary, contractor shall contact City Forestry (266-4816) prior to excavation to assess the impact to the tree and root system. Tree pruning shall be coordinated with City Forestry prior to the start of construction. Tree protection specifications can be found in section 107.13 of City of Madison Standard Specifications for Public Works Construction -<http://www.cityofmadison.com/business/pw/documents/StdSpecs/2013/Part1.pdf>. Any tree removals that are required for construction after the development plan is approved will require at least a 72 hour wait period before a tree removal permit can be issued by Forestry, to notify the Alder of the change in the tree plan.

WATER UTILITY VERIFICATION

Submitted by:

Contact: Jack & Melissa Gieche
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Project Type: Land Use

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Status: Closed

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Note**Comment Date:** 12/20/2017

Well inspection completed on 12/19/17 - no indications of private well were present on site.

ZONING VERIFICATION**Supplement Accepted****Comment Date:** 02/25/2019

Submit a signed copy of the disposition letter.

Supplement Accepted**Comment Date:** 01/09/2018

Submit the final site plan for review and approval.

Note**Comment Date:** 01/09/2018

Per Section 28.186(4)(b), work with Zoning staff to establish a site compliance date by which the property will be brought into compliance with all elements of the approved site plan.

Supplement Accepted**Comment Date:** 03/07/2019

Show the exact setback distanced as measured from the proposed single family residence to the front, side and rear property lines.

Supplement Accepted**Comment Date:** 03/07/2019

Verify the lot coverage of the proposed single family residence, including the front and rear porches. If the existing principal structure and any additions to it, covers twenty percent (20%) or less of the lot area, the rear yard setback may be reduced by twenty-five percent (25%).

Supplement Accepted**Comment Date:** 03/07/2019

On the site plan, label the rear "deck" as a screen room or porch and show the landing and stairs to the rear yard.

Supplement Accepted**Comment Date:** 03/07/2019

Provide the elevations with the height for the proposed detached garage. The maximum height is fifteen (15) feet. Height is measured from the average elevation of the approved grade at the front of the building to the highest point of the roof in the case of a flat roof, to the deck line of a mansard roof, and to the midpoint of the ridge of a gable, hip, or gambrel roof. The average height shall be calculated by using the highest ridge and its attendant eave. The eave point used shall be where the roof line crosses the side wall.

Supplement Accepted**Comment Date:** 03/07/2019

Verify the depth of the front porch roof overhang and how far it will encroach into the 15 foot reverse corner side yard setback. Roof eaves and gutters may not extend more than two (2) feet into the reverse corner side yard setback.