



## City of Madison Site Plan Verification

**PROJECT: LNDUSE-2018-00003**

**Address:** 4146 Veith AVE

**Current Revision #: 0**

**Submitted by:** Sketchworks Architecture LLC

**Contact:** Steve Shulfer  
(608) 836-7570  
sshulfer@sketchworksarch.com

**Project Type:** Land Use

**Description:** Demolish portion of existing single-family residence to construct addition to residence exceeding 500 square feet on lakefront parcel.

**Status:** Approved

**Revision History:** [0](#)

Review	Status	Reviewer	Reviewed
Engineering Mapping	Approved	<a href="#">Jeffrey Quamme</a>	Mar 9 2018
Engineering Review Main Office	Approved	<a href="#">Brenda Stanley</a>	Mar 27 2018
Fire Review	Approved	<a href="#">William Sullivan</a>	Mar 7 2018
Planning Review	Approved	<a href="#">Sydney Prusak</a>	Mar 20 2018
Recycling Coordinator	Approved	<a href="#">Bryan Johnson</a>	Mar 26 2018
Water Utility Review	Approved	<a href="#">Sydney Prusak</a>	Mar 27 2018
Zoning Review	Approved	<a href="#">Jacob Moskowitz</a>	Apr 4 2018

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APPLICANT STATES THAT THIS ISN'T A DEMO BUT A REMODEL. THEY WILL BE RESPONSIBLE FOR THE COST OF ANY SEWER BACKUPS ASSOCIATED WITH THIS PROJECT. 3/27/18

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))

**Note** **Comment Date:** 03/24/2018

Prior to beginning construction, the Applicant shall obtain a Street Terrace permit for the installation of the driveway apron required to serve this project. The Applicant shall pay the permit fee as applicable and shall comply with all the conditions of the permit. (MGO 10.08) This permit application is available on line at <http://www.cityofmadison.com/engineering/permits.cfm>

**Supplement Accepted** **Comment Date:** 03/24/2018

NONE DUE. Any outstanding Madison Metropolitan Sewerage District (MMSD) and/or City of Madison sanitary sewer connection charges are due and payable prior to plan approval. Contact: Mark Moder, [mmoder@cityofmadison.com](mailto:mmoder@cityofmadison.com) or Brenda Stanley, [bstanley@cityofmadison.com](mailto:bstanley@cityofmadison.com).

**Supplement Accepted** **Comment Date:** 03/24/2018

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](mailto: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).

**PLANNING VERIFICATION****Supplement Accepted** **Comment Date:** 03/14/2018

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The following information is provided for the reference of the applicant as many lakefront properties are associated with locations of Native effigy mounds and archaeological sites.

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.

Please provide proof of correspondence with Chirp Brow of the Wisconsin Historical Society (chip.brown@wisconsinhistory.org or 609-264-6508) that you have done your due diligence per this condition.

**Supplement Accepted** **Comment Date:** 03/14/2018

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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.

**Supplement Accepted** **Comment Date:** 03/14/2018

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The applicant shall submit more detailed and legible building elevations for final sign-off.

**Comment Date:** 03/14/2018

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## WATER UTILITY VERIFICATION

**Supplement Accepted** **Comment Date:** 03/21/2018

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A private well may have served this parcel prior to the municipal water service connection. Any remaining unused/unpermitted private wells existing on this parcel must be properly abandoned according to Wisconsin Administrative Code NR 812 and Madison General Ordinance 13.21 prior to the demolition of the property. Please contact water utility staff at (608) 266-4654 to schedule an on-site private well survey prior to demolition, otherwise for additional information regarding well abandonment procedures and potential well abandonment reimbursement programs.

**Note** **Comment Date:** 03/21/2018

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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

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## ZONING VERIFICATION

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**Note** **Comment Date:** 04/04/2018

Due to the second kitchen (wet bar) in the basement, the dwelling must be designed, arranged, and used as living quarters for one family only. The family shall not include roomers.

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**Note** **Comment Date:** 04/04/2018

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 plan by 11/1/18, as established by the Zoning Administrator.