



City of Madison Site Plan Verification

PROJECT: LNDUSE-2018-00065

Address: 2406 Waunona WAY

Current Revision #: 0

Submitted by:

Contact: Wolfgang & Patr Koller
(414) 915-9110
wolf.koller@yahoo.com

Project Type: Land Use

Description: Demolish portion of single-family residence to construct addition to residence on lakefront parcel and accessory building exceeding 800 square feet.

Status: Closed

Revision History: [0](#)

Review	Status	Reviewer	Reviewed
Engineering Mapping	Approved	Jeffrey Quamme	Sep 7 2018
Engineering Review Main Office	Approved	Timothy Troester	Sep 11 2018
Fire Review	Approved	William Sullivan	Sep 7 2018
Planning Review	Approved	Sydney Prusak	Sep 5 2018
Recycling Coordinator	Approved	Bryan Johnson	Sep 14 2018
Zoning Review	Approved	Jenny Kirchgatter	Sep 20 2018

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PLANNING VERIFICATION**Supplement Accepted****Comment Date:** 09/05/2018

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.

ZONING VERIFICATION**Supplement Accepted****Comment Date:** 09/20/2018

Revise the plans to show that the basement level is not exposed more than 50% as measured from the surface of the floor to the surface of the floor next above it. The proposed single-family detached dwelling is limited in height to two (2) stories. The basement level will count as a story if the front exterior wall of the basement level is exposed more than 50%.

Supplement Accepted**Comment Date:** 09/20/2018

Verify whether there will be an at-grade lakefront patio or deck. The proposed floor plans and elevations show door entrance/exits at the lakefront elevation. If an at-grade lakefront patio or deck is proposed, show it on the site plan.

Supplement Accepted**Comment Date:** 09/20/2018

Provide a complete inventory of shoreline vegetation in any area proposed for building, filling, grading or excavating. In addition, the development plan shall indicate those trees and shrubbery which will be removed as a result of the proposed development. The cutting of trees and shrubbery shall be limited in the strip thirty-five (35) feet inland from the normal waterline. On any zoning lot not more than thirty percent (30%) of the frontage shall be cleared of trees and shrubbery.

Supplement Accepted**Comment Date:** 09/20/2018

The final site compliance date is October 31, 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.