



City of Madison Site Plan Verification

PROJECT: LNDUSE-2018-00091

Address: 822 West Shore DR

Current Revision #: 0

Submitted by: Acker Builders

Contact: Wayne Acker
(608) 850-6650
staff@ackerbuilders.com

Project Type: Land Use

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

Status: Closed

Revision History: [0](#)

Review	Status	Reviewer	Reviewed
Engineering Mapping	Approved	Jeffrey Quamme	Oct 10 2018
Engineering Review Main Office	Approved	Timothy Troester	Oct 10 2018
Fire Review	Approved	William Sullivan	Oct 5 2018
Parks/Forestry Review	Approved	Sarah Lerner	Oct 9 2018
Planning Review	Approved	Colin Punt	Oct 4 2018
Recycling Coordinator	Approved	Bryan Johnson	Oct 9 2018
Water Utility Review	Approved	Adam Wiederhoeft	Oct 9 2018
Zoning Review	Approved	Jacob Moskowitz	Oct 8 2018

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staff@ackerbuilders.com**Project Type:** Land Use**Description:** Demolish single-family residence to construct new single-family residence.**Status:** Closed**Revision History:** [0](#)**ENGINEERING VERIFICATION****Supplement Required****Comment Date:** 10/09/2018

Rain gutter downspout on the northwest corner of the proposed house (rear corner) should be move to the northeast corner of the proposed house (front) so roof water is directed to West Shore Drive. The rear of this property drains to an enclosed depression so runoff needs to be directed to the public right-of-way.

Supplement Required**Comment Date:** 10/09/2018

Provide elevation of the lowest opening and/or top of the footing foundation wall. Lowest opening must be 851.0 or higher. From the plans provided the lowest opening appears to be the rear entrance or the partial exposure for the windows on the south side of the house.

Supplement Required**Comment Date:** 10/09/2018

Submit PDFs of the final plans once all revisions are completed for Engineering records. Files can be emailed to Tim Troester at ttroester@cityofmadison.com or submitted on CD to City Engineering. Any plan sheets revised to meet Engineering requirements must also be submitted to Zoning to update the final approval plan set that will be kept on record upon plan verification review approval.

Note**Comment Date:** 10/09/2018

The project requires the minor restoration of the street and sidewalk. Obtain a Street Terrace Permit for the street restoration work, which is available from the City Engineering Division, prior to completing any street terrace or sidewalk restoration. The applicant shall pay all fees associated with the permit including inspection fees. This permit application is available on line at <http://www.cityofmadison.com/engineering/permits.cfm>.

PARKS FORESTRY VERIFICATION**Supplement Accepted****Comment Date:** 10/16/2018

An existing inventory of trees (location, species, & DBH) and any tree removal plans (in PDF format) shall be submitted to the plans and Brad Hofmann – bhofmann@cityofmadison.com or 266-4816. All proposed street tree removals within the right of way shall be reviewed by City Forestry. Approval and permitting of street tree removals shall be obtained from the City Forester and/or the Board of Public Works prior to the approval of the site plan.

Supplement Accepted**Comment Date:** 10/16/2018

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/2018/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.