



PREPARED FOR THE PLAN COMMISSION

Project Address: 5438 Lake Mendota Drive (District 19– Ald. Furman)
Application Type: Demolition and Conditional Use
Legistar File ID # [52567](#)
Prepared By: Sydney Prusak, Planning Division
Report Includes Comments from other City Agencies, as noted
Reviewed By: Kevin Firchow, AICP, Principal Planner

Summary

Applicant & Property Owner: Mark and Nancy Fucinato; 399 Audubon Road; Riverside, IL 60546
Contact: Roger Smith; Design Coalition Architects; 2088 Atwood Avenue; Madison, WI 53704

Requested Action: The applicants request a demolition permit and conditional use approval to demolish an existing single-family residence and construct a new single-family residence and boathouse on a lakefront parcel and convert a second residence on the property into a compliant accessory dwelling unit (ADU) at 5438 Lake Mendota Drive.

Proposal Summary: The applicants propose to demolish an existing, one-and-one-half-story, single-family residence with a detached garage and then construct a two-story, 7,101-square-foot single-family residence with a finished basement and attached two-car garage on a lakefront parcel. The applicants also propose to demolish an existing boathouse and build a new 384 square-foot boathouse abutting Lake Mendota. Furthermore, the applicants proposed to convert the second residence on the property into a compliant ADU by reducing the total livable area to under 700 square feet.

Applicable Regulations & Standards: This proposal is subject to the standards for Demolition and Removal Permits [MGO §28.185(7)], Lakefront Development [MGO §28.138], and Conditional Uses [MGO §28.183]. MGO §28.138(2)(a) states that all new principal buildings on zoning lots abutting Lake Mendota and associated bays, shall require conditional use approval. Additionally, all new accessory buildings on lakefront properties require conditional use approval. Furthermore, Table 28C-1 of MGO §28.032(1) lists Accessory Dwelling Units as conditional uses in the TR-C1 (Traditional Residential – Consistent 1) zoning district, subject to the Supplemental Regulations under MGO §28.151.

Review Required by: Plan Commission (PC)

Summary Recommendation: The Planning Division recommends that the Plan Commission find that the standards for demolitions, conditional uses, and lakefront development are met and **approve** the demolition and conditional use requests to demolish an existing one-and-one-half-story residence and construct a new two-story single-family and residence and boathouse and convert a second residence on the property into a compliant ADU in the TR-C1 (Traditional Residential – Consistent 1) zoning district on a lakefront property at 5438 Lake Mendota Drive. This recommendation is subject to input at the public hearing and the conditions recommended by the reviewing agencies.

Background Information

Parcel Location: The 16,533-square-foot (0.38-acre) subject property is located on the east side of Lake Mendota Drive. The site is within Aldermanic District 19 (Ald. Furman) and is within the Madison Metropolitan School District.

Existing Conditions and Land Use: The subject site includes the existing 2,175-square-foot, one-and-one-half-story, single-family home. City Assessor’s records indicate the home was constructed in 1938 and has three bedrooms and two bathrooms. In the letter of intent, the applicants indicated that the existing residence has water and mold issues in the crawl space, as well as a cracked foundation. The site also contains a detached, two-car garage and a boathouse abutting the lake. Both of these structures are proposed for demolition. According to the applicants, the boathouse is failing structurally. Lastly, the property contains another single-family residence. City Assessor’s records indicate that this second 1,040-square-foot residence was constructed in 1930 and has one bedroom and two bathrooms. Photos of the existing structures are available here: <https://madison.legistar.com/View.ashx?M=F&ID=6393954&GUID=9758FDB6-255D-48E1-AC62-5584A0AD63B8>.

Surrounding Land Use and Zoning:

North: Single-family residences, zoned Traditional Residential – Consistent 1 (TR-C1);

South: Single-family residences, zoned TR-C1;

East: Lake Mendota; and

West: Single-family residences, zoned TR-C1.

Adopted Land Use Plan: The [Comprehensive Plan \(2006\)](#) recommends low-density residential development for the subject site and surrounding properties. The [Spring Harbor Neighborhood Plan \(2006\)](#) makes no specific recommendation about the subject parcel, but does state that a plan goal is to “retain the residential character throughout the neighborhood.”

Zoning Summary: The property is zoned TR-C1 (Traditional Residential-Consistent 1).

Zoning Criteria for Single-Family Residence

Requirements	Required	Proposed
Lot Area (sq. ft.)	6,000 sq. ft.	16,533 sq. ft.
Lot Width	50’	66’
Front Yard Setback	20’	33.25’
Side Yard Setback	Two-story: 7’	7’, 9’
Lakefront Yard Setback	97.6’	97.6’
Usable Open Space	1,000 sq. ft.	Adequate
Maximum Lot Coverage	50%	38%
Maximum Building Height	2 stories/35’	34.2’

28.138(4)(a)1. The average setback of the principal buildings on the two (2) adjoining lots, provided that the setbacks of those buildings are within twenty (20) feet of one another.

Other Critical Zoning Items	Waterfront Development; Utility Easements; Floodplain
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Zoning Criteria for Boathouse

Requirements	Required	Proposed
Lot Area (sq. ft.)	6,000 sq. ft.	16,533 sq. ft.
Lot Width	50'	66'
Front Yard Setback	20'	194'
Side Yard Setback	3'	3'47"
Lakefront Yard Setback	97.6'	97.6'
Usable Open Space	1,000 sq. ft.	Adequate
Maximum Lot Coverage	50%	38%
Maximum Building Height	15' (mean roof height)	12.9'

Other Critical Zoning Items	Waterfront Development; Utility Easements; Floodplain
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Zoning Criteria for Accessory Dwelling Unit

Requirements	Required	Proposed
Lot Area (sq. ft.)	6,000 sq. ft.	16,533 sq. ft.
Lot Width	50'	66'
Front Yard Setback	20'	0.8' (a)
Side Yard Setback	3'	3'42"
Lakefront Yard Setback	3'	197'
Usable Open Space	1,000 sq. ft.	Adequate
Maximum Lot Coverage	50%	38%
Maximum Building Height	25'	No Change
Floor Area	700 sq. ft. maximum	698 sq. ft.

Other Critical Zoning Items	Waterfront Development; Utility Easements; Floodplain
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- (a) Accessory dwelling unit is located within an existing nonconforming building and no exterior changes are proposed

Tables Prepared by Jacob Moskowitz, Assistant Zoning Administrator

Environmental Corridor Status: While the property is not located in a mapped environmental corridor, portions of the property closest to Lake Mendota are within a flood storage district per the City of Madison Zoning Map.

Public Utilities and Services: This property is served by a full range of urban services.

Project Description

The applicants are seeking demolition and conditional use approvals to allow the demolition of an existing one-and-one half story lakefront residence, detached two-stall garage, and boathouse in order to construct a new two-story, 7,101-square-foot, single-family residence with a finished basement and an attached two-car garage, as well as a new boathouse abutting Lake Mendota. The applicants are also seeking conditional use approval to convert the second two-story residence on the property into a compliant Accessory Dwelling Unit (ADU) per MGO §28.151.

The proposed residence has an attached front-facing two-car garage that sits approximately 40 feet in front of the balance of the structure. MGO § 28.031(3) requires that the portion of the façade that contains the garage door must be recessed at least two (2) feet behind the remainder of the façade. The Plan Commission may reduce or eliminate this requirement as part of the conditional use process in the case of lakefront lots where physical constraints make compliance infeasible.

Exterior materials for the proposed single-family residence consist of a combination of fiber cement lap siding, fiber cement shingle siding, and stone. According to the applicants, two 12 foot spruce trees would be removed as part of the demolition. The home owners recently removed a 60 foot diseased silver maple prior to their submittal.

As part of their demolition and conditional use request, the applicants propose to demolish the existing 274 square-foot boathouse and replace it with a new 384 square-foot boathouse. As proposed, the boathouse will match the single-family residence in terms of colors and materials.

The subject site is unique in the fact that it has two residences on the property. In keeping with the City's Zoning Code, the second residence is non-compliant because it never received formal approval as an ADU, and it exceeds the maximum square footage for an ADU in the Traditional Residential – Consistent 1 (TR-C1) Zoning District. In order to comply with the necessary requirements, the applicants are proposing to reduce the total amount of living area from 910 square-feet to 698 square-feet. According to the applicants, all of the remodeling will be done in the interior of the structure. In order for the ADU to be under the 700 square-foot livable area requirement, a portion of the second floor would be removed to create a loft space over the existing living room below. The applicants are not proposing to change any of the exterior materials, however they may replace windows and doors as the project progresses.

Analysis and Conclusion

This proposal is subject to the standards for Demolition and Removal Permits [MGO §28.185(7)], Conditional Uses [MGO §28.183], and Lakefront Development [MGO §28.138].

Demolition Details & Standards

As proposed, the existing home, detached garage, and boathouse would be demolished. In order to approve a demolition request, MGO §28.185(7) states that the Plan Commission must find that the requested demolition and proposed use are compatible with the purpose of the demolition section and the intent and purpose of the TR-C2 (Traditional Residential - Consistent 1) Zoning. The demolition standards state that the Plan Commission shall consider and may give decisive weight to any relevant facts including impacts on the normal and orderly development of surrounding properties and the reasonableness of efforts to relocate the building. Furthermore, the proposal should be compatible with adopted plans. Finally, the demolition standards state that the Plan Commission shall consider the report of the City's Historic Preservation Planner regarding the historic value of the property as well as any report submitted by the Landmarks Commission.

Staff believes that the demolition standards can be met with this proposal. This proposal is consistent with the [Comprehensive Plan \(2006\)](#) recommendations for low-density residential land use and the [Spring Harbor Neighborhood Plan \(2006\)](#) recommendation to retain the residential character throughout the neighborhood. Moreover, the removal of the existing home is not anticipated to have a negative impact on either the normal and orderly development or the improvement of surrounding properties. Lastly, at their July 9, 2018 meeting, the Landmarks Commission found that the building itself was not historically, architecturally, or culturally significant.

Conditional Use Standards

In regards to the approval standards, the Plan Commission shall not approve a conditional use without due consideration of the City's adopted plan recommendations, design guidelines, and finding that all of the conditional use standards of M.G.O. §28.183(6) are met.

The Planning Division also believes the Conditional Use Standards can be found met. As part of this application, three conditional uses are sought. The first is for development on a lakefront parcel, the second is to construct an accessory building on a lakefront parcel, and the third is to convert the second residence on the property into a compliant Accessory Dwelling Unit (ADU). In regards to the approval standards, the Plan Commission shall not approve a conditional use without due consideration of the City's adopted plan recommendations, design guidelines, and finding that all of the conditional use standards of MGO §28.183(6) are met. As stated above, Staff believes the proposal is generally consistent with the [Comprehensive Plan \(2006\)](#) and the [Spring Harbor Neighborhood Plan \(2006\)](#).

The conditional use standard for lakefront development (Standard 13) states that "when applying the above standards to lakefront development under MGO §28.138, the Plan Commission shall consider the height and bulk of principal buildings on the five (5) developed lots or three hundred (300) feet on either side of the lot with the proposed development." As an estimate of total bulk, Staff utilized City Assessor's data to estimate principal building size for the homes on the five (5) developed lots to the north and the five (5) developed lots to the south of the subject property. This calculation includes living areas, enclosed porches, total basement areas, and estimated attached garage space. Using this analysis, Staff found that the principal building sizes range from approximately 1,264 to 8,837 square-feet. The median size of the surrounding homes is approximately 3,243 square-feet, compared to the roughly 7,102 square-feet for the proposed principal structure (which is 119% percent about the median).

The Zoning Code's definition of bulk also includes FAR, or floor area ratio, which compares the total building floor area (on all floors, including the basement) to lot area. (A FAR of 1.0 would indicate that the total building floor area is equal to the lot area.) The calculated FAR for the proposed principal structure is 0.43, which is much larger than the estimated median 0.19 FAR for the surrounding homes. In regards to height, the proposed home appears to be under the maximum allowable height of 35 feet, at approximately 34.2 feet as determined by Zoning. Staff notes that the heights of the surrounding homes are varied, consisting of one and two-story structures.

While the proposed structure is larger than the majority of the surrounding residences, the merits of the new home should not be based solely on size. The conditional use approval must be made only with due consideration of the standards in MGO §28.183, especially Standard 13 regarding the height and bulk of this lakefront development. Staff notes that this is not the largest home in the surrounding area in terms of bulk and FAR. Furthermore, in keeping with the Zoning Administrators findings, this proposal is in compliance with lot coverage and open space requirements per MGO §28.042. Though larger than many surrounding homes, Staff does not have evidence that the proposed residence would not meet applicable standards.

The applicants are also requesting conditional use approval to construct an accessory building (boathouse) on a lakefront property. The applicants are proposing to demolish the 274 square-foot existing boathouse replace it with a new 384 square-foot boathouse. As a condition of approval, Zoning Staff will require the applicant to comply with all the Department of Natural Resources regulations and permitting requirements regarding the alteration of the shoreline for the proposed boat ramp. The Planning Division believes that with the additional conditions of approval regarding the proposed boathouse, the Conditional Use Standards for this request can be found met.

Accessory Dwelling Unit Supplemental Regulations

The applicants are seeking conditional use approval to convert a second residence on the property to a compliant Accessory Dwelling Unit (ADU). As proposed, the existing structure would be remodeled to include 698 square-feet of living area, which is compliant with the Supplemental Regulations within MGO §28.151. The required standards state that, "the maximum size of an accessory dwelling unit shall be seventy-five percent (75%) of the principal dwelling's floor area, up to a maximum size of seven hundred (700) square feet. The Supplemental

Regulations also outline occupancy requirements of the ADU and accompanying single-family residence. The principal building would be owner-occupied, and the ADU would be rented and therefore meets this requirement. As a condition of approval placed on other ADUs, Staff recommends that the property owners to execute a restrictive covenant providing that the Accessory Dwelling Unit may only be used when the property is owner-occupied. The form of the restrictive covenant shall be approved by the Zoning Administrator and City Attorney's Office and shall be recorded with the Dane County Register of Deeds.

In considering the adopted plan recommendations, the Planning Division believes that the proposed ADU is generally consistent with the [Comprehensive Plan \(2006\)](#) as well as the [Spring Harbor Neighborhood Plan \(2006\)](#). The [Comprehensive Plan \(2006\)](#) recommends low density residential for the subject site, which is measured at 0-15 units per acre. Given the larger lakefront lots and single-family development on the surrounding blocks, the proposed ADU does not affect this density suggestion. The Planning Division believes that this proposal can be found to meet Conditional Use Standard #4 which states, "The establishment of the conditional use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district."

Lakefront Development Standards

The Lakefront Development Standards were established to further the maintenance of safe and healthful conditions by preserving and enhancing water quality, habitats, viewsheds, and other environmental and aesthetic qualities of lakes. This section includes additional regulations including limitations on the clearing of shoreline vegetation, requirements for public sewer, environmental protections, and additional lot coverage standards. This section also includes the methodology to establish the building setback from the lake. MGO §28.138(3)(c) states that "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." According to the applicants, stormwater management will be accommodated by a rain garden located on the southwest portion of the site and by lawn infiltration at the sides and lakeside of the house. As a Condition of Approval, the Planning Division requests that the applicants provide more detail on the existing rain garden for final sign-off.

Furthermore, MGO §28.138(3)(a) states that "the cutting of trees and shrubbery shall be limited in the strip thirty-five feet (35) from the normal waterline." As mentioned earlier, the applicants already removed a diseased 60 foot silver maple prior to their submittal. The applicants intend to add new rip-rap and associated grading at the water's edge as part of the site development. As mentioned earlier in this report, the applicants propose to demolish the existing boathouse and construct new 384 square-foot boathouse. Given that this development is located along the shoreline and in the lakefront setback, the applicants will have to comply with additional regulations and requirements from the Department of Natural Resources. Due to this additional level of review and the proposed on-site runoff remediation, the Planning Division believes the Lakefront Development Standards can be found met.

Neighborhood Comments

At the time of report writing, Staff received comments from a Spring Harbor Neighborhood Association (SHNA) Lake Mendota Steward and comments from the SHNA Planning and Development Committee. In her letter, the steward stated specific recommendations to help prevent runoff in to the lake as well as ideas to protect the vegetative shoreline. The steward recommended to keep permeable driveways on the property, provide native plantings along the water's edge, and maintain the rain garden on the southwest corner of the site. The Planning Division notes that the applicants have incorporated many of these recommendations into their proposal in regards to the Lakefront Development Standards. However, the proposed driveway will not be constructed with pervious pavement, and Staff notes that the property is in compliance with lot coverage and open space requirements per the Zoning Code. City Engineering informed the Planning Division that if properly designed with

the right soils, impermeable pavement could help infiltrate up to 80% of rainfall (as noted in the letter from the neighborhood), however this would require further soil investigation and an engineering consultant to locate and design the new pavement. Given the size of the lot and the fact that it is a single-family residential lot, City Engineering does not have any stormwater requirements for the site. As a condition of approval to address some of these concerns, Engineering will require that the applicants obtain a permit from the WDNR for all shoreline work. In order to require pervious pavement for the driveway, the Plan Commission must tie the reasoning to an Approval Standard. Staff does not recall any lakefront residential project in which the Commission issued this requirement as a condition of approval.

The SHNA Planning and Development Committee requested that the applicants locate the replacement trees with species and size on the site plan, as well as the proposed rain garden dimensions to show how the water drainage will be handled. Similarly to the Stewards request, the Committee asked for the applicants to use pervious materials for the driveway and sidewalks on site to reduce runoff from entering the lake. The Committee also requested that the applicants specify the approximate sump pump discharge volume and location resulting from the basement excavation. Lastly, the Committee urged the applicants to reconsider the design of the new boathouse and incorporate a flat roof to reduce the appearance of a large obstruction on the lakeshore. As a condition of approval, Staff will request that all new vegetation and plantings be located on the site plan.

Conclusion

In conclusion, the Planning Division believes that the standards for Demolition and Removal, Lakefront Development, and Conditional Uses can be found met. The new home is believed to be compatible with the varied development pattern along Lake Mendota Drive. Furthermore, this proposal is also believed to be consistent with the [Comprehensive Plan](#) and the [Spring Harbor Neighborhood Plan \(2006\)](#). While larger than many of the adjacent homes on Lake Mendota Drive, Staff believes the proposal can still be found to meet the applicable standards, and the merits of the new home should not be based solely on size. The conditional use approval must be made only with due consideration of the standards of MGO §28.183, especially Standard 13 regarding the bulk of this lakefront development.

Recommendation

Planning Division Recommendation (Contact Sydney Prusak, (608) 243-0554)

The Planning Division recommends that the Plan Commission find that the standards for demolitions, conditional uses, and lakefront development are met and **approve** the demolition and conditional use requests to demolish an existing one-and-one-half-story single-family residence, and construct a new two-story single-family residence and accessory boathouse, and convert a second residence on the property into a compliant Accessory Dwelling Unit (ADU) the TR-C1 (Traditional Residential – Consistent 1) Zoning District on a lakefront property at 5438 Lake Mendota Drive. This recommendation is subject to input at the public hearing and the conditions recommended by the reviewing agencies.

Recommended Conditions of Approval Major/Non-Standard Conditions are Shaded

Planning Division (Contact Sydney Prusak, (608) 243-0554)

1. 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.

2. The applicant's final sign-off plans shall include the finished grade elevations at the building corners for approval by Planning Division Staff.
3. The applicants shall provide further detail of all existing and proposed rain gardens on site.
4. The applicants shall indicate all new vegetation and landscape plantings on the site plan.
5. MGO § 28.031(3) requires that the portion of the façade that contains the garage door must be recessed at least two (2) feet behind the remainder of the façade. As allowed under MGO § 28.031(3), the Plan Commission waives this requirement under the basis that it is a lakefront lot where physical constraints make compliance infeasible.

Engineering Division (Main Office) (Contact Tim Troester, (608) 267-1995)

6. The existing property appears to currently share the sanitary sewer lateral with home located at 5442 Lake Mendota Drive. This is a legal sewer lateral connection but it is not necessarily a desirable if their a maintenance concerns. If a new lateral is pursued, a permit from MMSD will be required to make this lateral connection. The sewer main in Lake Mendota Drive is a Madison Metropolitan Sewerage District (MMSD) owned facility. Contact Curt Sauser curts@madsewer.org for permitting 709-1830.

7. A permit is needed from the WDNR for shoreline work. A line on the plan shall be placed demarcating the 100-year regulatory floodplain.

8. 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))

9. The applicant shall demonstrate compliance with Section 37.07 and 37.08 of the Madison General Ordinances regarding permissible soil loss rates. The erosion control plan shall include Universal Soil Loss Equation (USLE) computations for the construction period. Measures shall be implemented in order to

maintain a soil loss rate below 5.0 tons per acre per year. An Erosion Control Permit shall be required for the demolition.

10. A portion of this project comes under the jurisdiction of the US Army Corp of Engineers and WDNR for wetland or flood plain issues. This includes the presence of wetland indicator soils. A permit for those matters shall be required prior to construction on any of the lots currently within the jurisdictional flood plain. (NOTIFICATION)
11. The Applicant's project requires the minor restoration of the street and sidewalk. The Applicant shall obtain a Street Excavation Permit for the street restoration work, which is available from the City Engineering Division. The applicant shall pay all fees associated with the permit including inspection fees. (MGO 16.23(9)(d)(6)) This permit application is available on line at <http://www.cityofmadison.com/engineering/permits.cfm>.

Zoning (Contact Jacob Moskowitz, (608) 266-4560)

12. 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.
13. The proposed boathouse is within the Flood Storage District. Compliance with Sec. 28.125 is required.
14. Section 28.185(7)(a)5. requires that if a demolition or removal permit is approved, it shall not be issued until the reuse and recycling plan is approved by the Recycling Coordinator, Bryan Johnson (608-266-4682).
15. Section 28.185(10) Every person who is required to submit a reuse and recycling plan pursuant to Section 28.185(7)(a)5. shall submit documents showing compliance with the plan within sixty (60) days of completion of demolition.
16. Section 28.185(9)(a) A demolition or removal permit is valid for one (1) year from the date of the Plan Commission.
17. Provide the height measurements from the midpoint of the width of each façade to the peak of the roof.
18. Provide the setback measurement for the boathouse from the ordinary high water mark. Comply with all Department of Natural Resources regulations and permitting requirements regarding the alteration of the shoreline for the boat ramp. Contact the Department of Natural Resources for more information.
19. The accessory dwelling unit shall comply with the supplemental regulations Section 28.151. Prior to issuance of a building permit for the Accessory Dwelling Unit, the property owner shall execute a restrictive covenant providing that the Accessory Dwelling Unit may only be used when the property is owner-occupied. The form of the restrictive covenant shall be approved by the Zoning Administrator and City Attorney's Office and shall be recorded with the Dane County Register of Deeds.
20. 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.

Fire Department (Contact Bill Sullivan, (608) 261-9658)

21. 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>

22. Please consider allowing Madison Fire Dept. to conduct training sequences prior to demolition. Contact MFD Training Division to discuss possibilities: Division Chief Tracy Burrus at tburrus@cityofmadison.com or (608)266- 5959.

Water Utility (Contact Adam Wiederhoeft, (608) 266-9121)

23. 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.
24. A Water Meter Application Form and fees must be submitted before connecting to the existing water lateral. Provide at least two working days notice between the application submittal and the scheduled lateral connection/extension. Application materials are available on the Water Utility's Plumbers & Contractors website (<http://www.cityofmadison.com/water/plumberscontractors>), otherwise they may be obtained from the Water Utility Main Office at 119 E Olin Ave. A licensed plumber signature is required on all water service applications. For new or replacement services, the property owner or authorized agent is also required to sign the application. If you have questions regarding water service applications, please contact Madison Water Utility at (608) 266-4646.