



PREPARED FOR THE PLAN COMMISSION

**Project Address:** 5454 Lake Mendota Drive (District 19 – Ald. Furman)  
**Application Type:** Demolition and Conditional Use  
**Legistar File ID #** [54396](#)  
**Prepared By:** Sydney Prusak, Planning Division  
Report Includes Comments from other City Agencies, as noted  
**Reviewed By:** Kevin Firchow, AICP, Principal Planner & Heather Stouder, AICP, Planning Director

**Summary**

**Applicant & Property Owner:** Kathleen Cox; 5454 Lake Mendota Drive; Madison, WI 53705  
**Contact:** Mark Udvari-Solner; Udvari-Soldner Design Co.; 2631 University Avenue #104; Madison, WI 53705

**Requested Action:** The applicant requests approval of a demolition permit and conditional use to demolish an existing single-family residence and construct a new single-family residence exceeding 10,000 square-feet on a lakefront parcel at 5454 Lake Mendota Drive.

**Proposal Summary:** The applicant proposes to demolish an existing, two-story, single-family residence and construct a new two-story, 10,648-square-foot single-family residence with two finished basements and an attached garage on a lakefront parcel.

**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. Furthermore, MGO §28.032 lists *buildings or structures with floor area exceeding 10,000 square feet* as conditional uses in all residential districts.

**Review Required by:** Plan Commission (PC)

**Summary Recommendation:** If the Plan Commission can find that the standards for demolitions, conditional uses, and lakefront development are met, then the Planning Division recommends that the Plan Commission **approve** the demolition and conditional use requests to demolish an existing two-story residence and construct a new two-story single-family residence exceeding 10,000 square-feet in the TR-C1 (Traditional Residential – Consistent 1) zoning district on a lakefront property at 5454 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 17,127-square-foot (0.39-acre) subject property is located on the east side of Lake Mendota Drive. The site is within Aldermanic District 19 (Ald. Furman) and the Madison Metropolitan School District.

**Existing Conditions and Land Use:** The subject site includes the existing 3,475-square-foot, two-story, single-family home. The structure had an attached two-car garage, which was removed in July, 2019 in order for construction equipment to access the existing lakefront boathouse. The boathouse has since been remodeled and is not included in this review.

City Assessor’s records indicate the home was constructed in 1910 and has four bedrooms and two bathrooms. Photos of the existing structure proposed for demolition are available here: <https://madison.legistar.com/View.ashx?M=F&ID=6982142&GUID=2A0FBFA-341E-4997-8BDD-86DE3245CB1C>. The applicant did not indicate any structural deficiencies in the letter of intent.

**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 \(2018\)](#) recommends low-density residential development for the subject site and surrounding properties. The [Spring Harbor Neighborhood Plan \(2006\)](#) makes no specific recommendation for the subject parcel, but does state that a plan goal is to “retain the residential character throughout the neighborhood.” In terms of achieving this goal, the plan recommends that the neighborhood “Encourage residential property owners to use sustainable building practices, low impact development methods, and incorporate green building materials into their construction projects.” The Plan also recommends that, “Any future residential redevelopment must be at a height and scale that is compatible with and is sensitive to the natural character of the neighborhood.” Finally, the Neighborhood Plan states that, “The neighborhood provides a residents with a wide variety of housing styles, ranging from small cottages, to large lakefront homes, to affordable apartments.”

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

**TR-C1 ZONING CRITERIA**

Requirements	Required	Proposed
Lot Area (sq. ft.)	6,000 sq. ft.	17,127 sq. ft.
Lot Width	50’	66’
Front Yard Setback	20’	20.5’ (17)
Max. Front Yard Setback	30’ or up to 20% greater than block average	20.5’
Side Yard Setback	Two-story: 7’	7.5’ north side yard 7.5’ south side yard (17)
Lakefront Yard Setback	123.8’ Sec. 28.138(4)(a)3	124’2”
Usable Open Space	1,000 sq. ft.	Adequate
Maximum Lot Coverage	50%	Less than 50% (12)
Maximum Building Height	2 stories/35’	2 stories/34’4”

**Section 28.138(4)(a)3. Lakefront Yard Setback.** The median setback of the principal building on the five (5) developed lots or three hundred (300) feet on either side (whichever is less), or thirty percent (30%) of lot depth, whichever number is greater.

Site Design	Required	Proposed
Number Parking Stalls	Single-family detached dwellings: 1 (location only)	Attached garage
Landscaping and Screening	Inventory of shoreline vegetation	Yes
Building Forms	Yes	Single-family detached dwelling

<b>Other Critical Zoning Items</b>	Utility Easements; Floodplain
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*Tables Prepared by Jenny Kirchgatter, 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 History**

An original land use application requesting a demolition permit and conditional use to demolish the existing single-family residence and construct a new single-family residence exceeding 10,000 square-feet on this lakefront parcel was submitted for review on January 9, 2019. After initial staff review, it was determined that the proposed structure encroached into the lakefront setback. Given this information, the applicant applied for a variance from the Zoning Board of Appeals (ZBA). At their March 21, 2019 meeting, the ZBA denied the applicant’s variance request. The meeting materials for that item are available here:

<https://madison.legistar.com/LegislationDetail.aspx?ID=3879787&GUID=AE84A275-104F-4FE3-B0A4-2187024DCEF9&Options=ID|Text|&Search=5454+Lake+Mendota>.

Following that meeting, the original land use application was referred by the Plan Commission to no future date. Since then, the applicant revised her plans to comply with the lakefront setback and refiled her application for review on August 28, 2019 for Plan Commission review.

## **Project Description**

The applicant is seeking demolition and conditional use approvals to allow the demolition of an existing two-story lakefront residence in order to construct a new two-story, 10,648-square-foot, single-family residence with an attached side-loaded garage. Based on the submitted plans, in order to construct this structure, the applicant proposes to raise the existing grade at street level by approximately one to six feet, as the grade naturally drops from north to south. As a result of the new grades for the site, the applicant intends to construct a retaining wall along the southern property line. Based off the submitted architectural plans, the retaining wall appears to be seven feet tall. In regards to the structure’s height, per MGO §28.134, building height is measured from the existing grade, which measures to 34.5 feet when averaging all four sides of the proposed structure.

Exterior materials for the proposed single-family residence consist of a combination of wood siding, red brick, metal wall panels, and charred timber siding. According to the applicant, one 20 foot red maple tree will be removed as part of the demolition.

Lastly, the applicant is currently constructing a lakefront patio area along the water’s edge as part of the existing boathouse remodel. These improvements were not included in this land use application. As a condition of approval for final sign-off, Zoning staff will confirm that the entire lot conforms with TR-C1 lot coverage requirements.

## **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 Permit Standards

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-C1 (Traditional Residential - Consistent 1) Zoning District. A copy of the TR-C1 Statement of Purpose is included as Attachment #1. 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.

This proposal is believed to be consistent with the [Comprehensive Plan \(2018\)](#) recommendation for low-density residential land use and the [Spring Harbor Neighborhood Plan \(2006\)](#) recommendation to retain the residential character throughout the neighborhood.

At their December 17, 2018 meeting, the Landmarks Commission found that the building has historic value related to the vernacular context of Madison's built environment, or as the work/product of an architect of note, but the building itself is not historically, architecturally, or culturally significant. Furthermore, at their meeting, the Landmarks Commission urged the Plan Commission to look closely at the loss of the historic context for lakeshore properties. The Planning Division notes that this is the seventh single-family residence proposed for demolition on Lake Mendota Drive in the past three years.

Given this information, the Planning Division believes that it is possible to find that the standards for Demolition and Removal Permits are met.

## 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 MGO §28.183(6) are met. Please note, recent changes to state law requires that conditional use findings must be based on "substantial evidence" that directly pertains to each standard and not based on personal preference or speculation. As stated under the demolition section, staff believes the proposal is generally consistent with the [Comprehensive Plan \(2018\)](#) and the [Spring Harbor Neighborhood Plan \(2006\)](#) land use recommendations.

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 first utilized City Assessor's data and approved plans on file 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 estimated that the principal building sizes range from approximately 1,260 to 7,340 square-feet. The median size of the surrounding homes is approximately 3,800 square-feet, compared to the 10,648-square-feet of the proposed principal structure.

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 basements) 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 0.62, which is larger than the estimated median of 0.24 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 34.5 feet as determined by Zoning. Staff notes that the heights of the surrounding homes are varied, consisting of one and two-story structures. While building heights are not included in City Assessor data, the recently approved lakefront residence directly to the south stands at 32 feet when measured from the front elevation and has an average height just under 35 feet as determined by Zoning.

While the proposed structure is larger than all of the surrounding residences in terms of bulk and FAR, the conditional use approval must be made only with due consideration of the standards in MGO §28.183. While the total bulk is over 10,000 square feet, approximately 4,009-square-feet of the building is proposed to be entirely underground or partially exposed on the lakefront side. Considering this, the square footage above grade is approximately 5,612 square-feet, with an additional 666 square feet located within open porches or covered decks under the roof line (not including an additional 361 square-feet in covered porches extending from the exposed basement). In the neighborhood study area, estimated living space above ground (including attached garage space and enclosed porches) ranges from 1,260 to 5,015 square-feet. In terms of above ground space, the median size of the surrounding homes is approximately 2,320 square-feet.

In terms of front yard setbacks, the proposed residence is set back 33.25 feet from the property line, which matches the existing front yard setback. The residence immediately to the south is setback 25 feet from the property line, and the residence located immediately to the north is setback approximately 17 feet from the property line. The proposed residence will be 51 feet wide and 95.5 feet deep, compared to approximately 54 feet wide for the existing structure (with the attached garage included in this measurement) and approximately 54 feet deep. Comparatively, the residence immediately to the south is 52 feet wide and 77 feet deep, and the residence immediately to the north is approximately 60 feet wide and 81 feet deep, however this it is important to note that this lot is 794 square-feet larger and 16 feet wider at the front property line than the 5454 Lake Mendota Drive property. Utilizing City GIS Data, staff estimated that the ten developed lots included in the study area have building widths ranging from approximately 37 to 60 feet and building depths ranging from approximately 44 square-feet to 96 square-feet. The median building width for the study area is approximately 51 feet, and the median building depth for the study area is approximately 78 feet.

Furthermore, Conditional Use Approval Standard 5 states that, “adequate Utilities, access roads, **drainage**, parking supply, internal circulation improvements, including but not limited to vehicular, pedestrian, bicycle, public transit and other necessary site improvements have been or are being provided.” City Engineering Staff has concerns with the proposed drainage pattern from the driveway to the lake with the potential for runoff over the proposed stairs and onto the adjacent property. In terms of monitoring and controlling drainage, the applicant shall revise their drainage plan to be approved by City Engineering Staff to ensure that runoff does not cross property lines and drains into Lake Mendota in an orderly fashion. Considering this condition of approval, the Planning Division believes that it is possible to find that the Conditional Use Standards are met.

While there are concerns from many neighbors regarding the large basement receding into the water table, staff notes that it is outside of the Engineering Division’s purview to comment or regulate on the depth or anticipated effects of the proposed basement. According to City Building Inspection, the applicant will have to install a sump pump to conform to Building Code Regulations. While staff encourages the applicant to provide an engineering analysis that shows the water table and anticipated changes from the proposed basement, the City cannot require this information as a condition of approval.

### **Supplemental Regulations for Buildings or Structures Exceeding 10,000 Square Feet in Floor Area**

MGO §28.151 contains the following supplemental regulations for this type of proposal:

- (a) In any residential district, building floor area, bulk, height and massing may be limited as part of the conditional use approval in order to ensure compatibility with surrounding uses.
- (b) In any residential district, an appropriate transition area between the use and adjacent property may be required, using landscaping, screening, and other site improvements consistent with the character of the neighborhood.

There are multiple measures and factors that relate to “compatibility.” Staff recommends that the Plan Commission give serious consideration to calculations in regards to bulk, mass, height, width, depth, and area above grade. At 10,648 square-feet, with a FAR of 0.62, the proposed home is larger than all of the surrounding residences in terms of the Zoning Code’s definition of bulk and FAR. Again, the median size home in the study area is approximately 3,800 square-feet and the median FAR is 0.24. However, it is important to note that approximately 4,009 square-feet of the proposed structure will be completely or partially located underground and that 1,027 square-feet of the proposed structure is within enclosed decks or covered porches. When accounting for this, estimated median living space above ground (including attached garage space and enclosed porches) in the neighborhood study area is approximately 2,320 square-feet, with an FAR of 0.13, compared to 6,639 square-feet for the proposed residence, with an FAR if 0.39. With a building width of 51 feet and building depth of 95.5 feet, the proposed structure is more in line with the median building width of approximately 51 feet, and median building depth of approximately 78 feet. Again, exact heights for the surrounding structures are not known, but there are a mix of one to two story structures along the block. The new home appears to be generally consistent in height compared to the adjacent residence to the south, even with the proposed new grade at the street elevation.

Furthermore, staff has concerns with the large retaining wall on the east side of the structure in its relation to the supplemental regulations. In order for this structure to be more consistent with the character of the neighborhood, the Planning Division recommends a condition of approval requiring that the applicant work with staff to better articulate the retaining wall feature so that it is not an unarticulated wall. As part of this condition, the applicant shall clarify the location of the proposed retaining walls as there appears to be inconsistencies in the submitted materials.

### **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.”

Staff believes that the Lakefront Development Standards can be found met. Prior to stating renovations on the exiting boathouse and new lakefront patio area, Zoning staff inspected the property and did not note any existing lakefront vegetation.

### **Public Input**

At the time of report writing, staff received several comments from neighbors in opposition of this project. Opposition is related to drainage and flooding concerns due to the size and depth of the structure abutting Lake Mendota and the potential effects of the two basements on the groundwater table. As previously mentioned, many neighbors have requested a full groundwater analysis to see the feasibility and impacts of the proposed

structure. There are additional concerns about the size and scale of the home in relation to its surroundings and the overall changing character of Lake Mendota Drive. Neighbors also have issues with the proposed retaining wall given its height and potential safety hazards. During the review process, a neighborhood workgroup organized as the “Concerned Lake Mendota Drive Neighbors”. They submitted an official memo requesting that this item be referred.

Staff also received several comments in support. The supportive comments note how the new structure will not diminish the lake views and how the new home will be an improvement to the neighborhood. All comments are available at: <https://madison.legistar.com/View.ashx?M=F&ID=7771091&GUID=96EC8E2A-5A76-4667-BD46-7C4219CAFB30> for reference.

### Conclusion

In conclusion, the Planning Division believes that it is possible for the standards for Demolition and Removal, and Conditional Uses, and Lakefront Development to be found met. The new home is believed to be consistent with the [Comprehensive Plan](#) and the [Spring Harbor Neighborhood Plan \(2006\)](#) recommendations. While larger than all of the adjacent homes on Lake Mendota Drive, staff believes the proposal can still be found to meet the applicable standards. If the Plan Commission does not believe the standards are met, it should specify the standards that have not found to be met and the reasons and evidence used in making this finding.

## Recommendation

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

If the Plan Commission can find that the standards for demolitions, conditional uses, and lakefront development are met, then the Planning Division recommends that the Plan Commission **approve** the demolition and conditional use requests to demolish an existing two-story residence and construct a new two-story single-family residence exceeding 10,000 square-feet in the TR-C1 (Traditional Residential – Consistent 1) zoning district on a lakefront property at 5454 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 shall provide clarifications on the design materials of the retaining walls. Final sign-off plans shall include dimensions and specify materials. Due to the height and proximity to property lines, walls shall include articulation and shall not be a "blank" wall. Details on the wall aesthetic shall be provided on sign-off plans for approval by the Planning Director or designee.

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

3. If a new sewer lateral is installed (old lateral not reutilized), the sewer connection to the MMSD sewer shall conform to all MMSD connection specification criteria. Contractor is responsible for taking out the MMSD connection permit as well as the permit connection fee if applicable. Add the following note to the plans: Contractor shall notify Ray Schneider (608)347-3628, rays@madsewer.org, 5 days prior to making the connection to the MMSD sewer to arrange for inspection of the connection.
4. All drainage shall be directed down the side yards to the lake.
5. It is unclear if the proposed boathouse as shown on C100 and the outdoor patio on L-1 are included in the proposed improvements. If they are included in the request additional details will be required.
6. Obtain a Street Terrace permit for the proposed work (installation of the driveway apron, landscaping, etc.) This permit application is available and must be completed on line at <http://www.cityofmadison.com/engineering/permits.cfm> (MGO10.08)
7. Obtain a permanent sewer plug permit for each existing sanitary sewer lateral serving a property that is not to be reused and a temporary sewer plug permit for each sewer lateral that is to be reused by the development. The procedures and fee schedule is available online at <http://www.cityofmadison.com/engineering/permits.cfm>. (MGO CH 35.02(14))
8. This project falls in the area subject to increased erosion control enforcement as authorized by the fact that it is in a TMDL ZONE and therefore will be regulated to meet a higher standard.
9. This project will disturb 4,000 sf or more of land area and require an Erosion Control Permit. Submit the Erosion Control Permit Application (with USLE calculations and associated fee) to Megan Eberhardt (west) at [meberhardt@cityofmadison.com](mailto:meberhardt@cityofmadison.com), or Daniel Olivares (east) at [daolivares@cityofmadison.com](mailto:daolivares@cityofmadison.com), for approval. The permit application can be found on City Engineering's website at <http://www.cityofmadison.com/engineering/Permits.cfm>.
10. Submit, prior to plan sign-off but after all revisions have been completed, a digital CAD file (single file) to the Engineering Division that is to scale and represents final construction with any private storm and sanitary sewer utilities.
11. Submit, prior to plan sign-off but after all revisions have been completed, digital PDF files to the Engineering Division. Email PDF file transmissions are preferred to: [bstanley@cityofmadison.com](mailto:bstanley@cityofmadison.com) (East) or [ttroester@cityofmadison.com](mailto:ttroester@cityofmadison.com) (West).



**Zoning** (Contact Jenny Kirchgatter, (608) 266-4429)

12. The submitted plans note that an outdoor patio is under construction abutting the lake shoreline. Provide lot coverage information for the area within thirty-five (35) feet of the Ordinary High Water Mark (OHWM). Lot coverage within thirty-five (35) feet of the OHWM shall not exceed twenty percent (20%). Public paths within this area shall not be included in the lot coverage limit. Lot coverage is defined as the total area of all buildings, measured at grade, all accessory structures including patios, etc., and all paved areas as a percentage of the total area of the lot, with the following exceptions: sidewalks or paved paths no wider than five (5) feet, pervious pavement, green roofs and decks. If the existing lot coverage currently exceeds 20% maximum within 35 feet of the OHWM, proposed site improvements may not further increase lot coverage above the maximum.
13. 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).
14. 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.
15. Section 28.185(9)(a) A demolition or removal permit is valid for one (1) year from the date of the Plan Commission.
16. 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. Obtain necessary erosion control permits.
17. Show the depth of the roof overhangs as compared to the front and side yard setbacks. Roof eaves and gutters may project a maximum of 3 feet into the 20 foot front yard setback and 2 feet into the 7 foot side yard setbacks. Roof eaves and gutters are not allowed encroachments into the lakefront setback.
18. 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)

19. 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>

**Forestry Review** (Contact Brad Hofmann, (608) 267-4908)

20. Additional street trees are needed for this project. All street tree planting locations and trees species within the right of way shall be determined by City Forestry. Please submit a site plan (in PDF format) to Brad Hofmann – bhofmann@cityofmadison.com or (608) 266-4816. Tree planting specifications can be found in section 209 of City of Madison Standard Specifications for Public Works Construction -

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

21. 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.
  
22. 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.