



City of Madison

Proposed Demolition

Location
5234 Harbor Court

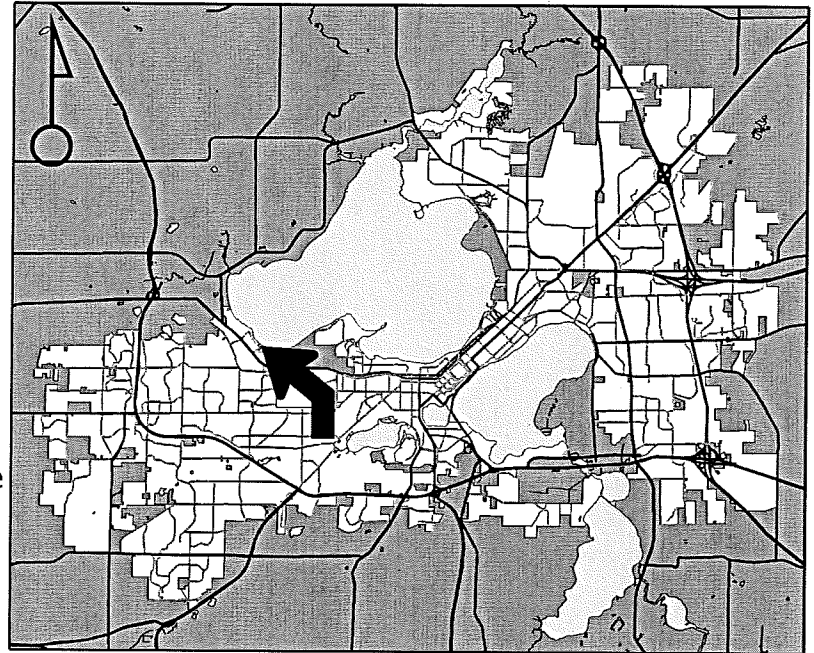
Project Name
Mirkin Demolition

Applicant
Barry B. Mirkin

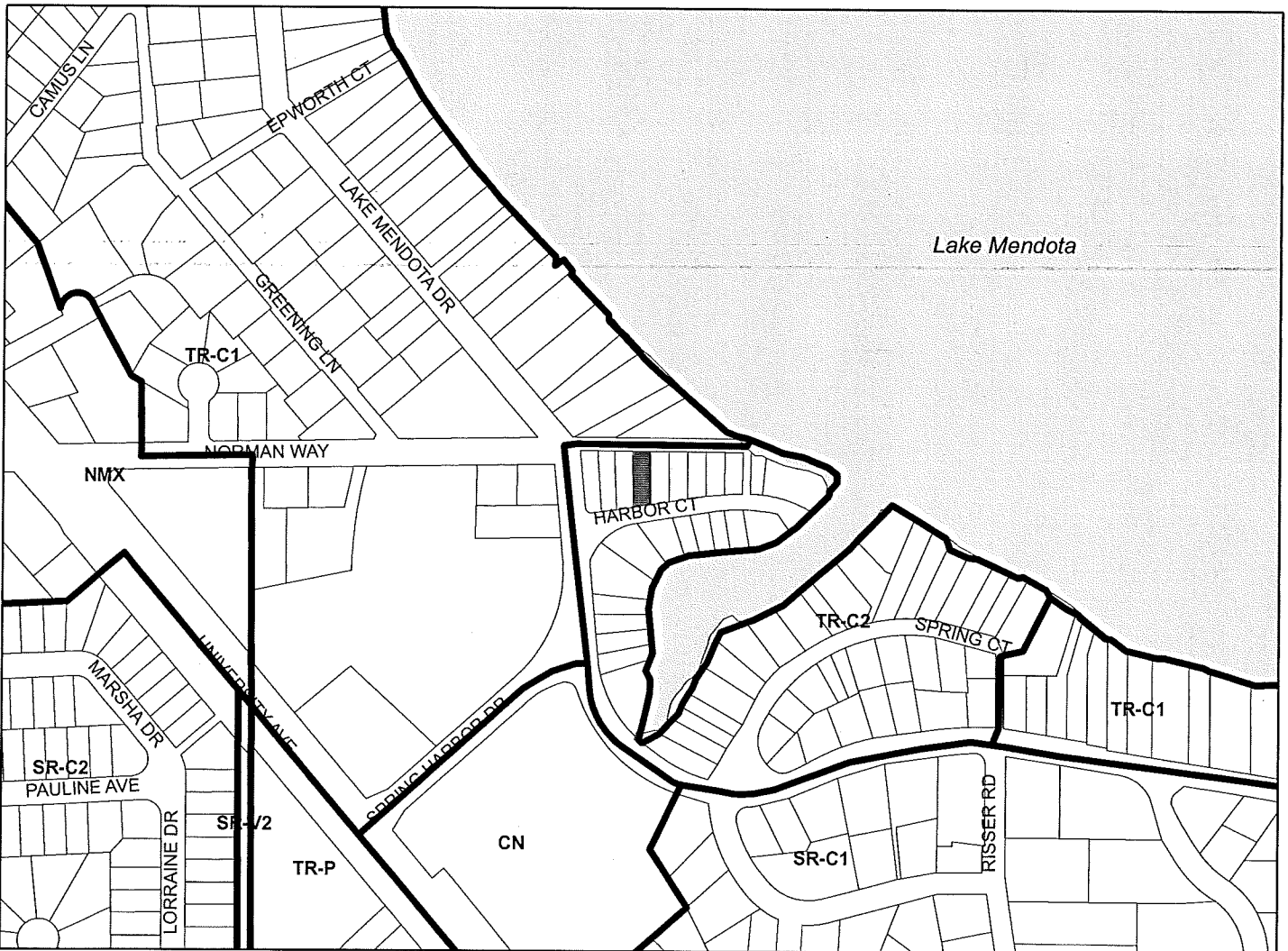
Existing Use
Single-family residence

Proposed Use
Demolish single-family residence to create open space for an adjacent residence

Public Hearing Date
Plan Commission
22 September 2014



For Questions Contact: Kevin Firchow at: 267-1150 or kfirchow@cityofmadison.com or City Planning at 266-4635



Scale : 1" = 500'

City of Madison, Planning Division : RPJ : Date : 15 September 2014





LAND USE APPLICATION

CITY OF MADISON

215 Martin Luther King Jr. Blvd; Room LL-100
PO Box 2985; Madison, Wisconsin 53701-2985
Phone: 608.266.4635 | Facsimile: 608.267.8739

- All Land Use Applications should be filed with the Zoning Administrator at the above address.
- The following information is required for all applications for Plan Commission review except subdivisions or land divisions, which should be filed using the Subdivision Application.
- This form may also be completed online at:
www.cityofmadison.com/developmentcenter/landdevelopment

FOR OFFICE USE ONLY:

Amt. Paid 600 Receipt No. 156663
 Date Received 8/11/14
 Received By PDA
 Parcel No. 0709-184-0404-0
 Aldermanic District 19 MARK UGAR
 Zoning District TR-C2
 Special Requirements —
 Review Required By:
 Urban Design Commission Plan Commission
 Common Council Other: _____

Form Effective: February 21, 2013

1. Project Address: 5234 Harbor Ct, Madison, WI 53705
Project Title (if any): _____

2. This is an application for (Check all that apply to your Land Use Application):

- Zoning Map Amendment from _____ to _____
- Major Amendment to Approved PD-GDP Zoning Major Amendment to Approved PD-SIP Zoning
- Review of Alteration to Planned Development (By Plan Commission)
- Conditional Use, or Major Alteration to an Approved Conditional Use
- Demolition Permit
- Other Requests: _____

3. Applicant, Agent & Property Owner Information:

Applicant Name: BARRY B MIRKIN Company: _____
 Street Address: 5236 Harbor Ct City/State: Madison, WI Zip: 53705
 Telephone: 608 692-6885 Fax: () _____ Email: MIRKINBB@GMAIL.COM

Project Contact Person: AS ABOVE Company: _____
 Street Address: _____ City/State: _____ Zip: _____
 Telephone: () _____ Fax: () _____ Email: _____

Property Owner (if not applicant): AS ABOVE
 Street Address: _____ City/State: _____ Zip: _____

4. Project Information:

Provide a brief description of the project and all proposed uses of the site: I own and live in the adjacent house. I wish to demolish 5234 Harbor Ct and use it as one zoning lot.
 Development Schedule: Commencement October, 2014 Completion October, 2014

5. Required Submittal Information

All Land Use applications are required to include the following:

Project Plans including:*

- ✓ Site Plans (fully dimensioned plans depicting project details including all lot lines and property setbacks to buildings; demolished/proposed/altered buildings; parking stalls, driveways, sidewalks, location of existing/proposed signage; HVAC/Utility location and screening details; useable open space; and other physical improvements on a property)
- ✓ Grading and Utility Plans (existing and proposed) *sewer line will be capped.*
- ✓ Landscape Plan (including planting schedule depicting species name and planting size) *back fill + seed at grade.*
- ✗ Building Elevation Drawings (fully dimensioned drawings for all building sides, labeling primary exterior materials)
- ✗ Floor Plans (fully dimensioned plans including interior wall and room location)

Provide collated project plan sets as follows:

- **Seven (7) copies** of a full-sized plan set drawn to a scale of 1 inch = 20 feet (folded or rolled and stapled)
- **Twenty Five (25) copies** of the plan set reduced to fit onto 11 X 17-inch paper (folded and stapled)
- **One (1) copy** of the plan set reduced to fit onto 8 ½ X 11-inch paper

* For projects requiring review by the **Urban Design Commission**, provide **Fourteen (14) additional 11x17 copies** of the plan set. In addition to the above information, all plan sets should also include: 1) Colored elevation drawings with shadow lines and a list of exterior building materials/colors; 2) Existing/proposed lighting with photometric plan & fixture cutsheet; and 3) Contextual site plan information including photographs and layout of adjacent buildings and structures. The applicant shall bring samples of exterior building materials and color scheme to the Urban Design Commission meeting.

Letter of Intent: Provide one (1) Copy per Plan Set describing this application in detail including, but not limited to:

- | | | |
|---|---|--|
| • Project Team | • Building Square Footage | • Value of Land |
| • Existing Conditions | • Number of Dwelling Units | • Estimated Project Cost |
| • Project Schedule | • Auto and Bike Parking Stalls | • Number of Construction & Full-Time Equivalent Jobs Created |
| • Proposed Uses (and ft ² of each) | • Lot Coverage & Usable Open Space Calculations | • Public Subsidy Requested |
| • Hours of Operation | | |

Filing Fee: Refer to the Land Use Application Instructions & Fee Schedule. Make checks payable to: *City Treasurer*.

Electronic Submittal: All applicants are required to submit copies of all items submitted in hard copy with their application as Adobe Acrobat PDF files on a non-returnable CD to be included with their application materials, or by e-mail to pcapplications@cityofmadison.com.

Additional Information may be required, depending on application. Refer to the Supplemental Submittal Requirements.

6. Applicant Declarations

Pre-application Notification: The Zoning Code requires that the applicant notify the district alder and any nearby neighborhood and business associations in writing no later than 30 days prior to FILING this request. List the alderperson, neighborhood association(s), and business association(s) AND the dates you sent the notices:

Alder Mark Clear notified 7-23-14. SHNA notified 7-23-14

→ If a waiver has been granted to this requirement, please attach any correspondence to this effect to this form.

Pre-application Meeting with Staff: Prior to preparation of this application, the applicant is required to discuss the proposed development and review process with Zoning and Planning Division staff; note staff persons and date.

Planning Staff: Kevin Firchow Date: 7-30-14 Zoning Staff: Pat Anderson Date: 7-30-14

The applicant attests that this form is accurately completed and all required materials are submitted:

Name of Applicant BARRY B MIRKIN Relationship to Property: OWNER

Authorizing Signature of Property Owner  Date 7-23-2014

BARRY and IRENE MIRKIN

5236 Harbor Court, Madison, Wisconsin 53705
Cell: 608-692-6885 E-mail: mirkinbb@gmail.com

July 30, 2014

Patrick Anderson
Assistant Zoning Administrator
Department of Planning and Community and Economic Development
Building Inspection Division
215 Martin Luther King, Jr. Blvd.
PO Box 2984
Madison, WI 53701-2984

Letter of Intent Re Property at 5234 Harbor Ct., Madison, WI 53705

Background:

My wife and I purchased a small shack at 5236 Harbor Ct in November, 2012. We demolished the shack in May, 2013 and built a new house. We occupied the new house in November, 2013. During the construction, I met our adjacent neighbor at 5234 Harbor Ct, who approached me and asked me to purchase his house in "as is, where is" condition. The transaction was completed in June, 2014 and I gained full access to the property on July 9, 2014. Our hope was to renovate the house and rent it out, at least until the family could determine the best use for the property in the future. With this in mind, I inspected the house together with three professional builder/developers and the consensus emerged that the house needs to be demolished. The renovation would need to be so extensive as to render such a project financially unwise. Main problems are: foundation is failing and house slopes; sub-floor in toilet area is rotted; bath-tub and plumbing fixtures need to be replaced; all flooring needs to be replaced; furnace and water heater at end of life; windows are single-pane; little or no insulation in walls; kitchen counters and cabinets need replacing; very bad odor throughout possibly from moisture problems and dirt crawl space.

Our Intent:

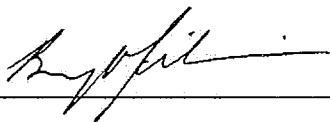
Given the current condition of the house, we wish to demolish it and use the property as one zoning lot. We will plant grass, flowers, bushes and possibly a small vegetable garden, which should essentially beautify the property. Over time the family will discuss and eventually will decide on the best use for the property. The main options we see as of today include:

- Given that we have four children and five grandchildren, it is entirely possible that the property and an eventual house on the lot will stay in the family.
- It is possible that we might eventually sell the lot to a third party for the construction of a new home.
- We might build a new home for ourselves and sell our current home.
- We might build a "spec" home.

In any event, the demolition will be managed by the builder/contractor, who handled the demolition at 5236 Harbor Ct. He has a team in place and has indicated to me that he is ready for the job once again.

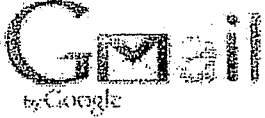
Thank you for your consideration of my application for a demolition permit.

Signed: _____



Date: _____

7-30-2014



① Email informing the City of my intention
to apply for a demolition permit.

5234 Harbor Ct, Madison, WI 53705

Barry Mirkin <mirkinbb@gmail.com>
To: panderson@cityofmadison.com

Wed, Jul 23, 2014 at 10:10 AM

Dear Mr. Anderson:

My wife, Irene and I own and live in a newly-constructed house at 5236 Harbor Ct, Madison, WI 53705. We recently purchased the neighbor's house located at 5234 Harbor Ct. I have carefully inspected the house together with three trusted builders and the consensus is that the shack needs to be demolished. My plan is to submit an application for a Demolition Permit. I would like to use that property as one zoning lot. I will maintain the grounds by tending to the lawn and the plantings, until such time as I or any of my children choose to build a new house on the lot.

I would like to complete my submission prior to August 6, 2014 in order to have my application at the Planning Commission meeting scheduled for September 22nd. Please contact me to set up any meeting that might be required or to direct me in any way to expedite the process.

Thank you.

Sincerely,

Barry Mirkin

608-692-6885

② Email telling Alderperson, Spring Harbor Neighborhood Assoc, and immediate neighbors of my plan.

Barry Mirkin <mirkinbb@gmail.com>

Wed, Jul 23, 2014 at 10:54 AM

To: Mark Clear <district19@cityofmadison.com>, Greg Hull <greg@gmhull.com>, aaron.crandall@yahoo.com

Cc: Jacque Strahl <jacquestrahl@gmail.com>, Keith Furman <keith@keith.net>, Sandi Reinardy <sandi@reinardy.net>.

Lisa Blahnik <lisa@mybodyatwork.com>, tjhalbach@wisc.edu, Julie Jagemann <jjagemann@charter.net>.

gsrebella@medicine.wisc.edu, panderson@cityofmadison.com

Email Memorandum to Alder Mark Clear, Greg Hull, President and Aaron Crandall, Vice President of Spring Harbor Neighborhood Association

Please review the email below sent to Pat Anderson of the City of Madison Zoning Division and accept this email as your official notification that I intend to submit an application to demolish the house at 5234 Harbor Ct, which is adjacent to our current home. I have copied my immediate neighbors, who are hereby informed of my intention.

If you have any questions or concerns, please email me or call my cell at 608-692-6885.

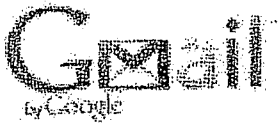
Thanks,
Barry Mirkin

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I would like to complete my submission prior to August 6, 2014 in order to have my application at the Planning Commission meeting scheduled for September 22nd. Please contact me to set up any meeting that might be required or to direct me in any way to expedite the process.

Thank you.
Sincerely,
Barry Mirkin
608-692-6885



③ Email from City

Reply: noreply@cityofmadison.com

City of Madison Demolition Notification Request Confirmation

Message

noreply@cityofmadison.com <noreply@cityofmadison.com>
To: mirkinbb@gmail.com

Wed, Jul 23, 2014 at 1:52 PM

Dear applicant,

Your demolition permit notification message has been received by the notification administrator and will be reviewed prior to posting within three business days. For more information on the demolition permit pre-application notification requirement, please contact the City of Madison Planning Division at (608) 266-4635.

This is an automated reply, please do not reply to this email.



Ⓢ Email from Alder Clear

5234 Harbor Ct. waiver of demolition waiting period

Clear, Mark <district19@cityofmadison.com>

Sun, Jul 27, 2014 at 11:43 PM

To: Barry Mirkin <mirkinbb@gmail.com>, "Anderson, Patrick" <PAnderson@cityofmadison.com>, "Hull, Greg" <greg@gmhull.com>

Hello Patrick, I am waiving the 30-day notification for filing of this demo permit. I have received no objection from nearby neighbors or the NA. Thanks.

Mark C.

Alder Mark Clear, 19th District, Madison, WI
district19@cityofmadison.com
608-695-5709

③ Email from SHNA showing
no objections to the plan

5234 Harbor Ct, Madison, WI 53705

greg@gmhull.com <greg@gmhull.com>
To: mirkinbb@gmail.com

Wed, Jul 30, 2014 at 8:59 AM

Here's an email from our development chair for your file. We do not grant waivers.

Greg

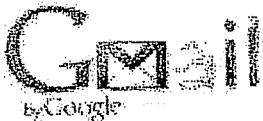
----- Original Message -----

Subject: Re: 5234 Harbor Ct, Madison, WI 53705
From: Herman Felstehausen <hhfelsie@wisc.edu>
Date: Jul 28, 2014 10:07 PM
To: "Greg Hull" <greg@gmhull.com>, "Mark Clear" <district19@cityofmadison.com>
CC: "Stan Fuka" <stanfuka@gmail.com>, "Barb schultz Becker" <jbsb@juno.com>, "Bill Fitzpatrick" <fitzengr@aol.com>, "Janet Loewi" <janetloewi@gmail.com>, "Kim McBride" <kasmcbride@gmail.com>, "Shary Bisgard" <sharybisgard@charter.net>, "Jeanette Tierney" <jeanette.tierney@gmail.com>, "Mary Dunning" <marybethd53@yahoo.com>, "Jeff Schneider" <jrschneid47@att.net>, "Aaron Crandall" <aaron.crandall@yahoo.com>

Greg & Mark,

I visited the 5234 Harbor Ct property this morning and spoke with Barry Mirkin who was working outside. The house on this property is in very poor condition, the foundation is sinking on the east side. I see no reason to delay acting on the demolition request.

Herman Felstehausen
SHNA Planning & Development



Spring Harbor NA

1 1053869

Barry Mirkin <mirkinbb@gmail.com>
To: Greg Hull <greg@gmhull.com>
Cc: "Anderson, Patrick" <panderson@cityofmadison.com>

Thu, Jul 24, 2014 at 9:47 AM

Dear Greg:

Thank you for taking time to talk with me about my application for a Demolition Permit to demolish the house at 5234 Harbor Ct.

I look forward to attending the next board meeting of the Spring Harbor Neighborhood Association to answer any further questions you or the board members may have.

Thank you very much,

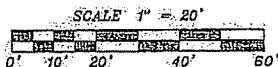
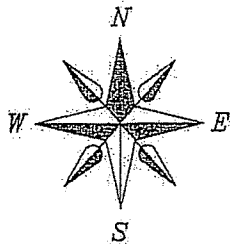
Barry Mirkin
608-692-6885

EXHIBIT "A"

* Applicant owns and lives at 5236 Harbor Ct

* Applicant plans to demolish adjacent house at 5234 Harbor Ct and use property as one zoning lot.

PREPARED FOR:
BARRY HIRKIN
5234 HARBOR COURT
MADISON, WI 53705-1306



DESCRIPTION OF RECORD:

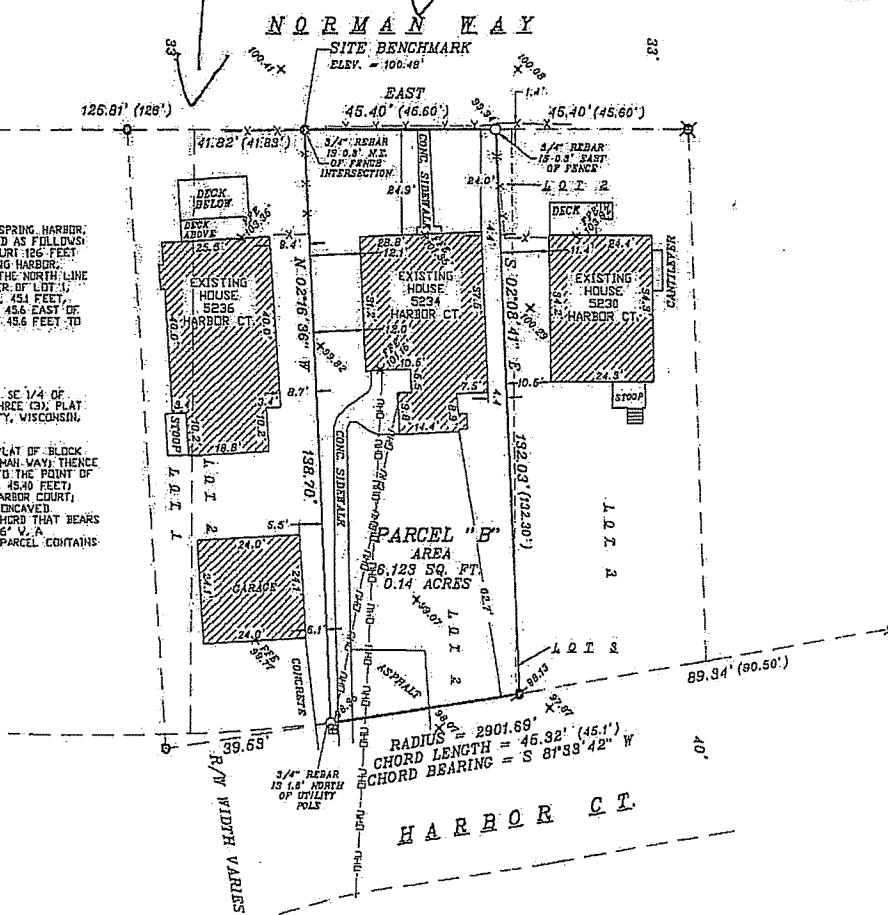
PART OF LOTS TWO (2) AND THREE (3), PLAT OF BLOCK ONE, SPRING HARBOR, IN THE CITY OF MADISON, DANE COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE SOUTH LINE OF RICHMOND COURT 126 FEET EAST OF THE NORTHWEST CORNER OF LOT 1, BLOCK ONE, SPRING HARBOR; THENCE SOUTHERLY A DISTANCE OF 108.5 FEET TO POINT ON THE NORTH LINE OF HARBOR COURT 102 FEET EAST OF THE SOUTHWEST CORNER OF LOT 1; THENCE NORTHEASTERLY ALONG NORTH LINE OF HARBOR COURT 451 FEET; THENCE NORTHERLY 1923 FEET TO POINT ON RICHMOND COURT 484 EAST OF BEGINNING; THENCE WEST ON SOUTH LINE OF RICHMOND COURT 456 FEET TO THE POINT OF BEGINNING.

DESCRIPTION AS SURVEYED:

A PARCEL OF LAND LOCATED IN PART OF THE NW 1/4 OF THE SE 1/4 OF SECTION 18; T7N; R0E; BEING PARTS OF LOTS TWO (2) AND THREE (3), PLAT OF BLOCK ONE, SPRING HARBOR, CITY OF MADISON, DANE COUNTY, WISCONSIN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF LOT 1 OF SAID PLAT OF BLOCK ONE, SPRING HARBOR, ALSO BEING ON THE SOUTH LINE OF NORMAN WAY; THENCE EAST ALONG SAID SOUTH LINE OF NORMAN WAY 126.81 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING EAST ALONG SAID SOUTH LINE 45.40 FEET; THENCE S 02°08'41" E 132.03 FEET TO THE NORTH LINE OF HARBOR COURT; THENCE ALONG SAID NORTH LINE AND THE ARC OF A CURVE CONCAVED SOUTHERLY HAVING A RADIUS OF 2901.69 FEET AND A LONG CHORD THAT BEARS S 01°33'42" W A DISTANCE OF 45.32 FEET; THENCE N 02°16'26" W A DISTANCE OF 139.70 FEET TO THE POINT OF BEGINNING. THIS PARCEL CONTAINS 6,122 SQUARE FEET OR 0.14 ACRES.

PROJECT PLAN



LEGEND

- = SET 3/4"x24" REBAR
MT 15 LB PER LIN. FT
- ⊙ = FOUND 3/4" REBAR
- ⊘ = FOUND 1" PIPE
- ⊗ = FOUND 1-3/4" PIPE
- (11) = RECORDED AS
- 100.0x = SPOT GRADE ELEVATION
- FFL = FINISHED FLOOR ELEVATION
- ⊞ = UTILITY POLE

LINE LEGEND

- OHU- = OVER HEAD UTILITY LINE
- X- = FENCE LINE

NOTES:

- 1) THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF A TITLE REPORT FOR THE SUBJECT TRACT OR ADJOINERS AND IS THEREFORE SUBJECT TO ANY EASEMENTS, AGREEMENTS, RESTRICTIONS AND STATEMENT OF FACTS REVEALED BY EXAMINATION OF SUCH DOCUMENTS.
- 2) WETLANDS, IF PRESENT, HAVE NOT BEEN DELINEATED OR SHOWN.
- 3) FLOOD PLAIN, IF PRESENT, HAS NOT BEEN LOCATED OR SHOWN.
- 4) ASSUMED ELEVATIONS. ELEVATION OF TOP OF 3/4" REBAR AT NW CORNER OF PARCEL 'B' ASSUMED TO BE 100.49'

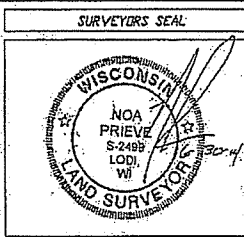
SURVEYOR'S CERTIFICATE:

This plat and survey were performed under my supervision, and was surveyed, divided, and repped according to the official records of the property described and pictured herein. This plat is a true scaled and dimensioned representation of the boundaries, buildings, improvements and all visible encroachments if any.

Williamson Surveying and Associates, LLC
By: Noa T. Prieve & Chris W. Adams

Date: June 30th 2014

Noa T. Prieve S-2499
Registered Land Surveyor - Dener



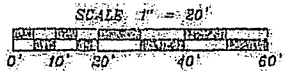
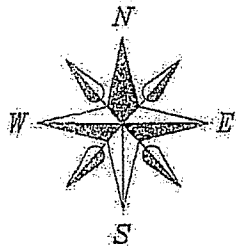
WILLIAMSON SURVEYING & ASSOCIATES, LLC
104 A WEST MAIN STREET, WAUKESHA, WISCONSIN, 53197.
NOA T. PRIEVE & CHRIS W. ADAMS
REGISTERED LAND SURVEYORS
PHONE: 608-255-5705 FAX: 608-849-9760 WEB: WILLIAMSONSURVEYING.COM

PLAT OF SURVEY			
A PARCEL OF LAND LOCATED IN PART OF THE NW 1/4 OF THE SE 1/4 OF SECTION 18, T7N, R0E, BEING PART OF LOTS TWO (2) AND THREE (3), PLAT OF BLOCK ONE, SPRING HARBOR, CITY OF MADISON, DANE COUNTY, WISCONSIN.			
DATE	JUNE 30, 2014	REVISION DATE	
SCALE	1" = 20'	DRAWING NO.	1404188
DRAWN BY	BRAD ROEDER	SHEET	1 OF 1

EXHIBIT "B"

This shows 5234 Harbor Ct after demolition of the house and removal of sidewalk and asphalt driveway. Elevation of land will not change. Demolition site will be back-filled and seeded at current grade.

PREPARED FOR:
BARRY HIRSH
5234 HARBOR COURT
MADISON, WI 53706-1306



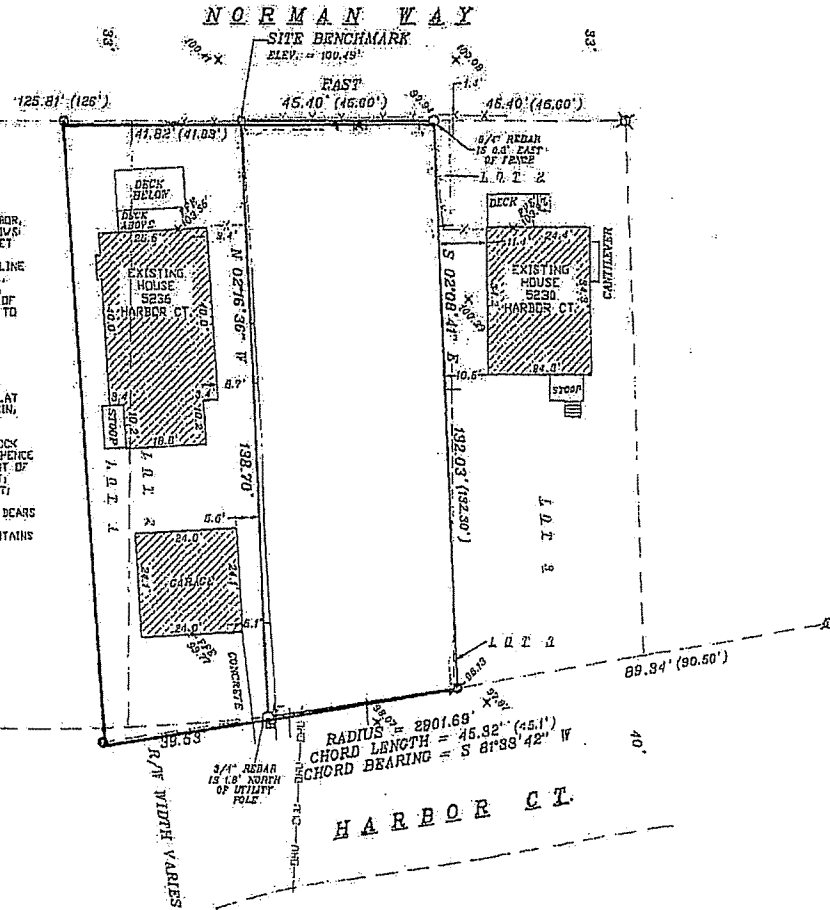
DESCRIPTION OF RECORD:

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DESCRIPTION AS SURVEYED:

A PARCEL OF LAND LOCATED IN PART OF THE NW 1/4 OF THE SE 1/4 OF SECTION 18, T4N, R12E, BEING PARTS OF LOTS TWO (2) AND THREE (3), PLAT OF BLOCK ONE SPRING HARBOR, CITY OF MADISON, DANE COUNTY, WISCONSIN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF LOT 1, OF SAID PLAT OF BLOCK ONE SPRING HARBOR; ALSO BEING ON THE SOUTH LINE OF NORMAN WAY; THENCE EAST ALONG SAID SOUTH LINE OF NORMAN WAY, 125.01 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING EAST ALONG SAID SOUTH LINE 154.0 FEET; THENCE S 02°04'12" W, 126.87 FEET TO THE NORTH LINE OF HARBOR COURT; THENCE ALONG SAID NORTH LINE AND THE ARC OF A CURVE CONCAVED SOUTHERLY HAVING A RADIUS OF 2801.69 FEET AND A LONG CHORD THAT BEARS S 81°28'42" W, A DISTANCE OF 45.92 FEET; THENCE N 02°16'50" W, A DISTANCE OF 126.70 FEET TO THE POINT OF BEGINNING. THIS PARCEL CONTAINS 6,182 SQUARE FEET OR 0.14 ACRES.



LEGEND

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- ⊙ = FOUND 3/4" REBAR
- ⊗ = FOUND 1" PIPE
- ⊗ = FOUND 1-3/4" PIPE
- (##) = RECORDED AS
- 100.0'x = SPOT GRADE ELEVATION
- FF = FINISHED FLOOR ELEVATION
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LINE LEGEND

- DHU- = OVER HEAD UTILITY LINE
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- 3) FLOOD PLAIN, IF PRESENT, HAS NOT BEEN LOCATED OR SHOWN.
- 4) ASSUMED ELEVATIONS, ELEVATION OF TOP OF 3/4" REBAR AT N.W. CORNER OF PARCEL "B" ASSUMED TO BE 100.49'

PROJECT OUTCOME

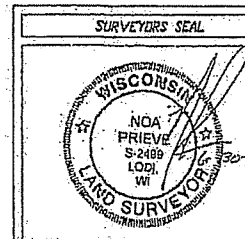
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This plat and survey were performed under my supervision, and was surveyed, divided, and mapped according to the official records of the property described and pictured herein. This plat is a true scaled and dimensioned representation of the boundaries, buildings, improvements and all visible encroachments if any.

Williamson Surveying and Associates, LLC
by: Noa T. Prievé & Chris V. Adams

Date: June 30, 2014

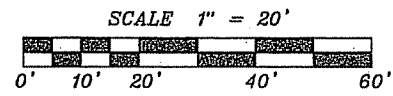
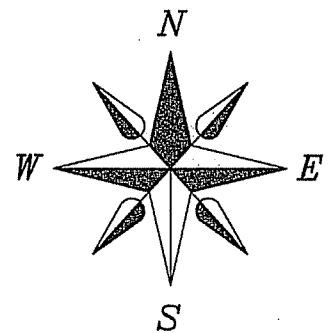
Noa T. Prievé S-2499
Registered Land Surveyor - Dane



WILLIAMSON SURVEYING & ASSOCIATES, LLC
104 W. VEST MAIN STREET, WAUKESHA, WISCONSIN, 53097
NOA T. PRIEVE & CHRIS V. ADAMS
REGISTERED LAND SURVEYORS
PHONE: 608-255-5705 FAX: 608-845-9760 WEB: WILLIAMSONSURVEYING.COM

PLAT OF SURVEY
A PARCEL OF LAND LOCATED IN PART OF THE NW 1/4 OF THE SE 1/4 OF SECTION 18, T4N, R12E, BEING PART OF LOTS TWO (2) AND THREE (3), PLAT OF BLOCK ONE SPRING HARBOR, CITY OF MADISON, DANE COUNTY, WISCONSIN.

DATE	JUNE 30, 2014	REVISION/DATE	CHECK BY	DATE
SCALE	1" = 20'	DRAWING NO	14W-180	
DRAWN BY	BRAD ROBIN	EMET		1 OF 1



PREPARED FOR:
 BARRY MIRKIN
 5234 HARBOR COURT
 MADISON, WI 53705-1306

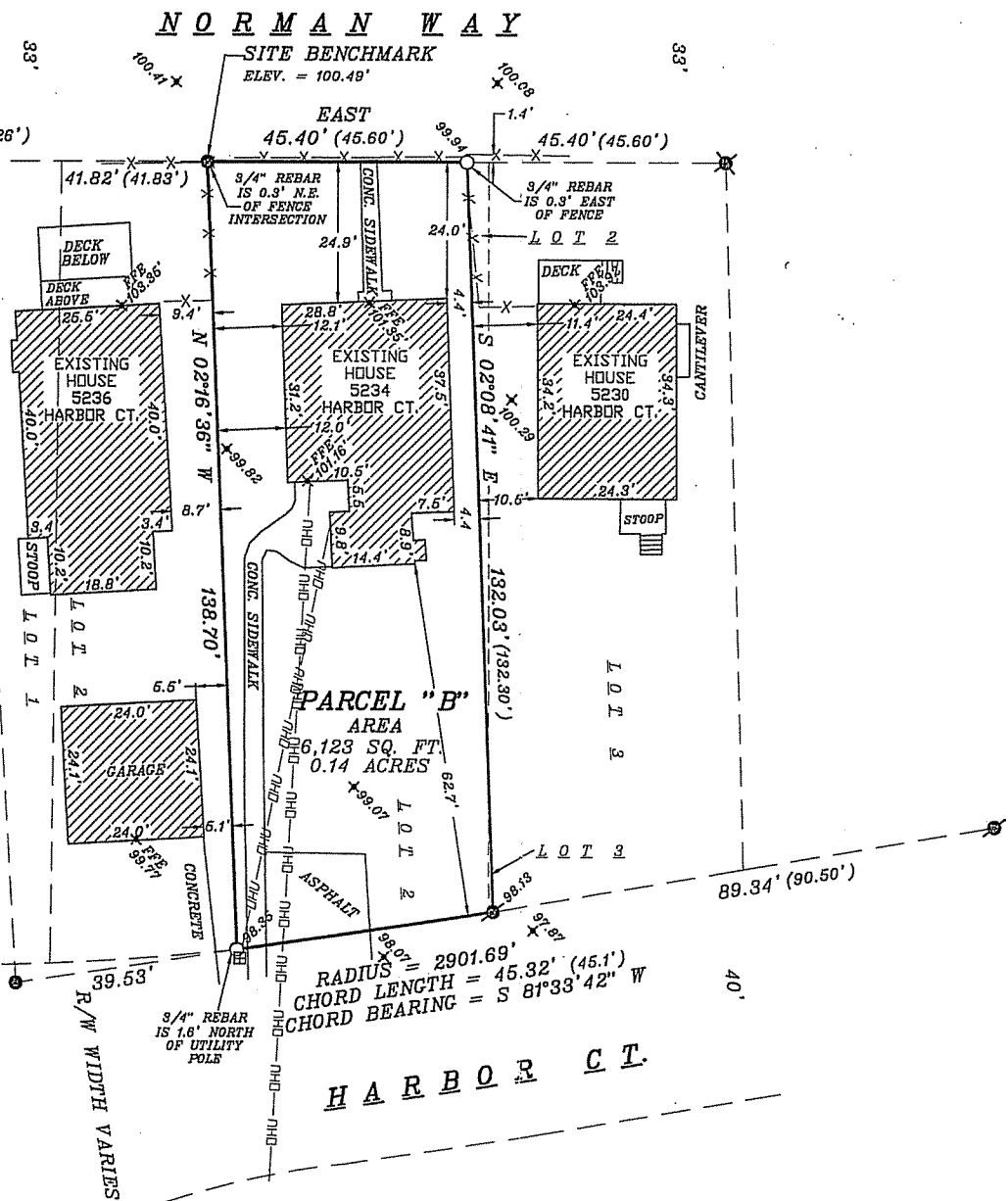
DESCRIPTION OF RECORD:

PART OF LOTS TWO (2) AND THREE (3), PLAT OF BLOCK ONE SPRING HARBOR, IN THE CITY OF MADISON, DANE COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE SOUTH LINE OF RICHMOND COURT 126 FEET EAST OF THE NORTHWEST CORNER OF LOT 1, BLOCK ONE SPRING HARBOR, THENCE SOUTHERLY A DISTANCE OF 138.5 FEET TO POINT ON THE NORTH LINE OF HARBOR COURT 118.2 FEET EASTERLY OF SOUTHWEST CORNER OF LOT 1, THENCE NORTHEASTERLY ALONG NORTH LINE OF HARBOR COURT, 45.1 FEET, THENCE NORTHERLY 132.3 FEET TO POINT ON RICHMOND COURT 45.6 EAST OF BEGINNING, THENCE WEST ON SOUTH LINE OF RICHMOND COURT 45.6 FEET TO THE POINT OF BEGINNING.

DESCRIPTION AS SURVEYED:

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LEGEND

- = SET 3/4"x24" REBAR WT 1.5 LB PER LIN FT
- ⊙ = FOUND 3/4" REBAR
- ⊕ = FOUND 1" PIPE
- ⊗ = FOUND 1-3/4" PIPE
- (##) = RECORDED AS
- 100.0'x = SPOT GRADE ELEVATION
- FFE = FINISHED FLOOR ELEVATION
- ▣ = UTILITY POLE

LINE LEGEND

- OHU- = OVER HEAD UTILITY LINE
- X- = FENCE LINE

NOTES:

- 1) THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF A TITLE REPORT FOR THE SUBJECT TRACT OR ADJOINERS AND IS THEREFORE SUBJECT TO ANY EASEMENTS, AGREEMENTS, RESTRICTIONS AND STATEMENT OF FACTS REVEALED BY EXAMINATION OF SUCH DOCUMENTS.
- 2) WETLANDS, IF PRESENT, HAVE NOT BEEN DELINEATED OR SHOWN.
- 3) FLOOD PLAIN, IF PRESENT, HAS NOT BEEN LOCATED OR SHOWN.
- 4) ASSUMED ELEVATIONS. ELEVATION OF TOP OF 3/4" REBAR AT N.W. CORNER OF PARCEL "B" ASSUMED TO BE 100.49'

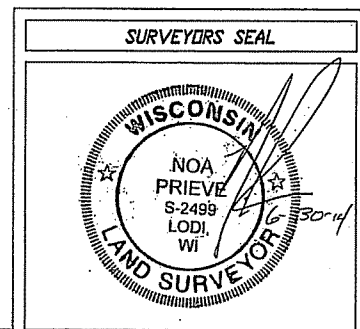
SURVEYOR'S CERTIFICATE:

This plat and survey were performed under my supervision, and was surveyed, divided, and mapped according to the official records of the property described and pictured hereon. This plat is a true scaled and dimensioned representation of the boundaries, buildings, improvements and all visible encroachments if any.

Williamson Surveying and Associates, LLC
 by Noa T. Prieve & Chris W. Adams

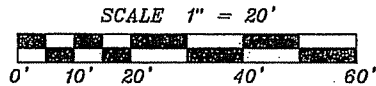
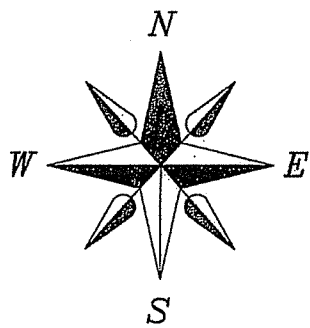
Date June 30th, 2014

Noa T. Prieve S-2499
 Registered Land Surveyor - Owner



WILLIAMSON SURVEYING & ASSOCIATES, LLC
 104 A WEST MAIN STREET, WAUNAKEE, WISCONSIN, 53597.
 NOA T. PRIEVE & CHRIS W. ADAMS
 REGISTERED LAND SURVEYORS
 PHONE: 608-255-5705 FAX: 608-849-9760 WEB: WILLIAMSONSURVEYING.COM

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DATE	JUNE 30, 2014	REVISION DATE:	
SCALE:	1" = 20'	CHECK BY	N.T.P.
DRAWN BY	BRAD ROSHA	DRAWING NO.	14W-188
		SHEET	1 OF 1



- NOTES BY APPLICANT**
- This plan shows one zoning lot consisting of 5236 Harbor Ct (which the applicant currently owns and uses as his primary residence) and 5234 Harbor Ct after the demolition of the house and the removal of the concrete sidewalk and the asphalt parking space.
 - Demolished areas shall be back-filled and seeded at the current grade.
 - Sewer line will be capped as per city requirements.

PREPARED FOR:
 BARRY WIKIN
 5234 HARBOR COURT
 MADISON, WI 53705-1306

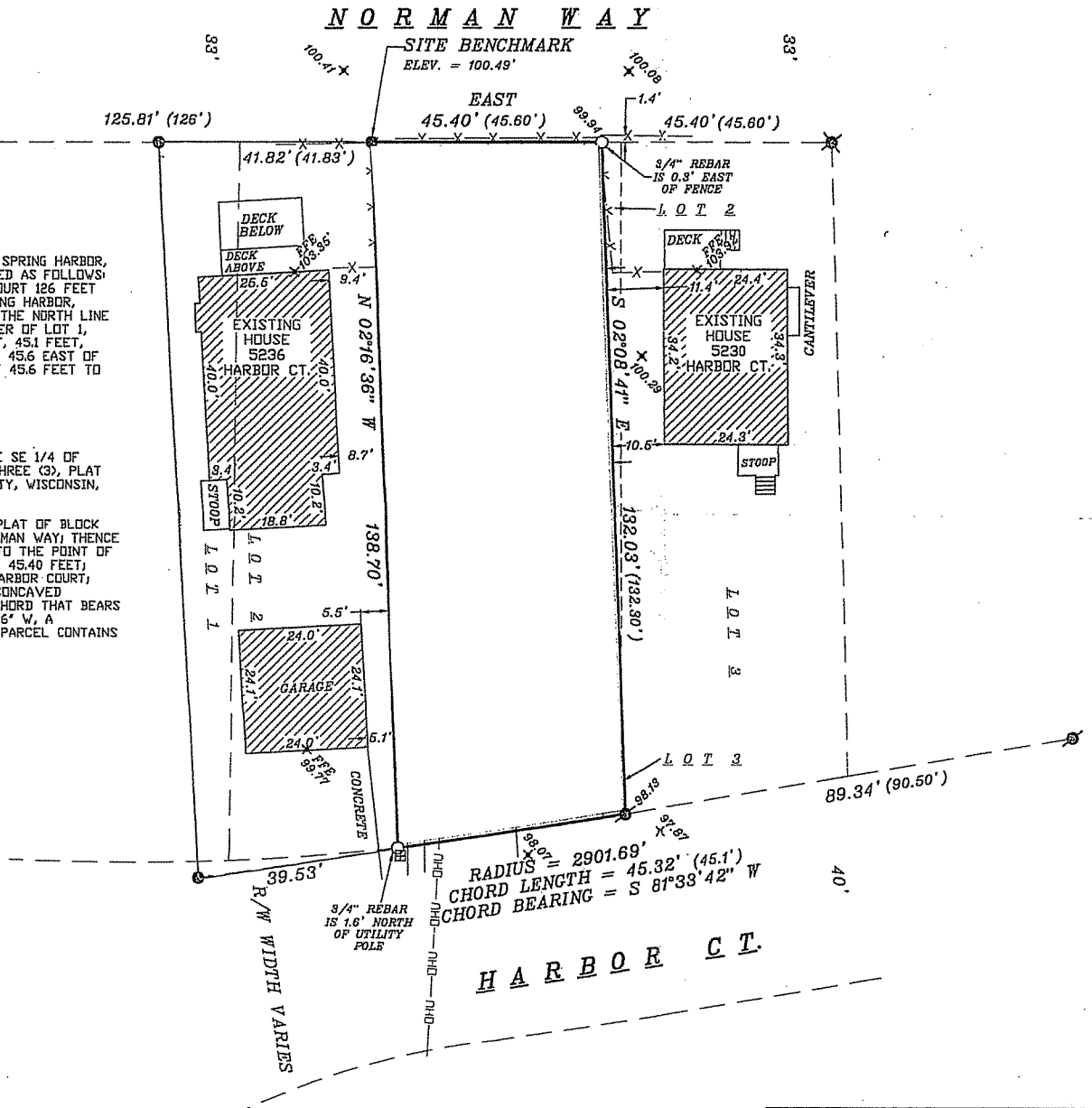
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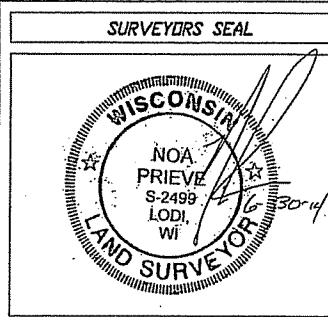
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