



CITY OF MADISON
ZONING BOARD OF APPEALS
VARIANCE APPLICATION

\$500 Filing Fee

Type or legibly print using blue or black ink.

Address of Subject Property: 5042 LAKE MENDOTA DR

Name of Owner: CHARLES GATES and CANDY SCHRANK

Address of Owner (if different than above): _____

Daytime Phone: 608-358-0371 Evening Phone: same

Email Address: chuck.candy@mendotaspring.com

Name of Applicant (Owner's Representative): Charles Gates and Candy Schrank

Address of Applicant: same as above

Daytime Phone: _____ Evening Phone: _____

Email Address: _____

Description of Requested Variance:

see attached

See reverse side for more instructions.

FOR OFFICE USE ONLY

Amount Paid:	<u>\$500</u>	Hearing Date:	<u>12/20/2025</u>
Receipt:	<u>156096-0005</u>	Published Date:	<u>12/11/2025</u>
Filing Date:	<u>11/20/2025</u>	Appeal Number:	<u>LNDVAR-2025-00009</u>
Received By:	<u>Zoning staff</u>	GQ:	_____
Parcel Number:	<u>070918401286</u>	Code Section(s):	<u>28.138 (4)(a)</u>
Zoning District:	<u>WP-14, TR-C1, HIS-L</u>		_____
Alder District:	<u>19</u>		_____

Standards for Variance

The Zoning Board of Appeals will only grant a variance if it finds that your proposal meets the following standards. Please explain how your variance request meets these standards.

1. There are conditions unique to the property of the applicant that do not apply generally to other properties in the district.

see attached

2. The variance is not contrary to the spirit, purpose, and intent of the regulations in the zoning district and is not contrary to the public interest.

see attached

3. For an area (setbacks, etc.) variance, compliance with the strict letter of the ordinance would unreasonably prevent use of the property for a permitted purpose or would render compliance with the ordinance unnecessarily burdensome.

see attached

4. The alleged difficulty or hardship is created by the terms of the ordinance rather than by a person who has a present interest in the property.

see attached

5. The proposed variance shall not create substantial detriment to adjacent property.

see attached

6. The proposed variance shall be compatible with the character of the immediate neighborhood.


see attached

Application Requirements

The Zoning Board of Appeals may refer or deny applicants with incomplete applications. Note, the maximum printed size for drawings is 11" x 17." Please provide the following information:

✓ <input checked="" type="checkbox"/>	Pre-application meeting with staff. Before you submit this application, meet with the Zoning Administrator. Together, you will discuss your proposed project and submission material. Contact Zoning at least one week prior to the application submission deadline to schedule the meeting. Your application will not be accepted unless a pre-application meeting has been held.
✓ <input checked="" type="checkbox"/>	Site plan , drawn to scale. We recommend a registered survey, but it is not required. On the plan, show the following: <ul style="list-style-type: none"> <input type="checkbox"/> Lot lines. <input type="checkbox"/> Existing and proposed structures. Include dimensions and setback distances to all property lines. <input type="checkbox"/> Approximate location of structures on properties next to variance. <input type="checkbox"/> Major landscape elements, fencing, retaining walls or other relevant site features. <input type="checkbox"/> Scale (1" = 20' or 1' = 30' preferred). <input type="checkbox"/> North arrow.
✓ <input checked="" type="checkbox"/>	Elevations from all directions showing existing and proposed. Show the existing structure and proposed addition(s).
✓ <input checked="" type="checkbox"/>	Interior floor plan of existing and proposed structure , if required. Most additions and expansions will require floor plans.
<input type="checkbox"/>	Front yard variance requests. Show the front yard setback of all other properties on the same block face.
✓ <input checked="" type="checkbox"/>	Lakefront setback variance requests. Provide a survey prepared by a registered land surveyor. The survey must show existing setbacks of buildings on adjacent lots.
✓ <input checked="" type="checkbox"/>	Variance requests involving slope, grade, or trees. Show: <ul style="list-style-type: none"> <input type="checkbox"/> Approximate location and amount of slope. <input type="checkbox"/> Direction of drainage. <input type="checkbox"/> Location, species and size of trees.
✓ <input checked="" type="checkbox"/>	Email digital copies of all plans and drawings to: zoning@cityofmadison.com.
✓ <input checked="" type="checkbox"/>	Pay \$500 filing fee on or before submission deadline. Payment may be made in person by appointment at the Zoning counter, by mail to City of Madison Building Inspection, P. O. Box 2984, Madison WI 53701-2984, or placed in the drop box at the Doty Street entrance to the Madison Municipal Building 215 Martin Luther King Jr. Blvd. When mailing or using the drop box, please include a note that payment is for a variance application, state the subject property address and provide your contact information.
✓ <input checked="" type="checkbox"/>	CHECK HERE. I understand that as part of my variance request, City of Madison staff will need access to my property. Staff will take photographs and do a pre-hearing inspection of the property. I give City Staff permission to enter my property, inspect the property, and take photographs.
✓ <input checked="" type="checkbox"/>	CHECK HERE. I acknowledge that any statements implied as fact require evidence.

☒ **CHECK HERE.** City of Madison staff has given me a copy of the standards that the Zoning Board of Appeals will use to review variance applications.

Owner's Signature:  Date: 11/12/2025

----- (For Office Use Only) -----

<u>DECISION</u>		
The Board, in accordance with its findings of fact, hereby determines that the requested variance for _____ (does) (does not) meet all the standards for a variance. Further findings of fact are stated in the minutes of this public hearing.		
The Zoning Board of Appeals: <input type="checkbox"/> Approved <input type="checkbox"/> Denied <input type="checkbox"/> Conditionally Approved		
Zoning Board of Appeals Chair:		Date:

Description of Requested Variance

We are requesting a Lakefront Setback variance in order to add 247 ft² to our loft as part of a larger superinsulation, window and siding replacement project, bringing the gross floor area of the house, including all exterior and interior walls and stairways, from 1980 ft² to 2227 ft². The proposed loft addition is within the existing house footprint and is set back 11 feet from the lake side of the house. See the attached for calculation of the requested 73.3 ft variance, calculated per Madison MGO 28.138(4)(a)3.

The proposed loft addition is also set back from the sides of the house and is 10-16 feet from the east property line and 15-20 feet from the west property line. Thus, it is well away from property lines and side yard setback requirements.

Standards for Variance

1. *There are conditions unique to the property of the applicant that do not apply generally to other properties in the district.*

Our property is unique for several reasons:

- 1.1. The entire existing house, at its location since at least 1923, is about 200 feet from the road and is entirely within the lakefront setback. Changing the house bulk, no matter how small, requires a variance.
- 1.2. There is an Effigy (bear) mound between the house and the road, spanning most of the width of the property. It is part of the Merrill Springs Mound Group II designated as a City historic landmark in 1994. This group is on the National and State Registry of Historic Sites. No excavation or disturbance of the mound is allowed. These designations and protections were implemented after we purchased the property in 1984. The Effigy mound occupies the most logical building site on our lot but is of course not available as an option.
- 1.3. There are 5 large mature oak trees on the lot that deserve protection and that we care deeply about.
- 1.4. The lot is very steep, with over 50 feet of elevation change from the road to the lake and gets steeper with terraces near the house.

2. *The variance is not contrary to the spirit, purpose, and intent of the regulations in the zoning district and is not contrary to the public interest.*

- 2.1. The spirit, purpose and intent of the lakefront setback requirement is to preserve and enhance various qualities of lakes. Our proposal is very small scale with no added footprint, minimal visual impact, minimal bulk addition and preserves green space. We have chosen a low slope roof design that is less than the maximum height allowed, the curved ceiling is only 7 feet tall at the eaves, and the addition is only 247 ft². Thus our plan preserves the various desired qualities of the lake and is the most amenable option possible in the public interest.

3. *For an area variance, compliance with the strict letter of the ordinance would unreasonably prevent use of the property for a permitted purpose or would render compliance with the ordinance unnecessarily burdensome.*

3.1. The location of the house within the lakefront setback makes compliance with the zoning code unnecessarily burdensome. Compliance with the current lakefront setback requirements would unreasonably prevent permitted and appropriate use. We've spent substantial time analyzing and can see only two alternatives, and both would be unnecessarily burdensome, cost prohibitive and/or technically impossible, and both would still require a lakefront setback variance.

Specifically:

3.1.1. Build a new house in the space downhill from the Effigy mound, occupying a space about 80-120 ft from the lakeshore. This site would be closer to the lake than the neighbors and would impact their view of the lake much more than our proposed addition. This option would combine the worst of all worlds, being very wasteful, very costly, displace mature trees, reduce green space, and would be much more impactful to our neighbors.

3.1.2. Build out to the south at 2nd floor /grade level. The Effigy mound, trees, and steep slope with terraced walls just uphill of the house on the street side make excavation and installation of foundations next to the house on the south prohibitive and we can't make the floor plan layout work anyway. So, the only logical, less burdensome and least impactful solution is to add to the existing loft to obtain a small bit of additional floor space.

4. *The alleged difficulty or hardship is created by the terms of the ordinance rather than by a person who has a present interest in the property.*

4.1. We have owned the property since 1984, prior to the various designations surrounding the Effigy mound and prior to the current zoning restrictions and setbacks. The home site has been in existence at this location since at least 1923.

5. *The proposed variance shall not create substantial detriment to adjacent property.*

5.1. The proposed small addition will have very minimal visual impact on nearby neighbors as well. Our current and proposed rooflines are below the lowest levels of the adjacent houses and given the placement of evergreen trees, the adjacent neighbors generally can't even see the existing loft and will not see the larger loft as well (see attached *5042 LMD West Elevation with Neighbors Homes and Gates Schrank 5042 LMD Variance Support Photos*). Attached are letters of support from the adjacent neighbors. We have also notified and sent plans to all lakefront property owners within 200 feet and have received no objections.

5.2. The proposed small addition set back from the lakeside of the house has very minimal visual impact from the lake as well (see attached *Gates Schrank 5042 LMD Variance Support Photos*).

6. *The proposed variance shall be compatible with the character of the immediate neighborhood.*

6.1. Our home is historic in the sense it was one of the first structures in the area. There is a huge range of character in the neighborhood, from modest one-story homes with substantial green space to very large 3+ story homes taking up high percentages of the lots. Rooflines also vary from flat to steep pitch. Our house, after the small addition, will still be one of the smallest houses with one of the largest percentages of green space in the neighborhood. Even after the very small proposed 247 ft² addition, the house will be only a fraction of the volume of many neighboring houses on similar sized lots. Although our house is much closer to the lake than the immediate neighbors, there are houses and boathouses nearby that are of similar distance to the lake.

Background

Our house is among the oldest in the area, with a property abstract dating back to 1865. We purchased the property in 1984. It was a small, once-upon-a-time summer cottage, located on the lake, down a hill 200 feet from the road that was converted for full-time living. At the time, this was the case with the neighboring properties as well. The major portion of a Native American Effigy bear mound lies across the middle of our property on the most logical site for a house.

Between 1990 and 1994, the Effigy bear mound on our property near the road was designated as a City Landmark and was nominated for the National and State Registry of Historic Sites. We are conservationists and historical preservationists at heart and supported these designations. In addition to the Effigy mound, our property has 5 mature oak trees, and is quite steep, with over a 50-foot drop from the street to the lake. Note the house and garage are not designated as historical – only the Effigy mound.

From the beginning of ownership, our continuing goals have been to preserve the unique character of our property and leave as much undeveloped space as possible, while at the same time allowing for a home that meets modest requirements. Because we were (happily) not able to build in the most logical location (at Effigy mound site), we obtained a variance in 1997 and committed to improving the old cottage, while staying on the existing foundation at the bottom of the hill, 200+ feet away from the road, downhill from the Effigy mound. These improvements and additions resulted in no additional loss of green space.

Fast-forward 27 years of walking everything up and down the hill, we still love our property and want to commit further to it. In addition to our own enjoyment, we would like to increase the likelihood that the property will retain its unique character and with the least development even after we are gone. To us, this means reducing the likelihood that the house will be torn down by the next owner. This variance request is part of a larger project to very substantially improve the already much better than average energy/ sustainability performance of the house, including replacing all windows with quad pane glazing and super insulating the walls. Over the years we have found a need for just a bit more floor area and are proposing to add 247 ft² onto our existing loft for that purpose. Because of our proximity to the lake, a variance is required for any bulk change of the house.

Our proposed very small addition is away from the lakeside, creating zero additional footprint and very little additional bulk. The visual impact from the lakeside and to the neighbors is minimal and given the placement of evergreen trees and our location at the bottom of the hill, the neighbors will generally not even see the larger loft. We hope you agree that we have a very unique situation, with real hardships - existing house location, Effigy mound, 5 mature oak trees, and steep slope especially next to the house. And we hope you agree our plans represent a very modest approach to allow use of the property for permitted purposes with minimum impact on neighboring properties and preserving the public good.

Attachments:

- Gates Schrank 5042 LMD Stamped Property and Lakefront Setbacks Surveys
- Gates Schrank Lakefront Setback Calculations
- Gates Schrank Loft Project Elevations and Floor Plans 2025-11-18
- Gates Schrank 5042 LMD Variance Support Photos
- 5042 LMD West Elevation with Neighbors Homes
- Gates Schrank Neighbor Letter of Support from 5040 LMD
- Gates Schrank Neighbor Letter of Support from 5046 LMD

PREPARED FOR:
CHARLES GATES
5042 LAKE MENDOTA DR.
MADISON, WI 53705

LINE TABLE:

LINE #	BEARING	DISTANCE	(RECORD)
L1	N 38°43'25" E	15.26	(N 38°41'46" E) (15.26)
L2	S 54°18'25" W	7.67	(S 54°16'46" W) (7.67)
L3	N 00°02'52" W	25.99	(N 00°04'31" W) (25.99)

CURVE TABLE:

CURVE#	ARC	DELTA	RADIUS	CHORD BEARING & DISTANCE	(RECORD)
C1	6.24	47°39'25"	7.50	N 14°53'25" E 6.06	(N 14°51'46" E) (6.06)
C2	10.45	108°54'20"	5.50	N 45°28'25" E 8.95	(N 45°26'46" E) (8.95)
C3	34.03	134°27'39"	14.50	S 12°54'05" E 26.74	(S 12°55'44" E) (26.74)
C4	26.22	25°44'45"	58.34	S 41°26'14" W 26.00	(S 41°24'22" W) (26.00)

SITE BENCHMARK "A":
TOP OF 3/4" REBAR
ELEV. 907.90'

5046
LAKE MENDOTA
DRIVE

N 00°03'27" W 223.22'

PARCEL "A"

AREA TO MEANDER LINE
12,034 SQ. FT.
OR 0.28 ACRE

AREA TO D.H.W.M.
13,078 SQ. FT.
OR 0.30 ACRE

LINE LEGEND

- SAN— = SANITARY SEWER
- COM— = COMMUNICATION LINE
- W— = WATER MAIN
- E— = UNDERGROUND ELECTRIC
- G— = UNDERGROUND GAS MAIN
- CHU— = OVER HEAD UTILITIES
- X—X— = FENCE

NOTES:

- 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.
- WETLANDS, IF PRESENT, HAVE NOT BEEN DELINEATED OR SHOWN.
- ALL ELEVATIONS SHOWN ON THIS MAP ARE REFERENCED TO THE NAVD88 DATUM.
- THE SURVEYOR CAN ONLY CERTIFY TO HIS OPINION OF THE LOCATION OF THE ORDINARY HIGH WATER. THE LOCATION SHOWN IS APPROXIMATE BECAUSE ONLY THE DEPARTMENT OF NATURAL RESOURCES CAN DETERMINE THE EXACT LOCATION OF AN ORDINARY HIGH WATER MARK.
- ALL UTILITIES SHOWN ON THIS SURVEY WERE FIELD LOCATED FROM GROUND MARKINGS PLACED BY THE UTILITY COMPANIES OR THEIR AGENTS OR ESTABLISHED FROM PLANS PROVIDED BY OTHERS, EXCEPT WHERE SHOWN OR OTHER OBSTACLES MAY HAVE OBTAINED THE LOCATION OF THE UTILITIES. IT IS THE RESPONSIBILITY OF THE OWNERS/CONTRACTORS TO CALL DIGGER'S HOTLINE FOR EXACT LOCATION OF UNDERGROUND UTILITIES BEFORE ANY CONSTRUCTION OR EXCAVATING IS DONE. DIGGER'S HOTLINE NO. 1-800-242-8511. DIGGER'S HOTLINE TICKET NO. 2025316742.

DESCRIPTION AS SURVEYED:

A portion of Lot 3, Block 2, Spring Park, Vol. 1, Pg. 14, Doc. No. 193377, located in the NE 1/4 of SE 1/4 of Section 18, T7N, R9E, City of Madison, Dane County, Wisconsin, more particularly described as follows:
Beginning at the Southwest Corner of said Lot 3; Thence N 00°03'27" W along the west line of said Lot 3, 223.22 feet; thence N 15°45'21" E, 26.70 feet to the meander line; thence S 60°57'11" E along the meander line, 45.90 feet; thence S 00°01'10" E along the east line of said Lot 3, 253.38 feet to the northerly right of way line of Lake Mendota Drive; thence N 80°39'45" W along said right of way line, 50.53 feet to the point of beginning. The above-described parcel contains 13,078 square feet or 0.30 acres including all of the lands northerly of the meander line to the ordinary high water mark with the east and west boundary lines extended to the ordinary high water mark.

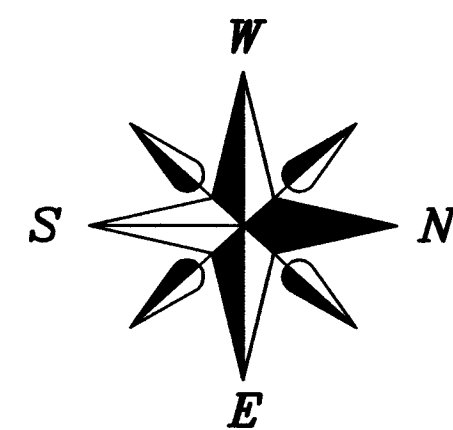
SURVEYOR'S CERTIFICATE:

I certify that this survey is correct to the best of my knowledge and belief and is in full compliance with the provisions of Chapter A-47, WI Statutes. Field work was completed on October 10, 2025.

Williamson Surveying and Associates, LLC
by Noa T. Prieve

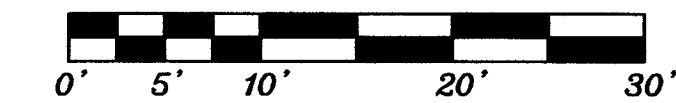
Date: 10/21/2025

Noa T. Prieve S-2499
Professional Land Surveyor



W.C.C.S. - DANE ZONE
BEARINGS ARE REFERENCED TO THE SOUTH LINE
OF LOT 3, BLOCK 2 WHICH BEARS N 80°39'45" W

SCALE 1" = 10'



BM=853.46

SITE BENCHMARK "B":
TOP OF 3/4" REBAR
ELEV. 853.13'

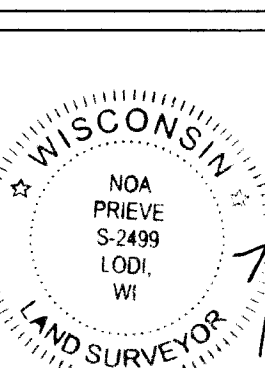
100 YEAR FLOOD PLAIN
ELEV.=852.77'

ORDINARY HIGH WATER MARK
(D.H.W.M.)
ELEV.=850.67'

LEGEND

- = FOUND 3/4" REBAR (UNLESS NOTED)
- = FOUND 1" PIPE (UNLESS NOTED)
- ▲ = FOUND SMALL NAIL
- (##) = RECORDED AS
- ⊙ = CATCH BASIN
- ⊕ = SIGN
- ⊗ = UTILITY/LIGHT POLE
- ⊗ = WATER/GAS VALVE
- ⊗ = AC UNIT
- ⊗ = GAS METER
- ⊗ = ELECTRICAL METER
- ⊗ = MANHOLE
- ⊗ = MAILBOX
- ⊗ = ROCK WALL
- ⊗ = CONIFEROUS TREE (TRUNK SIZE NOTED)
- ⊗ = DECIDUOUS TREE (TRUNK SIZE NOTED)
- ⊗ = FINISHED FLOOR ELEVATION
- ⊗ = SPOT ELEVATION
- ⊗ = STONE PAVER
- ⊗ = SPRING

SURVEYORS SEAL



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

TOPOGRAPHIC MAP/PLAT OF SURVEY

A portion of Lot 3, Block 2, Spring Park, Vol. 1, Pg. 14, Doc. No. 193377, located in the NE 1/4 of SE 1/4 of Section 18, T7N, R9E, City of Madison, Dane County, Wisconsin.

DATE	SEPTEMBER 17, 2025	REVISION DATE	OCTOBER 21, 2025	CHECK BY	N.T.P.
SCALE	1" = 10'			DRAWING NO.	254-319
DRAWN BY	BRAD RODMAN			SHEET	1 OF 2

PREPARED FOR:
CHARLES GATES
5042 LAKE MENDOTA DR.
MADISON, WI 53705

LINE TABLE:

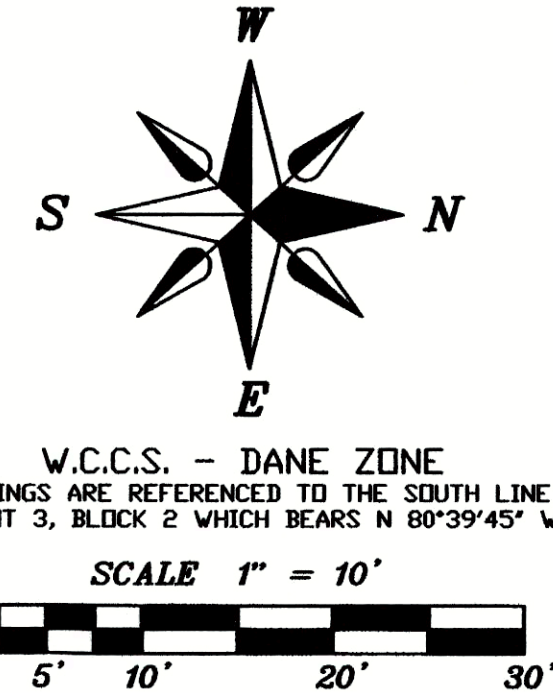
LINE #	BEARING	DISTANCE	(RECORD)
L1	N 38°43'25" E	15.26	(N 38°41'46" E) (15.26)
L2	S 54°18'25" W	7.67	(S 54°16'46" W) (7.67)
L3	N 00°02'52" W	25.99	(N 00°04'31" W) (25.99)

CURVE TABLE:

CURVE#	ARC	DELTA	RADIUS	CHORD BEARING & DISTANCE	(RECORD)
C1	6.24	47°39'23"	7.50	N 14°53'25" E	6.06 (N 14°41'46" E) (6.06)
C2	10.45	108°54'20"	5.50	N 45°28'25" E	8.95 (N 45°26'46" E) (8.95)
C3	34.03	134°27'39"	14.50	S 12°54'05" E	26.74 (S 12°55'44" E) (26.74)
C4	26.22	25°44'45"	58.34	S 41°26'14" W	26.00 (S 41°24'22" W) (26.00)

Lakefront Yard Setback Variance for
Addition to Single Family House

Required: 98.5'
Proposed: 35.5'
Variance: 63'



SITE BENCHMARK "A":
TOP OF 3/4" REBAR
ELEV. 907.90'

SITE BENCHMARK "B":
TOP OF 3/4" REBAR
ELEV. 853.13'

LINE LEGEND

- SAN = SANITARY SEWER
- COM = COMMUNICATION LINE
- W = WATER MAIN
- E = UNDERGROUND ELECTRIC
- G = UNDERGROUND GAS MAIN
- DHU = OVER HEAD UTILITIES
- X-X = FENCE

LEGEND

- = FOUND 3/4" REBAR (UNLESS NOTED)
- = FOUND 1" PIPE (UNLESS NOTED)
- ▲ = FOUND SMALL NAIL
- (##) = RECORDED AS
- ⊕ = CATCH BASIN
- ± = SIGN
- ⊥ = UTILITY/LIGHT POLE
- ⊗ = WATER/GAS VALVE
- = AC UNIT
- ⊙ = GAS METER
- ⊕ = ELECTRICAL METER
- ⊕ = MANHOLE
- ⊕ = MAILBOX
- = ROCK WALL
- 18" = CONIFEROUS TREE (TRUNK SIZE NOTED)
- 8" = DECIDUOUS TREE (TRUNK SIZE NOTED)
- ×870.74 FFE = FINISHED FLOOR ELEVATION
- +877.03 = SPOT ELEVATION
- ⬢ = STONE PAVER
- ⊕ = SPRING

NOTES:

- 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.
- WETLANDS, IF PRESENT, HAVE NOT BEEN DELINEATED OR SHOWN.
- ALL ELEVATIONS SHOWN ON THIS MAP ARE REFERENCED TO THE NAVD83 DATUM.
- THE SURVEYOR CAN ONLY CERTIFY TO HIS OPINION OF THE LOCATION OF THE ORDINARY HIGH WATER. THE LOCATION SHOWN IS APPROXIMATE BECAUSE ONLY THE DEPARTMENT OF NATURAL RESOURCES CAN DETERMINE THE EXACT LOCATION OF AN ORDINARY HIGH WATER MARK.
- ALL UTILITIES SHOWN ON THIS SURVEY WERE FIELD LOCATED FROM GROUND MARKINGS PLACED BY THE UTILITY COMPANIES OR THEIR AGENTS OR ESTABLISHED FROM PLANS PROVIDED BY OTHERS, EXCEPT WHERE SHOWN OR OTHER OBSTACLES MAY HAVE OBLSCURED THE LOCATION OF THE UTILITIES. IT IS THE RESPONSIBILITY OF THE OWNERS/CONTRACTORS TO CALL DIGGER'S HOTLINE FOR EXACT LOCATION OF UNDERGROUND UTILITIES BEFORE ANY CONSTRUCTION OR EXCAVATING IS DONE. DIGGER'S HOTLINE NO. 1-800-242-8511. DIGGER'S HOTLINE TICKET NO. 20253516742.

DESCRIPTION AS SURVEYED:

A portion of Lot 3, Block 2, Spring Park, Vol. 1, Pg. 14, Doc. No. 193377, located in the NE 1/4 of SE 1/4 of Section 18, T7N, R9E, City of Madison, Dane County, Wisconsin, more particularly described as follows:
Beginning at the Southwest Corner of said Lot 3; Thence N 00°03'27" W along the west line of said Lot 3, 223.22 feet; thence N 15°45'21" E, 26.70 feet to the neander line; thence S 60°57'11" E along the neander line, 48.90 feet; thence S 00°01'10" E along the east line of said Lot 3, 233.38 feet to the northerly right of way line of Lake Mendota Drive; thence N 80°39'45" W along said right of way line, 50.53 feet to the point of beginning. The above-described parcel contains 13,078 square feet or 0.30 acres including all of the lands northerly of the neander line to the ordinary high water mark with the east and west boundary lines extended to the ordinary high water mark.

SURVEYOR'S CERTIFICATE:

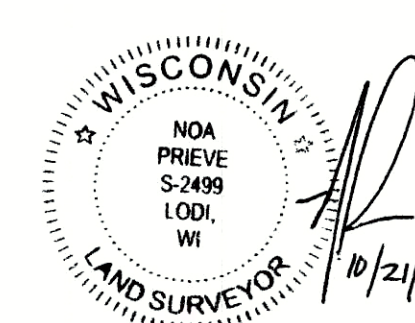
I certify that this survey is correct to the best of my knowledge and belief and is in full compliance with the provisions of Chapter A-7 of the Wisconsin Statutes. Field work was completed on October 10, 2025.

Williamson Surveying and Associates, LLC
by Noa T. Prievé

Date 10/21/2025

Noa T. Prievé S-2499
Professional Land Surveyor

SURVEYORS SEAL



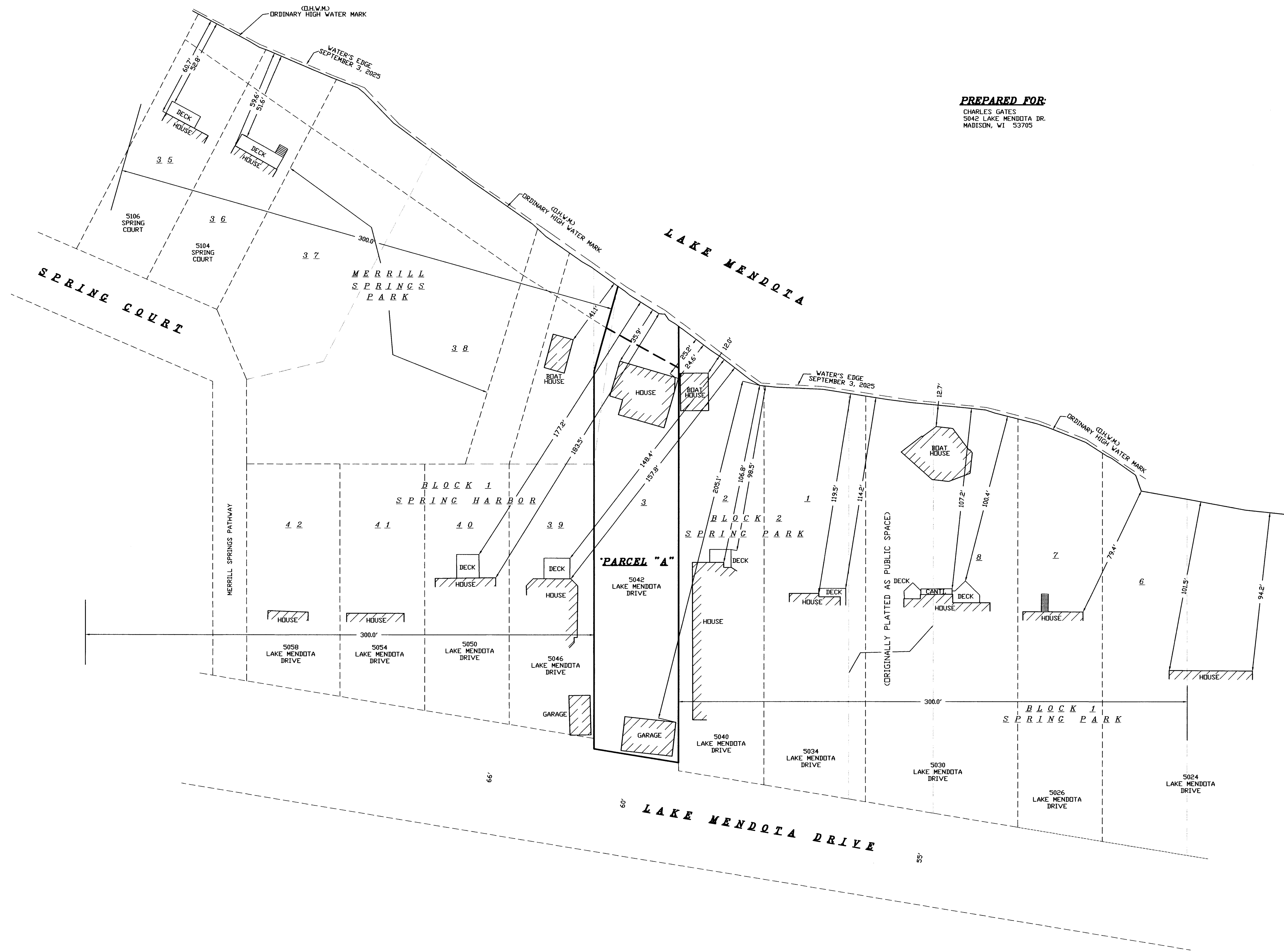
WILLIAMSON SURVEYING & ASSOCIATES, LLC

104 A WEST MAIN STREET, WAUNAKEE, WISCONSIN, 53597
NOA T. PRIEVÉ // CHRIS W. ADAMS // NEIL F. BORTZ
PROFESSIONAL LAND SURVEYORS
PHONE: 608-255-5705 FAX: 608-849-5760 WEB: WILLIAMSONSURVEYING.COM

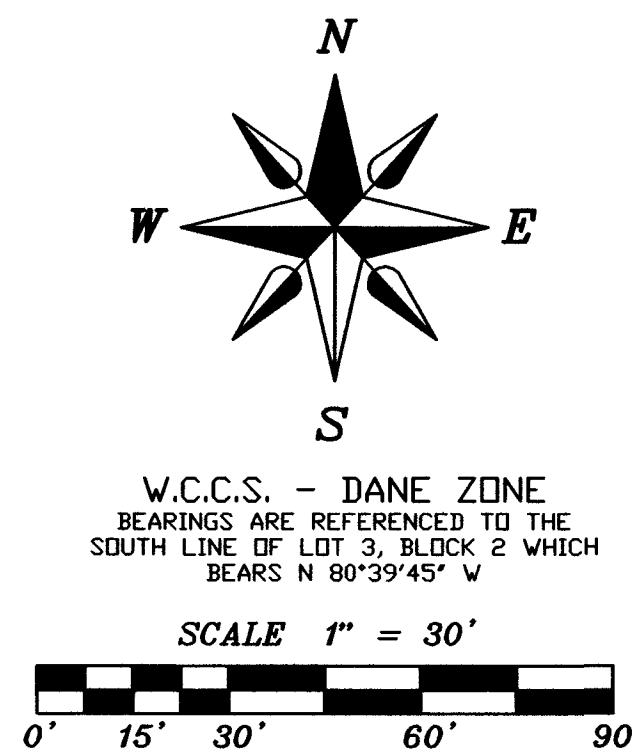
TOPOGRAPHIC MAP/PLAT OF SURVEY

A portion of Lot 3, Block 2, Spring Park, Vol. 1, Pg. 14, Doc. No. 193377, located in the NE 1/4 of SE 1/4 of Section 18, T7N, R9E, City of Madison, Dane County, Wisconsin.

DATE	SEPTEMBER 17, 2025	REVISION DATE	OCTOBER 21, 2025	CHECK BY	N.T.P.
SCALE	1" = 10'	DRAWING NO.	25W-319	SHEET	1 OF 2
DRAWN BY	BRAD ROSSMAN				



PREPARED FOR:
CHARLES GATES
5042 LAKE MENDOTA DR.
MADISON, WI 53705



- 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.) ALL ELEVATIONS SHOWN ON THIS MAP ARE REFERENCED TO THE NAVD88 DATUM.
 - 4.) THE SURVEYOR CAN ONLY CERTIFY TO HIS OPINION OF THE LOCATION OF THE ORDINARY HIGH WATER. THE LOCATION SHOWN IS APPROXIMATE BECAUSE ONLY THE DEPARTMENT OF NATURAL RESOURCES CAN DETERMINE THE EXACT LOCATION OF AN ORDINARY HIGH WATER MARK.
 - 5.) ALL UTILITIES SHOWN ON THIS SURVEY WERE FIELD LOCATED FROM GROUND MARKINGS PLACED BY THE UTILITY COMPANIES OR THEIR AGENTS OR ESTABLISHED FROM PLANS PROVIDED BY OTHERS, EXCEPT WHERE SHOWN OR OTHER OBSTACLES MAY HAVE OBTAINED THE LOCATION OF THE UTILITIES. IT IS THE RESPONSIBILITY OF THE OWNERS/CONTRACTORS TO CALL DIGGER'S HOTLINE FOR EXACT LOCATION OF UNDERGROUND UTILITIES BEFORE ANY CONSTRUCTION OR EXCAVATING IS DONE. DIGGER'S HOTLINE NO. 1-800-242-8511. DIGGER'S HOTLINE TICKET NO. 20253516742.
 - 6.) ALL DECKS SHOWN ON THIS MAP ARE 3.0 FEET OR HIGHER FROM THE GRADE BELOW.

DESCRIPTION AS SURVEYED:

A portion of Lot 3, Block 2, Spring Park, Vol. 1, Pg. 14, Doc. No. 193377, located in the NE 1/4 of SE 1/4 of Section 18, T7N, R9E, City of Madison, Dane County, Wisconsin, more particularly described as follows:

Beginning at the Southwest Corner of said Lot 3; Thence N 00°03'27\"/>

SURVEYOR'S CERTIFICATE:

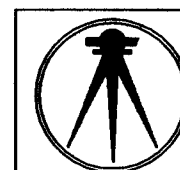
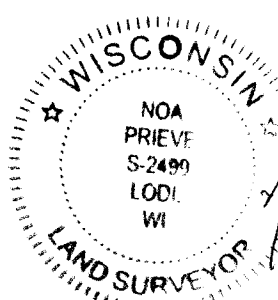
I certify that this survey is correct to the best of my knowledge and belief and is in full compliance with the provisions of Chapter A-E7 WI Statutes. Field work was completed on October 10, 2025.

Williamson Surveying and Associates, LLC
by Noa T. Prieve

Date: 10/21/2025

Noa T. Prieve S-2499
Professional Land Surveyor

SURVEYORS SEAL



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

TOPOGRAPHIC MAP/PLAT OF SURVEY

A portion of Lot 3, Block 2, Spring Park, Vol. 1, Pg. 14, Doc. No. 193377, located in the NE 1/4 of SE 1/4 of Section 18, T7N, R9E, City of Madison, Dane County, Wisconsin.

DATE	SEPTEMBER 17, 2025	REVISION DATE	OCTOBER 21, 2025	CHECK BY	N.T.P.
SCALE	1" = 30'	DRAWING NO.	25W-319		
DRAWN BY	BRAD RODMAN	SHEET	2 OF 2		

Lakefront Setback Calculation using 2025 Williamson Survey and Madison Zoning Ordinances 28.138 (4)(a)1, 2, and 3 (Am by ORD 24-0071 11/8/2024)

We are requesting a lakefront variance of 73.3 feet based on the methodology below.

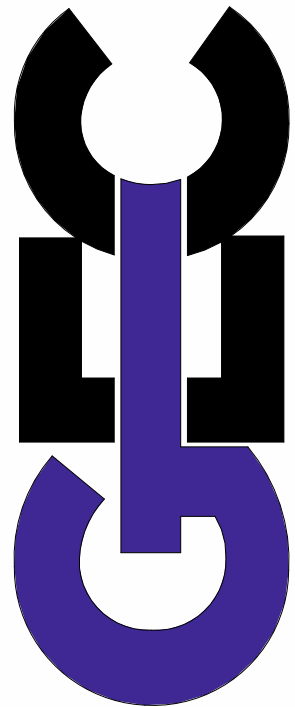
1. Not applicable as adjacents setbacks differ by >20'
2. Not applicable as lots are developed.
3. Median Setback distance to OHWM (rank 5) of principal buildings on 5 developed lots OR 300 ft is 106.8 not using raised decks or 98.5 using raised decks. 30% of lot depth is 77.4' or 74.9' depending on which side lot line length is used.
4. Not applicable since #3 applies.

Using distance from OHWM to main structures, 5042 LMD requires a Lakefront Setback of (106.8-25.2) 81.6 feet.

If distance from OHWM to raised decks (>3') is used, the 5042 requires Lakefront Setback Variance is (98.5-25.2) 73.3 feet.

	Rank Order	Distance Lake to Building (Ft)	Distance Lake to Attached Raised Decks (Ft)
300' to west			
5106 Spring Ct	2	60.7	52.8
5104 Spring Ct	1	59.6	51.6
5050 LMD	9	183.5	177.2
5046 LMD	8	157.8	148.4
Subject House		25.2	
5 developed lots to east			
5040 LMD	5	106.8	98.5 MEDIAN
5034 LMD	7	119.5	114.2
5030 LMD	6	107.2	100.4
5026 LMD	3	79.4	
5024 LMD	4	101.5	94.2

G:\Current Files E-K\Gates-Schrank, Chuck & Candy - 2-0425-259\CAD 2-0425-259\6_STRUCT\2025.1117 - Gates.rvt



Engineers • Consultants • Inspectors

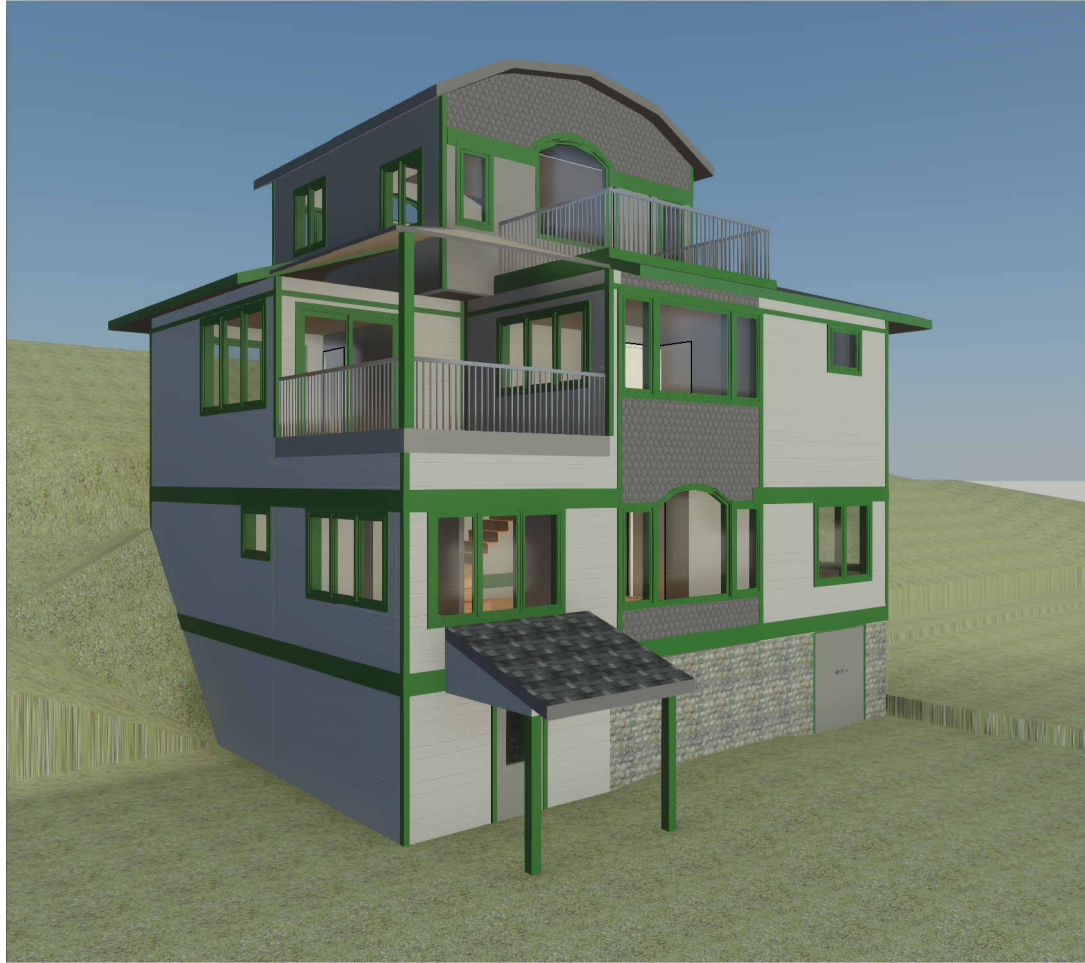
General Engineering Company
P.O. Box 340
916 Silver Lake Drive
Portage, WI 53901

Phone: 608-742-2169
Fax: 608-742-2592
E-mail: gec@generalengineering.net
www.generalengineering.net

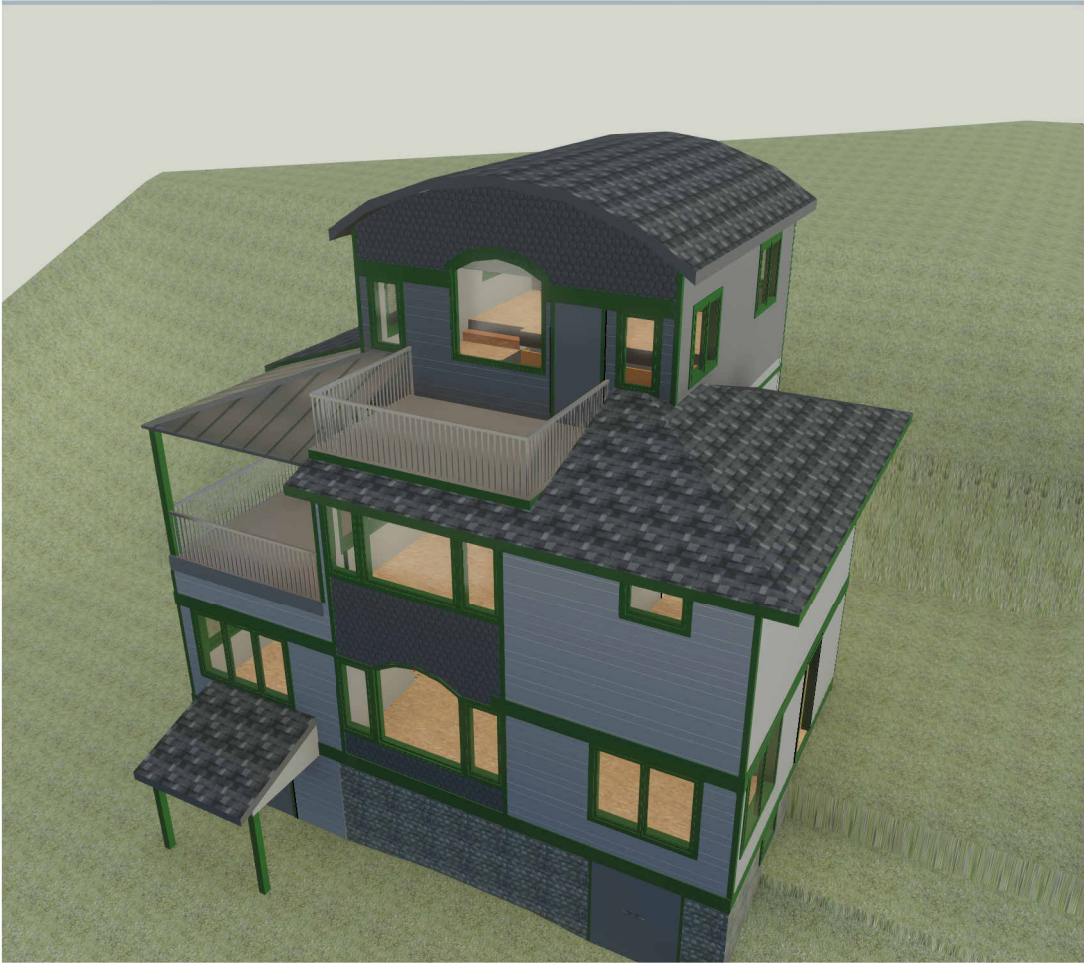
GATES/SCHRANK LAKE HOME LOFT EXPANSION

CITY OF MADISON
DANE COUNTY, WI, 53705

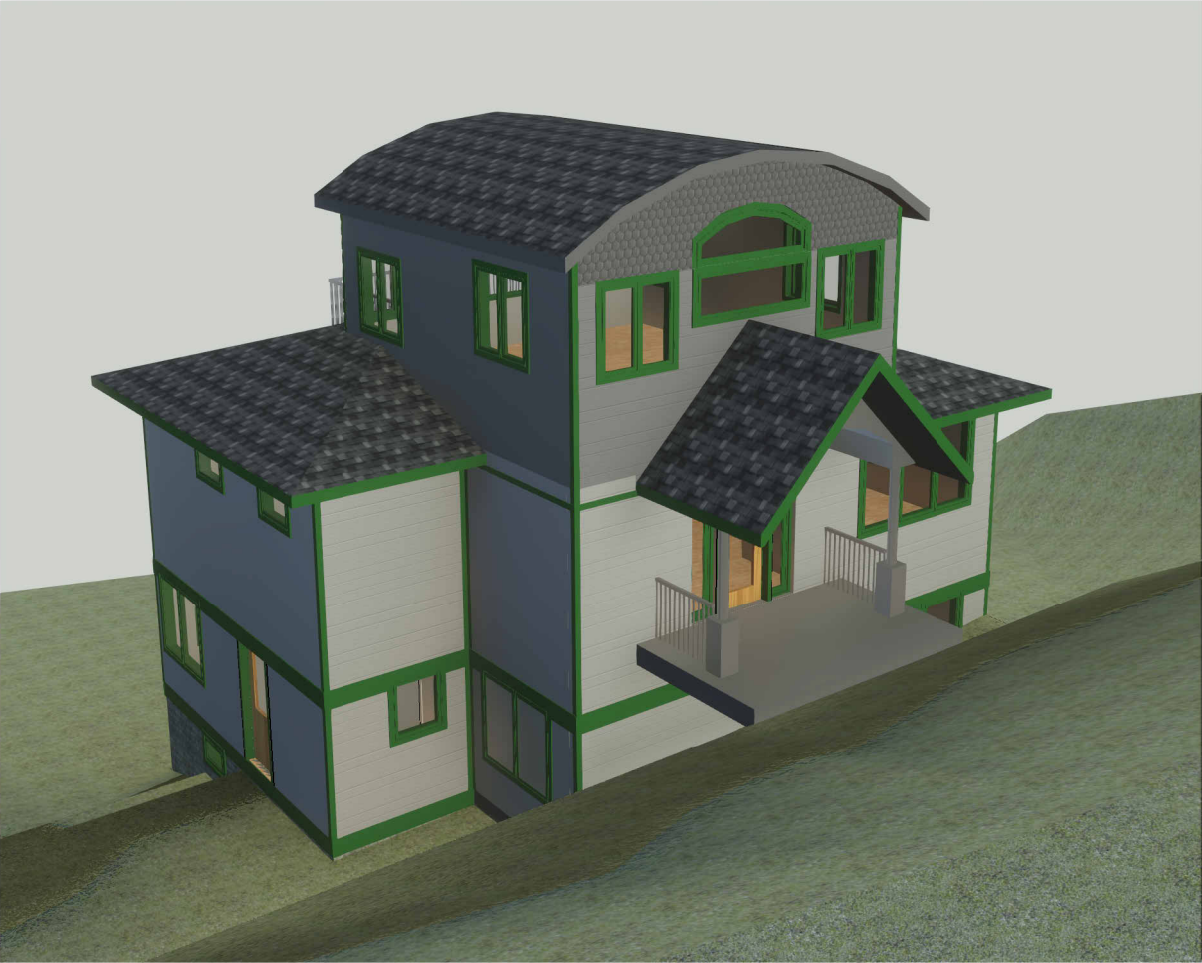
INDEX OF DRAWINGS	
SHEET NO.	DESCRIPTION
GENERAL	
G0.0	TITLE SHEET
ARCHITECTURAL	
A1.0	ELEVATIONS - EXISTING - GRADE MP
A1.1	ELEVATIONS - PROPOSED - GRADE MP
A2.2	LOFT FLOOR PLANS



① PERSPECTIVE VIEW 1 - PROPOSED



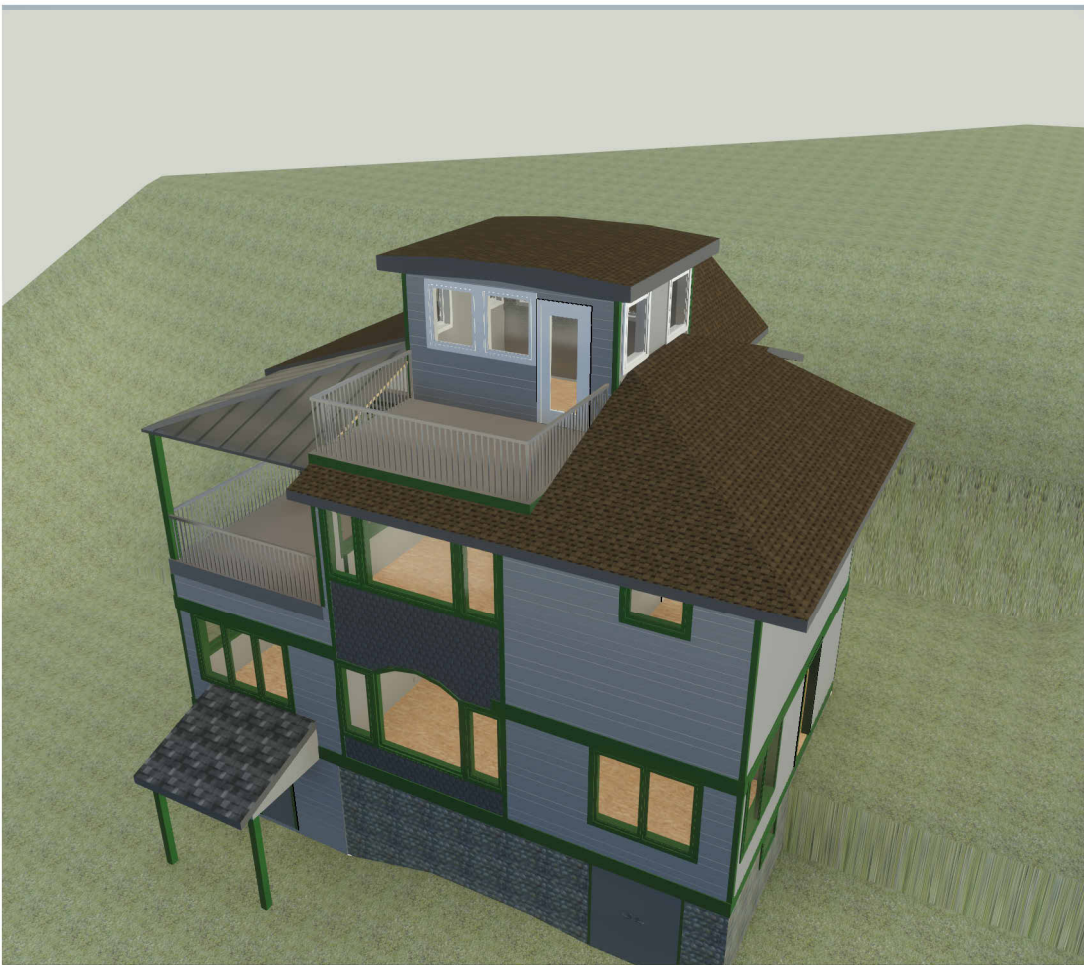
② PERSPECTIVE VIEW 2 - PROPOSED



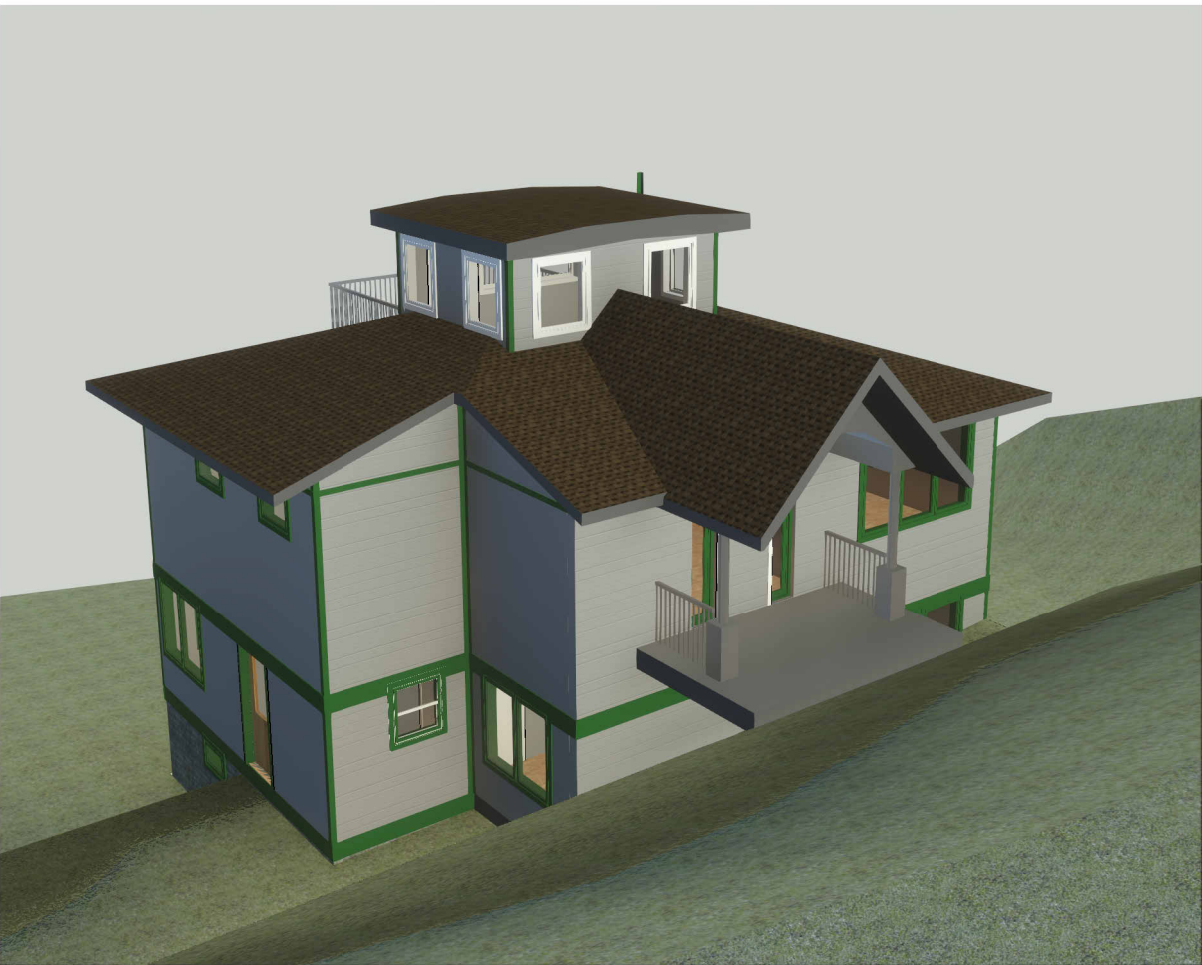
③ PERSPECTIVE VIEW 3 - PROPOSED



④ PERSPECTIVE VIEW 1 - EXISTING



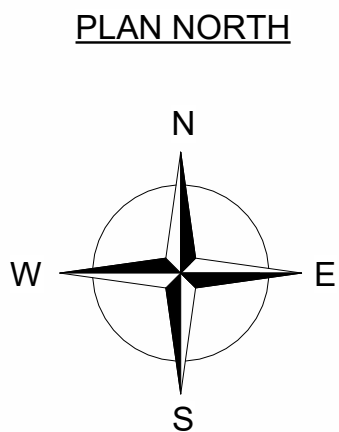
⑤ PERSPECTIVE VIEW 2 - EXISTING



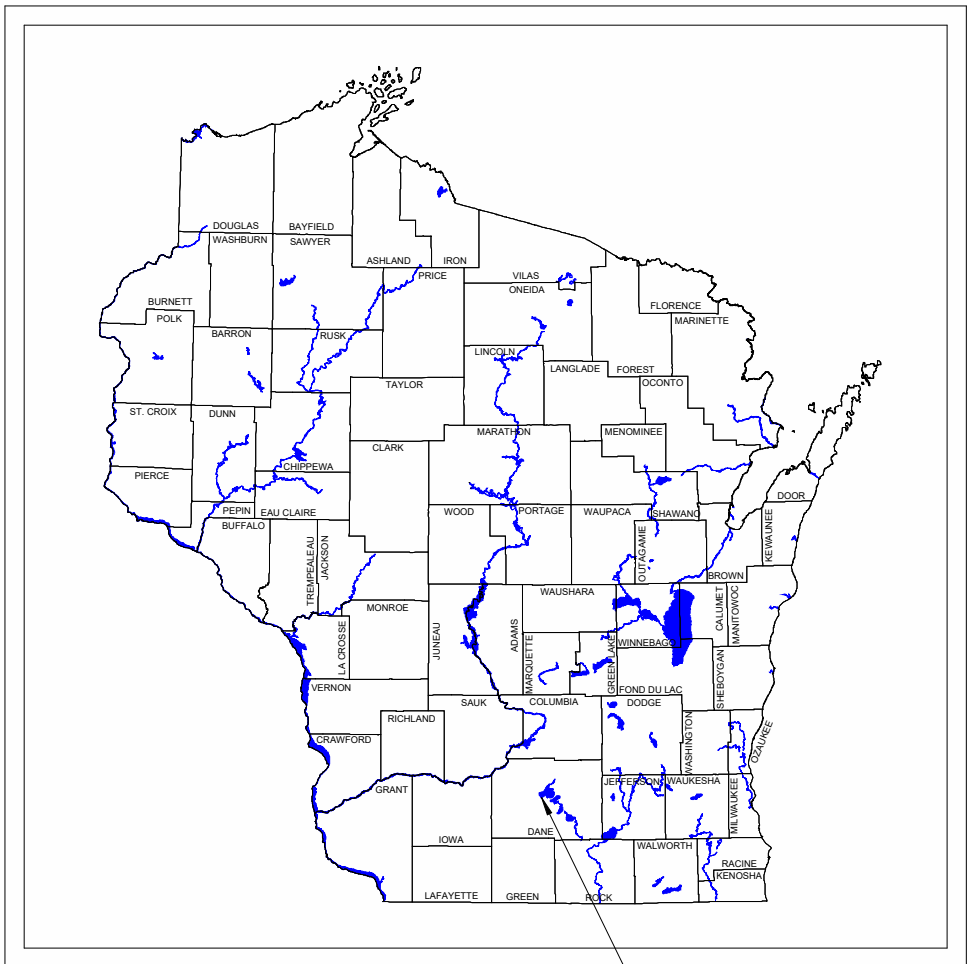
⑥ PERSPECTIVE VIEW 3 - EXISTING

OWNER/CONTACT

Chuck Gates & Candy Schrank
Email: chuck.candy@mendotaspring.com
Chuck Gates Phone: 608-358-0371
Candy Schrank Phone: 608-358-0372

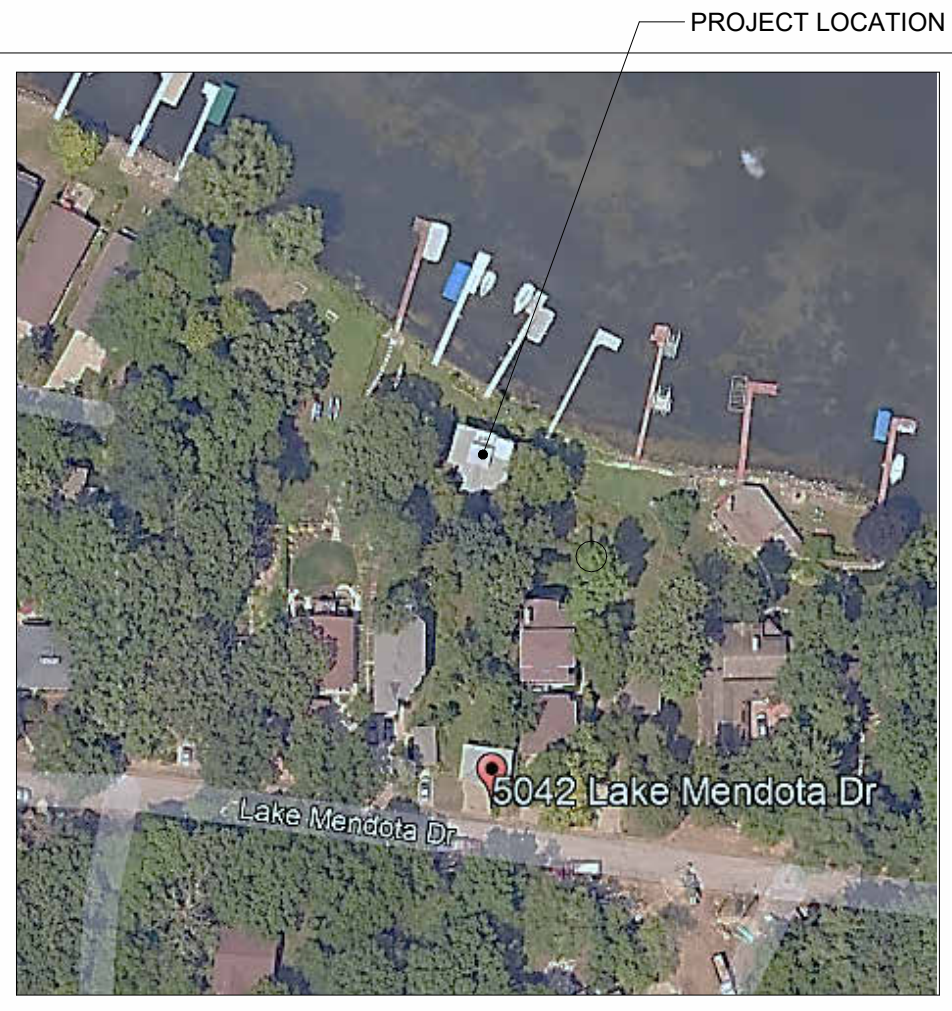


PLAN NORTH



LOCATION PLAN
DANE COUNTY, WI

PROJECT LOCATION



LOCATION PLAN
CITY OF MADISON

PROJECT LOCATION



PERSPECTIVE VIEW 1 - ACTUAL EXISTING



PERSPECTIVE VIEW 2 - ACTUAL EXISTING



General Engineering Company

P.O. Box 340 • 916 Silver Lake Dr. • Portage, WI 53901
608-742-2169 (Office) • 608-742-2592 (Fax)

www.generalengineering.net

This document contains confidential information of General Engineering Company. No part of this document may be reproduced or transmitted in any form or by any means, electronic or mechanical, including photocopying, recording, or by any information storage and retrieval system, without prior written permission from General Engineering Company.

TITLE SHEET
GATES/SCHRANK LAKE HOME LOFT EXPANSION
CHUCK GATES & CANDY SCHRANK

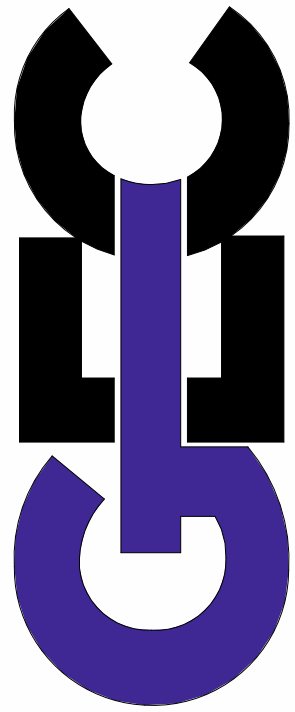
5042 LAKE MENDOTA DRIVE
CITY OF MADISON
DANE COUNTY, WI, 53705

REVISIONS	NO.	BY	DATE

ISSUED FOR
CITY APPROVAL

DRAWN BY	RJB
REVIEWED BY	JRN
ISSUE DATE	11/17/2025
GEC FILE NO.	2-0425-259
SHEET NO.	

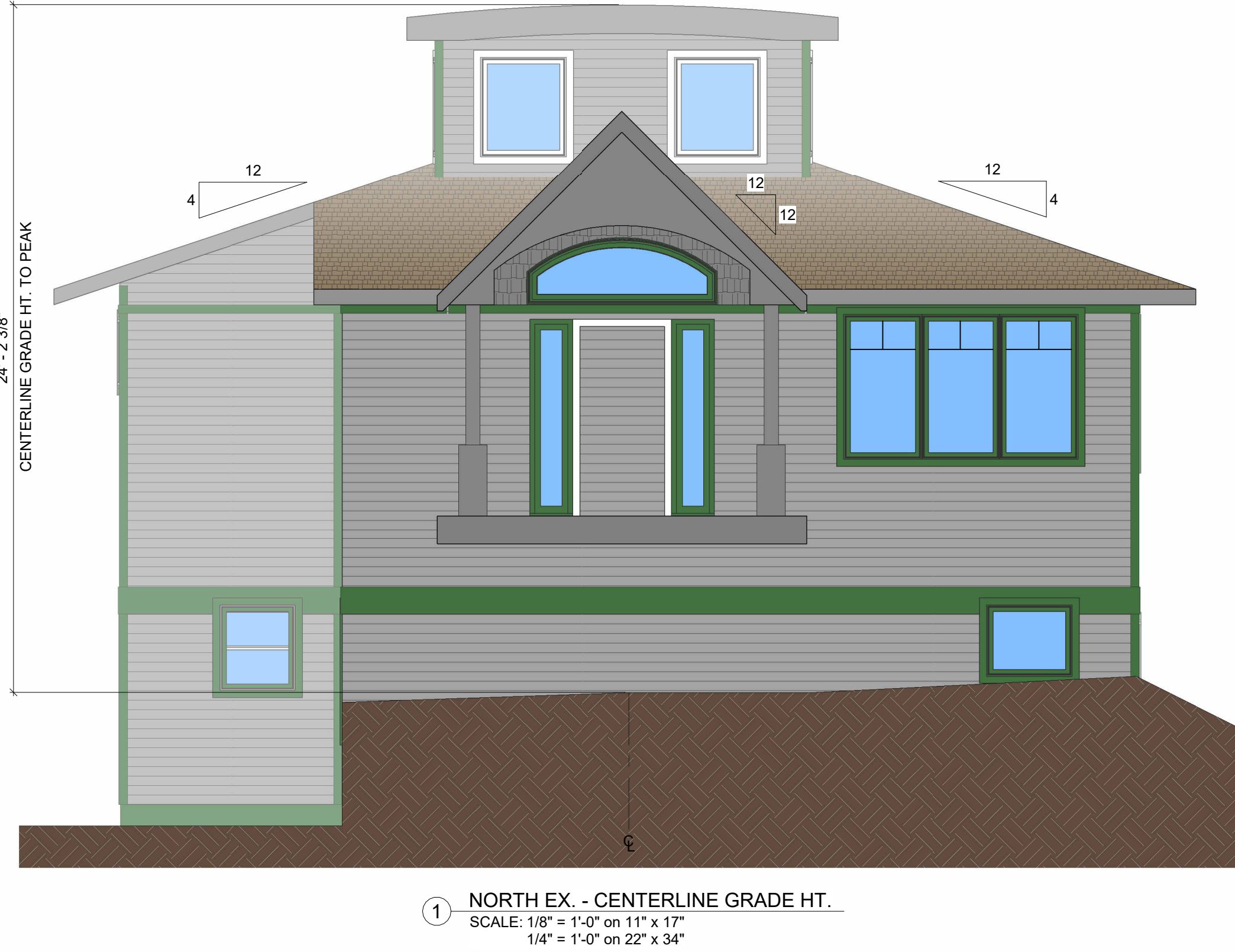
G0.0



Engineers • Consultants • Inspectors

General Engineering Company
P.O. Box 340
916 Silver Lake Drive
Portage, WI 53901

Phone: 608-742-2169
Fax: 608-742-2592
E-mail: gec@generalengineering.net
www.generalengineering.net



DRAWN BY	RJB
REVIEWED BY	JRN
ISSUE DATE	11/17/2025
GEC FILE NO.	2-0425-259
SHEET NO.	

A1.0

ISSUED FOR
CITY APPROVAL

REVISIONS	NO.	BY	DATE

ELEVATIONS - EXISTING - GRADE MP
GATES/SCHRANK LAKE HOME LOFT EXPANSION
CHUCK GATES & CANDY SCHRANK

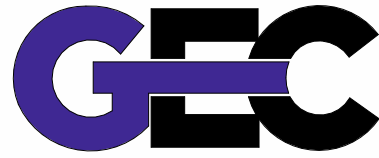
5042 LAKE MENDOTA DRIVE
CITY OF MADISON
DANE COUNTY, WI, 53705

General Engineering Company

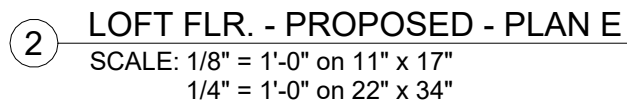
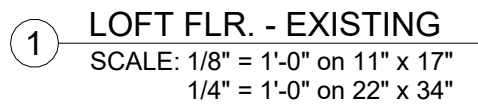
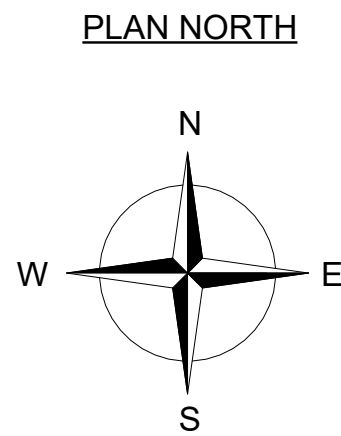
P.O. Box 340 • 916 Silver Lake Dr. • Portage, WI 53901
608-742-2169 (Office) • 608-742-2592 (Fax)

www.generalengineering.net

This document contains confidential information of General Engineering Company. No portion of this document may be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without prior written permission, either in whole or in part, except as specifically authorized by General Engineering Company.



- PUBLIC RESTROOMS SHALL BE COVERED WITH SMOOTH, HARD, NONABSORBENT MATERIALS EXTENDING A MINIMUM OF 6" ABOVE FLOOR LEVEL. WALLS WITHIN 2 FT. OF URINALS OR WATER CLOSETS SHALL BE COVERED A MINIMUM OF 4 FT. ABOVE FLOOR LEVEL.
2. ROOM(S) WITH A MOP BASIN OR UTILITY SINK SHALL HAVE AN EXHAUST FAN WHICH RUNS CONTINUOUSLY WHILE THE BUILDING IS OCCUPIED.
3. PROVIDE ACCESS TO ATTIC COMPARTMENTS BY MEANS OF A 20" x 30" OPENING.
4. ROOF TRUSS SYSTEM TO BE DESIGNED & ENGINEERED BY OTHERS. THE LAYOUT SHOWN IS CONCEPTUAL.
5. ALL STAIR SHAFTS SHALL BE RATED WITH 1 HR. FIRE RATED DOOR ASSEMBLIES. ALL RATED DOORS SHALL HAVE A CLOSER.
6. ALL STAIRS SHALL HAVE HANDRAILS ON EACH SIDE INSTALLED IN ACCORDANCE WITH IBC 1003.3.3.11.
7. ALL EXTERIOR DOOR THRESHOLDS SHALL BE NO MORE THAN 1/2" IN HEIGHT.
8. PROVIDE THICKNESS MARKERS IN INCHES FACING THE ATTIC ACCESS OPENING, PER IECC 102.1, INSTALLED AT ONE FOR EVERY 3000 SF THROUGHOUT THE ATTIC SPACE IF THE INSULATION IS BLOWN OR SPRAYED INTO PLACE.
9. DRAFTSTOPPING SHALL BE INSTALLED IN COMBUSTIBLE ATTICS AT EVERY 3000SF.
10. PROVIDE ACCESS TO ATTIC COMPARTMENTS BY MEANS OF A 20" x 30" OPENING. THERE SHALL BE MINIMUM OF 30" CLEAR HEIGHT ABOVE EACH ACCESS.
11. STUD FRAMING EXTENDED TO STRUCTURE ABOVE SHALL HAVE 3" x 3 5/8" GALVANIZED STUD TRACK AT TOP. STUD FRAMING SHALL BE 3/4" FROM TOP OF TRACK AND HAVE NO MECHANICAL FASTENING TO ALLOW FOR 3/4" DEFLECTION.
12. VERIFY ALL EXISTING CONDITIONS, DIMENSIONS, AND ALIGNMENT OF WALLS. BRING ANY DISCREPANCIES TO THE ARCHITECTS ATTENTION PRIOR TO START OF FABRICATION/CONSTRUCTION.
13. PROVIDE 5/8" TYPE "X" GYPSUM BOARD AT ALL LOCATIONS UNLESS OTHERWISE NOTED. PROVIDE 5/8" TYPE "X" MOISTURE RESISTANT GYPSUM BOARD AT PLUMBING PARTITIONS AND PARTITION FACE WITHIN 6'-0" OF ALL PLUMBING FIXTURES. PROVIDE CEMENT PLASTER BOARD AS BACK-UP AT ALL CERAMIC WALL TILE LOCATIONS.
14. HOLD 5/8" CLEARANCE BETWEEN FLOOR AND GYPSUM BOARD. FILL GAP BETWEEN BOTTOM EDGE OF GYPSUM BOARD AND FLOOR WITH MOISTURE RESISTANT MASTIC CAULKING. STRIKE COMPOUND SMOOTH AND FLUSH WITH FACE OF PARTITION. REMOVE EXCESS MASTIC CAULKING FROM PARTITION AND FLOOR.
15. ALL VINYL OR FABRIC WALL COVERING AT CORRIDOR CORNER LOCATIONS TO RECEIVE A CLEAR PLASTIC CORNER GUARD TO A HEIGHT OF 8'-0" A.F.F. (IPC INSTITUTIONAL PRODUCTS CORP #8118 OR APPROVED EQUAL) UNLESS OTHER PROTECTION IS SPECIFIED.
16. CHANGES IN FLOOR MATERIALS SHALL BE LOCATED AT THE CENTERLINE OF DOORS UNLESS NOTED OTHERWISE.
17. VERIFY LOCATION OF ACCESS PANELS WITH MECHANICAL AND ELECTRICAL DRAWINGS FOR ACCESS TO MECHANICAL AND ELECTRICAL ITEMS.
18. SEAL PENETRATIONS IN FIRE RATED ASSEMBLIES AND SMOKE BARRIERS TO MEET REQUIRED RATINGS. UTILIZE UL APPROVED METHODS.
19. PROVIDE 16 GAUGE SHEET METAL BANDING AS REQUIRED TO SUPPORT ALL CABINETS, SHELVES, BUILT-INS, EQUIPMENT OR ACCESSORIES. COORDINATE WITH VENDOR DOCUMENTS WHERE SUCH CONDITIONS APPLY.
20. NOTIFY THE ARCHITECT IF ELECTRICAL/COMMUNICATION/HVAC/ PLUMBING/ITEMS DEPICTED CONFLICT WITH ADA REQUIREMENTS OR INDUSTRY STANDARDS PRIOR TO INSTALLATION.
NOTE: ALL DEVICES AND CONTROLS TO BE INSTALLED WITHIN A MAXIMUM OF 4" OF EACH OTHER HORIZONTALLY (NOT 16" O.C.) AND ALIGN THE BOTTOMS OF EACH ITEM. IN THE VERTICAL POSITION ALIGN THE ITEMS OF CENTERLINES.
21. DURING CONSTRUCTION, AREA SHALL BE KEPT BROOM CLEAN AND FREE OF DEBRIS.
22. CONSTRUCTION SHALL BE IN ACCORDANCE WITH STATE AND LOCAL CODES.
23. SALVAGED MATERIAL SHALL BE CLEANED AND RETURNED TO THE OWNER AS DIRECTED.
24. PROVIDE CONTINUOUS VAPOR BARRIER (ON WARM SIDE OF WALL) ALONG ENTIRE PERIMETER OF EXTERIOR WALL FROM FLOOR TO ROOF DECK. ALL PENETRATIONS TO BE SEALED.
25. ALL PENETRATIONS OF EXTERIOR WALL ARE TO BE MADE AIR TIGHT.

[illegible]

ISSUED FOR
CITY APPROVAL

DRAWN BY	RJB
REVIEWED BY	JRN
ISSUE DATE	11/17/2025
GEC FILE NO.	2-0425-259
SHEET NO.	

A2.2

5042 (shown by red arrow) From Lake and West Shoreline



5042 From Lake and East Shoreline



5042 From Lake in Winter



5042 From Garage towards House in Fall



5042 From Garage toward House in Summer



5042 From lot line with East Neighbors



5042 From lot line with West Neighbors



From 5042's Proposed Loft Addition Toward East Neighbors



From 5042's Proposed Loft Addition Straight Uphill



From 5042's Proposed Loft Addition Toward West Neighbors



3212 COMMERCIAL AVE
MADISON, WI 53714
(608) 221-1799
www.chadsdesignbuild.com



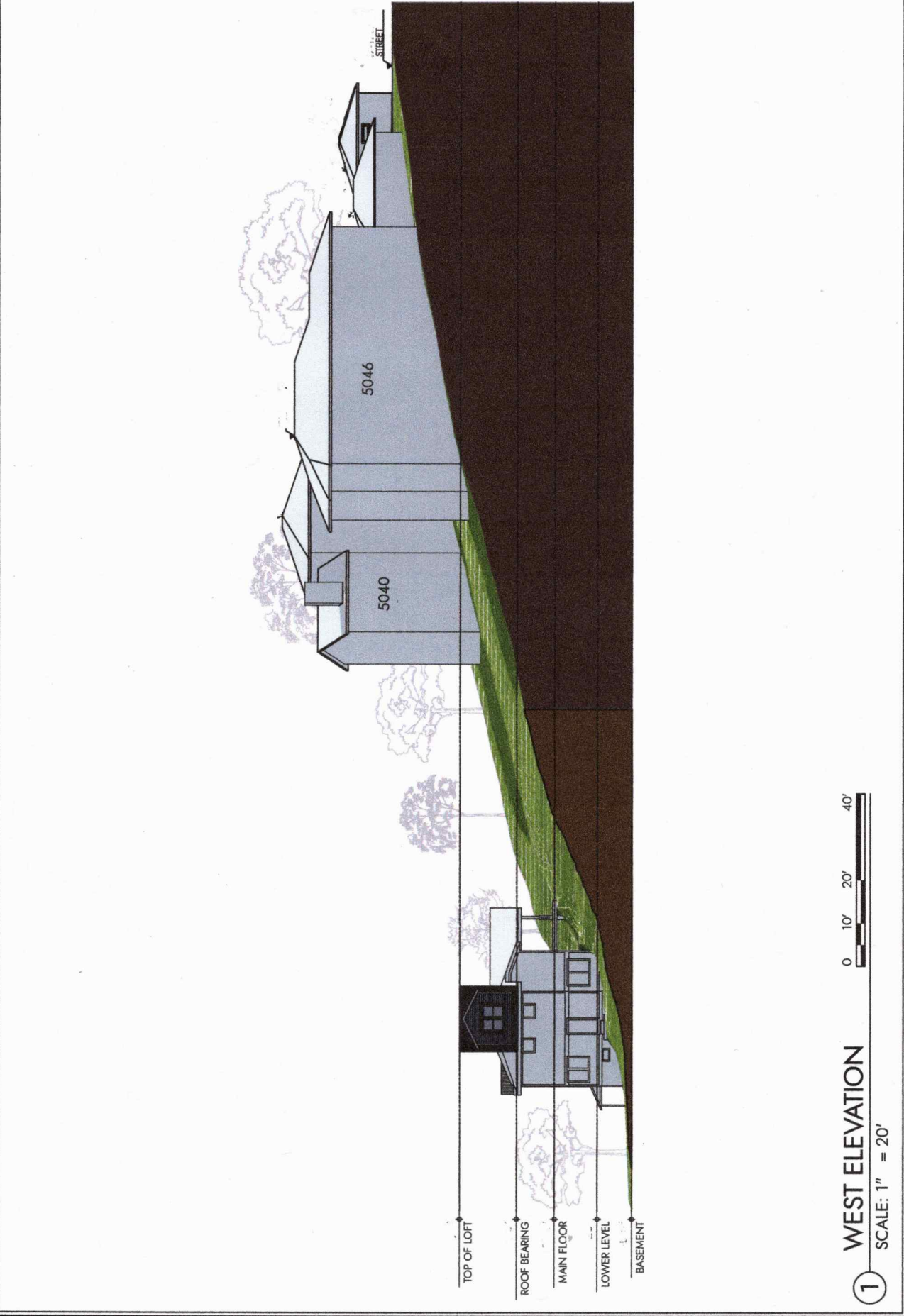
GATES ADDITION
CHUCK GATES
5042 LAKE MENDOTA DRIVE
MADISON, WI 53705
(608) 358-0372 - chuck.gates@mendotaspring.com

ID	CHANGE NAME	DATE

ISSUE DATE:
1/31/25

A3.4

WEST ELEVATION



11/14/2025

To Whom it May Concern,

As the residents of 5040 Lake Mendota Dr. we were asked by our neighbors, Chuck Gates and Candy Schrank, to review their proposed loft addition at 5042 Lake Mendota Dr. We fully approve of the design proposal and have no concerns regarding this project moving forward. You may contact us at hennessy.david.w@gmail.com if further follow up is requested.

Sincerely,

A handwritten signature in black ink, appearing to read "David Hennessy", with a long, sweeping horizontal line extending to the right.

David and Jennifer Hennessy

November 17, 2025

To Whom It May Concern:

We have talked with our neighbors Chuck Gates and Candy Schrank at 5042 Lake Mendota Dr. They have explained to us their project and showed us the plans to update their home, especially adding space to their loft. We, Kathy Schlimgen and Robert Fillingame agree that this would not cause us a problem and therefore approve of their plan. If you have questions, you may contact us by phone, 608-238-4067 or 608-712-9862, or email.

The email addresses are: kaschlim@wisc.edu and rfillin@wisc.edu

Respectfully,

Kathy Schlimgen 

Robert Fillingame 

5046 Lake Mendota Dr.

Madison, WI. 53705