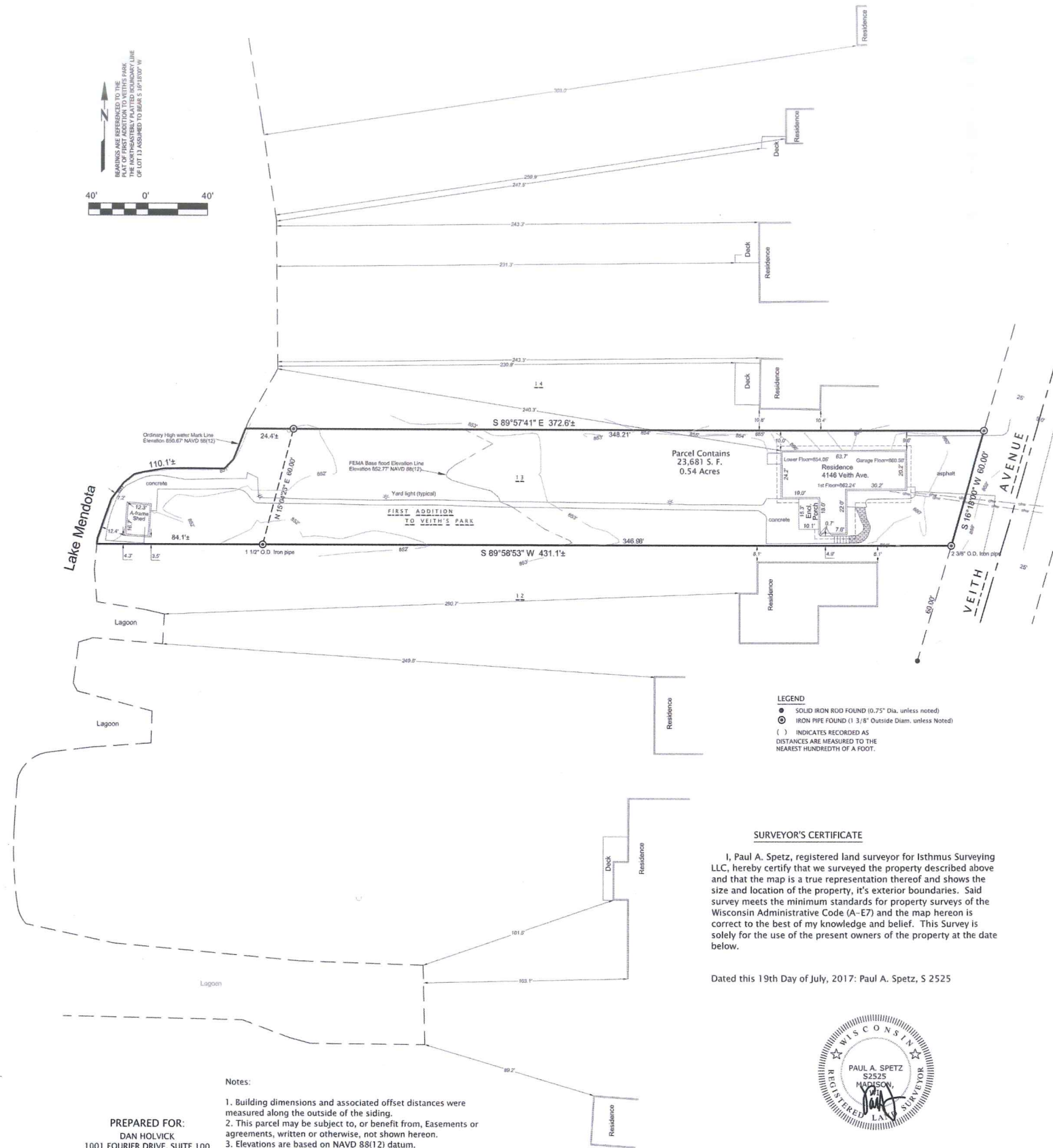


Plat of Survey

Legal Description as Provided:
 Lot Thirteen (13), First Addition to Veith's Park, in the City of Madison, Dane County, Wisconsin.



LEGEND
 ● SOLID IRON ROD FOUND (0.75" Dia. unless noted)
 ⊙ IRON PIPE FOUND (1 3/8" Outside Diam. unless noted)
 () INDICATES RECORDED AS DISTANCES ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT.

SURVEYOR'S CERTIFICATE

I, Paul A. Spetz, registered land surveyor for Isthmus Surveying LLC, hereby certify that we surveyed the property described above and that the map is a true representation thereof and shows the size and location of the property, its exterior boundaries. Said survey meets the minimum standards for property surveys of the Wisconsin Administrative Code (A-E7) and the map hereon is correct to the best of my knowledge and belief. This Survey is solely for the use of the present owners of the property at the date below.

Dated this 19th Day of July, 2017: Paul A. Spetz, S 2525



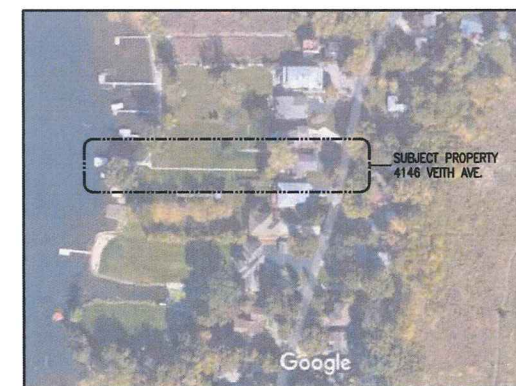
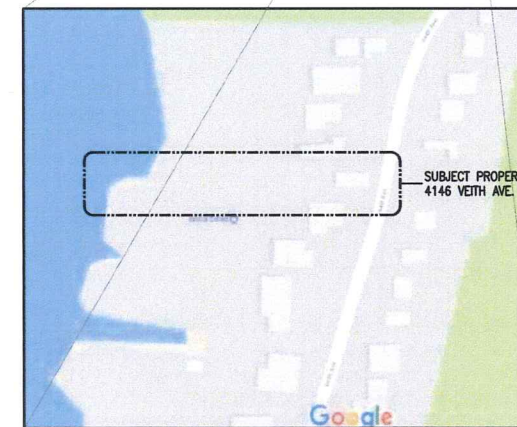
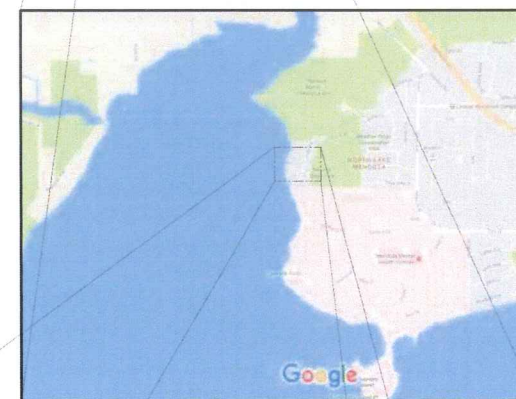
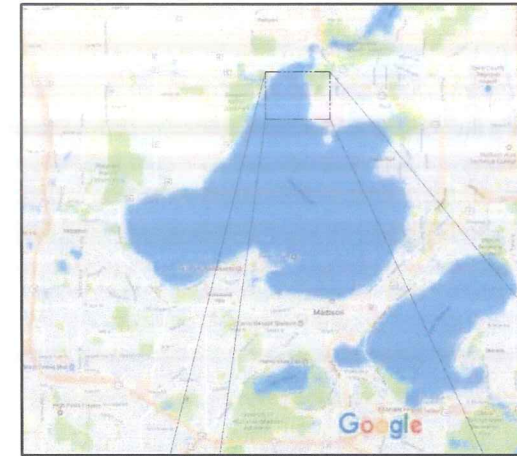
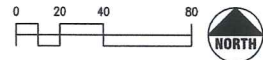
Notes:

1. Building dimensions and associated offset distances were measured along the outside of the siding.
2. This parcel may be subject to, or benefit from, Easements or agreements, written or otherwise, not shown hereon.
3. Elevations are based on NAVD 88(12) datum.

PREPARED FOR:
 DAN HOLVICK
 1001 FOURIER DRIVE, SUITE 100
 MADISON, WI 53717

PREPARED BY:
 ISTHMUS SURVEYING, LLC
 450 NORTH BALDWIN STREET
 MADISON, WI 53703
 (608) 244.1090
 www.isthmussurveying.com

2 EXISTING SITE SURVEY
 1" = 40' - 0"



1 SITE LOCATION MAPS AND AERIAL PHOTO
 NOT TO SCALE

HOLVICK/MADER RESIDENCE 4146 VEITH AVENUE

SINGLE-FAMILY RESIDENTIAL ADDITION
 LAKE MENDOTA LAKEFRONT PROPERTY

PROJECT DESCRIPTION:

PROPERTY OWNER WISHES TO REMODEL AND EXPAND THE EXISTING SINGLE-STORY RESIDENCE BY ADDING A GARAGE, NEW ENTRY, AND TWO-STORY ADDITION TO THE LAKEFRONT SIDE OF THE EXISTING STRUCTURE.

SUBMITTAL REQUEST:

BASED ON CITY LAKEFRONT ZONING REGULATIONS, THE EXPANSION PLANS REQUIRE A CONDITIONAL USE PERMIT (EXCEEDS 500 SF OF FLOOR AREA), AND A VARIANCE TO THE LAKEFRONT SETBACK. WITH THIS SUBMISSION PACKAGE (SEPARATELY TO BOTH CITY ZONING AND TO ZONING BOARD OF APPEALS), WE ARE REQUESTING APPROVAL OF BOTH A CONDITIONAL USE PERMIT, AND A VARIANCE TO THE LAKEFRONT SETBACK TO ALLOW THE PROPOSED EXPANSION.

CASE FOR VARIANCE:

AS ILLUSTRATED ON SHEET A1.2 FOLLOWING, THE CURRENT PROPERTY IS SUBSTANTIALLY FARTHER FROM THE ORDINARY HIGH WATER MARK OF LAKE MENDOTA THAN EACH OF THE NEIGHBORING PROPERTIES. IN CALCULATING THE SETBACKS, IT IS APPARENT THAT IN USING MULTIPLE METHODS TO DETERMINE THE REQUIREMENT, THIS PROPERTY WOULD EASILY MEET THE ORDINANCE, EXCEPT FOR THE MOST RESTRICTIVE MEDIAN SETBACK CASE.

ZONING DISTRICT: "SR-C2" ZONING DISTRICT
 (SUBURBAN RESIDENTIAL-CONSISTENT DISTRICT 2)
 WETLAND OVERLAY DISTRICT

FRONT YD SETBACK: 30' MINIMUM SETBACK
LAKEFRONT YARD: SETBACK REQUIREMENTS (1 OF 3 METHODS POSSIBLE)
 1. AVERAGE OF TWO ADJOINING PROPERTIES
 2. EQUAL TO THE ONE DEVELOPED LOT ADJACENT (N/A)
 3. MEADIAN OF PROPERTIES 300' EA. SIDE
 OR 30% OF LOT DEPTH - WHICHEVER IS GREATER

SETBACK CALCULATION: (ALTERNATE METHODS BELOW)
 1. AVERAGE =
 2. (NOT APPLICABLE)
 3. MEDIAN = 245.1' (SEE CALCULATION ON SHEET A1.2)
 30% OF LOT DEPTH = 111' (NORTH); 129' (SOUTH)

MAX HEIGHT: 2-STORY, 35' MAX.
 MEASURED AT MID-POINT OF LENGTH OF SIDE

MAX. LOT COVERAGE: UP TO 50% COVERAGE ALLOWABLE
LOT AREA: 23,681 SF
MAX. ALLOWABLE COVERAGE: 11,840 SF

Sketch works
 architecture
 778 ELMWOOD AVENUE, SUITE 208 • MADISON, WISCONSIN 53702

HOLVICK/MADER RESIDENCE
 ADDITION AND INTERIOR REMODEL
 4146 VEITH AVE., MADISON, WI

EXISTING SITE SURVEY
 (PREPARED BY ISTHMUS SURVEYING)

10/18/2017
 ZONING REVIEW

A1.1

PREPARED BY:
ISTHMUS SURVEYING, LLC
 450 NORTH BALDWIN STREET
 MADISON, WI 53703
 (608) 244.1090
 www.isthmussurveying.com

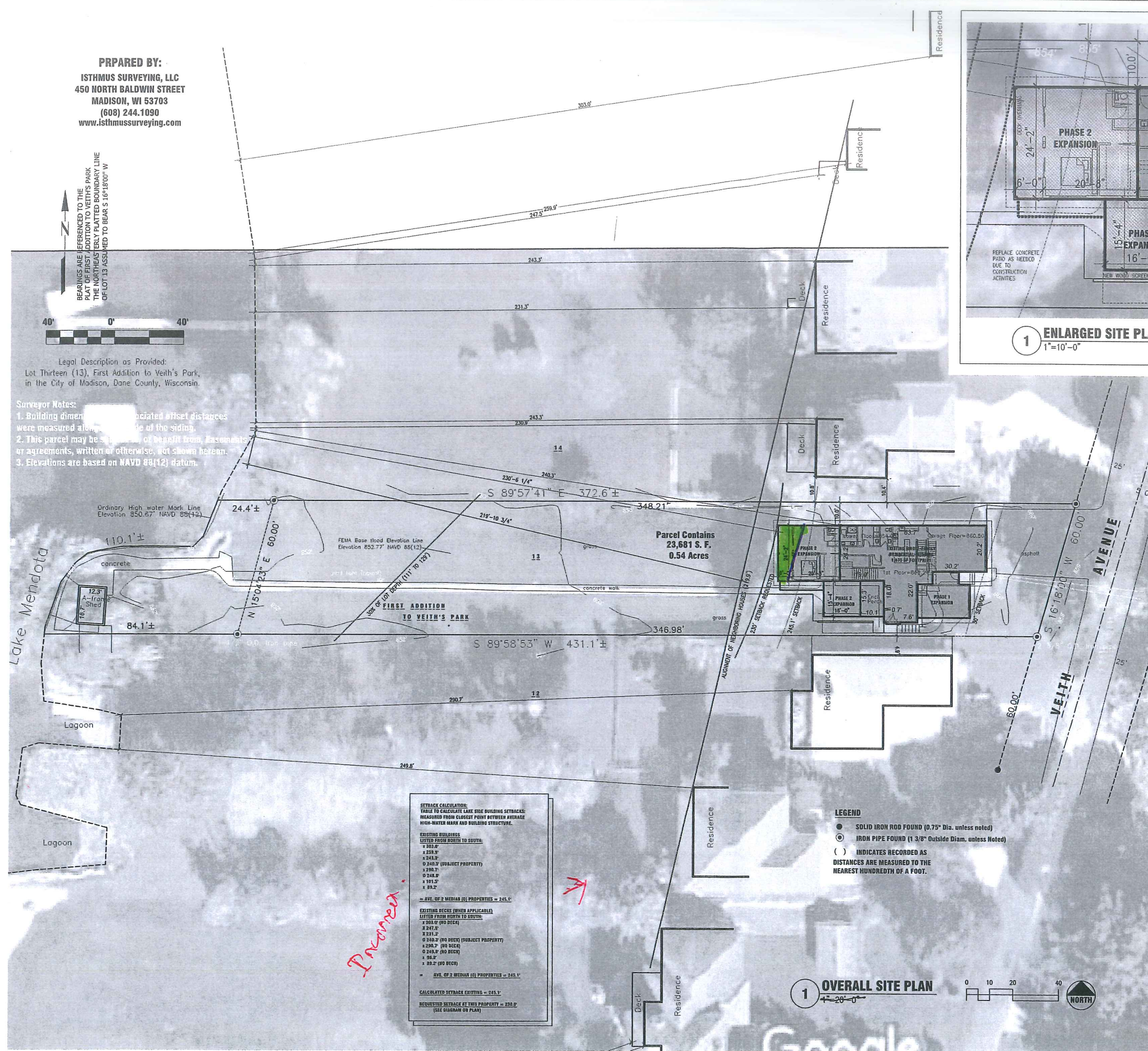
BEARINGS ARE REFERENCED TO THE
 PLAT OF FIRST ADDITION TO VEITH'S PARK
 THE NORTHEASTERLY PLATTED BOUNDARY LINE
 OF LOT 13 ASSUMED TO BEAR S 16°18'00" W



Legal Description as Provided:
 Lot Thirteen (13), First Addition to Veith's Park,
 in the City of Madison, Dane County, Wisconsin.

Surveyor Notes:

1. Building dimensions and associated offset distances were measured along the inside of the siding.
2. This parcel may be subject to easements, encroachments or agreements, written or otherwise, not shown hereon.
3. Elevations are based on NAVD 88(12) datum.



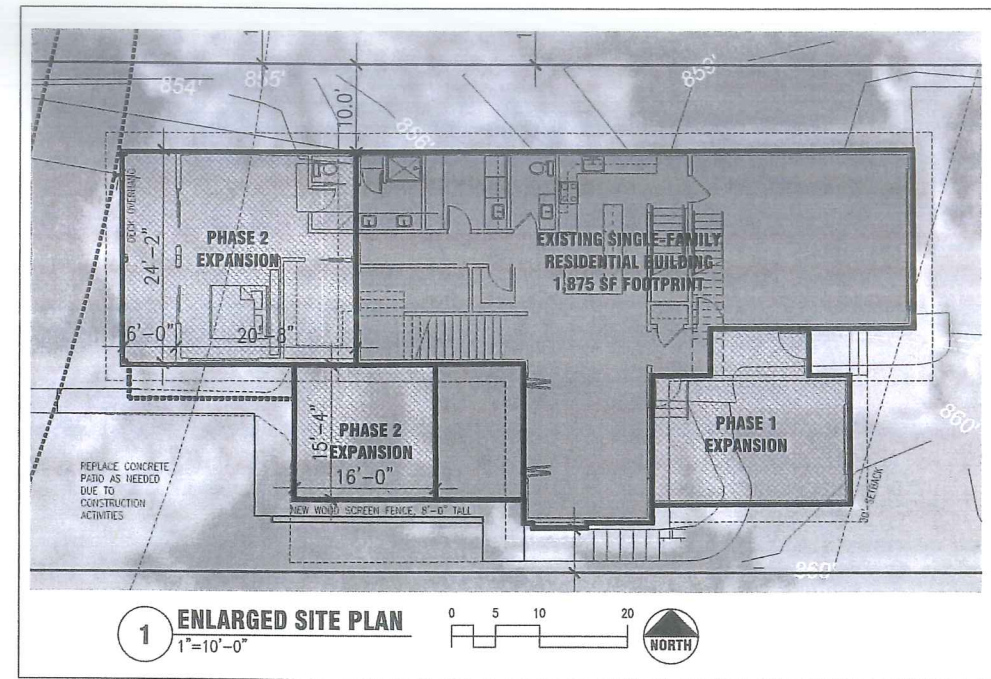
SETBACK CALCULATION:
 TABLE TO CALCULATE LAKE SIDE BUILDING SETBACKS:
 MEASURED FROM CLOSEST POINT BETWEEN AVERAGE
 HIGH-WATER MARK AND BUILDING STRUCTURE.

EXISTING BUILDINGS LISTED FROM NORTH TO SOUTH:
x 252.0'
x 259.0'
x 243.0'
o 240.0' (SUBJECT PROPERTY)
x 290.0'
o 248.0'
x 195.0'
x 89.2'
= AVE. OF 2 MEDIAN (O) PROPERTIES = 245.1'

EXISTING DECKS (WHEN APPLICABLE) LISTED FROM NORTH TO SOUTH:
x 301.0' (NO DECK)
x 247.0'
x 231.0'
o 240.0' (NO DECK) (SUBJECT PROPERTY)
x 290.0' (NO DECK)
o 248.0' (NO DECK)
x 89.2' (NO DECK)
= AVE. OF 2 MEDIAN (O) PROPERTIES = 245.1'

CALCULATED SETBACK EXISTING = 245.1'
 REQUESTED SETBACK AT THIS PROPERTY = 230.0'
 (SEE DIAGRAM ON PLAN)

Incorrect



1 ENLARGED SITE PLAN
 1"=10'-0"

→ Required Setback Average

$459.2 \times 101.5 = 46500.8$
 $249.8 \times 290.7 = 72590.86$
 $230.9 \times 231.3 = 53413.07$
 $247.5 \times 247.5 = 61256.25$
 $239.4 \times 247.5 = 59251.5$

10-27-17
MIT

*Single-story Single-family Home
 Two-story Addition
 Lakefront setback*

239.4' Required
230.0' Provided
 8.9' Variance

1 OVERALL SITE PLAN
 1"=20'-0"



Sketchworks
 architecture
 1718 ELAMWOOD AVENUE, SUITE 208, MADISON, WISCONSIN 53702

HOLVICK/MADER RESIDENCE
 ADDITION AND INTERIOR REMODEL
 4148 VEITH AVE., MADISON, WI

SITE PLAN
PROPOSED

10/18/2017
 ZONING REVIEW

A1.2

PREPARED BY:
ISTHMUS SURVEYING, LLC
 450 NORTH BALDWIN STREET
 MADISON, WI 53703
 (608) 244.1090
 www.isthmussurveying.com

BEARINGS ARE REFERENCED TO THE
 PLAT OF FIRST ADDITION TO VEITH'S PARK
 THE NORTHEASTERLY PLATTED BOUNDARY LINE
 OF LOT 13 ASSUMED TO BEAR S 16°18'00" W



Legal Description as Provided:
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3. Elevations are based on NAVD 88(12) datum.

MEASURING TO POINT ON NEIGHBORS PROPERTY LESSENS SETBACK DESPITE MUCH LARGER LOT DEPTH ON SUBJECT PROPERTY

LINE SHOWING ALIGNMENT OF ALL OF NEIGHBORS PROPERTIES, THE PROPOSED EXPANSION WOULD STILL BE BACK OF THIS ALIGNMENT

CALC METHOD 3B: 30% OF LOT DEPTH

Parcel Contains
 23,681 S. F.
 0.54 Acres

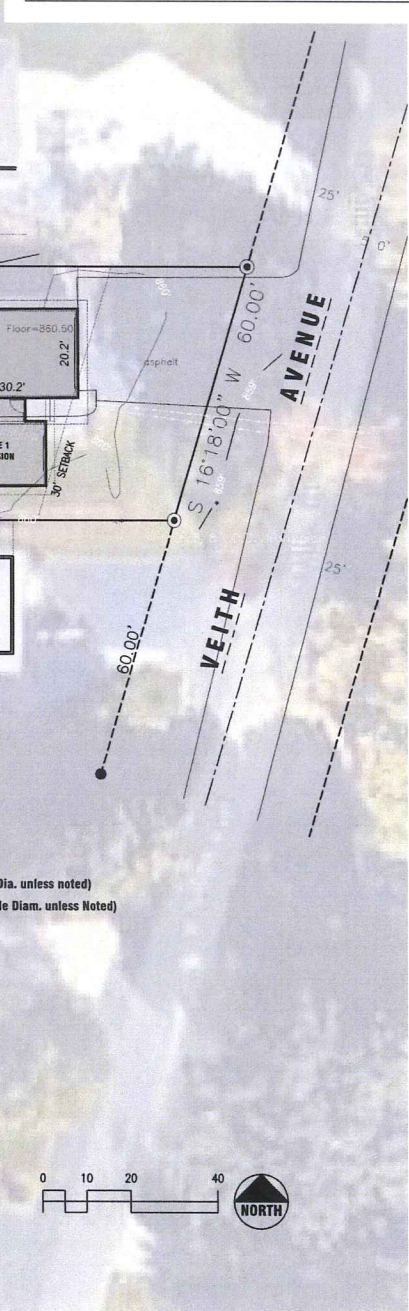
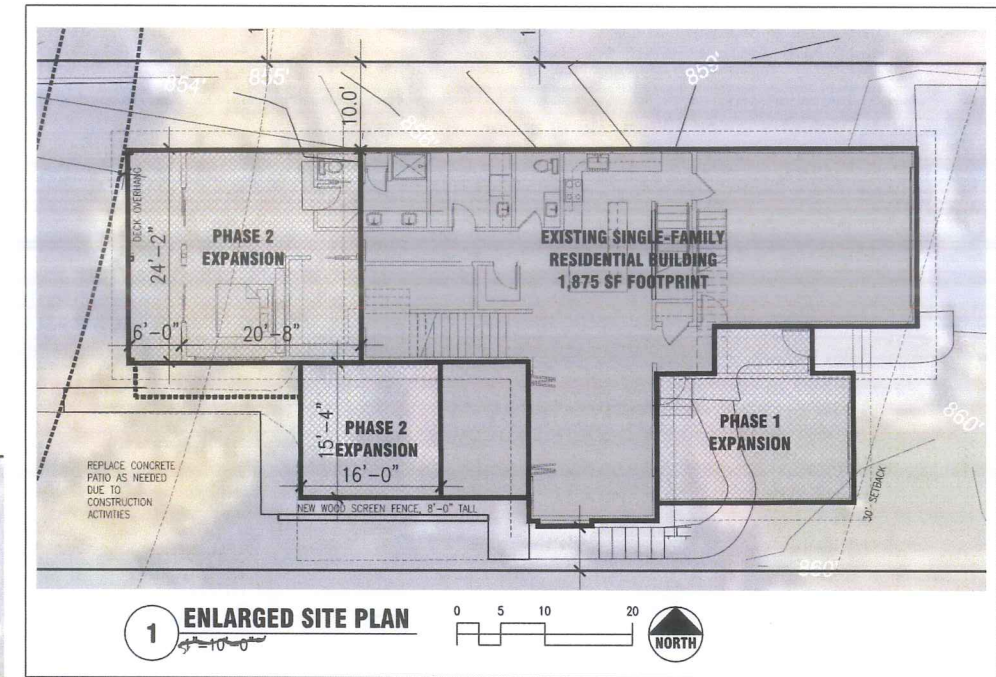
SETBACK CALC METHOD 3(A) PER CITY ZONING ORDINANCE. (THIS REPRESENTS THE MOST STRICT SETBACK INTERPRETATION OF THE 3 METHODS)

SETBACK CALCULATIONS:
 TABLE TO CALCULATE LAKE SIDE BUILDING SETBACKS:
 MEASURED FROM CLOSEST POINT BETWEEN AVERAGE HIGH-WATER MARK AND BUILDING STRUCTURE.

EXISTING BUILDINGS LISTED FROM NORTH TO SOUTH:	
x 143.2'	
x 258.9'	
x 243.2'	
o 246.2' (SUBJECT PROPERTY)	
x 280.7'	
o 249.2'	
x 181.2'	
x 89.2'	
= AVE. OF 2 MEDIAN (O) PROPERTIES = 245.1'	
EXISTING DECKS (WHEN APPLICABLE) LISTED FROM NORTH TO SOUTH:	
x 303.2' (NO DECK)	
x 241.2'	
x 211.2'	
o 248.2' (NO DECK) (SUBJECT PROPERTY)	
x 280.7' (NO DECK)	
o 248.2' (NO DECK)	
x 58.2' (NO DECK)	
x 89.2' (NO DECK)	
= AVE. OF 2 MEDIAN (O) PROPERTIES = 245.1'	
CALCULATED SETBACK EXISTING = 245.1'	
REQUESTED SETBACK AT THIS PROPERTY = 230.0'	
(SEE DIAGRAM ON PLAN)	

- LEGEND**
- SOLID IRON ROD FOUND (0.75" Dia. unless noted)
 - IRON PIPE FOUND (1 3/8" Outside Diam. unless Noted)
 - () INDICATES RECORDED AS DISTANCES ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT.

1 OVERALL SITE PLAN
 1"=20'-0"



Sketch works
 architecture
 775 E. MICHIGAN AVENUE, SUITE 208 • MADISON, WISCONSIN 53704

HOLVICK/MADER RESIDENCE
 ADDITION AND INTERIOR REMODEL

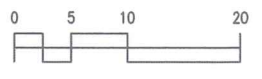
SITE PLAN
PROPOSED

10/18/2017
 ZONING REVIEW

A1.2



1 ENLARGED SITE PLAN
1"=10'-0"



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MEASURING TO POINT ON NEIGHBORS PROPERTY LESSENS SETBACK DESPITE MUCH LARGER LOT DEPTH ON SUBJECT PROPERTY

LINE SHOWING ALIGNMENT OF ALL OF NEIGHBORS PROPERTIES, THE PROPOSED EXPANSION WOULD STILL BE BACK OF THIS ALIGNMENT

CALC METHOD 3B:
30% OF LOT DEPTH

Parcel Contains
23,681 S. F.
0.54 Acres

Lake Mendota

VEITH AVENUE

SETBACK CALC METHOD 3(A) PER CITY ZONING ORDINANCE. (THIS REPRESENTS THE MOST STRICT SETBACK INTERPRETATION OF THE 3 METHODS)

SETBACK CALCULATION:
TABLE TO CALCULATE LAKE SIDE BUILDING SETBACKS, MEASURED FROM CLOSEST POINT BETWEEN AVERAGE HIGH-WATER MARK AND BUILDING STRUCTURE.

EXISTING BUILDINGS LISTED FROM NORTH TO SOUTH:

- ± 303.0'
- ± 259.0'
- ± 243.3'
- 0 240.3' (SUBJECT PROPERTY)
- ± 290.7'
- 0 249.8'
- ± 101.5'
- ± 89.2'

= AVE. OF 2 MEDIAN (O) PROPERTIES = 245.1'

EXISTING DECKS (WHEN APPLICABLE) LISTED FROM NORTH TO SOUTH:

- ± 303.0' (NO DECK)
- ± 247.5'
- ± 231.3'
- 0 240.3' (NO DECK) (SUBJECT PROPERTY)
- ± 290.7' (NO DECK)
- 0 249.8' (NO DECK)
- ± 96.8'
- ± 89.2' (NO DECK)

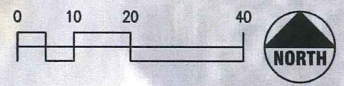
= AVE. OF 2 MEDIAN (O) PROPERTIES = 245.1'

CALCULATED SETBACK EXISTING = 245.1'

REQUESTED SETBACK AT THIS PROPERTY = 230.0'
(SEE DIAGRAM ON PLAN)

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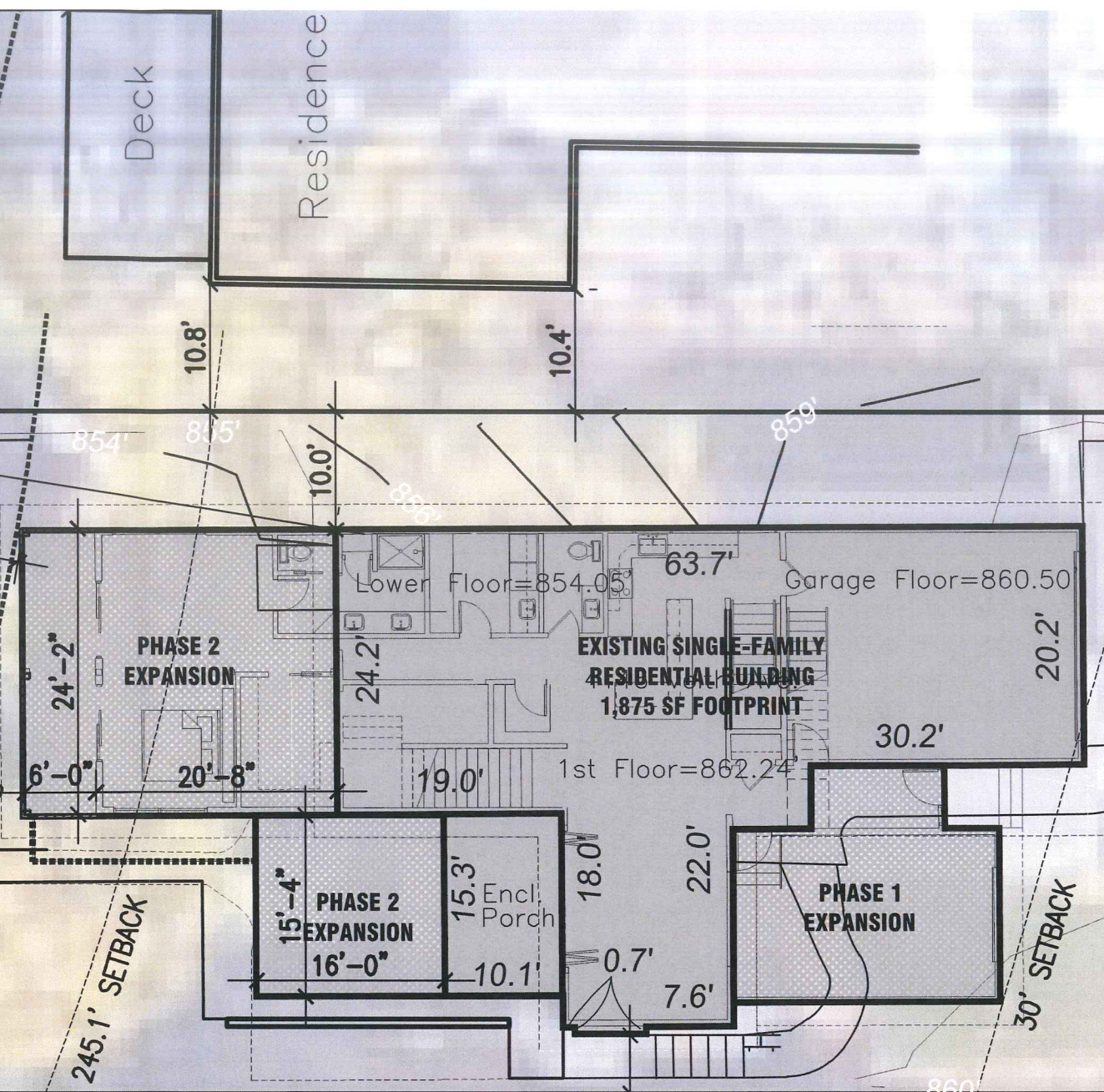
1 OVERALL SITE PLAN
1"=20'-0"



14

LINE SHOWING ALIGNMENT OF ALL OF NEIGHBORS PROPERTIES, THE PROPOSED EXPANSION WOULD STILL BE BACK OF THIS ALIGNMENT

Parcel Contains
23,681 S. F.
0.54 Acres



ALIGNMENT OF NEIGHBORING HOUSES (219.9')
230' SETBACK REQUESTED
245.1' SETBACK

REQUESTED 230' SETBACK

30' SETBACK

240.3'
E 372.6' ±

853' 348.21'

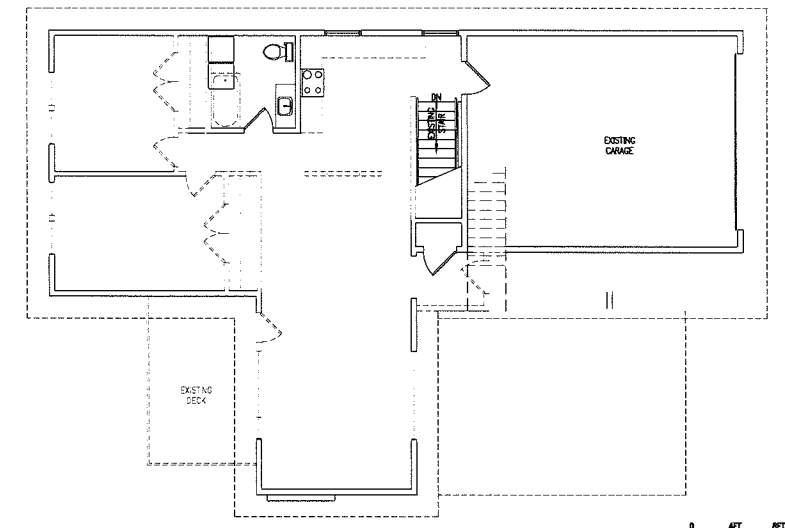
W 431.1' ±

346.98'

S 16° 18' 00"

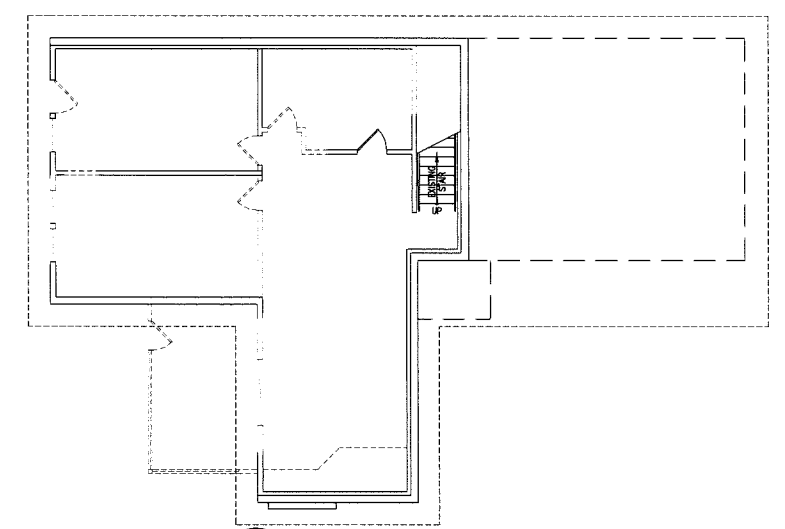
60.00'

VEIT



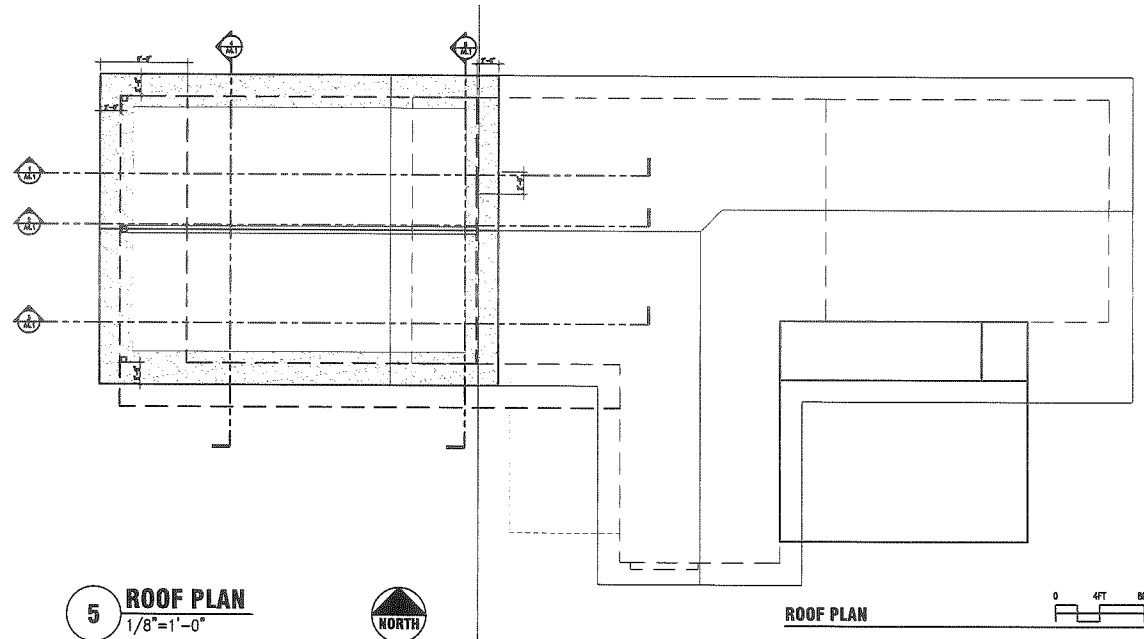
2 FIRST FLOOR DEMO PLAN
1/8"=1'-0"

FIRST FLOOR PLAN



1 BASEMENT DEMO PLAN
1/8"=1'-0"

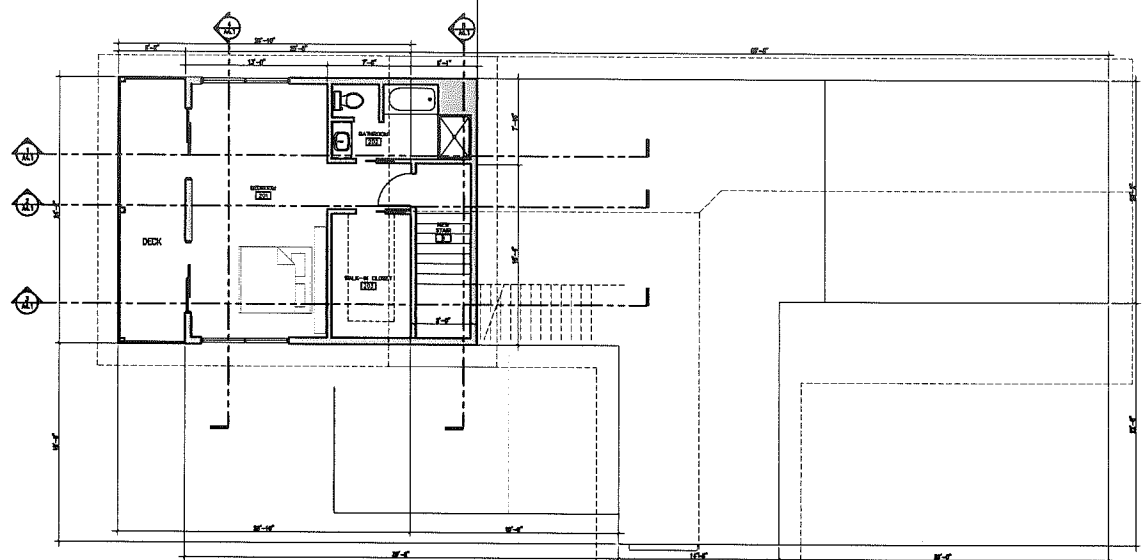
BASEMENT FLOOR PLAN



5 ROOF PLAN
1/8"=1'-0"



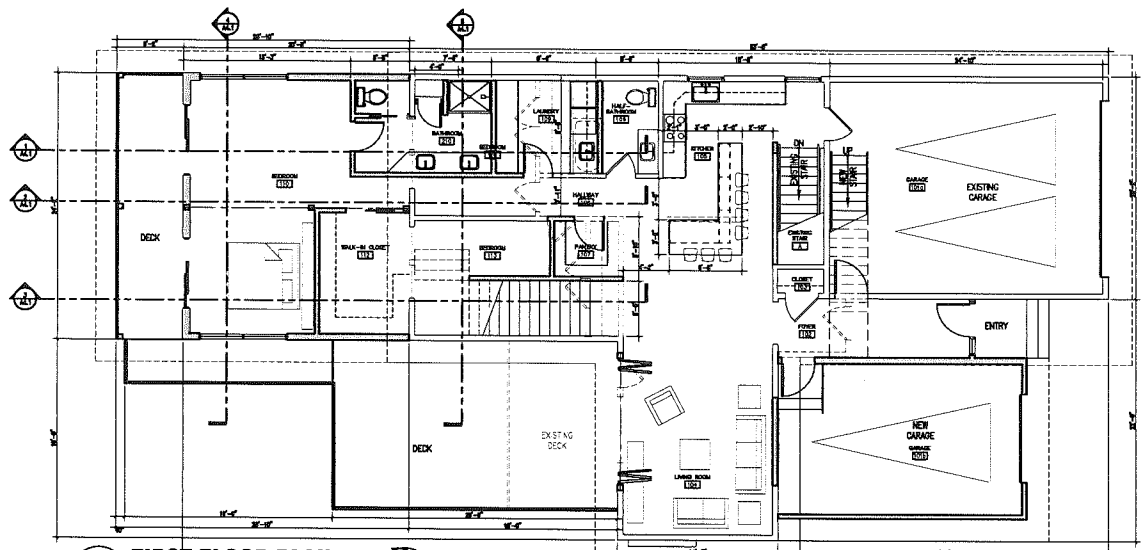
ROOF PLAN
0 4FT 8FT



4 SECOND FLOOR PLAN
1/8"=1'-0"



SECOND FLOOR PLAN
0 4FT 8FT



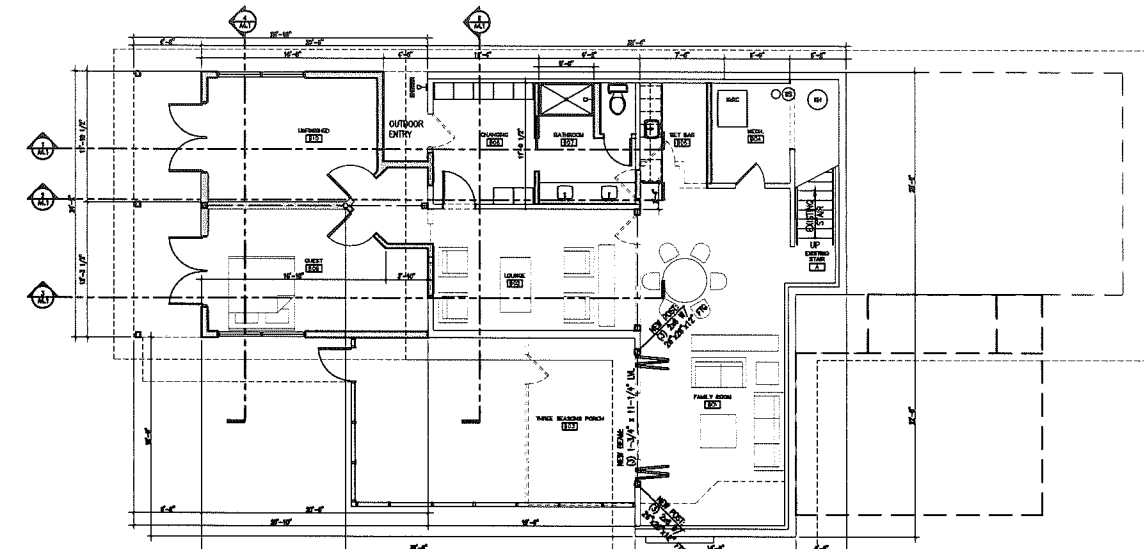
3 FIRST FLOOR PLAN
1/8"=1'-0"



FIRST FLOOR PLAN
0 4FT 8FT

FLOOR PLAN GENERAL NOTES

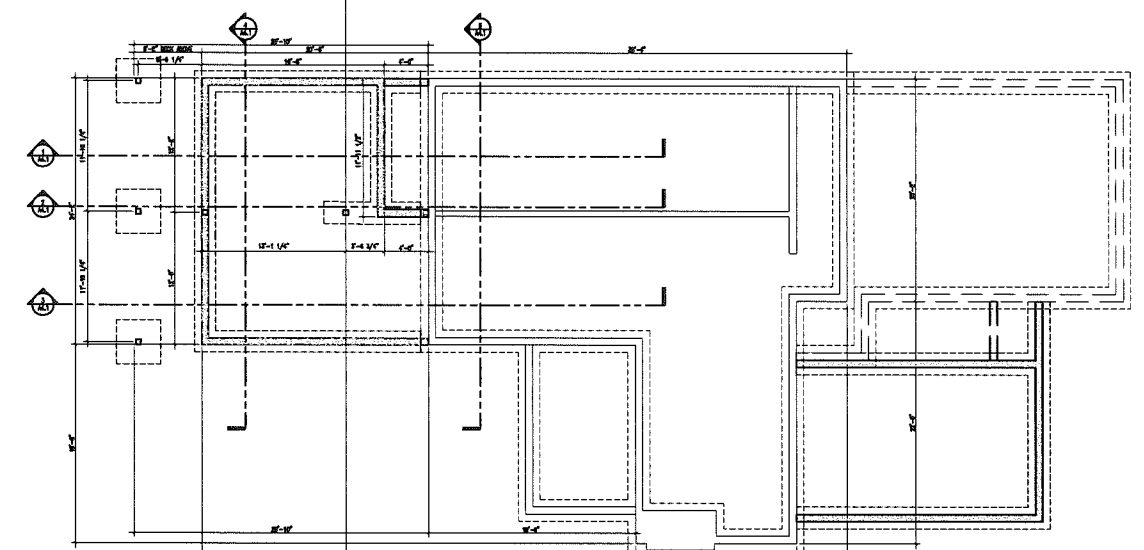
- A. MECHANICAL, ELECTRICAL AND PLUMBING IMPROVEMENTS TO BE DESIGN-BUILD, DESIGNED AS REQUIRED BY CURRENT BUILDING CODES. MEP DESIGN-BUILD CONTRACTOR(S) RESPONSIBLE FOR ENSURING CODE-COMPLIANT CONSTRUCTION OF NEW SYSTEMS IN TENANT SPACE.
- B. DIMENSIONS ARE TO FACE OF WALL OR TO COLUMN CENTERLINE UNLESS OTHERWISE NOTED. VERIFY ALL EXISTING CONDITIONS AND ADJUST WALL DIMENSIONS ACCORDINGLY. CONTACT ARCHITECT WITH ANY DISCREPANCIES.
- C. CONTRACTOR SHALL NOTIFY ARCHITECT, ENGINEER AND OWNER IMMEDIATELY UPON DISCOVERING ANY UNANTICIPATED STRUCTURAL CONDITIONS OR DISCREPANCIES WITH PROPOSED MODIFICATIONS.
- D. PATCH AND REPAIR ADJACENT WALLS AND FLOOR SURFACES TO PROVIDE A UNIFORM FINISH WHERE NECESSARY AT AREAS OF DEMOLITION, LOCATIONS OF REMOVED ACCESSORIES OR HARDWARE, AND ANY NEW OR RELOCATED WALLS. MATCH EXISTING FLOOR FINISHES, WALL FINISHES AND BASE MATERIALS UNLESS OTHERWISE SPECIFIED IN FINISH NOTES, FINISH PLANS, PARTITION TYPE DETAILS OR ELSEWHERE ON PLANS.
- E. GENERAL CONTRACTOR TO SECURE CONSTRUCTION AREA DURING CONSTRUCTION WORK. SEAL ALL DOORS AS REQUIRED. CONSTRUCT AND MAINTAIN A FLOOR TO CEILING DUST BARRIER, TO PROVIDE SEPARATION FOR DUST, DEBRIS AND SOUND.
- F. GENERAL CONTRACTOR TO COORDINATE CONSTRUCTION SCHEDULE TO MINIMIZE IMPACT ON EXISTING BUILDING OCCUPANCY. VERIFY SCHEDULED ACTIVITIES WITH OWNER PRIOR TO CONSTRUCTION START AND ARRANGE CONSTRUCTION SCHEDULE TO MEET OWNER'S NEEDS. COORDINATE SYSTEMS AND UTILITY SHUT-DOWNS WITH OWNER PRIOR TO COMMENCEMENT OF WORK.
- G. GENERAL CONTRACTOR TO MAINTAIN PATH THROUGH PORTIONS OF THE CONSTRUCTION AREA FOR ACCESS TO EGRESS ROUTES.
- H. CONTRACTOR TO COORDINATE ALL FINISHES, WINDOWS, SIDING, COLORS, ETC., DIRECTLY WITH OWNER.



2 BASEMENT PLAN
1/8"=1'-0"



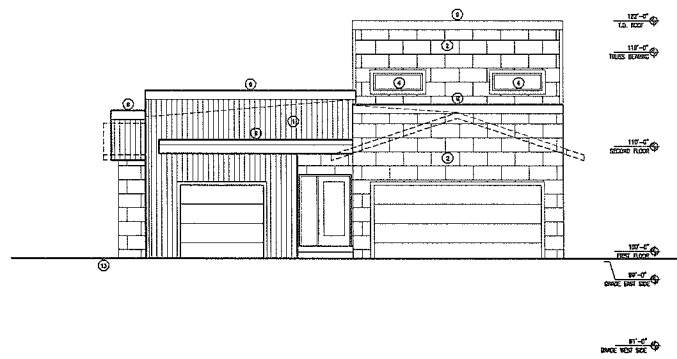
BASEMENT FLOOR PLAN
0 4FT 8FT



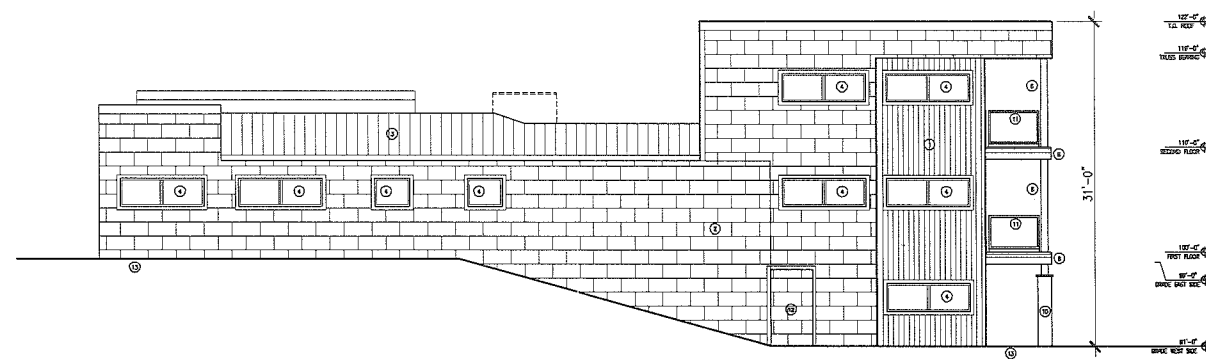
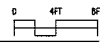
1 FOUNDATION PLAN
1/8"=1'-0"



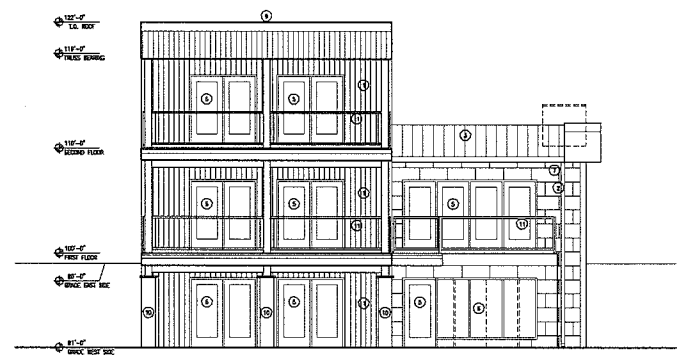
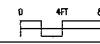
FOUNDATION PLAN
0 4FT 8FT



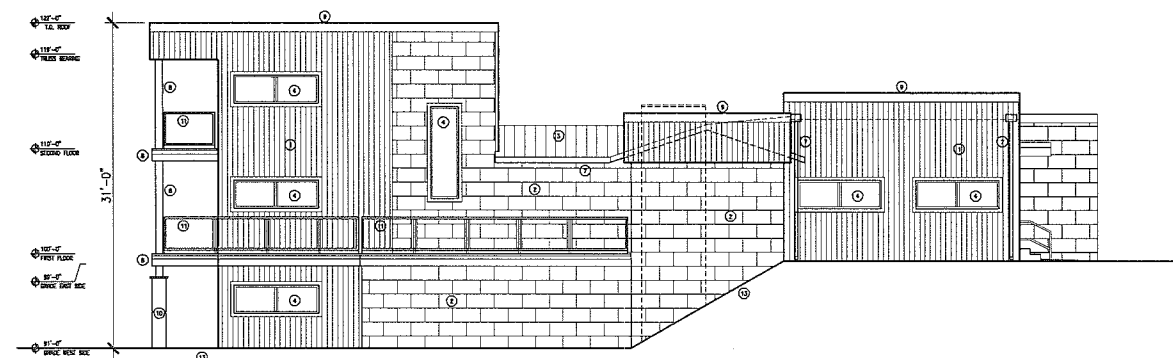
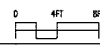
EAST ELEVATION



NORTH ELEVATION



WEST ELEVATION



SOUTH ELEVATION

