

PREPARED FOR:  
JIM AND JAN EISHER  
7212 ELMER ROAD  
BETHESDA, MD 20814

- LEGEND**
- = SET 3/4"x24" REBAR  
WT 15 LB PER LIN FT
  - = FOUND 3/4" REBAR
  - ⊘ = FOUND 1" PIPE (UNLESS NOTED)
  - (88) = RECORDED AS
  - X = SPOT ELEVATION
  - ☐ = MAIL BOX
  - ⊙ = POVERPOLE
  - ⊕ = MANHOLE
  - ⊖ = WATER VALVE
  - ⊞ = ELECTRIC METER
  - ⊠ = AC UNIT
  - ⊗ = GAS METER
  - ☼ = DECIDUOUS TREE (SIZE NOTED)

- LINE LEGEND**
- SAN — = SANITARY SEWER
  - COM — = UNDERGROUND COMMUNICATION
  - V — = WATER MAIN
  - E — = UNDERGROUND ELECTRIC
  - G — = UNDERGROUND GAS MAIN
  - DHU — = OVER HEAD UTILITIES

**CURVE TABLE**

C-#	RADIUS	CHORD BEARING	ARC	DELTA
C-1	440.00	N 83°45'55" W 50.50	50.52	08°34'45"
C-2	440.00	N 75°14'54" W 64.87	64.92	09°27'15"
C-3	440.00	S 85°08'55" W 104.16	104.41	13°35'45"

**NOTE:**  
USED RIGHT OF WAY AND RADIUS INFORMATION FROM RDYAL OAK ENGINEERING, INC. PLAT OF SURVEYS PER OFFICE MAPS No. 14080-L, 14113-L, AND 15800.

**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.) ELEVATIONS ARE REFERENCED TO NGVD 29'. SITE BENCHMARK 'A' IS A 3/4" REBAR LOCATED AT THE SOUTHWEST CORNER OF PARCEL. TOP OF REBAR = 856.44'. SITE BENCHMARK 'B' IS A 3/4" REBAR LOCATED AT THE NORTHEAST CORNER OF PARCEL. TOP OF REBAR = 853.63'.
- 4.) 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 OBSCURED 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. 1-800-248-8511. DIGGER'S HOTLINE TICKET NO. 2016-4608653.

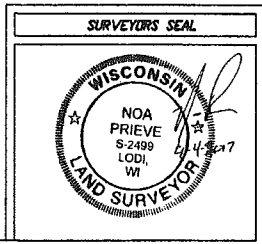
**DESCRIPTION PARCEL "A":** PER DOCUMENT No. 5216191  
Lot 32, EXCEPT the Northwest 15 feet thereof, and Lot 33, EXCEPT the Southeasterly 20 feet thereof, Block one Spring Harbor, in the City of Madison, Dane County Wisconsin.

Also Described as:  
Lot 32, Block 1, EXCEPT the Northwest 15 feet thereof, and Lot 33, Block 1, EXCEPT the Southeasterly 20 feet thereof, Spring Harbor, in the City of Madison, Dane County, Wisconsin.

**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 April 4, 2017

Noa T. Prieve S-2499  
Professional Land Surveyor



**WILLIAMSON SURVEYING & ASSOCIATES, LLC**  
104 A WEST MAIN STREET, WAUKESHA, WISCONSIN, 53597.  
NOA T. PRIEVE & CHRIS W. ADAMS  
PROFESSIONAL LAND SURVEYORS  
PHONE: 608-255-3705 FAX: 608-849-9760 WEB: WILLIAMSONSURVEYING.COM

**TOPOGRAPHIC SURVEY**  
BEING PART OF LOTS 32 AND 33, BLOCK 1, SPRING HARBOR, LOCATED IN THE CITY OF MADISON, DANE COUNTY, WISCONSIN.

DATE	DECEMBER 13, 2016	REVISION DATE	APRIL 4, 2017	CHECK BY	NTP
SCALE	1" = 20'	DRAWING NO.	16W-399		
DRAWN BY	NEIL RORTZ	SHEET			1 OF 1



**LEGEND**  
 - - - - - Property Line  
 . . . . . Walkway

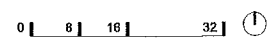
**LAKEFRONT VARIANCE APPLICATION**

Client:  
 Mr. and Mrs. Eisner  
 Madison, Wisconsin

Architect:  
 XDEA  
 2 Horatio St  
 New York, NY 10014

Landscape Architect:  
 ZDA, inc.  
 4797 Capitol View Road  
 Middleton, WI 53562

**Eisner House**  
 Madison, Wisconsin



**Context Plan**

Scale:	1/64" = 1'-0"	<b>A-001</b>
Date:	9 April 2017	



EXISTING AREAS

Main Dwelling	1,669 sf
Garage	668 sf
Decks	218 sf
Pathway	1,017 sf
Patio	168 sf
<b>TOTAL AREA</b>	<b>3,740 sf</b>
LOT AREA	9,132 sf
LOT COVERAGE	41.0%

LEGEND

	Property Line
	35' High Water Setback
	20' Road Setback
	6' Yard Setback
	25' Sewer Easement
	Sewer Line

NOTES

Dimensions from stamped survey by Williamson  
 Surveying dated April 4, 2017

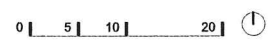
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**Eisner House**  
 Madison, Wisconsin



**Site Plan Existing**

Scale:	1" = 20'-0"	<b>A-002</b>
Date:	9 April 2017	



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**Eisner House**  
Madison, Wisconsin



**Ground Plan Existing**

Scale:	1" = 20'-0"	<b>A-003</b>
Date:	9 April 2017	





PROPOSED AREAS

Main Dwelling	1,669 sf
Garage	668 sf
Decks	620 sf
Pathway	1,054 sf
Total Area	4,011 sf
Lot Area	9,132 sf
Lot Coverage	43.9%

LEGEND

	Property Line
	35' High Water Setback
	20' Road Setback
	6' Yard Setback
	25' Sewer Easement
	Sewer Line

NOTES

Dimensions from stamped survey by Williamson Surveying dated April 4, 2017

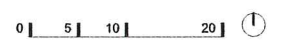
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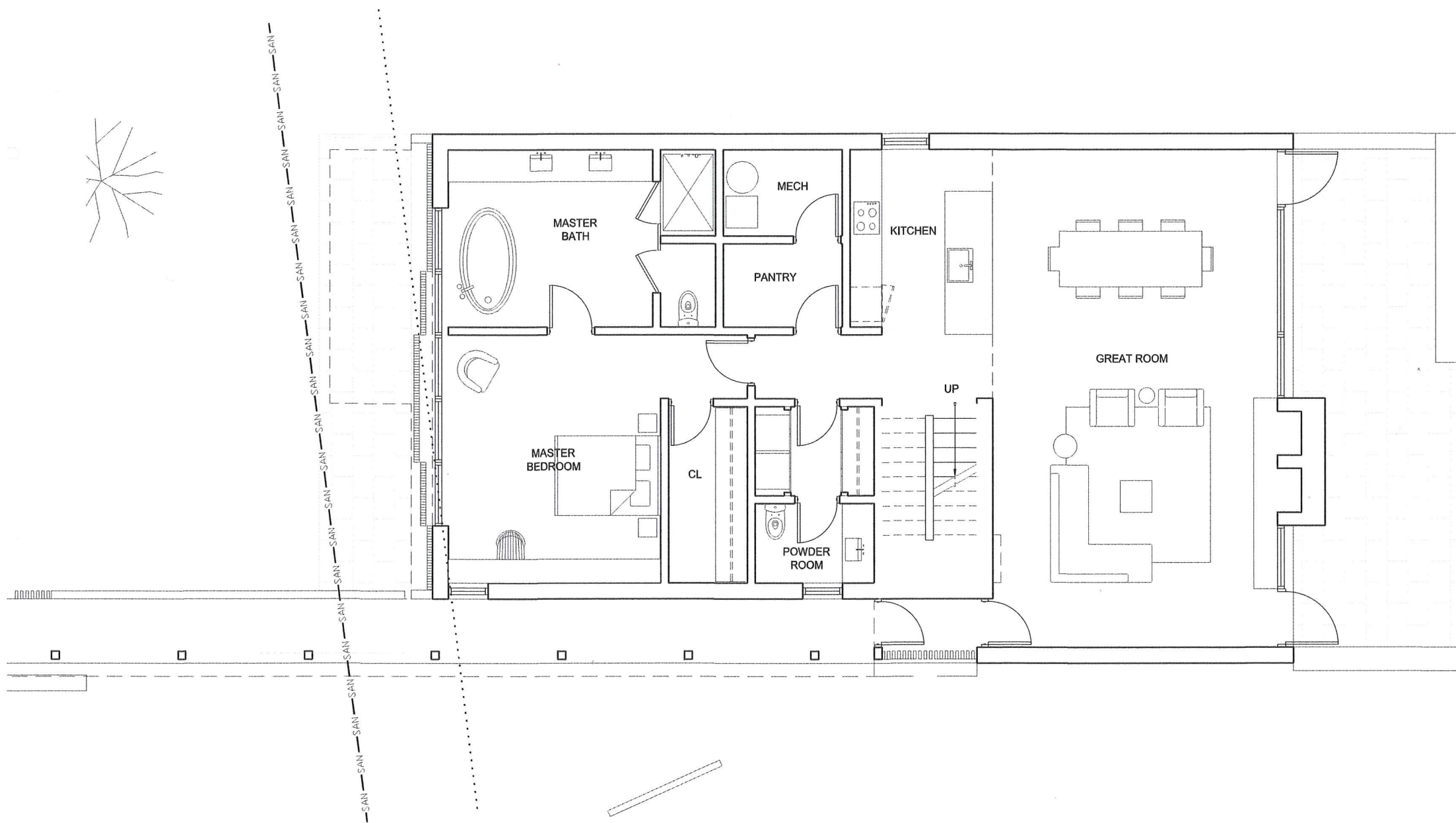
Landscape Architect:  
ZDA, inc.  
4797 Capitol View Road  
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Eisner House  
Madison, Wisconsin



**Site Plan Proposed**

Scale:	1" = 20'-0"	<b>A-004</b>
Date:	9 April 2017	



LEGEND  
 - - - - - 25' Sewer Easement  
 — SAN — Sewer Line

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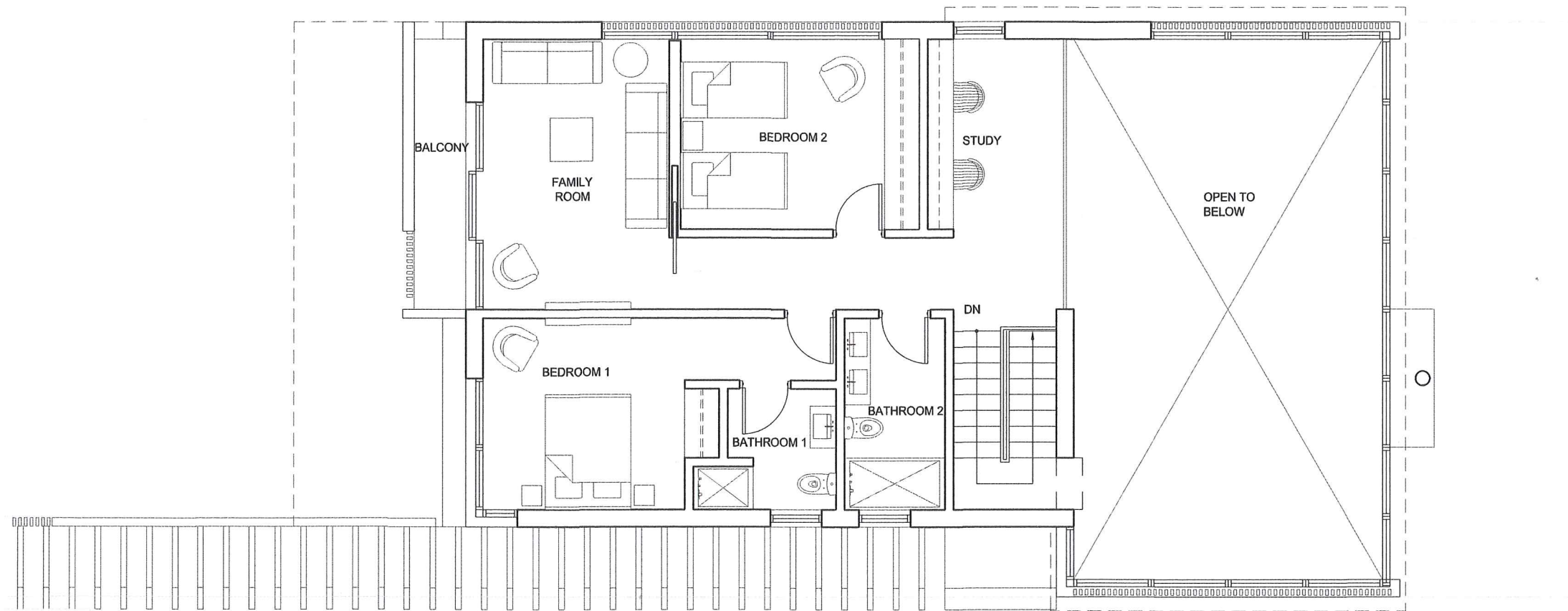
Landscape Architect:  
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**Eisner House**  
 Madison, Wisconsin



**Ground Plan Proposed**

Scale: 1/8" = 1'-0"  
 Date: 9 April 2017 **A-005**



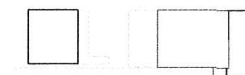
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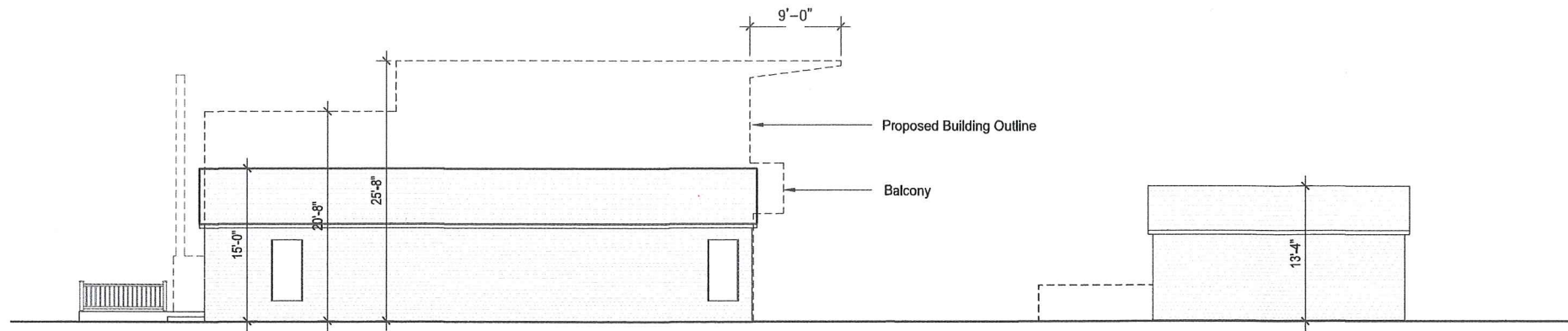
**Eisner House**  
Madison, Wisconsin



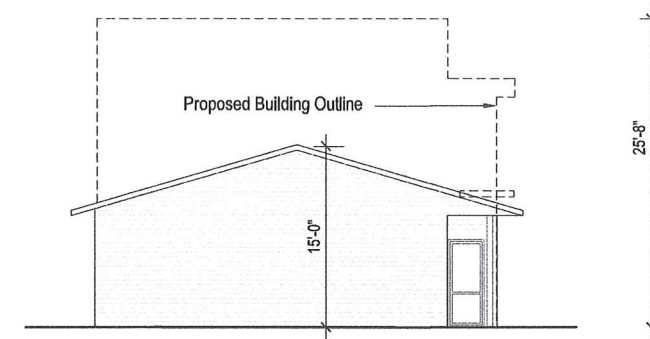
**2nd Floor Proposed**

Scale:	1/8" = 1'-0"	<b>A-006</b>
Date:	9 April 2017	

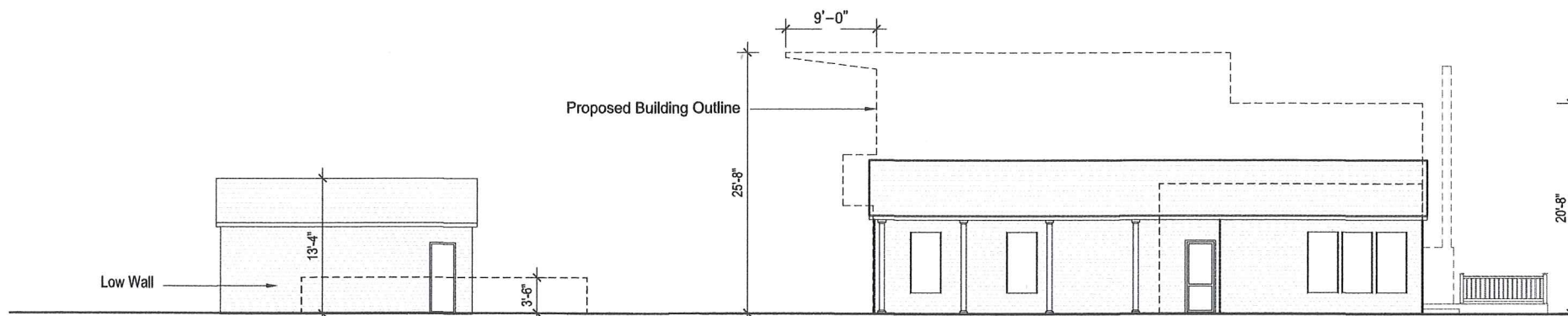




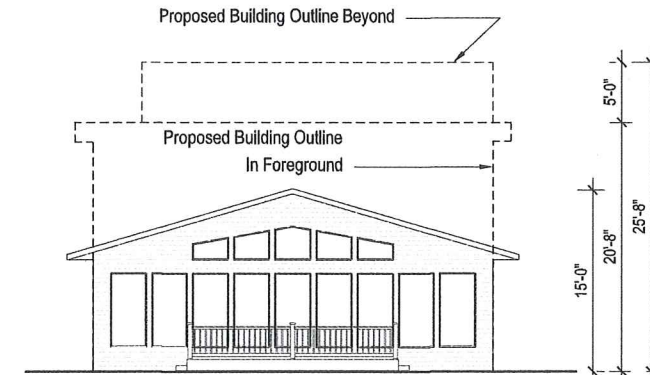
WEST ELEVATION



SOUTH ELEVATION



EAST ELEVATION



NORTH ELEVATION

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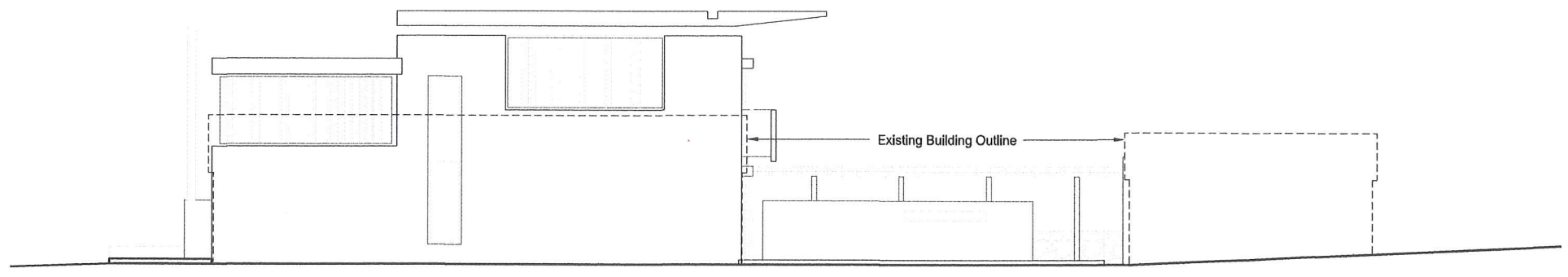
Eisner House  
Madison, Wisconsin

Site Elevations

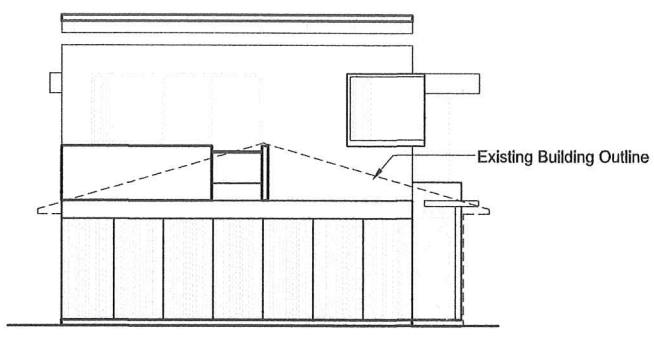
Scale: 1/32" = 1'-0"  
Date: 9 April 2017

A-007

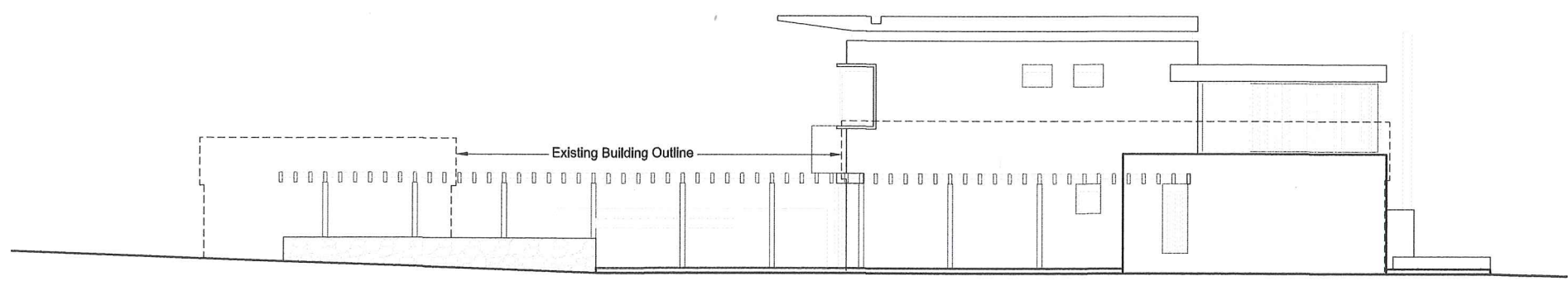




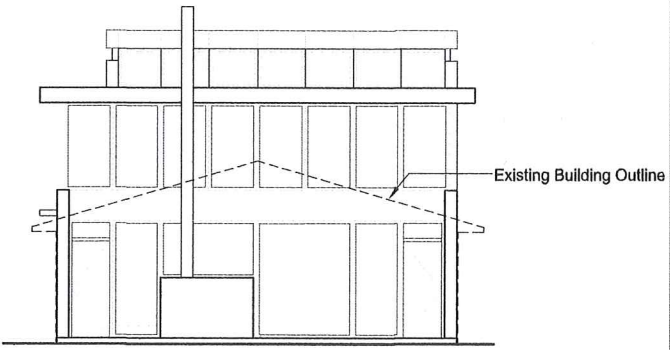
WEST ELEVATION



SOUTH ELEVATION



EAST ELEVATION



NORTH ELEVATION

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Eisner House  
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Proposed Elevations

Scale:	1/32" = 1'-0"	A-008
Date:	9 April 2017	





GARAGE SOUTH ELEVATION



HOUSE NORTH ELEVATION



HOUSE WEST ELEVATION



HOUSE SOUTH ELEVATION

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Existing Site Photos

Scale:	NTS	A-009
Date:	13 April 2017	





ADJACENT BUILDING SOUTH



ADJACENT BUILDING EAST



ADJACENT BUILDING WEST



ADJACENT BUILDINGS WEST

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**Eisner House**  
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**Existing Site Photos**

Scale:	NTS	A-010
Date:	13 April 2017	





LAKEFRONT LOOKING WEST



LAKEFRONT LOOKING EAST

**LAKEFRONT VARIANCE  
APPLICATION**

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**Eisner House**  
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**Existing Site Photos**

Scale:	NTS	<b>A-011</b>
Date:	13 April 2017	