



Location
5314 Loruth Terrace

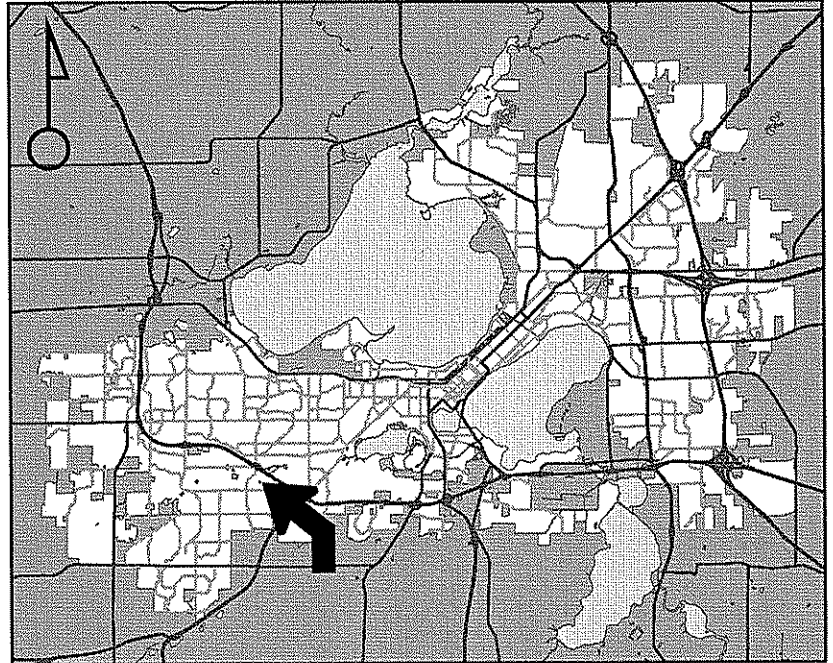
Project Name
Nachreiner House

Applicant
Tim Nachreiner

Existing Use
Vacant Single-Family Lot

Proposed Use
Approval of Plans for Single-Family Home
On Lot Created by 2006 CSM/Demolition

Public Hearing Date
Plan Commission
09 March 2009



For Questions Contact: Tim Parks at: 261-9632 or tparks@cityofmadison.com or City Planning at 266-4635



Scale : 1" = 400'

City of Madison, Planning Division : RPJ : Date : 24 February 2009



LAND USE APPLICATION

Madison Plan Commission

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

- The following information is required for all applications for Plan Commission review.
- Please read all pages of the application completely and fill in all required fields.
- This application form may also be completed online at www.cityofmadison.com/planning/plan.html
- All zoning application packages should be filed directly with the Zoning Administrator's desk.
- All applications will be reviewed against the applicable standards found in the City Ordinances to determine if the project can be approved.

FOR OFFICE USE ONLY:	
Amt. Paid	<u>WAIVED</u> Receipt No. _____
Date Received	<u>2/4/09</u>
Received By	<u>PPA.</u>
Parcel No.	<u>0709-311-0233-2</u>
Aldermanic District	<u>20</u> FEB 2009
GQ	<u>EXIST. CU</u>
Zoning District	<u>R1</u>
For Complete Submittal	
Application	Letter of Intent _____
IDUP	Legal Descript. _____
Plan Sets	Zoning Text _____
Alder Notification	<u>Waiver</u>
Ngbrhd. Assn Not.	<u>Waiver</u>
Date Sign Issued	_____

1. Project Address: 5314 Loruth Terrace **Project Area in Acres:** .37 acres
Project Title (if any): _____

2. This is an application for: (check at least one)

<input type="checkbox"/> Zoning Map Amendment (check only ONE box below for rezoning and fill in the blanks accordingly)			
<input type="checkbox"/> Rezoning from _____ to _____	<input type="checkbox"/> Rezoning from _____ to PUD/PCD-SIP		
<input type="checkbox"/> Rezoning from _____ to PUD/PCD-GDP	<input type="checkbox"/> Rezoning from PUD/PCD-GDP to PUD/PCD-SIP		
<input type="checkbox"/> Conditional Use	<input type="checkbox"/> Demolition Permit	<input checked="" type="checkbox"/> Other Requests (Specify): <u>followup to demolition perm</u>	

3. Applicant, Agent & Property Owner Information:

Applicant's Name: Tim Nachreiner Company: _____
 Street Address: 33 Park Heights Ct #4 City/State: Madison WI Zip: 53711
 Telephone: (608) 298-5155 Fax: () Email: tim.nachreiner@dot.state.wi.us

Project Contact Person: Tim Nachreiner Company: _____
 Street Address: 33 Park Heights Ct #4 City/State: Madison WI Zip: 53711
 Telephone: (608) 298-5155 Fax: () Email: tim.nachreiner@dot.state.wi.us

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

4. Project Information:

Provide a general description of the project and all proposed uses of the site: Construct a single family home on 1 of 2 lots created by 2006 CSM #11831. Conditional approval from Planning Commission is required, per CSM.

Development Schedule: Commencement April 10, 2009 Completion September 10, 2009

5. Required Submittals:

Site Plans submitted as follows below and depicts all lot lines; existing, altered, demolished or proposed buildings; parking areas and driveways; sidewalks; location of any new signs; existing and proposed utility locations; building elevations and floor plans; landscaping, and a development schedule describing pertinent project details:

- **Seven (7) copies** of a full-sized plan set drawn to a scale of one inch equals 20 feet (collated and folded)
- **Seven (7) copies** of the plan set reduced to fit onto 11 inch by 17 inch paper (collated, stapled and folded)
- **One (1) copy** of the plan set reduced to fit onto 8 ½ inch by 11 inch paper

Letter of Intent: Twelve (12) copies describing this application in detail but not limited to, including: existing conditions and uses of the property; development schedule for the project; names of persons involved (contractor, architect, landscaper, business manager, etc.); types of businesses; number of employees; hours of operation; square footage or acreage of the site; number of dwelling units; sale or rental price range for dwelling units; gross square footage of building(s); number of parking stalls, etc.

Legal Description of Property: Lot(s) of record or metes and bounds description prepared by a land surveyor.

Filing Fee: \$ WAIVE See the fee schedule on the application cover page. Make checks payable to: *City Treasurer*.

IN ADDITION, THE FOLLOWING ITEMS MAY ALSO BE REQUIRED WITH YOUR APPLICATION; SEE BELOW:

For any applications proposing demolition of existing (principal) buildings, photos of the structure(s) to be demolished shall be submitted with your application. Be advised that a *Reuse and Recycling Plan* approved by the City's Recycling Coordinator is required to be approved by the City prior to issuance of wrecking permits.

A project proposing **ten (10) or more dwelling units** may be required to comply with the City's Inclusionary Zoning requirements outlined in Section 28.04 (25) of the Zoning Ordinance. A separate **INCLUSIONARY DWELLING UNIT PLAN** application detailing the project's conformance with these ordinance requirements shall be submitted concurrently with this application form. Note that some IDUP materials will coincide with the above submittal materials.

A *Zoning Text* must accompany **all** Planned Community or Planned Unit Development (PCD/PUD) submittals.

FOR ALL APPLICATIONS: All applicants are required to submit copies of all items submitted in hard copy with their application (including this application form, the letter of intent, complete plan sets and elevations, etc.) as **INDIVIDUAL** Adobe Acrobat PDF files compiled either on a non-returnable CD to be included with their application materials, or in an e-mail sent to pcapplications@cityofmadison.com. The e-mail shall include the name of the project and applicant. Applicants who are unable to provide the materials electronically should contact the Planning Unit at (608) 266-4635 for assistance.

6. Applicant Declarations:

Conformance with adopted City plans: Applications shall be in accordance with all adopted City of Madison plans:
→ *The site is located within the limits of* comprehensive *Plan, which recommends:*

low density residential *for this property.*

Pre-application Notification: Section 28.12 of the Zoning Ordinance requires that the applicant notify the district alder and any nearby neighborhood or business associations by mail no later than **30** days prior to filing this request:

→ *List below the Alderperson, Neighborhood Association(s), Business Association(s) AND dates you sent the notices:*

Alderperson Thuy Pham-Remmele: 2/2/09, Mary Denig-Chakroff (Orchard Ridge Neighborhood Association): 2/2/09

If the alder has granted a waiver to this requirement, please attach any such correspondence 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 Counter and Planning Unit staff; note staff persons and date.

Planner Tim Parks Date 1/28/09 | Zoning Staff NA Date _____

The signer attests that this form has been completed accurately and all required materials have been submitted:

Printed Name Tim Nachreiner Date 2/4/09

Signature  Relation to Property Owner _____

Authorizing Signature of Property Owner  Date 2/4/09

Letter of Intent

Tim Nachreiner
33 Park Heights Ct. #4
Madison WI 53711
H: 608-298-5155
W: 608-267-2117 M-Th 5:45 AM – 2:15 PM
E: tim.nachreiner@dot.state.wi.us

In regards to:
5314 Loruth Terrace
Madison WI 53711

It is my intent to build a single story house on the northern lot (5314 Loruth Terrace) created by the 2006 CSM #11831. The overall appearance of the house will be a prairie style design, consisting of a 4/12 pitched hip roof with 3' overhangs. A 3-car garage will be located on the south end, with doors facing south, towards Whitcomb Dr. There will be a stairway in the garage to the basement. The sloping topography allows for a partially exposed basement on the north end. This exposure wraps around the front by ~ 14', and around the back by 17'. There are future plans for a 12' x 24' deck off the dining room. The deck will be less than 3' above final grade. Current plans for exterior finishes are: cultured stone and cement board siding. The poured concrete foundation will be wrapped with 1 ½" rigid insulation. 2" of rigid insulation will be placed under basement slab. Exterior walls will have 1" rigid insulation over 7/16 OSB. Walls and attic insulation will be blown cellulose. Marvin high efficiency windows will be used. Jim Kjorlie from Kjorlie Design Services LLC (Middleton) drafted the house plans. I will be the general contractor. I plan on breaking ground the first week of April, and obtaining an occupancy permit within 4 months.

The main floor will consist of: (2030 sqft) 2 ½ bathrooms, 3 bedrooms, living room, kitchen, dining room, and basement stairway. All wall heights are 9'. When finished, the basement will consist of a family room, bathroom and bedroom; totaling 1036 sqft.. The unfinished portion of the basement (994 sqft.) will consist of the mechanical room and a workshop area. The garage is ~ 800 sqft.

As of 1/31/09, the lot has been cleared of all but 7 black walnut trees. I have been in constant contact with my western neighbor, Jack Jenkins, regarding the west side vegetation barrier between our lots. Our conversations ended with the understanding that he and I would come to some agreement in the future about what (if anything) would be planted as a barrier. Mr. Jenkins was onsite and in agreement when the trees along the west lot line were dropped. My northern neighbor, Gordon Garnett, was consulted prior to the removal of trees along the north lot line.

Future plans for a vegetation barrier long the west lot line will be the result of a collective agreement between Mr. Jenkins and myself. Although we have both hypothesized about what COULD be planted, we both agreed we'd wait until the house was construct, in order to get a big-picture view.

Respectfully,


Tim Nachreiner



001567

CERTIFIED SURVEY MAP

PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 31, TOWNSHIP 07 NORTH, RANGE 09 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.



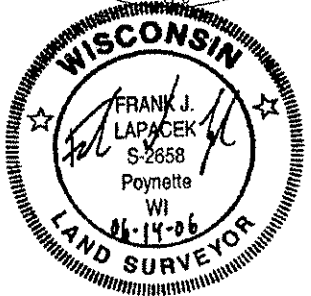
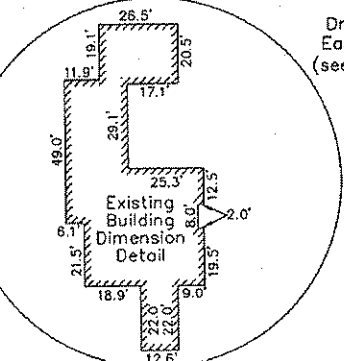
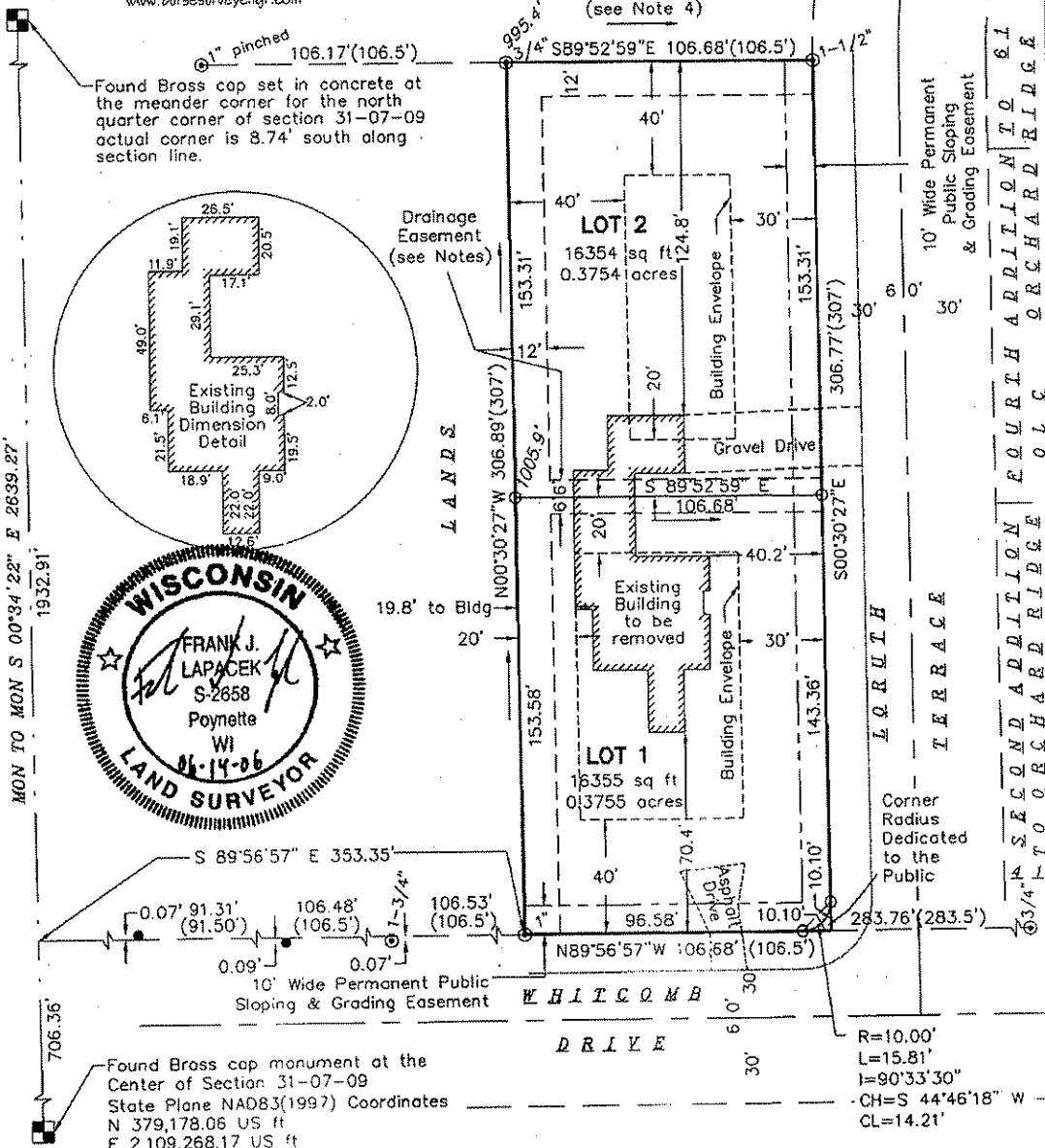
SCALE : ONE INCH = FIFTY FEET

ASSUMED NORTH BEARINGS ARE BASED UPON THE WEST LINE OF THE NORTHEAST QUARTER OF SECTION 31-07-09 ASSUMED TO BEAR N 00°34'22" W

SURVEYED BY : **Burse**
surveying & engineering inc.

1400 E. Washington Ave. Suite 158
Madison, WI 53703 608.250.9263
Fax: 608.250.9266
email: burse@chorus.net
www.burseurveying.com

SURVEYED FOR :
SUSAN PETERS
2921 INTERNATIONAL LANE
MADISON, WI 53713



MAP NO. 11831
DOCUMENT NO. 4204772
VOLUME 72 PAGES 236
Date: JUNE 14, 2006
Plot View: Sht1
PROJECTS\BSE937\RevisedCSM-2\CSBSE937.DWG

R=10.00'
L=15.81'
I=90°33'30"
CH=S 44°46'18" W
CL=14.21'

3/15



Stock No. 26273

001568

CERTIFIED SURVEY MAP

PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 31,
TOWNSHIP 07 NORTH, RANGE 09 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.

LEGEND

- ⊙ IRON PIPE FOUND (OUTSIDE DIAMETER NOTED)
- 3/4" SOLID IRON ROD FOUND
- 3/4" X 18" SOLID IRON ROD SET, WT. 1.50 lbs./ft.
- () INDICATES RECORDED AS
- () DISTANCES ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT.

NOTES:

- 1) Date of Survey: March 15, 2006
- 2) Surveyor has been provided a copy of Title Report Number 26030029, dated February 24, 2006, prepared by Preferred Title. There are no easements referenced in said Title Report.
- 3) All Lots within this Certified Survey Map (CSM) are subject to non-exclusive public easements for drainage purposes which shall be a minimum of six (6) feet in width measured from the property line to the interior of each lot, except that the easements shall be twelve (12) feet in width on the perimeter of the CSM. For purposes of two (2) or more lots combined for a single development site, or where two (2) or more lots have a shared driveway agreement, the public easement for drainage purposes shall be a minimum of six (6) feet in width and shall be measured only from the exterior property lines of the combined lots that create a single development site, or have a shared driveway agreement, except that the easement shall be twelve (12) feet in width along the perimeter of the CSM. Easements shall not be required on property lines shared with greenways or public streets. No buildings, driveways, retaining walls shall be placed in any easement for drainage purposes. Fences may be placed in the easement only if they do not impede the anticipated flow of water.

NOTE: In the event of a City of Madison Plan Commission and/or Common Council approved re-division of a previously subdivided property, the underlying public easements for drainage purposes are released and replaced by those required and created by the current approved subdivision.

The intra-block drainage easements shall be graded with the construction of each principle structure in accordance with the approved storm water drainage plan on file with the City Engineer and the Zoning Administrator, as amended in accordance with the Madison General Ordinances.

- 4) Arrows indicate the direction of surface drainage swale at individual property lines. Said drainage swale shall be graded with the construction of each principal structure and maintained by the lot owner unless modified with the approval of the City Engineer. Elevations given are for property corners at ground level (NAVD88 datum per City of Madison) and shall be maintained by the lot owner.

- 5) Lot 1 will be required to provide the R1-zoning required rear yard along the north or west property line dependent upon the orientation of the future residence as determined by the Zoning Administrator prior to issuance of building permits.

- 6) Any principal residential building constructed on Lots 1 and 2 of this CSM shall first be subject to the review and approval of the Plan Commission after a public hearing. Plans for new residences submitted to the Plan Commission shall include a landscape buffer along the westerly property line.

SURVEYOR'S CERTIFICATE:

I, Frank J. Lapacek, Registered Land Surveyor No. 2658, hereby certify that under the direction of John R. Rettig, owner of said land, I have surveyed, divided, mapped and dedicated that part of the Southwest Quarter of the Northeast Quarter of Section 31, Township 07 North, Range 09 East, City of Madison, Dane County, Wisconsin, more fully described as follows:

Commencing at the meander corner for the North Quarter corner of said Section 31; thence South 00 degrees 34 minutes 22 seconds East along the west line of said Northeast Quarter, 1932.91 feet to the northerly right-of-way line of Whitcomb Drive extended west; thence South 89 degrees 56 minutes 57 seconds East along said northerly right-of-way line extended and the northerly right-of-way line of said Whitcomb Drive, 353.35 feet to the point of beginning; thence North 00 degrees 30 minutes 27 seconds West, 306.89 feet; thence South 89 degrees 52 minutes 59 seconds East, 106.68 feet to a point on the westerly right-of-way line of Loruth Terrace; thence South 00 degrees 30 minutes 27 seconds East along said westerly right-of-way line, 306.77 feet to a point on aforementioned northerly right-of-way line of Whitcomb Drive; thence North 89 degrees 56 minutes 57 seconds West along said northerly right-of-way line, 106.68 feet to the point of beginning. This description contains 32,731 square feet or 0.7514 acres. I further certify that the map on sheet one (1) is a correct representation of the exterior boundaries of the lands surveyed, and that I have fully complied with the provisions of Chapter 236.34 of the State Statutes, and the Land Division Ordinance of the City of Madison in surveying, dividing, mapping and dedicating the same.

Dated this 14th day of JUNE, 2006.

Signed: Frank J. Lapacek, R. S. No. 2658

MAP NO. 11831

DOCUMENT NO. 4204772

VOLUME 72 PAGES 237

Date: JUNE 14, 2006

Plot View: Sht1

\\BSE937\RevisedCSM-2\CSBSE917.DWG

SURVEYED BY: :

Burse

surveying & engineering

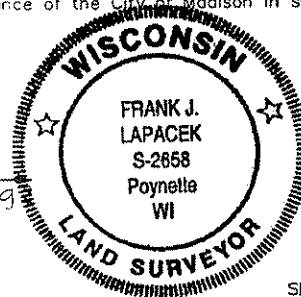
1400 E. Washington Ave., Suite 158

Madison, WI 53703 608.250.9263

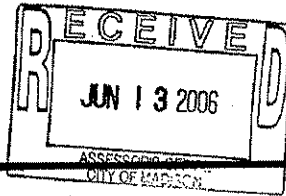
Fax: 608.250.9266

email: burse@chorus.net

www.burse-surveyengr.com



SHEET 2 OF 3



CERTIFIED SURVEY MAP

PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 31,
TOWNSHIP 07 NORTH, RANGE 09 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.

001569

OWNER'S CERTIFICATE

Peterscott, LLC, a limited liability company duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, does hereby certify that said Limited Liability Company caused the land described on this Certified Survey Map to be surveyed, divided, mapped and dedicated as represented on this Certified Survey Map.

Peterscott, LLC does further certify that this Certified Survey Map is required by S.236.34, Wisconsin Statutes to be submitted to the following for approval or objection: City of Madison

IN WITNESS WHEREOF, the said Peterscott, LLC has caused these presents to be signed by Scott K. Matthews its managing member on this 14 day of June, 2006

Peterscott, LLC

Scott K. Matthews
managing member

STATE OF WISCONSIN)
)ss
County of Dane

Personally came before me this 14 day of June, 2006 Scott K. Matthews managing member of the above named Limited Liability Company to me known to be the person who executed the foregoing instrument, and to me known to be such managing member of said Limited Liability Company, and acknowledged that they executed the foregoing instrument as such officers and the deed of said corporation, by its authority.

Sharon Christensen
Notary Public, Wisconsin My commission expires 01/29/07

CITY OF MADISON COMMON COUNCIL APPROVAL

Resolved that this Certified Survey Map located in the City of Madison was hereby approved by Enactment Number RES-06-00518 File I.D. Number 03672 adopted on the 6th day of June, 2006, and that said Enactment further provided for the acceptance of those lands dedicated and rights conveyed by said Certified Survey Map to the City of Madison for public use.

Dated this 20th day of June, 2006.

Sharon Christensen
Deputy City Clerk Interim
City of Madison, Dane County, Wisconsin



CITY OF MADISON APPROVAL

Approved for recording by the secretary of the City of Madison Planning Commission.

Dated this 14 day of JUNE 14, 2006.

Mark A. Olinger
Secretary of Planning Commission.

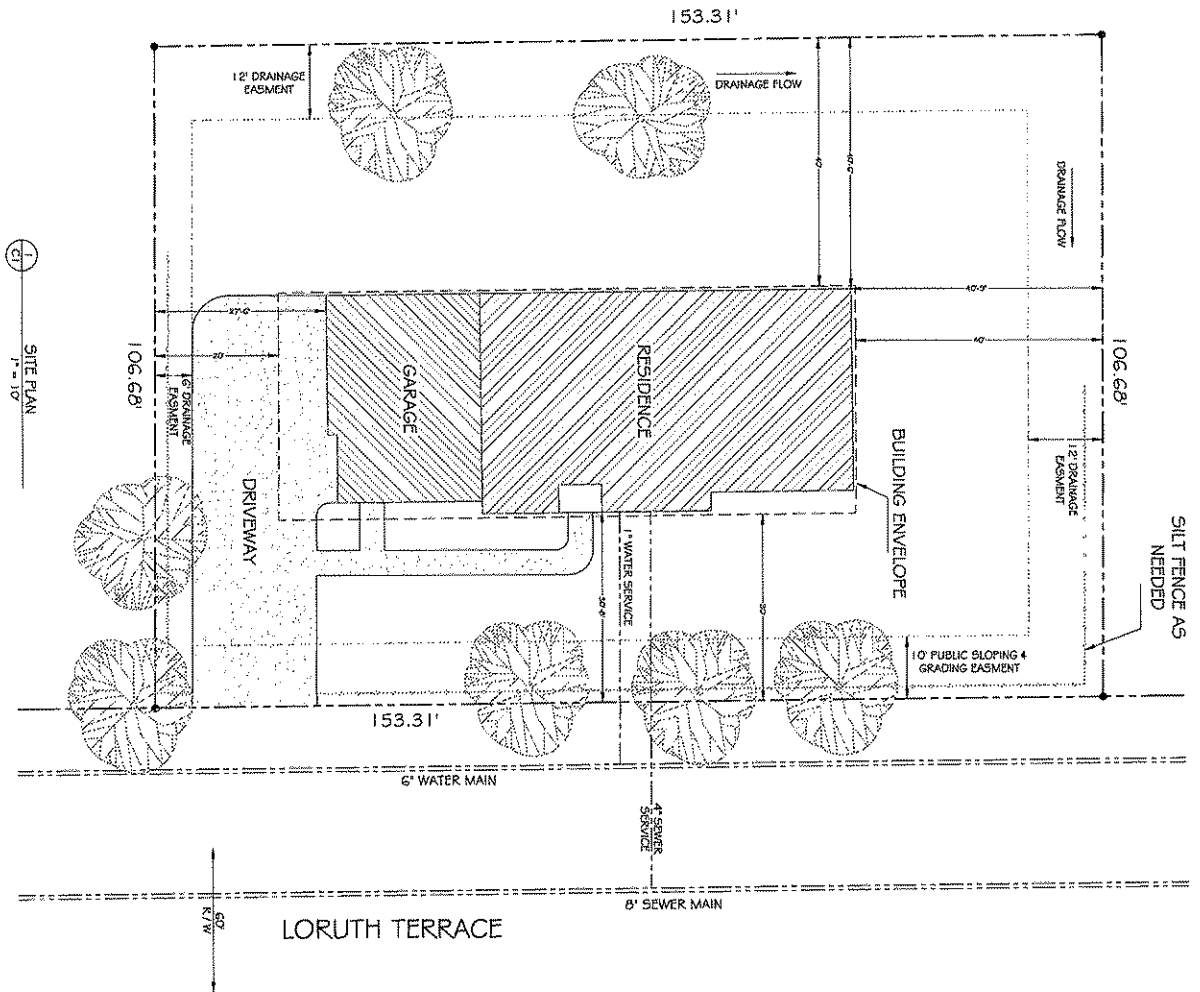
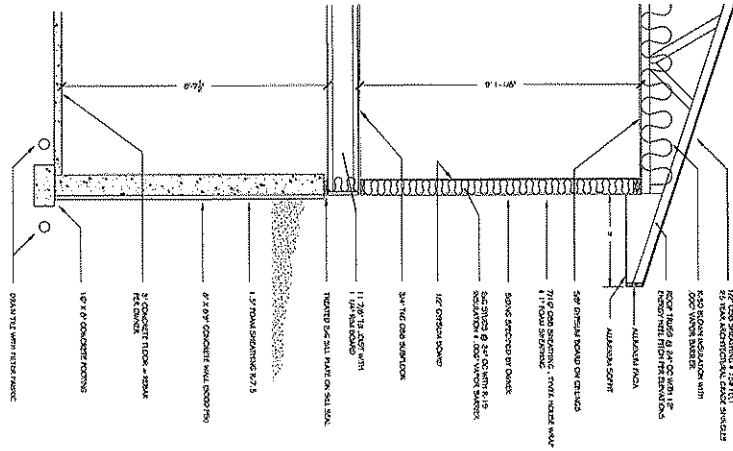
Office of the Register of Deeds
Dane County, Wisconsin
Received for Record
June 20, 2006 at
2:35 o'clock P.M. as
Document No. 4204772
in Volume 72 of
CS Ms pages 236-238

Jane Tricht
Register of Deeds

MAP NO. 11831
DOCUMENT NO. 4204772
VOLUME 72 PAGES 238
Date: JUNE 14, 2006
Plot View: Sht1
PROJECTS\BSE937\RevisedCSM-2\CSBSE937.DWG

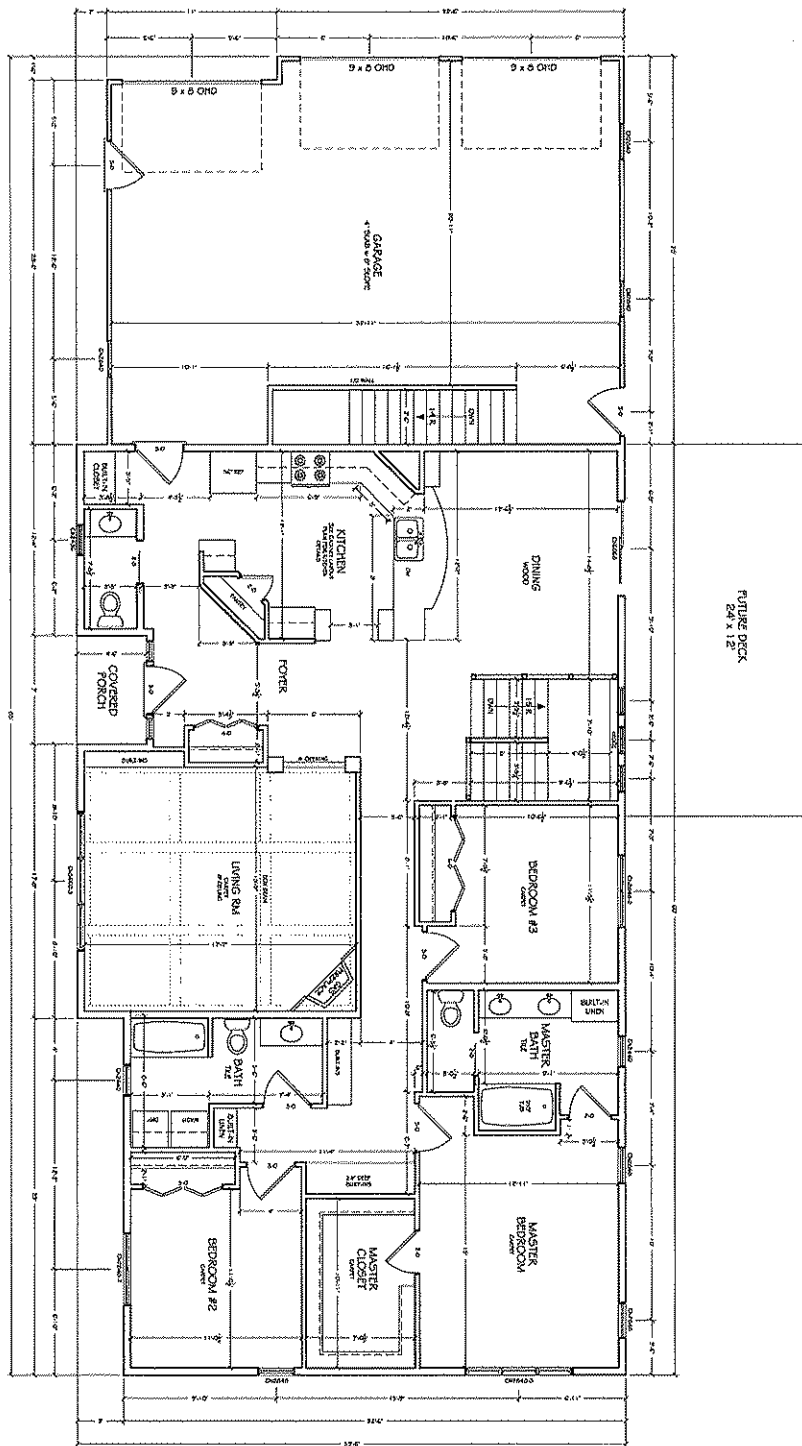
SURVEYED BY :
Burse
surveying & engineering
1400 E Washington Ave, Suite 150
Madison, WI 53703 608.250.9263
www.burse@chorus.net
www.bursesurveyengr.com

SECTION DETAIL
1/2" = 1'



SITE PLAN
1" = 10'

SHEET C1	DESCRIPTION SITE PLAN	PROJECT CUSTOM HOME FOR TIM NACHREINER 5314 LORUTH TERRACE MADISON, WI	BUILDER	PLANS PREPARED BY KJORLIE DESIGN SERVICES LLC 4637 TOEPFER ROAD MIDDLETON, WI 53562 608-335-4022 jkiorlie@charter.net
	DRAWN BY JK	SCALE 1" = 10'		
	DATE 2/2/09	REV 2		



1ST FLOOR PLAN
1/4" = 1'

BUILDING AREA:
 MAIN FLOOR: 2000 Sq. Ft.
 TOTAL LIVING SPACE: 2000 Sq. Ft.

WORK NOTES:
 1. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
 2. FINISHES TO BE DETERMINED BY THE CLIENT.
 3. ALL WALLS TO BE 1/2" GYPSUM BOARD ON STUDS.
 4. ALL FLOORS TO BE 1" POLYURETHANE OVER 1/2" GYPSUM BOARD ON JOISTS.
 5. ALL CEILING TO BE 1/2" GYPSUM BOARD ON JOISTS.
 6. ALL ROOFING TO BE 2" POLYURETHANE OVER 1/2" GYPSUM BOARD ON RAFTERS.
 7. ALL EXTERIOR WALLS TO BE 8" CMU WITH 1/2" GYPSUM BOARD ON INTERIOR.
 8. ALL EXTERIOR FLOORS TO BE 4" CONCRETE OVER 2" GYPSUM BOARD ON JOISTS.

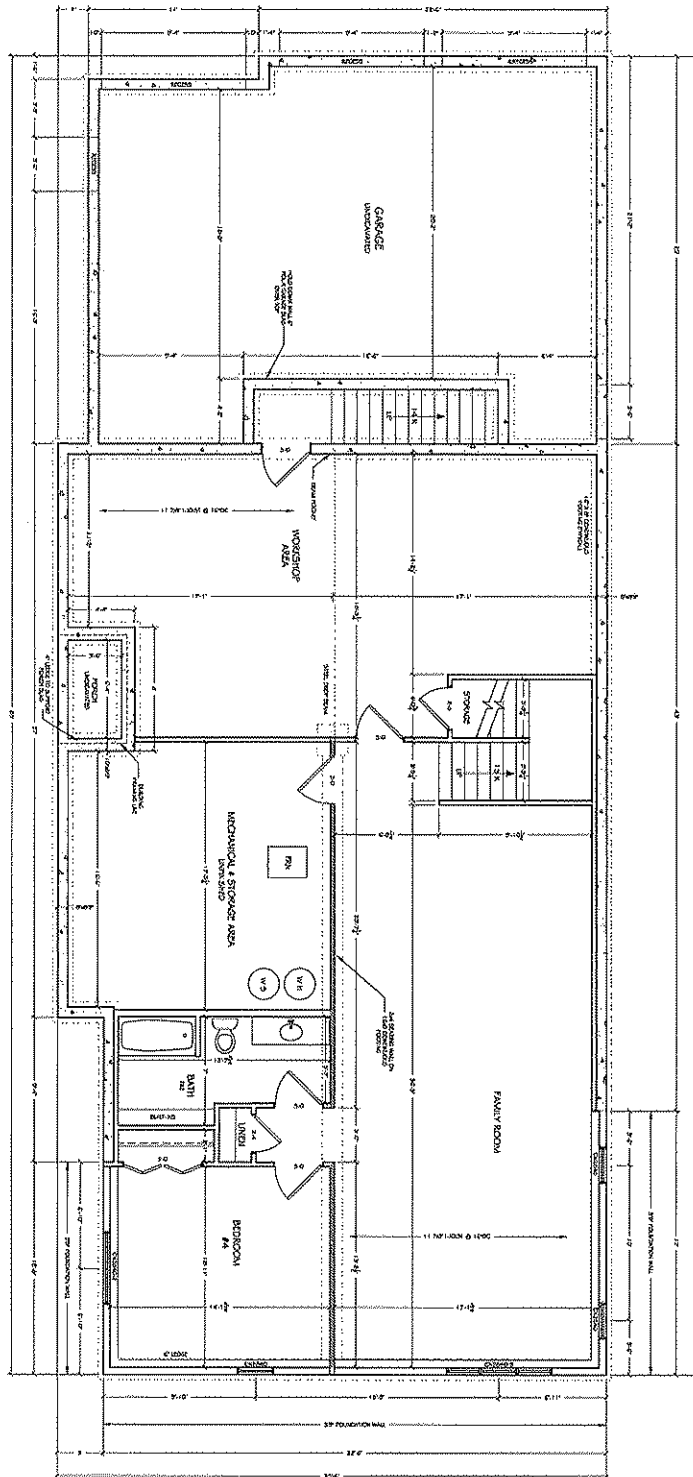
SHEET
A3

DESCRIPTION FLOOR PLAN	
DRAWN BY JK	SCALE 1/4" = 1'
DATE 2/2/09	REV 2

PROJECT
**CUSTOM HOME FOR
TIM NACHREINER
5314 LORUTH TERRACE
MADISON, WI**

BUILDER

PLANS PREPARED BY
KJORLIE DESIGN SERVICES LLC
4637 TOEPPER ROAD
MIDDLETON, WI 53562
608-335-4022 jkiorlie@charter.net



1
 BASEMENT PLAN
 1/4" = 1'

NOTES:
 1. ALL WORK TO BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL RESIDENTIAL CODE BOOK (IRC) AND THE NATIONAL ELECTRICAL CODE (NEC).
 2. ALL WORK TO BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL MECHANICAL CODE BOOK (IMC) AND THE NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 70B.
 3. ALL WORK TO BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL PLUMBING AND MECHANICAL CODE BOOK (IPMC) AND THE NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 70B.
 4. ALL WORK TO BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING DEPARTMENT (IBD) AND THE NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 70B.
 5. ALL WORK TO BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL MECHANICAL CODE BOOK (IMC) AND THE NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 70B.
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 9. ALL WORK TO BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL PLUMBING AND MECHANICAL CODE BOOK (IPMC) AND THE NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 70B.
 10. ALL WORK TO BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING DEPARTMENT (IBD) AND THE NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 70B.

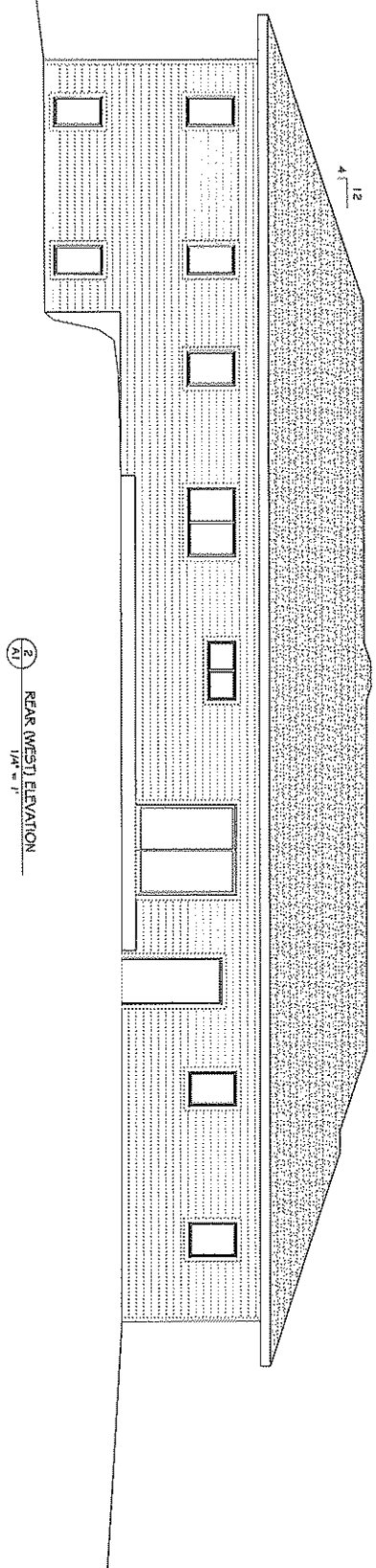
SHEET
A4

DESCRIPTION FLOOR PLAN	
DRAWN BY JK	SCALE 1/4" = 1'
DATE 2/2/09	REV 2

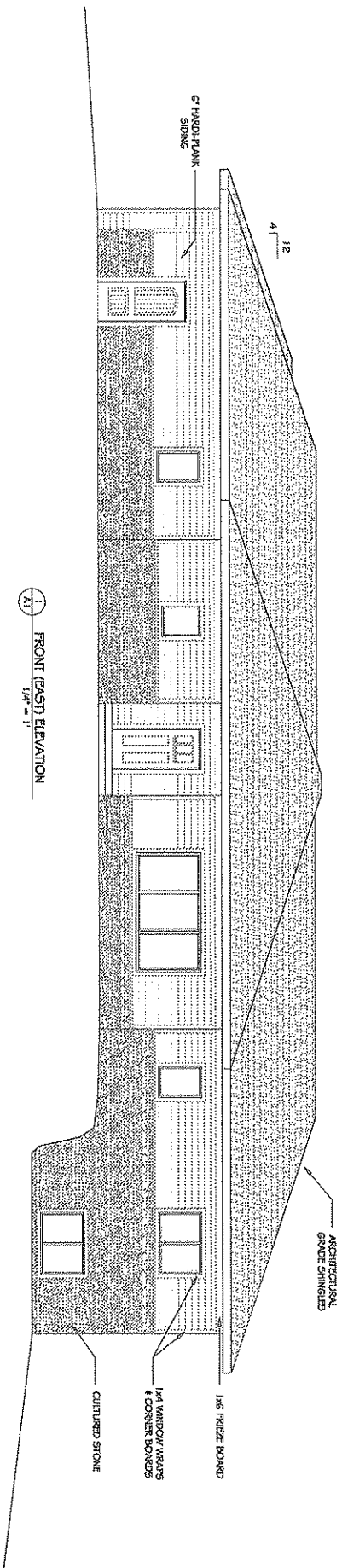
PROJECT
**CUSTOM HOME FOR
 TIM NACHREINER
 5314 LORUTH TERRACE
 MADISON, WI**

BUILDER

PLANS PREPARED BY
KJORLIE DESIGN SERVICES LLC
 4637 TOEPFER ROAD
 MIDDLETON, WI 53562
 608-335-4022 kjorlie@charter.net



2
A1 REAR (WEST) ELEVATION
1/4" = 1'



1
A1 FRONT (EAST) ELEVATION
1/4" = 1'

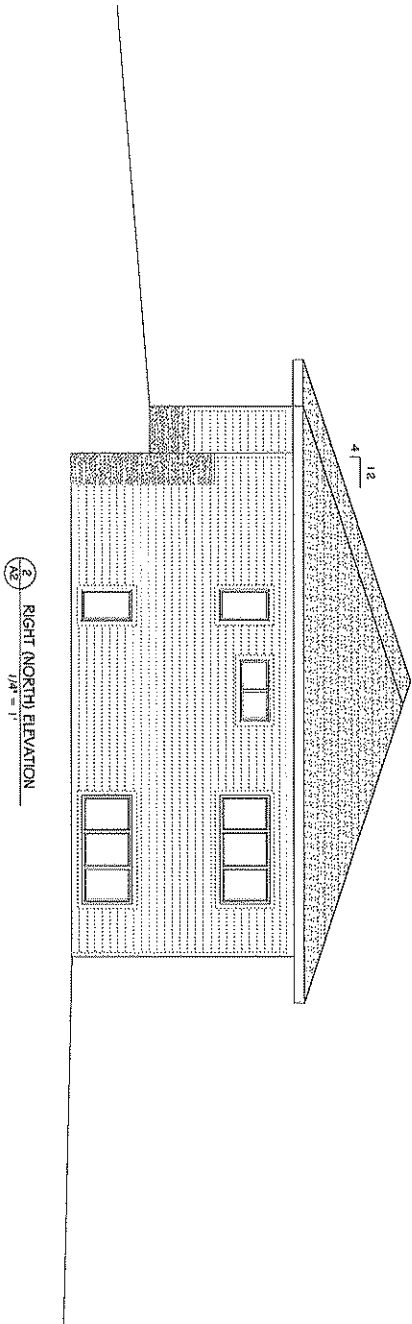
SHEET
A1

DESCRIPTION ELEVATIONS	
DRAWN BY JK	SCALE 1/4" = 1'
DATE 12/30/08	REV 1

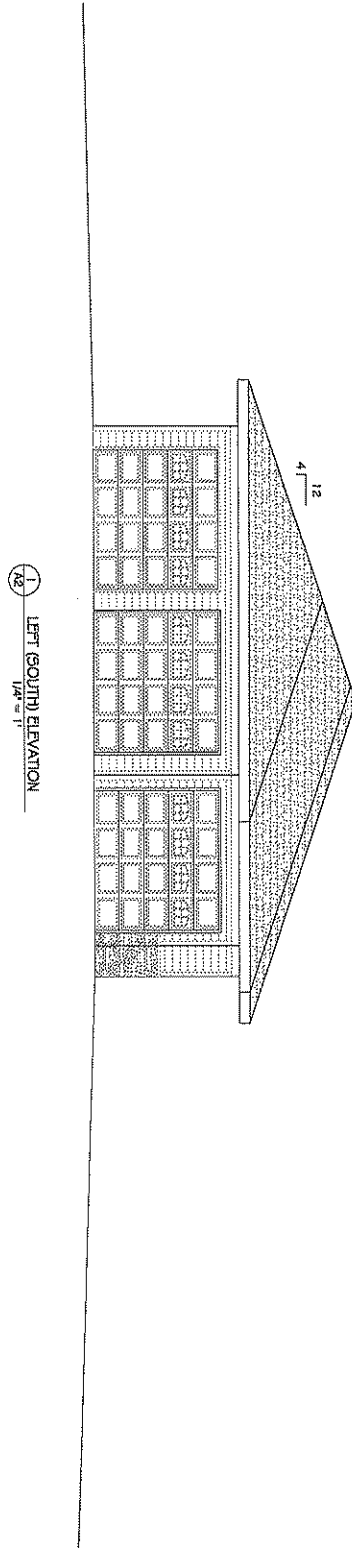
PROJECT
CUSTOM HOME FOR
TIM NACHREINER
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MADISON, WI

BUILDER

PLANS PREPARED BY
KJORLIE DESIGN SERVICES LLC
4637 TOEPFER ROAD
MIDDLETON, WI 53562
608-335-4022 jkjorlie@charter.net



2
RIGHT (NORTH) ELEVATION
1/4" = 1'



1
LEFT (SOUTH) ELEVATION
1/4" = 1'

SHEET
A2

DESCRIPTION ELEVATIONS	
DRAWN BY JK	SCALE 1/4" = 1'
DATE 12/30/08	REV 1

PROJECT
CUSTOM HOME FOR
TIM NACHREINER
5314 LORUTH TERRACE
MADISON, WI

BUILDER

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