



**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: 2654 Union Street Madison WI 53704

Name of Owner: Adam Nunez

Address of Owner (if different than above):

Daytime Phone:

Email Address: adam.a.nunez@gmail.com

Name of Applicant (Owner's Representative): James Westring
Westring Construction LLC

Address of Applicant: 4617 Dovetail Drive Ste 8 Madison WI 53704

Daytime Phone: (608) 441-5435

Email Address: info@westringconstruction.com

Description of Requested Variance:

This variance request addresses an administrative hardship created by the city's decision to merge two historically separate blocks and average their setback requirements. The proposed second-story addition maintains neighborhood character and aligns with the original block's established pattern, while preserving character-defining front porches that contribute to community cohesion.

FOR OFFICE USE ONLY

Amount Paid:	<u>\$500</u>	Hearing Date:	<u>11/20/2025</u>
Receipt:	<u>155207-0002</u>	Published Date:	<u>11/13/2025</u>
Filing Date:	<u>10/17/2025</u>	Appeal Number:	<u>LNDVAR-2025-00008</u>
Received By:	<u>William</u>	GQ:	
Parcel Number:	<u>071006129128</u>	Code Section(s):	<u>28.045 (2)</u>
Zoning District:	<u>TR-C4</u>		
Alder District:	<u>15</u>		

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 checked="" type="checkbox"/> Lot lines.<input checked="" type="checkbox"/> Existing and proposed structures. Include dimensions and setback distances to all property lines.<input checked="" type="checkbox"/> Approximate location of structures on properties next to variance.<input checked="" type="checkbox"/> Major landscape elements, fencing, retaining walls or other relevant site features.<input checked="" type="checkbox"/> Scale (1" = 20' or 1' = 30' preferred).<input checked="" 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 checked="" 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 checked="" type="checkbox"/> Approximate location and amount of slope.<input checked="" type="checkbox"/> Direction of drainage.<input checked="" 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 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:

10/9/25

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

DECISION

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: **Approved** **Denied** **Conditionally Approved**

Zoning Board of Appeals Chair:

Date:

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.**
 - Property was originally part of a block with ~13 homes having consistent, shorter setbacks. The original platting established appropriate setbacks for each block's context.
 - City administratively merged two separate blocks after street closure. Street closure was an infrastructure decision, not a zoning redesign.
 - Averaging methodology created artificial setback requirements that don't reflect original neighborhood design. Current setback averaging contradicts the established built environment.
 - No other properties on the original block meet the new averaged setback requirement.
- 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.**
 - Adequate spacing between structures preserved. Setbacks exist to ensure orderly development and neighborhood compatibility.
 - Light and air circulation were maintained. Proposal maintains these goals while respecting original neighborhood patterns.
 - Neighborhood character enhanced rather than diminished. Averaging methodology may actually violate zoning spirit by imposing inappropriate standards.
 - Property values supported through architectural consistency.
 - The addition replicates what is already there with the exception that the roof slope has changed.
- 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.**

Compliance with the averaged setback requirement would be unnecessarily burdensome for the following reasons:

- **Porch Elimination:** The front porch would need to be removed, eliminating the home's main architectural feature and primary entry sequence.
- **Structural Complications:** Significant structural redesign would be required to transfer loads and accommodate the modified footprint, imposing substantial costs for minimal benefit.
- **Creates Anomaly Rather Than Prevents One:** No other properties on the original block comply with the averaged setback. Forcing compliance would make this property the neighborhood outlier rather than maintaining the established pattern."

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.

- Compliance would create architectural anomaly in established streetscape
- Porch removal would eliminate character-defining features and main entry sequence.
- Additional construction costs and design complications for marginal setback benefit.
- Addition provides needed living space.
- Design respects neighborhood scale and character.
- Porch preservation maintains home's functionality and curb appeal.

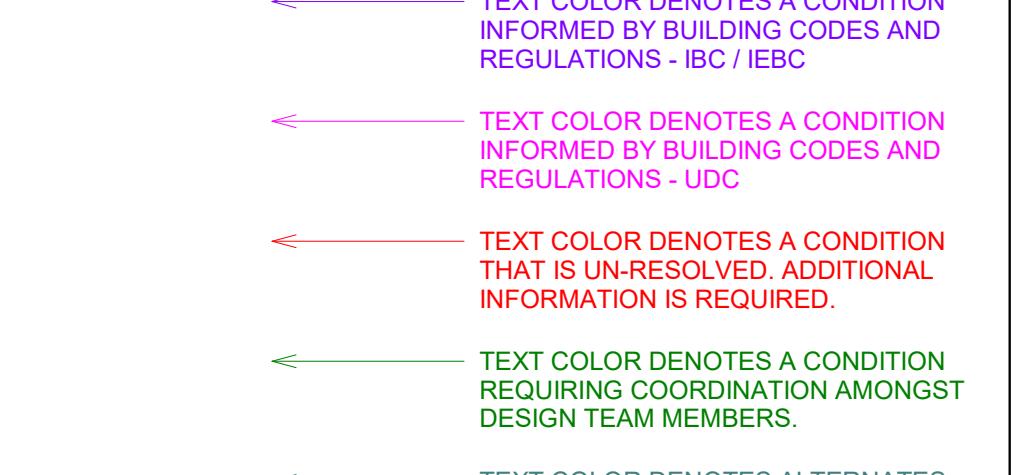
5. The proposed variance shall not create substantial detriment to adjacent property.

- The proposed addition will not cause substantial detriment to adjacent properties. The setback maintains adequate spacing to preserve neighboring properties' access to light and air.
- No current or previous property owner's actions contributed to this situation.
- Hardship stems entirely from regulatory interpretation.
- Westring Construction LLC performed standard professional due diligence.
- Reviewed zoning maps and neighborhood patterns.
- No reasonable expectation to research historical block configurations.
- Building department initially approved permit, suggesting non-obvious interpretation.
- Averaging methodology not published in standard zoning materials

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

- Proposed setback aligns with neighboring homes on original block.
- Maintains established streetscape rhythm.
- Porch preservation supports neighborhood's architectural character.
- Consistent design supports area property values.
- Character preservation benefits entire neighborhood.

- No negative impacts on light, air, or privacy of adjacent properties.
- Addition design respects existing home's scale and style.
- Setback matches established neighborhood pattern.
- Maintains two-story residential character.
- Front porches are character-defining elements of this neighborhood.
- Support social interaction and "eyes on the street" safety.
- Contribute to walkable, community-oriented environment.
- Removing porches would fundamentally alter neighborhood identity.

PROJECT NOTES		PROJECT LEGEND	PROJECT TEAM:
GENERAL NOTES 1. APPROVED PERMIT DOCUMENTS MAY BE USED FOR CONSTRUCTION. DEVIATIONS FROM APPROVED PERMIT DOCUMENTS IS NOT PERMITTED. CONSULT WITH ARCHITECT/ENGINEER IF WHERE DEVIATIONS ARE DESIRED PRIOR TO PROCEEDING WITH CONSTRUCTION. 2. CONSULT CLOTHING DRAWINGS FOR SITE WORK. 3. MECHANICAL, ELECTRICAL, AND PLUMBING WORK SHOWN ON ARCHITECTURAL DRAWINGS IS REPRESENTATIONAL ONLY. REFER TO DRAWINGS BY OTHERS. 4. INFORMATION SHOWN ON ARCHITECTURAL DRAWINGS REPRESENTS DESIGN INTENT ONLY. CONSULT WITH STRUCTURAL ENGINEER FOR FRAMING AND FOUNDATION/FOOTING INFORMATION, SIZING, SPACING, ETC.		GENERAL CONTRACTING WESTRING CONSTRUCTION James Westring 4617 DOVETAIL DR SUITE 8 MADISON, WI 53704 (608) 441-5435 STRUCTURAL ENGINEERING (S.E.) William J McWilliams LLC Bill McWilliams 4130 Birch Ave Madison WI 53711 (608) 217-4565	06/01/2025
DIMENSIONING 1. DIMENSIONS AT NEW WORK ARE FROM FACE OF STUD/STRUCTURE, TYPICAL. 2. DIMENSIONS AT NEW OPENINGS ARE TO CENTERLINE OF OPENING WHERE OPENING IS IN A STUD WALL, TYPICAL. 3. DIMENSIONS AT NEW OPENING ARE TO MASONRY OPENING WHERE OPENING IS IN A MASONRY WALL, TYPICAL. 4. THE GENERAL CONTRACTOR SHALL VERIFY LOCATION, SIZE, AND PLACEMENT OF EXISTING ELEMENTS AND CONDITIONS. 5. DIMENSIONS OF EXISTING CONDITIONS ARE FROM FACE OF SURFACE AND/OR COMPONENTS, TYPICAL. 6. "F.O." INDICATES FACE OF EXISTING SURFACE ON EXISTING / DEMOLITION PLANS, OR THE DESIRED FINISHED OPENING WIDTH ON NEW WORK PLANS 7. "M.O." INDICATES MASONRY OPENING			

SHEET INDEX		
Sheet Number	Sheet Name	Sheet Issue Date
A0.01	COVERSHEET	06/04/2025
A0.31	SITE PLAN & SURVEY	06/04/2025
A0.32	SITE PLAN - ZONING	10/21/2025
A0.41	ASSEMBLIES, SCHEDULES & NOTES	06/23/2025
A0.90	AS-BUILT - BASEMENT AND FIRST FLOOR	05/07/2025
A0.91	AS-BUILT - ATTIC AND ROOF PLAN	05/07/2025
A0.92	AS-BUILT - ELEVATIONS	05/07/2025
A0.93	AS-BUILT - SECTIONS	06/04/2025
A1.01	BASEMENT FLOOR PLAN	06/04/2025
A1.11	FIRST FLOOR PLAN	06/04/2025
A1.21	SECOND FLOOR PLAN	06/04/2025
A2.01	ELEVATIONS	06/04/2025
A2.11	SECTIONS	06/04/2025
S1.11	FLOOR PLANS	08/13/2025
S1.21	FLOOR PLANS	08/13/2025
S2.01	ELEVATIONS	08/13/2025
S2.11	SECTIONS	08/13/2025

RESIDENCE - ADDITION

2654 Union Street
Madison, WI 53704

SP ARCHITECTURE LLC
Residential + Commercial

A PROJECT FOR:

Westring Construction
4617 Dovetail Dr Site 8
Madison, WI 53704
(608) 441-5435

No.	Description	Date
CONCEPT DESIGN	06/04/2025	
BID SET	06/23/2025	
PERMIT SET	08/13/2025	
1 AMENDMENT 1	10/21/2025	

PERMIT SET - AMENDMENT 1

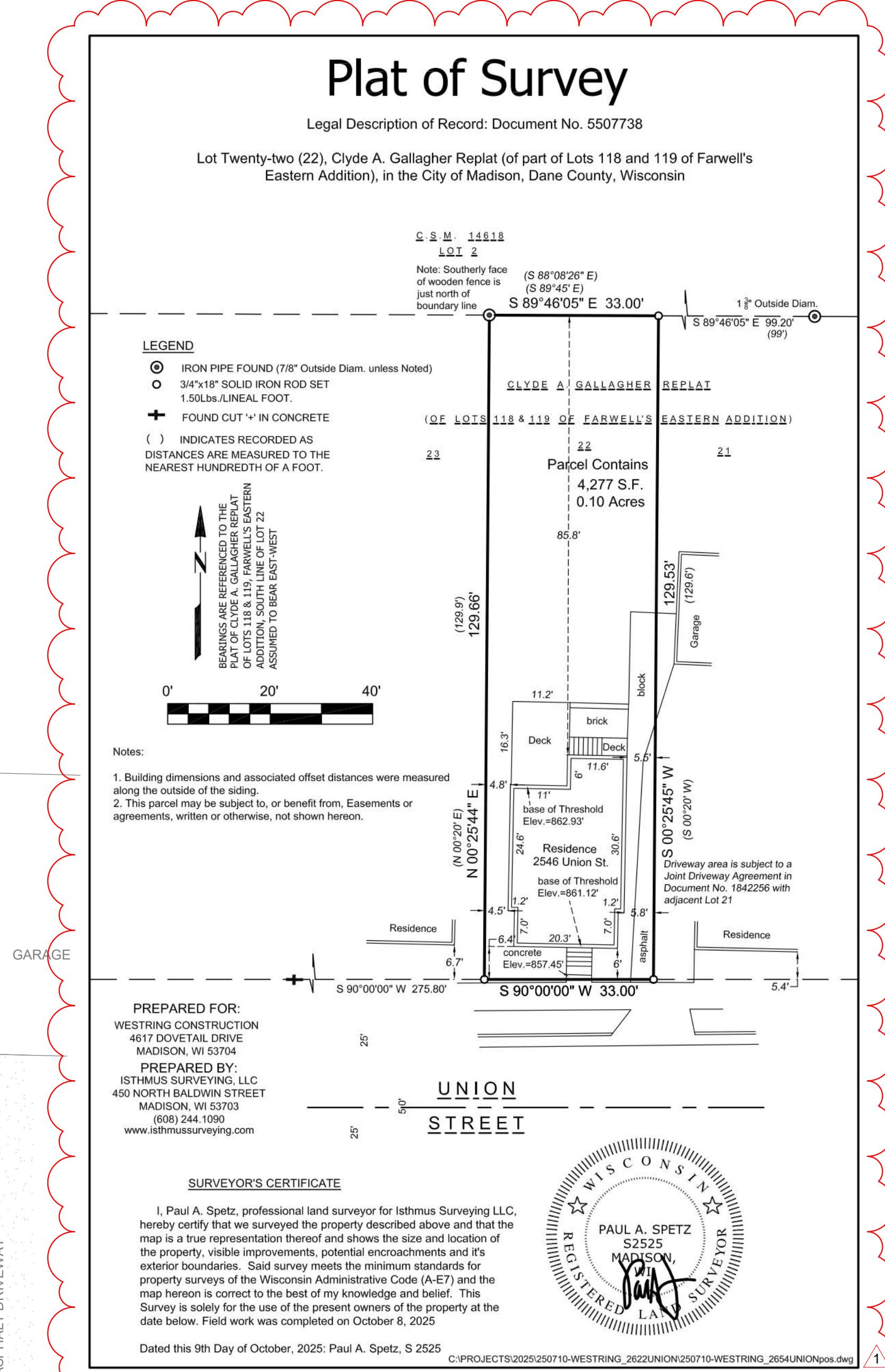
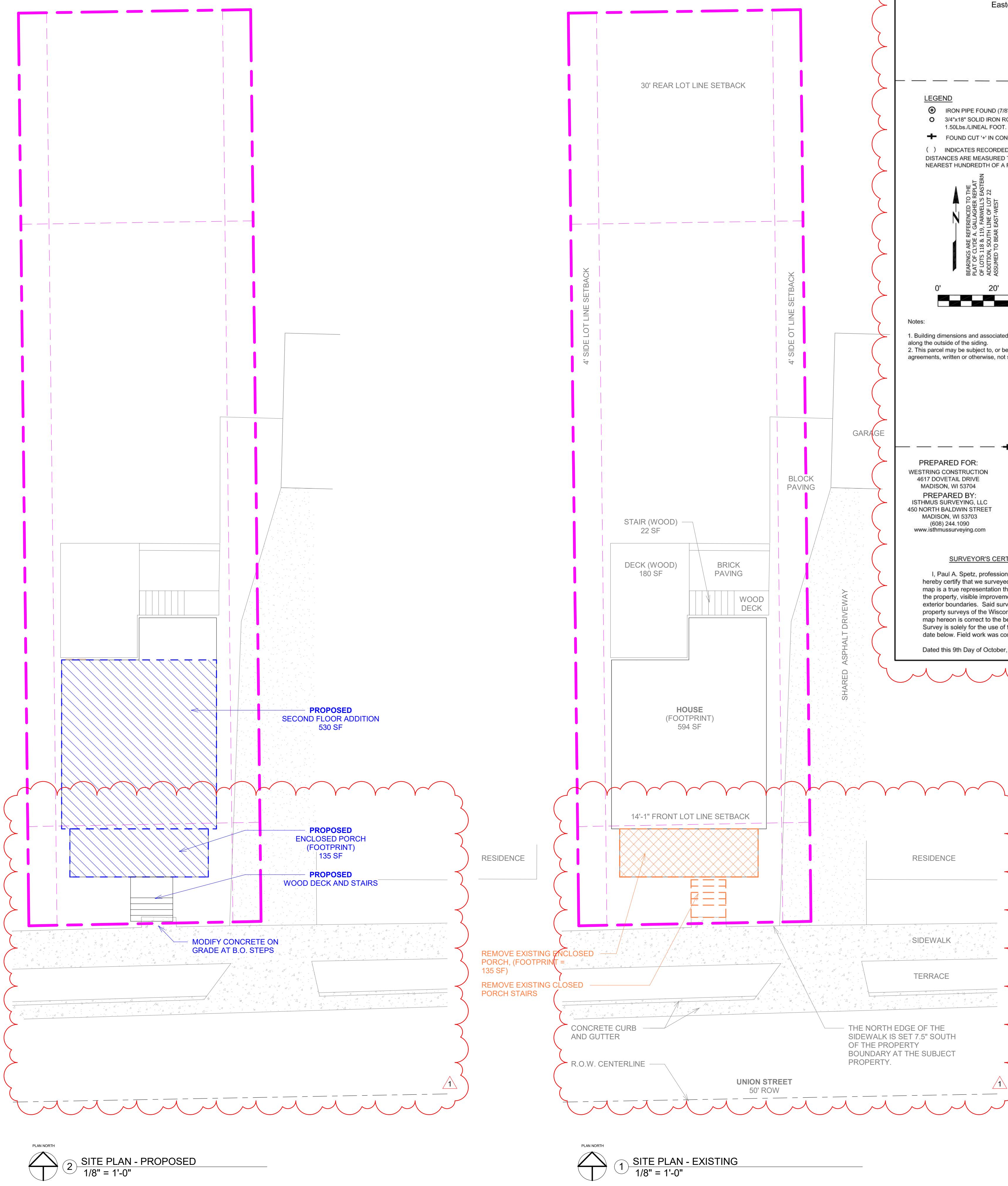
COVERSHEET		
Project number	-	
Date	10/21/2025	
Drawn by	SP	
Checked by	-	
Scale	1/4" = 1'-0"	10/21/2025 1:30:59 PM

A0.01

RESIDENCE - ADDITION

2654 Union Street
Madison, WI 53704

Madison, WI 53704



LOT COVERAGE CALCULATIONS - SITE PLAN

EXISTING TO REMAIN

HOUSE FOOTPRINT	594 SF
GARAGE	(NONE EXISTING)
DRIVEWAY	(NONE EXISTING)
SIDEWALK OVER 5' WIDE	(NONE EXISTING)
PAVED STEPS	(NONE EXISTING)
PAVED PATIOS	(NONE EXISTING)
COVERED PORCH	000 SF

PROPOSED ADDITION

HOUSE FOOTPRINT	000 SF
GARAGE	000 SF
DRIVEWAY	000 SF
SIDEWALK OVER 5' WIDE	000 SF
PAVED STEPS	000 SF
PAVED PATIOS	000 SF
COVERED PORCH	135 SF

TOTALS

LOT COVERAGE	729 SF
LOT SIZE, AREA	4,223 SF / 0.1 ACRE
LOT COVERAGE, PERCENT	17.3 %

PERMITTED BY ZONING ORDINANCE

LOT COVERAGE, MAX.	65%
LOT COVERAGE, MAX.	2,745 AF

Lot Coverage. The total area of buildings, accessory structures, pools, and paved areas as a percentage of the total area of the lot. Excepting following: sidewalks or paved area less than five (5) feet, pervious paved green roofs and decks.

ZONING INFORMATION - SITE PLAN

PARCEL NUMBER	071006129128
PARCEL DESCRIPTION	CLYDE A. GALLAGHER REPLAT OF LOT S 118 & 119 FARWELLS ESTATE ADDITION, LOT 22
ZONING DESIGNATION	TR-C4 (TRADITIONAL RESIDENTIAL)

LOT CHARACTERISTICS, TYPICAL

1. MINIMUM AREA: 4,000 SF
2. MAXIMUM COVERAGE: 65%
3. MINIMUM WIDTH: 40 FT

SETBACKS, PRINCIPAL STRUCTURE

1. FRONT YARD, MIN.: 14'-1" (block average as calculated)
2. FRONT YARD, MAX.: 30' or UP TO 20% MORE THAN BLOCK AVERAGE
3. REAR YARD: LESSER OF 30% LOT DEPTH OR 5'
4. SIDE YARD: 10% OF LOT WIDTH < 20' OR 5' > 20'
5. REVERSE CORNER: 12'

PRINCIPLE STRUCTURE

1. MAXIMUM SIZE PERMITTED: N/A
2. MINIMUM SIZE PERMITTED: N/A
3. MAXIMUM HEIGHT PERMITTED: 35' / 2-STORY

GENERAL NOTES - SITE PLAN

1. LOCATE AND IDENTIFY UNDERGROUND UTILITIES. COORDINATE WITH DIGGERS HOTLINE PRIOR TO PROCEEDING WITH WORK.
2. LOCATE AND IDENTIFY OVERHEAD UTILITIES.
3. PROTECT EXISTING UTILITIES. COORDINATE WITH UTILITIES AND SERVICES PROVIDERS. EXTENDED DISRUPTION OF UTILITIES AND SERVICES SHALL BE AVOIDED TO THE GREATEST EXTENT FEASIBLE. COORDINATE THESE WITH THE OWNER.
4. ADJACENT AREAS AND NEIGHBORING PARCELS SHALL BE IMPACTED BY WORK. WHERE IMPACTS ARE INCONSIDERATE, REPAIRS SHALL BE MADE.
5. PROVIDE EROSION CONTROL / SILT FENCING IN ACCORDANCE WITH RULES AND REGULATIONS OF THE MUNICIPALITY.

LEGEND - SITE PLAN

	PROPERTY BOUNDARY
	SETBACK
	EASEMENT (WHERE/IF APPLICABLE)
	SILT FENCING
	GRAVEL CONSTRUCTION ACCESS
	ROLL-OFF CONTAINER LOCATION

SURVEY INFORMATION

1. SITE BOUNDARIES SHOWN ARE BASED ON A SURVEY EXECUTED BY ISTHMUS SURVEYING LLC ON 10/09/2025.
2. THE POSITION OF THE SOUTH PROPERTY LINE, IN RELATION TO THE EXISTING SIDEWALK, IS OFFSET 7.5" FROM THE EDGE OF THE EXISTING SIDEWALK.

No.	Description	Date
	CONCEPT DESIGN	06/04/2025
	BID SET	06/23/2025
	PERMIT SET	08/13/2025

PERMIT SET - AMENDMENT 1

SITE PLAN & SURVEY

Project number	-
Date	10/21/2025
Drawn by	SP
Checked by	-
A0.31	
Scale	As indicated

A0.31

As indicated

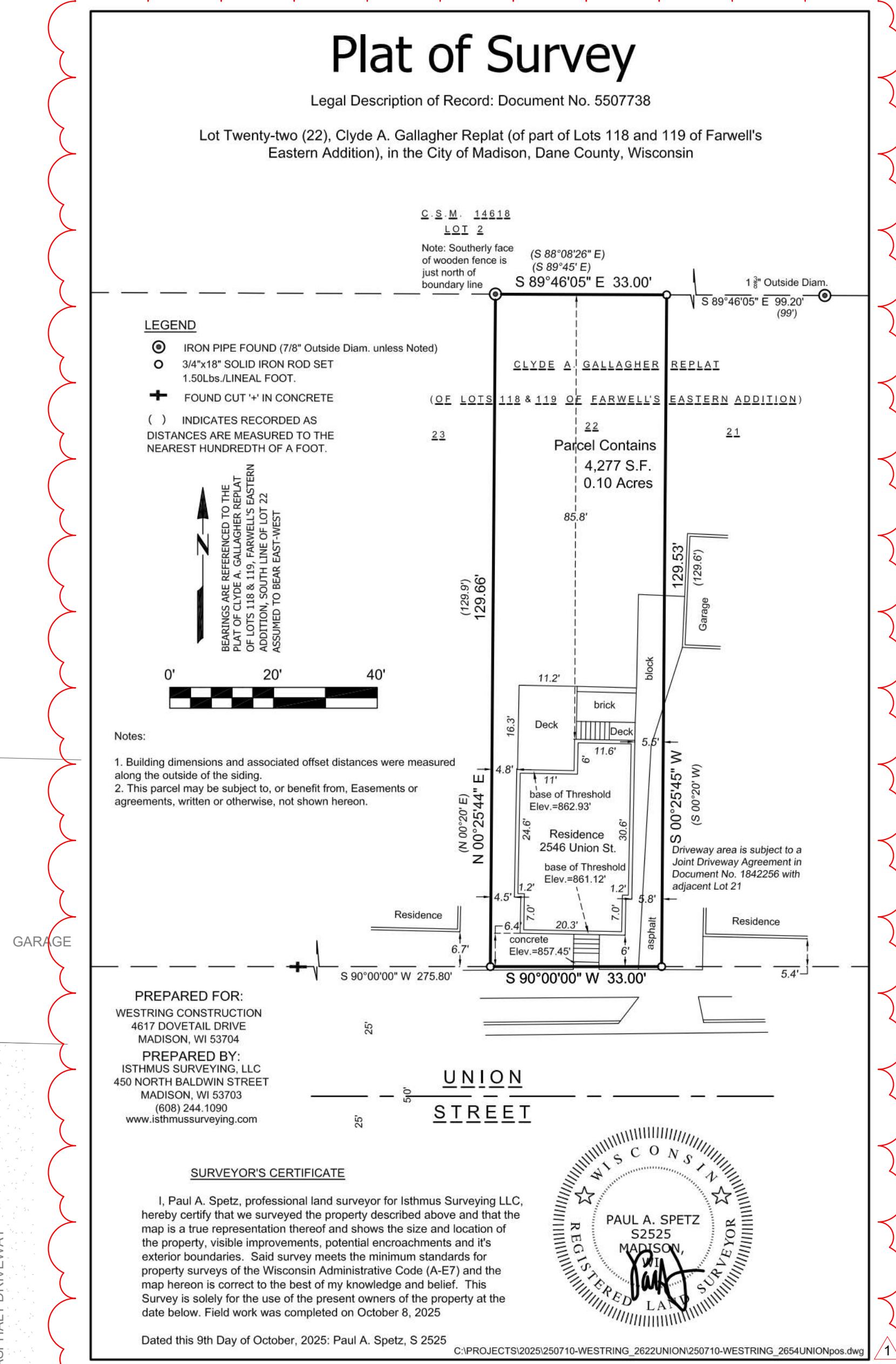
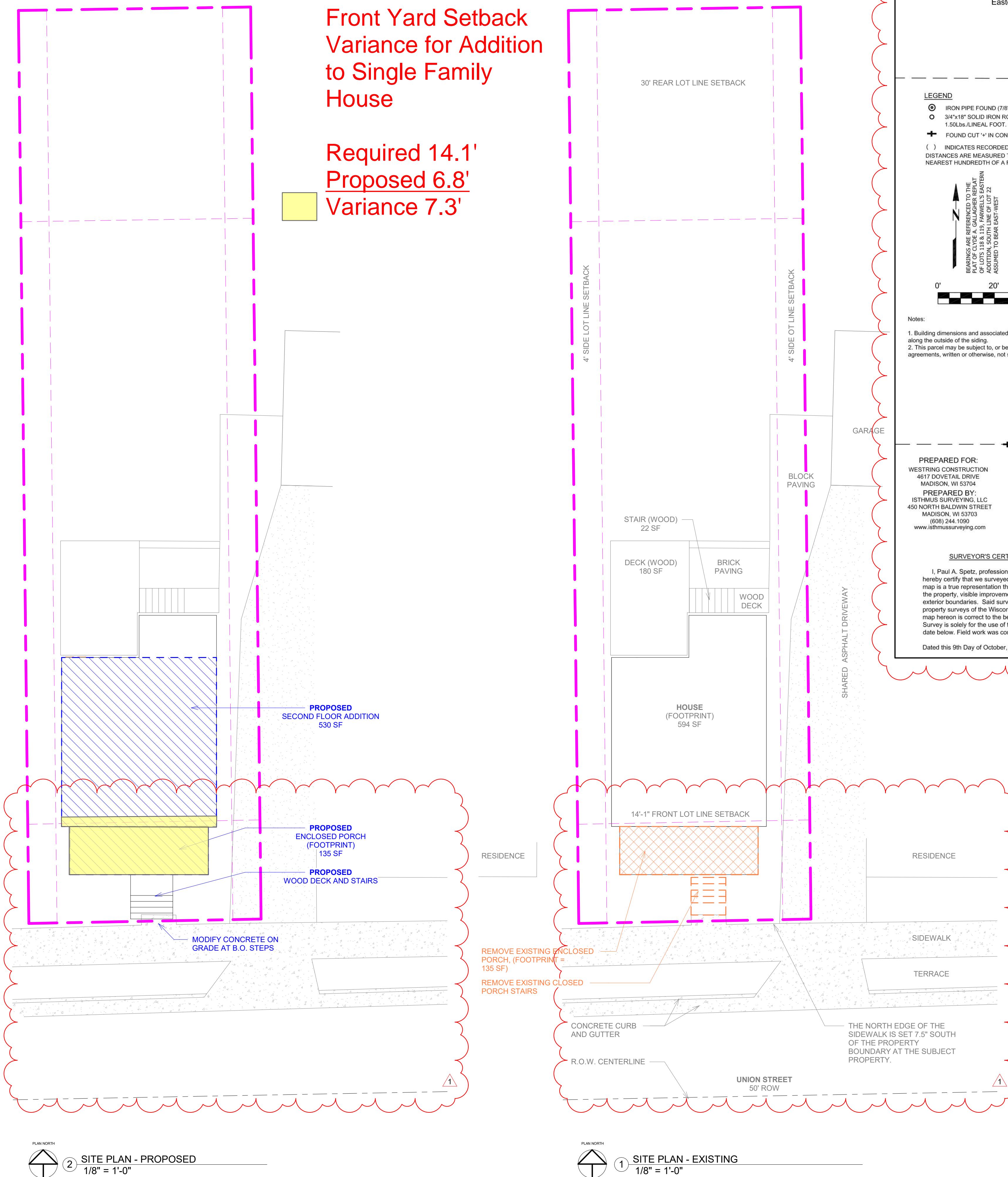
RESIDENCE - ADDITION

2654 Union Street
Madison, WI 53704

2654 Union Street
Madison, WI 53704

Front Yard Setback Variance for Addition to Single Family House

Required 14.1'
Proposed 6.8'
Variance 7.3'



LOT COVERAGE CALCULATIONS - SITE PLAN

EXISTING TO REMAIN

HOUSE FOOTPRINT	594 SF
GARAGE	(NONE EXISTING)
DRIVEWAY	(NONE EXISTING)
SIDEWALK OVER 5' WIDE	(NONE EXISTING)
PAVED STEPS	(NONE EXISTING)
PAVED PATIOS	(NONE EXISTING)
COVERED PORCH	000 SF

PROPOSED ADDITION

HOUSE FOOTPRINT	000 SF
GARAGE	000 SF
DRIVEWAY	000 SF
SIDEWALK OVER 5' WIDE	000 SF
PAVED STEPS	000 SF
PAVED PATIOS	000 SF
COVERED PORCH	135 SF

TOTALS

LOT COVERAGE	729 SF
LOT SIZE, AREA	4,223 SF / 0.1 ACRE
LOT COVERAGE, PERCENT	17.3 %

PERMITTED BY ZONING ORDINANCE

LOT COVERAGE, MAX.	65%
LOT COVERAGE, MAX.	2,745 AF

Lot Coverage. The total area of buildings, accessory structures, pools and paved areas as a percentage of the total area of the lot. Excepting following: sidewalks or paved area less than five (5) feet, pervious pavers, green roofs and decks.

ZONING INFORMATION - SITE PLAN

PARCEL NUMBER	071006129128
PARCEL DESCRIPTION	CLYDE A. GALLAGHER REPLAT OF LOT S 118 & 119 FARWELLS ADDITION, LOT 22
ZONING DESIGNATION	TR-C4 (TRADITIONAL RESIDENTIAL)

LOT CHARACTERISTICS, TYPICAL

1. MINIMUM AREA: 4,000 SF
2. MAXIMUM COVERAGE: 65%
3. MINIMUM WIDTH: 40 FT

SETBACKS, PRINCIPAL STRUCTURE

1. FRONT YARD, MIN.: 14'-1" (block average as calculated)
2. FRONT YARD, MAX.: 30' or UP TO 20% MORE
BLOCK AVERAGE
3. REAR YARD: LESSER OF 30% LOT DEPTH
4. SIDE YARD: 5' or 10% OF LOT WIDTH
5. REVERSE CORNER: 12'

PRINCIPLE STRUCTURE

1. MAXIMUM SIZE PERMITTED: N/A
2. MINIMUM SIZE PERMITTED: N/A
3. MAXIMUM HEIGHT PERMITTED: 35' / 2-STORY

GENERAL NOTES - SITE PLAN

1. LOCATE AND IDENTIFY UNDERGROUND UTILITIES. COORDINATE WITH DIGGERS HOTLINE PRIOR TO PROCEEDING WITH WORK.
2. LOCATE AND IDENTIFY OVERHEAD UTILITIES.
3. PROTECT EXISTING UTILITIES. COORDINATE WITH UTILITY OWNERS AND SERVICES PROVIDERS. EXTENDED DISRUPTION OF UTILITIES AND SERVICES SHALL BE AVOIDED TO THE EXTENT FEASIBLE. COORDINATE THESE WITH THE OWNER.
4. ADJACENT AREAS AND NEIGHBORING PARCELS SHALL NOT BE IMPACTED BY WORK. WHERE IMPACTS ARE INCURRED, REPAIRS SHALL BE MADE.
5. PROVIDE EROSION CONTROL / SILT FENCING IN ACCORDANCE WITH RULES AND REGULATIONS OF THE MUNICIPALITY.

LEGEND - SITE PLAN

PROPERTY BOUNDARY

SETBACK

EASEMENT (WHERE/WHEN APPLICABLE)

SILT FENCING

GRAVEL CONSTRUCTION
ACCESS

ROLL-OFF CONTAINER
LOCATION

SURVEY INFORMATION

1. SITE BOUNDARIES SHOWN ARE BASED ON A SURVEY BY ISTHMUS SURVEYING LLC ON 10/09/2025.
2. THE POSITION OF THE SOUTH PROPERTY LINE, IN RELATION TO THE EXISTING SIDEWALK, IS OFFSET 7.5" FROM THE EDGE OF THE EXISTING SIDEWALK.

No.	Description	Date
	CONCEPT DESIGN	06/04/2025
	BID SET	06/23/2025
	PERMIT SET	08/13/2025

PERMIT SET - AMENDMENT 1

SITE PLAN & SURVEY

Project number		-
Date	10/21/2025	
Drawn by	SP	
Checked by		-
A0.31		
Scale	As indicated	

A0.31

As indicated



RESIDENCE - ADDITION

2654 Union Street
Madison, WI 53704

ARCHITECT / ENGINEER OF RECORD

SP ARCHITECTURE LLC
Residential + Commercial

A PROJECT FOR:
Westring Construction
4617 Devilash Dr SITE 8
Madison, WI 53704
(608) 441-5435

C:\Users\15743\OneDrive - SP Architecture LLC\SP Architecture LLC\2402 - Westring Construction\08 - 2654 Union St - Addition\Site Info\2654 Union St Front Yard Setback Average
UPDATED 10/10/2025 12:45 PM
UPDATE BY SP ARCHITECTURE LLC

PROPERTY ADDRESS	MEASURE BY WESTRING CONSTRUCT.	ADJUST: PROP LINE TO EDGE OF SIDEWALK	MODIFIED MEASURE (SEE A0.32)	EFFECTIVE MEASURE USED TO CALC AVERAGE	MEASURE IS TAKEN FROM NORTH EDGE TO SIDEWALK TO	STAIR MATERIAL INTO HOUSE	LANDING MATERIAL AT TOP OF STAIR	SIDEWALK CONDITION
2622	228	7.5	220.5	220.5	HOUSE - BAY WINDOW	WOOD	WOOD	-
2624	198	7.5	190.5	190.5	CLOSED PORCH	WOOD	WOOD	-
2626	102	7.5	94.5	94.5	HOUSE	WOOD	WOOD	-
2630	158	7.5	150.5	150.5	CLOSED PORCH	WOOD	WOOD	-
2634	146	7.5	138.5	138.5	CLOSED PORCH	WOOD	WOOD	SPILLS ONTO
2638	96	7.5	88.5	88.5	CLOSED PORCH	WOOD	WOOD	-
2642	117	7.5	109.5	109.5	CLOSED PORCH	WOOD	WOOD	-
2646	128	7.5	120.5	120.5	CLOSED PORCH	CONC	CONC	-
2650	87	7.5	79.5	79.5	CLOSED PORCH	CONC	-	-
2658	70	7.5	62.5	62.5	CLOSED PORCH	CONC	-	-
2662	72	7.5	64.5	64.5	CLOSED PORCH	WOOD	WOOD	TURNED 90 DEGREES
2666	112	7.5	104.5	104.5	CLOSED PORCH	WOOD RAMP	WOOD	TURNED 90 DEGREES
2702	300	7.5	292.5	240	CLOSED PORCH	WOOD	WOOD	-
2706	272	7.5	264.5	240	HOUSE	CONC	CONC	-
2710	280	7.5	272.5	240	HOUSE	CONC	CONC	-
2716	256	7.5	248.5	240	HOUSE	CONC	CONC	-
2718	236	7.5	228.5	228.5	HOUSE	WOOD	WOOD	-
2722	246	7.5	238.5	238.5	HOUSE	WOOD	WOOD	-
2726	264	7.5	256.5	240	HOUSE	CONC	CONC	-
2730	300	7.5	292.5	240	HOUSE	CONC	CONC	-
2734	198	7.5	190.5	190.5	CLOSED PORCH	WOOD	WOOD	-
2738	259	7.5	251.5	240	CLOSED PORCH	CONC	-	-
2744	154	7.5	146.5	146.5	CLOSED PORCH	CONC	-	-
2746	170	7.5	162.5	162.5	CLOSED PORCH	-	WOOD	-
2750	161	7.5	153.5	153.5	CLOSED PORCH	CONC	-	-
Average		184.4	176.9	168.96				
				14'-1"				



No.	Description	Date
1	AMENDMENT 1	10/21/2025

PERMIT SET - AMENDMENT 1

SITE PLAN - ZONING

Project number: -

Date: 10/21/2025

Drawn by: SP

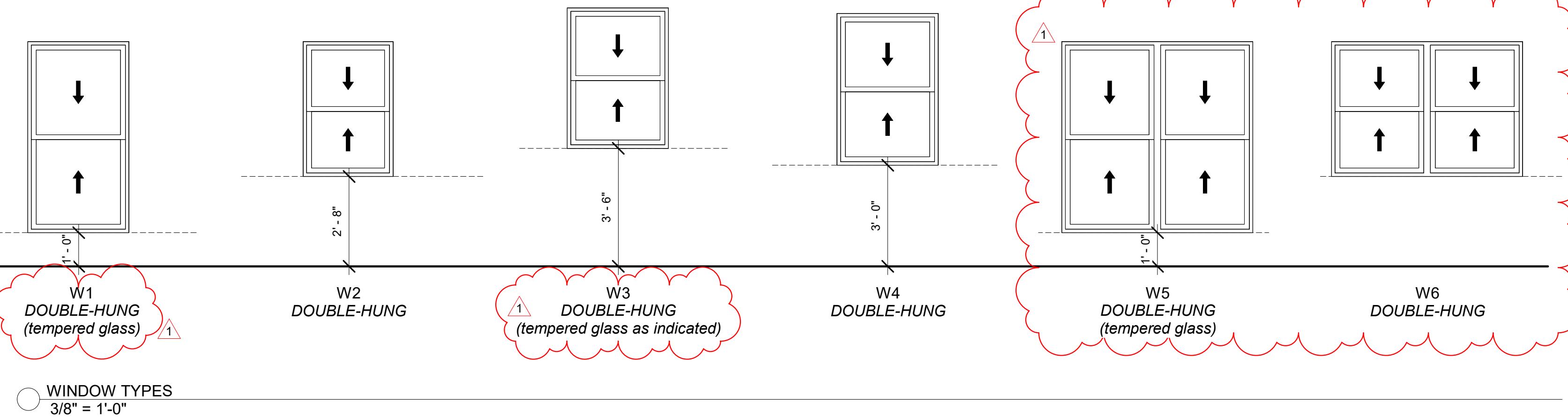
Checked by: -

Scale: 1" = 50'-0"

A0.32

10/21/2025 1:31:13 PM

RESIDENCE - ADDITION



WINDOW SCHEDULE - PROPOSED			
Window Type	Count	Width	Height
W1	1	3' - 0"	5' - 8"
W3	6	3' - 0"	4' - 2"
W4	3	3' - 0"	4' - 6"
W5	1	5' - 8"	5' - 8"
W6	2	5' - 8"	4' - 0"

*Zone 2 consists of the following counties: Ashland, Bayfield, Burnett, Douglas, Florence, Forest, Iron, Langlade, Lincoln, Oneida, Price, Sawyer, Taylor, Vilas and Washburn. Zone 1 consists of all other counties.

FENESTRATION: U-FACTOR 0.35 MAXIMUM EXEMPT FROM U-FACTOR REQUIREMENT ABOVE

SKYLIGHT: U-FACTOR 0.60 MAXIMUM

CEILING: R-49

ENERGY HEEL: R-38

FRAMED WALL: R-20 OR R-21 IN 2X6 STUD WALL CAVITY OR

R-13 + R-5 C.I.

MASS WALL: R-15 OR

R-19 WHEN MORE THAN 1/2 R-VALUE IS ON INT. SIDE OF WALL

FLOOR: R-30 OR

FILL FRAMING CAVITY (MIN. R-19)

BASEMENT: R-15 C.I. ON INTERIOR OR EXTERIOR OR

R-19 IN STUD WALL CAVITY OR

R-13 IN STUD WALL CAVITY + R-5 C.I.

CRAWLSPACE: R-10 C.I. OR

R-13 IN STUD CAVITY

HEATED SLAB: R-10 BELOW ENTIRE SLAB AND

R-15 TO FROST DEPTH AND

R-15 HORIZONTAL 48" AROUND SLAB EDGE

PERIMETER WHERE SLAB DEPTH IS LESS THAN 12"

BELOW OUTSIDE GRADE

UNHEATED SLAB: R-10 BELOW ENTIRE SLAB WHERE SLAB IS LESS

THAN 12" BELOW OUTSIDE GRADE

BOX / RIM JOISTS: AIR-IMPERMEABLE INSULATIONS TO MATCH

WALL R-VALUE

BUILDING ENVELOPE REQUIREMENTS:

06/18/2025

FENESTRATION - BASIS OF DESIGN:

08/01/2025

WINDOWS
MANUF.: MIDWAY WINDOWS AND DOORS, www.midwaywindows.com
PRODUCT: WINDGATE
TYPE: VINYL
INTERIOR: WHITE
EXTERIOR: WHITE
SASHES: DIVIDED LITES TO MATCH EXISTING.

WINDOW NOTES:
1. PROVIDE REMOVEABLE/RETRACTABLE INSECT SCREENS, TYPICAL.
2. INTERIOR TRIM AT PORCH SHALL BE SOLID WOOD (POPLAR) WITH PAINT FINISH, TRIM WILL NOT BE INSTALLED AT 2ND FLOOR.
3. WINDOWS SHALL BE OPERABLE, DOUBLE-HUNG OPERATION.

EXTERIOR SWINGING DOORS
MANUF.: MARVIN WINDOWS AND DOORS, www.marvin.com
PRODUCT: ULTIMATE COLLECTION
TYPE: ALUMINUM CLAD
INTERIOR: WHITE
EXTERIOR: WHITE

EXTERIOR DOOR NOTES:
1. HARDWARE AND HARDWARE FINISH SELECTIONS SHALL BE MADE BY THE OWNER.

INTERIOR DOORS
MANUF.: TBD
PRODUCT: SHAKER STYLE, STILE AND RAIL PANED DOOR
FINISH: PAINTED

INTERIOR DOOR NOTES:
1. DOOR, FRAME AND TRIM SHALL BE SOLID WOOD WITH PAINT FINISH, MATCH EXISTING AT KITCHEN AREA.
2. HARDWARE AND HARDWARE FINISH SELECTIONS SHALL BE MADE BY THE OWNER.

INTERIOR FINISHES - BASIS OF DESIGN:

08/07/2025

INTERIOR TRIM, WALL BASE, AND CASING*
MATERIAL: POPLAR OR SIMILAR SOLID WOOD.
FINISH: PAINTED WHITE
*PROVIDE AT PORCH. WILL NOT BE INSTALLED AT 2ND FLOOR.

ASSEMBLIES - BASIS OF DESIGN:

08/04/2025

ROOFING
MANUF.: GAF
PRODUCT: Timberline HDZ, Algae Resistant Architectural Roof Shingles
COLOR: Oyster Gray
CLASS: 3 or 4 rating for fire- and impact-resistance

AIR AND WEATHER BARRIER
MANUF.: DUPONT, www.dupont.com
PRODUCT: TYVEK HOMEWRAP or TYVEK DRAINWRAP

SIDING/CLADDING
MANUF.: Certainteed
PRODUCT: MainStreet vinyl, double-4 lap siding.
COLOR: PACIFIC BLUE, wood grain texture.

TRIM: Windows will have J-Channel (blue) trim (minimal look). The inside and outside corners to match the field color (blue).

GENERAL NOTES - STANDARD

08/13/2025

1. LUMBER IN CONTACT WITH CONCRETE SHALL BE PRESSURE TREATED (PT) FOR GROUND CONTACT.
2. AIR AND VAPOR BARRIERS, AND VAPOR BARRIERS SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS WITHOUT EXCEPTION.
3. CONCRETE SHALL BE REINFORCED. REFER TO STRUCTURAL DRAWINGS.
4. PREFINISHED BENT METAL FLASHINGS, DRIP EDGES, AND OTHER COMPONENTS SHALL BE INSTALLED IN ACCORDANCE WITH BEST PRACTICES, AS SHOWN, AND AS RECOMMENDED BY SYSTEM COMPONENTS MANUFACTURER'S RECOMMENDATIONS. VINYL AND PVC ARE NOT ACCEPTABLE SUBSTITUTIONS.
5. EXTERIOR WALLS ARE TO BE CONSTRUCTED USING NOMINAL 2X6 STUD DEPTH MINIMALLY AND TYPICALLY. STUD DEPTH MAY BE INCREASED AT GC'S DISCRETION, BUT MAY NOT BE DECREASED WITHOUT ARCHITECT/ENGINEER'S APPROVAL.
6. WHERE BATT INSULATION IS SHOWN, EITHER MINERAL WOOL OR FIBERGLASS ARE ACCEPTABLE MATERIALS. MINERAL WOOL IS RECOMMENDED FOR ITS SUPERIOR PERFORMANCE AND RESISTANCE TO PEST, MOLD, MILDEW, AND SAGGING.
7. SPRAY FOAM INSULATION SHOWN SHALL BE CLOSED CELL UNLESS SPECIFICALLY NOTED OTHERWISE.
8. INTERIOR WALLS AND PARTITIONS SHALL EXTEND BETWEEN THE FLOORS TO THE UNDERSIDE OF THE FLOOR / CEILING STRUCTURE ABOVE.
9. ACOUSTIC INSULATION IS RECOMMENDED IN PARTITIONS AND FLOORS SEPARATING BEDROOM, BATHROOM, AND MECHANICAL SPACES FROM OTHER SPACES. ACOUSTIC INSULATION AND ACOUSTIC SEALANTS (WALL HEAD, BASE OF WALL, WALL PENETRATIONS) IS RECOMMENDED AT BEDROOM AND BATHROOM WALLS.
10. RADON TESTING AND MITIGATION IS ADVISED. CRAWLSPACES AND BASEMENTS SHALL BE ACTIVELY- OR PASSIVELY-VENTED IN ACCORDANCE WITH SPECIALIST RECOMMENDATIONS AND BUILDING CODES.
11. GYPSUM BOARD SURFACES SHALL RECEIVE PAINT FINISH. THE ATTIC IS TO BE UN-VENTED AND UN-HABITED. REQUIRED THERMAL R-VALUE SHALL BE ACHIEVED BY INSTALLING INSULATION TO THE UNDERSIDE OF THE ROOF DECKING AS SHOWN IN THE ROOF ASSEMBLY.
12. ACCESS TO THE ATTIC IS TO BE PROVIDED. ACCESS LOCATION MAY BE AT THE DISCRETION OF THE OWNER. ACCESS OPENING SHALL NOT BE LESS THAN 14"X24".
13. ACCESS TO THE SECOND-STORY ADDITION SHALL BE VIA THE EXISTING STAIRS.
14. SET DOOR OPENING JAMB OFF ADJACENT WALL 4", TYPICAL.
15. MECHANICALS/PLUMBING/ELECTRICAL:
 - A. VENTILATING FOR ADDITION SHALL BE VIA THE EXISTING FURNACE.
 - B. COOLING FOR ADDITION SHALL BE VIA THE EXISTING AC UNIT.
16. METAL COMPONENTS, FLASHINGS, AND ACCESSORIES SHALL BE PREFINISHED AND THE COLOR SHALL BE WHITE.
17. METAL FASCIA SHALL BE WHITE. METAL FASCIA TO BE SMOOTH (NOT RIDGED OR OTHERWISE TEXTURED).
18. CONTRACTOR TO PROVIDE PREFINISHED METAL DRIP EDGE AT ALL ROOF EDGE CONDITIONS. COLOR TO BE WHITE.
19. 6" GUTTERS TO BE PROVIDED ALONG ALL EAVES. COLOR SHALL BE WHITE.
20. DOWNSPOUTS TO BE 4X5 IN CROSS SECTION, MINIMUM 5' EXPANSIONS TO BE PROVIDED AT GRADE. COLOR SHALL BE WHITE.
21. SOFFIT PANELS SHALL BE PROVIDED. A VENTED PANEL IS RECOMMENDED. COLOR SHALL BE WHITE.
22. ROOFING UNDERLAYMENT TO BE INSTALLED IN ACCORDANCE WITH ROOFING MANUFACTURER'S RECOMMENDATIONS.
23. ADDITIONALLY, SELF-ADHERED UNDERLAYMENT SHALL BE INSTALLED ALONG THE LOW SIDES OF ALL ROOF AREAS FOR A MINIMUM HEIGHT OF 6'.

No.	Description	Date
BID SET		06/23/2025
PERMIT SET		08/13/2025

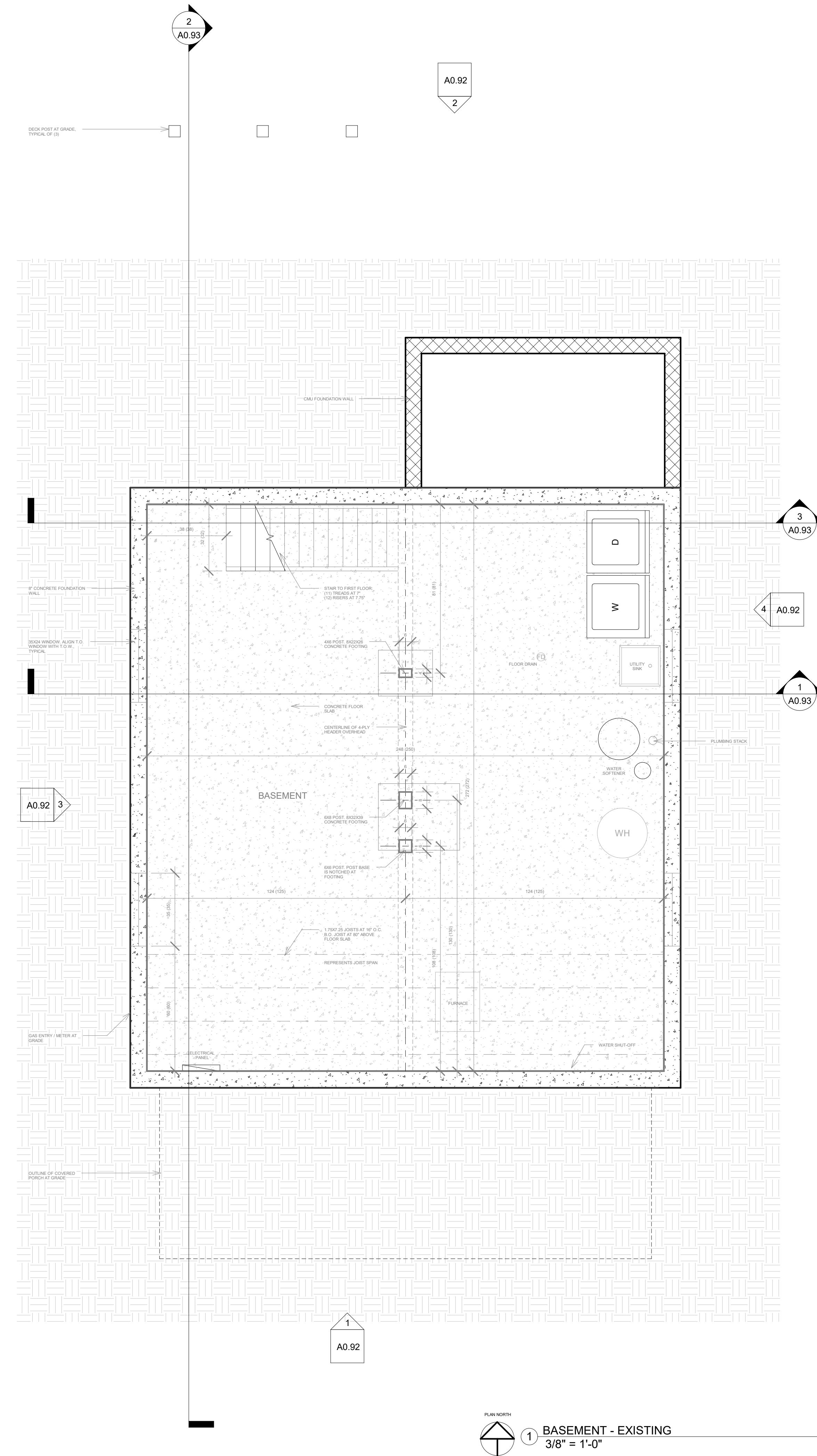
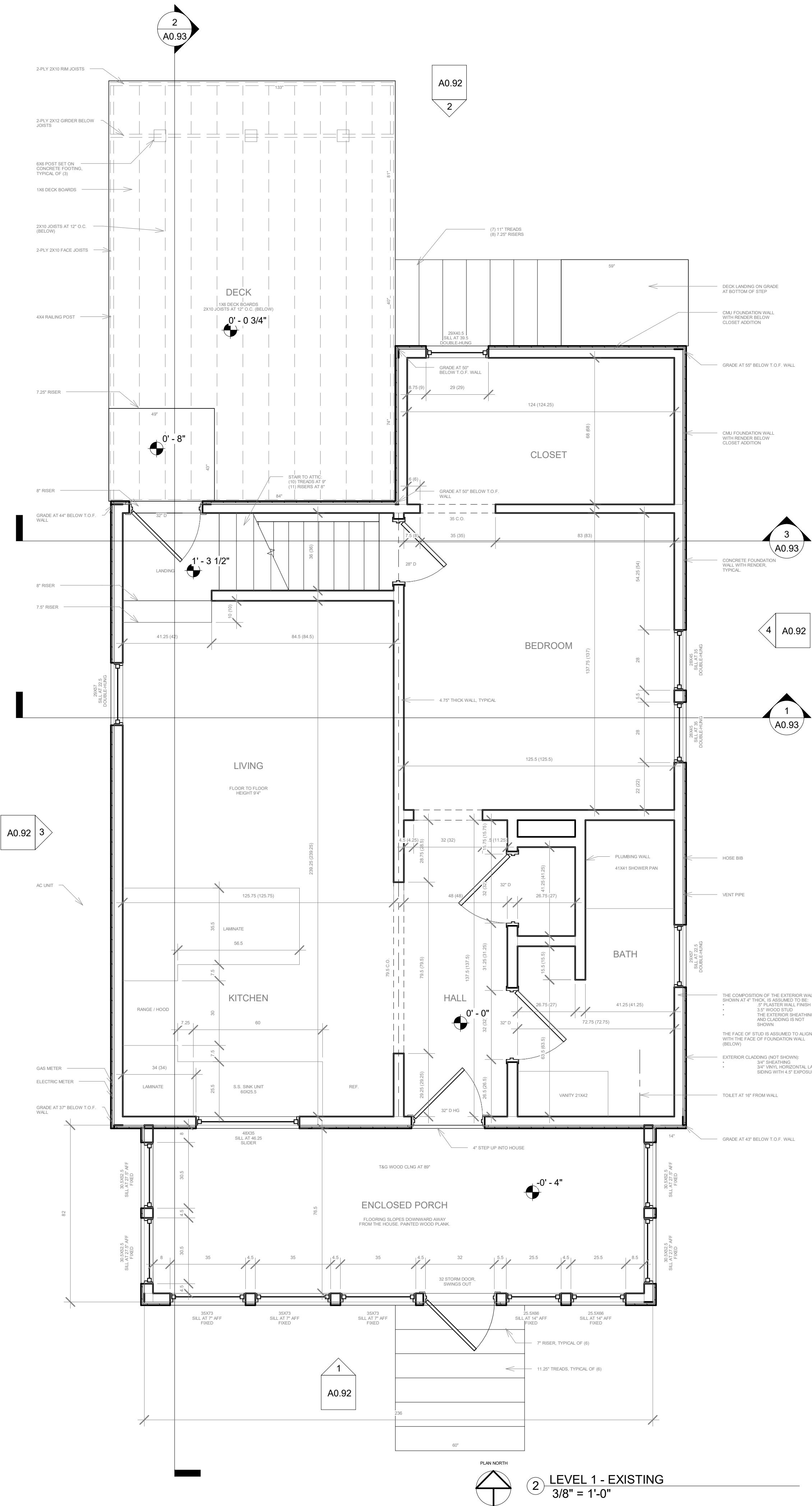
1	AMENDMENT 1	10/21/2025

PERMIT SET - AMENDMENT 1

ASSEMBLIES, SCHEDULES & NOTES

Project number	-
Date	10/21/2025
Drawn by	SP
Checked by	-
Scale	As indicated
Comments	10/21/2025 1:31:13 PM

A0.41



RESIDENCE - ADDITION

2654 Union Street
Madison, WI 53704

ARCHITECT / ENGINEER OF RECORD

SP ARCHITECTURE LLC

residential + commercial

PROJECT FOR:
Westring Construction
317 Dovetail Dr STE 8
Madison, WI 53704
(08) 441-5435

No.	Description	Date
	AS-BUILT DOCUMENTS	05/07/2025
	CONCEPT DESIGN	06/04/2025
	BID SET	06/23/2025
	PERMIT SET	08/13/2025

PERMIT SET - AMENDMENT 1

AS-BUILT - BASEMENT AND FIRST FLOOR

Project number	-
Date	10/21/2025
Drawn by	SP
Checked by	

A0.90

RESIDENCE - ADDITION

2654 Union Street
Madison, WI 53704

2654 Union Street
Madison, WI 53704

ARCHITECT / ENGINEER OF RECORD

ARCHITECTURE LLC

Residential + Commercial

A PROJECT FOR:
Westring Construction
4617 Dovetail Dr STE 8
Madison, WI 53704
(608) 441-5435

.	Description	Date
	AS-BUILT DOCUMENTS	05/07/2025
	CONCEPT DESIGN	06/04/2025
	BID SET	06/23/2025

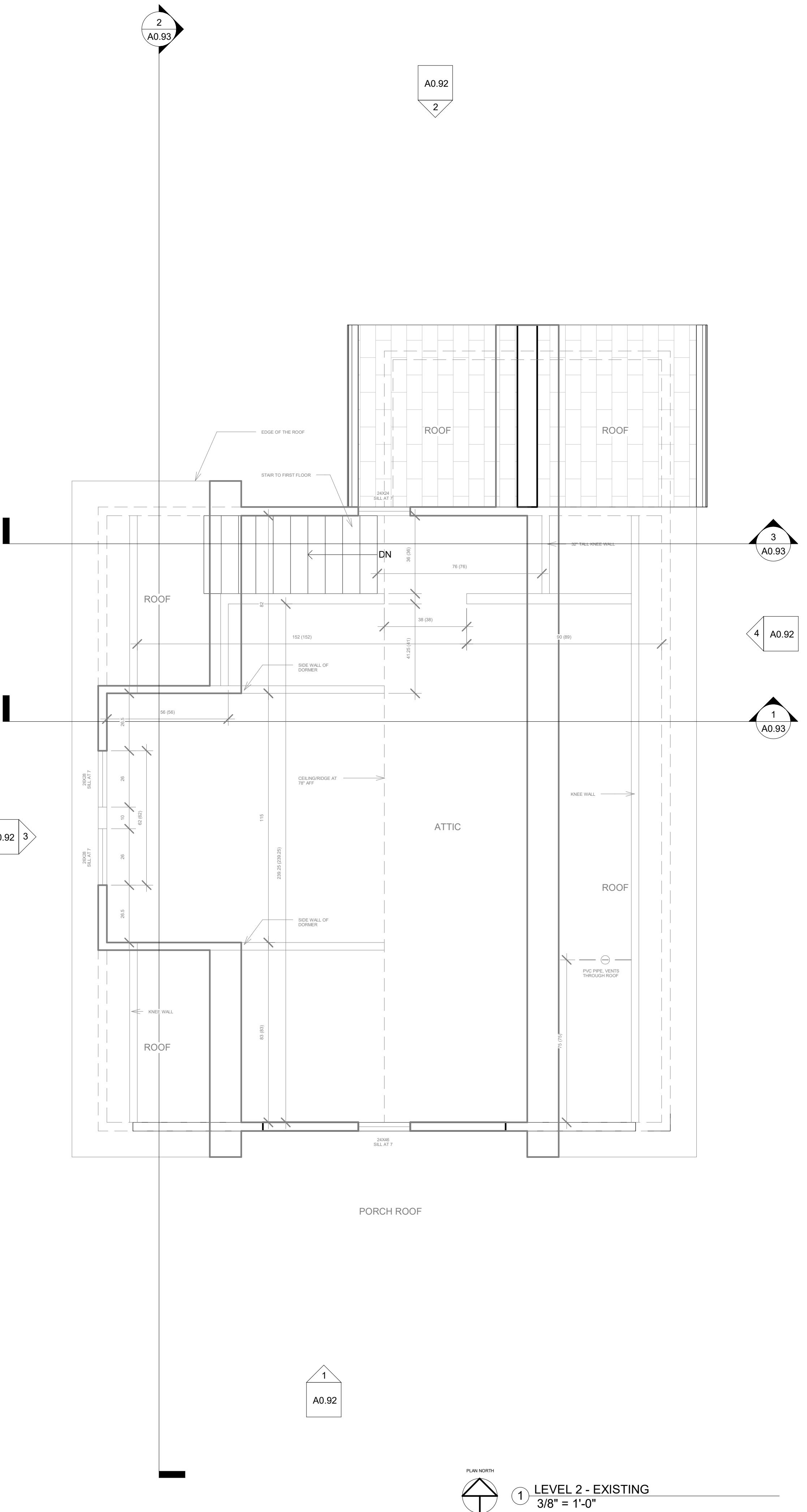
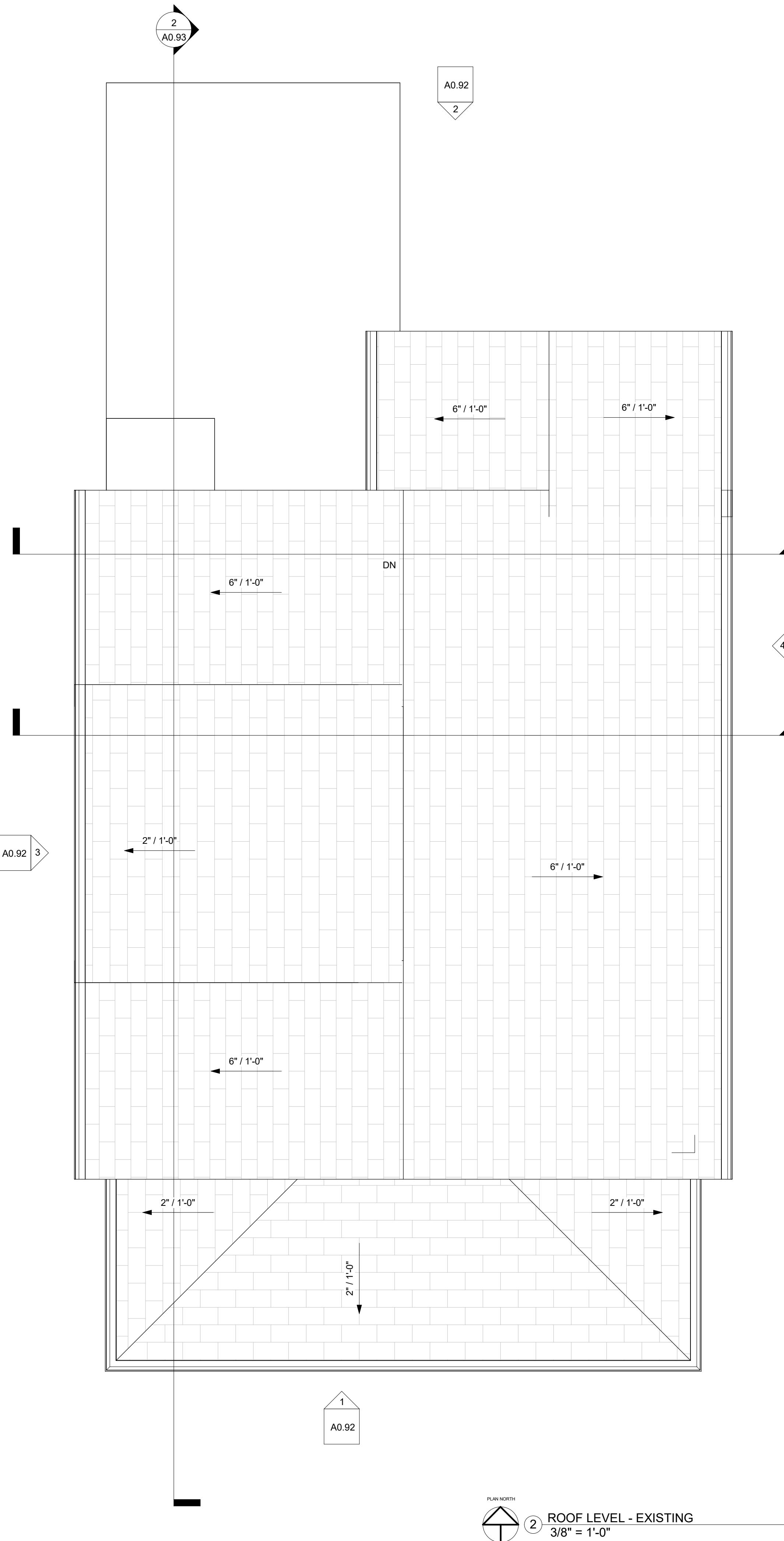
PERMIT SET - AMENDMENT 1

S-BUILT - ATTIC AND ROOF PLAN

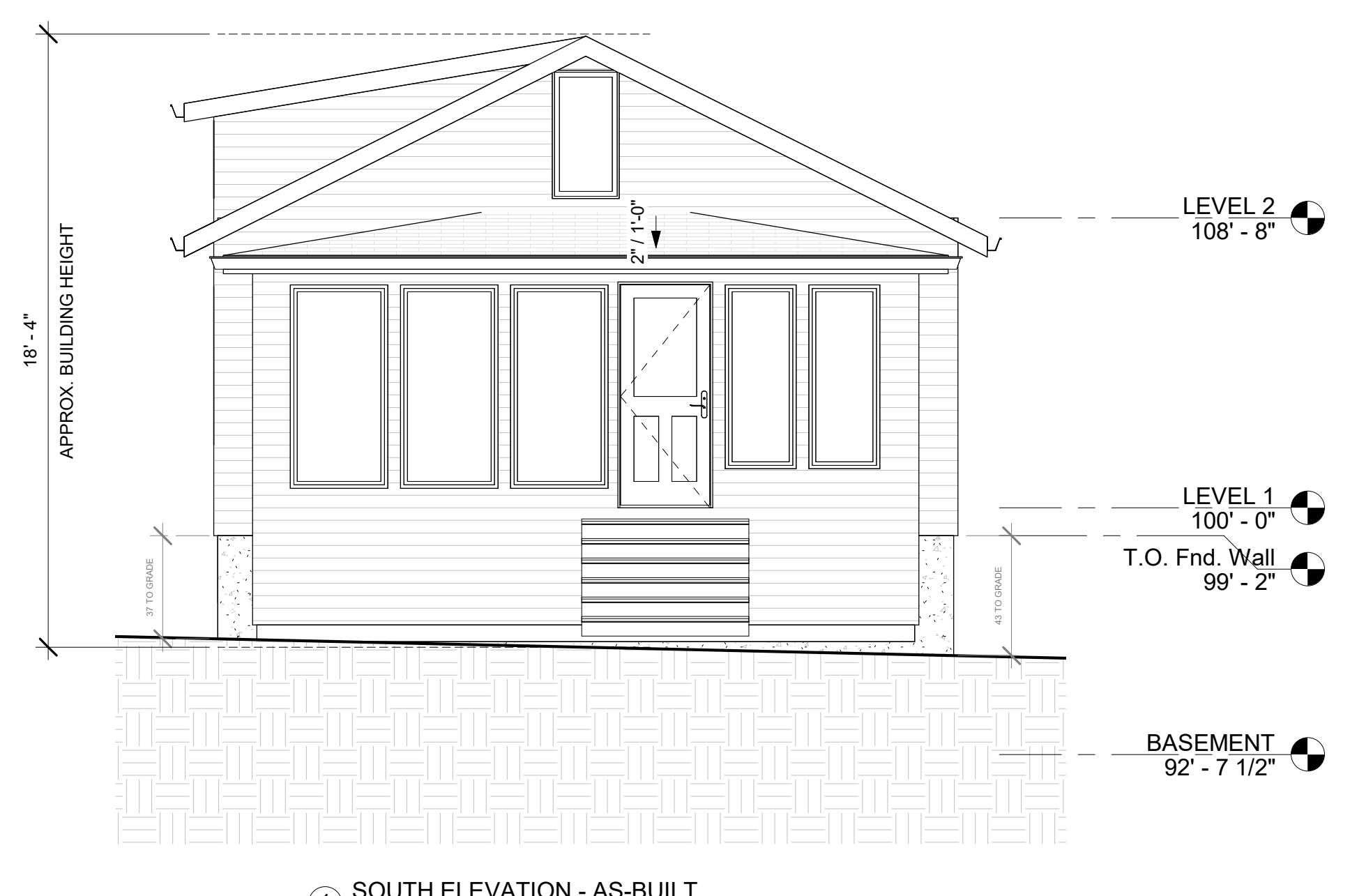
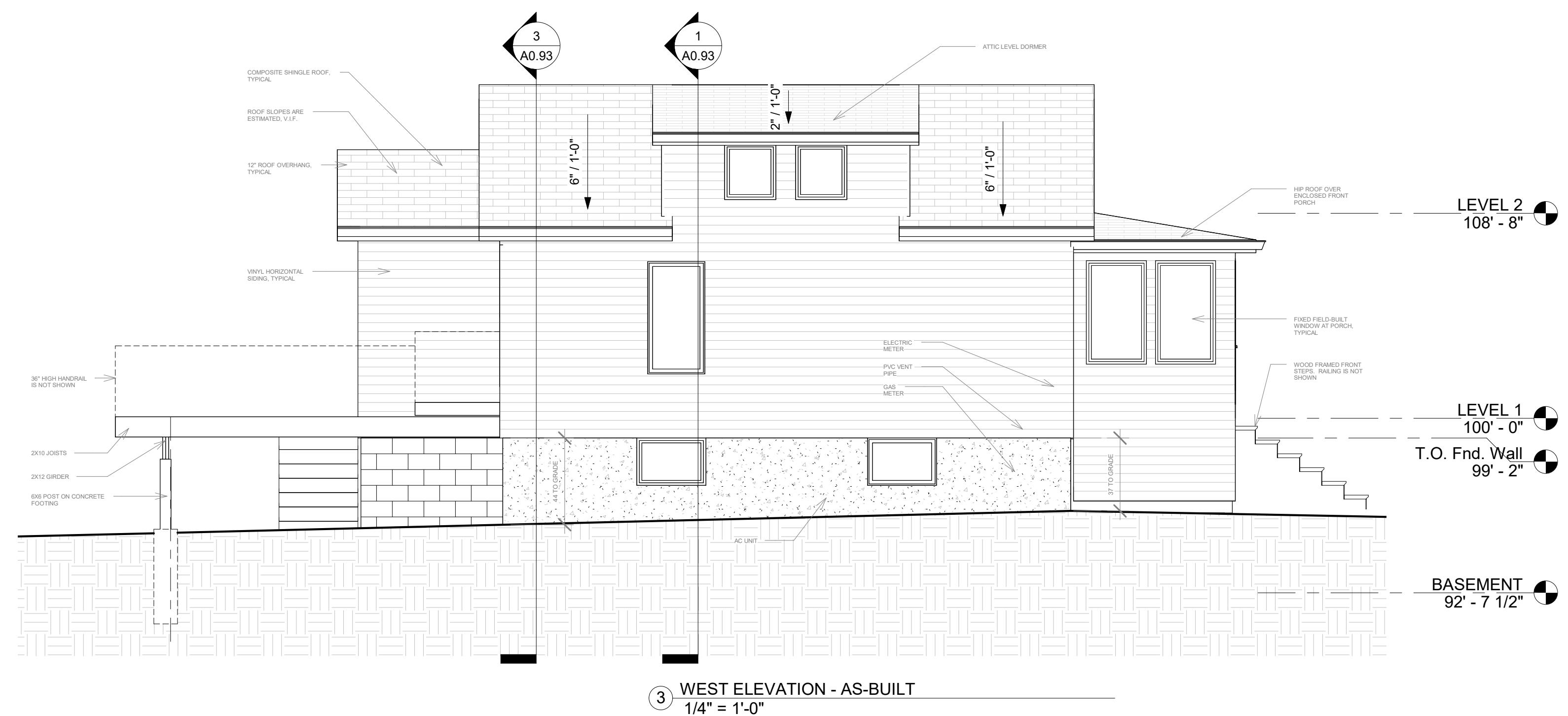
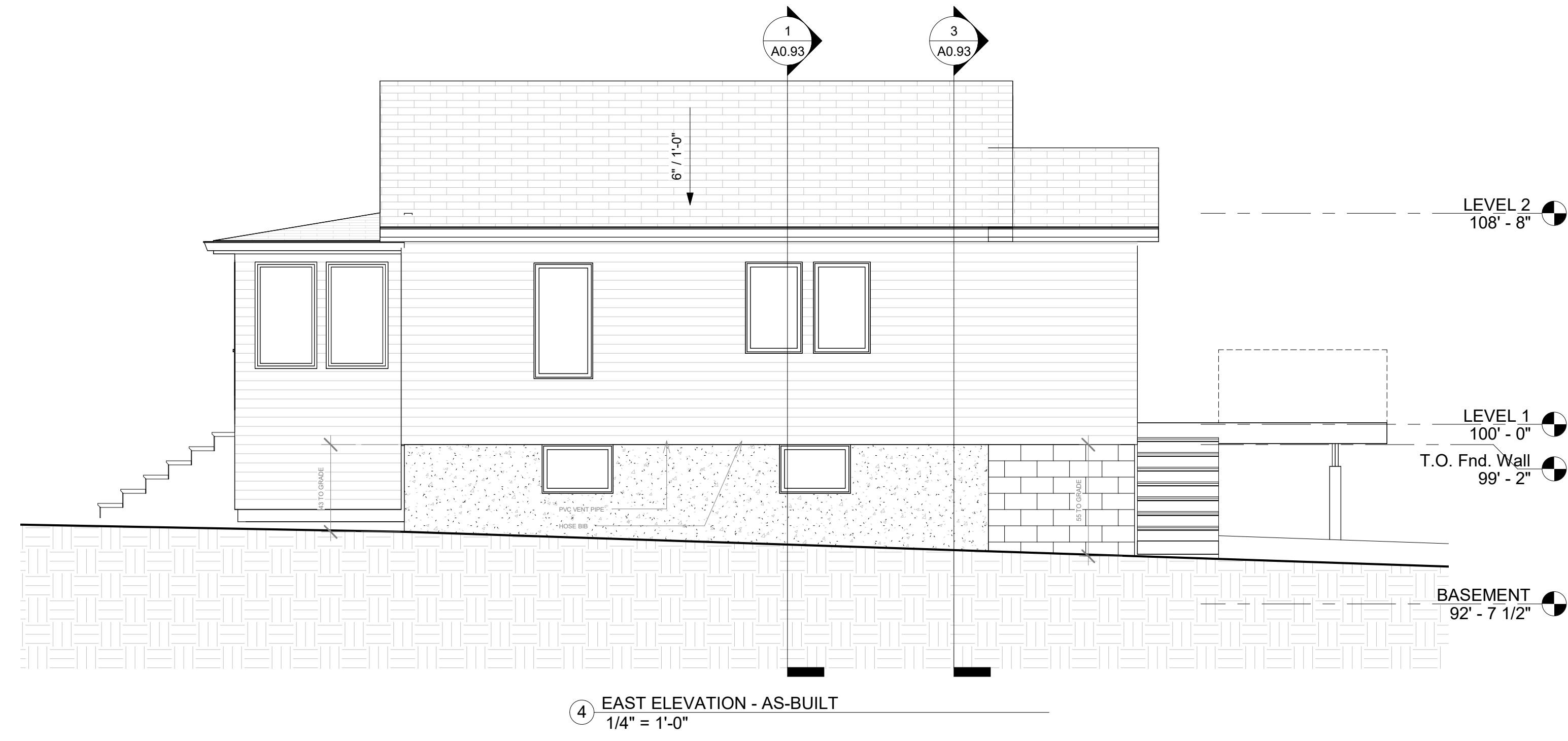
umber -
10/21/2025
SP
by -

A0.91

3/8" = 1'-0"



RESIDENCE - ADDITION



o.	Description	Date
	AS-BUILT DOCUMENTS	05/07/2025
	CONCEPT DESIGN	06/04/2025
	BID SET	06/23/2025
	PERMIT SET	06/26/2025

PERMIT SET - AMENDMENT 1

AS-BUILT - ELEVATIONS

ject number	-
te	10/21/2025
awn by	SP
ecked by	-

A0.92

1/4" = 1'-0"

ARCHITECT / ENGINEER OF RECORD

SP ARCHITECTURE LLC
Residential + Commercial

A PROJECT FOR:
Westring Construction
4617 Devilash Dr SITE 8
Madison, WI 53704
(608) 441-5435

RESIDENCE - ADDITION

2654 Union Street
Madison, WI 53704

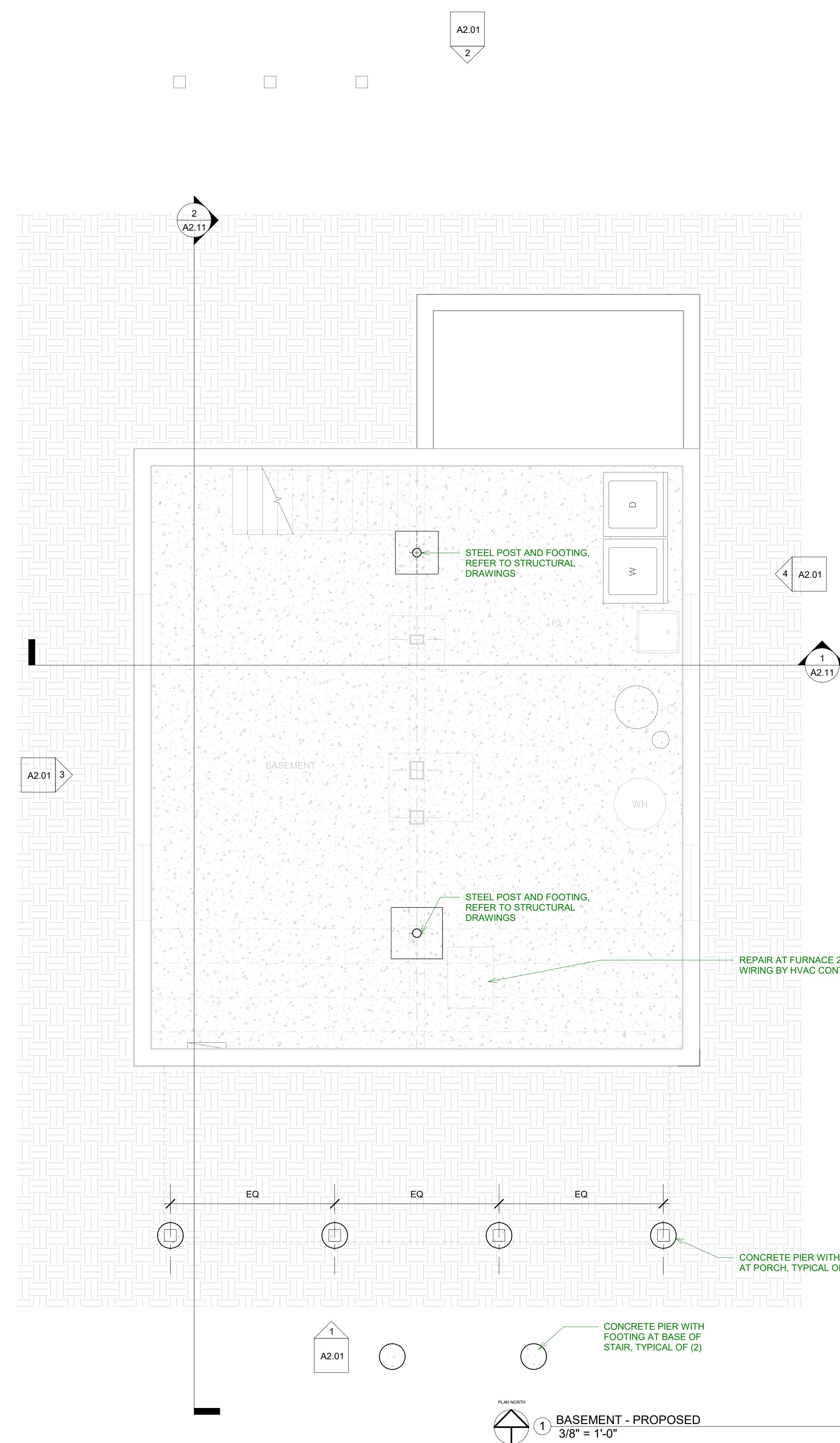
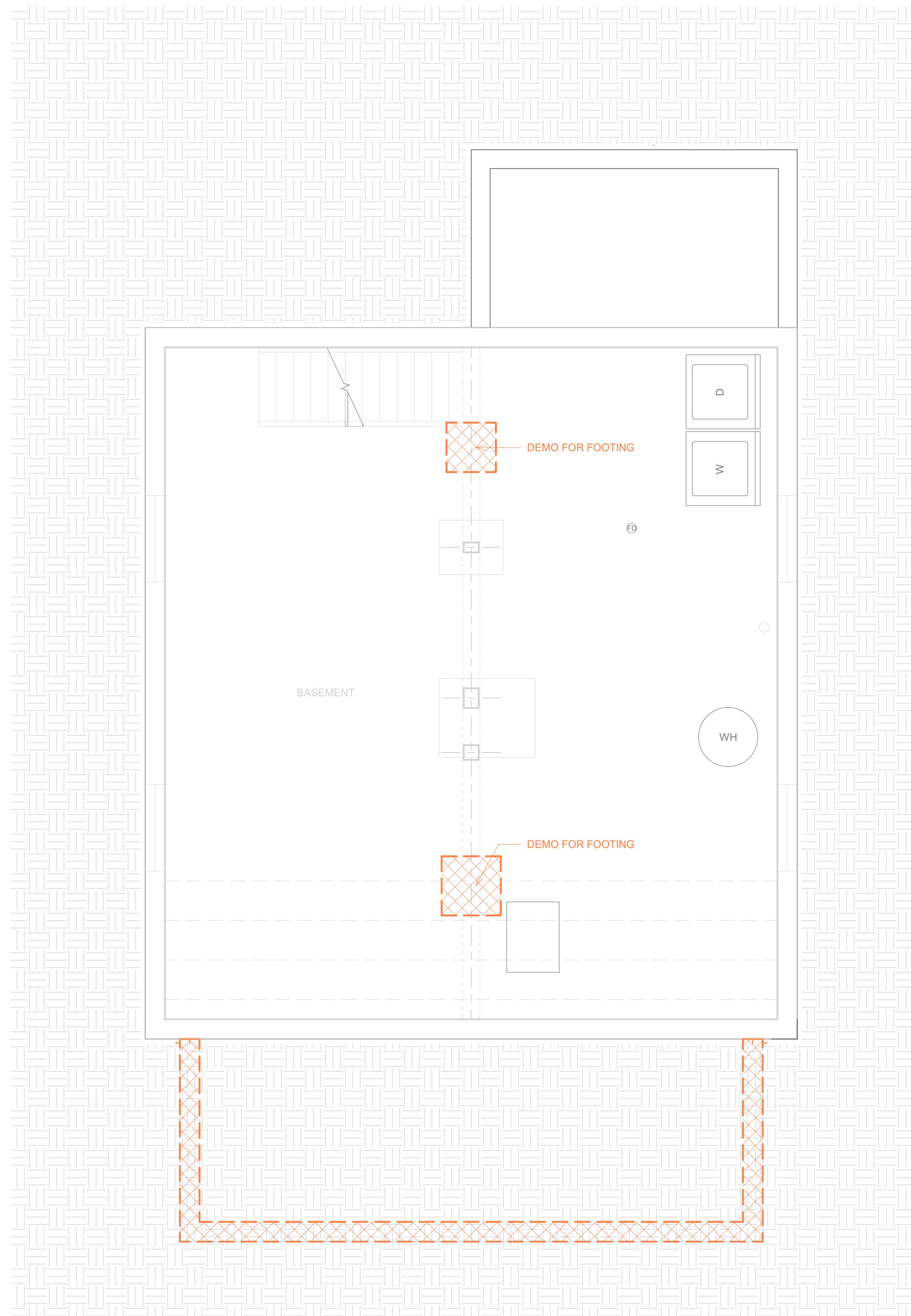
No.	Description	Date
CONCEPT DESIGN	06/04/2025	
BID SET	06/23/2025	
PERMIT SET	08/13/2025	

PERMIT SET - AMENDMENT 1

BASEMENT FLOOR PLAN

Project number	-
Date	10/21/2025
Drawn by	SP
Checked by	-
Scale	3/8" = 1'-0"

A1.01



RESIDENCE - ADDITION

2654 Union Street
Madison, WI 53704

Madison, WI 53704

ARCHITECT / ENGINEER OF RECORD

P ARCHITECTURE LLC

idential + Commercial

A PROJECT FOR:
Westring Construction
4617 Dovetail Dr STE 8
Madison, WI 53704
(608) 441-5435

FOR:

Westring Construction
4617 Dovetail Dr STE 8
Madison, WI 53704
(608) 441-5435

RESIDENCE - ADDITION

No.	Description	Date
	CONCEPT DESIGN	06/04/2025
	BID SET	06/23/2025
	PERMIT SET	08/13/2025
	AMENDMENT 1	10/21/2025

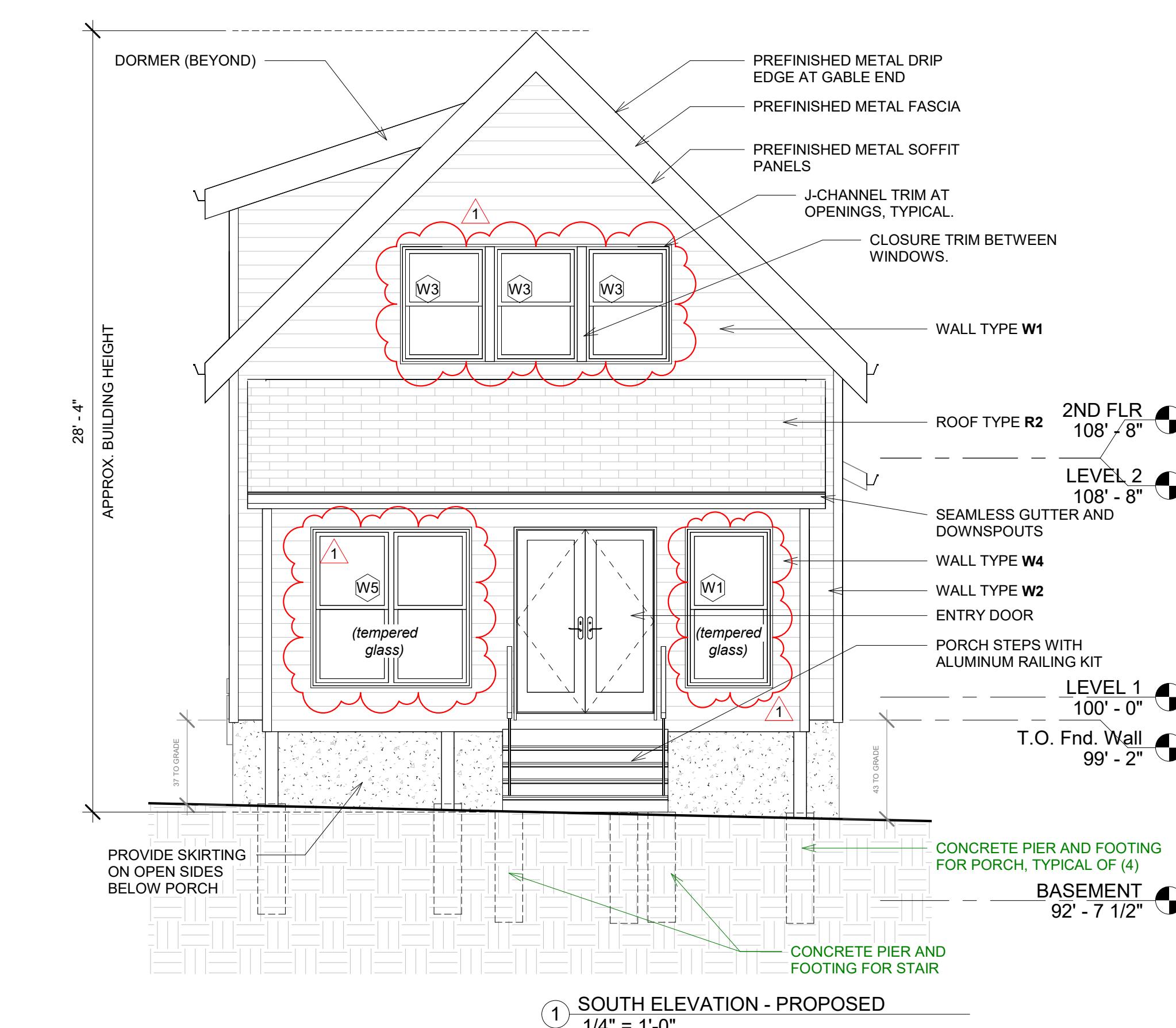
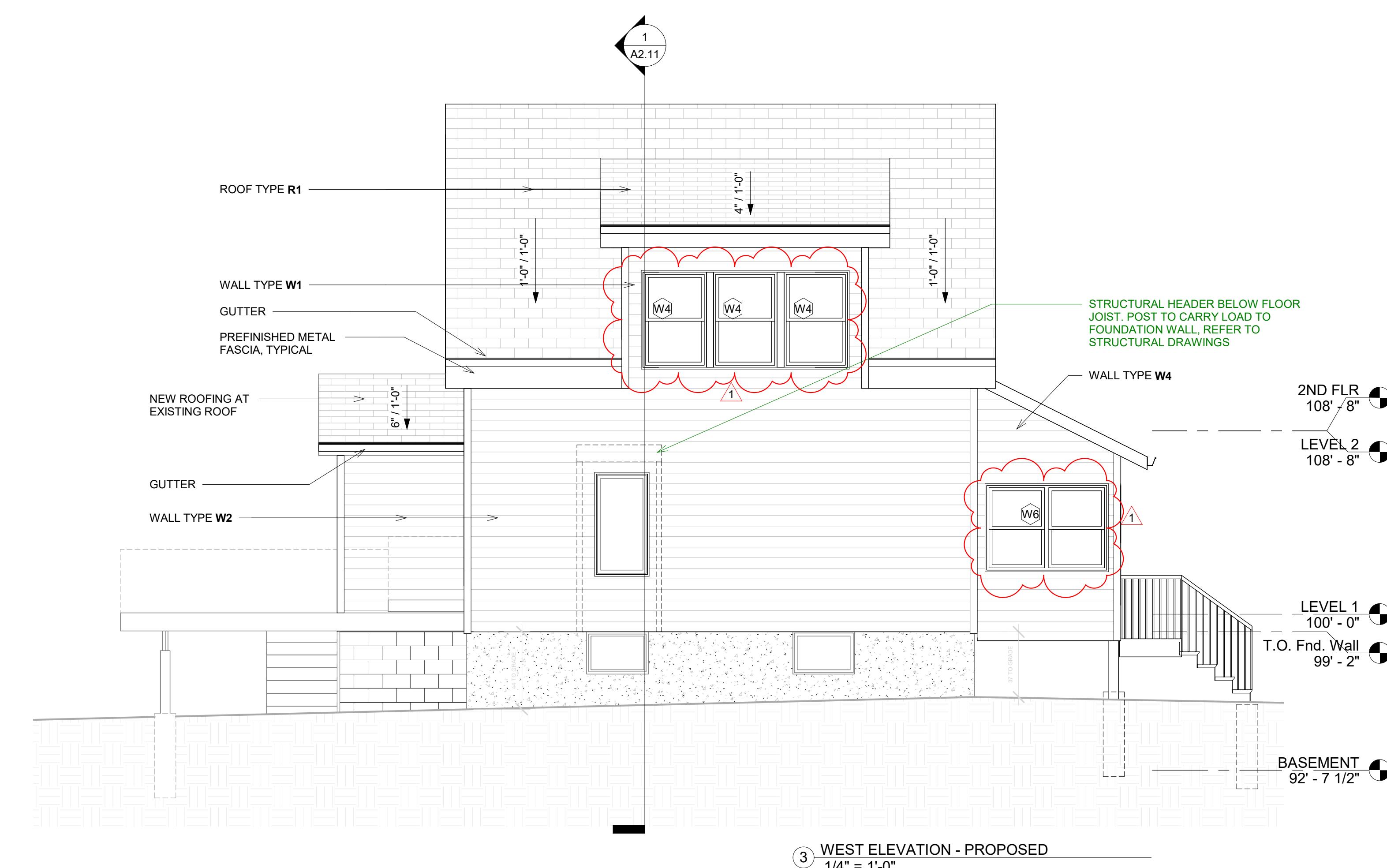
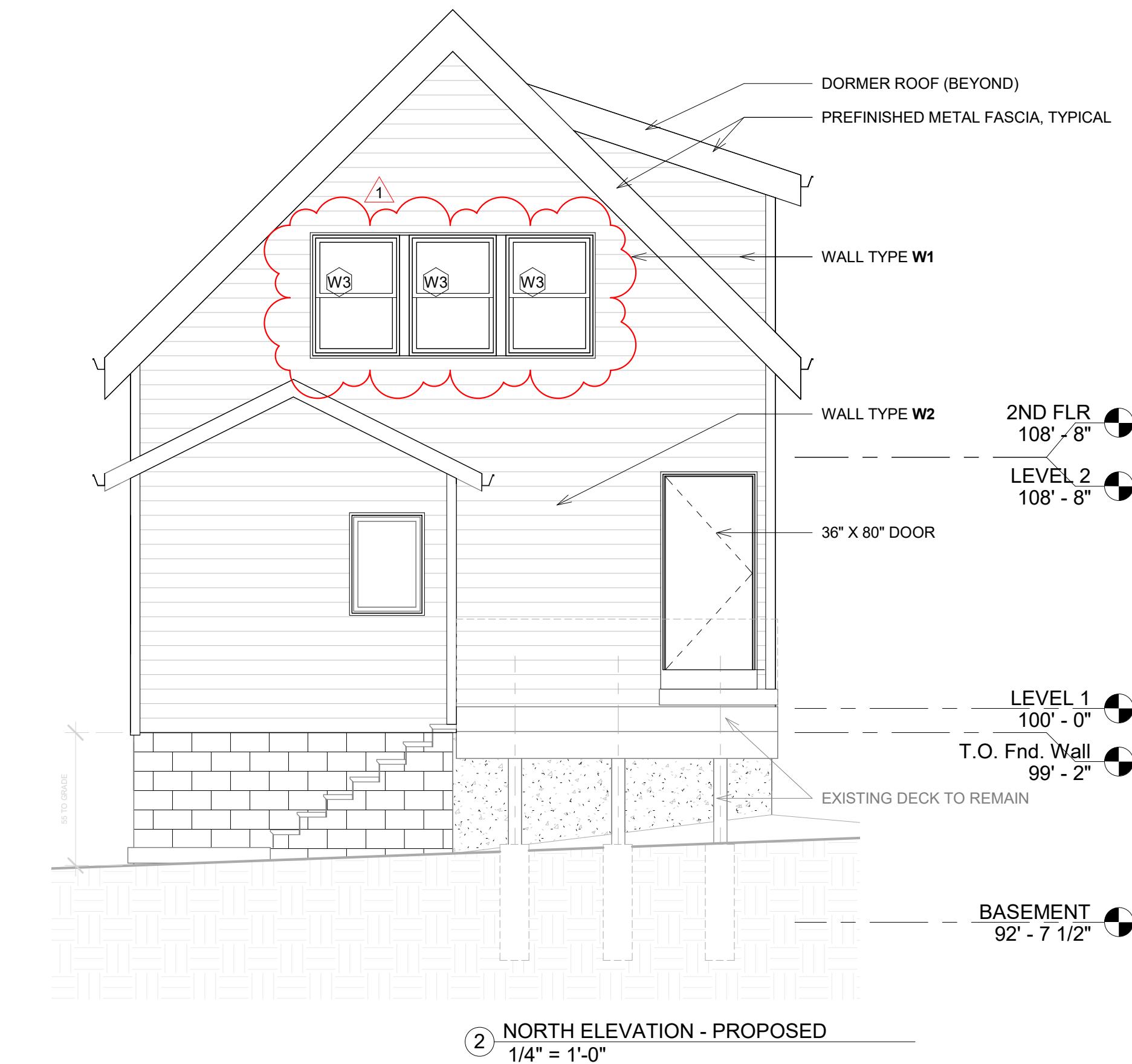
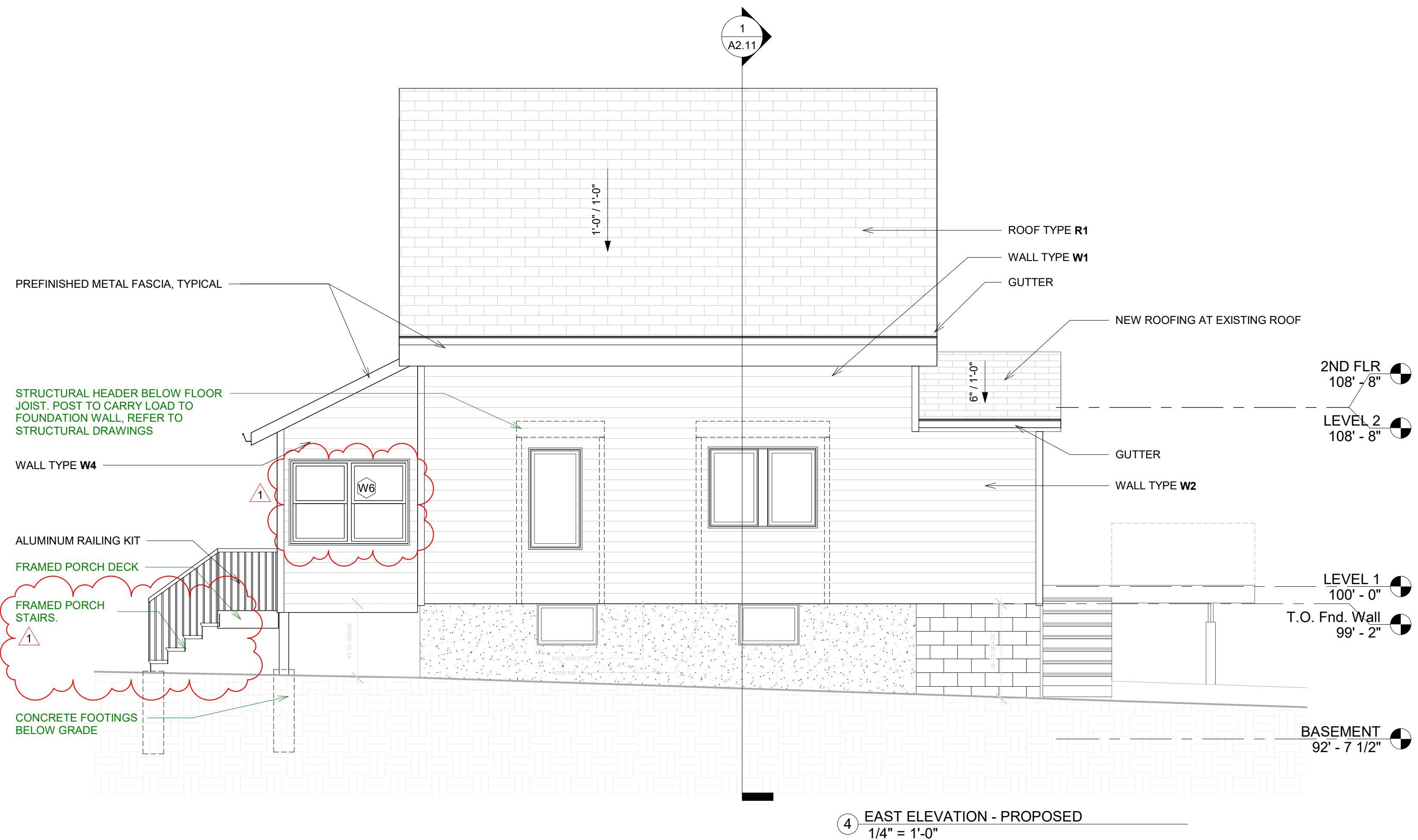
PERMIT SET - AMENDMENT 1

SECOND FLOOR PLAN	
Project number	-
Date	10/21/2025
Drawn by	SP
Checked by	-
A1.21	
Scale	3/8" = 1'-0"

A1.21

3/8" = 1'-0"

RESIDENCE - ADDITION



No.	Description	Date
CONCEPT DESIGN	06/04/2025	
BID SET	06/23/2025	
PERMIT SET	08/13/2025	
AMENDMENT 1	10/21/2025	

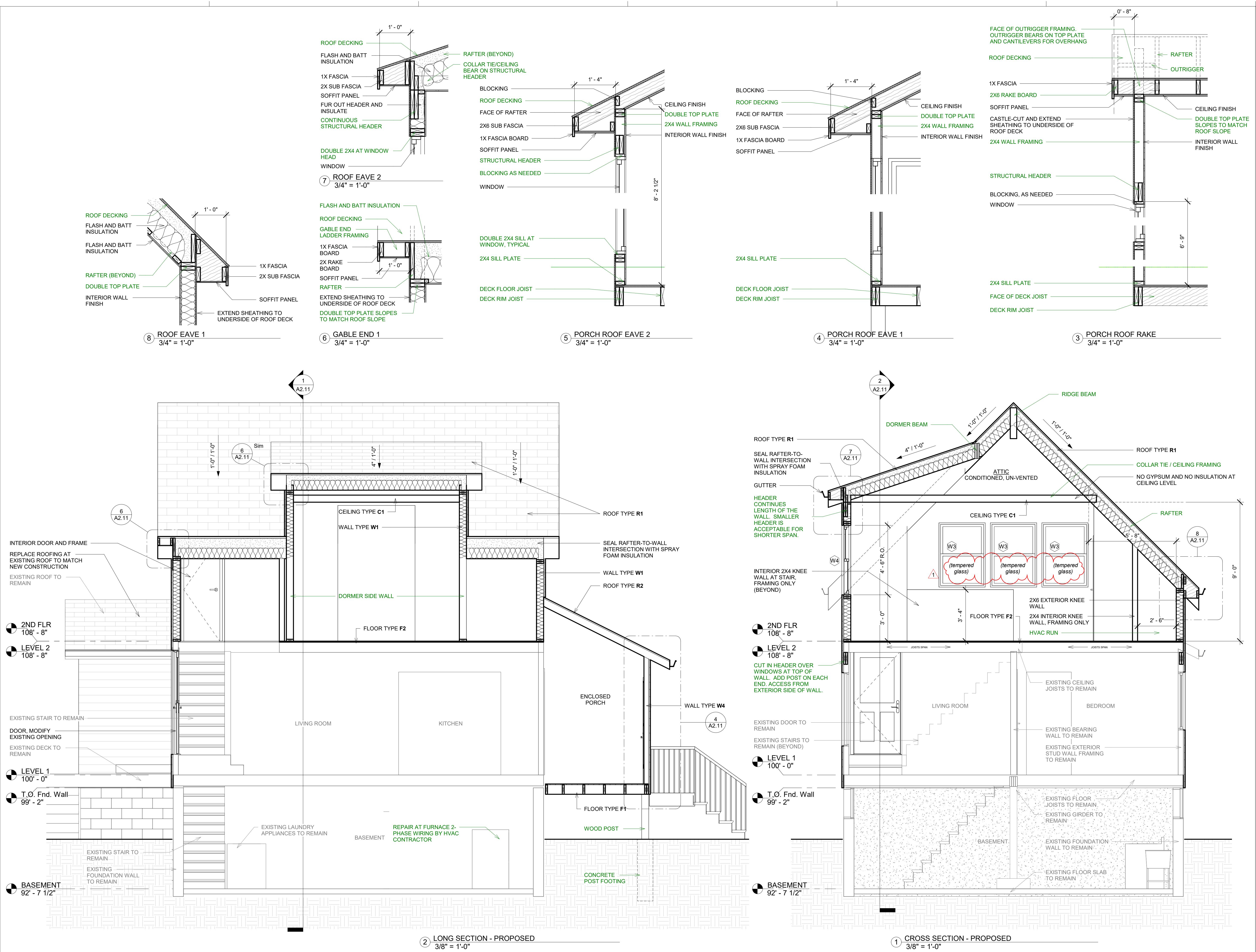
PERMIT SET - AMENDMENT 1

ELEVATIONS	
Project number	-
Date	10/21/2025
Drawn by	SP
Checked by	-

A2.01

RESIDENCE - ADDITION

2654 Union Street
Madison, WI 53704



PERMIT SET - IFNDMFNT 1

SECTIONS

10/21

A2.11

As indi

P - d



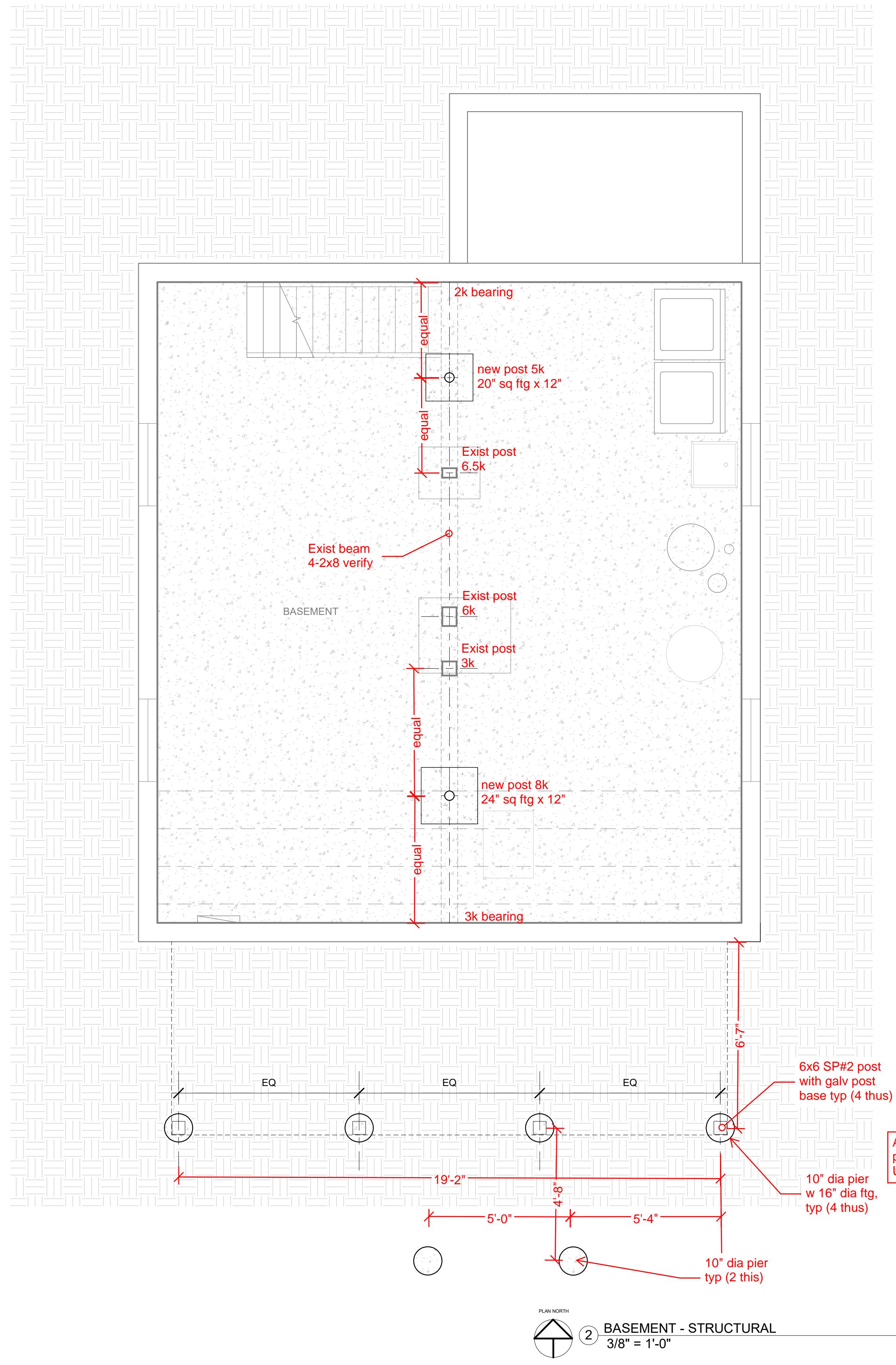
ARCHITECT / ENGINEER OF RECORD

SP ARCHITECTURE LLC
Residential + Commercial

A PROJECT FOR:
Westring Construction
4617 Devil's Lake Dr. Site 8
Madison, WI 53704
(608) 441-5435

2654 Union Street
Madison, WI 53704

RESIDENCE - ADDITION



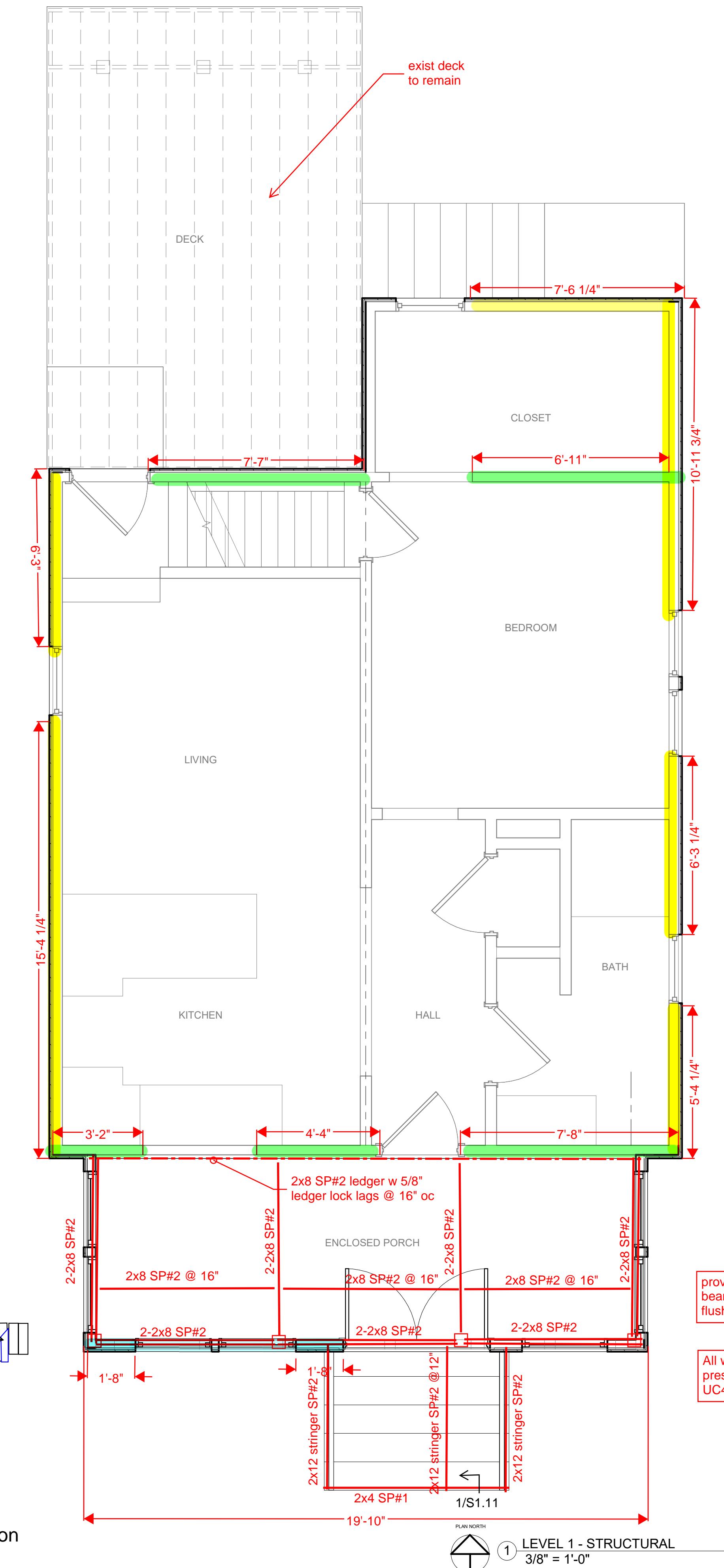
Shearwall legend

- Existing Shearwall sheathing 1x8 horizontal
- 7/16" Ply sheathing blocked w 8d @ 6" at edges, 12" in field, replacing Existing 1x8 sheathing, or similar with 10d nails over existing sheathing
- FTAO Panel 7/16" Ply sheathing blocked, w 8d @ 6" at edges, 12" in field; extend above and below window 16 ga coil strap at head and sill to blocking full width 4-8d ea end & 8d @ 6" oc 16d @ 12" @ base

All wood to be pressure treated UC4C

Simpson joist hanger
stringers see plan
2x4 cont between piers
piers see plan

1/S1.11stair section



No.	Description	Date
	PERMIT SET	08/13/2025
FLOOR PLANS		
Project number		
Date		
Drawn by		
Checked by		
PERMIT SET		
S1.11		
Scale		
3/8" = 1'-0"		



ARCHITECT / ENGINEER OF RECORD

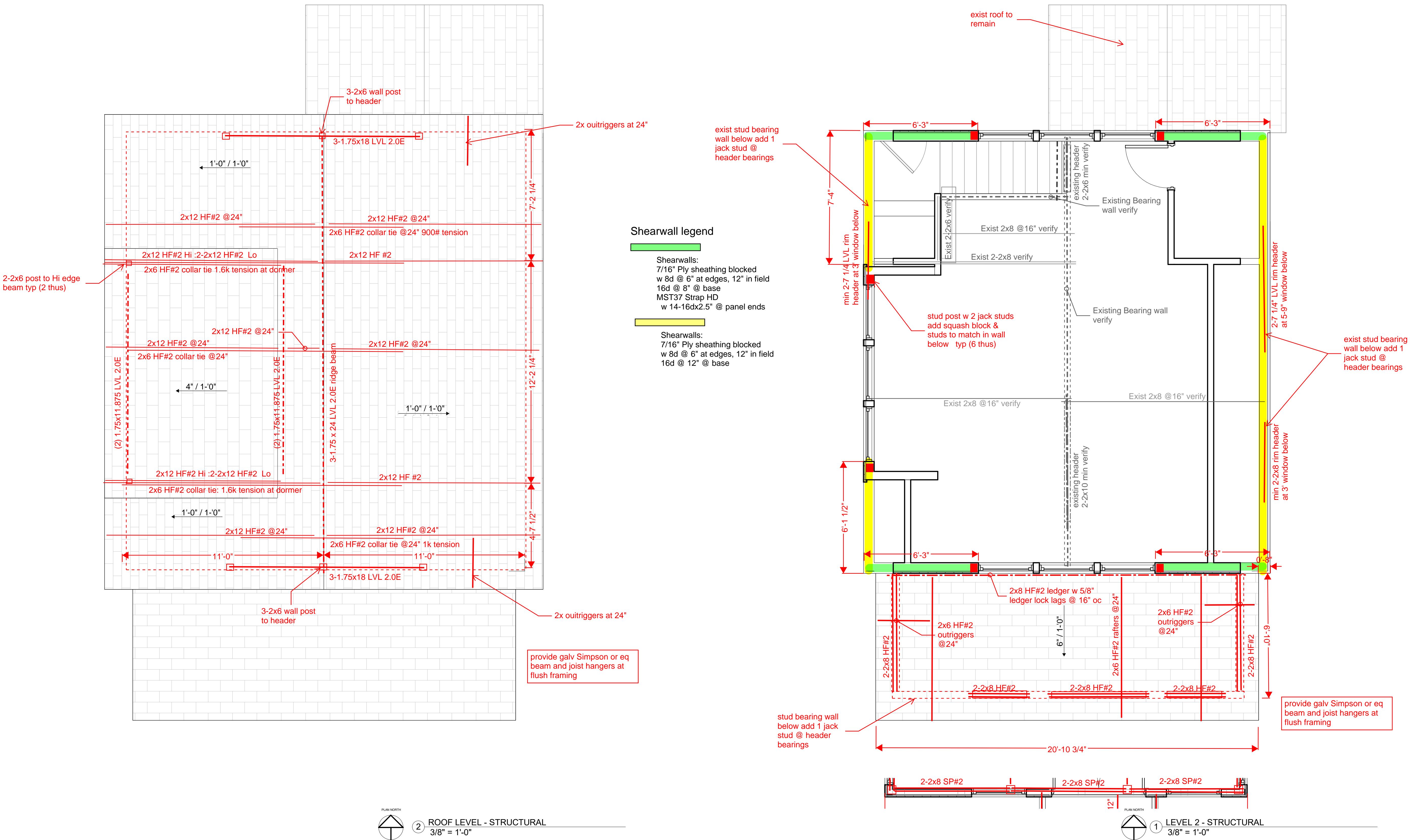
SP ARCHITECTURE LLC

residential + Commercial

A PROJECT FOR:
Westring Construction
4617 Dovetail Dr STE 8
Madison, WI 53704
(608) 441-5435

2654 Union Street
Madison, WI 53704

RESIDENCE - ADDITION



PERMIT SET

FLOOR PLANS	
Project number	-
Date	08/13/2025
Drawn by	-
Checked by	-
S1.21	
Scale	3/8" = 1'-0"

S1.21

$$\frac{3}{8}'' = 1'-0''$$



ARCHITECT / ENGINEER OF RECORD

SP ARCHITECTURE LLC

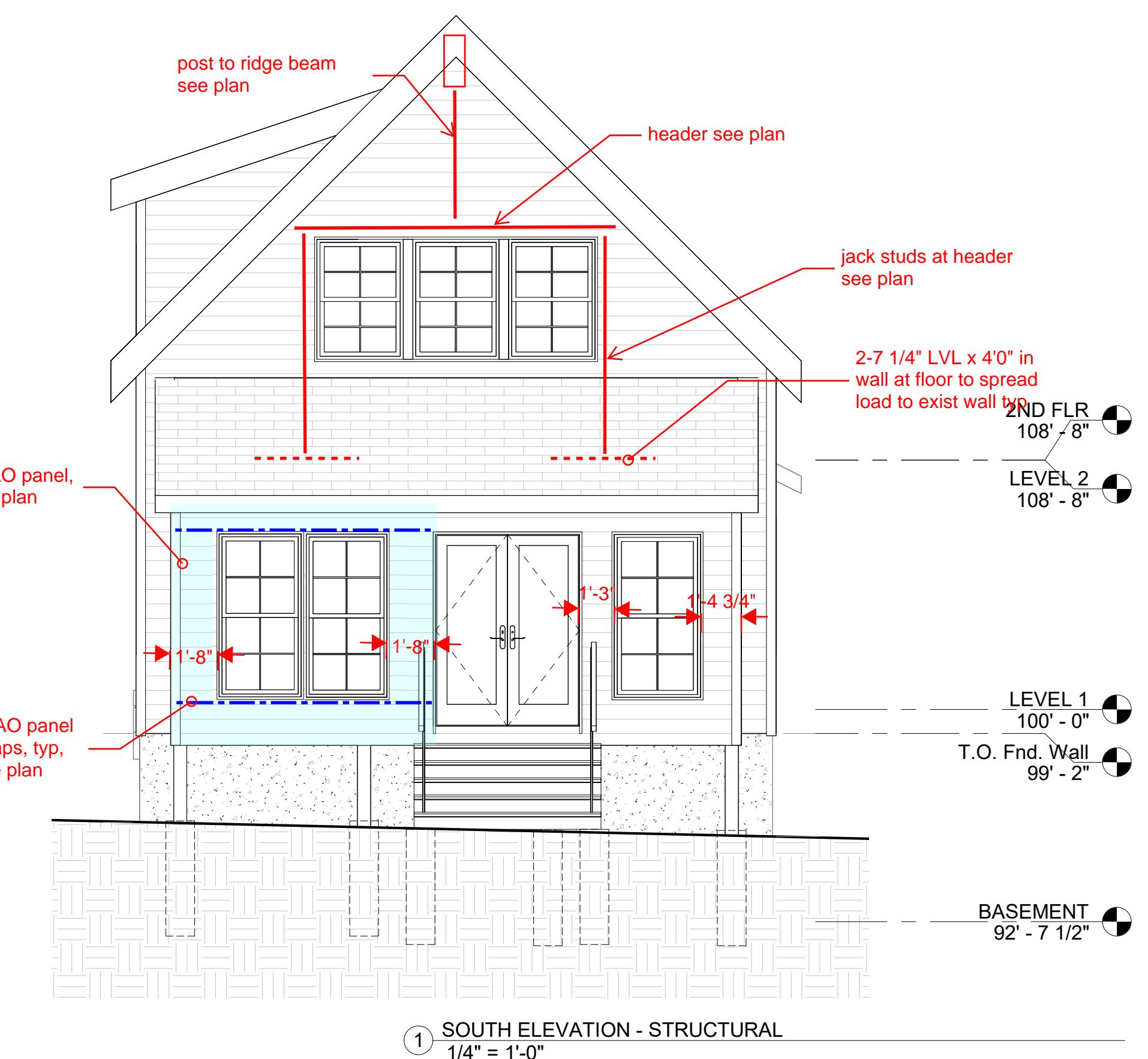
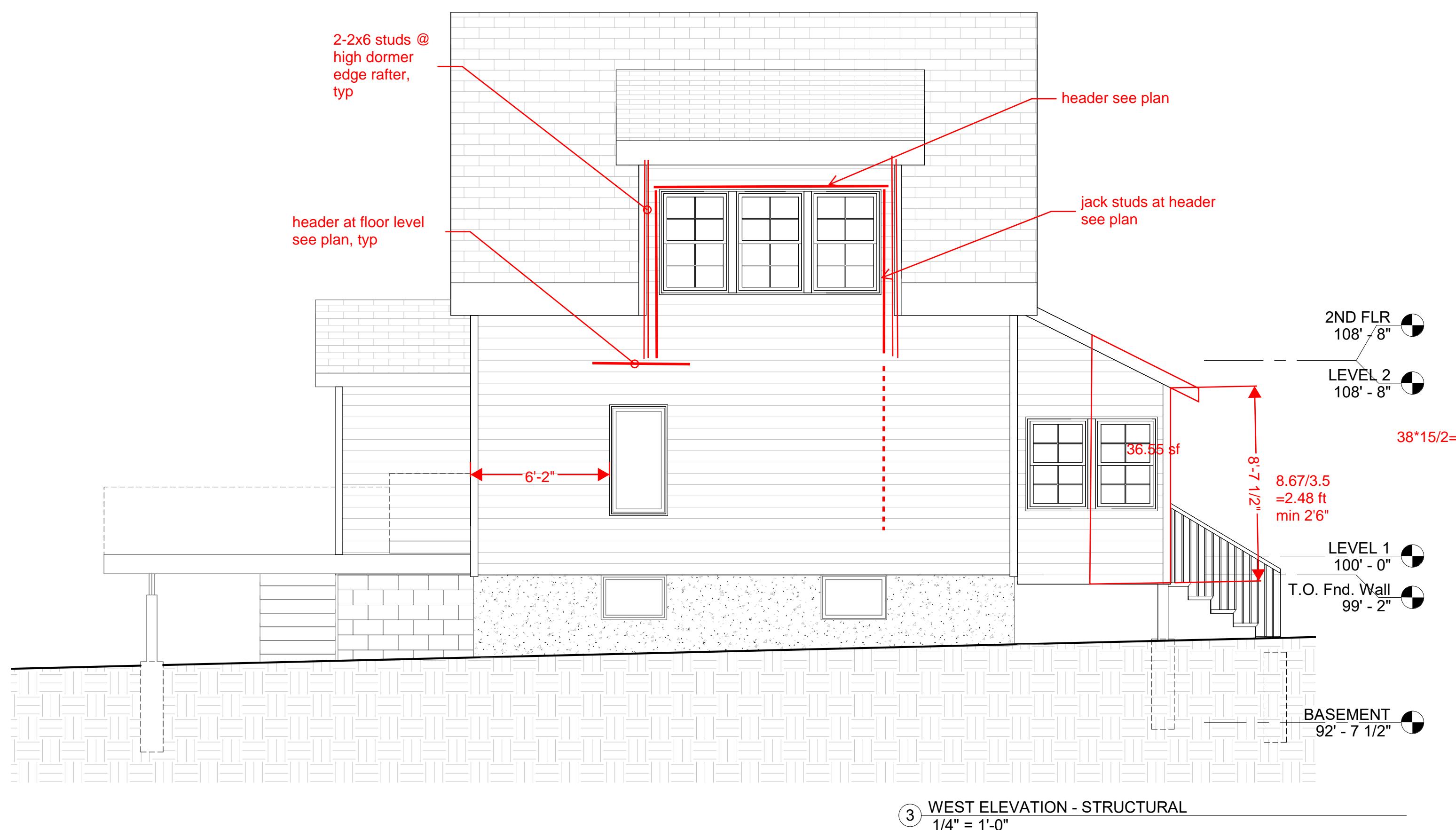
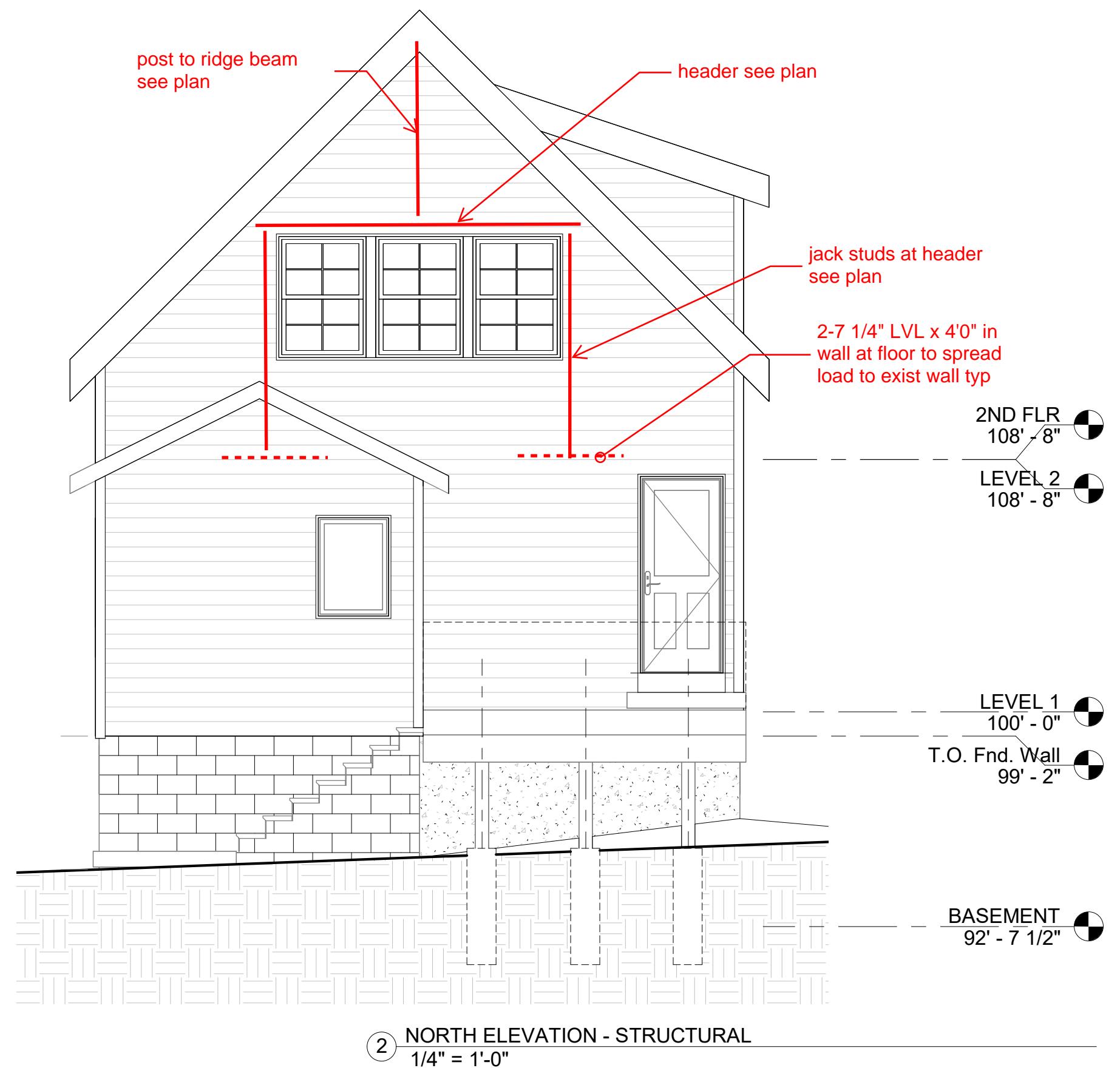
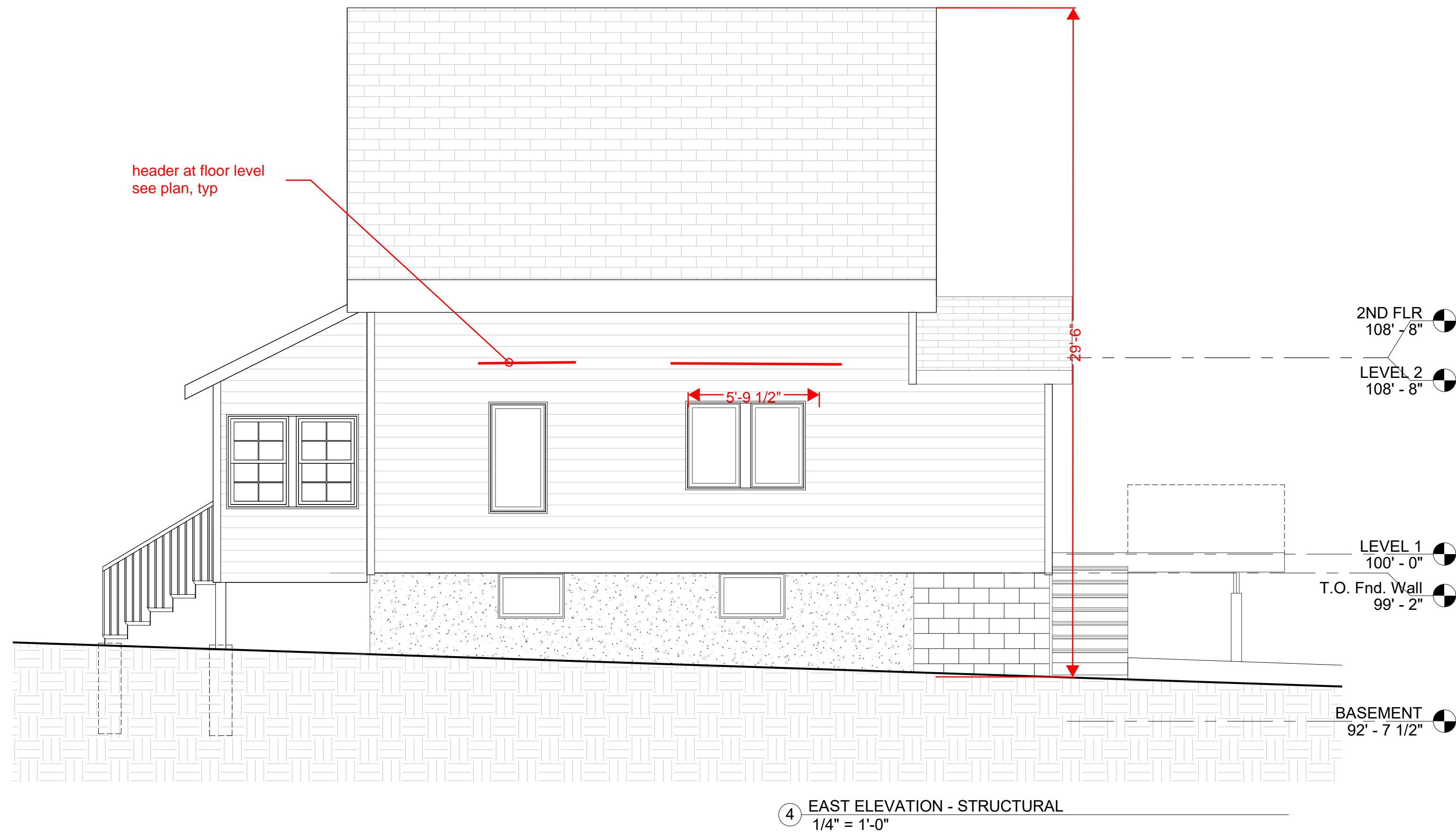
Residential + Commercial

A

PROJECT FOR:
Westring Construction
4617 Devil's Lake Dr. STE 8
Madison, WI 53704
(608) 441-5435

2654 Union Street
Madison, WI 53704

RESIDENCE - ADDITION



No.	Description	Date
PERMIT SET	08/13/2025	
ELEVATIONS		
Project number	-	
Date	08/13/2025	
Drawn by	-	
Checked by	-	
PERMIT SET		
ELEVATIONS		
Project number	-	
Date	08/13/2025	
Drawn by	-	
Checked by	-	
S2.01		
Scale	1/4" = 1'-0"	
	8/13/2025 12:25:21 PM	

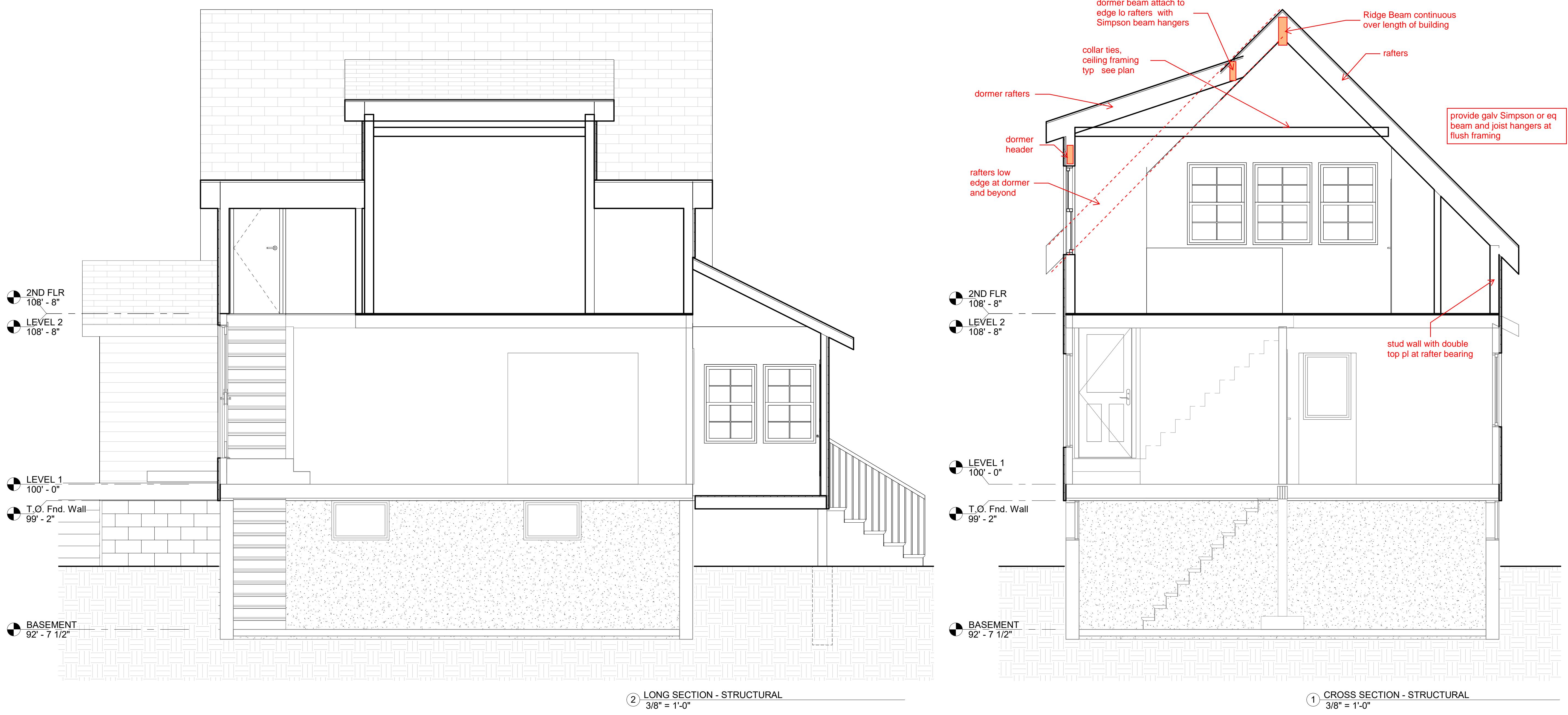


SP ARCHITECTURE LLC
Residential + Commercial

A PROJECT FOR:
Westring Construction
4617 Devil's Lake Dr SITE 8
Madison, WI 53704
(608) 441-5435

2654 Union Street
Madison, WI 53704

RESIDENCE - ADDITION



No.	Description	Date
	PERMIT SET	08/13/2025
PERMIT SET		
SECTIONS		
Project number -		
Date 08/13/2025		
Drawn by -		
Checked by -		
Scale 3/8" = 1'-0"		
8/13/2025 12:25:22 PM		

S2.11