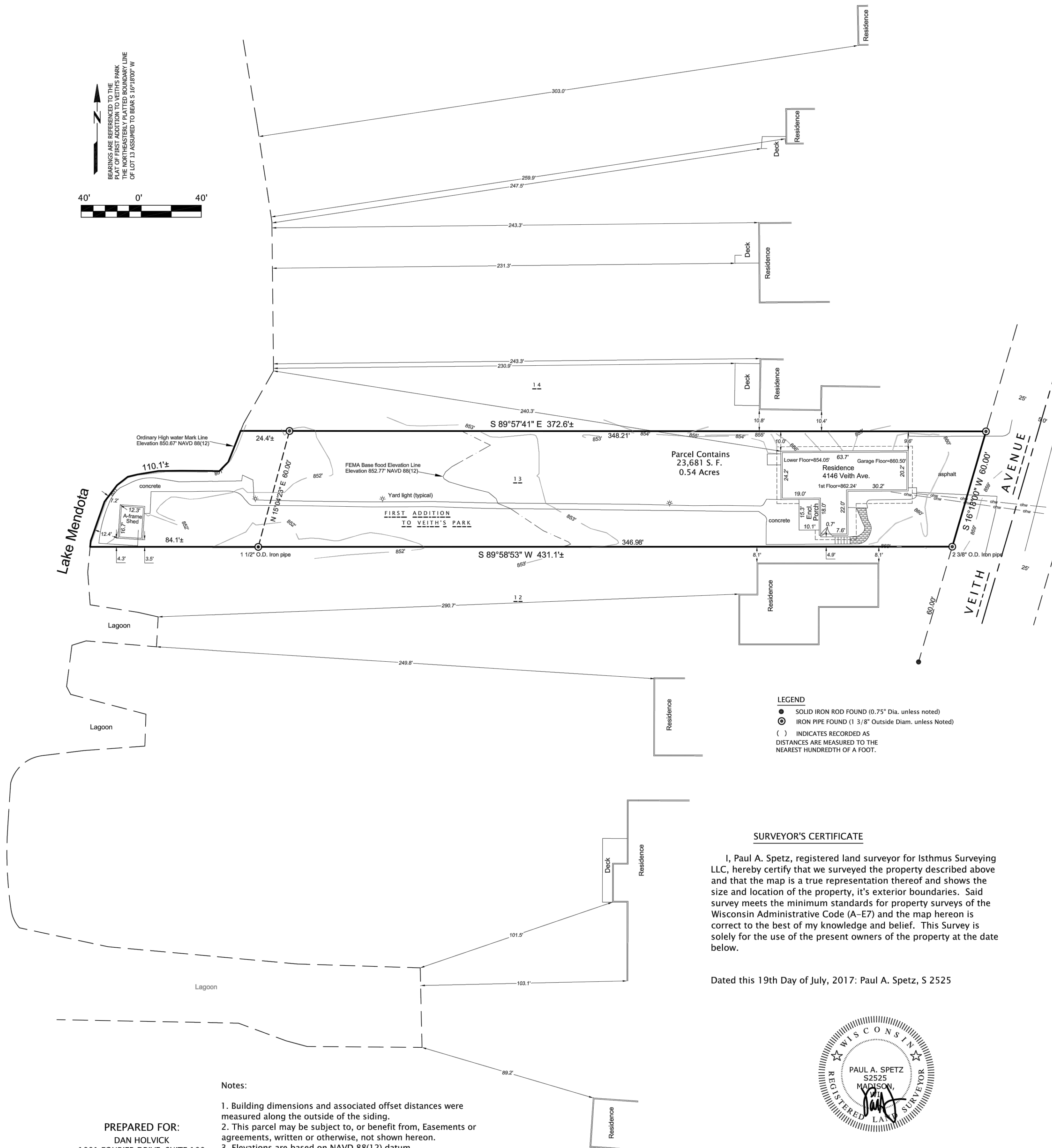


Plat of Survey

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 HUNDRETH 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.

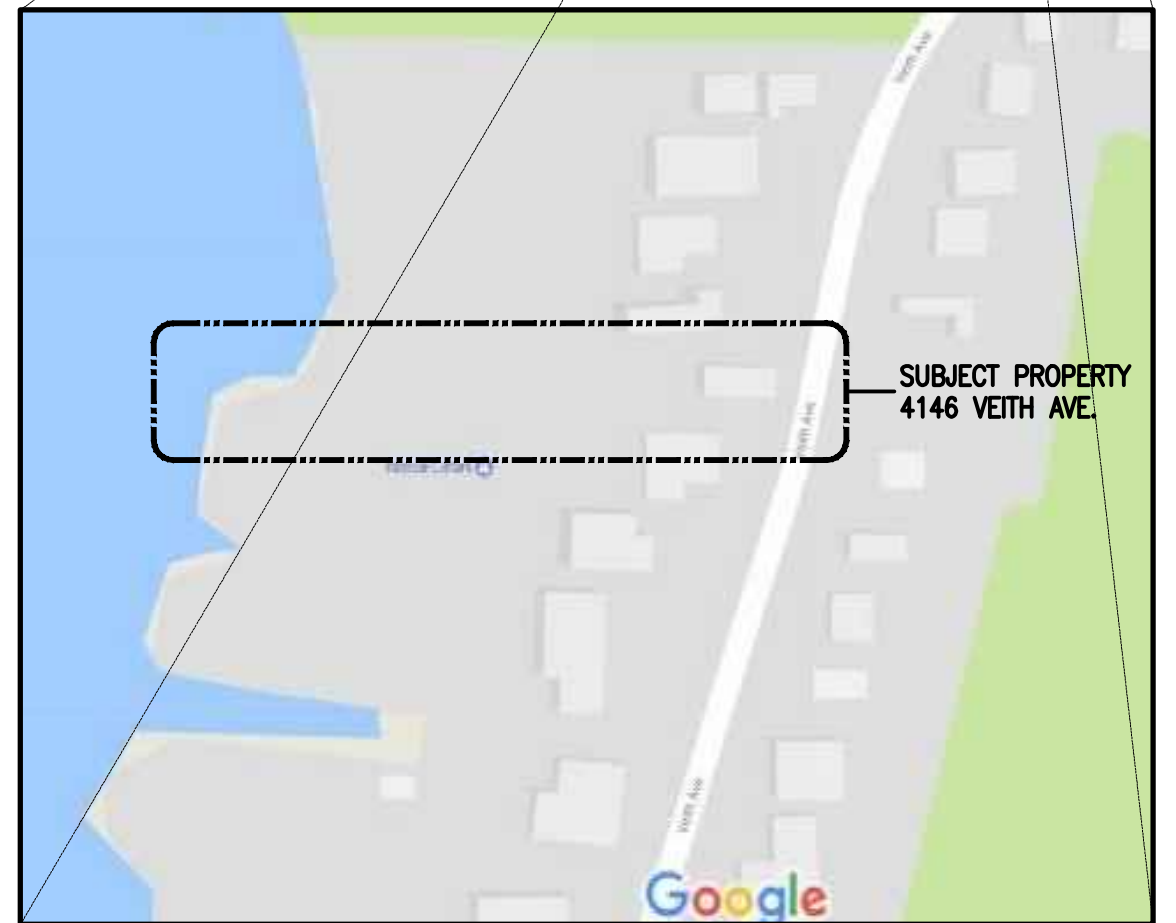
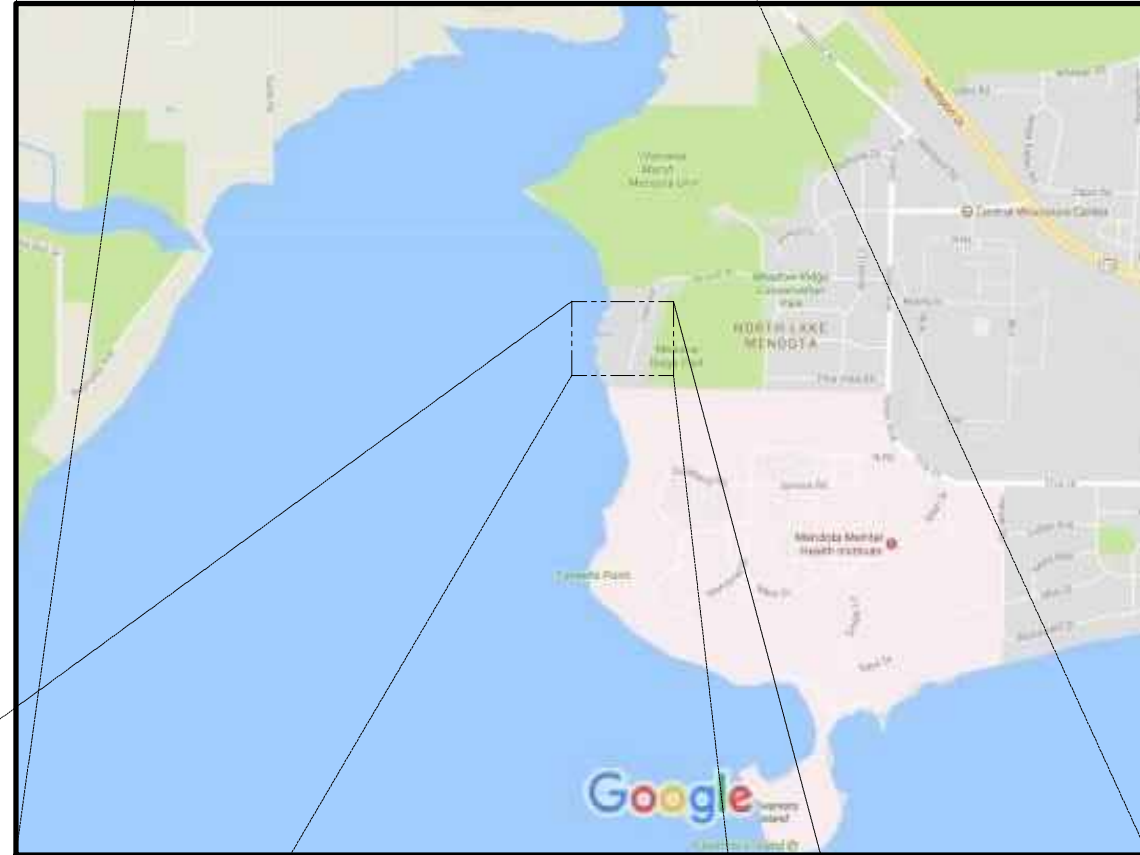
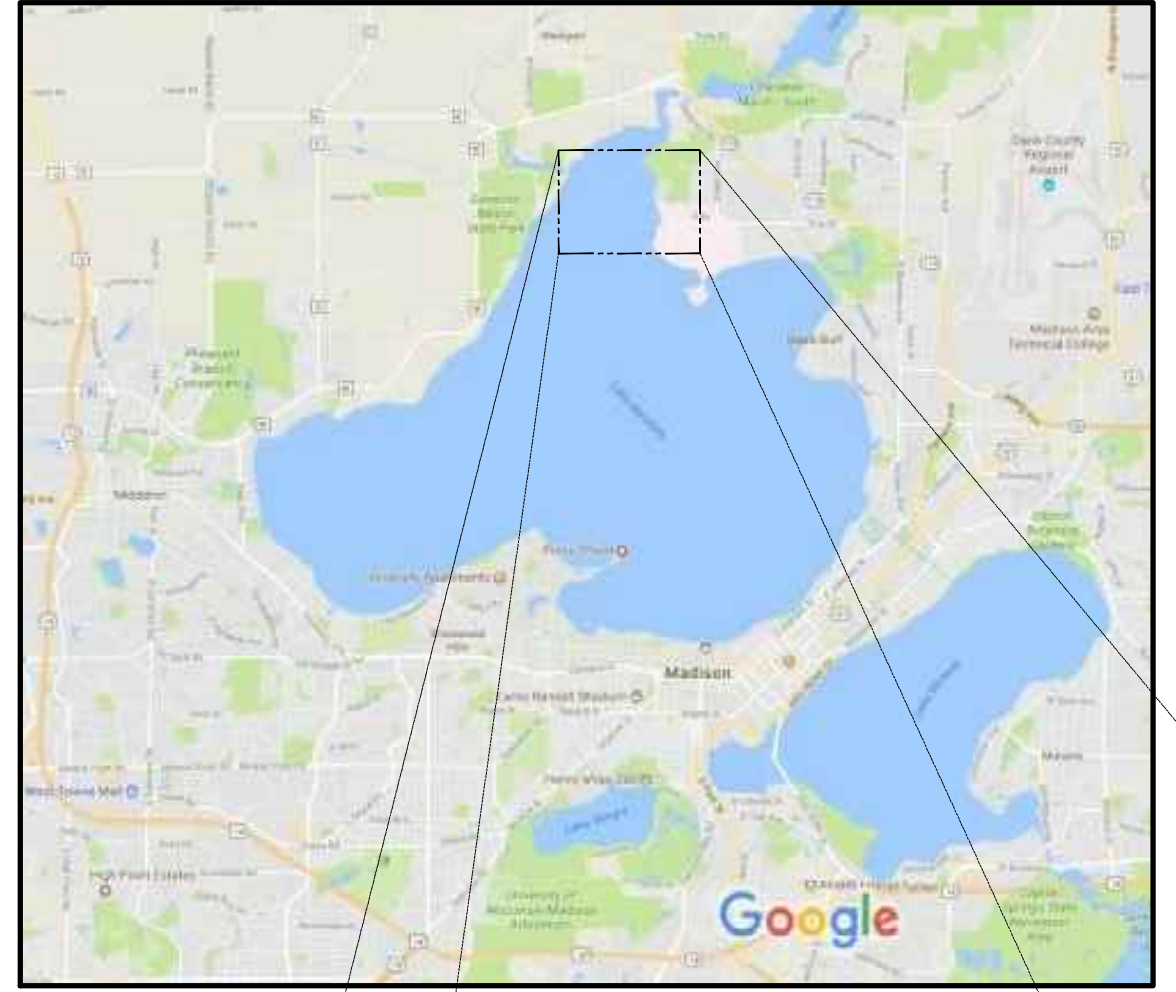
Dated this 19th Day of July, 2017: Paul A. Spetz, S 2525



- Notes:**
- Building dimensions and associated offset distances were measured along the outside of the siding.
 - This parcel may be subject to, or benefit from, Easements or agreements, written or otherwise, not shown hereon.
 - 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



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 AND NEW ENTRY (PHASE 1), AND EXPAND THE STRUCTURE TO ADD A SECOND FLOOR. THIS EXPANSION TO SECOND FLOOR IS AS A RESULT OF THE LAKE-SIDE SETBACK VARIANCE BEING DENIED IN 11/2017.

SUBMITTAL REQUEST:
 THE OWNER IS SEEKING A CONDITIONAL USE PERMIT TO ALLOW THE PROPOSED EXPANSION. PER CITY ORDINANCE, ANY EXPANSION GREATER THAN 500 SF OF FINISHED FLOOR AREA REQUIRES CONDITIONAL USE PERMIT.

CASE FOR APPROVAL:
 THE DESIGN SHOWN HEREIN NO LONGER SEEKS A VARIANCE TO ANY SETBACKS. THE SECOND FLOOR EXPANSION IS WITHIN THE MAXIMUM HEIGHT LIMITATIONS. THIS EXPANSION WILL NOT IMPEDE THE NEIGHBOR'S VIEW OF THE LAKE, AND AVOIDS THE "MARCHING FORWARD" EFFECT OF LAKEFRONT PROPERTIES (AS WAS DISCUSSED DURING THE ZONING BOARD OF APPEALS MEETING).

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. MEDIAN OF PROPERTIES 300' EA. SIDE
 OR 30% OF LOT DEPTH - WHICHEVER IS GREATER

SETBACK CALCULATION: (ALTERNATE METHODS BELOW)
 MEDIAN = 239.4' AS CALCULATED BY CITY STAFF
 30% OF LOT DEPTH = 111' (NORTH); 129' (SOUTH)

MAX HEIGHT: 2-STORY, 35' MAX. (ONE SIDE PERMITTED TO BE 41'-6")
 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



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

EXISTING SITE SURVEY
 (PREPARED BY ISTHMUS SURVEYING)

12/20/2017
 CUP SUBMITTAL

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, or benefit from, Easements or agreements, written or otherwise, not shown hereon.
3. Elevations are based on NAVD 88(12) datum.

Ordinary High water Mark Line
 Elevation 850.67' NAVD 88(12)

FEMA Base flood Elevation Line
 Elevation 852.77' NAVD 88(12)

Parcel Contains
23,681 S. F.
0.54 Acres

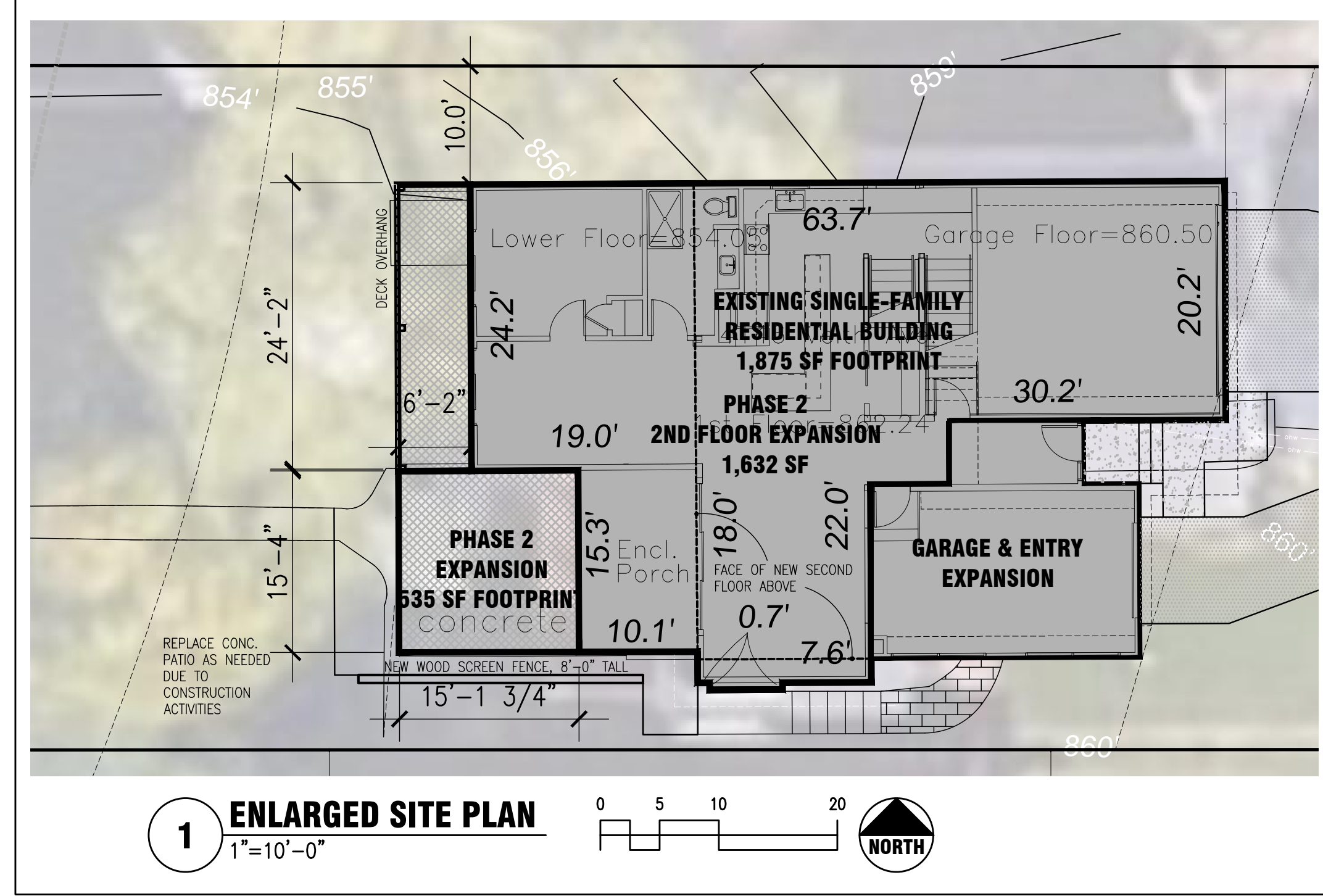
**FIRST ADDITION
 TO VEITH'S PARK**

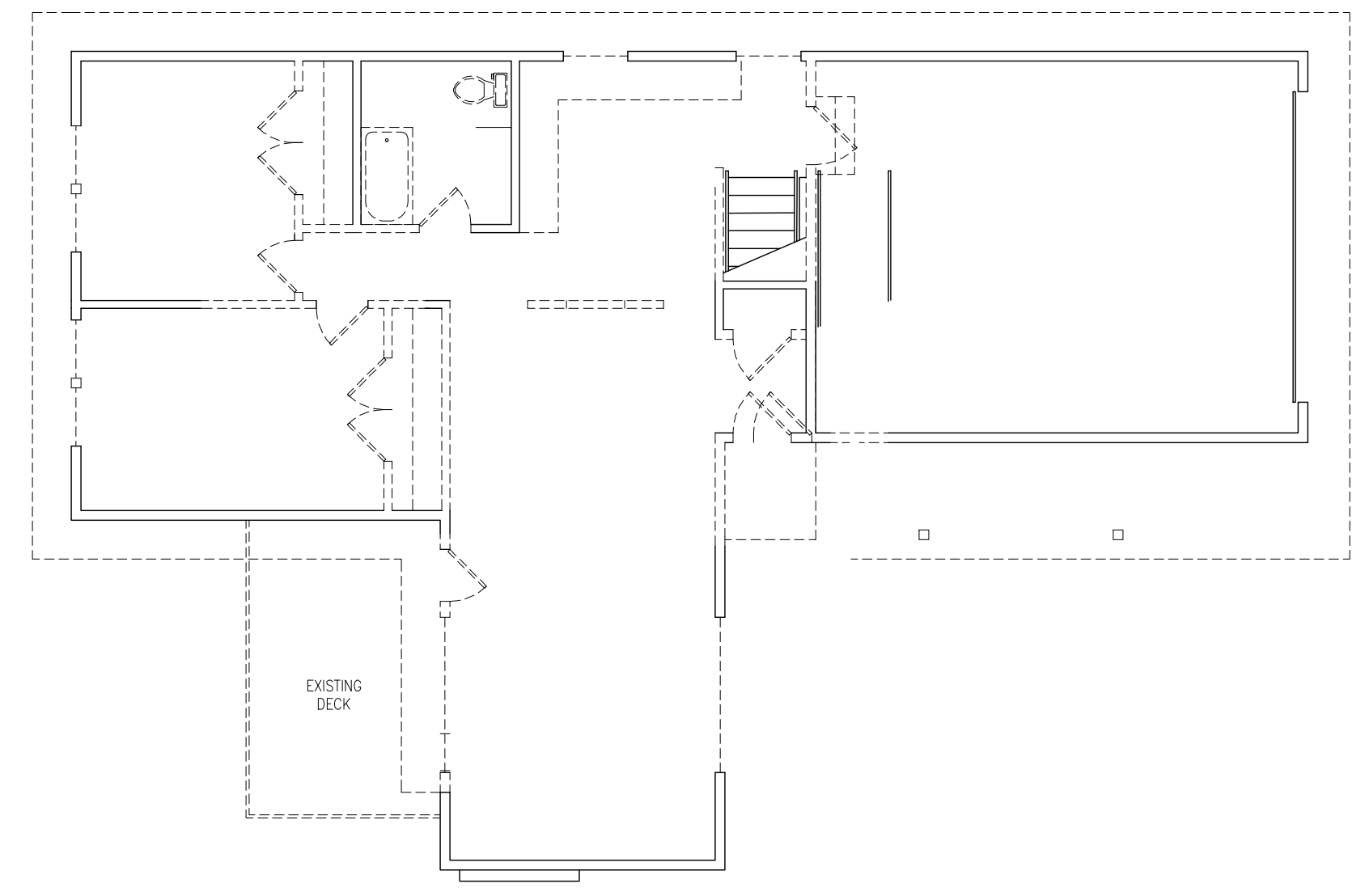
DRIVEWAY AREA CALCULATION:

EXISTING:	
TOTAL AREA OF BETWEEN PROPERTY LINE & SETBACK:	1,800 SF
TOTAL AREA OF EXISTING DRIVEWAY:	1,368 SF
AREA WITHIN SETBACK:	880 SF
DEMO:	
AREA OF EXISTING DRIVE TO BE REMOVED:	787 SF
AREA WITHIN SETBACK:	434 SF
PROPOSED:	
REMAINING AREA OF EXISTING DRIVEWAY:	661 SF
AREA WITHIN SETBACK:	446 SF
AREA OF NEW DRIVEWAY:	393 SF
AREA WITHIN SETBACK:	273 SF
TOTAL AREA OF NEW + EXISTING DRIVEWAY:	1,054 SF
AREA WITHIN SETBACK:	719 SF
% OF DRIVEWAY PAVING ALLOWED:	40.0 %
AREA OF PAVING ALLOWED WITHIN SETBACK:	720 SF
% OF DRIVEWAY PAVING SHOWN (TOTAL):	39.3 %
AREA OF PAVING SHOWN WITHIN SETBACK:	719 SF

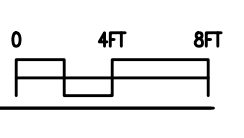
- LEGEND**
- SOLID IRON ROD FOUND (0.75" Dia. unless noted)
 - IRON PIPE FOUND (1 3/8" Outside Diam. unless Noted)
 - () INDICATES RECORDED AS DISTANCES ARE MEASURED TO THE NEAREST HUNDRETH OF A FOOT.

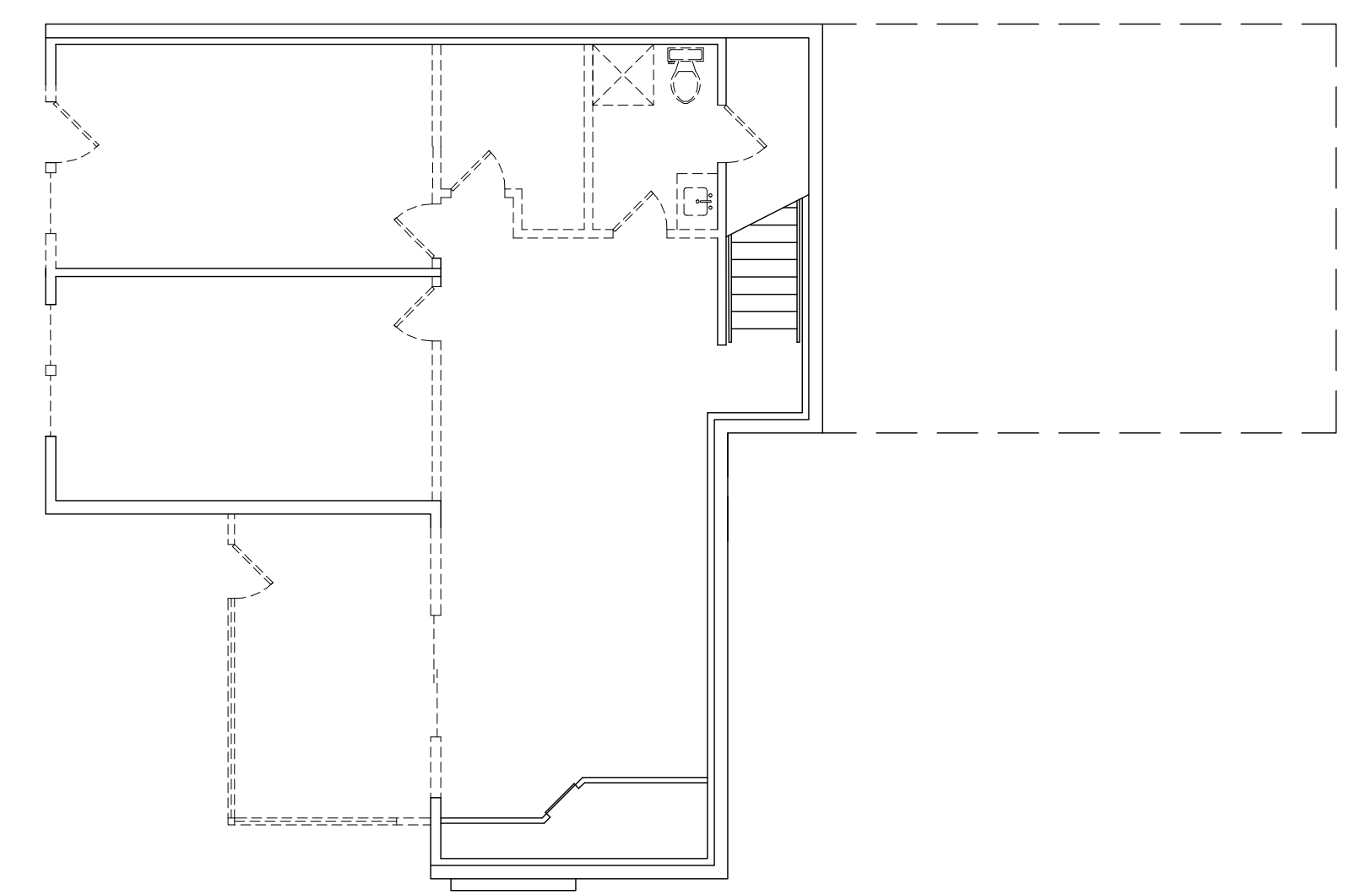
1 OVERALL SITE PLAN
 1"=20'-0"





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

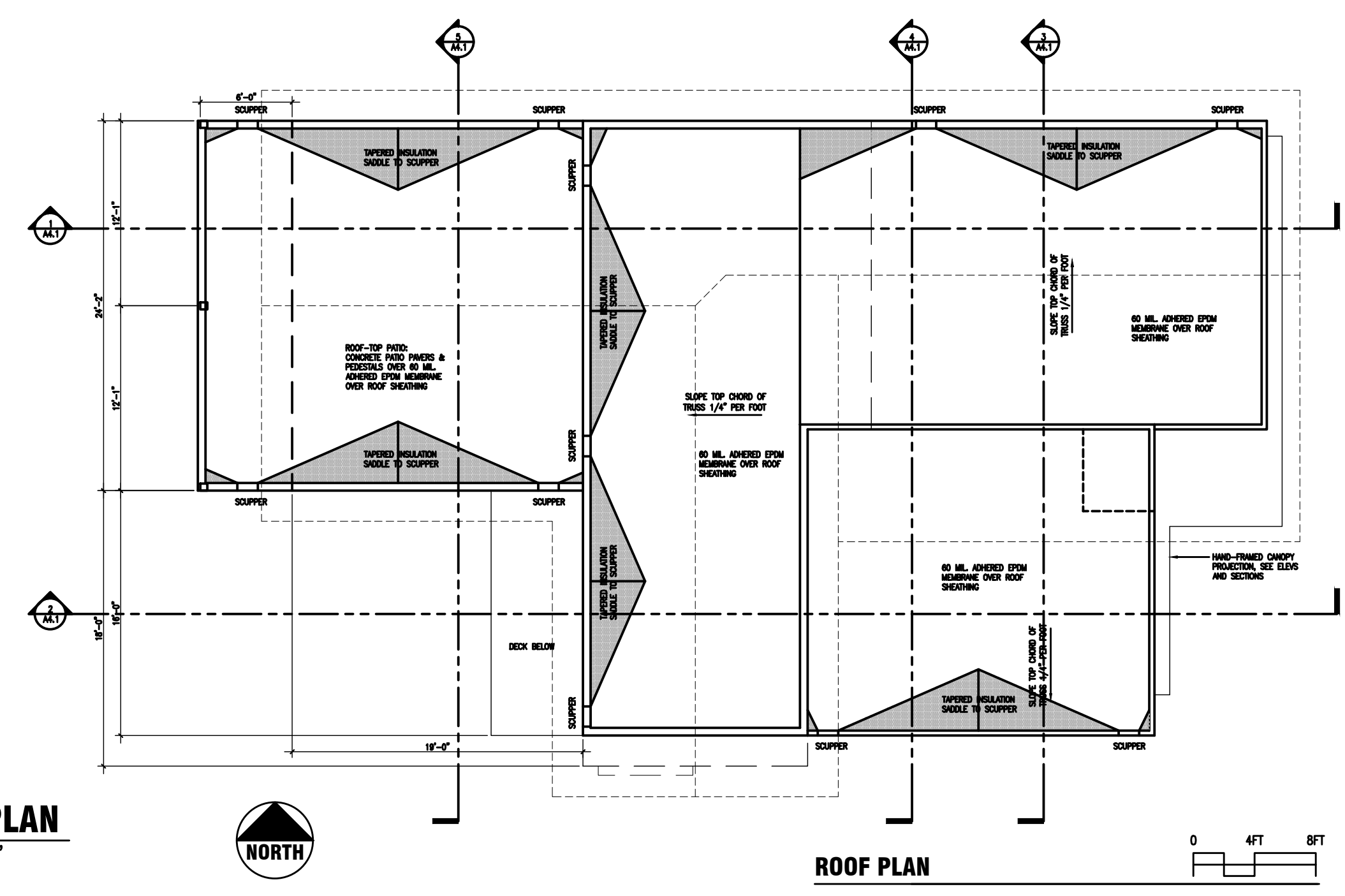
FIRST FLOOR PLAN 



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

BASEMENT FLOOR PLAN 

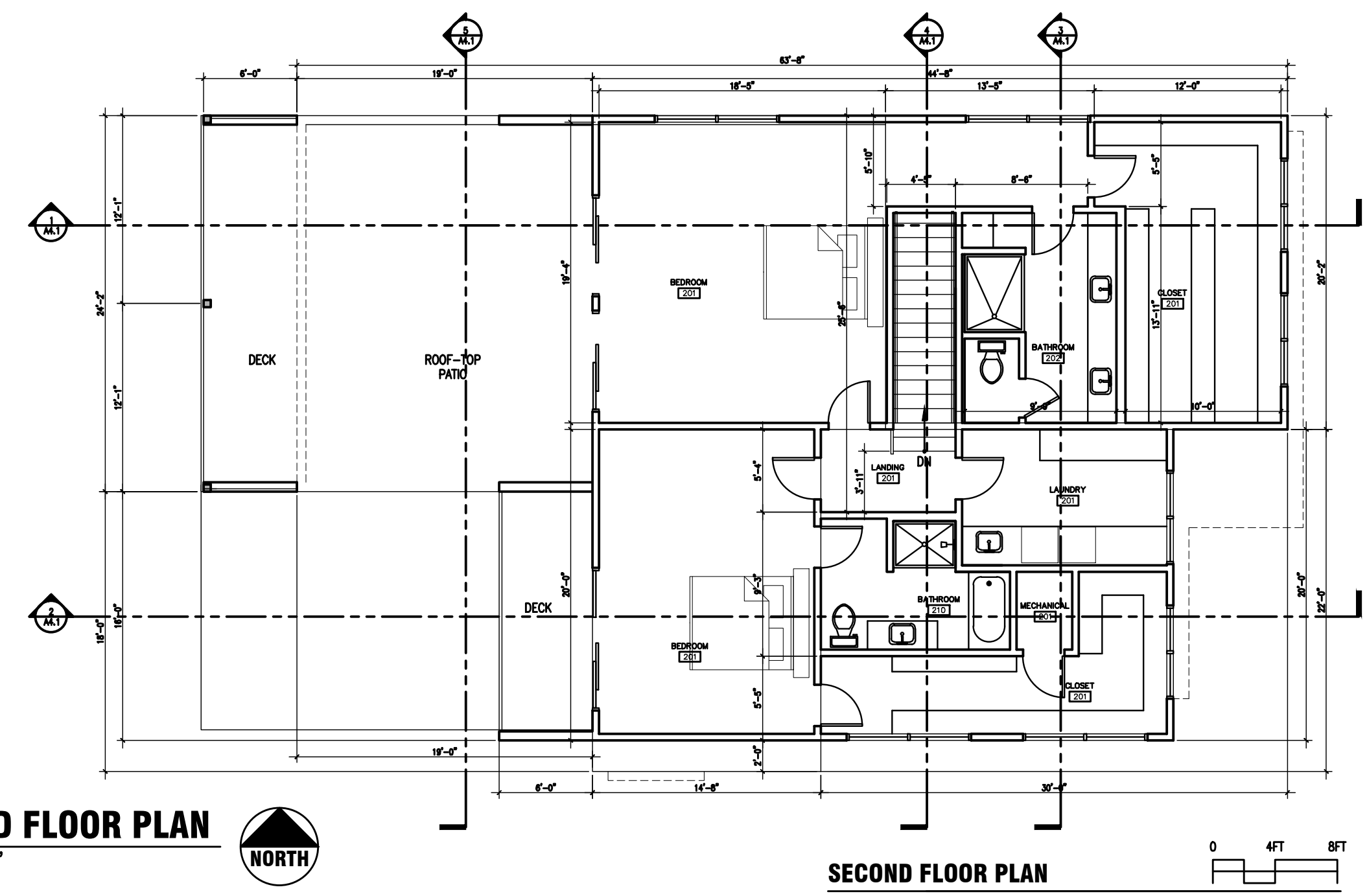
5 ROOF PLAN
1/8"=1'-0"



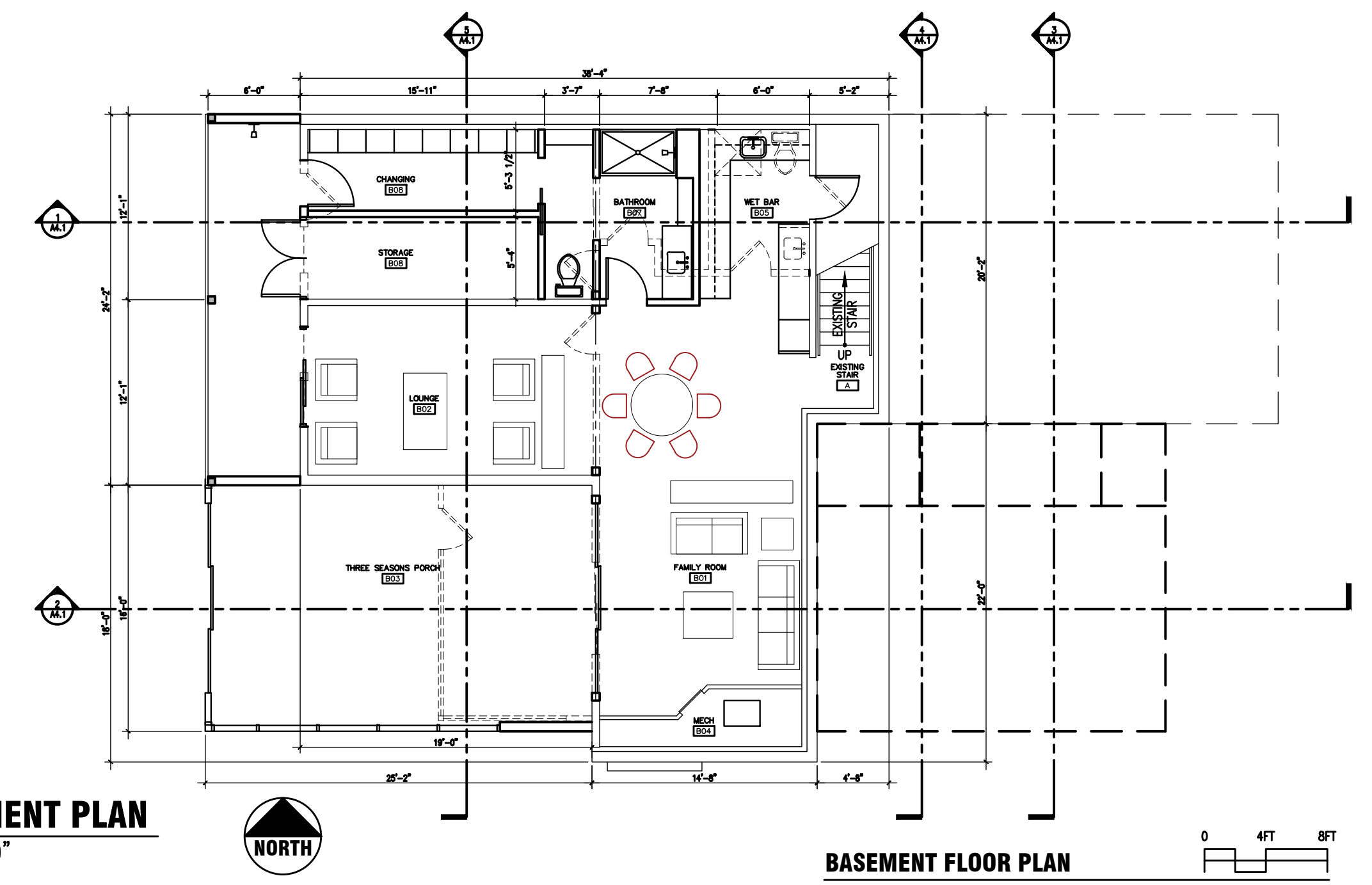
FLOOR PLAN GENERAL NOTES

- 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.

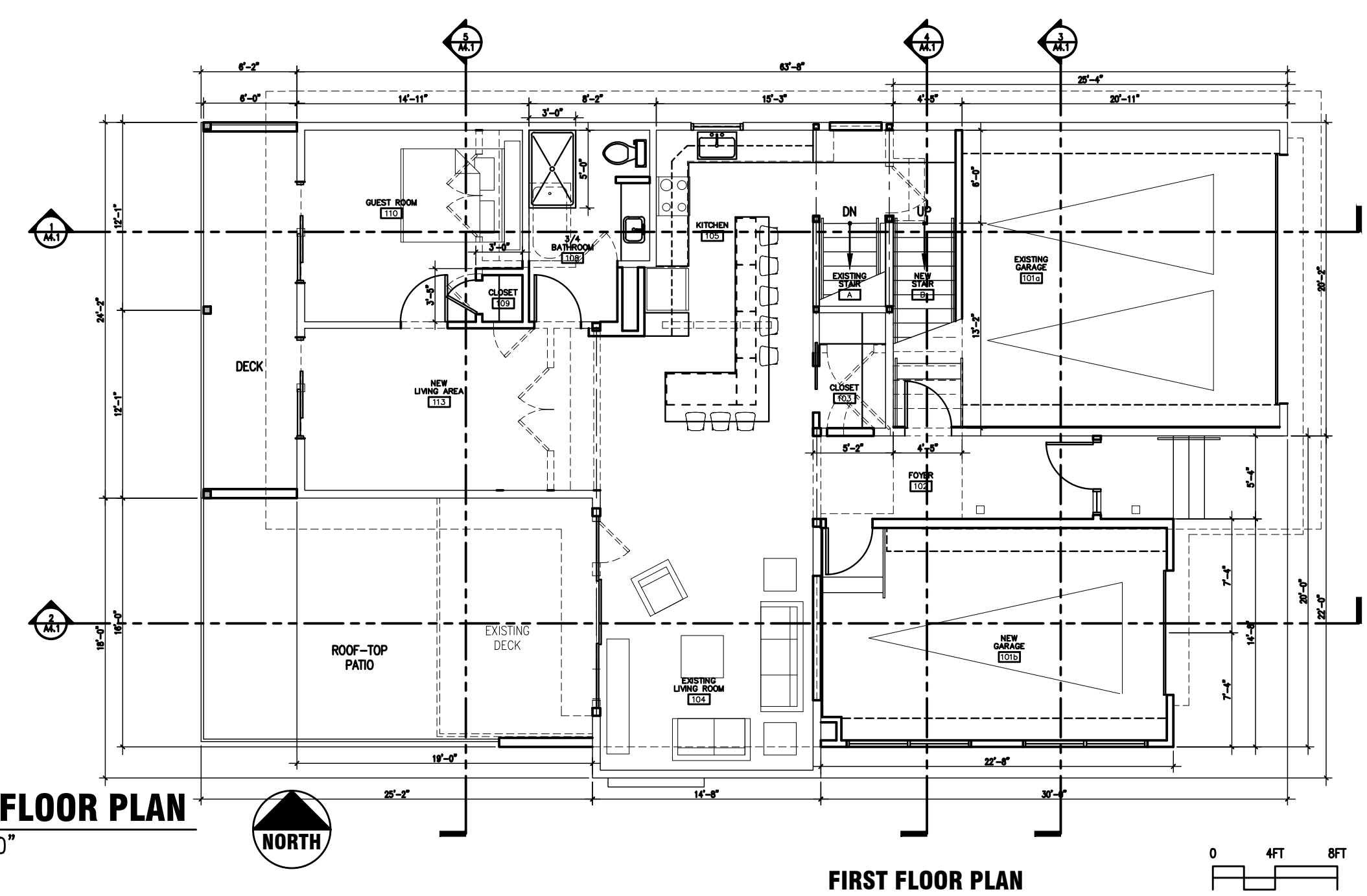
4 SECOND FLOOR PLAN
1/8"=1'-0"



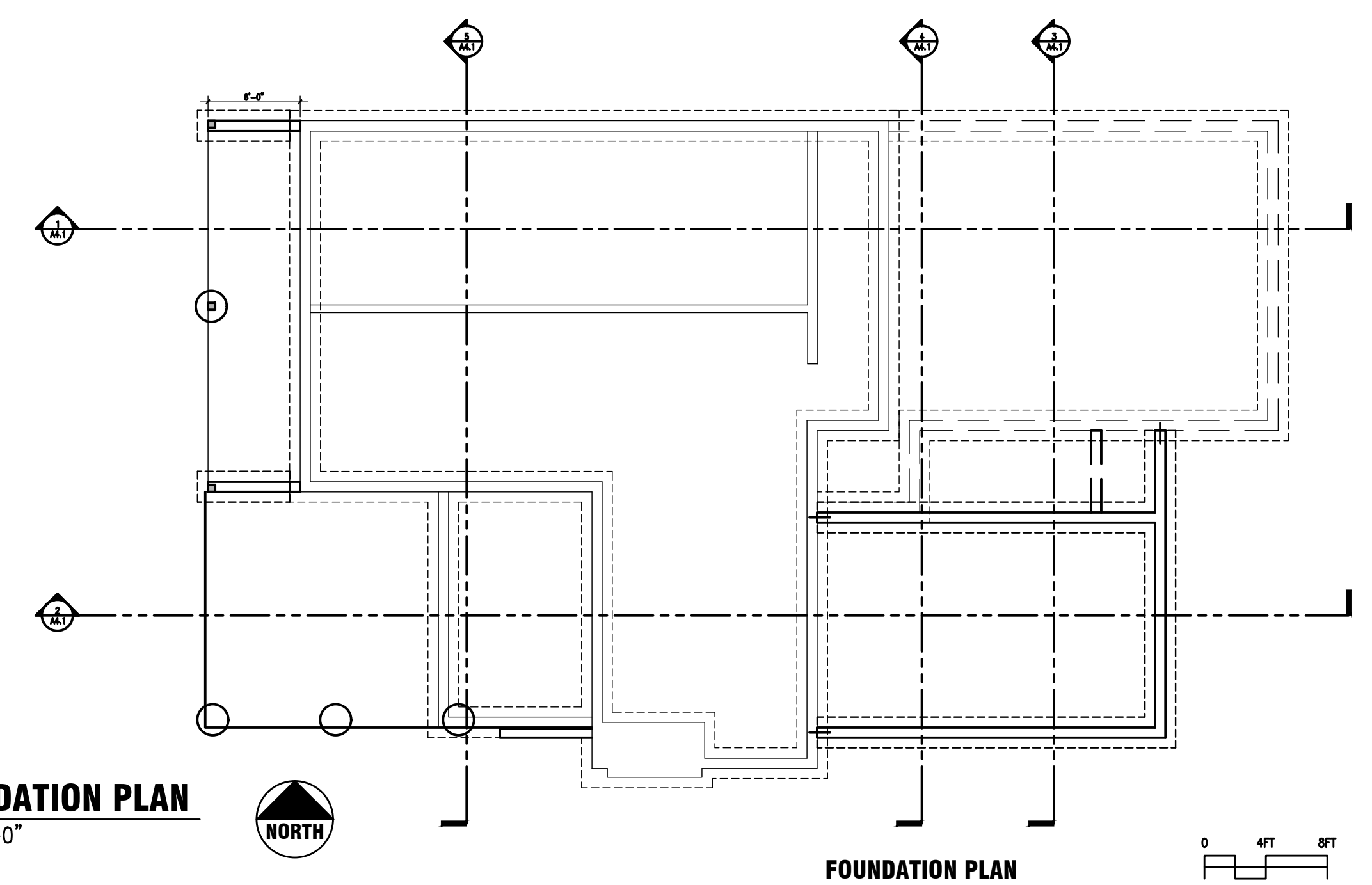
2 BASEMENT PLAN
1/8"=1'-0"



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

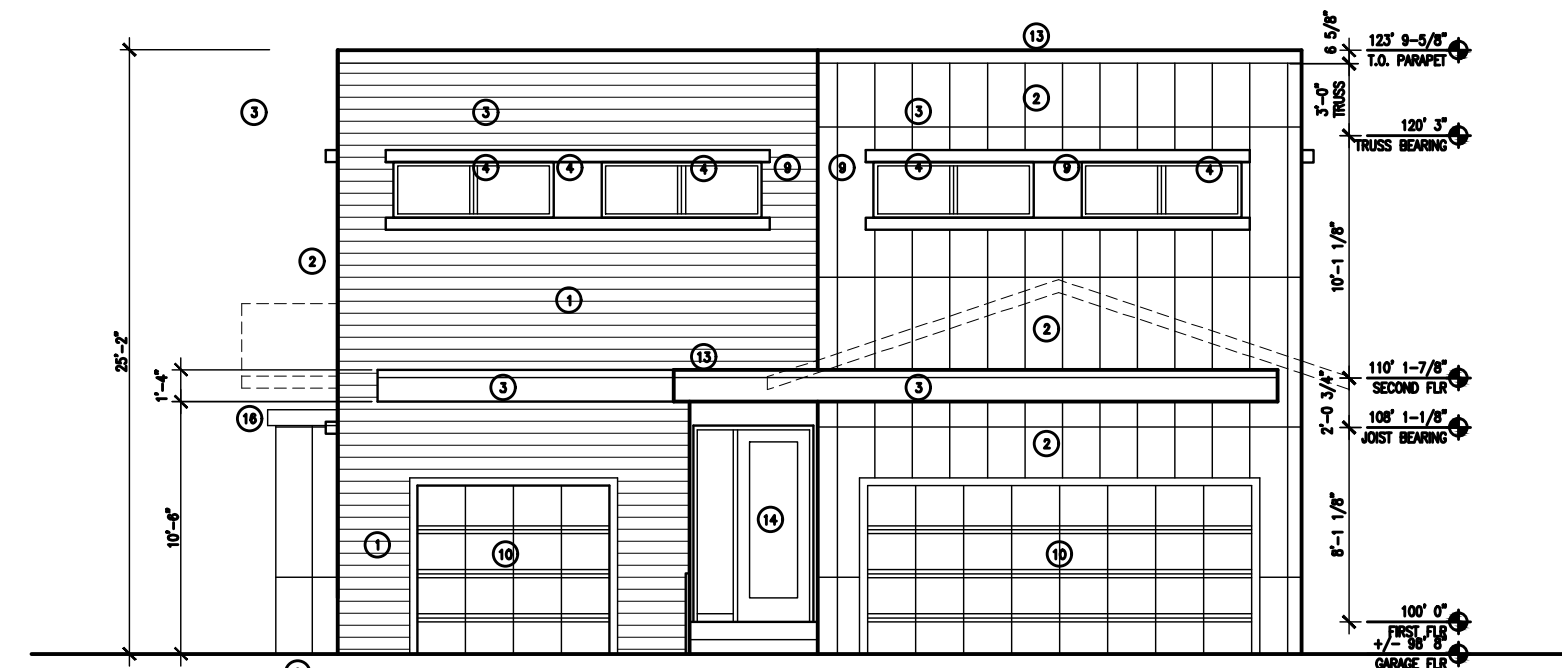


1 FOUNDATION PLAN
1/8"=1'-0"

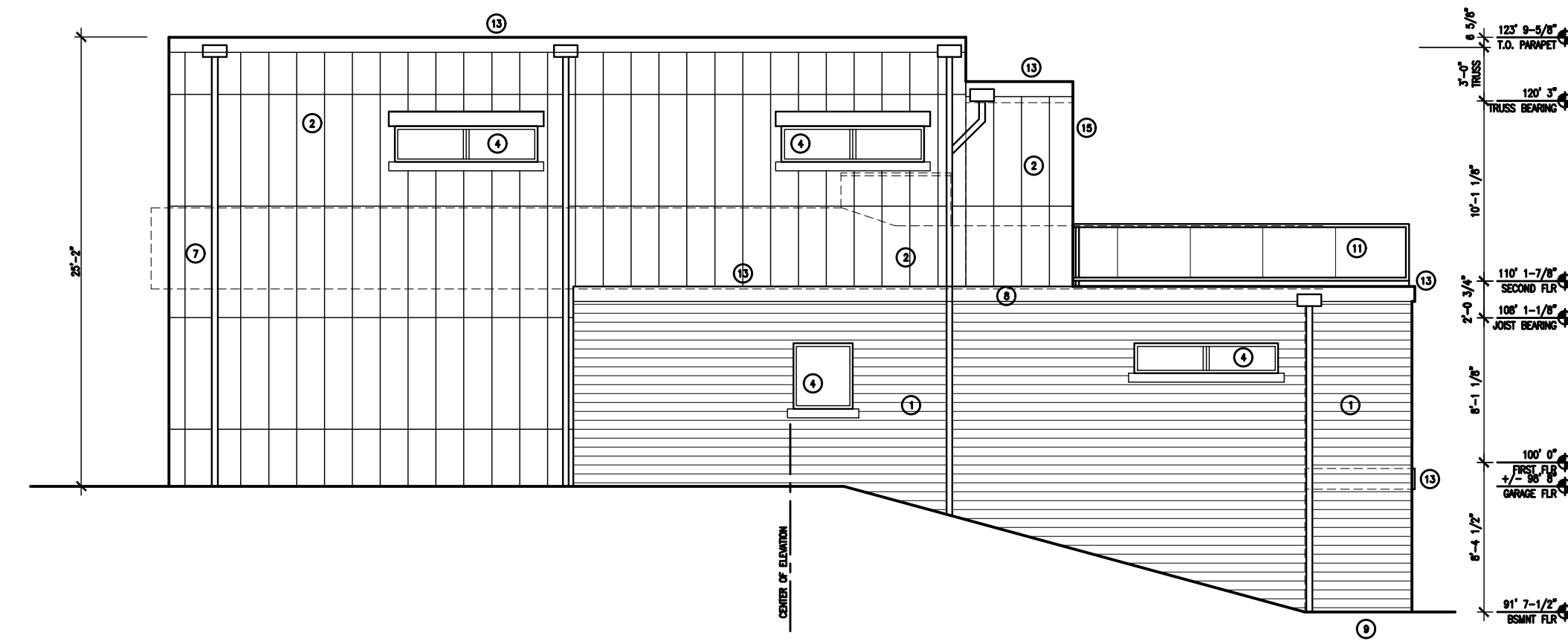
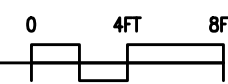


ELEVATION MATERIAL KEY

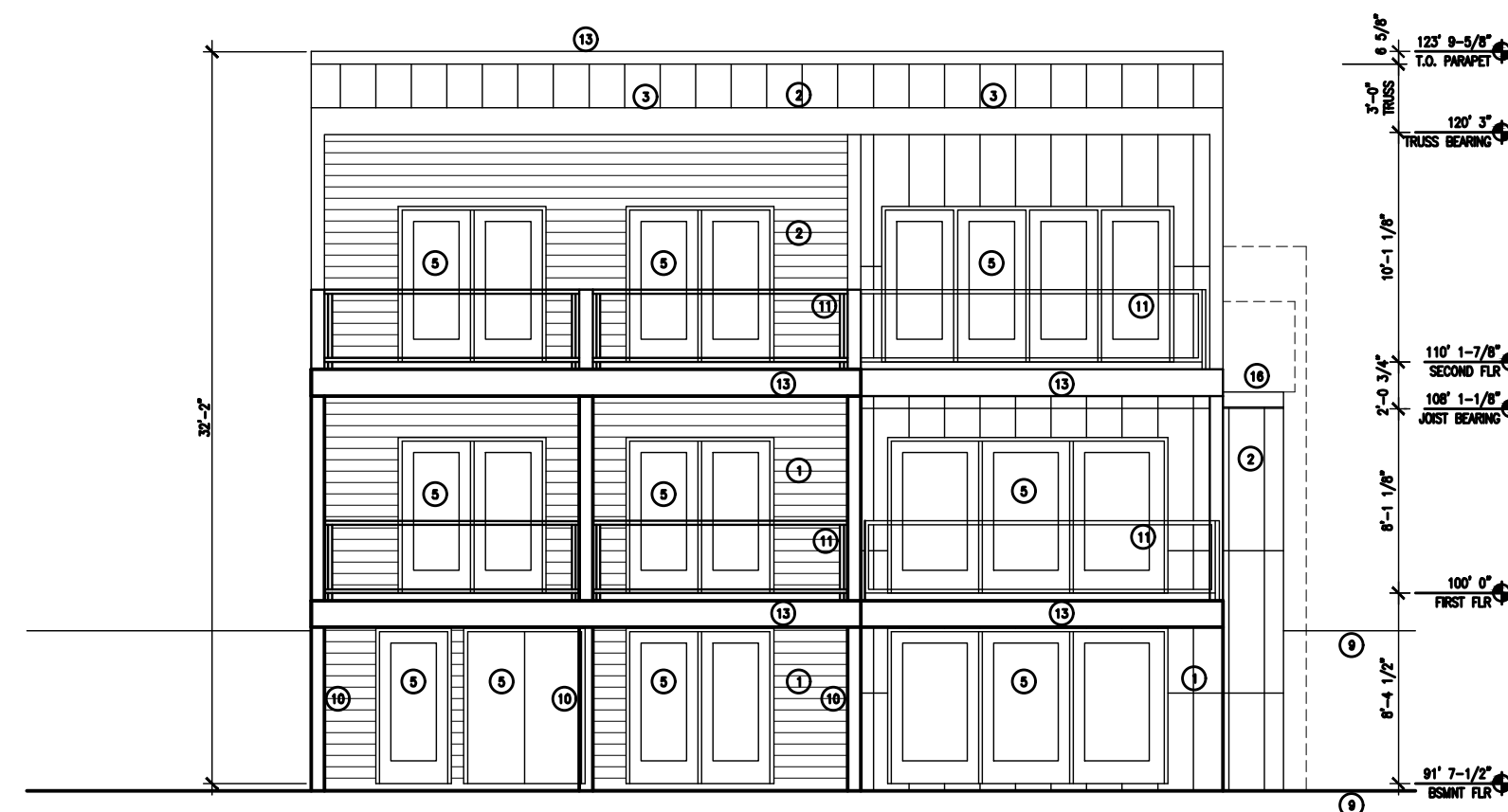
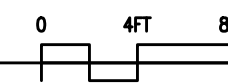
- ① HORIZONTAL BOARD SIDING W/ CHARCOAL FINISH
- ② PRE-FINISHED FLAT SEAM METAL PANEL
- ③ PRE-FINISHED METAL-WRAPPED CANOPY
- ④ ALUMINUM WINDOWS W/ CLEAR LOW-E INSULATED GLASS
- ⑤ ALUMINUM PATIO OR FRENCH DOOR (SEE PLAN)
- ⑥ ALUMINUM SCREEN OR WINDOW AT PATIO
- ⑦ GUTTER (OR SCUPPER) AND DOWNSPOUT
- ⑧ TRIM BOARD TO MATCH SIDING
- ⑨ METAL FASCIA / ROOF EDGE
- ⑩ FULL FROSTED GLASS OVERHEAD DOOR
- ⑪ ALUMINUM AND GLASS GUARDRAIL
- ⑫ RECESSED ENTRY TO BASEMENT LEVEL (SEE PLAN)
- ⑬ METAL FASCIA / ROOF EDGE
- ⑭ RESIDENCE PRIMARY ENTRY DOOR AND SIDELITE
- ⑮ PATIO ROOF AND SIDE SCREEN WALL
- ⑯ TOP OF EXISTING LIVING ROOM WALL, CAP WITH METAL TRIM



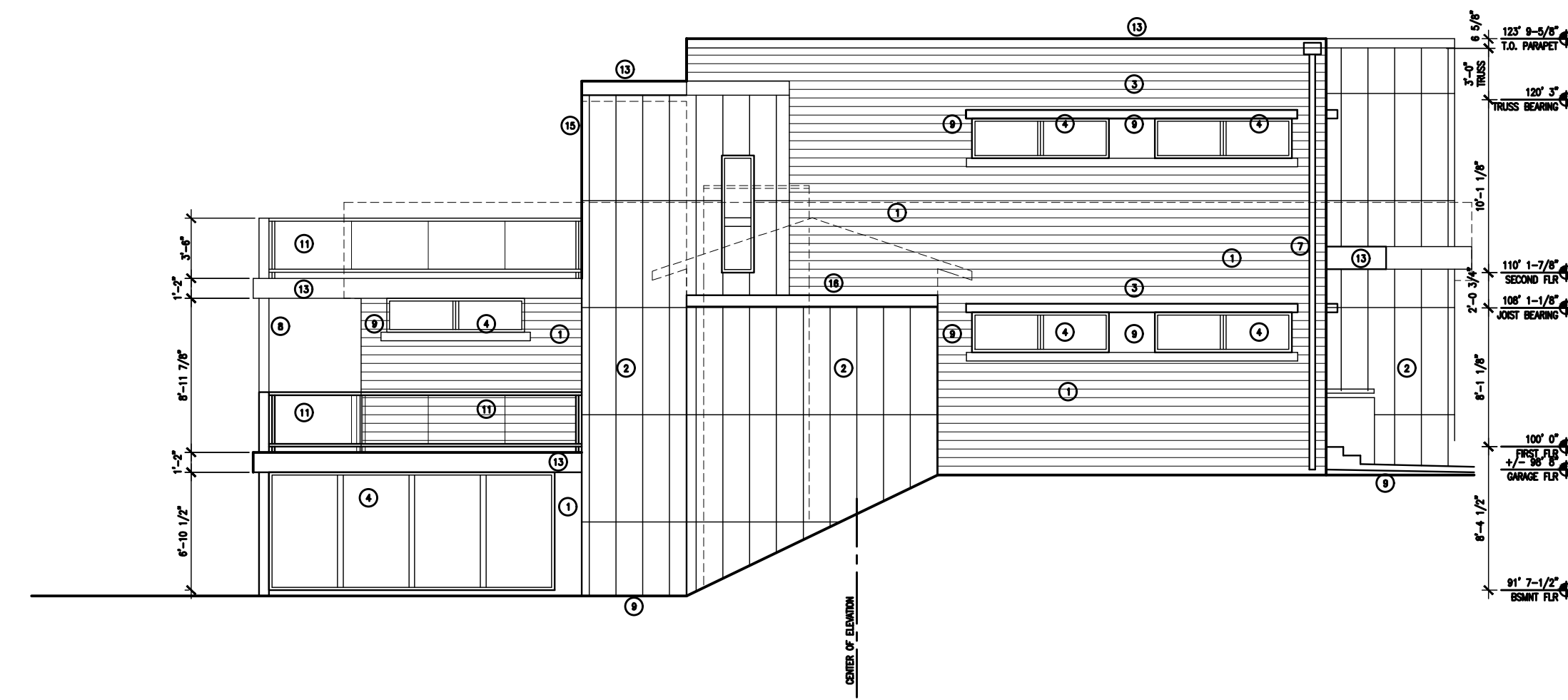
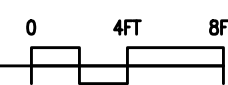
EAST ELEVATION



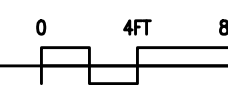
NORTH ELEVATION

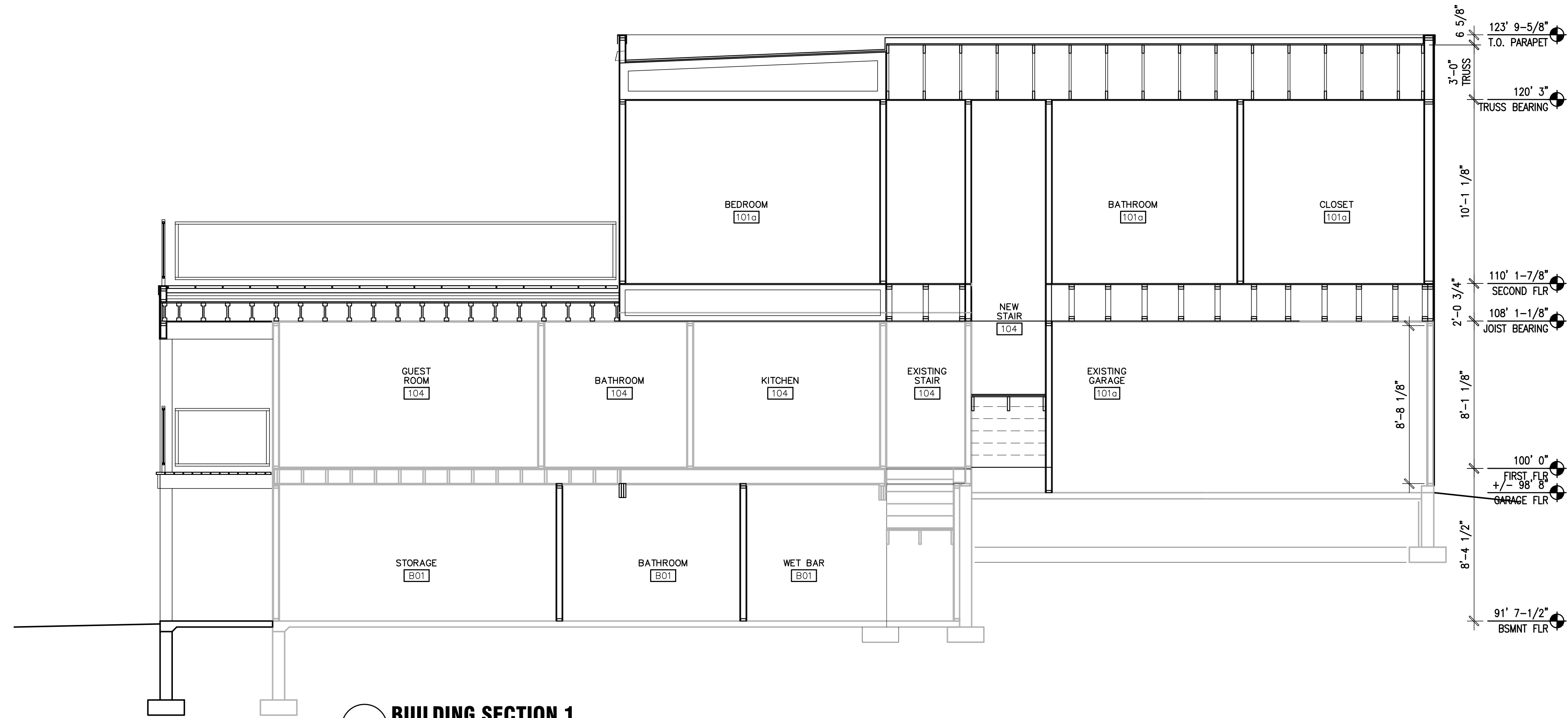


WEST ELEVATION

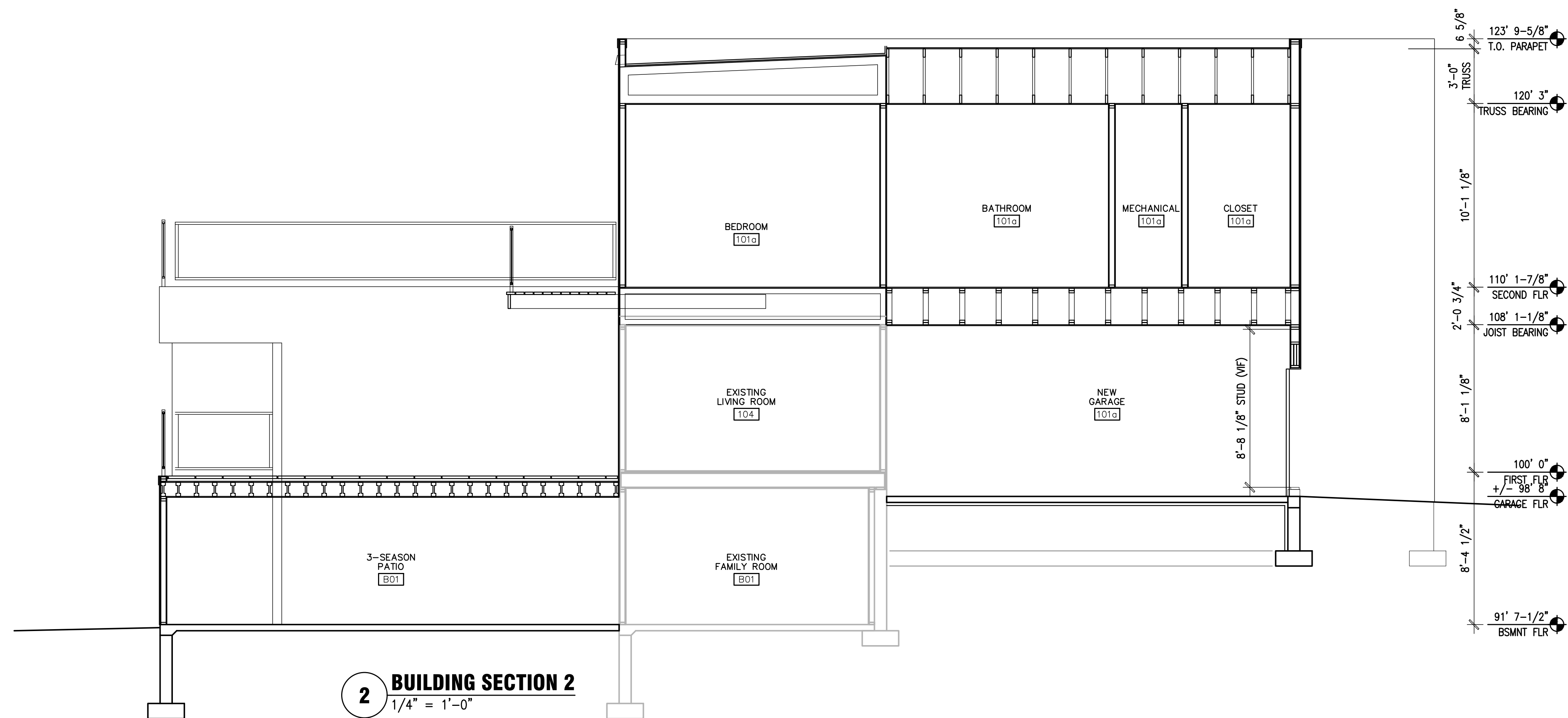


SOUTH ELEVATION

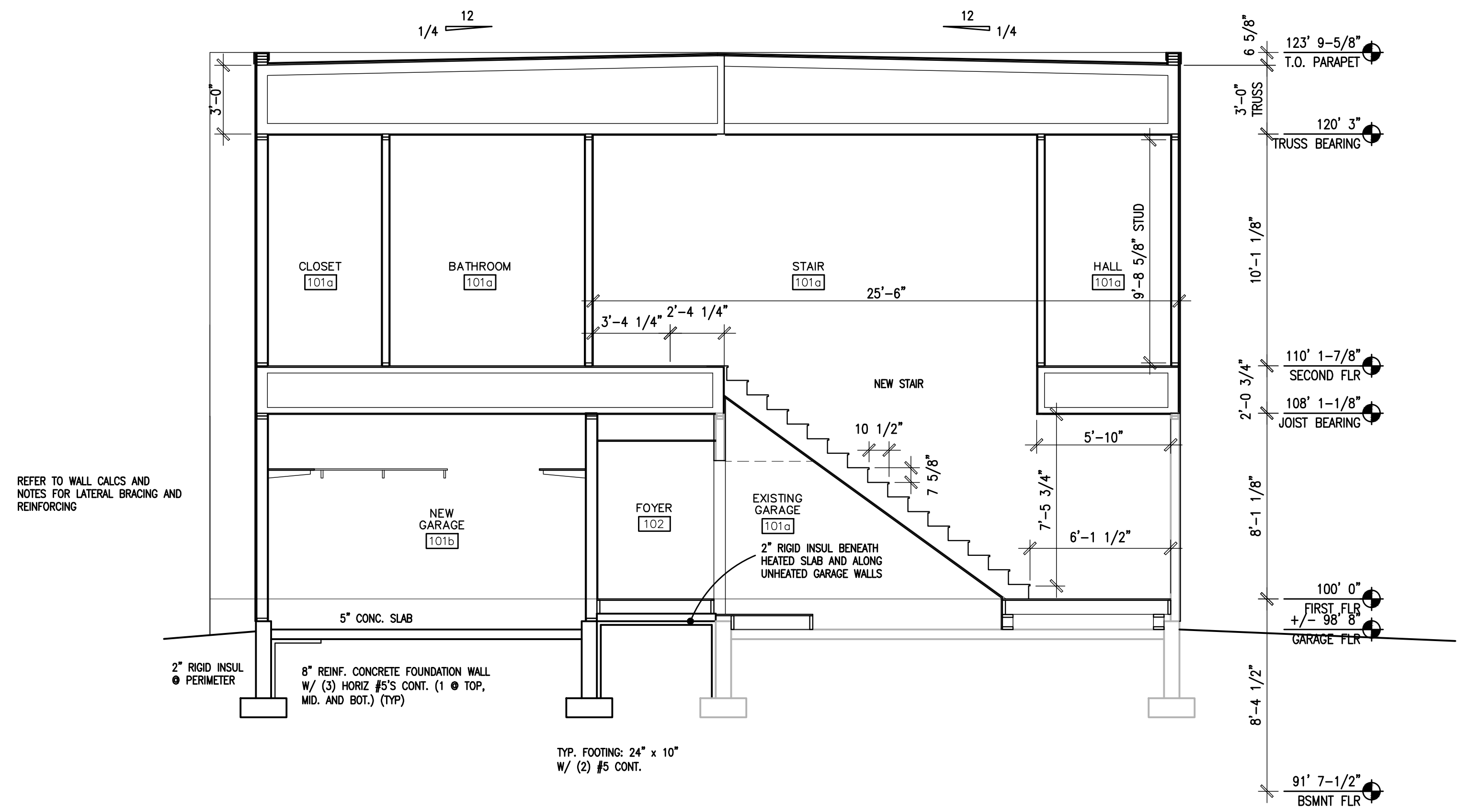




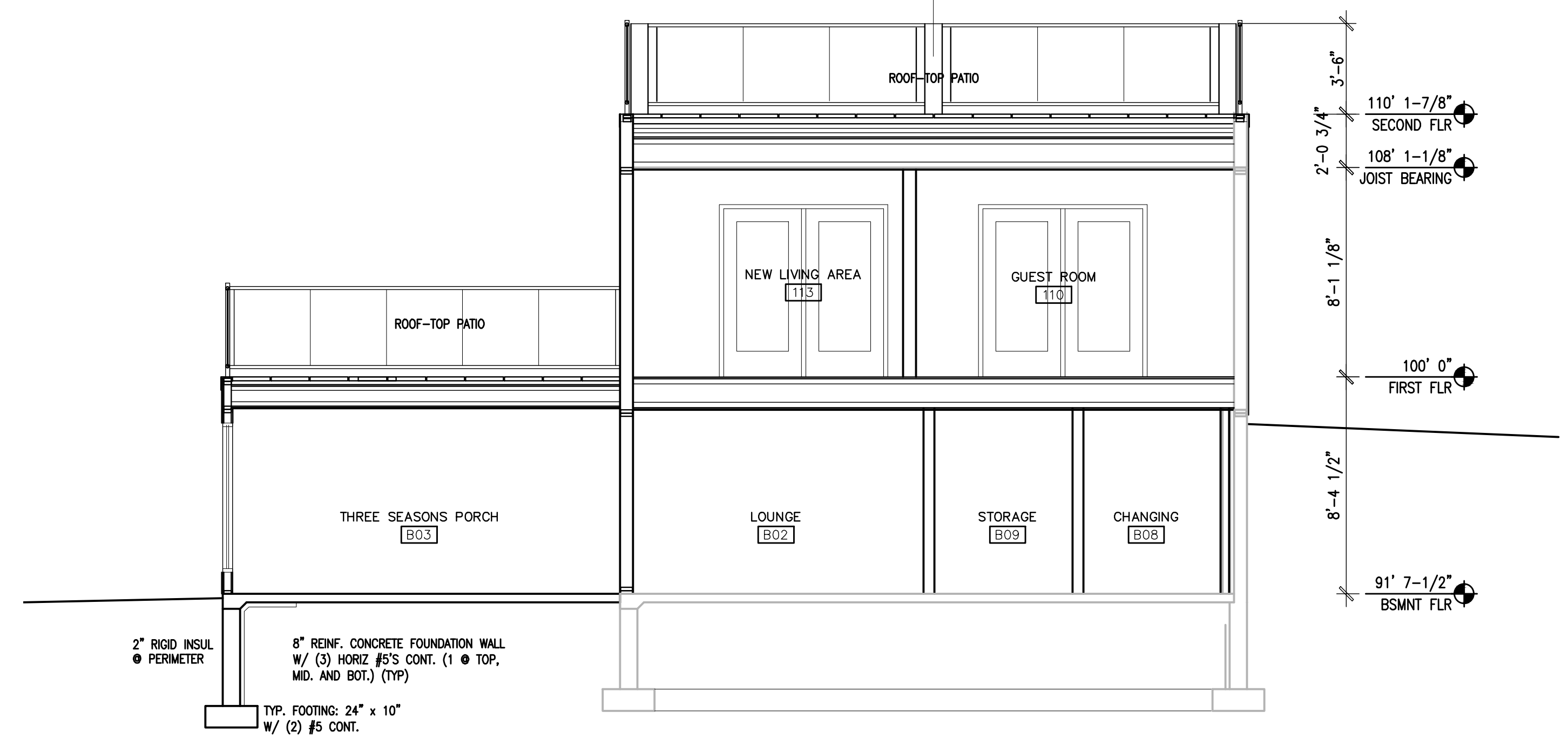
1 BUILDING SECTION 1
1/4" = 1'-0"



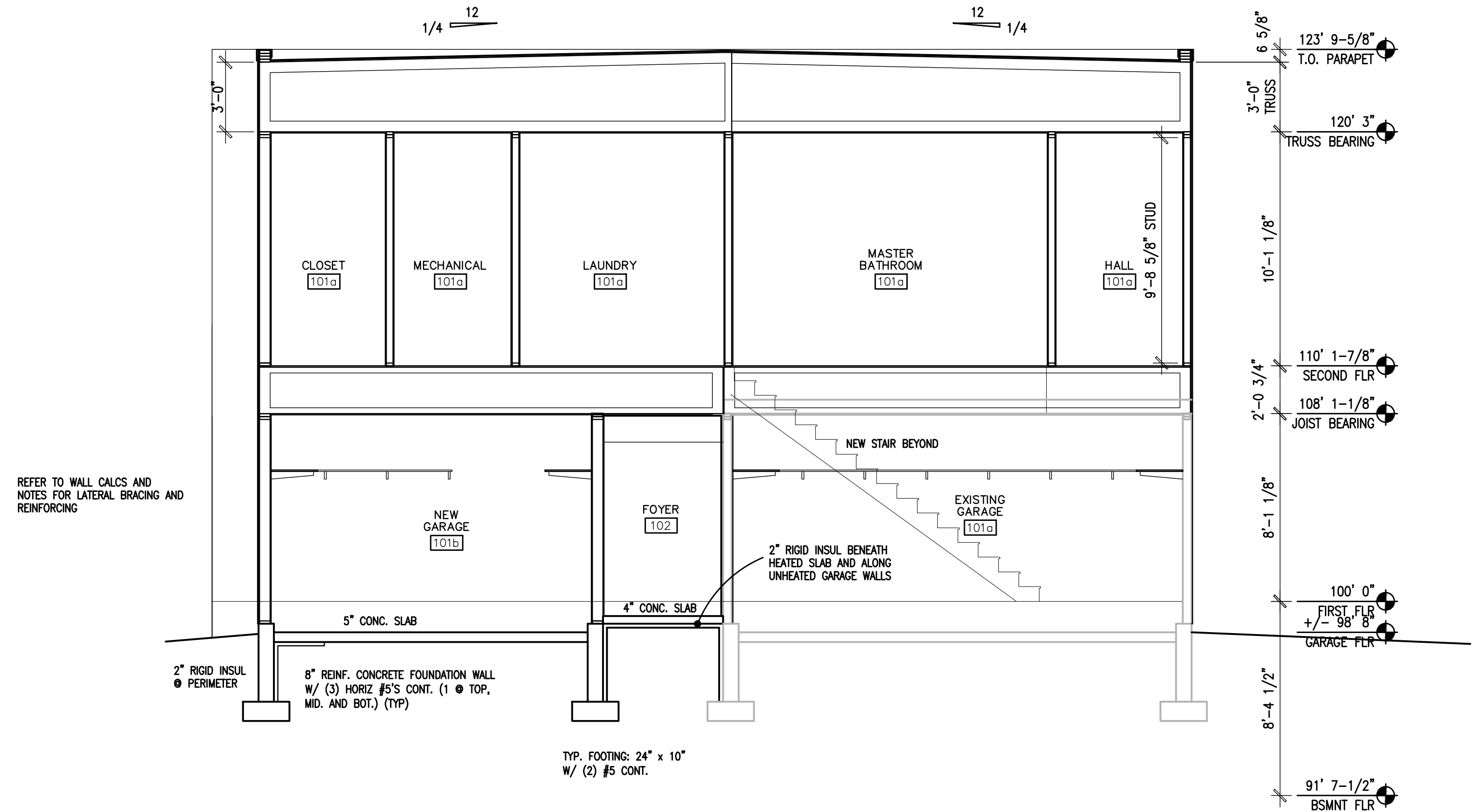
2 BUILDING SECTION 2
1/4" = 1'-0"



4 BUILDING SECTION 4
1/4" = 1'-0"



5 BUILDING SECTION 5
1/4" = 1'-0"



3 BUILDING SECTION 3
1/4" = 1'-0"