

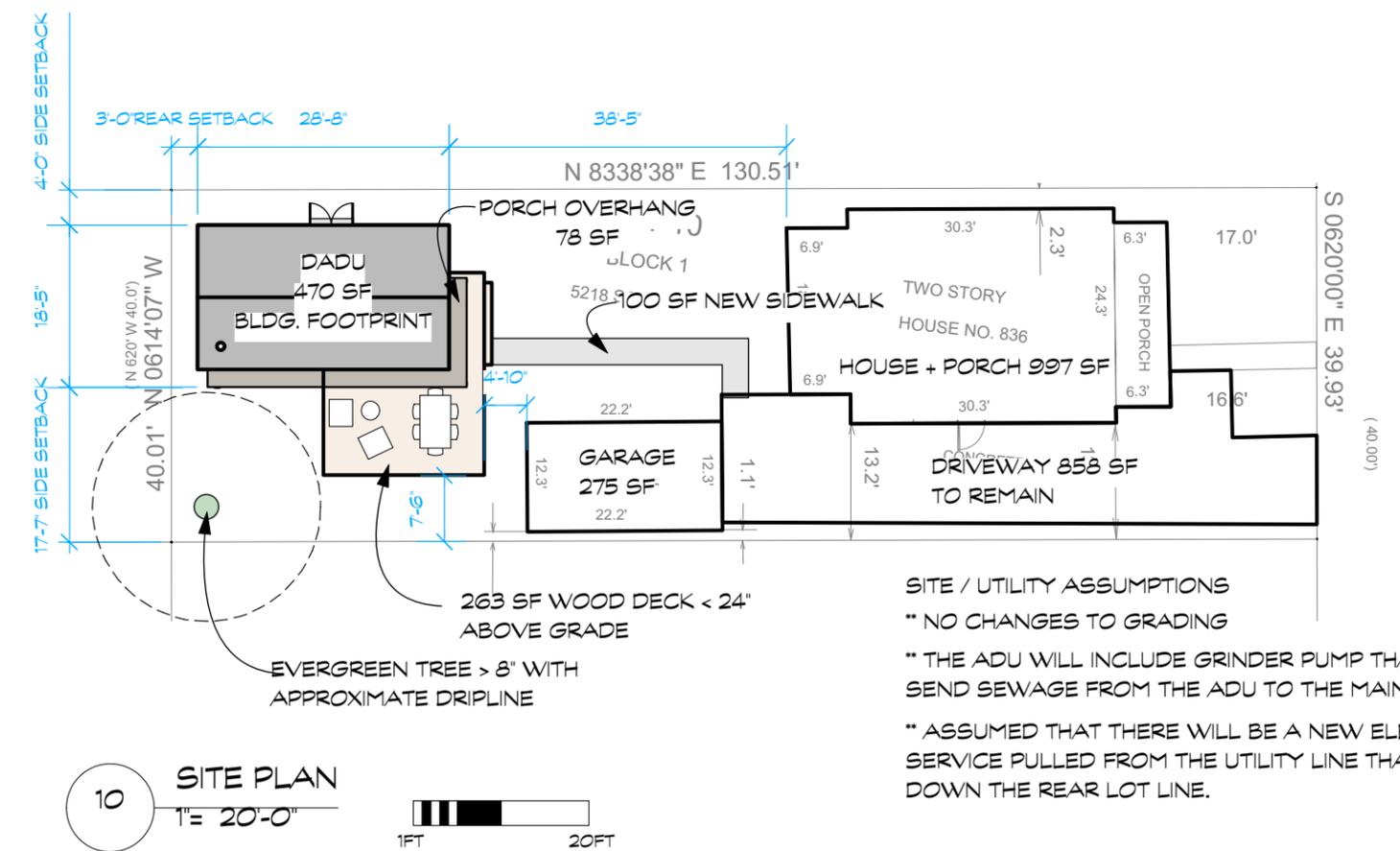
WOODROW STREET

11 REAR YARD ANALYSIS  
1/32" = 1'-0"  
1 FT 32 FT

| ZONING DISTRICT TR-C2   |                 |                   |
|-------------------------|-----------------|-------------------|
| REQUIREMENTS            | REQUIRED        | EXISTING/PROPOSED |
| LOT AREA                | 4000 SF         | 5218 SF           |
| LOT WIDTH               | 40 FT           | 40 FT             |
| USEABLE OPEN SPACE      | 750 SF per d.u. | 3392 SF           |
| MAX LOT COVERAGE        | 65%             | 51%               |
| ADU REQUIREMENTS        |                 |                   |
| REAR YARD SETBACK       | REQUIRED        | PROPOSED          |
| REAR YARD SETBACK       | 3'-0"           | 3'-0"             |
| SIDE YARD SETBACK north | 3'-0"           | 4'-1"             |
| SIDE YARD SETBACK south | 3'-0"           | 17'-7"            |
| MAX SIZE                | 700 SF          | 695 SF            |
| MAX HEIGHT              | 25'-0"          | 25'-0" TO RIDGE   |

NOT FOR CONSTRUCTION

| LAND USE SUMMARY TABLE   |  |
|--|--|
| SITE AREA = 5218 SF  |  |
| LOT COVERAGE = 2678 SF OR 51%<br>Max lot coverage for TR-C2 is 65%<br>The total area of all buildings, measured at grade, all accessory structures including pools, patios, etc and all paved areas as a percentage of the total area of the lot, with the following exceptions: sidewalks or paved paths no wider than five (5) feet, pervious pavement, green roofs and decks. |  |
| OPEN SPACE (green) = 3392 SF   |  |
| PRINCIPAL STRUCTURE AND ADDITONS TO IT = 997 SF + 275 SF + 470 SF + 78 SF = 1820 SF OR 35% OF THE LOT AREA   |  |
| REAR YARD = 2294 SF. and ACCESSORY BUILDINGS COVER 793 SF OF THE REAR YARD OR 36%<br>Accessory buildings cannot cover more than 50% of your required rear yard area.   |  |
| GROSS SQAURE FOOTAGE OF ADU = 695 SF   |  |



10 SITE PLAN  
1" = 20'-0"  
1 FT 20 FT

SITE / UTILITY ASSUMPTIONS  
 \*\* NO CHANGES TO GRADING  
 \*\* THE ADU WILL INCLUDE GRINDER PUMP THAT WILL SEND SEWAGE FROM THE ADU TO THE MAIN HOUSE  
 \*\* ASSUMED THAT THERE WILL BE A NEW ELECTRIC SERVICE PULLED FROM THE UTILITY LINE THAT RUNS DOWN THE REAR LOT LINE.

WOODROW STREET

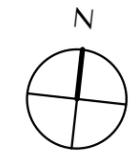
|                      |
|----------------------|
| DATE: 13 MAY 2018    |
| SCALE : as noted     |
| DRAWN : MT © 2018    |
| LAND USE APPLICATION |

CUSICK ACCESSORY DWELLING UNIT

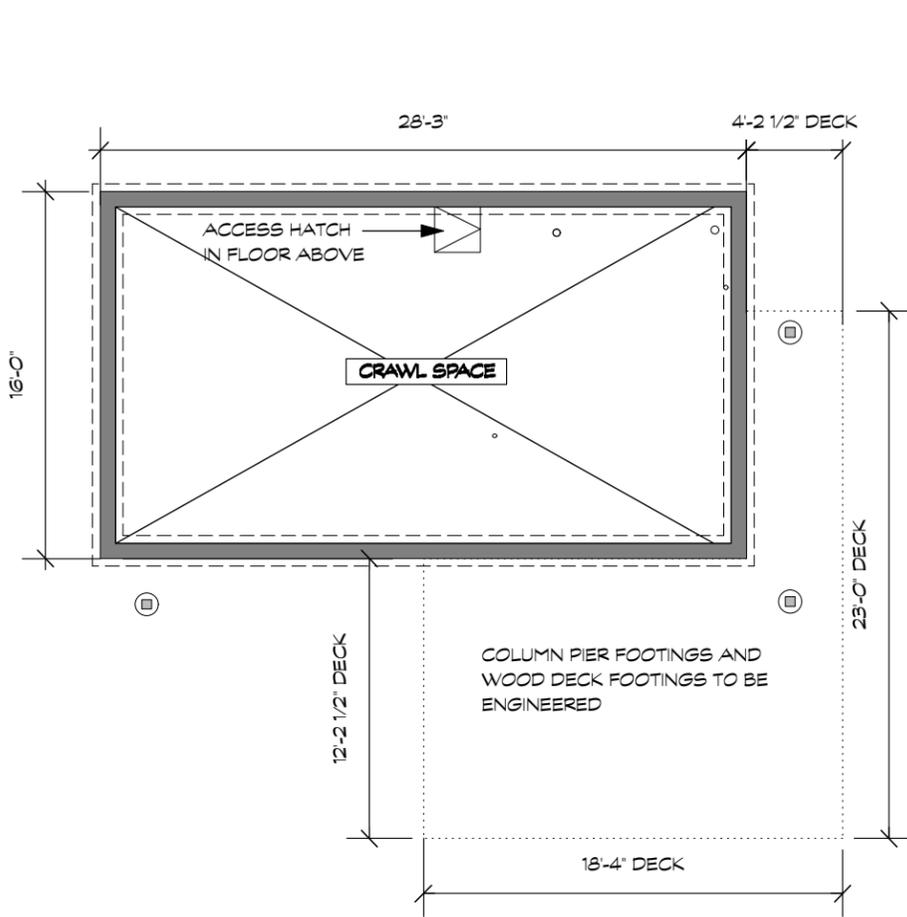
836 WOODROW ST.  
MADISON, WI 53711

A1

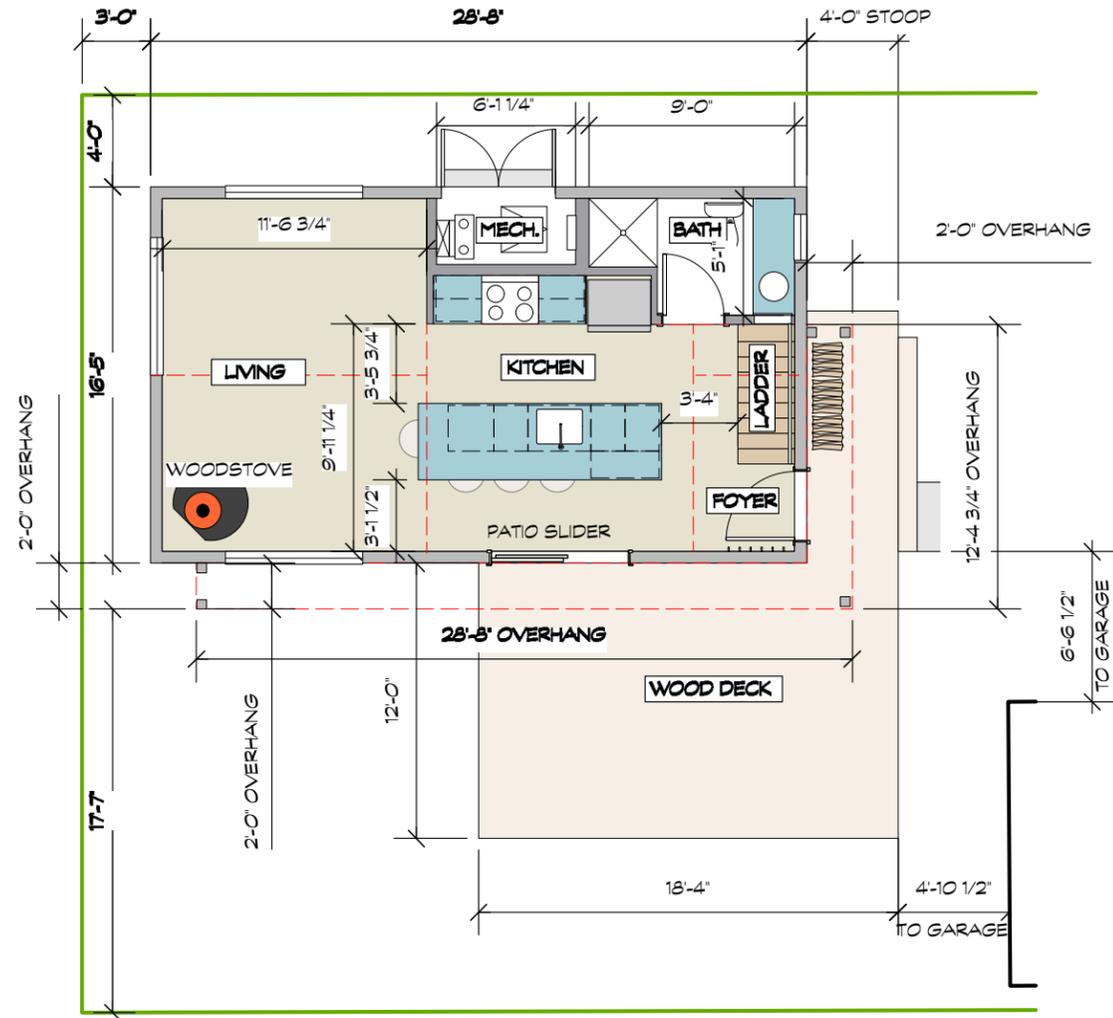
SITE PLAN



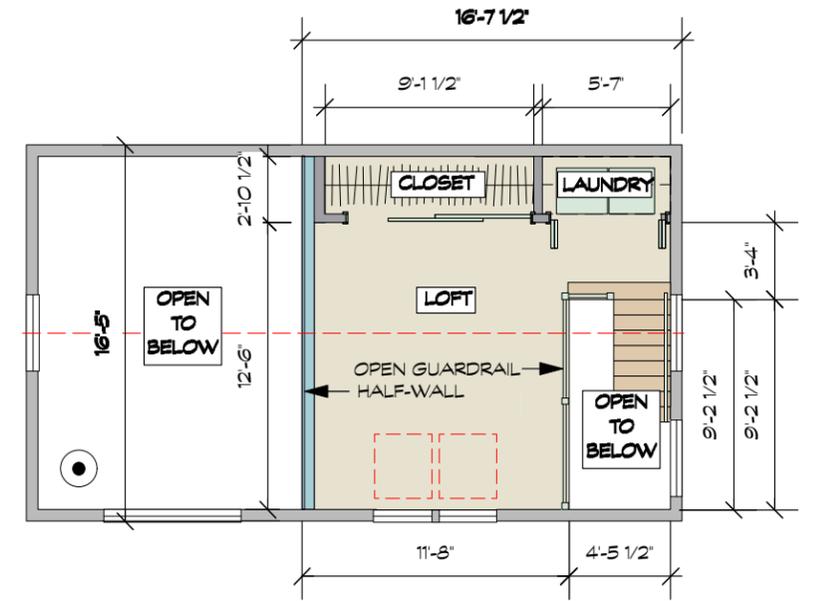
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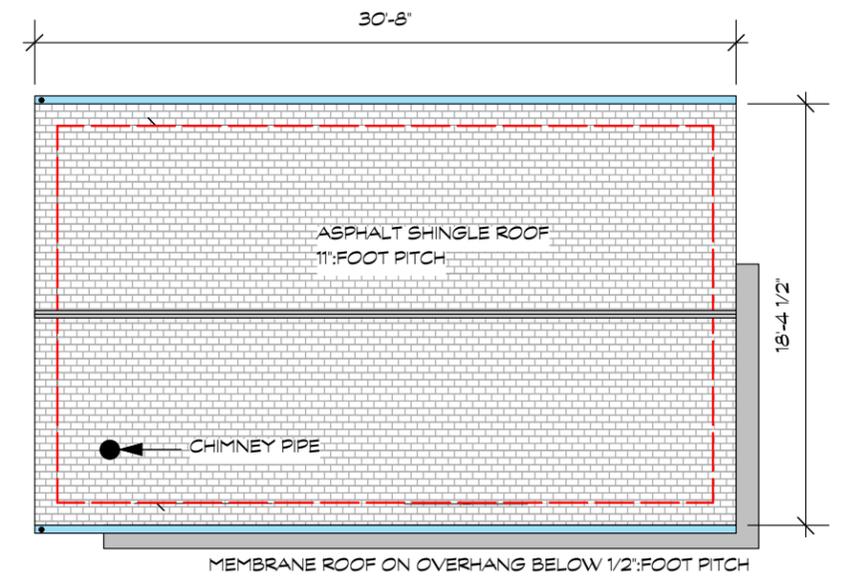
1 CRAWL SPACE FOUNDATION  
Scale: 1/8" = 1'-0"



2 FIRST FLOOR PLAN (470 SQFT)  
Scale: 1/8" = 1'-0"



3 LOFT FLOOR PLAN (225 SQFT)  
Scale: 1/8" = 1'-0"



4 ROOF PLAN  
Scale: 1/8" = 1'-0"



|                      |
|----------------------|
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| LAND USE APPLICATION |

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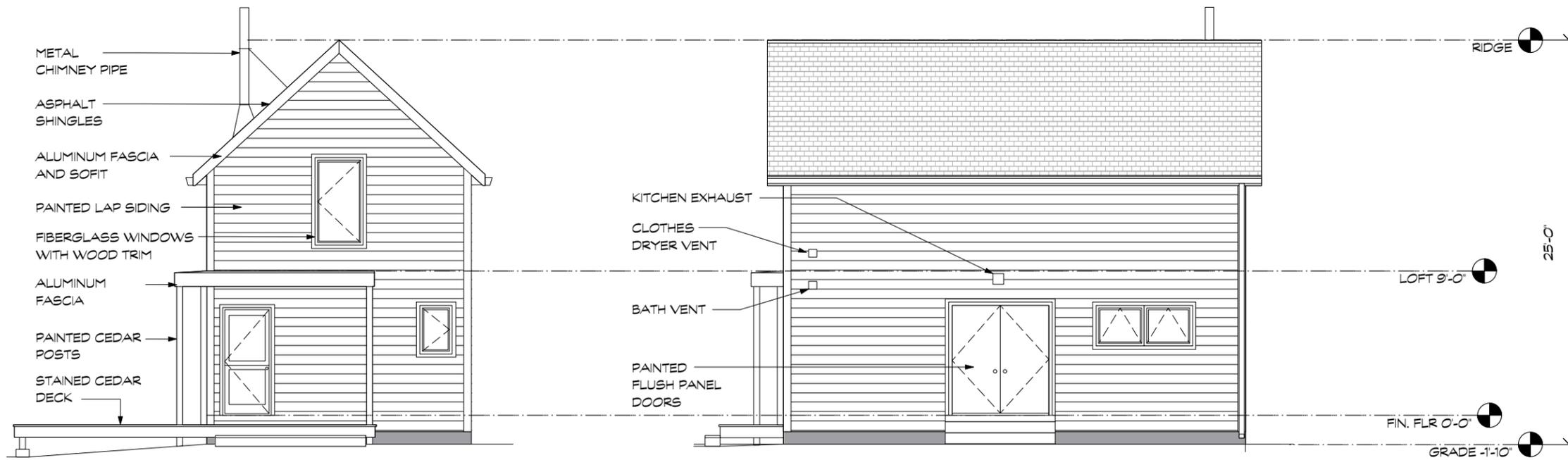
A2

FLOOR PLANS



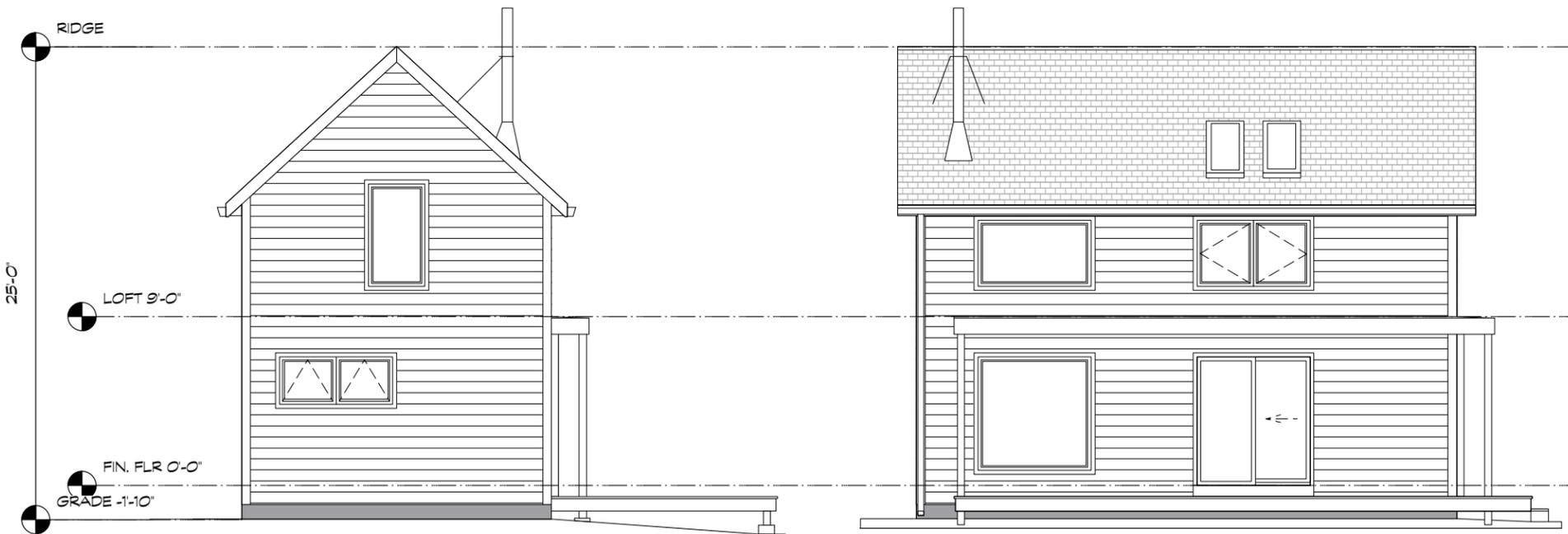
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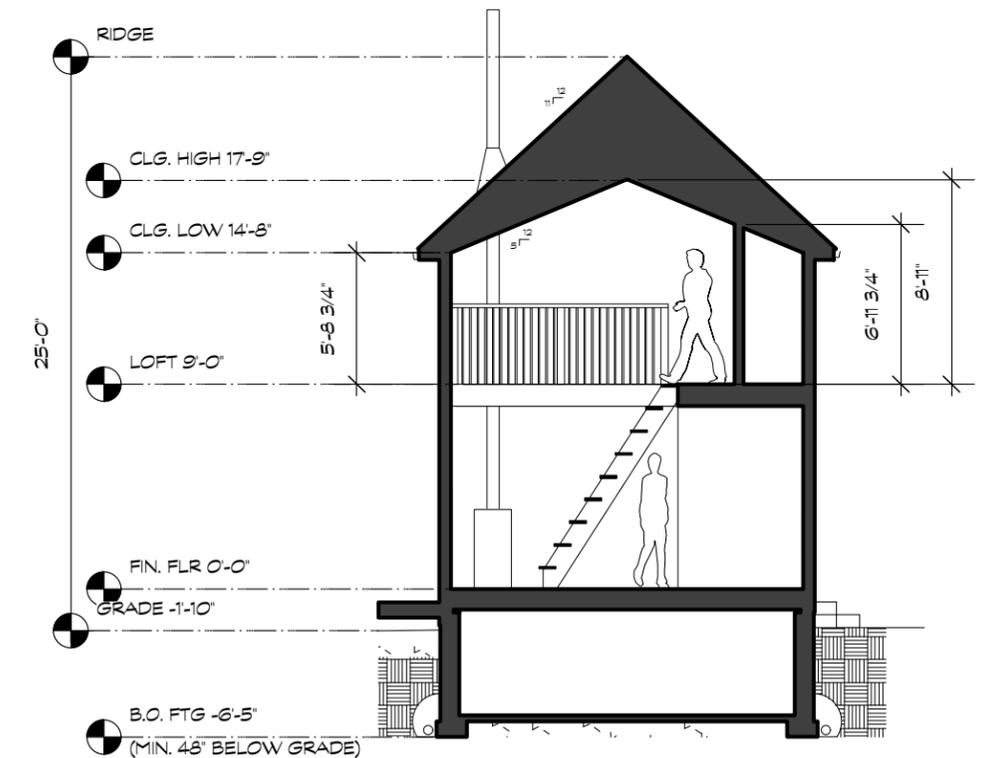
5 EAST ELEVATION

6 NORTH ELEVATION



7 WEST ELEVATION

8 SOUTH ELEVATION



9 SECTION



DATE: 13 MAY 2018  
 SCALE : 1/8" = 1'-0"  
 DRAWN : MT © 2018  
 LAND USE APPLICATION

**CUSICK ACCESSORY DWELLING UNIT**

836 WOODROW ST.  
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**A3**

**EXTERIOR  
 ELEVATIONS  
 & SECTION**

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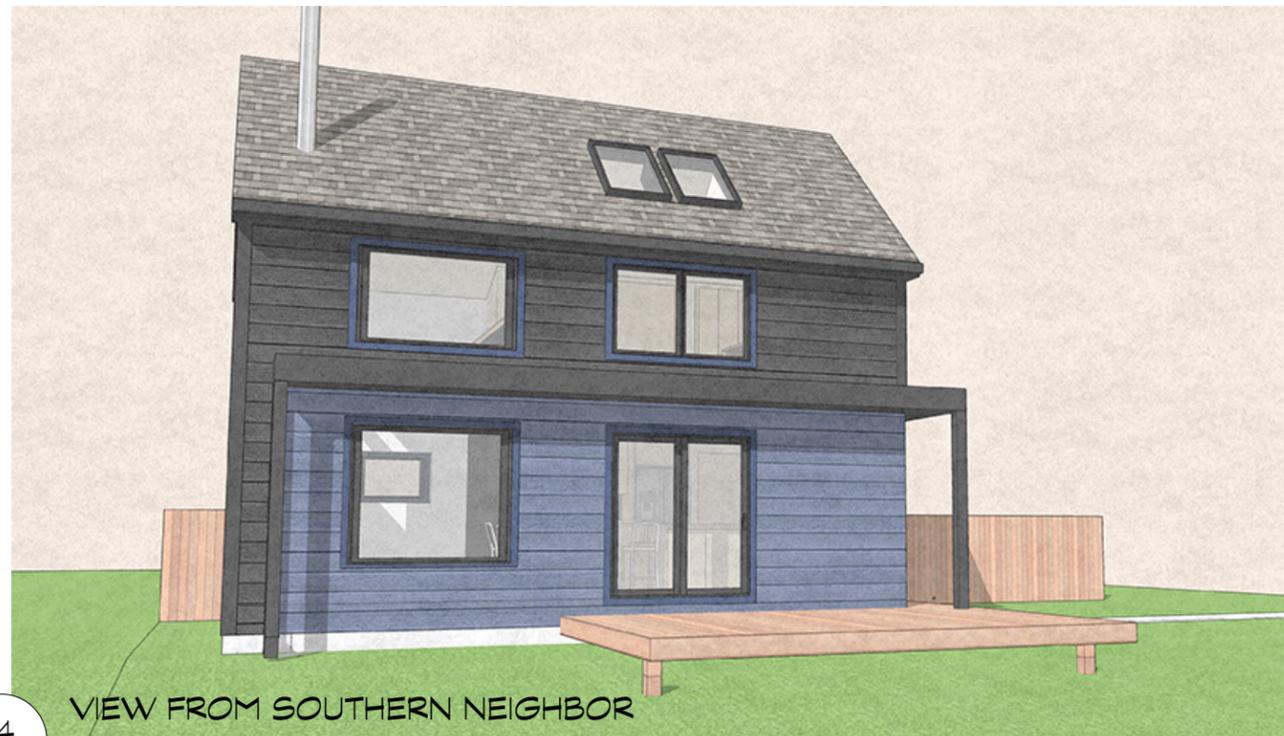
12

VIEW TOWARDS FRONT DOOR



13

PERSPECTIVE VIEW



14

VIEW FROM SOUTHERN NEIGHBOR



15

VIEW FROM NORTHER NEIGHBOR

DATE: 13 MAY 2018  
 SCALE : NOT TO SCALE  
 DRAWN : MT © 2018  
 LAND USE APPLICATION

**CUSICK ACCESSORY DWELLING UNIT**

836 WOODROW ST.  
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**A4**

**RENDERING  
 SIDING  
 COLORS**

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Cusick Accessory Dwelling Unit  
836 Woodrow St.  
Madison, WI 53711

**Legal Description**

EDGEWOOD PARK, LOT 10, BLOCK 1, CITY OF MADISON, DANE COUNTY WISCONSIN

Project Lot Area = 5218 SF or .12 acres

Zoning District TR-C2

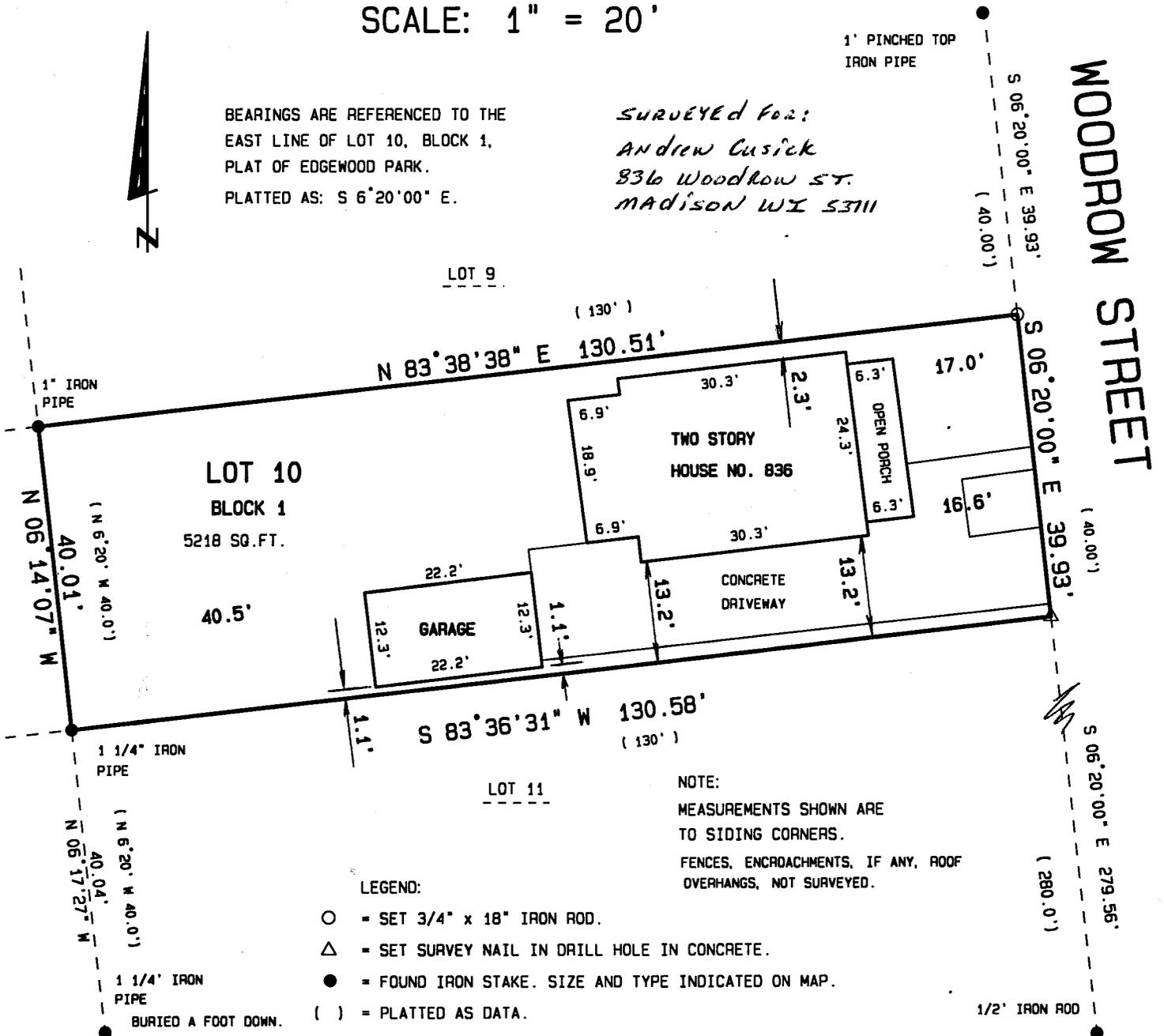
# PLAT OF SURVEY

SCALE: 1" = 20'



BEARINGS ARE REFERENCED TO THE  
EAST LINE OF LOT 10, BLOCK 1,  
PLAT OF EDGEWOOD PARK.  
PLATTED AS: S 6°20'00" E.

*SURVEYED FOR:*  
*Andrew Cusick*  
*836 Woodrow St.*  
*MADISON WI 53711*



NOTE:  
MEASUREMENTS SHOWN ARE  
TO SIDING CORNERS.  
FENCES, ENCRDACHMENTS, IF ANY, ROOF  
OVERHANGS, NOT SURVEYED.

LEGEND:

- = SET 3/4" x 18" IRON ROD.
- △ = SET SURVEY NAIL IN DRILL HOLE IN CONCRETE.
- = FOUND IRON STAKE. SIZE AND TYPE INDICATED ON MAP.
- ( ) = PLATTED AS DATA.

DESCRIPTION:

LOT 10, BLOCK 1, EDGEWOOD PARK, IN THE  
CITY OF MADISON, DANE COUNTY, WISCONSIN.

NOTES:

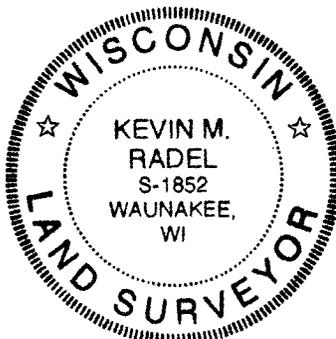
The disturbance of a survey stake by anyone is in violation of  
Section 236.32 of Wisconsin Statutes.  
Wetlands if present have not been delineated.  
This survey is subject to any and all easements and agreements  
both recorded and unrecorded.

SURVEYOR'S CERTIFICATE:

I, Kevin M. Radel, Wisconsin Registered Land Surveyor S-1852, do hereby certify that by the order of those listed hereon, I have surveyed,  
monumented and mapped the above described lands.

I do further certify that this is a true and correct representation of the boundaries of the lands surveyed, including any features shown hereon, and  
that I have fully complied with the Administrative Code No. 7.01 in surveying and mapping the same to the best of my knowledge and belief.

*Kevin M. Radel*  
Kevin M. Radel  
Registered Land Surveyor S-1852  
Dated: *OCT. 30, 2017*



PREPARED BY  
**ARROW Land Surveying**  
A Division of Radel and Associates, Inc.  
109 Kingston Way  
Waunakee, WI 53597  
Tel: (608) 849-8116

Job No. 172-97



**VICINITY MAP**

DATE: 13 MAY 2018  
 SCALE : as noted  
 DRAWN : MT  
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