



Location  
5114 Spring Court

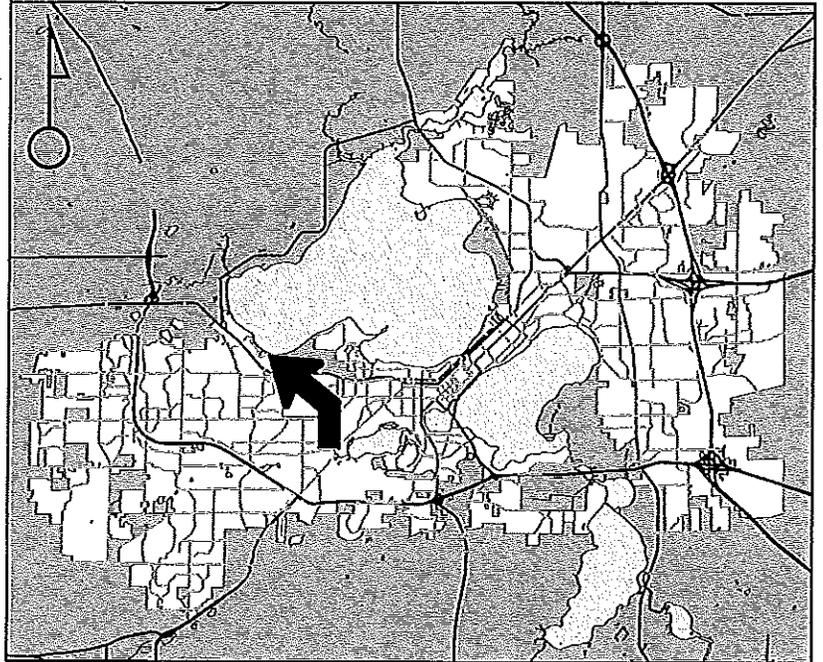
Project Name  
Johnson Addition

Applicant  
Scott Johnson, XDEA Architects

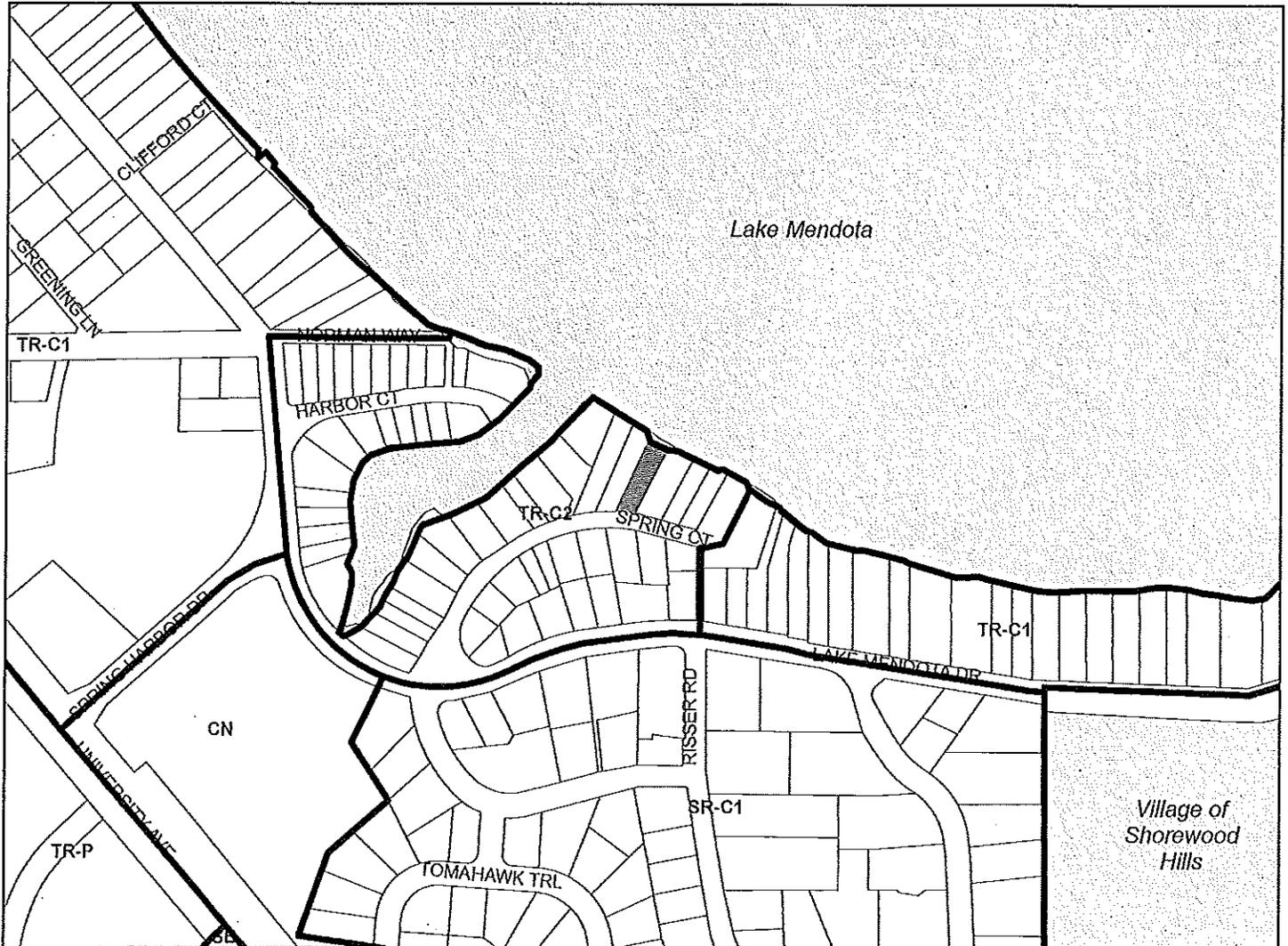
Existing Use  
Single Family Home

Proposed Use  
Construct addition in excess of 500 square feet to residence on lakefront parcel

Public Hearing Date  
Plan Commission  
19 June 2017

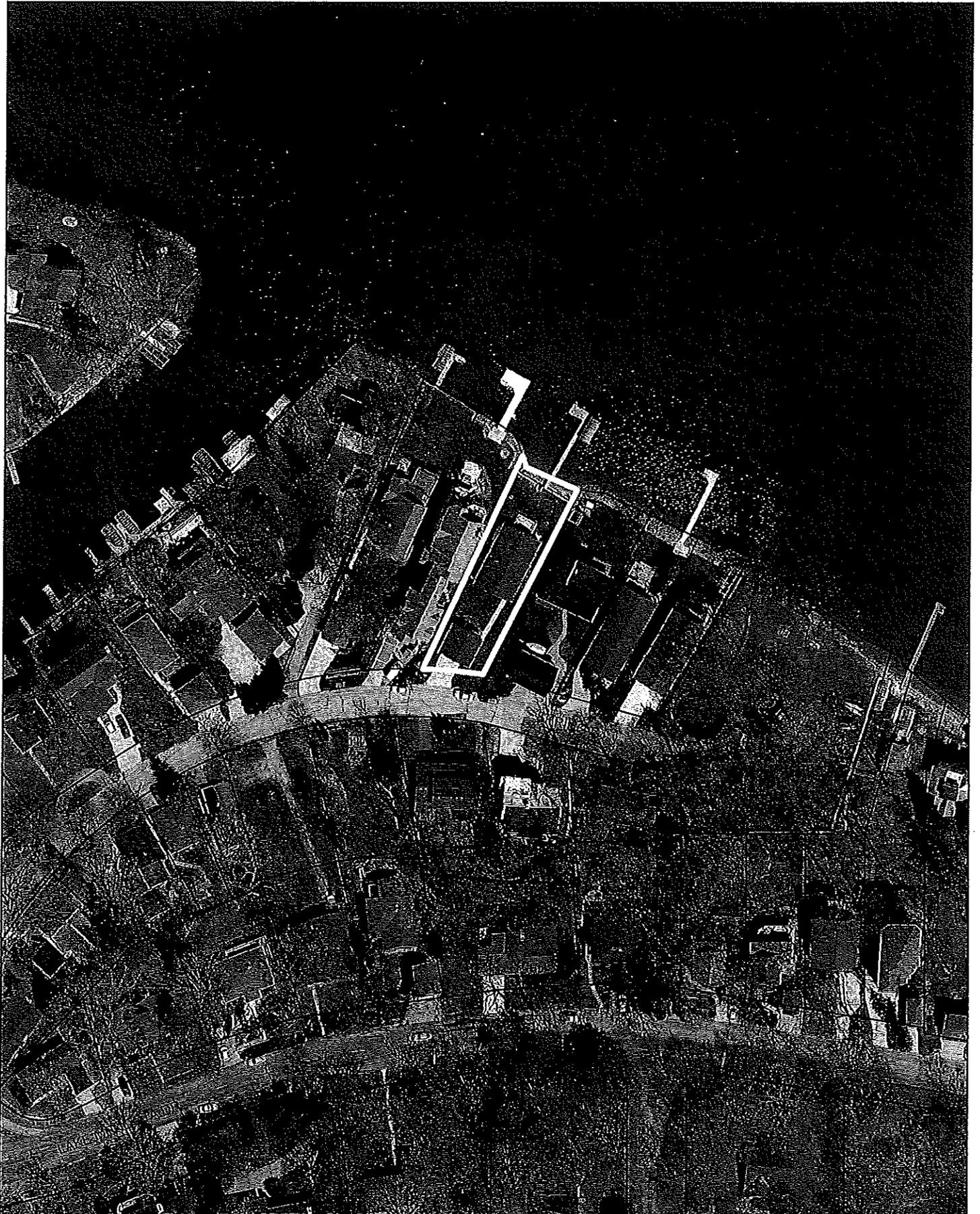


For Questions Contact: Chris Wells at: 261-9135 or [cwells@cityofmadison.com](mailto:cwells@cityofmadison.com) or City Planning at 266-4635



Scale : 1" = 400'

City of Madison, Planning Division : PPE : Date : 12 June 2017



# LAND USE APPLICATION

# LND-B

City of Madison  
Planning Division  
126 S. Hamilton St.  
P.O. Box 2985  
Madison, WI 53701-2985  
(608) 266-4635



### FOR OFFICE USE ONLY:

Paid \_\_\_\_\_ Receipt # \_\_\_\_\_  
Date received \_\_\_\_\_  
Received by \_\_\_\_\_  
Parcel # \_\_\_\_\_  
Aldermanic district \_\_\_\_\_  
Zoning district \_\_\_\_\_  
Special requirements \_\_\_\_\_  
Review required by \_\_\_\_\_  
 UDC  PC  
 Common Council  Other \_\_\_\_\_  
Reviewed By \_\_\_\_\_

**All Land Use Applications must be filed with the Zoning Office at the above address.**

This completed form is required for all applications for Plan Commission review except subdivisions or land divisions, which should be filed using the Subdivision Application found on the City's web site.

### 1. Project Information

Address: 5114 Spring Court, Madison, WI 53705  
Title: Second-story addition and fireplace onto an existing single-story home

### 2. This is an application for (check all that apply)

- Zoning Map Amendment (rezoning) from \_\_\_\_\_ to \_\_\_\_\_
- Major Amendment to an Approved Planned Development-General Development Plan (PD-GDP) Zoning
- Major Amendment to an Approved Planned Development-Specific Implementation Plan (PD-SIP)
- Review of Alteration to Planned Development (PD) (by Plan Commission)
- Conditional Use or Major Alteration to an Approved Conditional Use Lakefront Development
- Demolition Permit
- Other requests

### 3. Applicant, Agent and Property Owner Information

Applicant name Scott Johnson Company XDEA Architects  
Street address 2 Horatio St. 11L City/State/Zip New York, NY 10014  
Telephone 347-224-0122 Email sjohnson@xdea-studio.com  
Project contact person Applicant Company \_\_\_\_\_  
Street address \_\_\_\_\_ City/State/Zip \_\_\_\_\_  
Telephone \_\_\_\_\_ Email \_\_\_\_\_  
Property owner (if not applicant) Jim and Jan Eisner  
Street address 5114 Spring Court City/State/Zip Madison, WI 53705  
Telephone 301-503-0498 Email jan.eisner@verizon.net

4. Project Description

Provide a brief description of the project and all proposed uses of the site:

a) To make certain alterations and to add a second floor over a portion of the existing one-story house on the existing foundation b) re-glazed existing garage c) Landscaping improvements  
Scheduled start date September 2017 Planned completion date March 2019

5. Required Submittal Materials

Refer to the Land Use Application Checklist for detailed submittal requirements.

- Filing fee
- Land Use Application
- Letter of intent
- Legal description
- Pre-application notification
- Vicinity map
- Survey or existing conditions site plan
- Development plans
- Land Use Application Checklist (LND-C)
- Supplemental Requirements
- Electronic submittal\*

\*Electronic copies of all items submitted in hard copy are required. Individual PDF files of each item submitted should be compiled on a CD or flash drive, or submitted via email to pcapplications@cityofmadison.com. The email must include the project address, project name, and applicant name. Electronic submittals via file hosting services (such as Dropbox.com) are not allowed. Applicants who are unable to provide the materials electronically should contact the Planning Division at (608) 266-4635 for assistance.

For concurrent UDC applications a separate pre-application meeting with the UDC Secretary is required prior to submittal. Following the pre-application meeting, a complete UDC Application form and all other submittal requirements must be submitted to the UDC Secretary. An electronic submittal, as noted above, is required. Electronic submittals should be compiled on a CD or flash drive, or sent via email to udapplications@cityofmadison.com.

6. Applicant Declarations

- Pre-application meeting with staff. Prior to preparation of this application, the applicant is strongly encouraged to discuss the proposed development and review process with Zoning and Planning Division staff. Note staff persons and date.

Planning staff Jenny Kirzhgetter, Chris Wells Date March 10, 2017  
Zoning staff Matt Tucker, Chris Wells Date March 30, 2017

- Demolition Listserv
- Public subsidy is being requested (indicate in letter of intent)

- Pre-application notification: The zoning code requires that the applicant notify the district alder and any nearby neighborhood and business associations in writing no later than 30 days prior to FILING this request. List the alderperson, neighborhood association(s), business association(s), AND the dates you sent the notices:

Alder Mark Clear, April 13, 2017  
Aaron Crandall, Spring Harbor Neighborhood Association April 13, 2017

The alderperson and the Director of Planning & Community & Economic Development may reduce the 30-day requirement or waive the pre-application notification requirement altogether. Evidence of the pre-application notification is required as part of the application materials. A copy of the notification letters or any correspondence granting a waiver is required as part of the application materials.

The applicant attests that this form is accurately completed and all required materials are submitted:

Name of applicant Scott Johnson Relationship to property Architect

Authorizing signature of property owner [Signature] Date 05.08.17

City of Madison  
Planning Division  
126 S. Hamilton St.  
P.O. Box 2985  
Madison, WI 53701

May 10, 2017

Re: LETTER OF INTENT  
5114 Spring Court Land Use Application

To Whom It May Concern:

The existing one-story lakefront home is located at 5114 Spring Court in Madison, within the Spring Harbor Neighborhood Association. A 25-foot sewer easement separates the one-story house along the lake from a freestanding two-car garage along the street.

The existing house and garage were built in 1999. Owners Jim and Jan Eisner purchased the property in 2010 and would like add some space and improve the exterior aesthetics. The intent is to add a second story over a portion of the first floor increasing the total number of bedrooms to four and bathrooms to three.

Improvements to the existing house on its current foundation is subject to a lakefront setback variance described in a separate ZBA application case no. LNDVAR-2017-00008 (May 11, 2017 meeting date). A portion of the garage is within the 20-foot front yard setback. While the garage will be re-sided, the overall bulk of the existing structure will not change.

The existing house is approximately 1,670 square feet. The second story addition would be an additional 1,000 square feet totaling approximately 2,670 square feet. Both the footprint of the house and the garage will remain the same. A covered walkway will extend from the main entrance of the house to the front yard setback. The deck along the lakefront will be re-configured and a new deck will be added to the south façade facing the garage. Modernist houses in the neighborhood are the inspiration for the design.

Construction is intended to start in the fall of 2017 and take approximately 15 months to complete.

Please feel free to contact me at 347-224-0122 or [sjohnson@xdea-studio.com](mailto:sjohnson@xdea-studio.com) if you have any questions or require further information.

Sincerely,



N. Scott Johnson  
XDEA Architects  
Partner

cc. Jim and Jan Eisner  
Steve Ziegler, ZDA Inc.



LEGEND

- Property Line
- Walkway

LAKE MENDOTA

HOUSE

GARAGE

SPRING COURT

MERRILL SPRINGS PARK

LAKE MENDOTA DRIVE

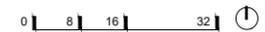
**LAND USE APPLICATION**  
Lakefront Development

Client:  
Mr. and Mrs. Eisner

Architect:  
XDEA  
2 Horatio St  
New York, NY 10014

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

**EISNER HOUSE**  
5114 Spring Court  
Madison, Wisconsin



**Context Plan**

Scale:	1/32" = 1'-0"	<b>A-001</b>
Date:	10 May 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

**LAND USE APPLICATION**  
Lakefront Development

Client:  
Mr. and Mrs. Eisner

Architect:  
XDEA  
2 Horatio St  
New York, NY 10014

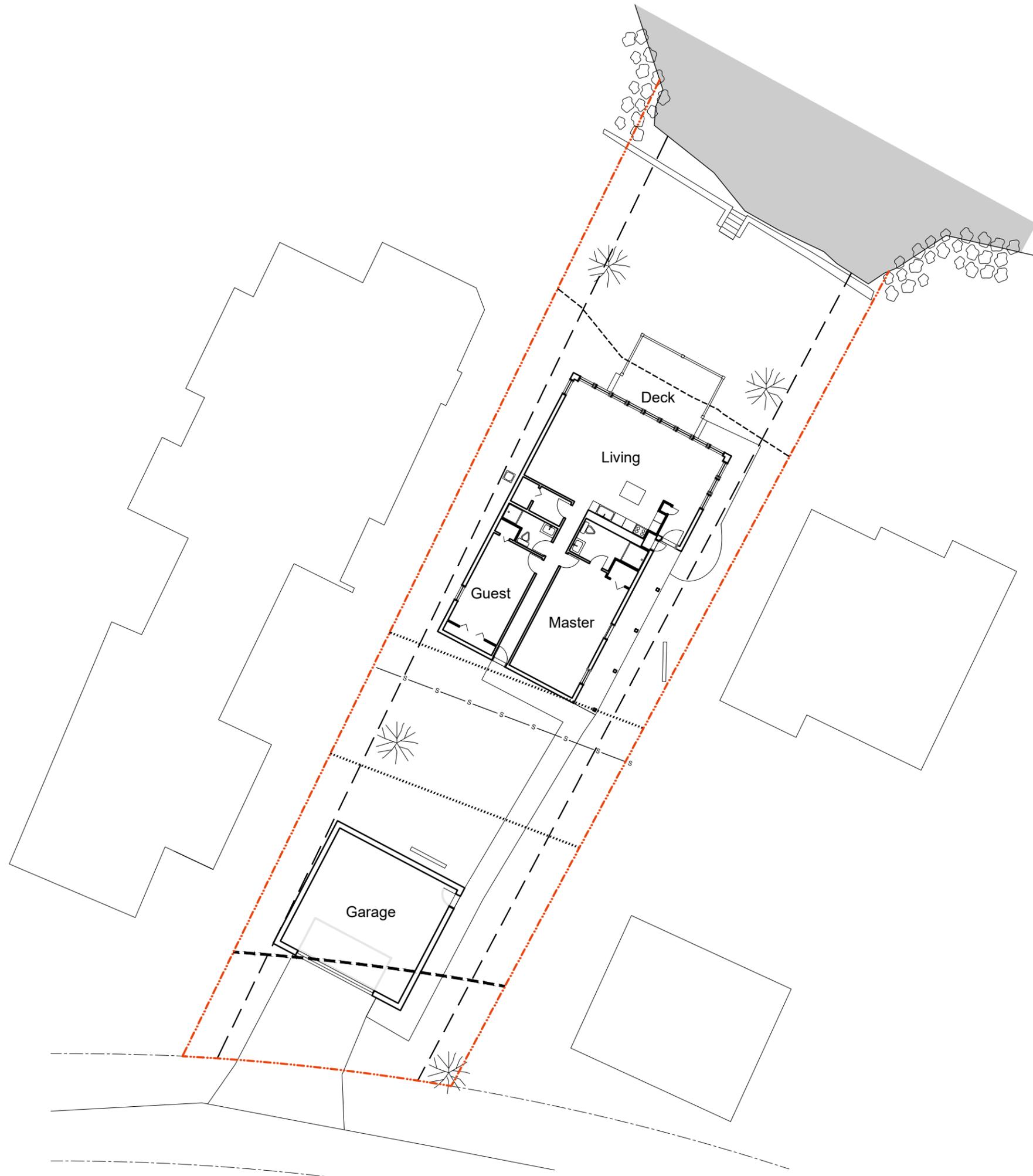
Landscape Architect:  
ZDA, inc.  
4797 Capitol View Road  
Middleton, WI 53562

**EISNER HOUSE**  
5114 Spring Court  
Madison, Wisconsin



**Site Plan Existing**

Scale:	1" = 20'-0"	<b>A-002</b>
Date:	10 May 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

**LAND USE APPLICATION**  
Lakefront Development

Client:  
Mr. and Mrs. Eisner

Architect:  
XDEA  
2 Horatio St  
New York, NY 10014

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

**EISNER HOUSE**  
5114 Spring Court  
Madison, Wisconsin



**Ground Plan Existing**

Scale:	1" = 20'-0"	<b>A-003</b>
Date:	10 May 2017	



**PROPOSED AREAS**

Main Dwelling	1,669 sf
Garage	668 sf
Decks	620 sf
Pathway	1,054 sf
<b>Total Area</b>	<b>4,011 sf</b>
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

**LAND USE APPLICATION**  
 Lakefront Development

Client:  
 Mr. and Mrs. Eisner

Architect:  
 XDEA  
 2 Horatio St  
 New York, NY 10014

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

**EISNER HOUSE**  
 5114 Spring Court  
 Madison, Wisconsin



**Site Plan Proposed**

Scale:	1" = 20'-0"	<b>A-004</b>
Date:	10 May 2017	



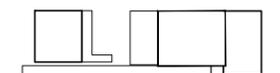
**LAND USE APPLICATION**  
Lakefront Development

Client:  
Mr. and Mrs. Eisner

Architect:  
XDEA  
2 Horatio St  
New York, NY 10014

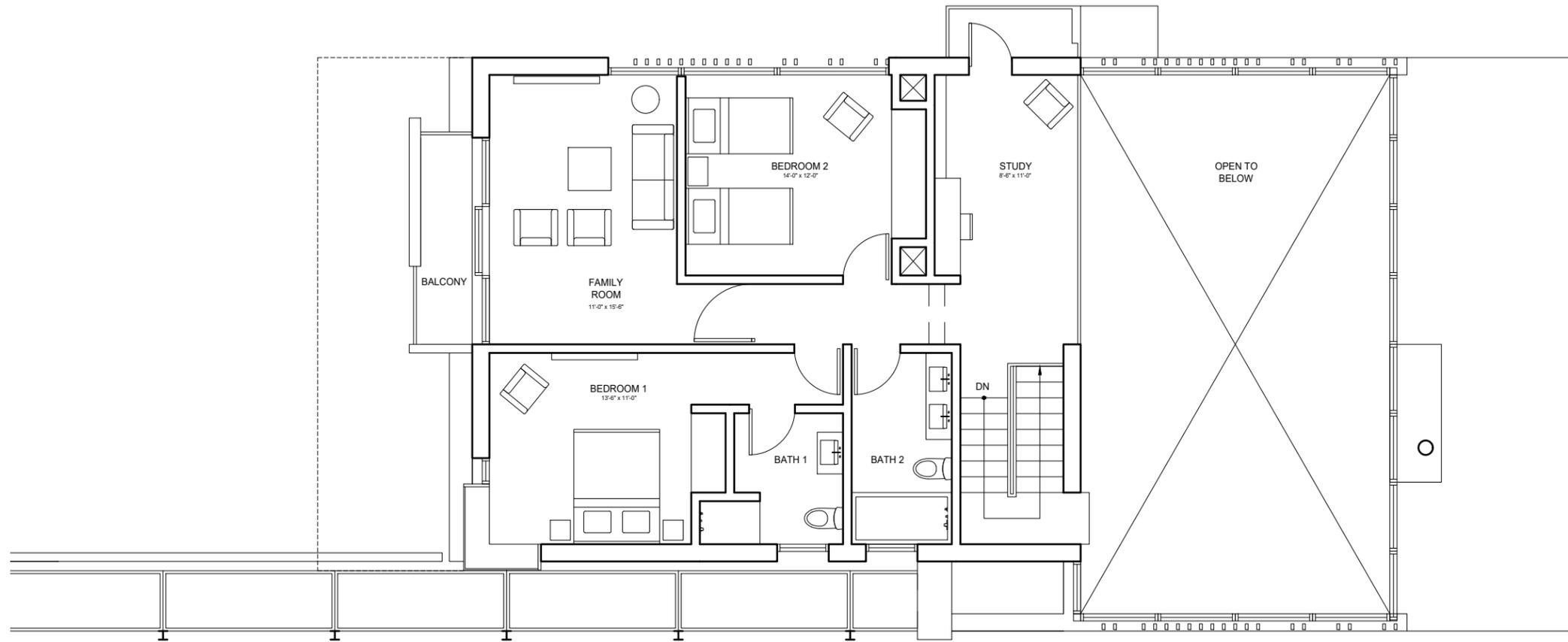
Landscape Architect:  
ZDA, inc.  
4797 Capitol View Road  
Middleton, WI 53562

**EISNER HOUSE**  
5114 Spring Court  
Madison, Wisconsin



**Ground Plan Proposed**

Scale:	1/8" = 1'-0"	<b>A-005</b>
Date:	10 May 2017	



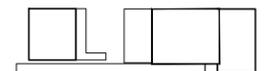
**LAND USE APPLICATION**  
Lakefront Development

Client:  
Mr. and Mrs. Eisner

Architect:  
XDEA  
2 Horatio St  
New York, NY 10014

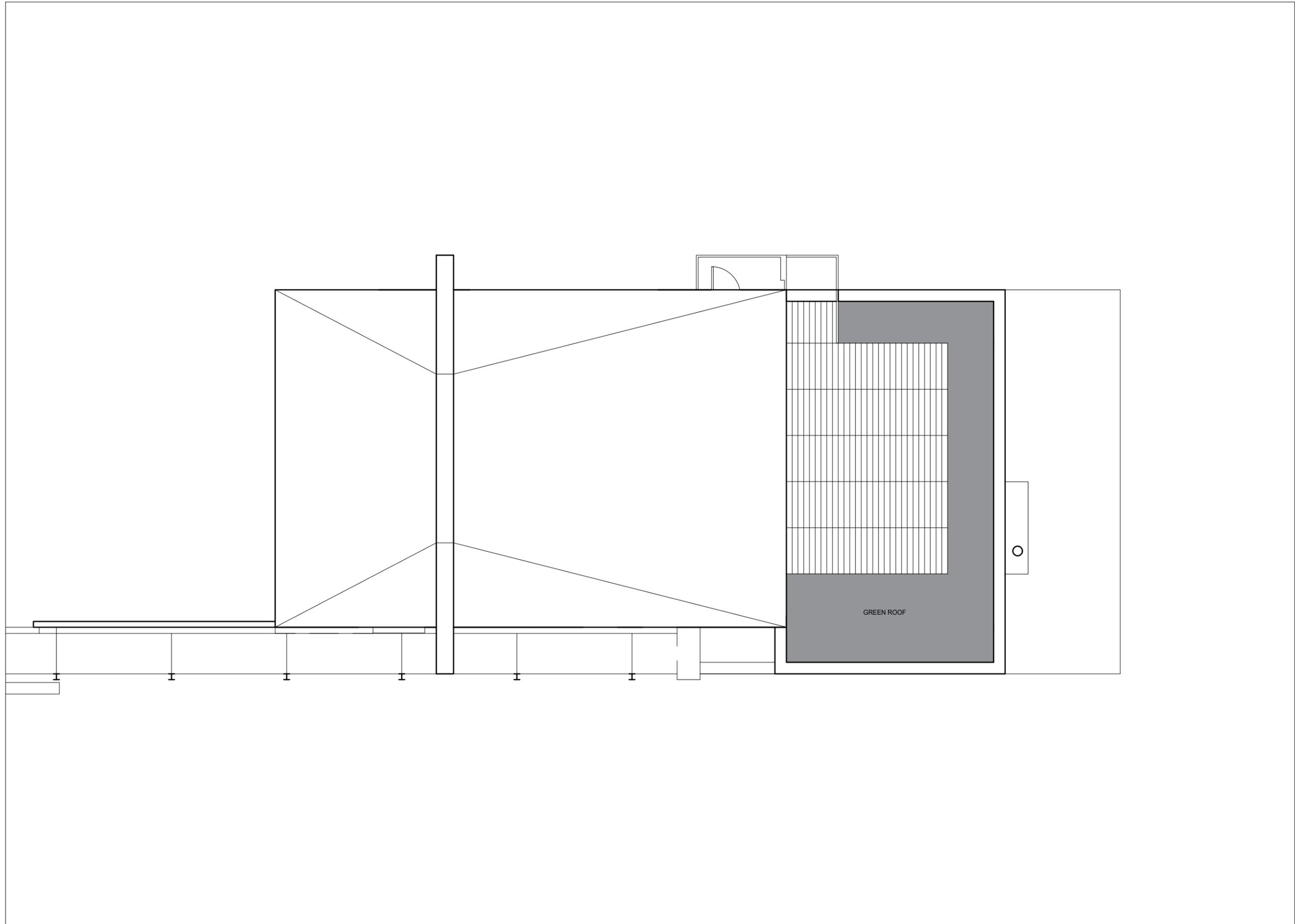
Landscape Architect:  
ZDA, inc.  
4797 Capitol View Road  
Middleton, WI 53562

**EISNER HOUSE**  
5114 Spring Court  
Madison, Wisconsin



**2nd Floor Proposed**

Scale:	1/8" = 1'-0"	<b>A-006</b>
Date:	10 May 2017	



**LAND USE APPLICATION**  
Lakefront Development

Client:  
Mr. and Mrs. Eisner

Architect:  
XDEA  
2 Horatio St  
New York, NY 10014

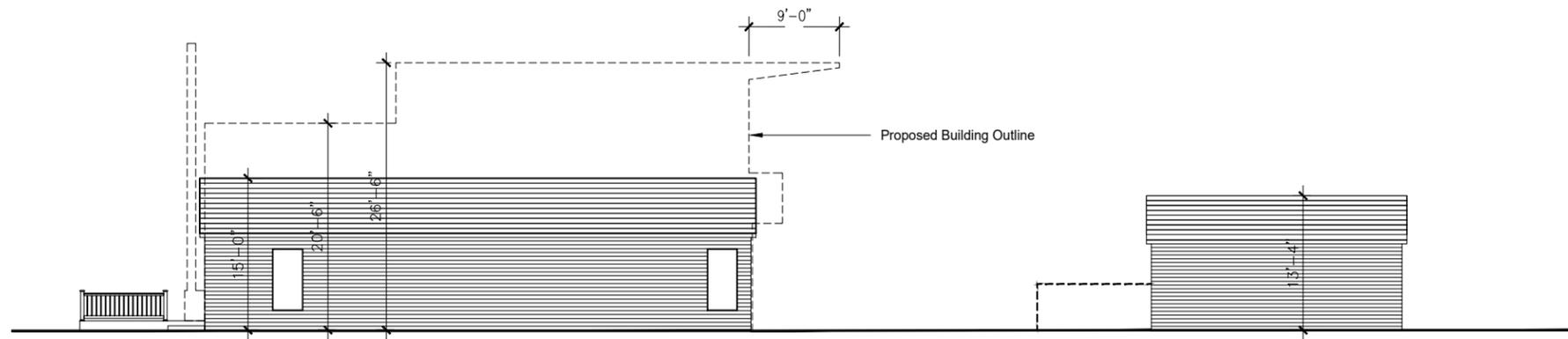
Landscape Architect:  
ZDA, inc.  
4797 Capitol View Road  
Middleton, WI 53562

**EISNER HOUSE**  
5114 Spring Court  
Madison, Wisconsin

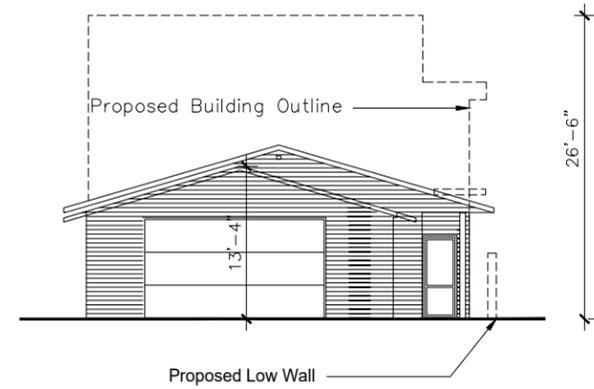


**Roof Plan**

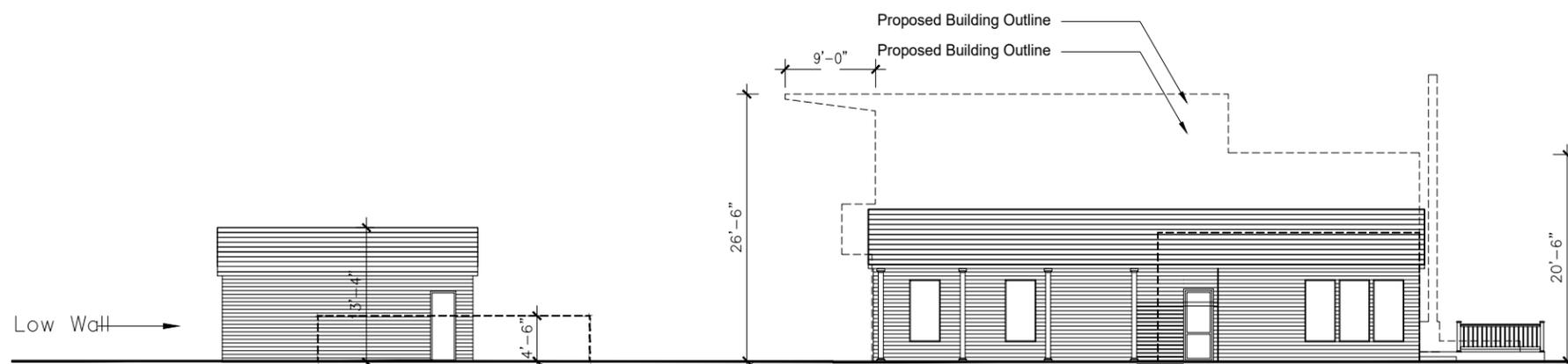
Scale: 1/8" = 1'-0"  
Date: 10 May 2017 **A-007**



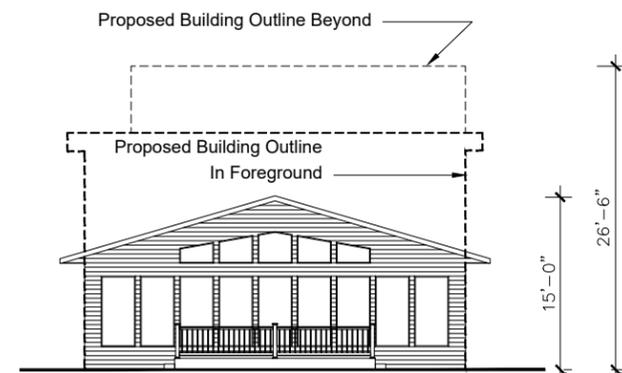
WEST ELEVATION



SOUTH ELEVATION



EAST ELEVATION



NORTH ELEVATION

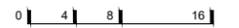
**LAND USE APPLICATION**  
Lakefront Development

Client:  
Mr. and Mrs. Eisner

Architect:  
XDEA  
2 Horatio St  
New York, NY 10014

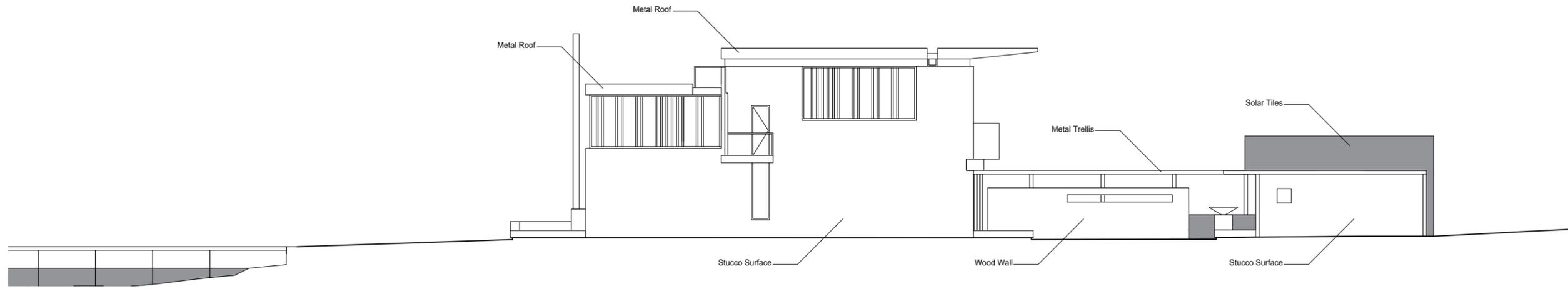
Landscape Architect:  
ZDA, inc.  
4797 Capitol View Road  
Middleton, WI 53562

**EISNER HOUSE**  
5114 Spring Court  
Madison, Wisconsin

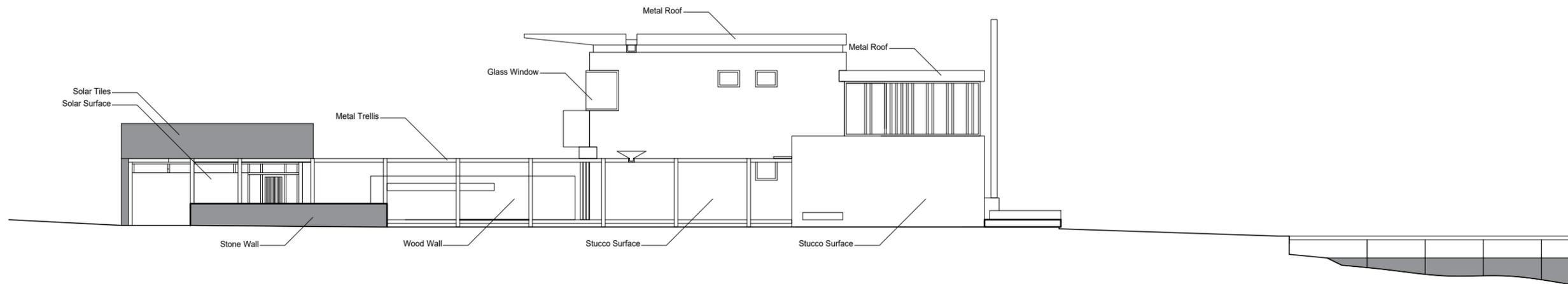


**Existing Elevations**

Scale: 1/16" = 1'-0"  
Date: 10 May 2017 **A-008**



WEST ELEVATION



EAST ELEVATION

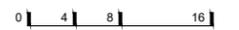
**LAND USE APPLICATION**  
Lakefront Development

Client:  
Mr. and Mrs. Eisner

Architect:  
XDEA  
2 Horatio St  
New York, NY 10014

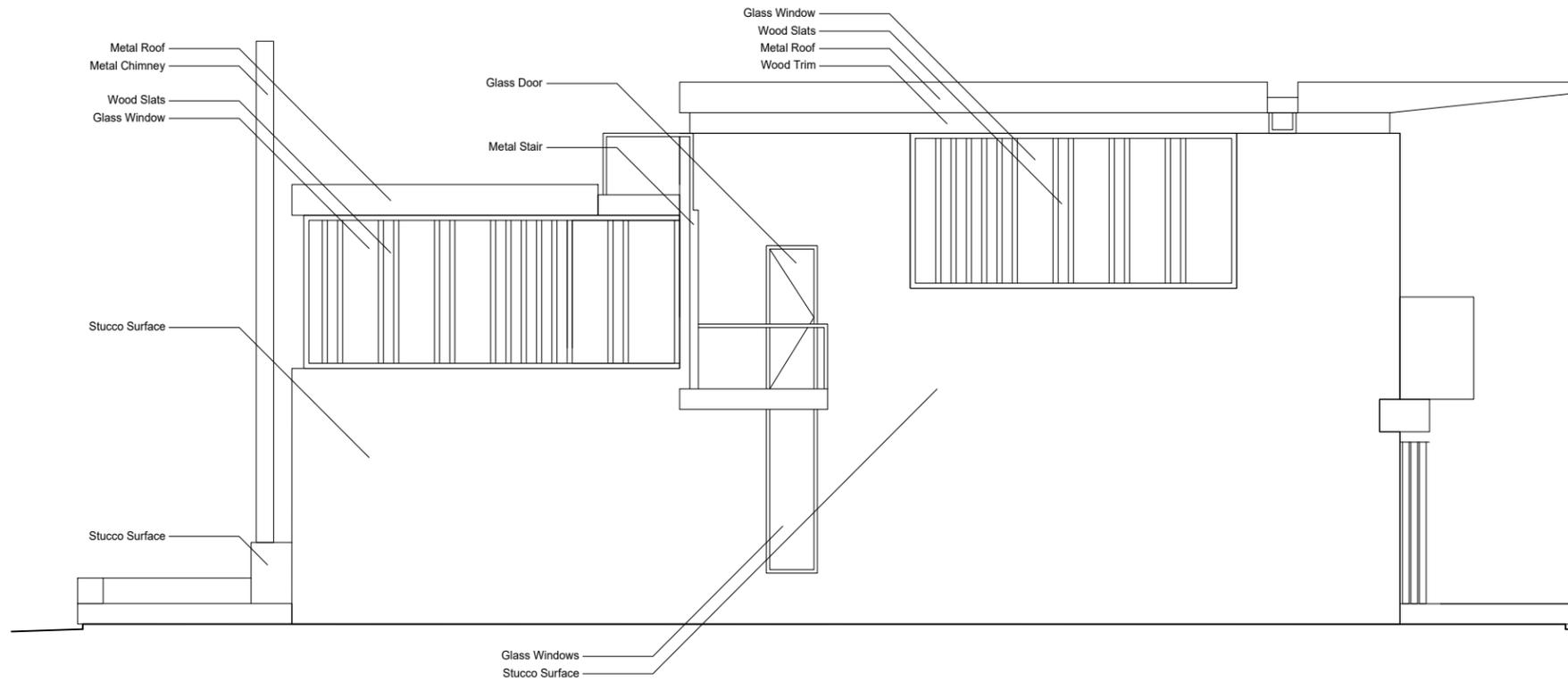
Landscape Architect:  
ZDA, inc.  
4797 Capitol View Road  
Middleton, WI 53562

**EISNER HOUSE**  
5114 Spring Court  
Madison, Wisconsin

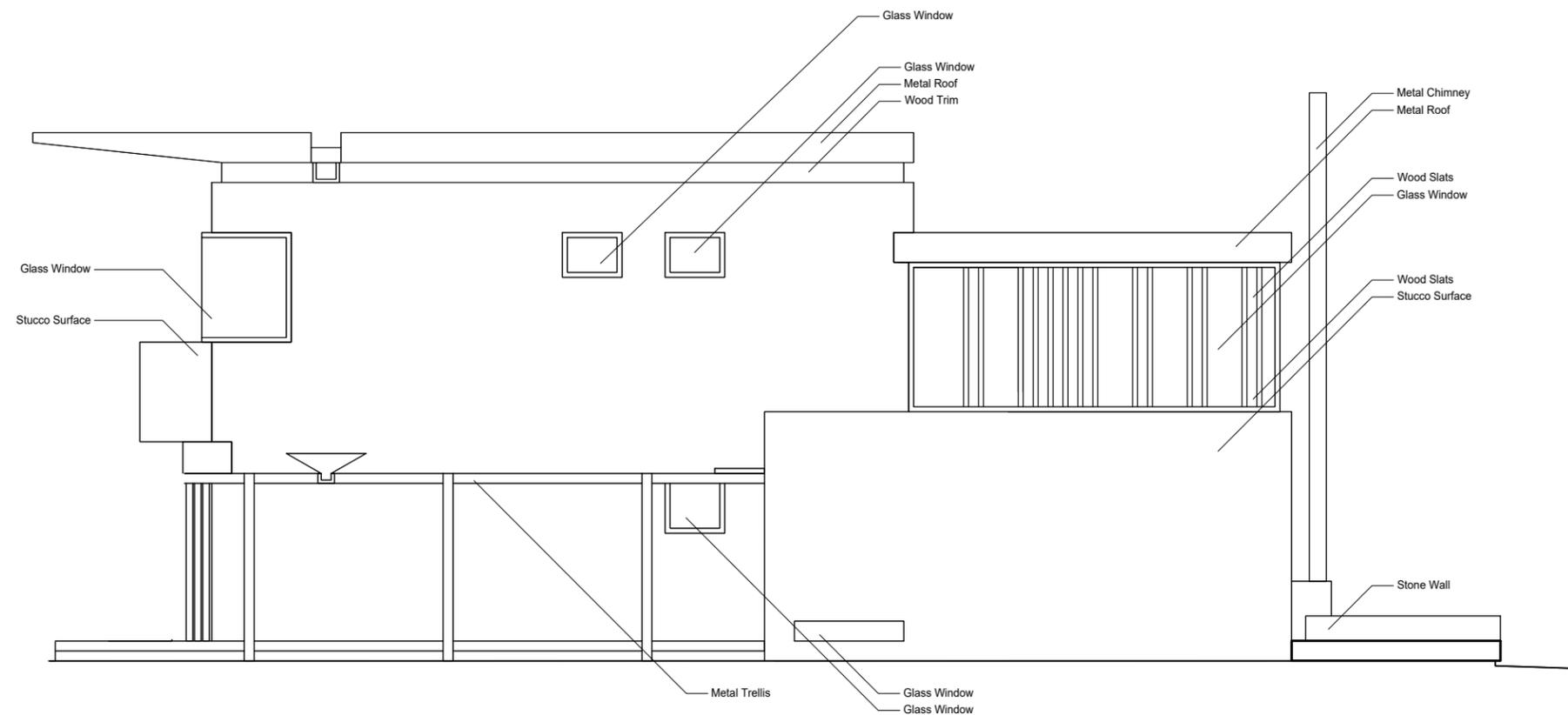


**Site Elevations Proposed**

Scale:	1/16" = 1'-0"	<b>A-009</b>
Date:	10 May 2017	



East Elevation



West Elevation

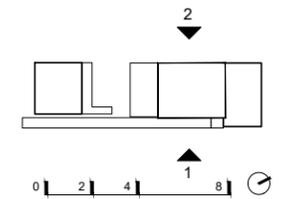
**LAND USE APPLICATION**  
Lakefront Development

Client:  
Mr. and Mrs. Eisner

Architect:  
XDEA  
2 Horatio St  
New York, NY 10014

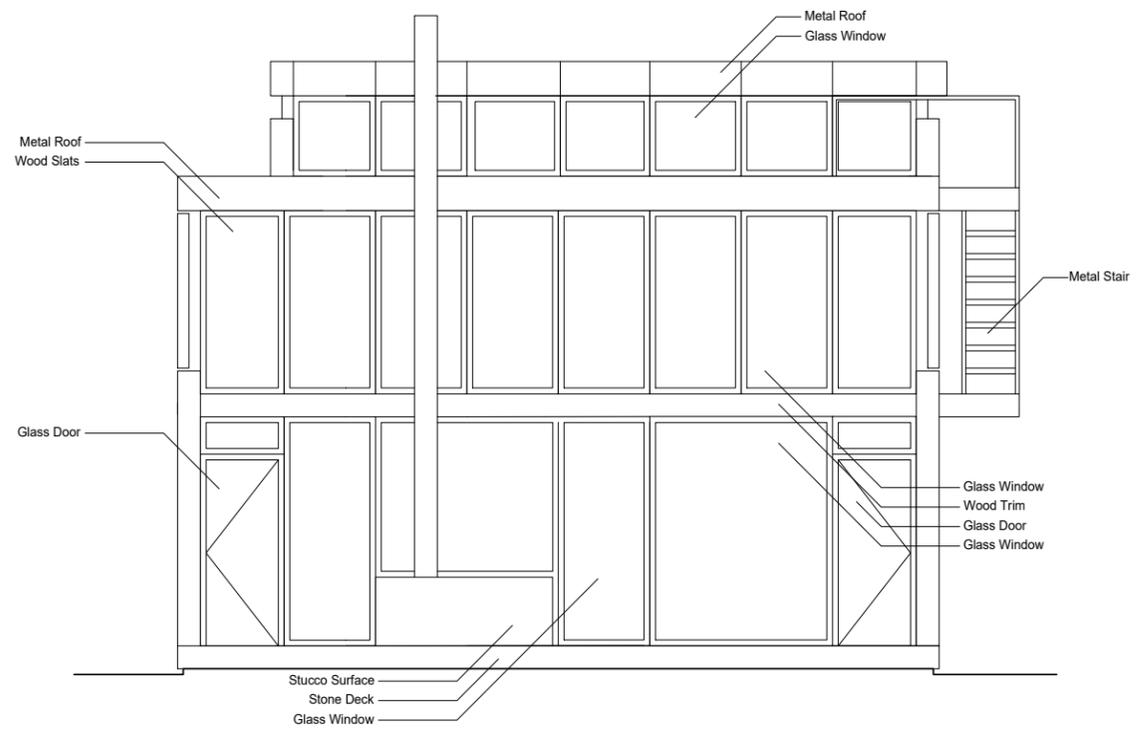
Landscape Architect:  
ZDA, inc.  
4797 Capitol View Road  
Middleton, WI 53562

**EISNER HOUSE**  
5114 Spring Court  
Madison, Wisconsin



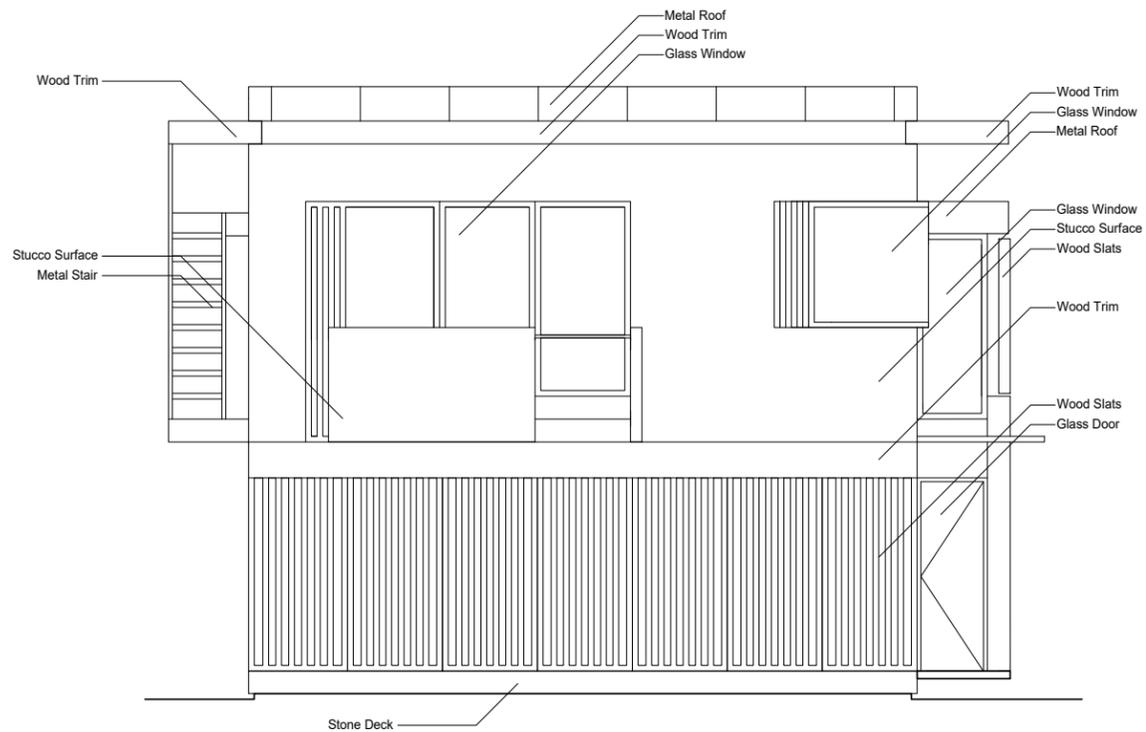
**Elevations Proposed**

Scale:	1/8" = 1'-0"	<b>A-010</b>
Date:	10 May 2017	



2

North Elevation



1

South Elevation

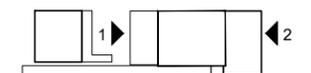
**LAND USE APPLICATION**  
Lakefront Development

Client:  
Mr. and Mrs. Eisner

Architect:  
XDEA  
2 Horatio St  
New York, NY 10014

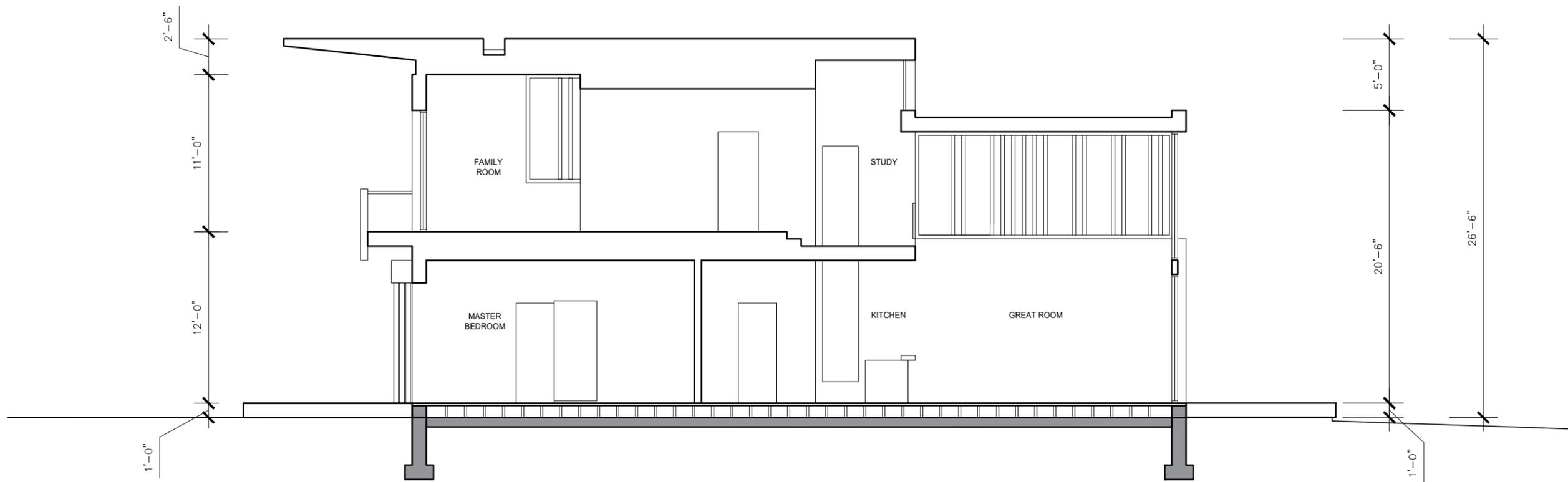
Landscape Architect:  
ZDA, inc.  
4797 Capitol View Road  
Middleton, WI 53562

**EISNER HOUSE**  
5114 Spring Court  
Madison, Wisconsin

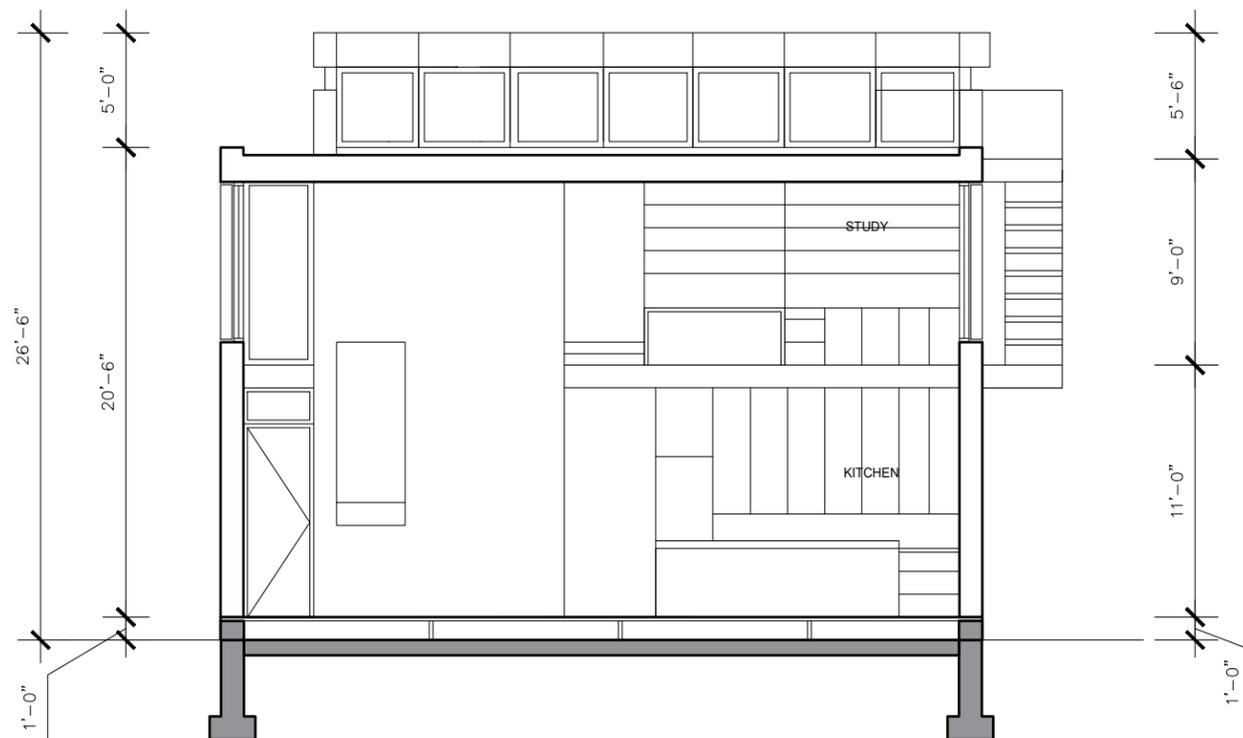


**Elevations Proposed**

Scale:	1/8" = 1'-0"	<b>A-011</b>
Date:	10 May 2017	



North-South Section



East-West Section

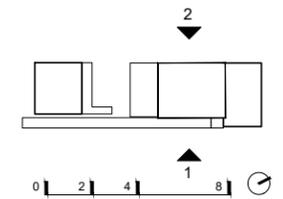
**LAND USE APPLICATION**  
Lakefront Development

Client:  
Mr. and Mrs. Eisner

Architect:  
XDEA  
2 Horatio St  
New York, NY 10014

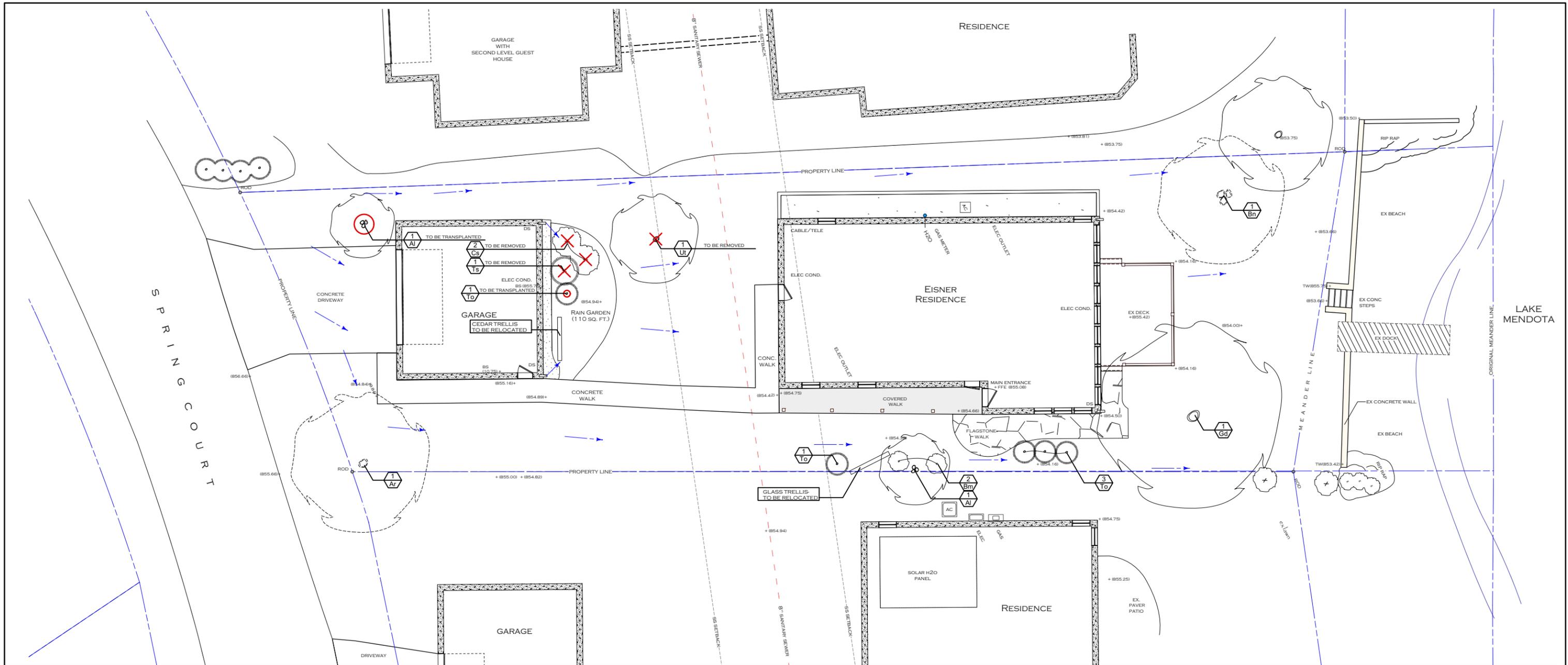
Landscape Architect:  
ZDA, inc.  
4797 Capitol View Road  
Middleton, WI 53562

**EISNER HOUSE**  
5114 Spring Court  
Madison, Wisconsin



**Section Proposed**

Scale:	1/8" = 1'-0"	<b>A-012</b>
Date:	10 May 2017	



**LAKESIDE PLANT INVENTORY**

Symbol	Qty.	Size	Root Cond.	Botanical Name	Common Name	Height/ Spread	Native	Comments
<b>DECIDUOUS TREES</b>								
Bn	1	3"	--	<i>Betula nigra</i>	River Birch- Clump	60'/40'	Y	3 stem
Gd	1	4"	--	<i>Gymnocladus dioica</i>	Kentucky Coffeetree	60'/50'	Y	

**EXISTING PLANT INVENTORY**

Symbol	Qty.	Size	Root Cond.	Botanical Name	Common Name	Height/ Spread	Native	Comments
<b>DECIDUOUS TREES</b>								
Ar	1	5"	--	<i>Acer rubrum</i>	Sugar Maple	60'/40'	Y	
Ux	1	4"	--	<i>Ulmus 'Marton Glossy'</i>	Triumph Hybrid Elm	55'/45'		Dead leader/ Poor Condition
<b>FLOWERING TREES</b>								
Al	1	12'	--	<i>Amelanchier laevis</i>	Serviceberry	25'/15'	Y	Clump
Al	1	8'	--	<i>Amelanchier laevis</i>	Serviceberry	25'/15'	Y	Clump
<b>EVERGREEN TREES</b>								
To	5	6'	--	<i>Thuja occidentalis 'Emerald'</i>	Emerald Arborvitae	20'/5'		To be transplanted
Ts	1	6'	--	<i>Thuja occidentalis 'Sunkist'</i>	Sunkist Arborvitae	15'/6'		Dead lower branches/ Fair
<b>SHRUBS</b>								
Bm	2	24"	--	<i>Buxus sinica var. insularis 'Wintergreen'</i>	Wintergreen Boxwood	4'/4'		
Cs	2	4'	--	<i>Cornus sericea</i>	Redosier Dogwood	8'/8'	Y	

**PLANT REMOVAL AND TRANSPLANT SCHEDULE**

Symbol	Qty.	Size	Root Cond.	Botanical Name	Common Name	Height/ Spread	Native	Comments
<b>DECIDUOUS TREES</b>								
Ux	1	4"	--	<i>Ulmus 'Marton Glossy'</i>	Triumph Hybrid Elm	55'/45'		REMOVE: Dead leader/ poor condition
<b>FLOWERING TREES</b>								
Al	1	8'	--	<i>Amelanchier laevis</i>	Serviceberry	25'/15'	Y	To be transplanted
<b>EVERGREEN TREES</b>								
To	5	6'	--	<i>Thuja occidentalis 'Emerald'</i>	Emerald Arborvitae	20'/5'		To be transplanted
Ts	1	6'	--	<i>Thuja occidentalis 'Sunkist'</i>	Sunkist Arborvitae	15'/6'		REMOVE: Poor condition
<b>SHRUBS</b>								
Cs	2	4'	--	<i>Cornus sericea</i>	Redosier Dogwood	8'/8'	Y	To be removed

(000.00) + EX. SPOT ELEV.  
 DRAINAGE  
 SHEET SCALE:  
 22x34 1" = 8'-0"  
 11x17 1" = 16'-0"

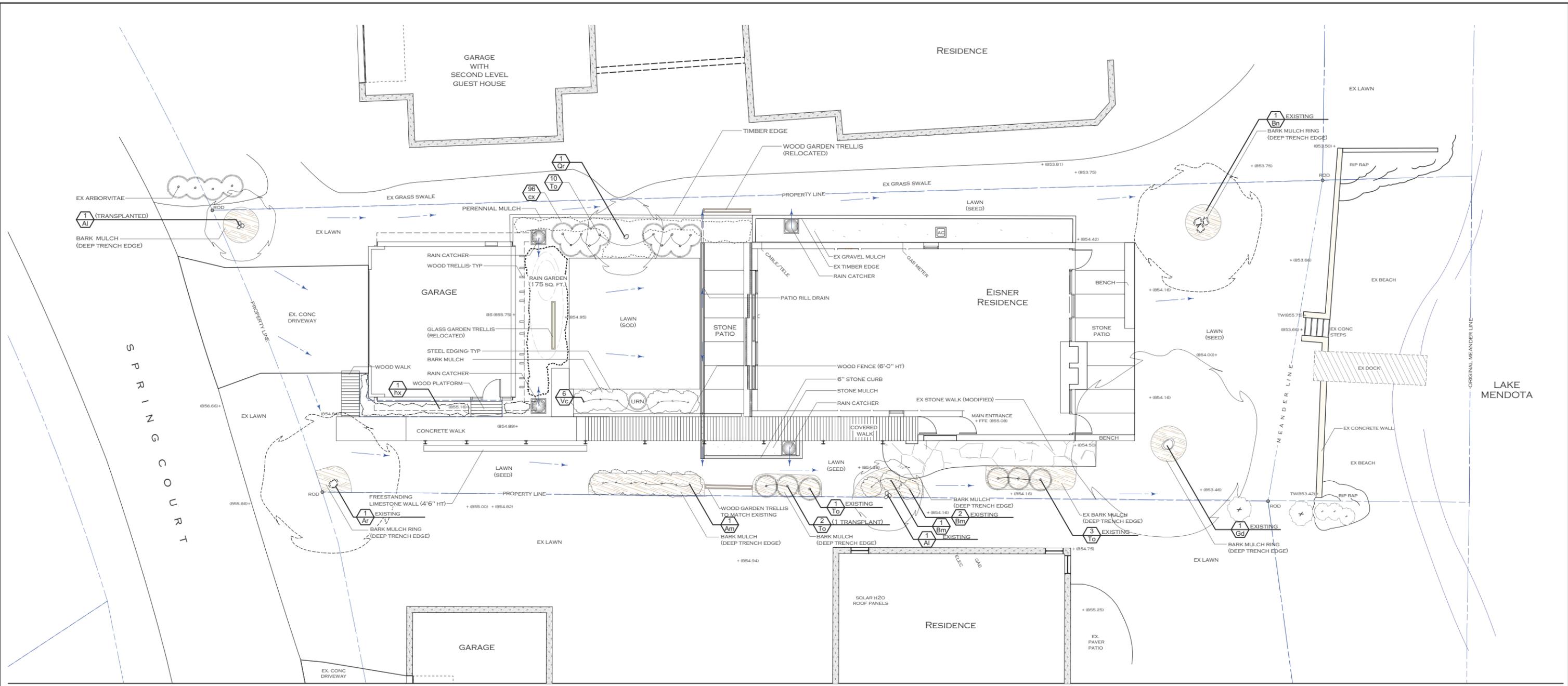
THE EISNER RESIDENCE  
 EXISTING CONDITIONS/ PLANT REMOVAL  
 5114 SPRING COURT- MADISON, WI 53705

**ZDA**  
 OUTDOOR CREATIVE  
 4797 CAPITOL VIEW RD  
 MIDDLETON, WI 53562  
 TEL 608 831.5098  
 TEL 608 831.9071

Drawn by: JAV  
 Date: 5/08/17  
 Revisions:

DRAWING SCALE 1" = 8'-0"  
 0 4 8 FT

Sheet 1 of 1  
 zdainc.com



**PROPOSED PLANTING SCHEDULE**

Symbol	Qty.	Size	Root Cond.	Botanical Name	Common Name	Height/ Spread	Native	Comments
<b>DECIDUOUS TREES</b>								
Qr	1	3"	B&B	<i>Quercus robur</i> 'Fastigiata'	Columnar Oak	45'/15'		Compact Specimen Tree
<b>FLOWERING TREES</b>								
Al	1	8'	--	<i>Amelanchier laevis</i>	Serviceberry	23'/15'	Y	Transplant Existing
<b>EVERGREEN TREES</b>								
To	1	6'	--	<i>Thuja occidentalis</i> 'Emerald'	Emerald Arborvitae	20'/5'		Transplant Existing
To	11	6'	B&B	<i>Thuja occidentalis</i> 'Emerald'	Emerald Arborvitae	15'/6'		Uniform growth pattern
<b>SHRUBS</b>								
Am	6	#5	Cont.	<i>Aronia melanocarpa</i> var. <i>efata</i>	Black Chokeberry	5'/4'	Y	
Bm	1	24"	B&B	<i>Buxus sinica</i> var. <i>insularis</i> 'Wintergreen'	Wintergreen Boxwood	4'/4'		To match existing
Vc	6	30"	B&B	<i>Viburnum carlesii</i>	Korean Spice Viburnum	5'/5'		
<b>PERENNIALS/ GROUNDCOVERS</b>								
hx	35	qt.	cont.	<i>Hemerocallis</i> s.	Mixed Daylilies	18"-24"/12"-18"		
cx	95	2" plug	cont.	<i>Carex</i> s.	Mixed Sedges	12"/12"	Y	Interplant w/ spring bulbs

**EXISTING PLANTS TO REMAIN**

Symbol	Qty.	Size	Root Cond.	Botanical Name	Common Name	Height/ Spread	Native	Comments
<b>DECIDUOUS TREES</b>								
Ar	1	5"	--	<i>Acer rubrum</i>	Sugar Maple	60'/40'	Y	Existing
Bn	1	3"	--	<i>Betula nigra</i>	River Birch- Clump	60'/40'	Y	Existing 3 stem
Gd	1	4"	--	<i>Gymnocladus dioica</i>	Kentucky Coffeetree	60'/50'	Y	Existing
<b>FLOWERING TREES</b>								
Al	1	12'	--	<i>Amelanchier laevis</i>	Serviceberry	23'/15'	Y	
<b>EVERGREEN TREES</b>								
To	4	6'	--	<i>Thuja occidentalis</i> 'Emerald'	Emerald Arborvitae	20'/5'		
<b>SHRUBS</b>								
Bm	2	24"	--	<i>Buxus sinica</i> var. <i>insularis</i> 'Wintergreen'	Wintergreen Boxwood	4'/4'		Existing
<b>PERENNIALS/ GROUNDCOVERS</b>								
--	--	--	--	--	Existing Rain Garden Perennials	--	--	110 Square feet

(000.00) + EX. SPOT ELEV.  
 ————> DRAINAGE

SHEET SCALE:  
 22x34 1" = 8'-0"  
 11x17 1" = 16'-0"

THE EISNER RESIDENCE  
 LANDSCAPE PLAN  
 5114 SPRING COURT- MADISON, WI 53705

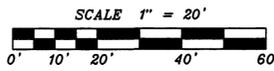
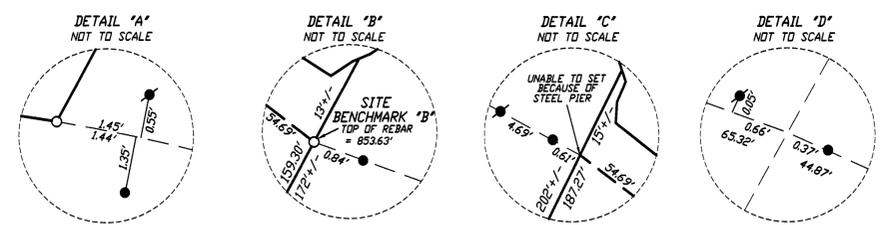
**ZDA**  
 OUTDOOR CREATIVE

4797 CAPITOL VIEW RD  
 MIDDLETON, WI 53562  
 TEL 608 831.5098  
 TEL 608 831.9071

Drawn by: JAV  
 Date: 5/08/17  
 Revisions:

DRAWING SCALE 1" = 8'-0"  
 0 4 8 FT

Sheet 1 of 1  
 zdainc.com



**PREPARED FOR:**  
 JIM AND JAN EISNER  
 7212 EXETER 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)
  - ⋄ = RECORDED AS
  - ⊗ = SPOT ELEVATION
  - ⊠ = MAILBOX
  - ⊙ = POWERPOLE
  - ⊙ = MANHOLE
  - ⊙ = WATER VALVE
  - ⊙ = ELECTRIC METER
  - ⊙ = AC UNIT
  - ⊙ = GAS METER
  - ⊙ = DECIDUOUS TREE (SIZE NOTED)

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

**CURVE TABLE**

C-#	RADIUS	CHORD BEARING	ARC	DELTA
C-1	440.00	N 83°45'55" W 50.50	50.52	06°34'45"
C-2	440.00	N 76°14'54" W 64.87	64.92	08°27'15"
C-3	440.00	S 86°08'55" W 104.16	104.41	13°35'45"

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

- NOTES:**
- 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.
  - WETLANDS, IF PRESENT, HAVE NOT BEEN DELINEATED OR SHOWN.
  - 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'.
  - 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 SNOW 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. 1-800-242-8511. DIGGER'S HOTLINE TICKET NO. 2016-4608653.

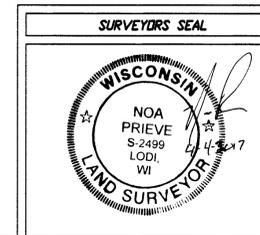
**DESCRIPTION PARCEL "A":** PER DOCUMENT No. 5216191  
 Lot 32, EXCEPT the Northwest 15 feet thereof, and Lot 33, EXCEPT the Southeasterly 20 feet thereof, Block one Spring Harbor, in the City of Madison, Dane County Wisconsin.

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<sup>th</sup> 2017

Noa T. Prieve S-2499  
 Professional Land Surveyor



**WILLIAMSON SURVEYING & ASSOCIATES, LLC**  
 104 A WEST MAIN STREET, WAUNAKEE, WISCONSIN, 53597.  
 NOA T. PRIEVE & CHRIS W. ADAMS  
 PROFESSIONAL LAND SURVEYORS  
 PHONE: 608-255-5705 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	N.T.P.
SCALE	1" = 20'	DRAWING NO.	16V-399		
DRAWN BY	NEIL BORTZ	SHEET	1	OF 1	