

Two-story single-family home

Kitchen Addition

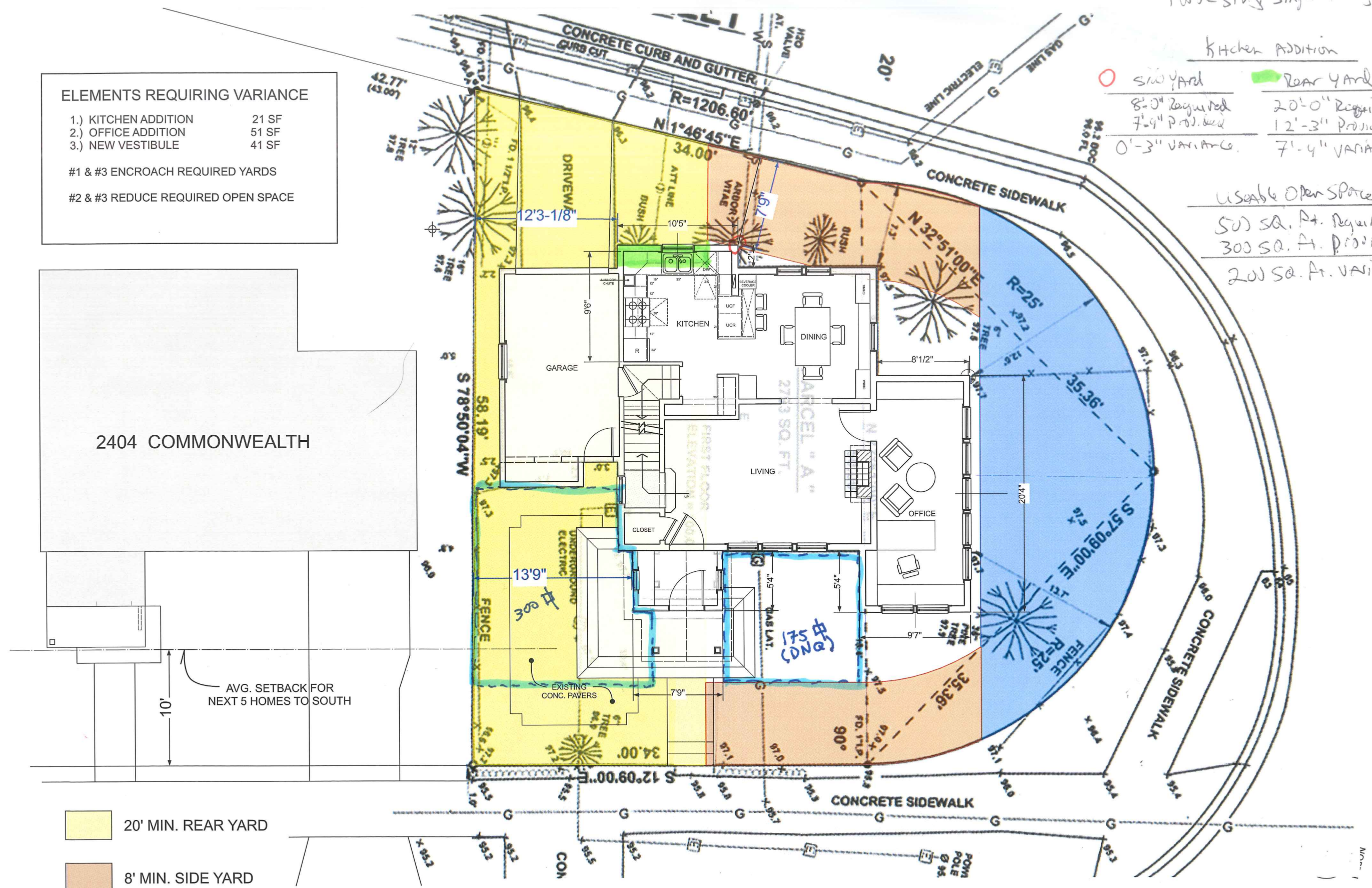
Side Yard	Rear Yard
8'-0" Required 7'-9" Provided	20'-0" Required 12'-3" Provided
0'-3" Variance	7'-4" Variance

Usable Open Space  
500 sq. ft. Required  
300 sq. ft. Provided  
200 sq. ft. Variance

ELEMENTS REQUIRING VARIANCE

- 1.) KITCHEN ADDITION 21 SF
- 2.) OFFICE ADDITION 51 SF
- 3.) NEW VESTIBULE 41 SF

#1 & #3 ENCROACH REQUIRED YARDS  
#2 & #3 REDUCE REQUIRED OPEN SPACE



2404 COMMONWEALTH

AVG. SETBACK FOR NEXT 5 HOMES TO SOUTH

- 20' MIN. REAR YARD
- 8' MIN. SIDE YARD
- 15' MIN. FRONT YARD

SCALE: 1/2"=1'-0"

PROPOSED FIRST FLOOR PLAN

**GREEN DESIGN STUDIO**  
**EDWARD KUHARSKI, ARCHITECT**  
405 SIDNEY STREET | MADISON, WI 53703 | 608.469.5963  
EKUHARSK@AOL.COM | REGISTERED ARCHITECT • WI #5587

ALTERATIONS / ADDITIONS TO:  
**KREUTZ RESIDENCE**  
KENDRA KREUTZ | 2402 COMMONWEALTH AVE. | MADISON, WI 53711

DATE

11-27-16	- Site Base
11-27-16	- ExPlans Draft
12-27-16	- ExPlans Rev.
01-09-17	- Concept Design-SWAG.
01-12-17	- Schematic Review #1.
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02-13-17	- Schematic Review #3.
03-02-17	- Zoning Variance Submittal
03-08-17	- Add'l. Setback Dim's-A2

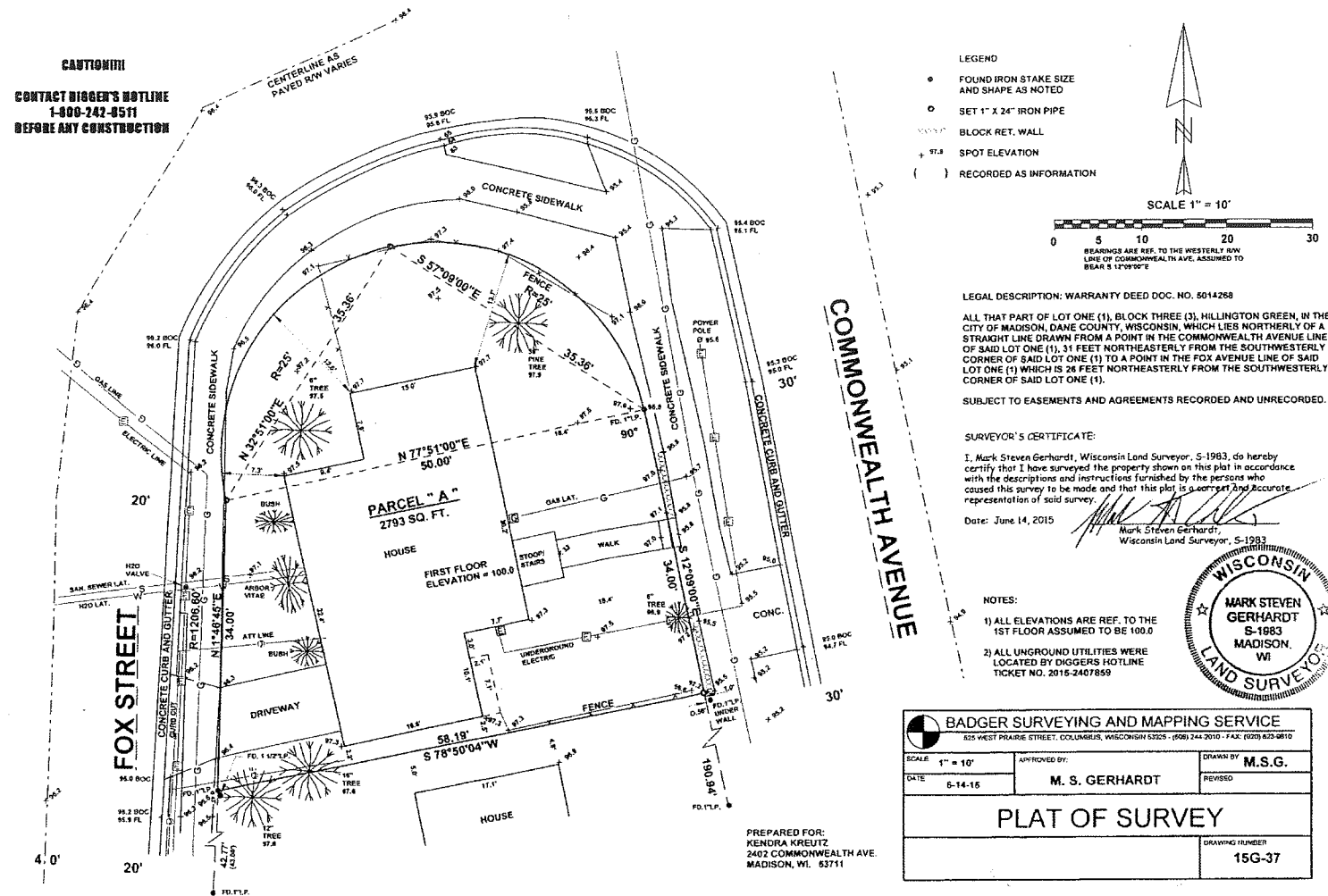
SHEET NO.

**A2**

# SHEET INDEX

- S1 - INDEX/PROPERTY SURVEY
- S2 - EXISTING SITE/BUILDING
- S3 - PROPOSED SITE/BUILDING

- A1 - EXISTING 1st FLOOR PLAN
- A2 - PROPOSED 1st FLOOR PLAN
- A3 - EXISTING EAST ELEVATION
- A4 - PROPOSED EAST ELEVATION
- A5 - EXISTING WEST ELEVATION
- A5 - PROPOSED WEST ELEVATION
- A7 - EXISTING NORTH ELEVATION
- A8 - PROPOSED NORTH ELEVATION



**LEGEND**

- FOUND IRON STAKE SIZE AND SHAPE AS NOTED
- SET 1" X 24" IRON PIPE
- ▬ BLOCK RET. WALL
- SPOT ELEVATION
- ( ) RECORDED AS INFORMATION

SCALE 1" = 10'

BEARINGS ARE REF. TO THE WESTERLY B.V. LINE OF COMMONWEALTH AVE. ASSIGNED TO BEAR S 17°09'00" E

LEGAL DESCRIPTION: WARRANTY DEED DOC. NO. 5014268

ALL THAT PART OF LOT ONE (1), BLOCK THREE (3), HILLINGTON GREEN, IN THE CITY OF MADISON, DANE COUNTY, WISCONSIN, WHICH LIES NORTHERLY OF A STRAIGHT LINE DRAWN FROM A POINT IN THE COMMONWEALTH AVENUE LINE OF SAID LOT ONE (1), 31 FEET NORTHEASTERLY FROM THE SOUTHWESTERLY CORNER OF SAID LOT ONE (1) TO A POINT IN THE FOX AVENUE LINE OF SAID LOT ONE (1) WHICH IS 28 FEET NORTHEASTERLY FROM THE SOUTHWESTERLY CORNER OF SAID LOT ONE (1).

SUBJECT TO EASEMENTS AND AGREEMENTS RECORDED AND UNRECORDED.

**SURVEYOR'S CERTIFICATE:**

I, Mark Steven Gerhardt, Wisconsin Land Surveyor, S-1983, do hereby certify that I have surveyed the property shown on this plat in accordance with the descriptions and instructions furnished by the persons who caused this survey to be made and that this plat is a correct and accurate representation of said survey.

Date: June 14, 2015

Mark Steven Gerhardt, S-1983  
Wisconsin Land Surveyor

**NOTES:**

- 1) ALL ELEVATIONS ARE REF. TO THE 1ST FLOOR ASSUMED TO BE 100.0
- 2) ALL UNGROUND UTILITIES WERE LOCATED BY DIGGERS HOTLINE TICKET NO. 2015-2407859

<b>BADGER SURVEYING AND MAPPING SERVICE</b> 305 WEST PRAIRIE STREET, COULAMBER, WISCONSIN 53225 • (608) 744-7010 • FAX: (608) 603-9810			
SCALE: 1" = 10'	APPROVED BY: M. S. GERHARDT	DRAWN BY: M.S.G.	REVISIONS:
DATE: 5-14-15			
<b>PLAT OF SURVEY</b>			DRAWING NUMBER: 15G-37

PREPARED FOR:  
KENDRA KREUTZ  
2402 COMMONWEALTH AVE.  
MADISON, WI 53711

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SHEET NO.

**S1**

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**PROPERTY SURVEY**



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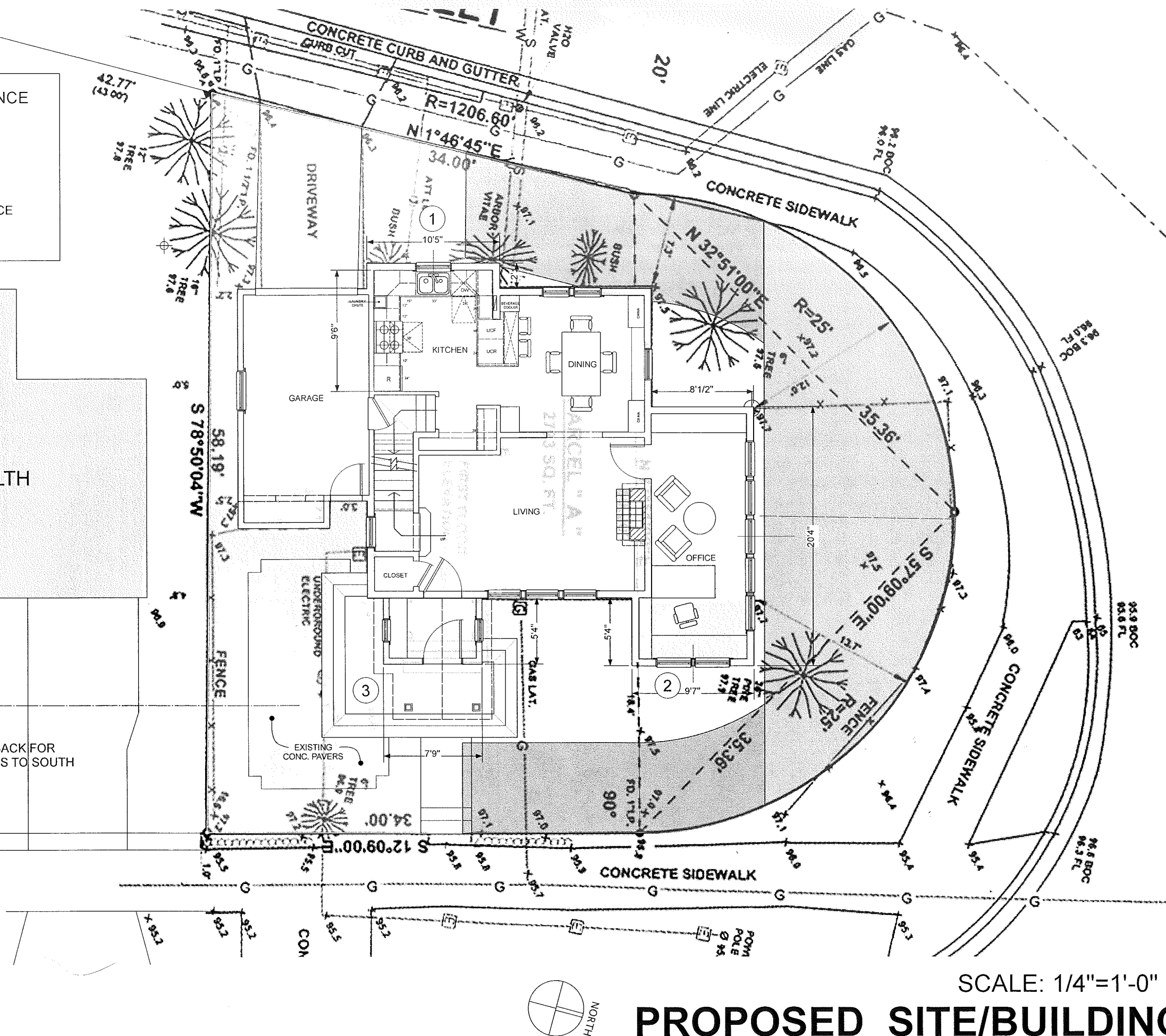
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**PROPOSED SITE/BUILDING**

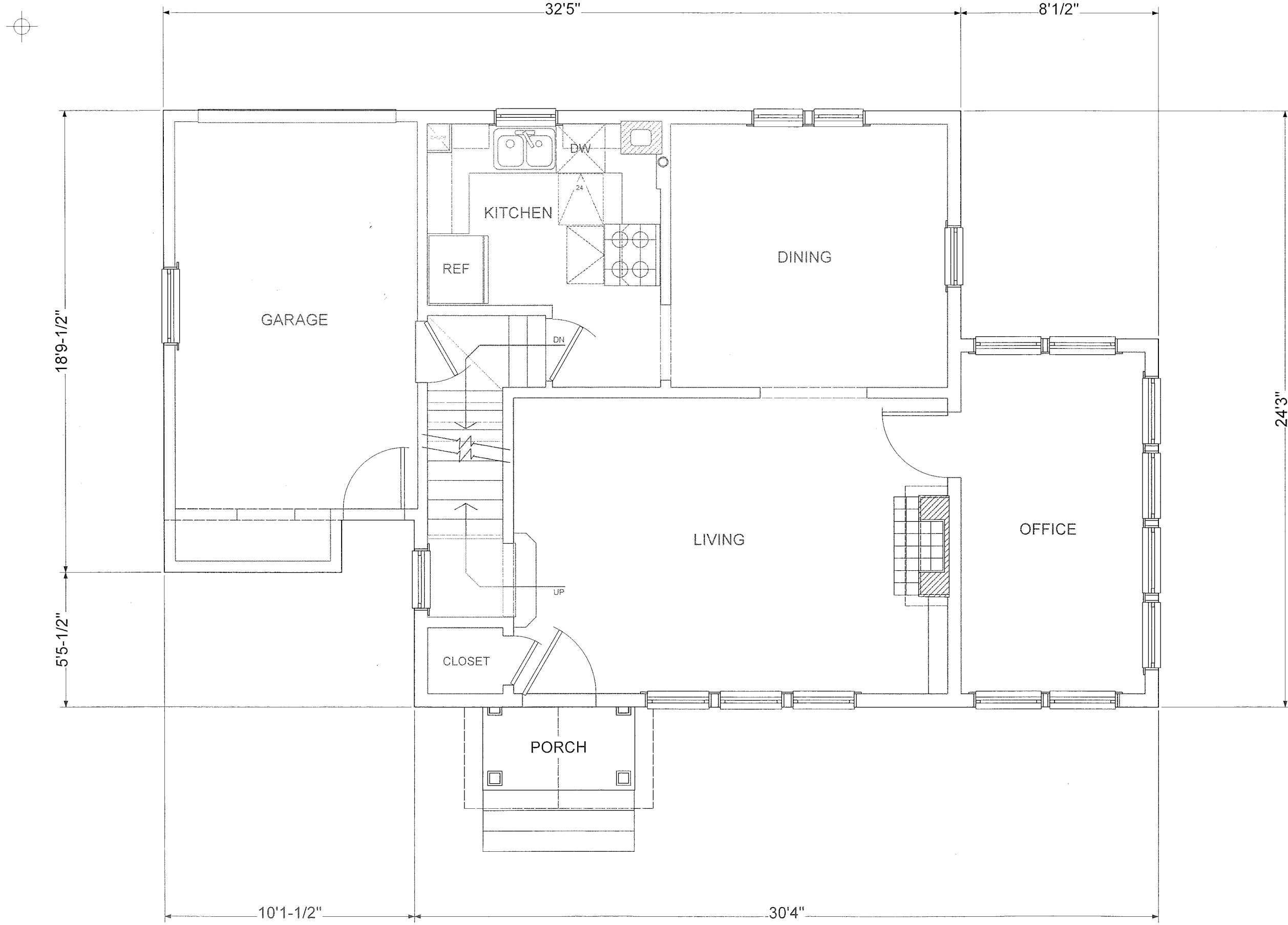
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**S3**



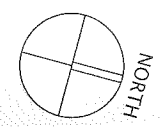
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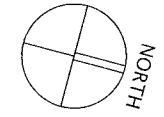
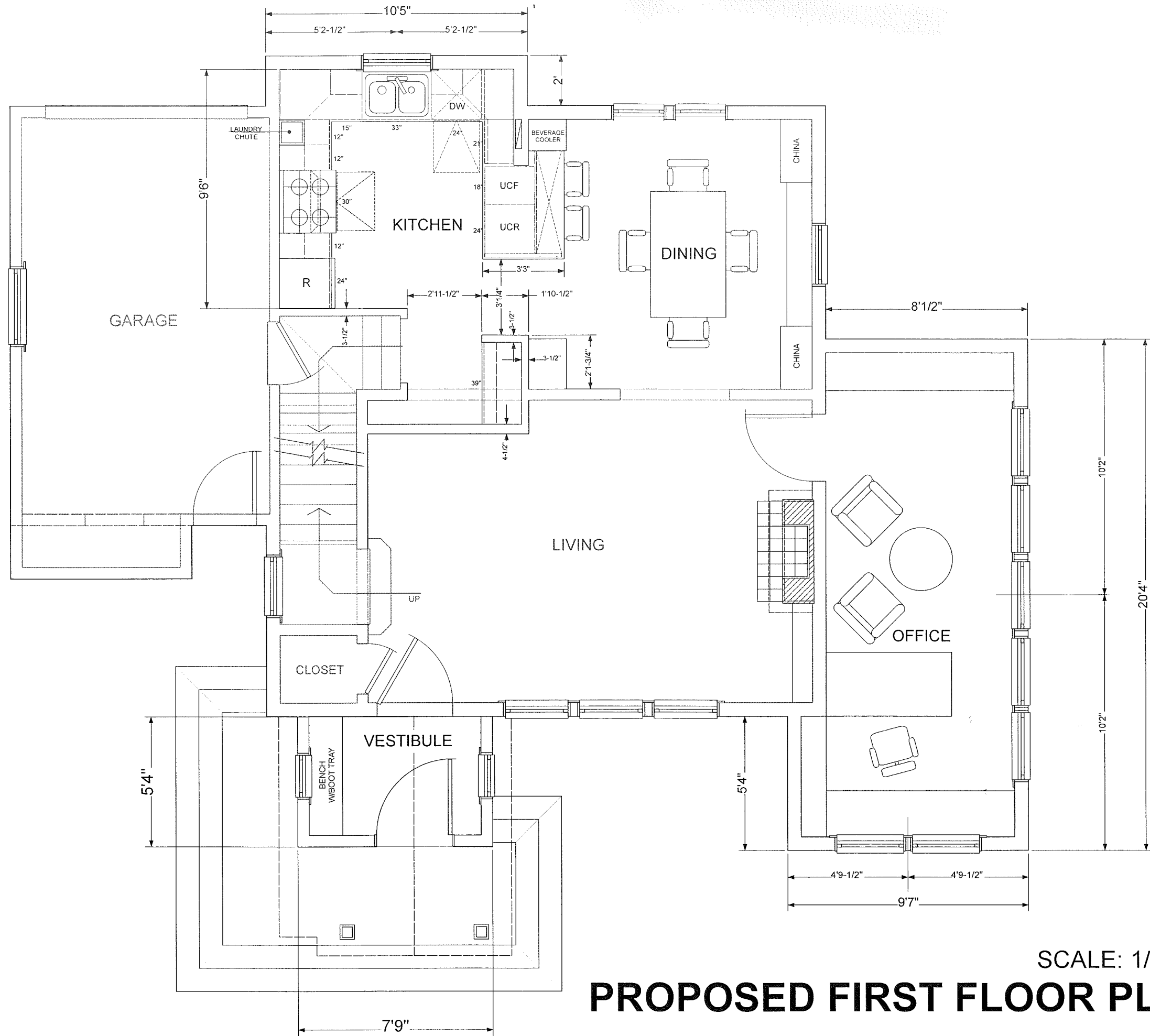
SHEET NO.

**A1**



**EXISTING FIRST FLOOR PLAN**

SCALE: 1/2"=1'-0"



SCALE: 1/2"=1'-0"

# PROPOSED FIRST FLOOR PLAN

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SHEET NO.

# A2



PROP. LINE

SCALE: 1/2"=1'-0"

**EXISTING EAST ELEVATION**

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SHEET NO.

**A3**



PROP. LINE

SCALE: 1/2"=1'-0"

**PROPOSED EAST ELEVATION**

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**A4**





PROP. LINE

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SHEET NO.

**A5**

SCALE: 1/2"=1'-0"  
**EXISTING WEST ELEVATION**



PROP. LINE

SCALE: 1/2"=1'-0"

**PROPOSED WEST ELEVATION**

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03-08-17 - Adm. Setback Dim's-A2

SHEET NO.

**A6**



SCALE: 1/2"=1'-0"

# EXISTING NORTH ELEVATION

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SHEET NO.

# A7



SCALE: 1/2"=1'-0"

**PROPOSED NORTH ELEVATION**

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**A8**