



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: 4809 HILLYVIEW TERRACE

Name of Owner: TODD JINDRA

Address of Owner (if different than above): \_\_\_\_\_

Daytime Phone: 608 577 6940 Evening Phone: 608 577 6940

Email Address: TKJINDRA67@GMAIL.COM

Name of Applicant (Owner's Representative): TODD JINDRA

Address of Applicant: \_\_\_\_\_

Daytime Phone: \_\_\_\_\_ Evening Phone: \_\_\_\_\_

Email Address: \_\_\_\_\_

Description of Requested Variance:

REDUCTION IN SIDEYARD SETBACK FROM 30' TO 20.4'

See reverse side for more instructions.

FOR OFFICE USE ONLY

Amount Paid: \$500.00  
Receipt: 129618-0001  
Filing Date: 5-18-23  
Received By: NJK  
Parcel Number: 0709 292 22035  
Zoning District: SR-C1  
Alder District: 11-FISHLER

Hearing Date: 6-15-23  
Published Date: 6-8-23  
Appeal Number: LNOVAR-2023-00010  
GQ: \_\_\_\_\_  
Code Section(s): 28.131(d)

## 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"/>	<b>Pre-application meeting with staff.</b> 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"/>	<b>Site plan</b> , 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"> <li><input type="checkbox"/> Lot lines.</li> <li><input type="checkbox"/> Existing and proposed structures. Include dimensions and setback distances to all property lines.</li> <li><input type="checkbox"/> Approximate location of structures on properties next to variance.</li> <li><input type="checkbox"/> Major landscape elements, fencing, retaining walls or other relevant site features.</li> <li><input type="checkbox"/> Scale (1" = 20' or 1' = 30' preferred).</li> <li><input type="checkbox"/> North arrow.</li> </ul>
<input checked="" type="checkbox"/>	<b>Elevations</b> from all directions showing existing and proposed. Show the existing structure and proposed addition(s).
<input checked="" type="checkbox"/>	<b>Interior floor plan of existing and proposed structure</b> , if required. Most additions and expansions will require floor plans.
<input checked="" type="checkbox"/>	<b>SIDE yard variance requests.</b> Show the front yard setback of all other properties on the same block face.
<input type="checkbox"/> NA	<b>Lakefront setback variance requests.</b> Provide a survey prepared by a registered land surveyor. The survey must show existing setbacks of buildings on adjacent lots.
<input type="checkbox"/> NA	<b>Variance requests involving slope, grade, or trees. Show:</b> <ul style="list-style-type: none"> <li><input type="checkbox"/> Approximate location and amount of slope.</li> <li><input type="checkbox"/> Direction of drainage.</li> <li><input type="checkbox"/> Location, species and size of trees.</li> </ul>
<input checked="" type="checkbox"/>	Email <b>digital</b> copies of all plans and drawings to: zoning@cityofmadison.com.
<input checked="" type="checkbox"/>	<b>Pay \$500 filing fee on or before submission deadline.</b> 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"/>	<b>CHECK HERE.</b> 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"/>	<b>CHECK HERE.</b> 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: \_\_\_\_\_

5/18/23

----- (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 Variances:**

**The Zoning Board of Appeals shall not grant a variance unless you show, and the Board finds, that your proposed variance meets all the following standards:**

1. There are conditions unique to the property of the applicant that do not apply generally to other properties in the district.
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.
3. For an area 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.
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.
5. The proposed variance shall not create substantial detriment to adjacent property.
6. The proposed variance shall be compatible with the character of the immediate neighborhood.

## **Responses to “STANDARDS FOR VARIANCES” questions**

1. The combination of the property being a Reverse corner lot and the subsequent setbacks (30' side yard setback); the existing grades; and the mature trees (which we'd like to preserve) both on the property and in the city terrace, limit the usability of the site.
2. The new garage is in character with the existing homes architectural style, matching in height and roof design (flat), window sizes and siding type. It does not block views or project out further towards the property line than the current west elevation of the existing home. We have redesigned the soffit from our previous submittal from 4' overhangs to 2' overhangs to stay compliant with Zoning Ordinances
3. To comply with the 30' setback, would result in the removal of a major shade tree on the lot. Pushing the garage easterly would no doubt result in significant damage to the root system of this tree resulting in the loss of the tree. Taking direction from the board and Staff, I have retained Stephenson Tree Care to compile a Level 2 analysis of the tree in question and have included the report with the submittal package.
4. The terms of the Ordinance create a hardship for the development and usability of a reverse corner lot that has the added challenge of unique grade changes associated with this lot. Well established landscaping (mature tree in rear yard) that is unique to the lot would undoubtedly be lost if Compliance with the Ordinance was followed.
5. In this reverse corner lot, the Zoning code takes into consideration the neighbor that is, in this case, to the south of the new garage. (My rear property line is their side yard property line) That said, from the neighbor's perspective the new garage is constructed of the same materials and of the same height as the existing home as evidenced in the renderings, therefore the view of the structure from their property is the same as the current view. Secondly, I'd like to note that the design of the garage's height is LESS than what the Zoning code allows. The code allows for the peak of a gable roof structure to be significantly higher than the current height of the proposed garage.  
Lastly, the new garage placement is within the Zoning code rear setback (to the south) and within the side yard setback (to the east). I

have reviewed the project with both adjacent neighbors to the south and east. Both neighbors have no objections to the project.

6. The garage will be sub-terrarium which is consistent with the current garage design. The architectural style and materials used will match the current home. The roof line will match the existing single story flat roof design. The added retaining wall design will match existing timber retaining wall and screen the location of the previous garage door, thus allowing for additional planting beds. The new driveway approach location will be set even further back from the nearest intersection. The new private driveway will match the current design dimensionally.



*Stewards of the Urban Forest*

March 30, 2023

Dear Todd,

A basic tree risk assessment Level 2 using visual inspection and soft end hammer for sounding with a thin metal probe for root and trunk examination was done on 3-8-2023. John Stephenson performed the analysis. I am a certified Arborist #WI-0609A and Tree Risk Assessment Qualified (TRAQ) from the International Society of Arboriculture for tree risk assessment. I own Stephenson Tree Care, Inc in Madison, WI.

Scope of work: Objectives were defined by the client in relation to a 22.5" diameter at breast height Norway maple located on the south side of the existing home at 4809 Hillview Terrace, Madison, WI 53711. A new garage and addition are planned by client at the same south side of the existing home. The building's addition will come within 10 feet of the tree with the rear wall of this addition. Objective was to determine health, condition, and survivability of this tree before, during and post construction. I used the ISA Basic Tree Risk Assessment protocol to determine targets, occupancy rates for the home, likelihood of impact on target/s and potential consequences in the event of a failure of the whole tree or specific portions or limbs on the said tree.

Documentation for the likelihood of failure is enclosed with the supplied worksheet.

Weather patterns and location. Prevailing westerly winds can impact said tree in summer storms but over-all the tree is fairly protected in this urban setting even though the home and tree sit on a high point in the neighborhood.

Mitigation. Limited options. Tree cannot be moved and new addition will be placed within 10 feet of described tree. Access to rear entry at house is permanent at this side and tree cannot be moved. Tree protection fencing needs to be installed to drip-line on non-build outside of tree circumference to prevent incursion and soil compaction. I would suggest watering this tree prior to beginning and during if adequate rainfall does not fall.

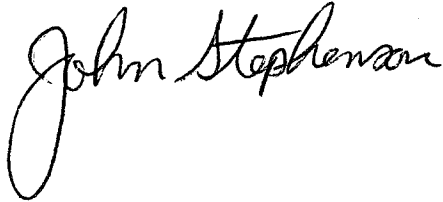
Residual risk is ever present with any tree. Disturbing the soil and roots in the critical root zone cannot be avoided with this build. But the build out will only impact approximately 25-30% of the existing root zone on the westside of the tree. This loss though concerning leaves more than adequate remaining critical root zone to allow the tree residual stability for anchoring and for nutrient uptake and water transfer into the future.

Reassessment intervals should be done during construction at the initial excavation and during the build and then every other year for a period of 6 years to monitor health, stability, and condition.

Limitations of this assessment: Any tree can fail at any time. Pre-history of this tree and impacts to it are unknown. Level 2 Assessment has limitations which are beyond the scope of the asked for analysis. More sophisticated assessment is available but was not the scope of this project nor was it needed at this time based on the trees condition and field observations.

Conclusion: This tree with proper management during and after construction will survive the build-out and will give the client continued value add for years to come.

John Stephenson.  
President/Stephenson Tree Care, Inc.

A handwritten signature in black ink that reads "John Stephenson". The signature is written in a cursive style with a large, looping initial "J".



# ISA Basic Tree Risk Assessment Form

Client TODD JINORA Date 3-8-23 Time 2:45  
 Address/Tree location 4809 HILLVIEW TERRACE Tree no. \_\_\_\_\_ Sheet 1 of 1  
 Tree species NORWAY MAPLE dbh 22.5" Height 52ft Crown spread dia. 40ft  
 Assessor(s) \_\_\_\_\_ Tools used \_\_\_\_\_ Time frame \_\_\_\_\_

## Target Assessment

Target number	Target description	Target protection	Target zone			Occupancy rate 1-rare 2-occasional 3-frequent 4-constant	Practical to move target?	Restriction practical?
			Target within drip line	Target within 1 x Ht.	Target within 1.5 x Ht.			
1	Door / home entrance + walkway	Yes-roof	Y	Y	N	2	N	N
2								
3								
4								

## Site Factors

History of failures \_\_\_\_\_ Topography Flat  Slope  \_\_\_\_\_ % Aspect \_\_\_\_\_

Site changes None  Grade change  Site clearing  Changed soil hydrology  Root cuts  Describe \_\_\_\_\_

Soil conditions Limited volume  Saturated  Shallow  Compacted  Pavement over roots  50 % Describe Side walk/entrance

Prevailing wind direction W Common weather Strong winds  Ice  Snow  Heavy rain  Describe \_\_\_\_\_

## Tree Health and Species Profile

Vigor Low  Normal  High  Foliage None (seasonal)  None (dead)  Normal 98 % Chlorotic \_\_\_\_\_ % Necrotic \_\_\_\_\_ %

Pests/Biotic \_\_\_\_\_ Abiotic \_\_\_\_\_

Species failure profile Branches  Trunk  Roots  Describe Spiral trunk fracture

## Load Factors

Wind exposure Protected  Partial  Full  Wind funneling  Relative crown size Small  Medium  Large

Crown density Sparse  Normal  Dense  Interior branches Few  Normal  Dense  Vines/Mistletoe/Moss

Recent or expected change in load factors None

## Tree Defects and Conditions Affecting the Likelihood of Failure

### — Crown and Branches —

Unbalanced crown  LCR \_\_\_\_\_ %  
 Dead twigs/branches  \_\_\_\_\_ % overall  
 Broken/Hangers Number \_\_\_\_\_ Max. dia. \_\_\_\_\_  
 Over-extended branches  Max. dia. \_\_\_\_\_  
 Pruning history  
 Crown cleaned  Thinned  Raised   
 Reduced  Topped  Lion-tailed   
 Flush cuts  Other \_\_\_\_\_  
 Cracks  Lightning damage   
 Codominant  Included bark   
 Weak attachments  Cavity/Nest hole \_\_\_\_\_ % circ.  
 Previous branch failures  Similar branches present   
 Dead/Missing bark  Cankers/Galls/Burls  Sapwood damage/decay   
 Conks  Heartwood decay   
 Response growth Yes @ cracks

Condition(s) of concern \_\_\_\_\_

Part Size \_\_\_\_\_ Fall Distance 50ft

Load on defect N/A  Minor  Moderate  Significant

Likelihood of failure Improbable  Possible  Probable  Imminent

### — Trunk —

Dead/Missing bark  Abnormal bark texture/color   
 Codominant stems  Included bark  Cracks   
 Sapwood damage/decay  Cankers/Galls/Burls  Sap ooze   
 Lightning damage  Heartwood decay  Conks/Mushrooms   
 Cavity/Nest hole \_\_\_\_\_ % circ. Depth \_\_\_\_\_ Poor taper   
 Lean \_\_\_\_\_ ° Corrected? \_\_\_\_\_  
 Response growth Yes @ crack

Condition(s) of concern \_\_\_\_\_

Part Size \_\_\_\_\_ Fall Distance 40ft

Load on defect N/A  Minor  Moderate  Significant

Likelihood of failure Improbable  Possible  Probable  Imminent

### — Roots and Root Collar —

Collar buried/Not visible  Depth \_\_\_\_\_ Stem girdling   
 Dead  Decay  Conks/Mushrooms   
 Ooze  Cavity  \_\_\_\_\_ % circ.  
 Cracks  Cut/Damaged roots  Distance from trunk \_\_\_\_\_  
 Root plate lifting  Soil weakness   
 Response growth \_\_\_\_\_

Condition(s) of concern \_\_\_\_\_

Part Size \_\_\_\_\_ Fall Distance \_\_\_\_\_

Load on defect N/A  Minor  Moderate  Significant

Likelihood of failure Improbable  Possible  Probable  Imminent

Risk Categorization

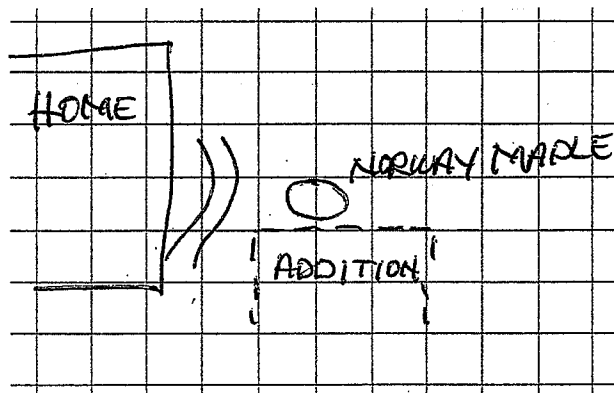
Target (Target number or description)	Tree part	Condition(s) of concern	Likelihood												Consequences				Risk rating (from Matrix 2)
			Failure				Impact				Failure & Impact (from Matrix 1)								
			Improbable	Possible	Probable	Imminent	Very low	Low	Medium	High	Unlikely	Somewhat	Likely	Very likely	Negligible	Minor	Significant	Severe	
1. HOME ENTRANCE	TRUNK	SEAM	X					X		X					X				LOW

Matrix 1. Likelihood matrix.

Likelihood of Failure	Likelihood of Impact			
	Very low	Low	Medium	High
Imminent	Unlikely	Somewhat likely	Likely	Very likely
Probable	Unlikely	Unlikely	Somewhat likely	Likely
Possible	Unlikely	Unlikely	Unlikely	Somewhat likely
Improbable	Unlikely	Unlikely	Unlikely	Unlikely

Matrix 2. Risk rating matrix.

Likelihood of Failure & Impact	Consequences of Failure			
	Negligible	Minor	Significant	Severe
Very likely	Low	Moderate	High	Extreme
Likely	Low	Moderate	High	High
Somewhat likely	Low	Low	Moderate	Moderate
Unlikely	Low	Low	Low	Low



Notes, explanations, descriptions

---



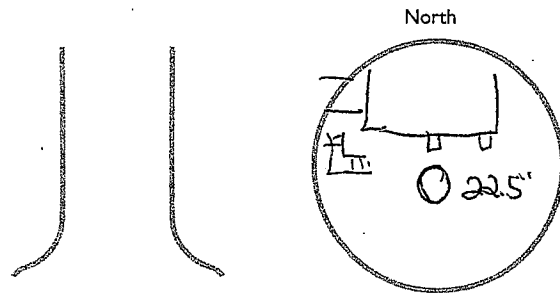
---



---



---



Mitigation options

1. Protection fencing during construction & inspection Residual risk LOW
2. intervals every 2 years for 6 years. Residual risk \_\_\_\_\_
3. Residual risk \_\_\_\_\_
4. Residual risk \_\_\_\_\_

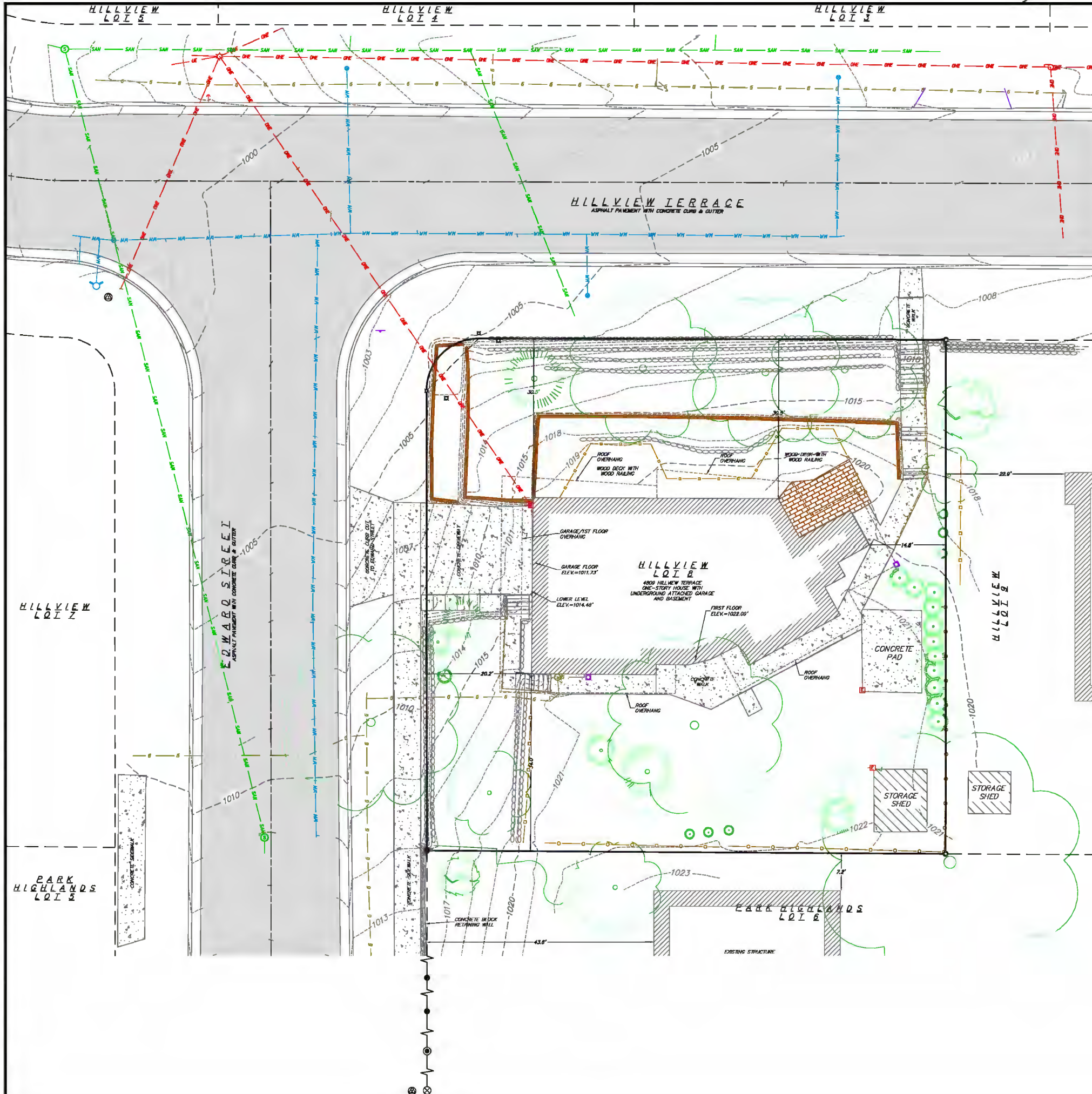
Overall tree risk rating Low  Moderate  High  Extreme

Overall residual risk None  Low  Moderate  High  Extreme  Recommended inspection interval Biannual/years

Data  Final  Preliminary Advanced assessment needed  No  Yes-Type/Reason \_\_\_\_\_

Inspection limitations  None  Visibility  Access  Vines  Root collar buried Describe \_\_\_\_\_





**SURVEY LEGEND**

- FOUND 1" # IRON PIPE
- ⊗ FOUND 1-1/2" # IRON PIPE
- ⊗ FOUND 2-1/2" # IRON PIPE
- FOUND 3/4" # IRON ROD
- ⊠ SET 3/4" x 18" SOLID IRON MIN. WT. 1.50 lbs./ft.
- ⊙ BENCHMARK

**SYMBOL LEGEND**

- ⊕ EXISTING POST
- ⊕ EXISTING SIGN
- ⊕ EXISTING SANITARY MANHOLE
- ⊕ EXISTING FIRE HYDRANT
- ⊕ EXISTING WATER MAIN VALVE
- ⊕ EXISTING CURB STOP
- ⊕ EXISTING GAS VALVE
- ⊕ EXISTING GAS METER
- ⊕ EXISTING AIR CONDITIONING PEDESTAL
- ⊕ EXISTING DOWN GUY
- ⊕ EXISTING ELECTRIC PEDESTAL
- ⊕ EXISTING ELECTRIC METER
- ⊕ EXISTING LIGHT POLE
- ⊕ EXISTING SHRUB
- ⊕ EXISTING CONIFEROUS TREE
- ⊕ EXISTING DECIDUOUS TREE



**SURVEYED FOR:**  
TODD JINDRA  
4809 HILLVIEW TERRACE  
MADISON, WI 53711

**SURVEYED BY:**  
VIERBICHER ASSOCIATES, INC.  
BY: MICHAEL S. MARTY  
999 FOURIER DRIVE,  
SUITE 201  
MADISON, WI 53717  
(608)-821-3955  
mmar@vierbicher.com

**LINework LEGEND**

- ⊕ EXISTING BOULDER OR ROCK RETAINING WALL
- ⊕ EXISTING CONCRETE BLOCK RETAINING WALL
- ⊕ EXISTING TIMBER/RR TIE RETAINING WALL
- ⊕ EXISTING CHAIN LINK FENCE
- ⊕ EXISTING WOOD FENCE OR RAILING FOR DECK
- ⊕ EXISTING METAL RAILING
- ⊕ EXISTING GAS LINE
- ⊕ EXISTING UNDERGROUND ELECTRIC LINE
- ⊕ EXISTING OVERHEAD ELECTRIC LINE
- ⊕ EXISTING SANITARY SEWER LINE
- ⊕ EXISTING WATER MAIN
- ⊕ EXISTING MAJOR CONTOUR
- ⊕ EXISTING MINOR CONTOUR
- ⊕ EXISTING CONCRETE SURFACE
- ⊕ EXISTING ASPHALT SURFACE
- ⊕ EXISTING BRICK PAVERS

**NOTES**

1. The parcel surveyed contains 5.315 acres or 231,546 square feet, more or less.
2. This survey is based upon field survey work performed on November 14, 16, and 18, 2022. Any changes in site conditions after November 18, 2022 are not reflected by this survey.
3. No attempt has been made as a part of this survey to obtain or show data concerning size, condition, or capacity of any utility or municipal/public service facility. For information regarding these utilities contact the appropriate agencies.
4. Surveyor has made no investigation or independent search for encumbrances of record, encumbrances, restrictive covenants, or ownership title evidence.
5. Elevations are based upon the NAVD83 Datum (2012 Geoid).
6. Utility locations were field located based upon substantial, visible, above ground structures, upon maps provided to the surveyor, or upon markings on the ground placed by utility companies and/or their agents. No warranty is given to the utility markings by others or that all underground utilities affecting this property were marked and subsequently located for this survey. A locate request was sent to Digger's Hotline per Digger's Hotline One-Call ticket numbers. Location of buried private utilities are not within the scope of this survey.
7. Existing structures located on 4805 Hillview Terrace and 505 Edward Street are based upon aerial imagery. No survey work was completed to verify distances to property lines.

**BENCHMARK TABLE:**

- ⊕ BENCHMARK #1 - ELEV. 1001.75'; TOP NUT OF FIRE HYDRANT LOCATED IN THE SW QUADRANT OF HILLVIEW TERRACE AND EDWARD STREET.
- ⊕ BENCHMARK #2 - ELEV. 1039.81'; TOP NUT OF FIRE HYDRANT LOCATED ON THE EAST SIDE OF EDWARD STREET, 425'± SOUTH OF THE INTERSECTION OF HILLVIEW TERRACE AND EDWARD STREET.

**DESCRIPTION FURNISHED:**

LOT EIGHT (8), HILLVIEW, IN THE CITY OF MADISON, DANE COUNTY, WISCONSIN.



THE LOCATION OF EXISTING UTILITIES, BOTH UNDERGROUND AND OVERHEAD ARE APPROXIMATE ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATION OF ALL EXISTING UTILITIES WHETHER SHOWN ON THESE PLANS OR NOT, BEFORE COMMENCING WORK, AND SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE CAUSED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UTILITIES.

CALL DIGGER'S HOTLINE  
1-800-242-8511

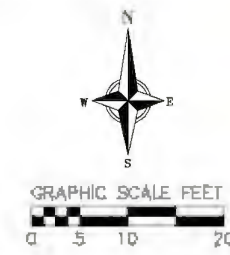
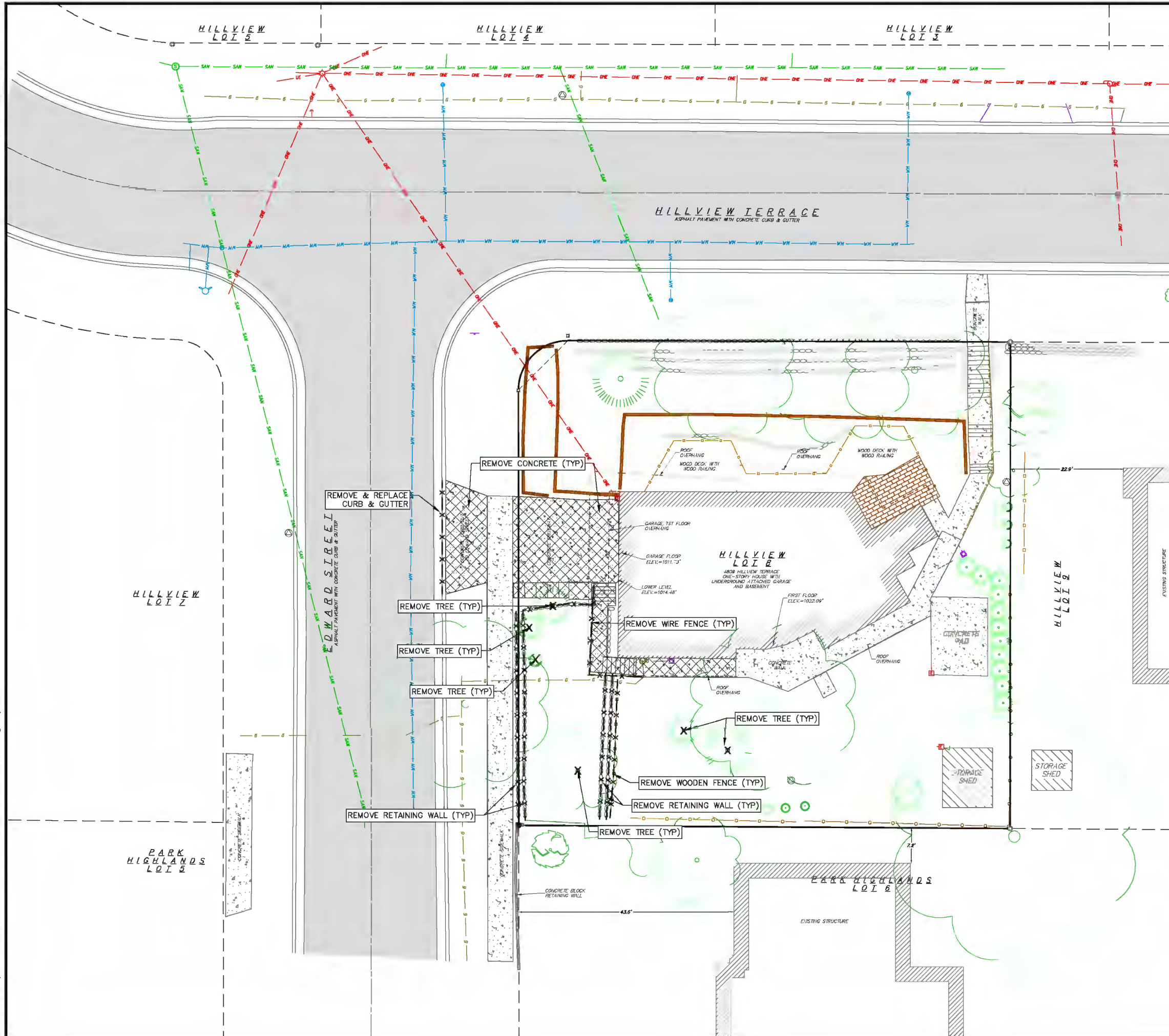
**Existing Conditions**  
4809 Hillview Terrace  
Madison  
Dane County, Wisconsin

REVISIONS	NO.	DATE	REMARKS

DATE: 01/17/2023  
DRAFTER: BSCH  
CHECKED: RKOL  
PROJECT NO.: 220319

**C1.0**





**TOPOGRAPHIC SYMBOL LEGEND**

- EXISTING BOLLARD
- EXISTING POST
- ⊕ EXISTING SIGN (TYPE NOTED)
- ⊙ EXISTING SANITARY MANHOLE
- ⊕ EXISTING FIRE HYDRANT
- ⊕ EXISTING WATER MAIN VALVE
- ⊕ EXISTING CURB STOP
- ⊕ EXISTING GAS METER
- ⊕ EXISTING ELECTRIC PEDESTAL
- ⊕ EXISTING ELECTRIC METER
- ⊕ EXISTING SHRUB
- ⊕ EXISTING CONIFEROUS TREE
- ⊕ EXISTING DECIDUOUS TREE

**TOPOGRAPHIC LINEWORK LEGEND**


- — — — — EXISTING RETAINING WALL
- — — — — EXISTING CHAIN LINK FENCE
- — — — — EXISTING WIRE FENCE
- — — — — EXISTING WOOD FENCE
- — — — — EXISTING GAS LINE
- — — — — EXISTING OVERHEAD ELECTRIC LINE
- — — — — EXISTING SANITARY SEWER LINE
- — — — — EXISTING WATER MAIN
- ▒ EXISTING CONCRETE SURFACE
- EXISTING ASPHALT SURFACE

**DEMOLITION PLAN LEGEND**

- — — — — RETAINING WALL REMOVAL
- — — — — WIRE FENCE REMOVAL
- — — — — WOOD FENCE REMOVAL
- ▒ CONCRETE REMOVAL
- X TREE REMOVAL

**DEMOLITION NOTES:**

1. CONTRACTOR SHALL KEEP ALL CITY STREETS FREE AND CLEAR OF CONSTRUCTION RELATED DIRT/DUST/DEBRIS.
2. ALL SAWCUTTING SHALL BE FULL DEPTH TO PROVIDE A CLEAN EDGE TO MATCH NEW CONSTRUCTION. MATCH EXISTING ELEVATIONS AT POINTS OF CONNECTION FOR NEW AND EXISTING PAVEMENT, CURB, SIDEWALKS, ETC. ALL SAWCUT LOCATIONS SHOWN ARE APPROXIMATE AND MAY BE FIELD ADJUSTED TO ACCOMMODATE CONDITIONS, JOINTS, MATERIAL TYPE, ETC. REMOVE MINIMUM AMOUNT NECESSARY FOR INSTALLATION OF PROPOSED IMPROVEMENTS.
3. CONTRACTOR SHALL PROVIDE AND SHALL BE RESPONSIBLE FOR ANY NECESSARY TRAFFIC CONTROL SIGNAGE AND SAFETY MEASURES DURING DEMOLITION AND CONSTRUCTION OPERATIONS WITHIN OR NEAR THE PUBLIC ROADWAY.
4. IF APPLICABLE, PROVIDE TREE PROTECTION FENCING PRIOR TO CONSTRUCTION OPERATIONS. MAINTAIN THROUGHOUT CONSTRUCTION.
5. CONTRACTOR SHALL CLOSE ALL ABANDONED DRIVEWAYS BY REPLACING THE CURB IN FRONT OF THE DRIVEWAYS AND RESTORING THE TERRACE WITH GRASS.
6. ANY DAMAGE TO THE CITY PAVEMENT, INCLUDING DAMAGE RESULTING FROM CURB REPLACEMENT, WILL REQUIRE RESTORATION IN ACCORDANCE WITH THE CITY ENGINEERING PATCHING CRITERIA.
7. ANY SIDEWALK AND CURB & GUTTER ABUTTING THE PROPERTY SHALL BE REPLACED IF IT IS DAMAGED DURING CONSTRUCTION OR IF THE CITY ENGINEERING DEPARTMENT DETERMINES THAT IT IS NOT AT A DESIRABLE GRADE, REGARDLESS OF WHETHER THE CONDITION EXISTED PRIOR TO BEGINNING CONSTRUCTION.



**vierbicher**  
planners engineers advisors

---

**Demolition Plan**  
4809 Hillview Terrace  
Madison  
Dane County, Wisconsin

REVISIONS		NO.	DATE	REMARKS

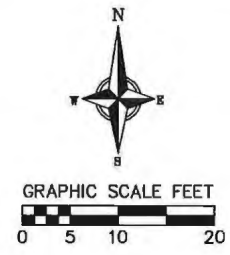
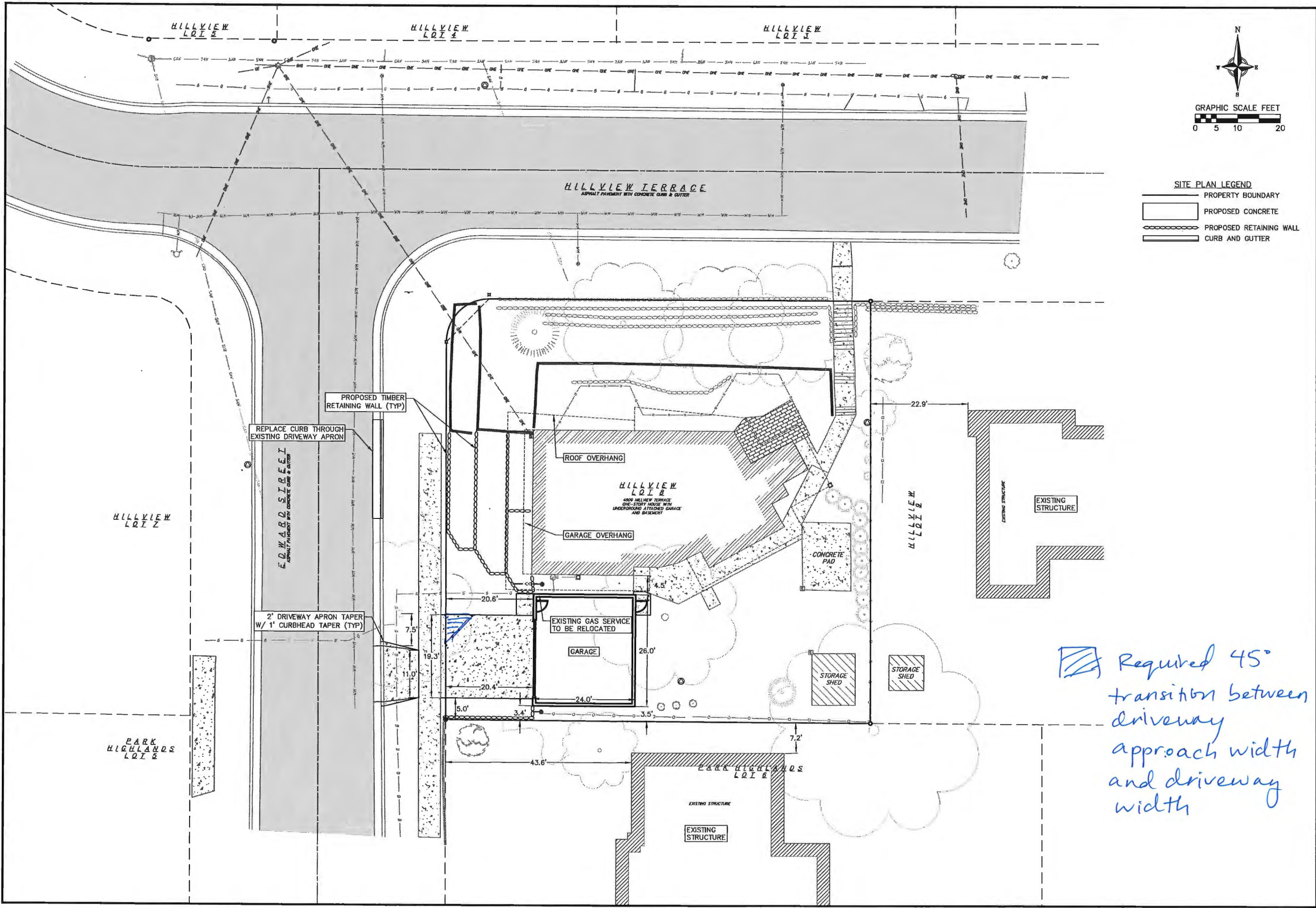
DATE: 01/17/2023  
DRAFTER: BSCH  
CHECKED: RKOL  
PROJECT NO.: 220319

C2.0









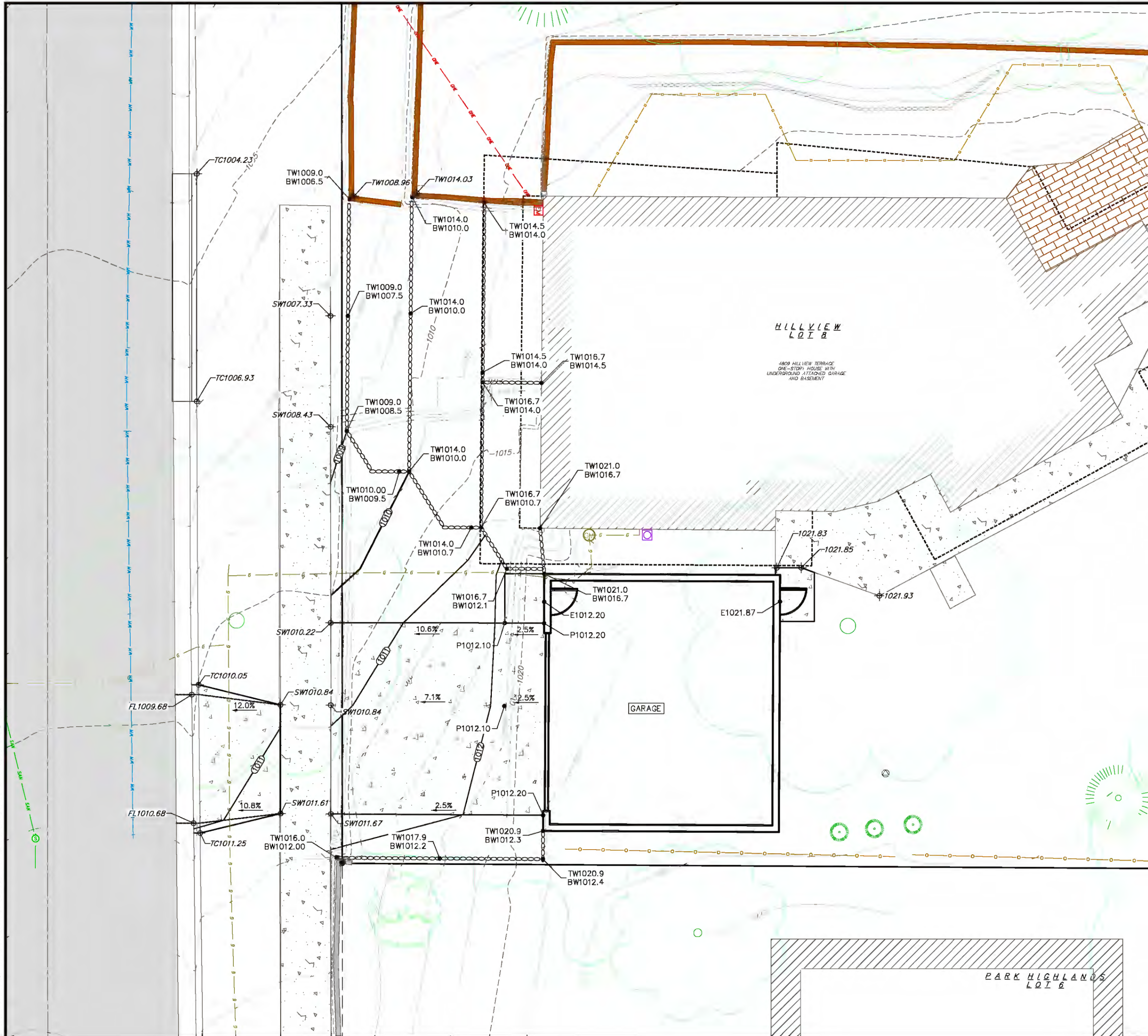
- SITE PLAN LEGEND**
- PROPERTY BOUNDARY
  - PROPOSED CONCRETE
  - PROPOSED RETAINING WALL
  - CURB AND GUTTER

REVISIONS	NO.	DATE	REMARKS

DATE: 01/17/2023  
 DRAFTER: BSCH  
 CHECKED: RKOL  
 PROJECT NO.: 220319

*Required 45° transition between driveway approach width and driveway width*






**GRADING LEGEND**

- 820 --- EXISTING MAJOR CONTOURS
- 818 --- EXISTING MINOR CONTOURS
- 820 --- PROPOSED MAJOR CONTOURS
- 818 --- PROPOSED MINOR CONTOURS
- DRAINAGE DIRECTION
- 2.92% PROPOSED SLOPE ARROWS
- ⊕ 1048.61 EXISTING SPOT ELEVATIONS
- 1048.61 PROPOSED SPOT ELEVATIONS

**ABBREVIATIONS**

- TC - TOP OF CURB
- FF - FINISHED FLOOR
- FL - FLOW LINE
- SW - TOP OF WALK
- TW - TOP OF WALL
- BW - BOTTOM OF WALL

- GRADING NOTES:**
1. CONTOURS ARE SHOWN FOR PURPOSES OF INDICATING ROUGH GRADING. FINAL GRADE SHALL BE ESTABLISHED ON PAVED SURFACES BY USING SPOT GRADES ONLY.
  2. ALL GRADES SHOWN REFERENCE FINISHED ELEVATIONS.
  3. CROSS SLOPE OF SIDEWALKS SHALL BE 1.5% UNLESS OTHERWISE NOTED.
  4. NO LAND DISTURBANCE ACTIVITIES SHALL BEGIN UNTIL ALL EROSION CONTROL BMP'S ARE INSTALLED.



vierbicher  
planners engineers advisors

---

**Grading Plan**  
4809 Hillview Terrace  
Madison  
Dane County, Wisconsin

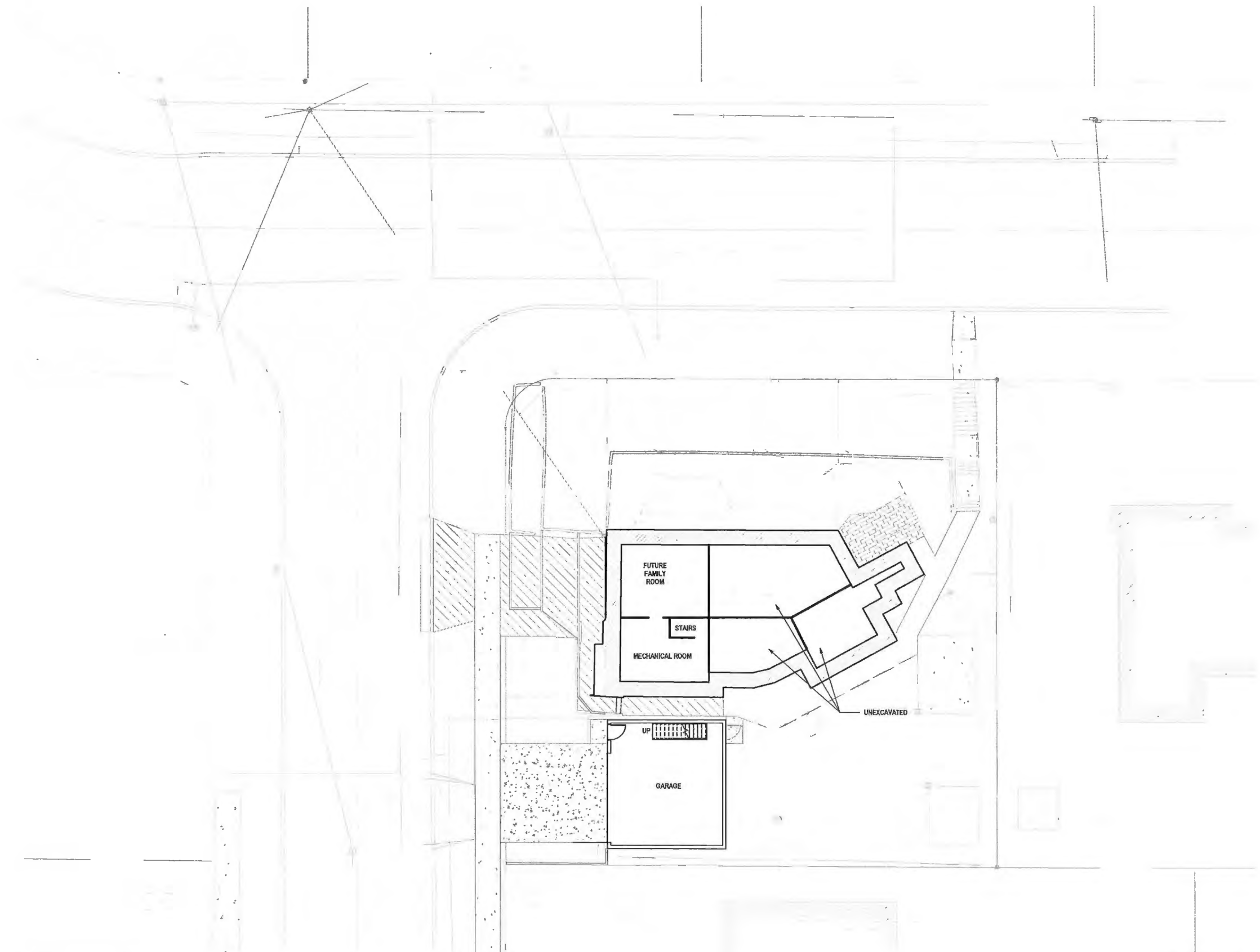
REVISIONS		REVISIONS	
NO.	DATE	NO.	DATE

DATE: 01/17/2023  
 DRAFTER: BSCH  
 CHECKED: RKOL  
 PROJECT NO.: 220319

C4.0



4809 Hillview Terrace,  
Madison, WI



**2 BASEMENT FLOOR PLAN**  
3/22" = 1'-0"

DATE OF ISSUE: 01/18/23

REVISIONS:


PROJECT # 00000

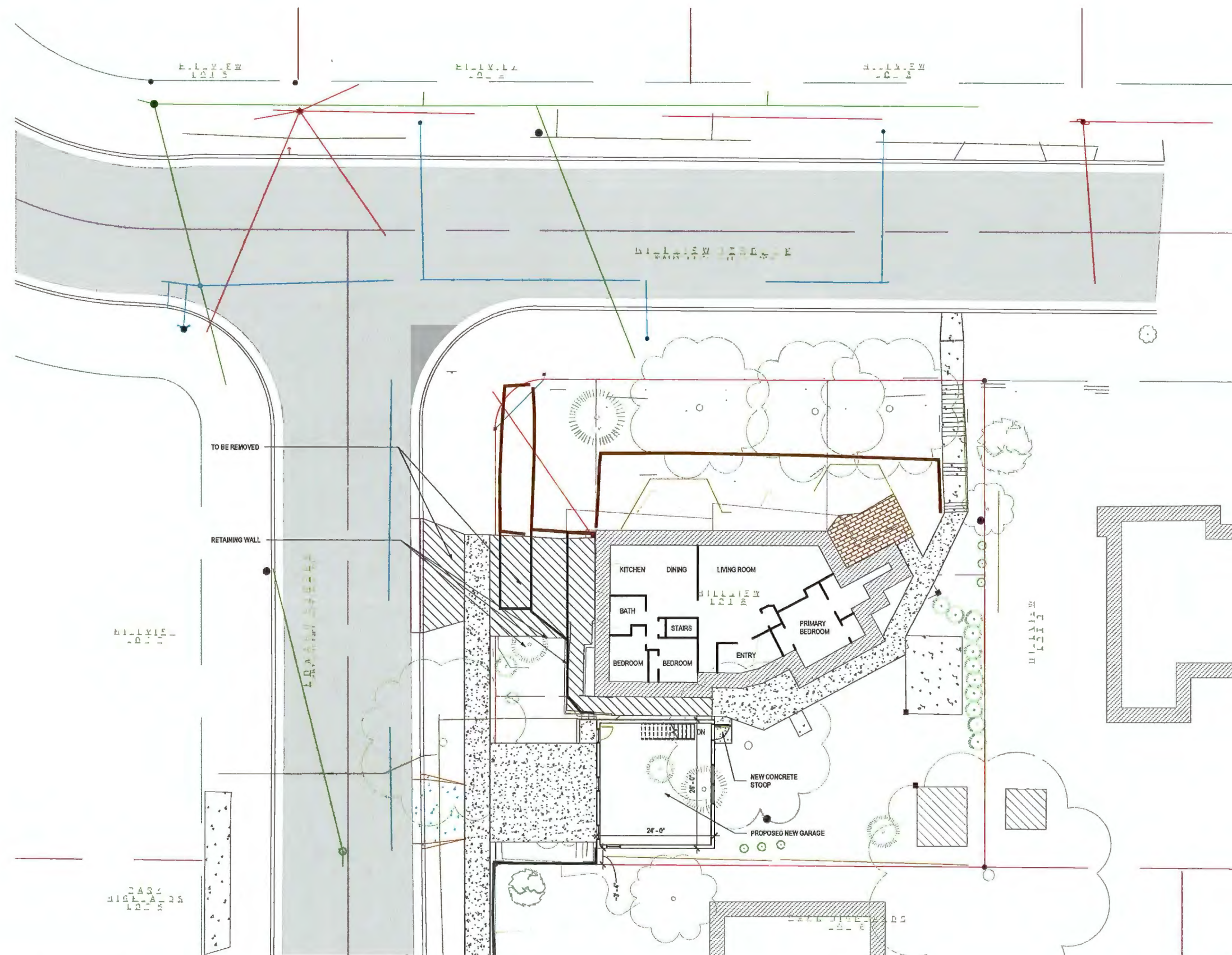
**BASEMENT FLOOR PLAN**

**A1.0**

C:\Users\jshaw\OneDrive\Documents\4809 Hillview Terrace Project.dwg 01/18/2023 4:01:00 PM



4809 Hillview Terrace,  
 Madison, WI



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

DATE OF ISSUE: 01/18/23

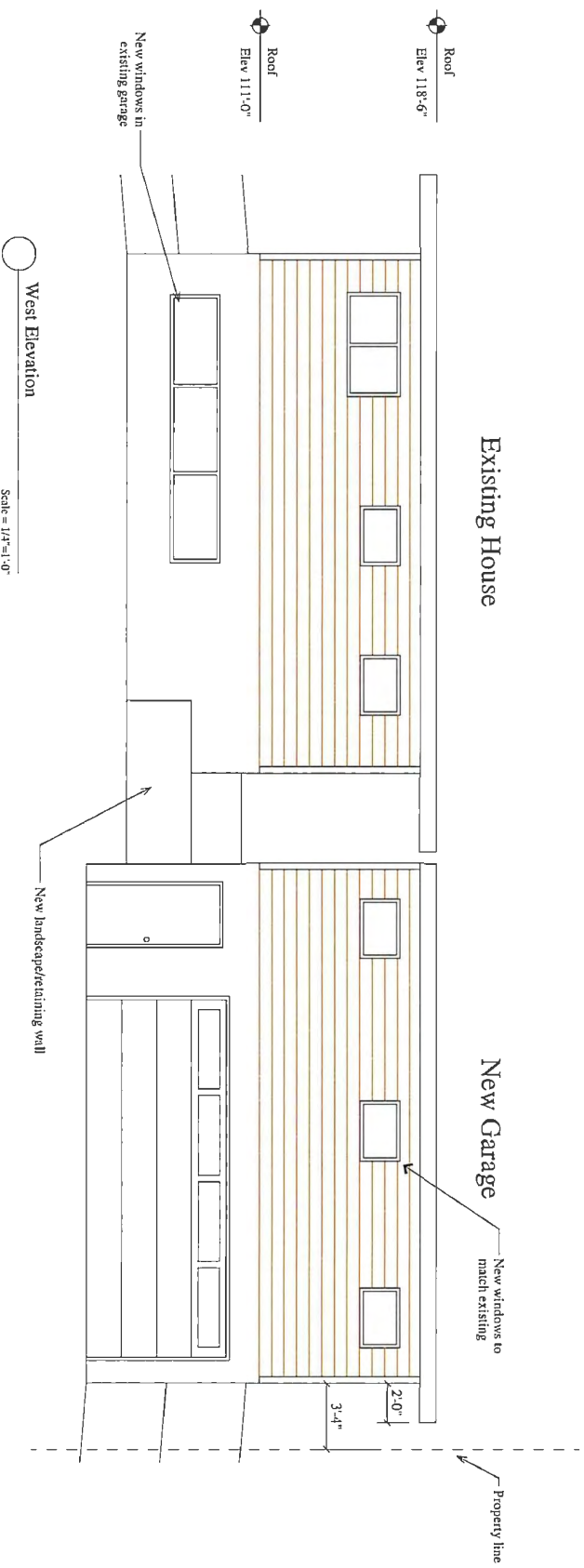
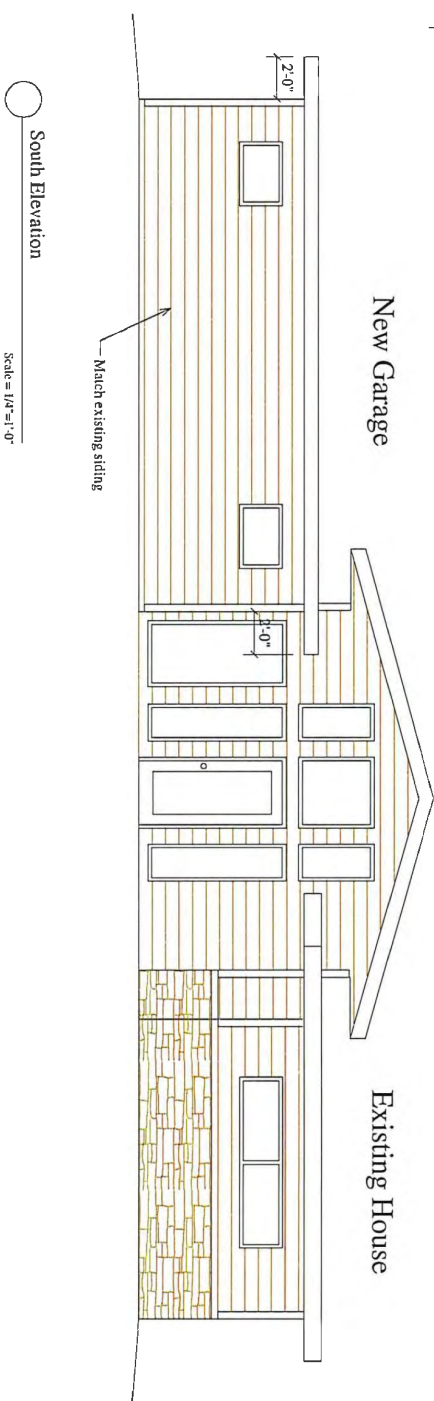
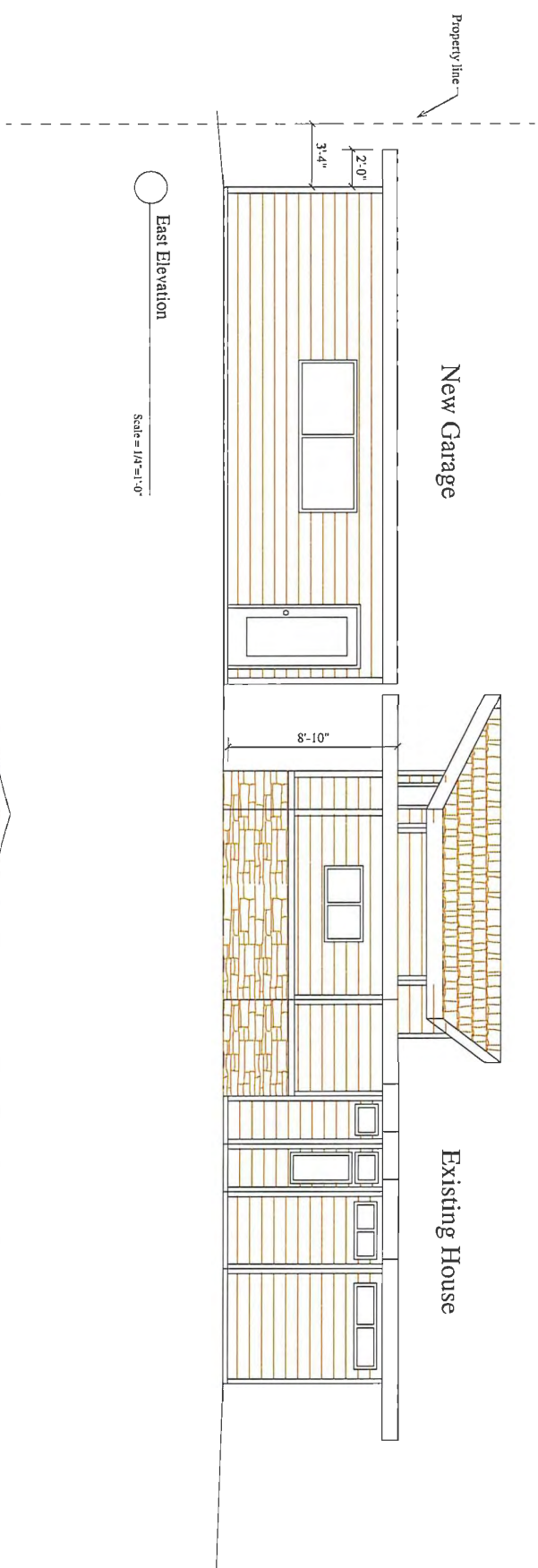
REVISIONS:	

PROJECT # 00000

FIRST FLOOR PLAN

**A1.1**





Jeffery Groenier, Architect  
 W125 Amidon Road  
 Brooklyn, WI 53521  
 608-698-3196  
This document contains confidential or proprietary information of Concepts in Architecture, LLC. Neither this document nor the information herein is to be reproduced, distributed, used, or disclosed without authorization.

**C**oncepts  
**I**n  
**A**rchitecture, LLC

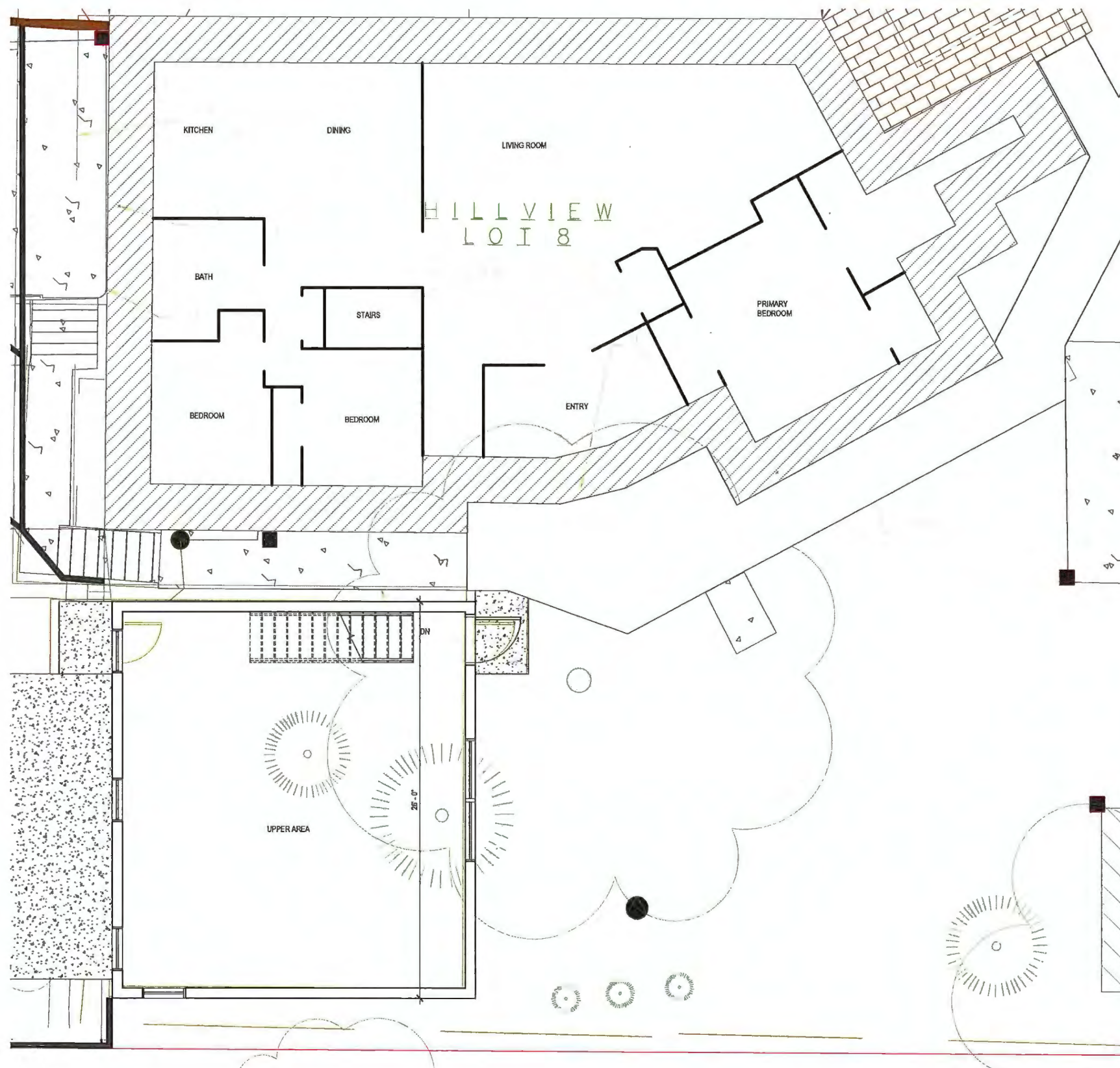
Proposed for: **Todd Jindra**  
 Address: 4809 Hillview Terrace  
 Madison, WI  
 608-577-6940

Project: **Garage Addition**  
 Address: **Madison, WI**  
 Sheet Title: **Elevations**

Date: 05-23-2023  
 Scale: As Noted  
 Job #: 05-01

SHEET  
**A2.0**

4809 Hillview Terrace,  
 Madison, WI



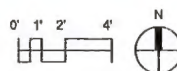
DATE OF ISSUE: 01/18/23

REVISIONS:


PROJECT # 00000

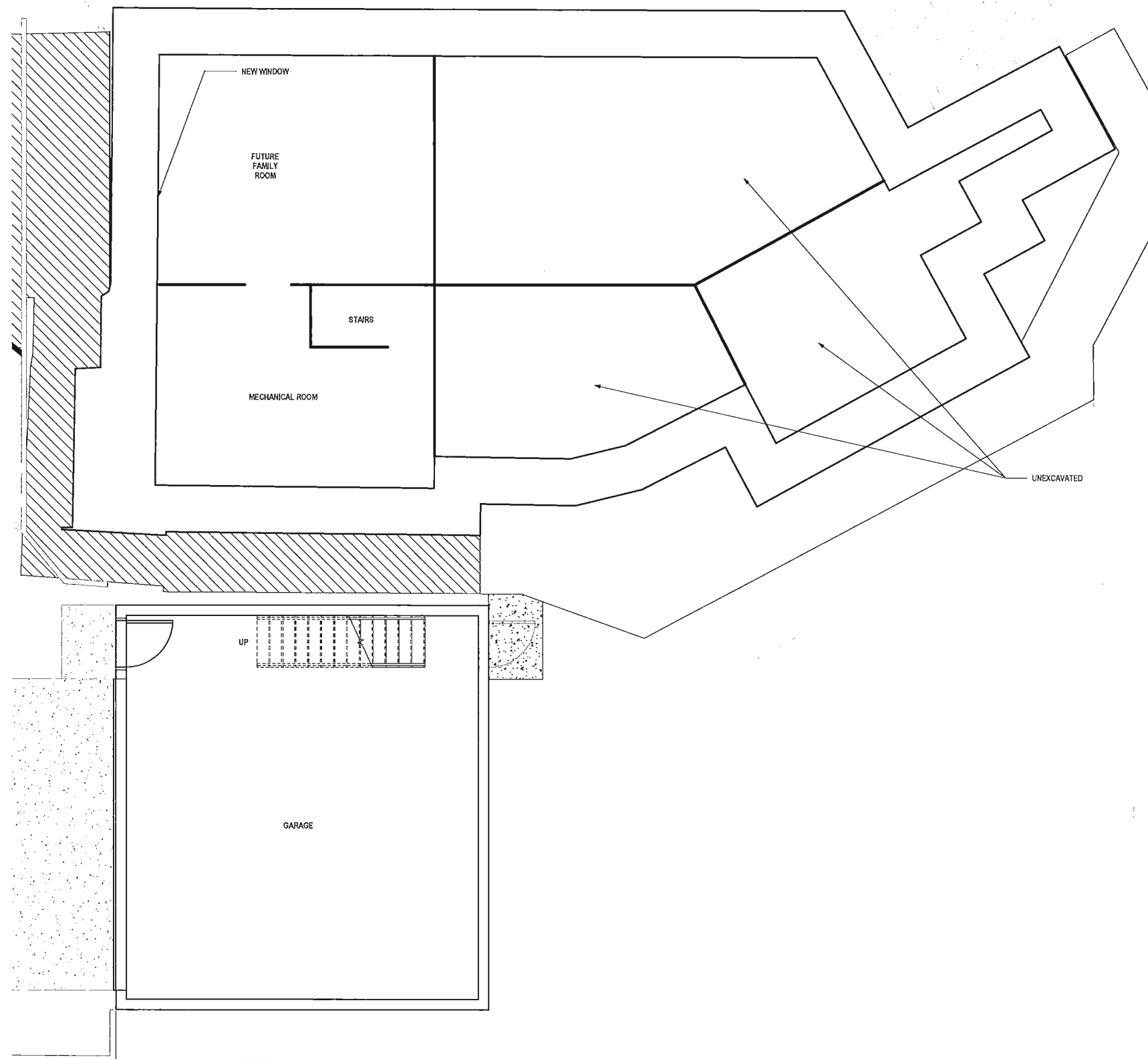
ENLARGED FIRST  
 FLOOR PLAN

1 FIRST FLOOR PLAN  
 1/4" = 1'-0"

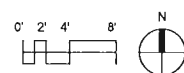


**A5.0**

4809 Hillview Terrace,  
Madison, WI



1 BASEMENT FLOOR PLAN  
1/4" = 1'-0"



DATE OF ISSUE: 01/18/23

REVISIONS:


PROJECT # 00000

ENLARGED  
BASEMENT FLOOR  
PLAN

**A5.1**











































