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 Hillview 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	Hearing Date:	6-15-23
Receipt:	129618-0001	Published Date:	6-8-23
Filing Date:	5-18-23	Appeal Number:	LNOVAR-2023-00010
Received By:	NJK	GQ:	
Parcel Number:	0709-292-2203-5	Code Section(s):	28.131(d)
Zoning District:	SR-C1		
Alder District:	11-Tishler		

11/22

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:

☒	**Pre-application meeting with staff.** 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.
☒	**Site plan,** drawn to scale. We recommend a registered survey, but it is not required. On the plan, show the following: ❑ Lot lines. ❑ Existing and proposed structures. Include dimensions and setback distances to all property lines. ❑ Approximate location of structures on properties next to variance. ❑ Major landscape elements, fencing, retaining walls or other relevant site features. ❑ Scale (1" = 20' or 1' = 30' preferred). ❑ North arrow.
☒	**Elevations** from all directions showing existing and proposed. Show the existing structure and proposed addition(s).
☒	**Interior floor plan of existing and proposed structure,** if required. Most additions and expansions will require floor plans.
☒	SIDE **yard variance requests.** Show the front yard setback of all other properties on the same block face.
☐ NA	**Lakefront setback variance requests.** Provide a survey prepared by a registered land surveyor. The survey must show existing setbacks of buildings on adjacent lots.
☐ NA	**Variance requests involving slope, grade, or trees. Show:** ❑ Approximate location and amount of slope. ❑ Direction of drainage. ❑ Location, species and size of trees.
☒	Email **digital** copies of all plans and drawings to: zoning@cityofmadison.com.
☒	**Pay $500 filing fee on or before submission deadline.** 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.
☒	**CHECK HERE.** 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.
☒	**CHECK HERE.** 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.

STEPHENSON TREE CARE INC

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.

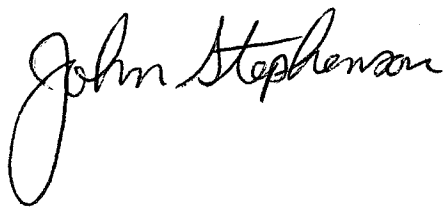
Residual risk is ever present with any tree. Disturbing the soil and roots in the critical root zone cannot be avoided with this build. But the build out will only impact approximately 25-30% of the existing root zone on the westside of the tree. This loss though concerning leaves more than adequate 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.



ISA Basic Tree Risk Assessment Form

Client TODD SINORA 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: Target within drip line	Target zone: Target within 1 x Ht.	Target zone: Target within 1.5 x Ht.	Occupancy rate (1–rare 2–occasional 3–frequent 4–constant)	Practical to move target?	Restriction practical?
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 Sidewalk/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 Max. dia. _____

Broken/Hangers Number _____ Max. dia. _____

Over-extended branches ☐

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 ☐

Part Size _____ Fall Distance _____

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

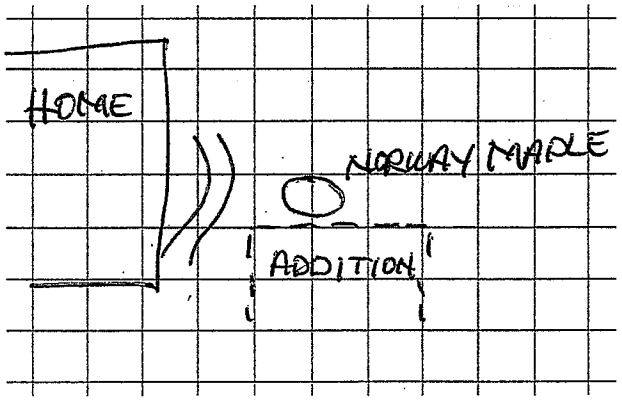
Target (Target number or description)	Tree part	Condition(s) of concern	Likelihood: Failure: Improbable	Failure: Possible	Failure: Probable	Failure: Imminent	Likelihood: Impact: Very low	Impact: Low	Impact: Medium	Impact: High	Likelihood: Failure & Impact (from Matrix 1): Unlikely	Failure & Impact: Somewhat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

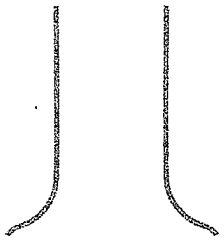
Matrix 1. Likelihood matrix.

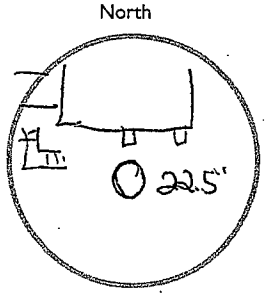
Likelihood of Failure	Likelihood of Impact			
	Very low	Low	Medium	High
Imminent	Unlikely	Somewhat likely	Likely	Very likely
Probable	Unlikely	Unlikely	Somewhat likely	Likely
Possible	Unlikely	Unlikely	Unlikely	Somewhat likely
Improbable	Unlikely	Unlikely	Unlikely	Unlikely

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

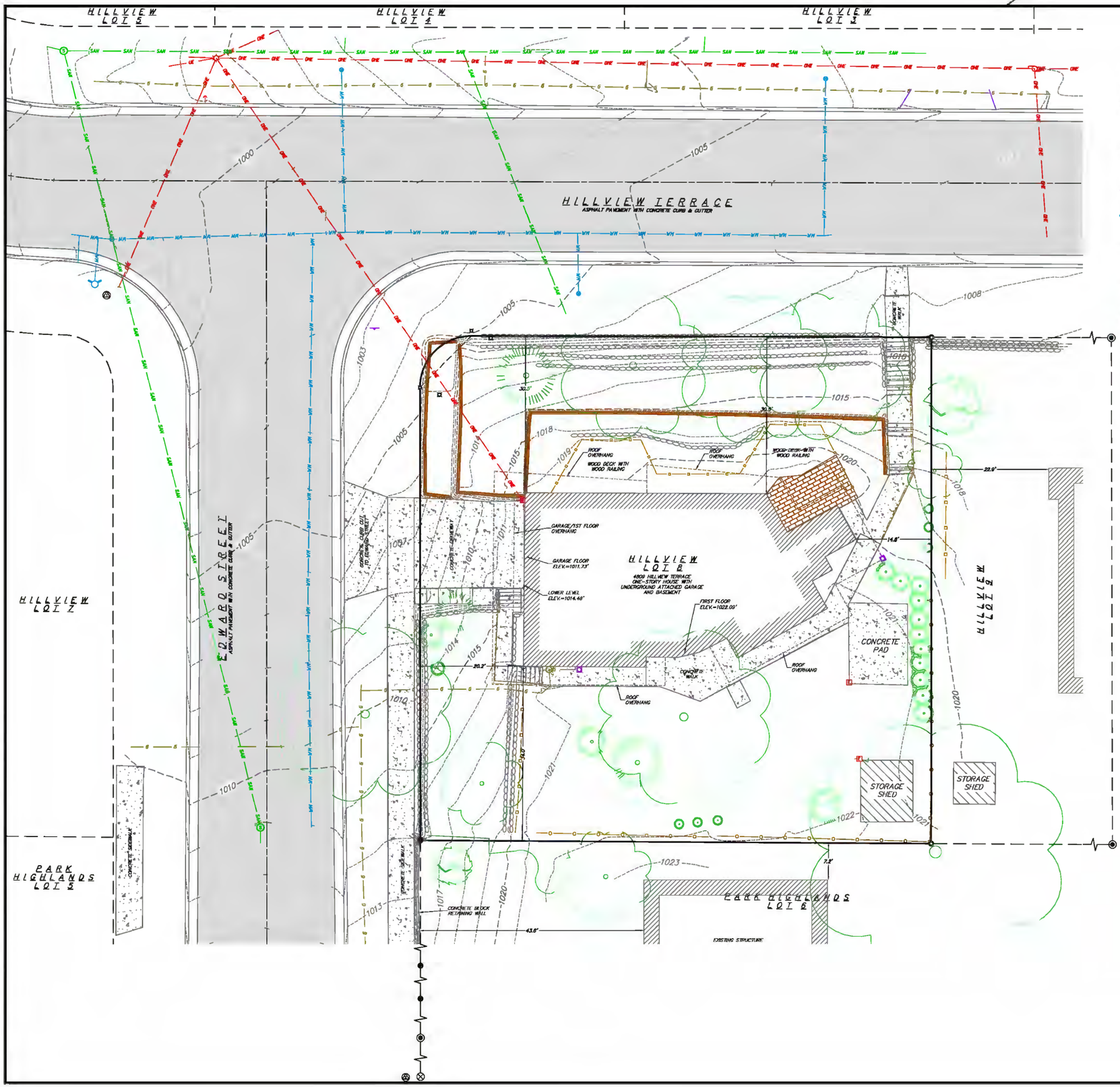
1. Protection fencing during construction + inspection — **Residual risk** LOW
2. Intervals every 2 years for 6 years. — **Residual risk** _____
3. _____ — **Residual risk** _____
4. _____ — **Residual risk** _____

Overall tree risk rating Low ☒ Moderate ☐ High ☐ Extreme ☐

Overall residual risk None ☐ Low ☒ Moderate ☐ High ☐ Extreme ☐ **Recommended inspection interval** Biannual/6yrs.

Data ☒ Final ☐ Preliminary **Advanced assessment needed** ☐ No ☐ Yes-Type/Reason _____

Inspection limitations ☒ None ☐ Visibility ☐ Access ☐ Vines ☐ Root collar buried Describe _____



SURVEY LEGEND

- FOUND 1" ø IRON PIPE
- FOUND 1-1/2" ø IRON PIPE
- FOUND 2-1/2" ø IRON PIPE
- FOUND 3/4" ø IRON ROD
- SET 3/4"ø 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

BEARINGS ARE BASED UPON THE WISCONSIN COORDINATE REFERENCE SYSTEM, DANE COUNTY, THE EAST LINE OF SECTION 8 BEING ASSUMED AS BEARING N00°58'08"W

SCALE: ONE INCH = TEN FEET

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

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
mmart@vierbicher.com

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 easements of record, encumbrances, restrictive covenants, or ownership title evidence.
5. Elevations are based upon the NAVD88 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:

BM **BENCHMARK #1 – ELEV. 1001.75':** TOP NUT OF FIRE HYDRANT LOCATED IN THE SW QUADRANT OF HILLVIEW TERRACE AND EDWARD STREET.

BM **BENCHMARK #2 – ELEV. 1039.91':** 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.

DIGGERS HOTLINE
Dial 811 or (800) 242-8511
www.DiggersHotline.com

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

vierbicher
planners engineers advisors

Existing Conditions

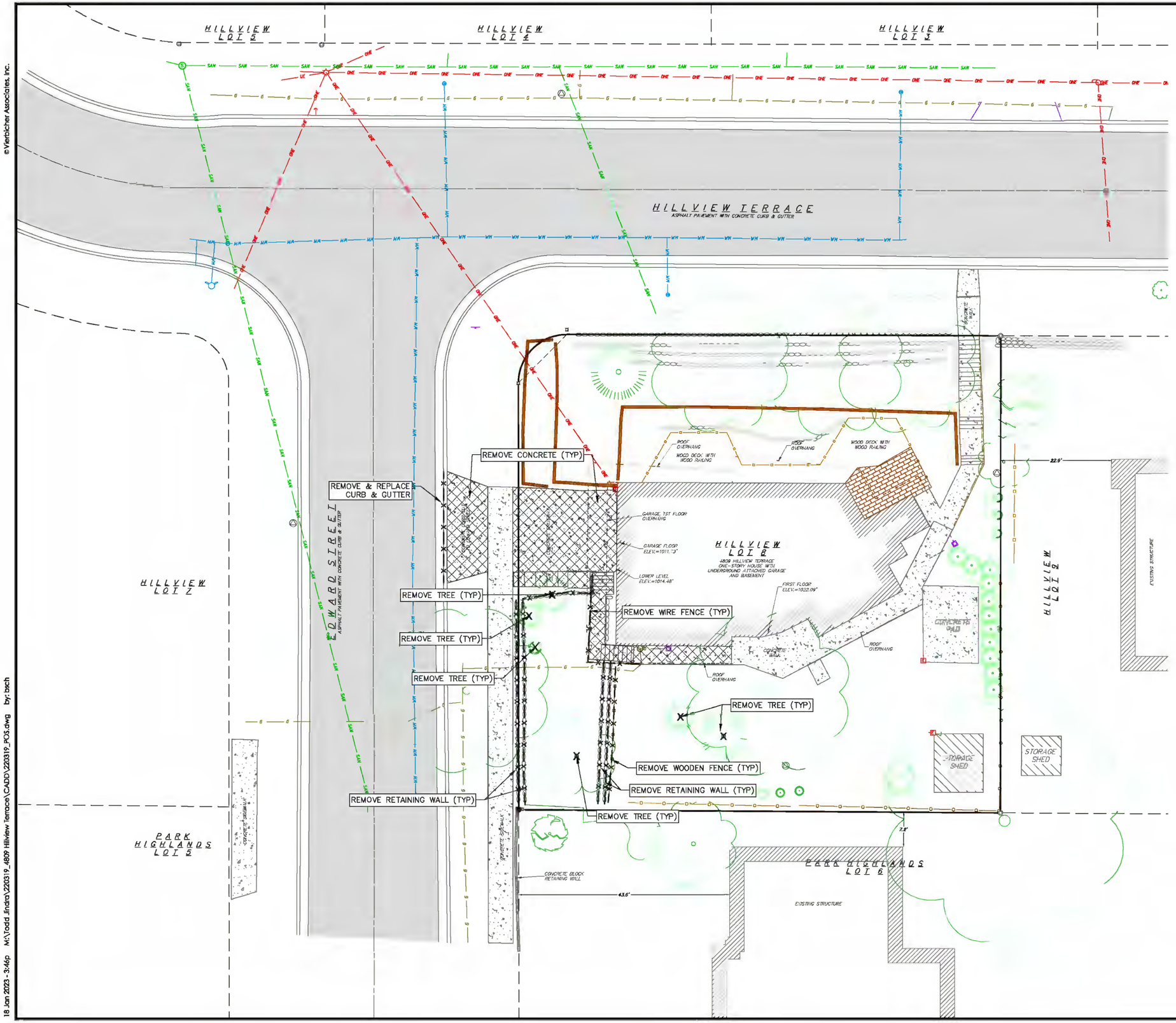
4809 Hillview Terrace
Madison
Dane County, Wisconsin

REVISIONS			
NO.	DATE	REMARKS	
NO.	DATE	REMARKS	

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

C1.0

18 Jan 2023 - 3:46p M:\Todd Jindra\220319_4809 Hillview Terrace\CADD\220319_POS.dwg by: bsch



N
W E
S

GRAPHIC SCALE FEET
0 5 10 20

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

REVISIONS		
NO.	DATE	REMARKS

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

C2.0

HILLVIEW LOT 5

HILLVIEW LOT 4

HILLVIEW LOT 3

HILLVIEW TERRACE
ASPHALT PAVEMENT WITH CONCRETE CURB & GUTTER

N

W E

S

GRAPHIC SCALE FEET
0 5 10 20

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

Detached Garage for Single Family Dwelling

Accessory Building Placement Setback

30' required
20.4' proposed
9.6' variance

PROPOSED TIMBER RETAINING WALL (TYP)

REPLACE CURB THROUGH EXISTING DRIVEWAY APRON

HOWARD STREET
ASPHALT PAVEMENT WITH CONCRETE CURB & GUTTER

HILLVIEW LOT 2

HILLVIEW LOT 8
4809 HILLVIEW TERRACE
ONE-STORY HOUSE WITH UNDERGROUND ATTACHED GARAGE AND BASEMENT

ROOF OVERHANG

GARAGE OVERHANG

22.9'

HILLVIEW LOT 7

EXISTING STRUCTURE

CONCRETE PAD

4.5'

20.6'

2' DRIVEWAY APRON TAPER W/ 1' CURBHEAD TAPER (TYP)

7.5'

EXISTING GAS SERVICE TO BE RELOCATED

GARAGE

26.0'

19.3'

11.0'

20.4'

24.0'

5.0'

3.4'

3.5'

STORAGE SHED

STORAGE SHED

7.2'

43.6'

PARK HIGHLANDS LOT 2

PARK HIGHLANDS LOT 5

EXISTING STRUCTURE

EXISTING STRUCTURE

vierbicher
planners | engineers | advisors

Site Plan
4809 Hillview Terrace
Madison
Dane County, Wisconsin

REVISIONS			REVISIONS		
NO.	DATE	REMARKS	NO.	DATE	REMARKS

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

C3.0

18 Jan 2023 - 3:46p M:\Todd Jindra\220319_4809 Hillview Terrace\CADD\220319_Base.dwg by: bsch

HILLVIEW LOT 5

HILLVIEW LOT 4

HILLVIEW LOT 3

HILLVIEW TERRACE
ASPHALT PAVEMENT WITH CONCRETE CURB & GUTTER

EDWARD STREET
ASPHALT PAVEMENT WITH CONCRETE CURB & GUTTER

HILLVIEW LOT 2

HILLVIEW LOT 8
4809 HILLVIEW TERRACE
ONE-STORY HOUSE WITH UNDERGROUND ATTACHED GARAGE AND BASEMENT

PARK HIGHLANDS LOT 5

PARK HIGHLANDS LOT 6

PROPOSED TIMBER RETAINING WALL (TYP)

REPLACE CURB THROUGH EXISTING DRIVEWAY APRON

2' DRIVEWAY APRON TAPER W/ 1' CURBHEAD TAPER (TYP)

ROOF OVERHANG

GARAGE OVERHANG

EXISTING GAS SERVICE TO BE RELOCATED

GARAGE

CONCRETE PAD

STORAGE SHED

STORAGE SHED

EXISTING STRUCTURE

EXISTING STRUCTURE

EXISTING STRUCTURE

22.9'
4.5'
20.6'
7.5'
19.3'
11.0'
20.4'
26.0'
24.0'
5.0'
3.4'
3.5'
7.2'
43.6'

N

GRAPHIC SCALE FEET
0 5 10 20

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

Required 45° transition between driveway approach width and driveway width

vierbicher
planners | engineers | advisors

Site Plan
4809 Hillview Terrace
Madison
Dane County, Wisconsin

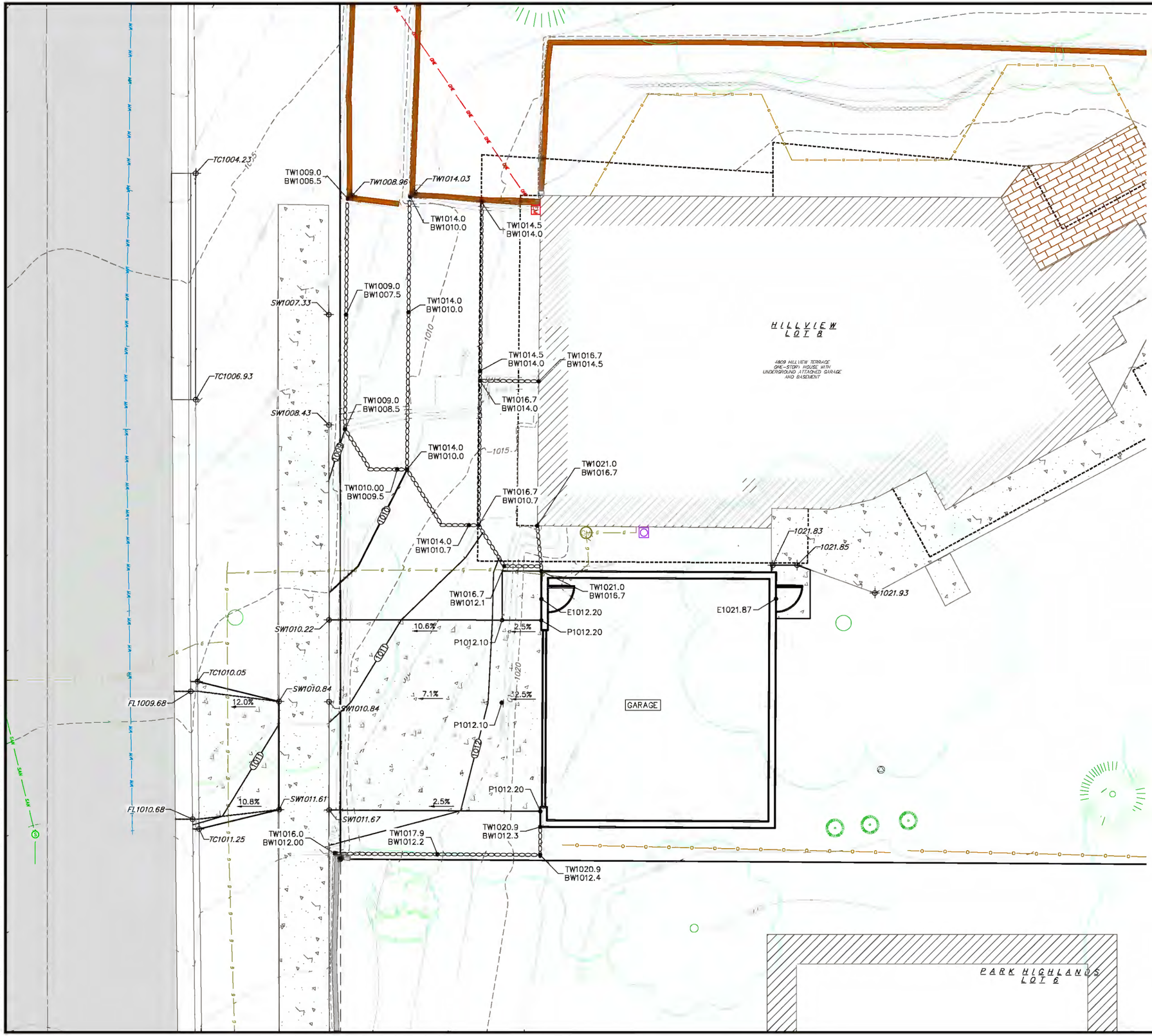
REVISIONS NO.	DATE	REMARKS

REVISIONS NO.	DATE	REMARKS

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

C3.0

18 Jan 2023 - 3:44p M:\Todd Jindra\220319_4809 Hillview Terrace\CADD\220319_Base.dwg by: bsch



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

NO.	DATE	REMARKS

REVISIONS

NO.	DATE	REMARKS

DATE
01/17/2023

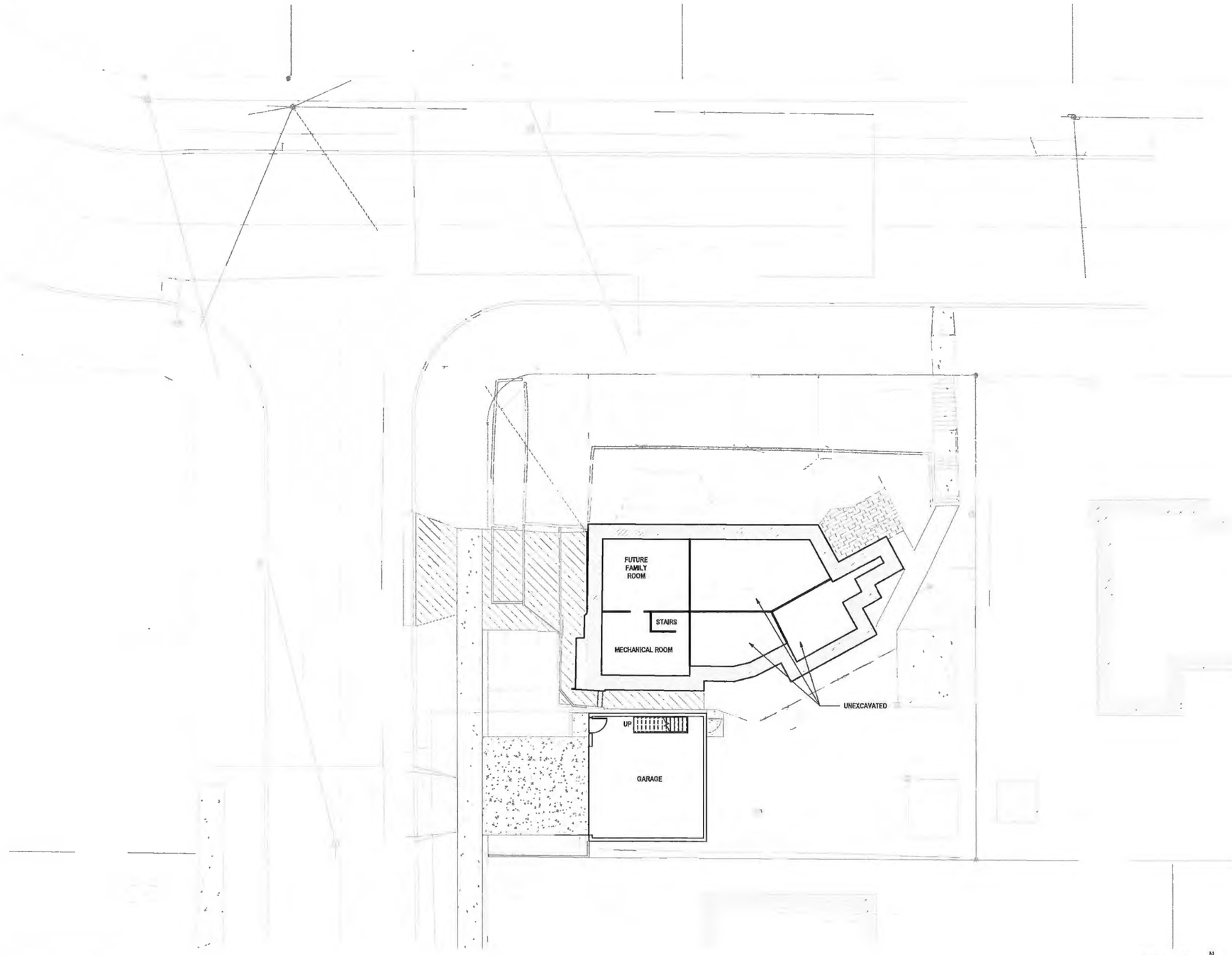
DRAFTER
BSCH

CHECKED
RKOL

PROJECT NO.
220319

C4.0

18 Jan 2023 - 3:46p M:\todd Jindra\220319_4809 Hillview Terrace\CADD\220319_Base.dwg by: bsch



2 BASEMENT FLOOR PLAN
3/32" = 1'-0"

DIMENSION IV
Madison Design Group
architecture · interior design · planning
6515 Grand Teton Plaza, Suite 120
Madison, Wisconsin 53719
p608.829.4444 f608.829.4445 dimensionivmadison.com

4809 Hillview Terrace,
Madison, WI

DATE OF ISSUE: 01/18/23

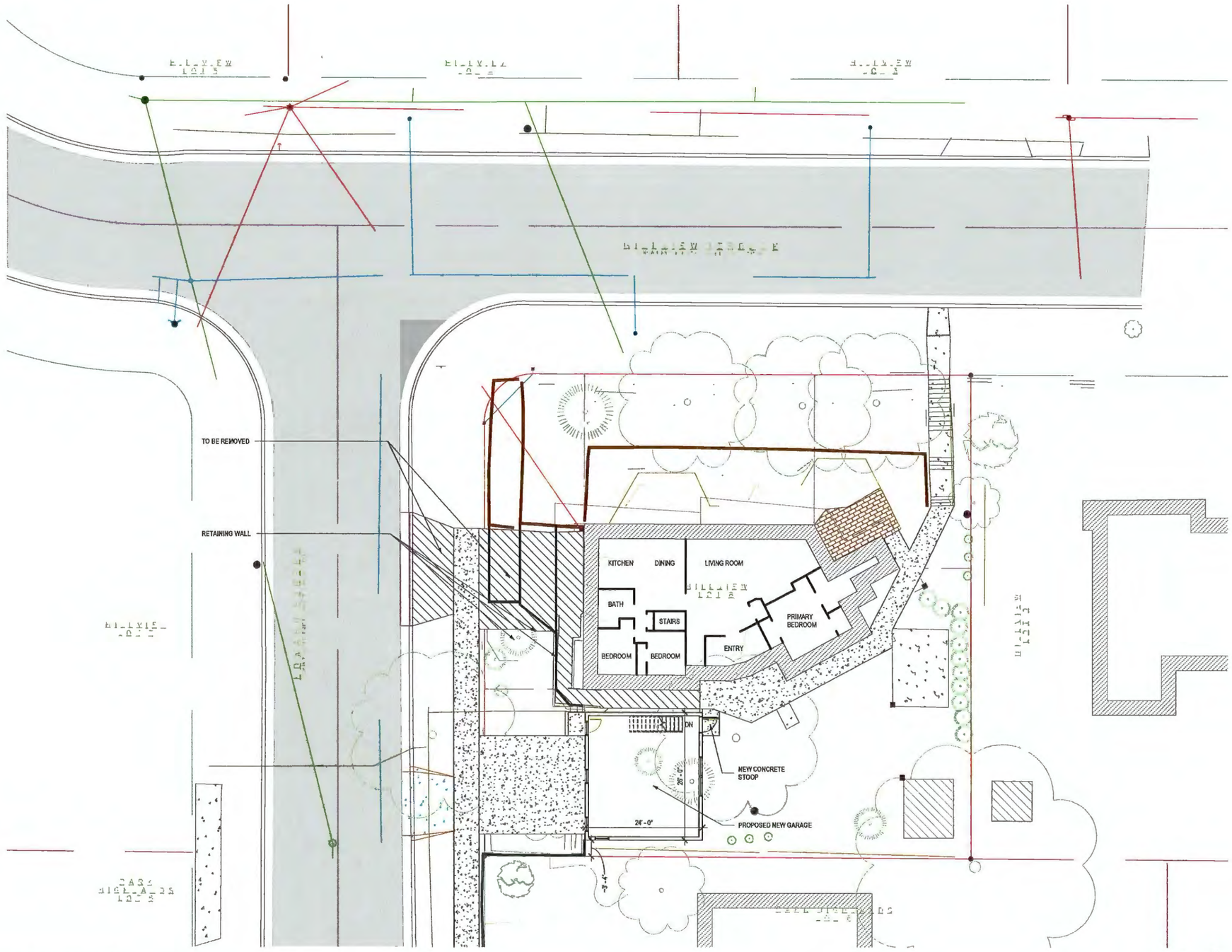
REVISIONS:

PROJECT # 00000

BASEMENT FLOOR PLAN

A1.0

C:\Users\tkatzman\Documents\Revit Local Temp Project.rvt
1/18/2023 4:01:00 PM



1 **FIRST FLOOR PLAN**
3/32" = 1'-0"

DIMENSION IV
Madison Design Group
architecture · interior design · planning
6515 Grand Teton Plaza, Suite 120
Madison, Wisconsin 53719
p608.829.4444 f608.829.4445 dimensionivmadison.com

4809 Hillview Terrace,
Madison, WI

DATE OF ISSUE: 01/18/23

REVISIONS:

PROJECT # 00000

FIRST FLOOR PLAN

A1.1

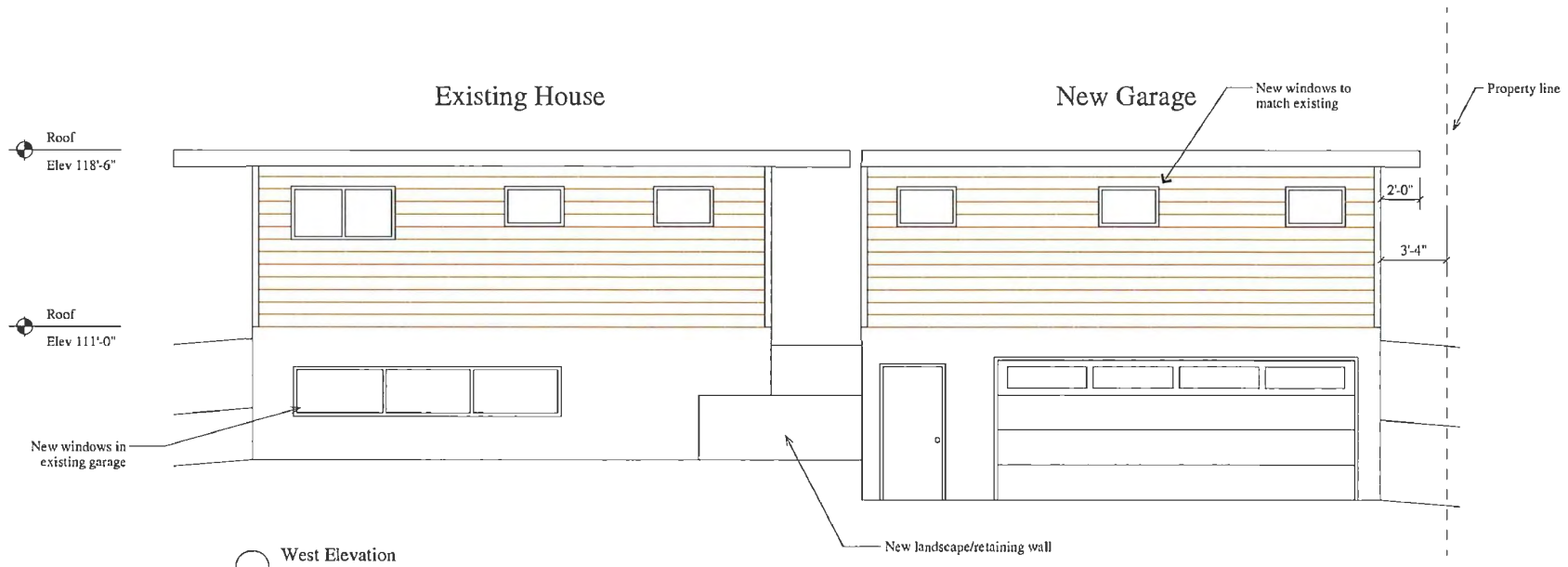
1/18/2023 4:01:01 PM C:\Users\sdonnan\Downloads\Jerry Project.rvt

East Elevation

Scale = 1/4"=1'-0"

South Elevation

Scale = 1/4"=1'-0"



West Elevation

Scale = 1/4"=1'-0"

Jeffery Groenier, Architect
W125 Amidon Road
Brooklyn, WI 53521
608-698-3196

Concepts In Architecture, LLC

Proposed for: Todd Jindra

Address: 4809 Hillview Terrace
Madison, WI
608-577-6940

Project: Garage Addition

Address: Madison, WI

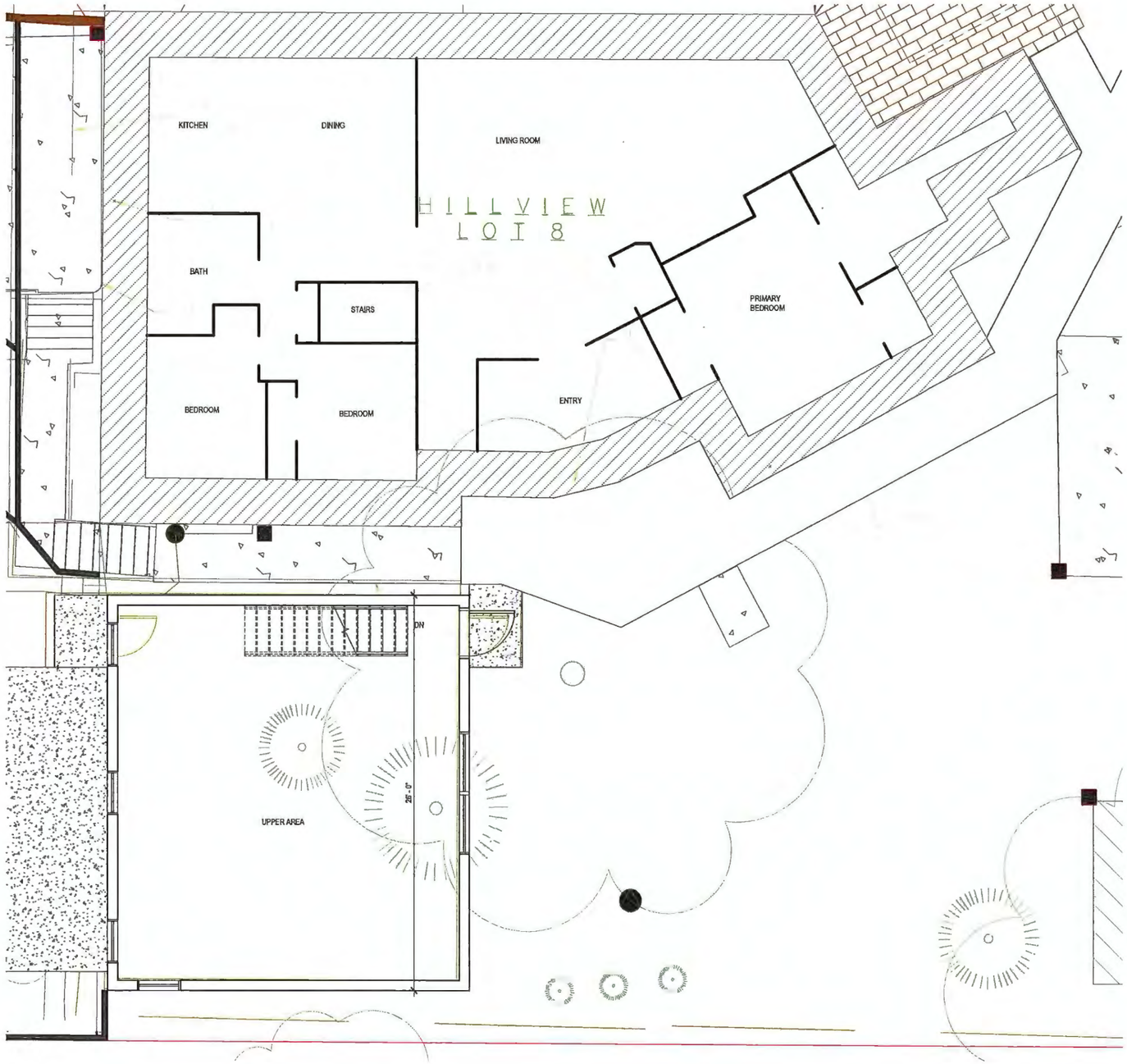
Sheet Title: Elevations

Date: 05-23-2023

Scale: As Noted

Job #: 05-01

SHEET
A2.0



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

0' 1' 2' 4' N

DIMENSION IV
Madison Design Group
architecture · interior design · planning
6515 Grand Teton Plaza, Suite 120
Madison, Wisconsin 53719
p608.829.4444 f608.829.4445 dimensionivmadison.com

4809 Hillview Terrace,
Madison, WI

DATE OF ISSUE: 01/18/23

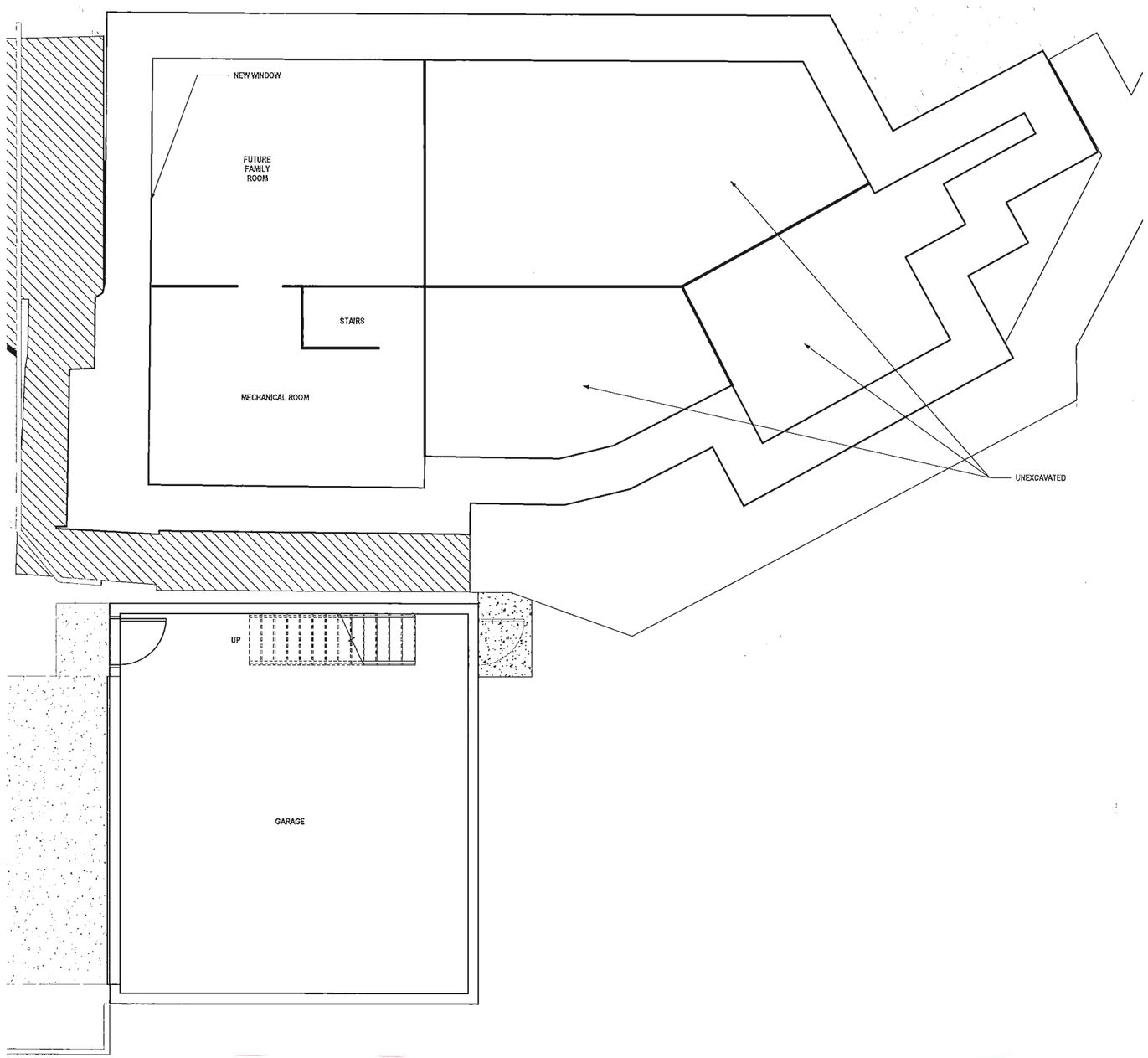
REVISIONS:

PROJECT # 00000

ENLARGED FIRST
FLOOR PLAN

A5.0

1/18/2023 4:01:53 PM C:\Users\kdonovan\Downloads\Jerry Project.rvt



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

0' 2' 4' 8' N

DIMENSION IV
Madison Design Group
architecture · interior design · planning
6515 Grand Teton Plaza, Suite 120
Madison, Wisconsin 53719
p608.829.4444 f608.829.4445 dimensionivmadison.com

4809 Hillview Terrace,
Madison, WI

DATE OF ISSUE: 01/18/23

REVISIONS:

PROJECT # 00000

ENLARGED BASEMENT FLOOR PLAN

A5.1

1/18/2023 1:01:05 PM C:\Users\kdownes\Documents\Revit\Kdowns Project.rvt


Edward St


Hillview