

TOPOGRAPHICAL SURVEY

LOT 1, BLOCK 3, HOBOKEN BEACH, CITY OF MADISON, DANE COUNTY, WISCONSIN.

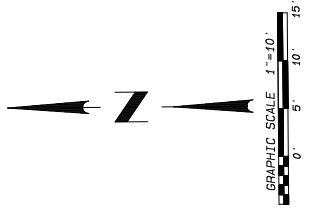
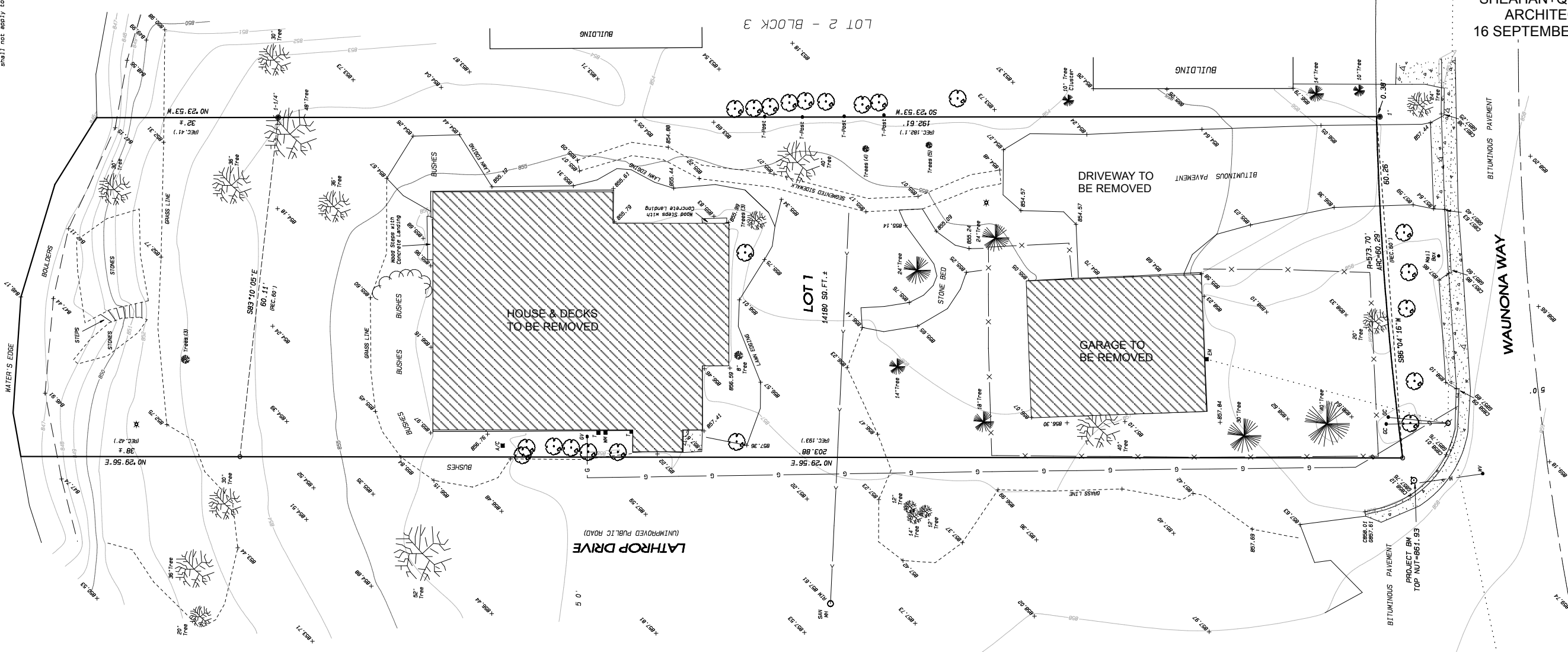
STATE OF WISCONSIN
COUNTY OF ROCK SS.

I, HEREBY CERTIFY THAT I HAVE SUPERVISED THE SURVEY OF THE PROPERTY DESCRIBED ABOVE AND THAT THE LOCUS OF POINTS AND THE POSITION OF ALL EASEMENTS AND ENCUMBRANCES SHOWN ON THIS PLAN ARE TRUE TO THE BEST OF MY KNOWLEDGE AND BELIEF. I BELIEVE THIS SURVEY TO BE A CORRECT REPRESENTATION OF THE LOCATION AND DIMENSIONS OF THE PROPERTY DESCRIBED ABOVE AND ITS LOCATION AND DIMENSIONS AS SHOWN ON THE PLAT OF RECORD WITH CHAPTER A-67.

GIVEN UNDER MY HAND AND SEAL THIS 12TH DAY OF DECEMBER, 2019, AT JANESVILLE, WISCONSIN.

Ronald J. Combs
P.L.S. Number 3330
If the surveyor's signature is not
red in color, the map is a copy and
does not constitute a certification.
The certification contained herein
shall not apply to any copies.

LAKE MONONA



LEGEND:

- SET IRON PTN. 3/4" x 24", 1.5 LBS./LIN. FT.
- FOUND IRON PIPE (SIZE AS SHOWN)
- UTILITY POLE
- GUY CABLE ANCHOR
- MANHOLE
- LIGHT POLE
- TELEPHONE BOX
- WATER METER
- GAS METER
- ELECTRIC METER
- GAS VALVE
- WATER VALVE
- FIRE HYDRANT
- UNDERGROUND GAS LINE
- UNDERGROUND WATER LINE
- FENCE
- 6840.5 TOP OF CURB ELEVATION
- 6840.0 GUTTER ELEVATION (FLOW LINE)
- CONCRETE
- DECIDUOUS TREE
- BUSH
- CONIFEROUS TREE

STRUCTURES TO BE REMOVED



DEMOLITION PLAN
50% @ 11X17
100% @ 24X36

THE ABRAHAMSON
FAMILY RESIDENCE
2012 WAUNONA WAY
MADISON, WISCONSIN

SHEAHAN+QUANTD
ARCHITECTURE
16 SEPTEMBER 2020

D1

Combs & Associates
108 W. Waunona St.
Madison, WI 53703
Tel: 608 752-0975
Fax: 608 752-0554
www.combsurvey.com

DATE: 12/11/19
BY: S11
PROJECT NO.: 119-526
CITY: PKS ARCH.

NOTES:
FIELD WORK COMPLETED DECEMBER 9, 2019.
THIS SURVEY IS SUBJECT TO ANY AND ALL EASEMENTS AND AGREEMENTS, RECORDED AND UNRECORDED.
ASSUMED 50'23'53" M ALONG THE EAST LINE OF SAID LOT 1.
SURVEYOR USED SURVEYS BY MARK KUPFSCH DATED 10-15-03 AND 10-15-04 FOR THE EAST LINE OF SAID LOT 1. THE BOUNDARIES FOR THIS SURVEY.
NOTE: LOCATION OF UNDERGROUND UTILITIES ARE SHOWN AS LOCATED ON THE GROUND BY DIGGER 5 HOTLINE TICKET NO. 20194701686.
NOTE: ELEVATIONS ARE BASED NAVD83 (11) DATUM.

APPENDIX

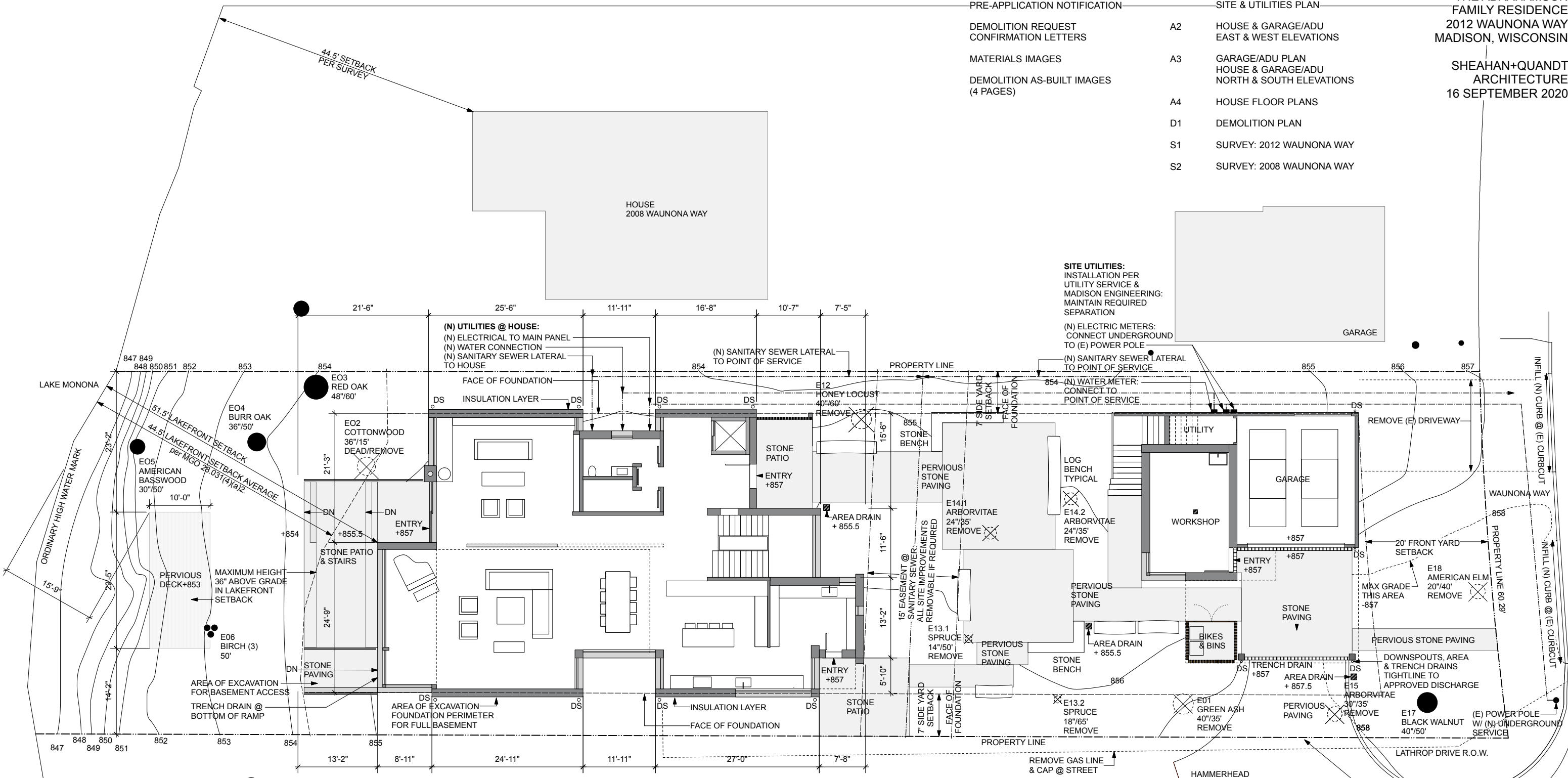
SHEET INDEX

- LETTER OF INTENT
PRE-APPLICATION NOTIFICATION
- DEMOLITION REQUEST
CONFIRMATION LETTERS
- MATERIALS IMAGES
- DEMOLITION AS-BUILT IMAGES
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SITE & UTILITIES PLAN
- A2 HOUSE & GARAGE/ADU
EAST & WEST ELEVATIONS
- A3 GARAGE/ADU PLAN
HOUSE & GARAGE/ADU
NORTH & SOUTH ELEVATIONS
- A4 HOUSE FLOOR PLANS
- D1 DEMOLITION PLAN
- S1 SURVEY: 2012 WAUNONA WAY
- S2 SURVEY: 2008 WAUNONA WAY

THE ABRAHAMSON
FAMILY RESIDENCE
2012 WAUNONA WAY
MADISON, WISCONSIN

SHEAHAN+QUANDT
ARCHITECTURE
16 SEPTEMBER 2020

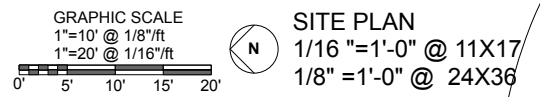


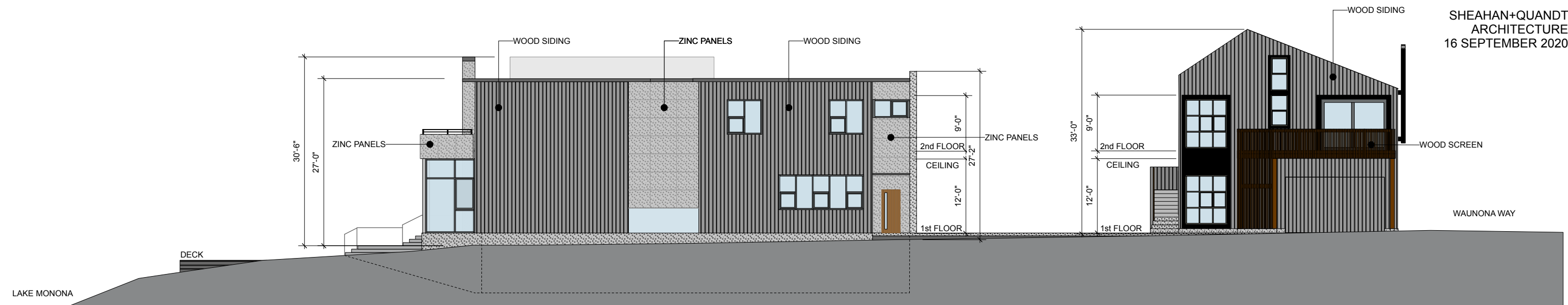
PROJECT DESCRIPTION:
The plan for the new house consists of a main house and a 2-car garage with an Accessory Dwelling Unit above. The main house will be completely wheelchair accessible and will include an elevator accessing a basement, a main living floor and a second floor containing 3 bedrooms.
The below grade basement will provide a recreation room, a laundry room, a bathroom, and a storage room. The unconditioned portion of the basement will provide storage for human powered watercraft.
The first floor will have an open plan and will house a kitchen, a living and dining room, a library and a powder room. A patio off of the kitchen will face south and west. A terrace off of the living room and library faces north.
The second floor will have 3 bedrooms, 3 bathrooms, an exercise room, and 2 outdoor balconies, one overlooking the front yard to the south and the other facing the lake to the north.
Large windows will face the lake and rear yard, with smaller windows to the east and west to provide more privacy to neighbors.
The garage will have 2 car stalls and a small workshop on the first floor. The second floor will have a deck over the driveway, providing sheltered parking in front of the garage. There will be an open stairway to the second-floor Accessory Dwelling Unit (ADU), which will have an open living/dining/kitchen area, one bedroom and one bathroom.
The entrance to the driveway will be off of the public right-of-way to the west, leaving the front yard facing Waunona Way to be fully landscaped. The walkway from the driveway under the deck to the main house entry and kitchen will be wheelchair accessible. Landscape planting will be non-invasive or native to Wisconsin.
The construction materials will be primarily sourced from Wisconsin and the design aims for a high degree of sustainability. Rooftop photovoltaic panels and geothermal heating systems will be used, and a rain catchment system will reduce water usage. The house is "passive design" which provides extra layers of insulation and is very energy efficient. In addition to local sourcing, recycled or downed timber will be utilized as available. The few trees that will be removed will be milled and used as landscape elements and will be replaced with native species.

ADDRESS :2012 Waunona Way
PARCEL #: 071019401018
ZONING: TR-C1 (Single-Family detached Residence District)
ZONING SUMMARY:

Requirements	Required	Proposed
Lot Area	6,000 sq. ft.	13,653 sq ft
Lot width	50'	60'
Usable Open Space	1,000 sq ft per DU	Adequate
Front Yard	20'	20'
Side yards	7'	7'
Lake Setback Average	44.5' per 28.031(4)(a)2.	44.5'
Building height	2 stories/35' maximum	2 stories/30.5' House/33.25' Garage/ADU
Number parking stalls	2	2
Landscaping	Yes	lands w/ 35' of lake no change
Other Critical Zoning Items	Waterfront development	
Demolition (House + Garage)		3,276 sq. ft.
Lot Coverage:	50% maximum	39%

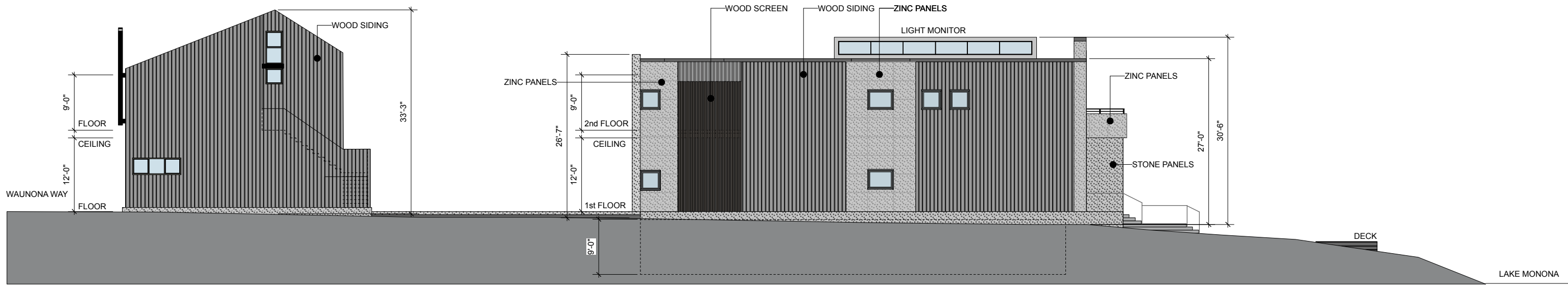
SQUARE FOOTAGE:	LOT COVERAGE:
<u>House: 3 bedroom</u>	<u>House:</u>
Basement 2790	Structure & Impervious Areas: 3910 sf
1st Floor 2530	<u>Garage/ADU</u>
2nd Floor 1825	Structure & Deck: 1442 sf
<u>Garage/Workshop:</u>	Total Impervious Area: 5352 sf
1st Floor 710	/ Lot Area 13,653 sq ft = 39%
ADU: 1 bedroom	Pervious Paving & Deck: 1708 sf
2nd Floor 680	





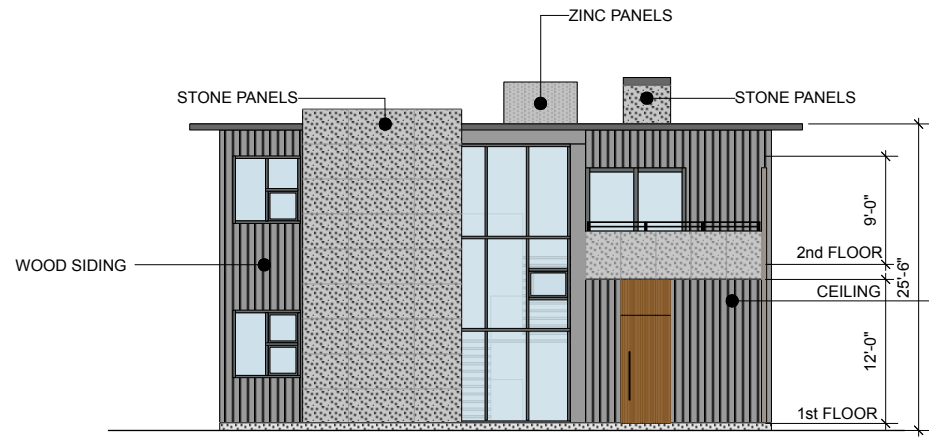
HOUSE
WEST ELEVATION

GARAGE & ACCESSORY DWELLING UNIT
WEST ELEVATION

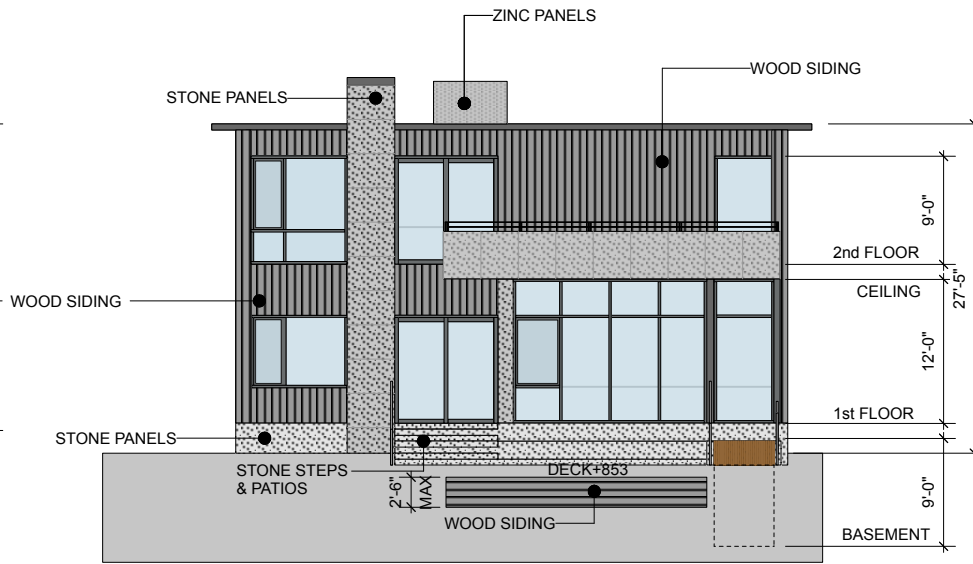


GARAGE & ACCESSORY DWELLING UNIT
EAST ELEVATION

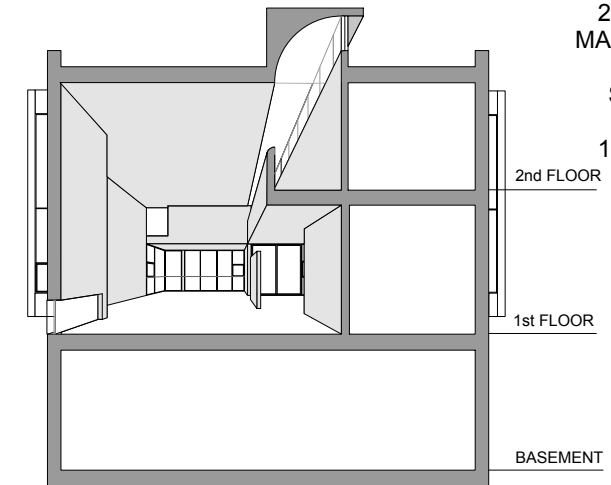
HOUSE
EAST ELEVATION



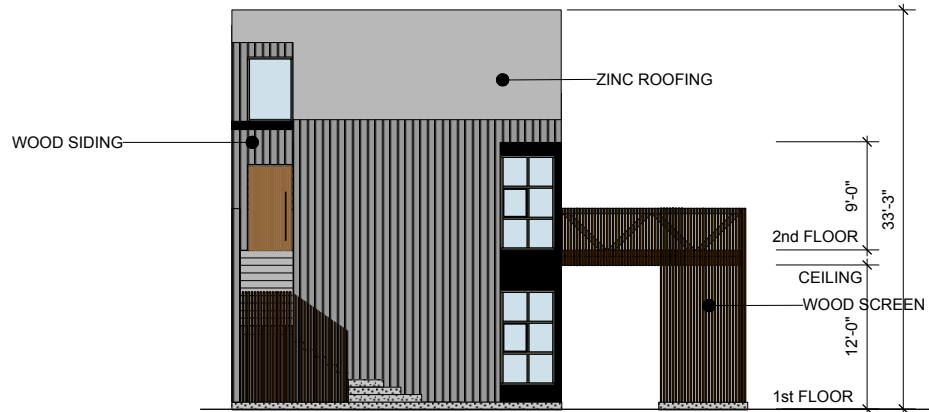
HOUSE SOUTH ELEVATION 1/16"



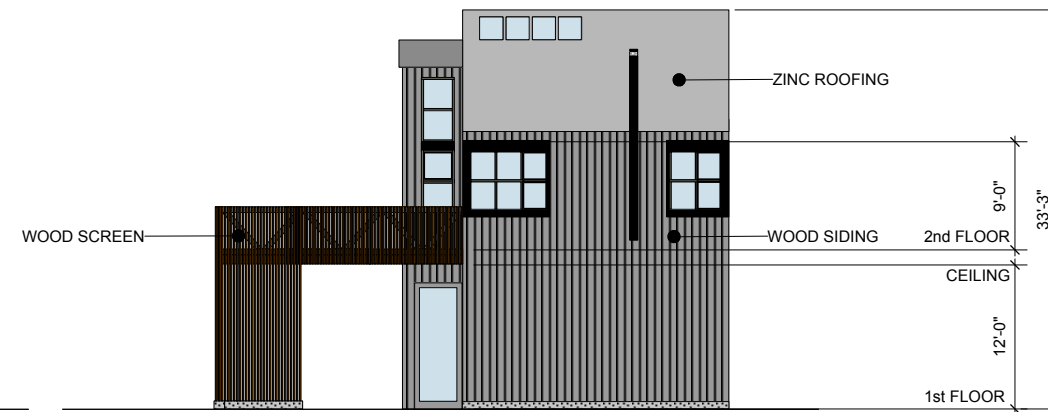
HOUSE NORTH ELEVATION 1/16"



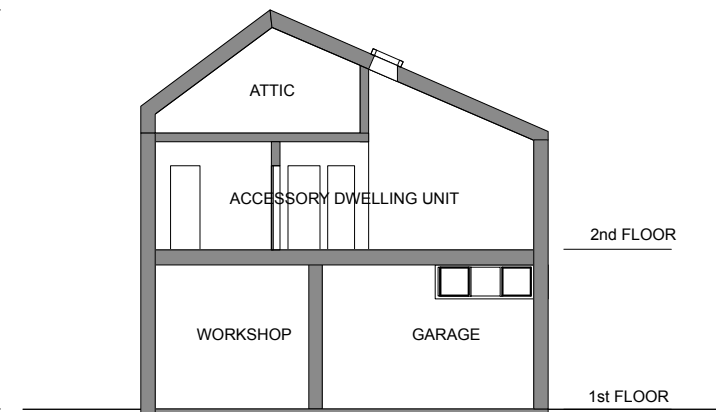
HOUSE SECTION LOOKING NORTH



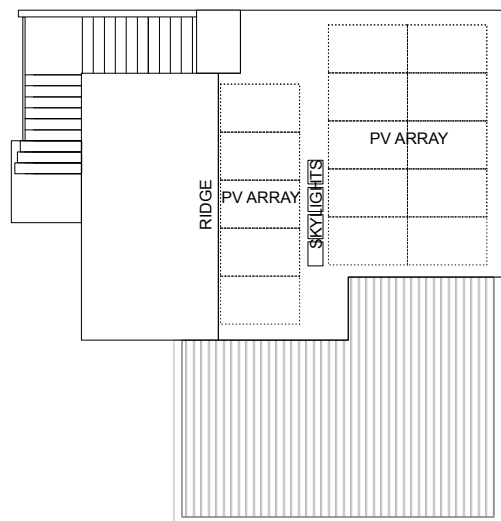
GARAGE/ADU NORTH
ELEVATION



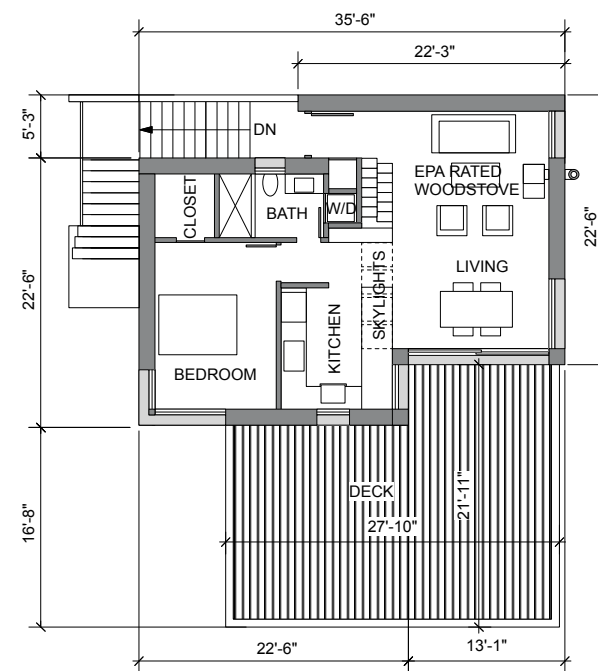
GARAGE/ADU SOUTH
ELEVATION



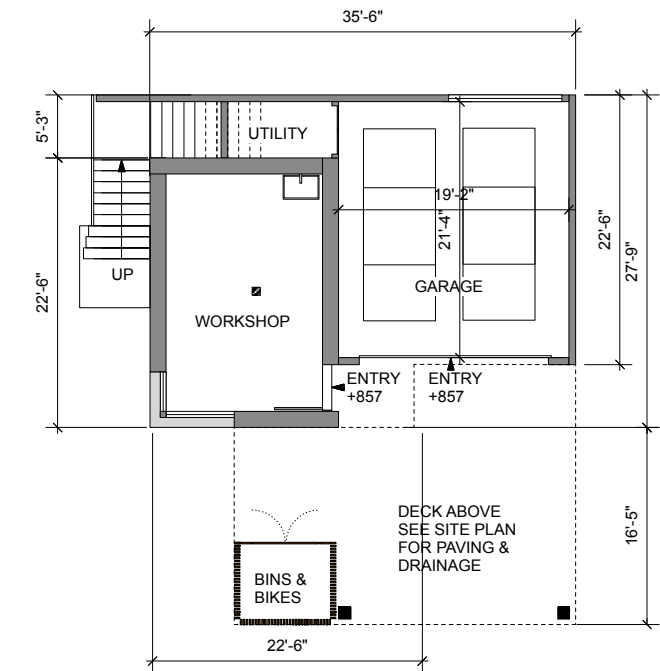
GARAGE/ADU SECTION
LOOKING EAST



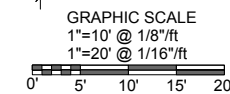
GARAGE/ADU
ROOF PLAN



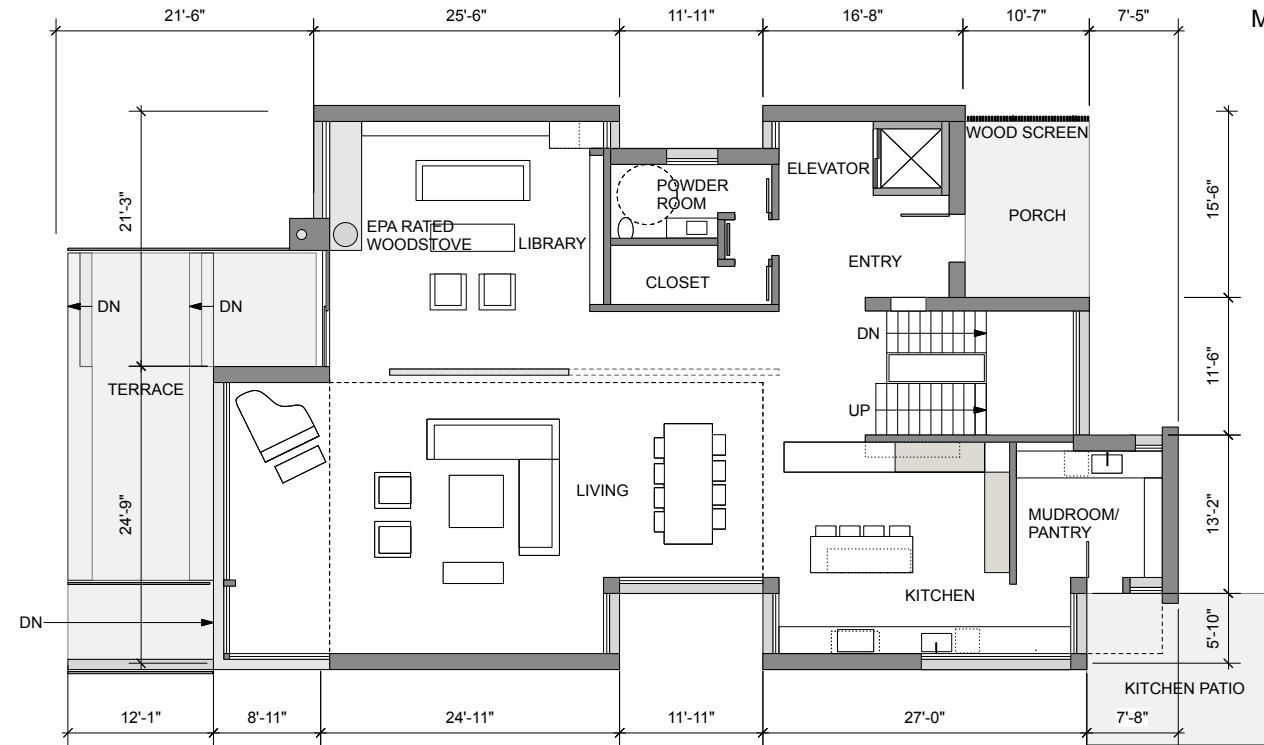
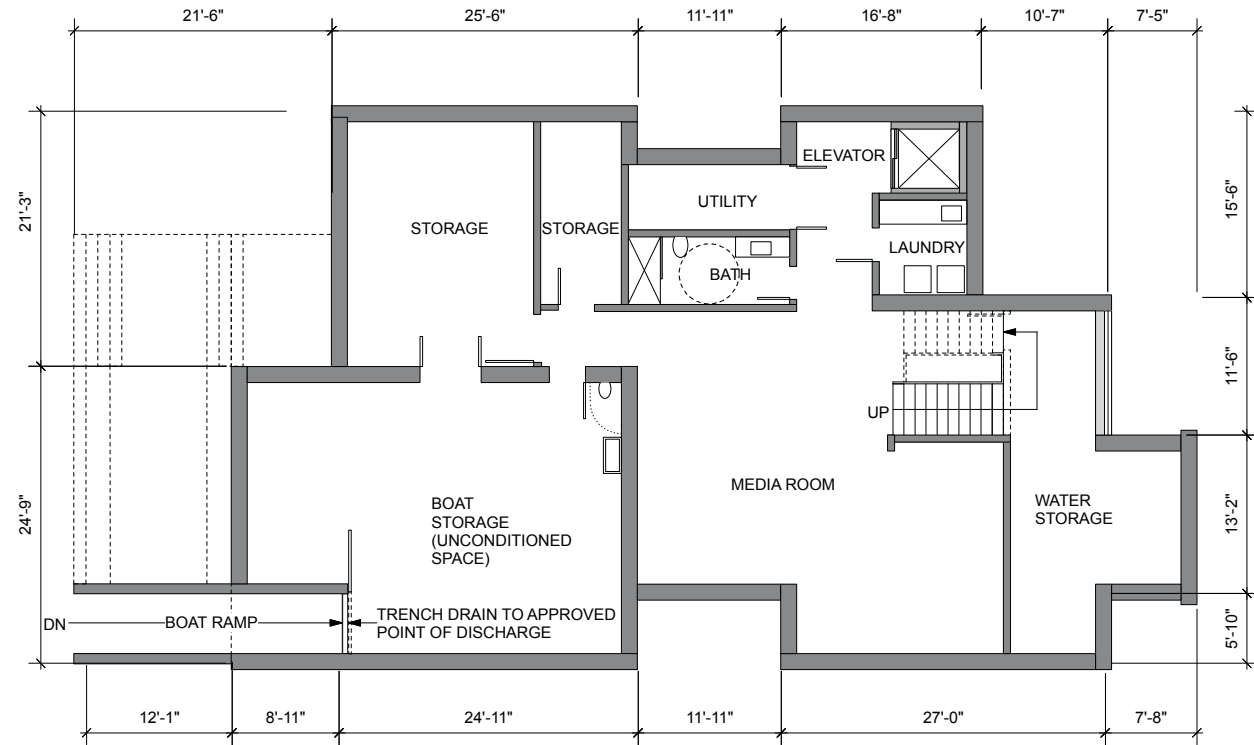
GARAGE/ADU
2nd FLOOR PLAN



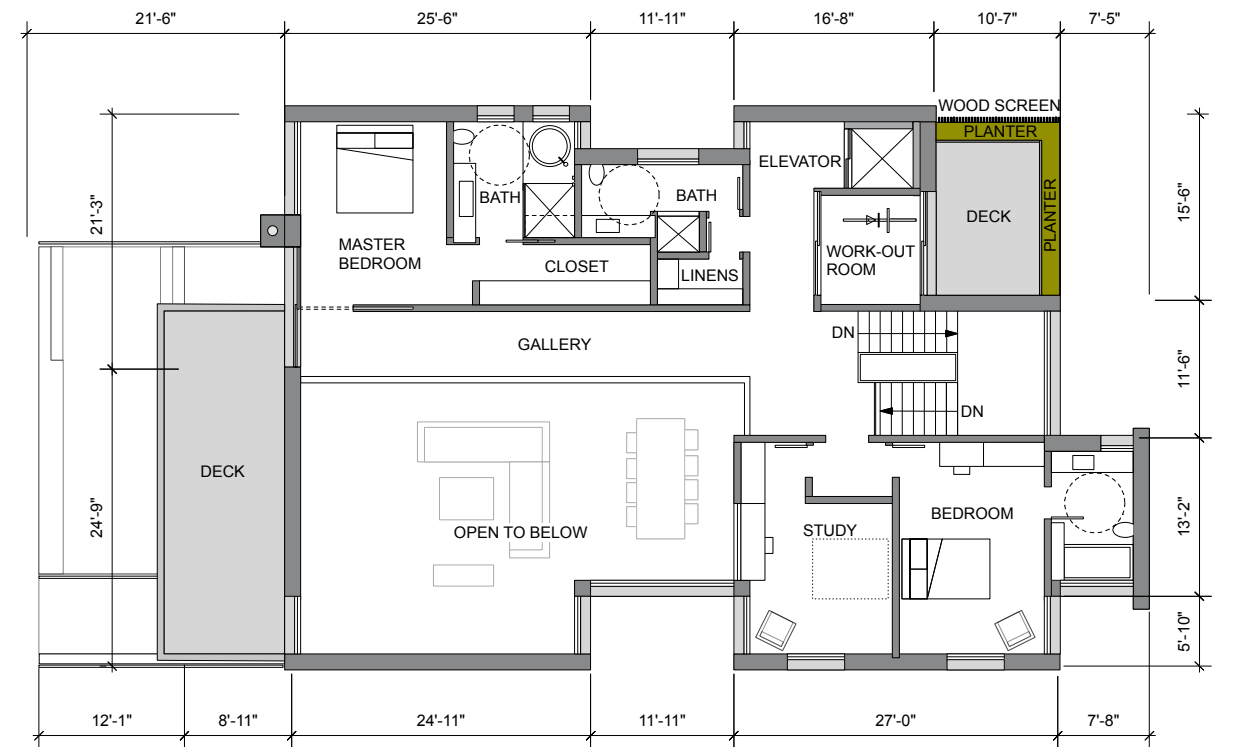
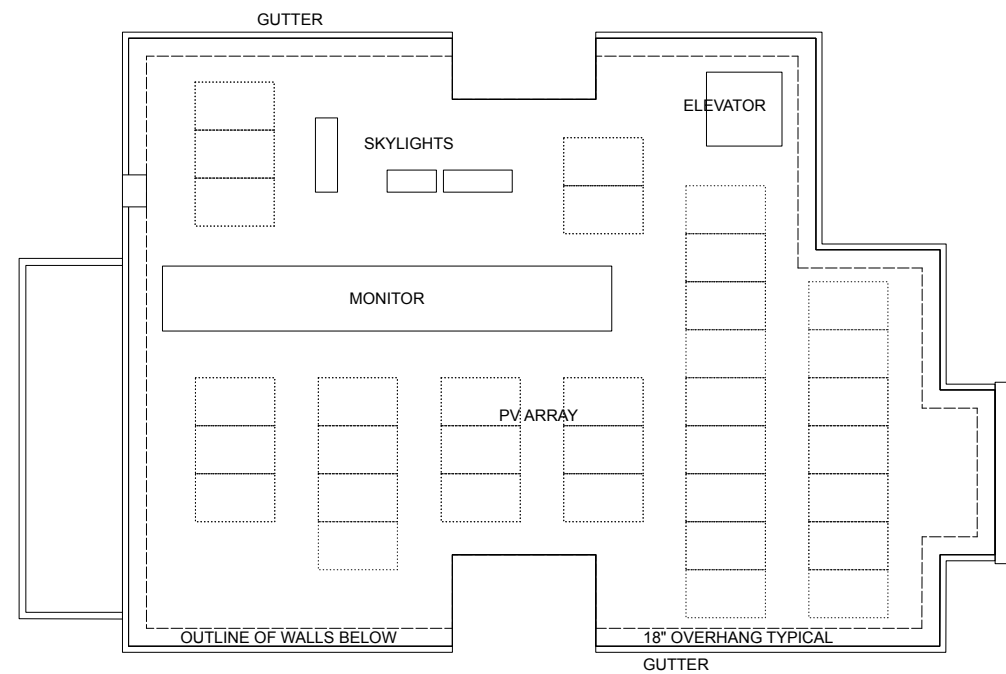
GARAGE/ADU
1st FLOOR PLAN



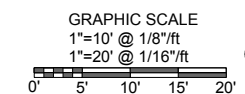
GARAGE/ADU
FLOOR PLANS
HOUSE & GARAGE/ADU
SOUTH & NORTH
ELEVATIONS
1/16" = 1'-0" @ 11X17
1/8" = 1'-0" @ 24X36



HOUSE 1st
FLOOR PLAN
1/16" / 1/8"
@ 11X17 / 24X36



HOUSE 2nd
FLOOR PLAN



TOPOGRAPHICAL SURVEY

LOT 1, BLOCK 3, HOBOKEN BEACH, CITY OF MADISON, DANE COUNTY, WISCONSIN.

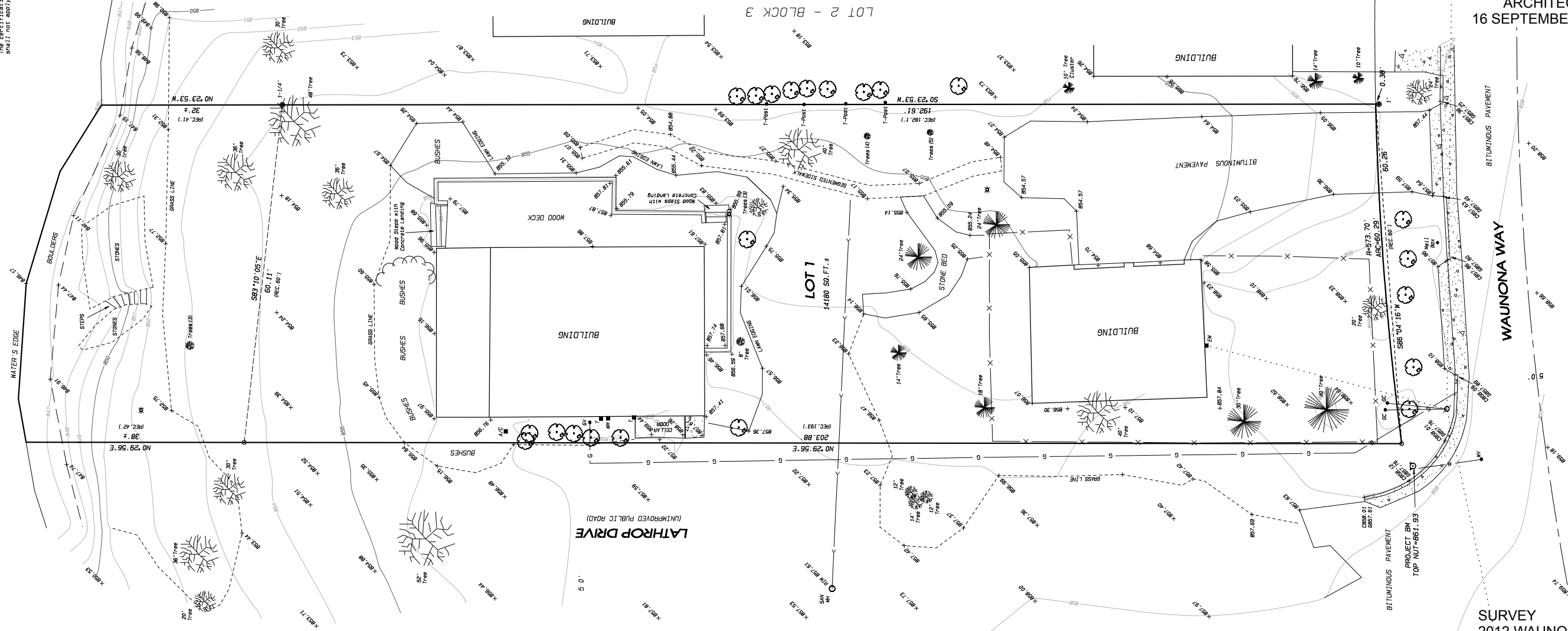
STATE OF WISCONSIN SS.
COUNTY OF ROCK

I HEREBY CERTIFY THAT I HAVE SUPERVISED THE SURVEY OF THE PROPERTY DESCRIBED ABOVE FOR THE EXCLUSIVE USE OF PKS ARCHITECTS AND THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THE PLAT HEREON DRAWN CORRECTLY REPRESENTS SAID SURVEY AND ITS LOCATION AND COMPLIES WITH CHAPTER A-17.

GIVEN UNDER MY HAND AND SEAL THIS 12TH DAY OF DECEMBER, 2019, AT JANESVILLE, WISCONSIN.

Ronald J. Combs
P.L.S. Number 1330
This map is not a copy and may contain unauthorized alterations. The map is a copy and may contain unauthorized alterations. The map is a copy and may contain unauthorized alterations. The map is a copy and may contain unauthorized alterations.

LAKE MONONA



LEGEND:
 ○ SET IRON PIN, 3/4" x 24", 1.5 LBS./LIN. FT.
 ● FOUND IRON PIPE (SIZE AS SHOWN)
 □ UTILITY POLE
 ○ GUY CABLE ANCHOR
 ○ MANHOLE
 ✱ LIGHT POLE
 T TELEPHONE BOX
 M WATER METER
 G GAS METER
 E ELECTRIC METER
 GY GAS VALVE
 WV WATER VALVE
 ○ FIRE HYDRANT
 — G — UNDERGROUND GAS LINE
 — W — UNDERGROUND WATER LINE
 — X — FENCE
 6840.5 TOP OF CURB ELEVATION
 6840.0 GUTTER ELEVATION (FLOM LINE)

- CONCRETE
- DECIDUOUS TREE
- BUSH
- CONIFEROUS TREE

NOTES:
 FIELD WORK COMPLETED DECEMBER 9, 2019.
 THIS SURVEY IS SUBJECT TO ANY AND ALL EASEMENTS AND AGREEMENTS, RECORDED AND UNRECORDED.
 ASSUMED 50'23'53" M ALONG THE EAST LINE OF SAID LOT 1.
 SURVEYOR USED SURVEYS BY MARK KUPFSCH DATED 10-15-93 AND BY NOA PRIEVE DATED DECEMBER 8, 2014 IN RETRACING THE BOUNDARIES FOR THIS SURVEY.
 NOTE: LOCATION OF UNDERGROUND UTILITIES ARE SHOWN AS LOCATED ON THE GROUND BY DIGGER'S HOTLINE TICKET NO. 20194701296.
 NOTE: ELEVATIONS ARE BASED NAVD88 (11) DATUM.

SURVEY
 2012 WAUNONA
 50% @ 11X17
 100% @ 24X36

SHEAHAN+QUANDT
 ARCHITECTURE
 16 SEPTEMBER 2020

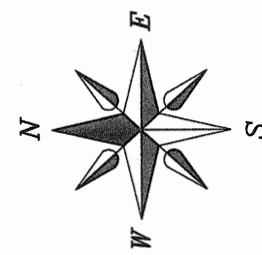
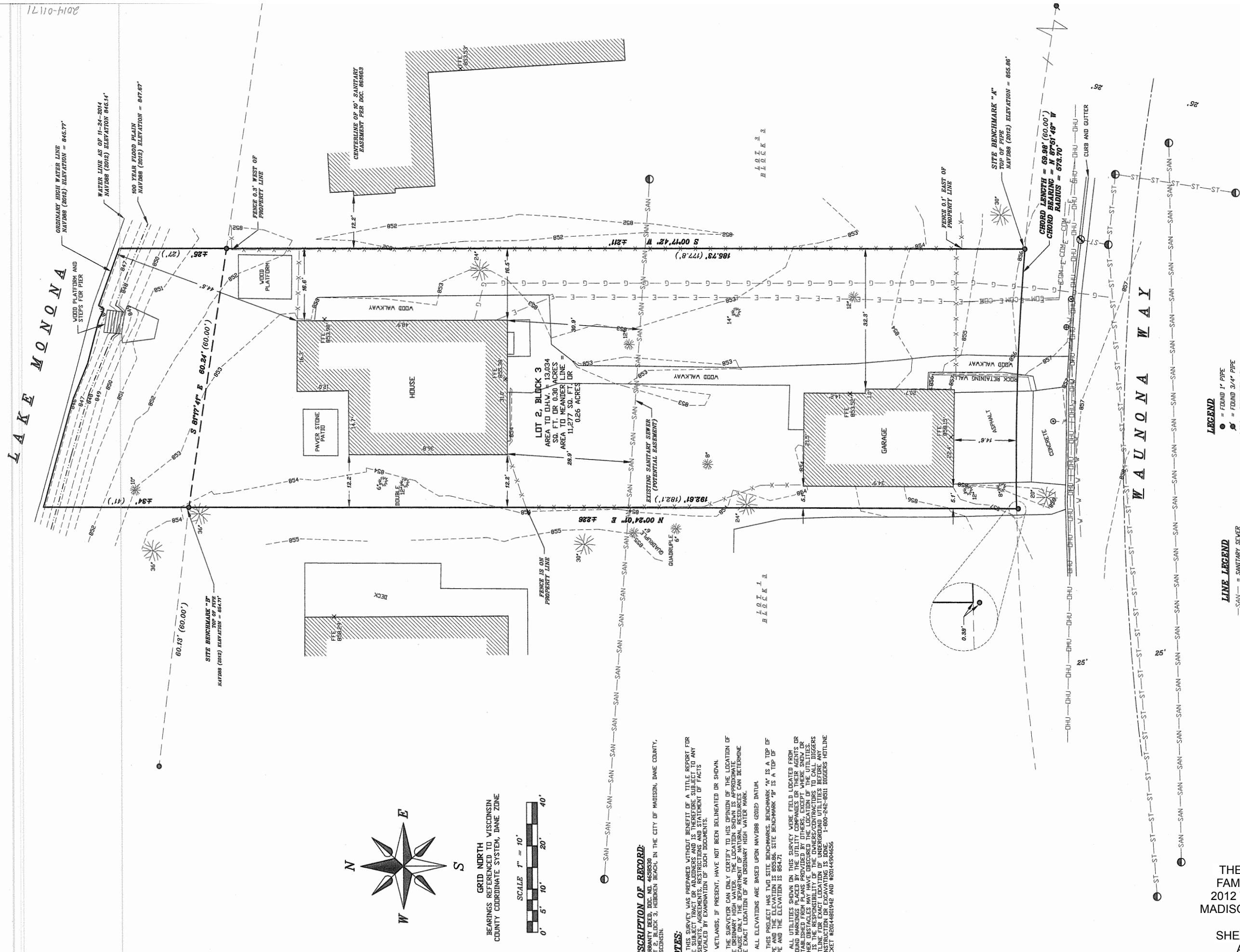
THE ABRAHAMSON
 FAMILY RESIDENCE
 2012 WAUNONA WAY
 MADISON, WISCONSIN

S1

Combs & Associates
 109 N. Milwaukee St.
 Janesville, WI 53408
 www.combsurvey.com
 TEL: 608 752-0575
 FAX: 608 752-0534

DATE	12/11/19
BY	SJ
PROJECT NO.	119-526
CLIENT	PKS ARCH.

2014-01171



GRID NORTH
BEARINGS REFERENCED TO WISCONSIN
COUNTY COORDINATE SYSTEM, DANE ZONE



DESCRIPTION OF RECORD:

GRANTY BEED, DOC. NO. 469839
QUARTY BLOCK 3, HOBOKEN BEACH, IN THE CITY OF MADISON, DANE COUNTY,
WISCONSIN.

NOTES:

THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF A TITLE REPORT FOR
E SUBJECT TRACT OR ADJACENTS AND IS THEREFORE SUBJECT TO ANY
SEMENTS, AGREEMENTS, RESTRICTIONS AND STATEMENTS OF FACTS
VENUED BY EXAMINATION OF SUCH DOCUMENTS.

WETLANDS, IF PRESENT, HAVE NOT BEEN DELINEATED OR SHOWN.
THE SURVEYOR CAN ONLY CERTIFY TO HIS OPINION OF THE LOCATION OF
ORDINARY HIGH WATER. THE LOCATION SHOWN IS APPROXIMATE
CAUSE ONLY THE DEPARTMENT OF NATURAL RESOURCES CAN DETERMINE
E EXACT LOCATION OF AN ORDINARY HIGH WATER MARK.

ALL ELEVATIONS ARE BASED UPON NAVD83 (2011) DATUM.
THIS PROJECT HAS TWO SITE BENCHMARKS. BENCHMARK "A" IS A TIP OF
PE AND THE ELEVATION IS 855.86. SITE BENCHMARK "B" IS A TIP OF
PE AND THE ELEVATION IS 854.71.

ALL UTILITIES SHOWN ON THIS SURVEY WERE FIELD LOCATED FROM
GROUND MARKINGS PLACED BY THE UTILITY COMPANIES OR THEIR AGENTS OR
OTHER SOURCES. THE SURVEYOR HAS VISUALLY INSPECTED THESE
MARKINGS AND BELIEVES THEM TO BE CORRECT. HOWEVER, THE SURVEYOR
HAS NO CONTROL OVER THE PLACEMENT OF THESE MARKINGS AND
HER OBSTACLES MAY HAVE OBLSCURED THE LOCATION OF THE UTILITIES.
IT IS THE RESPONSIBILITY OF THE OWNERS/CONTRACTORS TO CALL DIGGERS
BEFORE EXCAVATING. THE SURVEYOR HAS VISUALLY INSPECTED THESE
MARKINGS AND BELIEVES THEM TO BE CORRECT. HOWEVER, THE SURVEYOR
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HER OBSTACLES MAY HAVE OBLSCURED THE LOCATION OF THE UTILITIES.
IT IS THE RESPONSIBILITY OF THE OWNERS/CONTRACTORS TO CALL DIGGERS
BEFORE EXCAVATING.

DATE: 11/20/2020 1:00 PM
DRAWN BY: J. ADAMS
CHECKED BY: N. PRIEVE

THE ABRAHAMSON
FAMILY RESIDENCE
2012 WAUNONA WAY
MADISON, WISCONSIN

SHEAHAN+QUANDT
ARCHITECTURE
16 SEPTEMBER 2020

SURVEYOR'S CERTIFICATE:

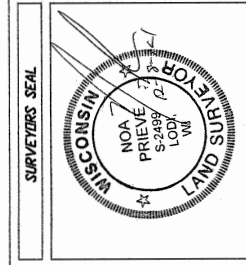
This plat and survey were performed under my supervision, and was surveyed,
divided, and mapped according to the official records of the property described and
pictured hereon. This plat is a true scaled and dimensioned representation of the
boundaries, buildings, improvements and all visible encroachments if any.

Williamson Surveying and Associates, LLC
by Noa T. Prieve & Chris V. Adams

Noa T. Prieve S-2499
Registered Land Surveyor

Date Dec. 8th 2014

- LINE LEGEND**
- SAN- = SANITARY SEWER
 - ST- = STORM SEWER
 - COM- = UNDERGROUND COMMUNICATIONS LINE
 - W- = WATER MAIN
 - E- = UNDERGROUND ELECTRIC
 - G- = GAS MAIN
 - X- = FENCE LINE
- LEGEND**
- = FOUND 1" PIPE
 - = FOUND 3/4" PIPE
 - (##) = RECORDED AS
 - SPWP X = SPIT GRADE ELEVATION
 - = STORM INLET/ GRATE INLET
 - = MANHOLE
 - = GAS VALVE
 - = WATER VALVE
 - = LIGHT POLE
 - = DECIDUOUS TREE (SIZE)
 - = CONIFEROUS TREE (SIZE)
 - FFE = FINISHED FLOOR ELEVATION



WILLIAMSON SURVEYING & ASSOCIATES, LLC
104 A WEST MAIN STREET, WAUNAKEE, WISCONSIN, 53597
NOA T. PRIEVE & CHRIS V. ADAMS
REGISTERED LAND SURVEYORS
PHONE: 608-255-5725 FAX: 608-949-3748 WEB: WILLIAMSONSURVEYING.COM

TOPOGRAPHIC SURVEY

A PARCEL OF LAND LOCATED IN THE SE 1/4 OF SECTION 19, T7N, R10E
CITY OF MADISON, DANE COUNTY, WISCONSIN, BEING LOT 2, BLOCK 3, HOBOKEN BEACH.

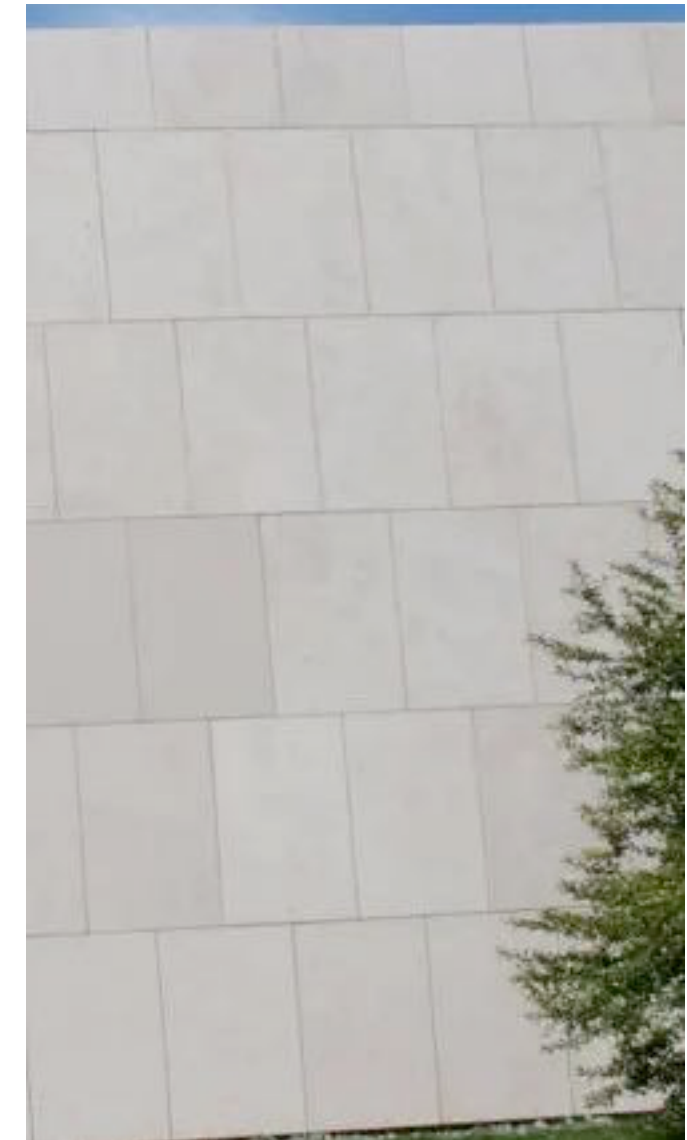
DATE	SCALE	BY	REVISION	DATE	BY
11/20/2020	1" = 10'	NOA T. PRIEVE	1		

PREPARED FOR:
2008 WAUNONA WAY
MADISON, WI 53713

SURVEY
2008 WAUNONA
50% @ 11X17
100% @ 24X36



PRODUCT SPECIFICATIONS	
STANDARD SIZE	1x4, 1x6, 1x8, 2x4, 2x6, 2x8; custom sizes available
LENGTHS	8'-16' random lengths (RL), with 5% or less 6'-8'; Accoya typically comes in metric lengths, so boards can be up to a half inch scant of their imperial measurement (i.e. 12' could be 11' 11-1/2")
PROFILES	Shiplap, Tongue & Groove, and S4S; custom milling available



ACCENT EXTERIOR CLADDING FOR HOUSE:

FLAT SEAM ZINC PANELS:
RHEINZINK PRE-PATINA: BLUE GREY OR SIMILAR

PRIMARY EXTERIOR CLADDING FOR HOUSE AND GARAGE/ADU:

VERTICAL WOOD SIDING:
-ACCOYA SAGARO: DELTA BLACK- OR SIMILAR
-RANDOM WIDTHS: 1" X 4", 1" X 6", AND 1" X 8"
-RANDOM LENGTHS: 6'-0" - 16'-0"

ACCENT EXTERIOR CLADDING FOR HOUSE:

WISCONSIN LIMESTONE OR/ GRANITE SLAB PANELS:
APPROXIMATELY 24"- 36" W X 36" - 60" H



ROOFING FOR GARAGE/ADU:

STANDING SEAM ZINC:
RHEINZINK PRE-PATINA: BLUE GREY OR SIMILAR

2012 WAUNONA WAY, MADISON WI

EXTERIOR MATERIALS AND COLORS
9/14/2020