

PROPOSED NEW BOAT HOUSE  
FOR THE:  
**... PETERSON • RESIDENCE ...**

5840 THORSTRAND RD

MADISON, WISCONSIN

... SHEET INDEX ...

- EXISTING PROPERTY SURVEY
- GRADING/ EROSION CONTROL PLAN
- LANDSCAPE PLAN
- SITE PLAN
- ROOF TOP DECK PLAN
- BOATHOUSE PLAN
- EXTERIOR ELEVATIONS
- BUILDING/ SITE SECTION



- ISSUE:
- ◇ **CONSTRUCTION SET**
  - ◇ **PLAN REVIEW SET**
  - ◇ **BID SET**  
NOT FOR CONSTRUCTION
  - ◇ **PRELIMINARY**  
NOT FOR CONSTRUCTION
  - ◇ **PROGRESS SET**  
NOT FOR CONSTRUCTION

PROJECT:  
PROPOSED BOAT HOUSE  
FOR THE:

**PETERSON  
RESIDENCE**

5840 THORSTRAND RD  
Madison, Wisconsin

REVISIONS:


DATE: 5 Dec 2012  
SCALE: AS NOTED  
PROJECT: K1207.1  
DRAWN BY: J.P. EKSTROM

DRAWING NAME:

TITLE SHEET

DRAWING NUMBER:

**T-1.0**



**NOTES:**

- BEARINGS ARE REFERENCED TO CERTIFIED SURVEY MAP NUMBER 11473, T7N, R9E, CITY OF MADISON.
- THIS PARCEL IS SUBJECT TO ANY AND ALL EASEMENTS AND AGREEMENTS RECORDED AND UNRECORDED.
- UTILITIES WERE NOT LOCATED AS PART OF THIS SURVEY, CALL DIGGERS HOTLINE FOR EXACT LOCATION OF UNDERGROUND UTILITIES. 1-800-242-8511
- WETLANDS IF PRESENT WERE NOT DELINEATED OR LOCATED.
- AREA OF PARCEL = 48,837 SQ. FT. OR 1.12 ACRES TO MEANDER LINE  
54,972 SQ. FT. OR 1.26 ACRES TO HIGHWATER MARK
- PARCEL SUBJECT TO A NON EXCLUSIVE EASEMENT OVER 60 FOOT HIGHWAY AS RECORDED IN VOL. 580 OF DEEDS, PAGE 258, AS DOC. NO. 836759

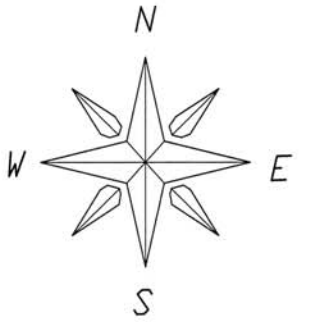
**PREPARED FOR:**

SCOTT & KERI PETERSON  
5840 THORSTRAND ROAD  
MADISON, WI. 53705

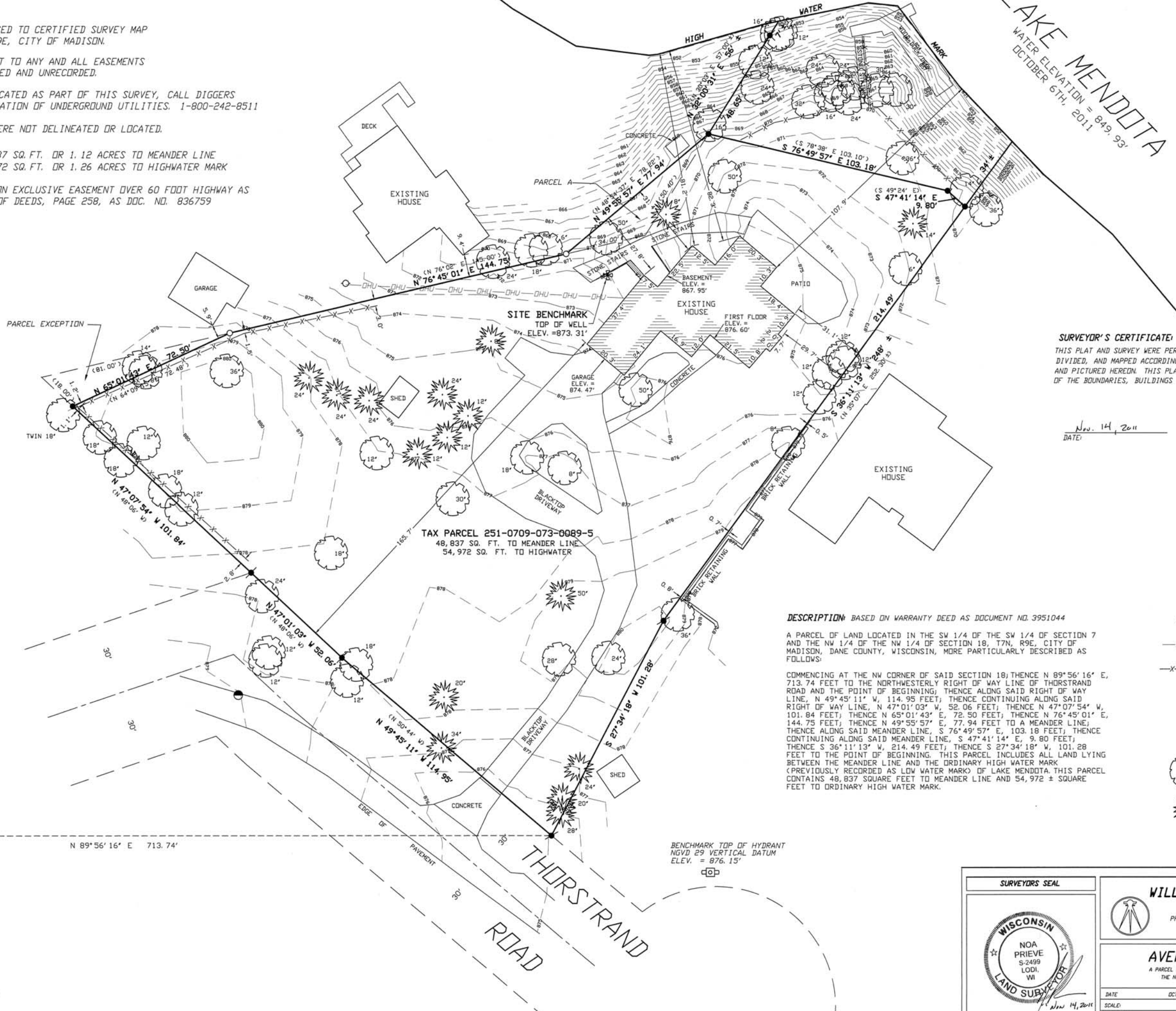
**PROPERTY ADDRESS:**

5840 THORSTRAND ROAD  
MADISON, WI., 53705

LAKE MENDOTA  
WATER ELEVATION = 849.93'  
OCTOBER 6TH, 2011



SCALE 1" = 20'



**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 CO., INC.  
BY: NOA PRIEVE

Nov. 14, 2011  
DATE:

NOA PRIEVE R. L. S. -2499

**LEGEND**

- SET 3/4"x24" REBAR  
WT 1.5 LB PER LIN FT
- FOUND 3/4" REBAR
- ⊙ FOUND 1" IRON PIPE
- ⊙ FOUND STEEL T-POST
- SECTION CORNER MONUMENT
- (---) RECORDED AS
- DHU— OVER HEAD UTILITY
- X—X— FENCE LINE
- POWERPOLE
- ⊕ WELL
- MANHOLE
- DECIDUOUS TREE (SIZE NOTED)
- ⊙ CONIFEROUS TREE (SIZE NOTED)

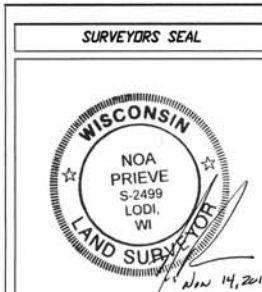
**DESCRIPTION:** BASED ON WARRANTY DEED AS DOCUMENT NO. 3951044

A PARCEL OF LAND LOCATED IN THE SW 1/4 OF THE SW 1/4 OF SECTION 7 AND THE NW 1/4 OF THE NW 1/4 OF SECTION 18, T7N, R9E, CITY OF MADISON, DANE COUNTY, WISCONSIN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NW CORNER OF SAID SECTION 18; THENCE N 89°56'16" E, 713.74 FEET TO THE NORTHWESTERLY RIGHT OF WAY LINE OF THORSTRAND ROAD AND THE POINT OF BEGINNING; THENCE ALONG SAID RIGHT OF WAY LINE, N 49°45'11" W, 114.95 FEET; THENCE CONTINUING ALONG SAID RIGHT OF WAY LINE, N 47°01'03" W, 52.06 FEET; THENCE N 47°07'54" W, 101.84 FEET; THENCE N 65°01'43" E, 72.50 FEET; THENCE N 76°45'01" E, 144.75 FEET; THENCE N 49°55'57" E, 77.94 FEET TO A MEANDER LINE; THENCE ALONG SAID MEANDER LINE, S 76°49'57" E, 103.18 FEET; THENCE CONTINUING ALONG SAID MEANDER LINE, S 47°41'14" E, 9.80 FEET; THENCE S 36°11'13" W, 214.49 FEET; THENCE S 27°34'18" W, 101.28 FEET TO THE POINT OF BEGINNING. THIS PARCEL INCLUDES ALL LAND LYING BETWEEN THE MEANDER LINE AND THE ORDINARY HIGH WATER MARK (PREVIOUSLY RECORDED AS LOW WATER MARK) OF LAKE MENDOTA. THIS PARCEL CONTAINS 48,837 SQUARE FEET TO MEANDER LINE AND 54,972 ± SQUARE FEET TO ORDINARY HIGH WATER MARK.

NW CORNER  
SEC 18-7-9  
BRONZE CAP  
N 89°56'16" E 713.74'

BENCHMARK TOP OF HYDRANT  
NGVD 29 VERTICAL DATUM  
ELEV. = 876.15'



**WILLIAMSON SURVEYING & ASSOCIATES, LLC**  
104 A WEST MAIN STREET, WAUNAKEE, WISCONSIN, 53597.  
NOA T. PRIEVE & CHRIS W. ADAMS  
PHONE: 608-255-5705 FAX: 608-849-9760 E-MAIL: WILL.SURV@TDS.NET  
REGISTERED LAND SURVEYORS

**AVERAGE LAKE SETBACK SURVEY**  
A PARCEL OF LAND LOCATED IN THE SW 1/4 OF THE SW 1/4 OF SECTION 7 AND THE NW 1/4 OF THE NW 1/4 OF SECTION 18, T7N, R9E, CITY OF MADISON, DANE COUNTY, WISCONSIN.

DATE	OCTOBER 11, 2010	REVISION DATE:	11-14-11 (CFF)	CHECK BY:	CA
SCALE:	1" = 20'	DRAWING NO.:	11W-263		
DRAWN BY:	SCOTT KOECKERLING				



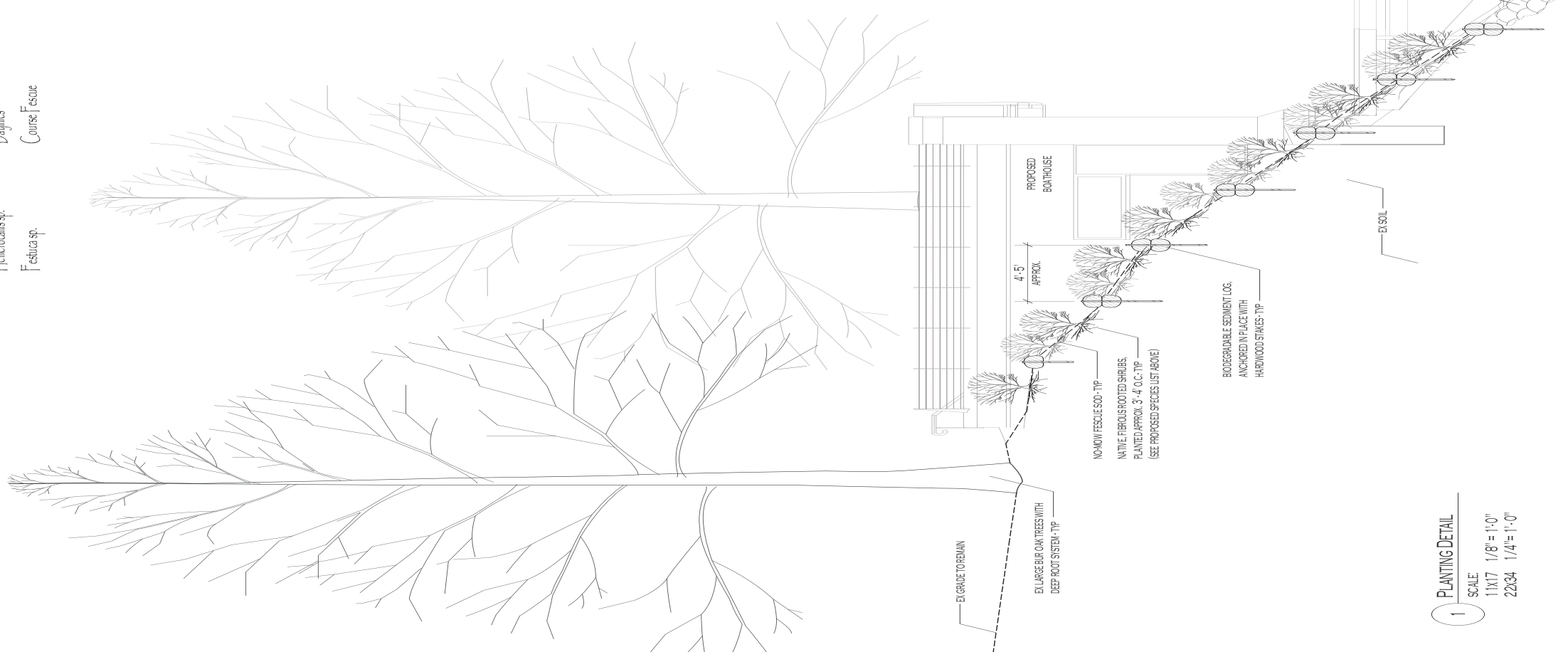
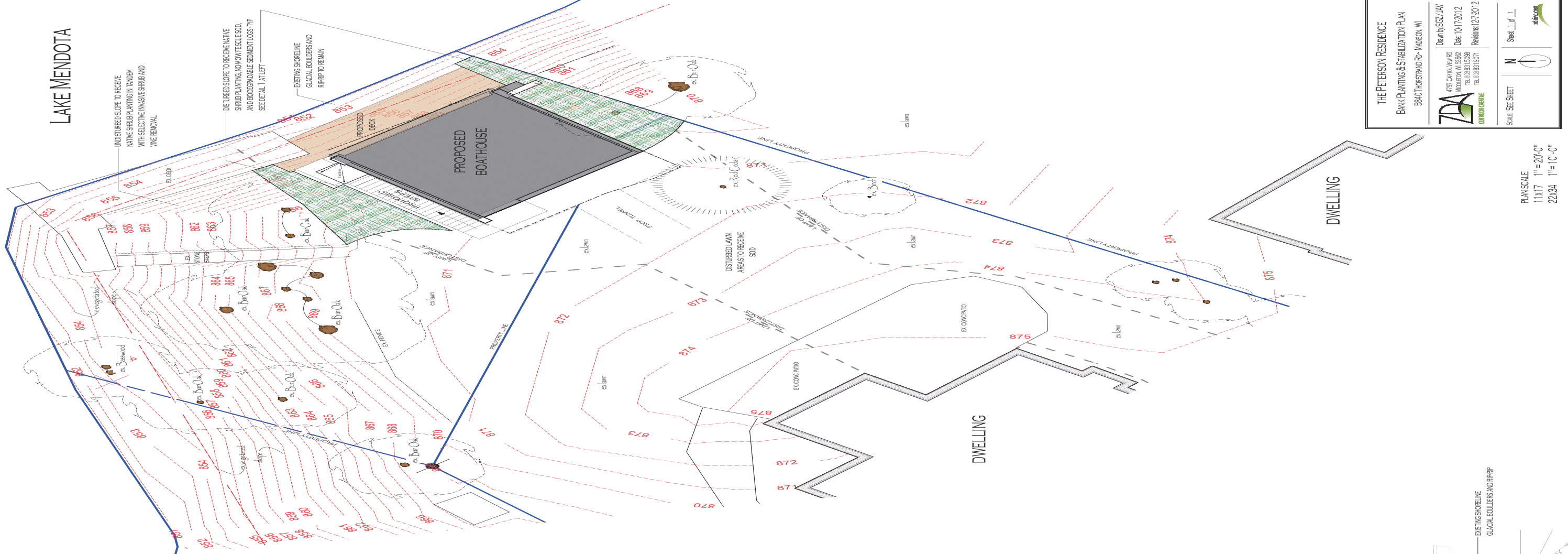
**PROPOSED BANK SPECIES LIST:**

BOTANICAL NAME	COMMON NAME
<b>SHRUBS</b>	
<i>Cornus racemosa</i> Millsparr	Dwarf Gray Moringham Dogwood
<i>Desmodium illinoense</i>	Dwarf Bushhoneysuckle
<i>Rhus aromatica</i> Gro-low	Gro-low Sumac
<i>Symphoricarpos albus</i>	Snowberry
<i>Symphoricarpos obtusilobus</i>	Corallberry/Indian Currant

GROUNDCOVERS	COMMON NAME
<i>Festuca species</i>	Care-Free/No/low Fescue

**EX BANK SPECIES LIST:**

BOTANICAL NAME	COMMON NAME
<b>TREES AND SHRUBS</b>	
<i>Acer negundo</i>	Box Elder
<i>Lonicera sp.</i>	Honeysuckle
<i>Morus alba</i>	Mulberry
<i>Quercus melanocarpa</i>	Bur Oak
<i>Rhamnus cathartica</i> (Frangula)	Glossy Buckthorn
<i>Rhus glabra</i>	Smooth Sumac
<b>VINES AND GROUNDCOVERS</b>	
<i>Atrropa belladonna</i>	Deadly Nightshade
<i>Parthenocissus quinifolia</i>	Woodbine/Vignia Creeper
<i>Vitis vinifera</i>	Wild Grape
<i>Euphorbia sp.</i>	Spruce
<i>Hemerocallis sp.</i>	Daylilies
<i>Festuca sp.</i>	Course Fescue

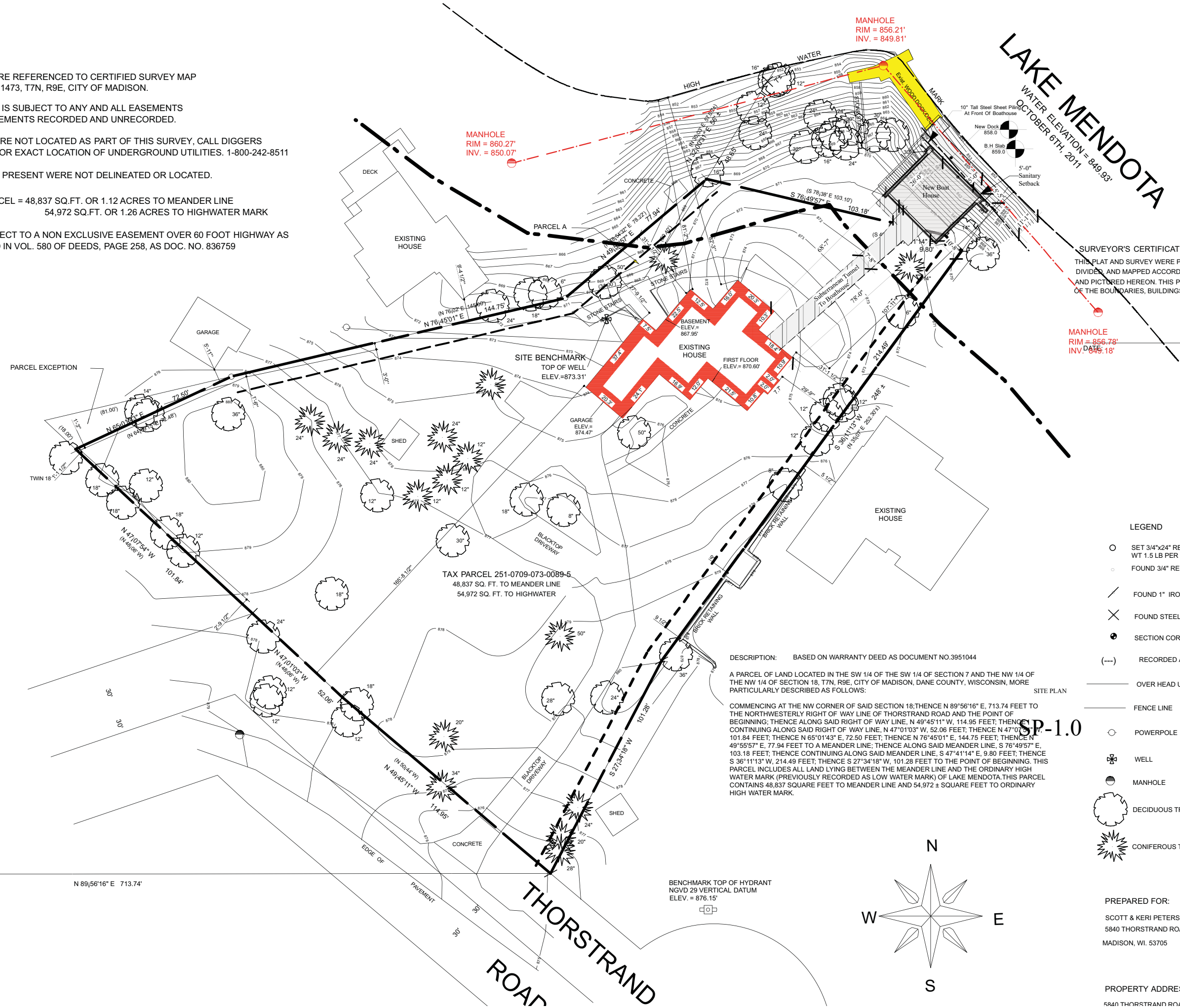


**THE PETERSON RESIDENCE**  
 BANK PLANTING & STABILIZATION PLAN  
 5840 THORSTRAUD RD - MADISON, WI  
 Draw by: SCZ/JAV  
 Date: 10-17-2012  
 4797 CAPITAL VIEW RD  
 MADISON, WI 53762  
 TEL: 608.831.5308  
 FAX: 608.831.8071  
**ZDA**  
 ZIMMERMAN DESIGN ARCHITECTURE  
 SCALE: SEE SHEET  
 SHEET NO. 1  
 PLAN SCALE: 1"=20'-0"  
 22334 1/4"= 1'-0"



**NOTES:**

- 1.) BEARINGS ARE REFERENCED TO CERTIFIED SURVEY MAP NUMBER 11473, T7N, R9E, CITY OF MADISON.
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**LAKE MENDOTA**  
WATER ELEVATION = 849.93'  
OCTOBER 6TH, 2011

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REVISIONS:

NO.	DATE	DESCRIPTION

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DRAWN BY: J.P. EKSTROM  
**DRAWING NAME:**

- LEGEND**
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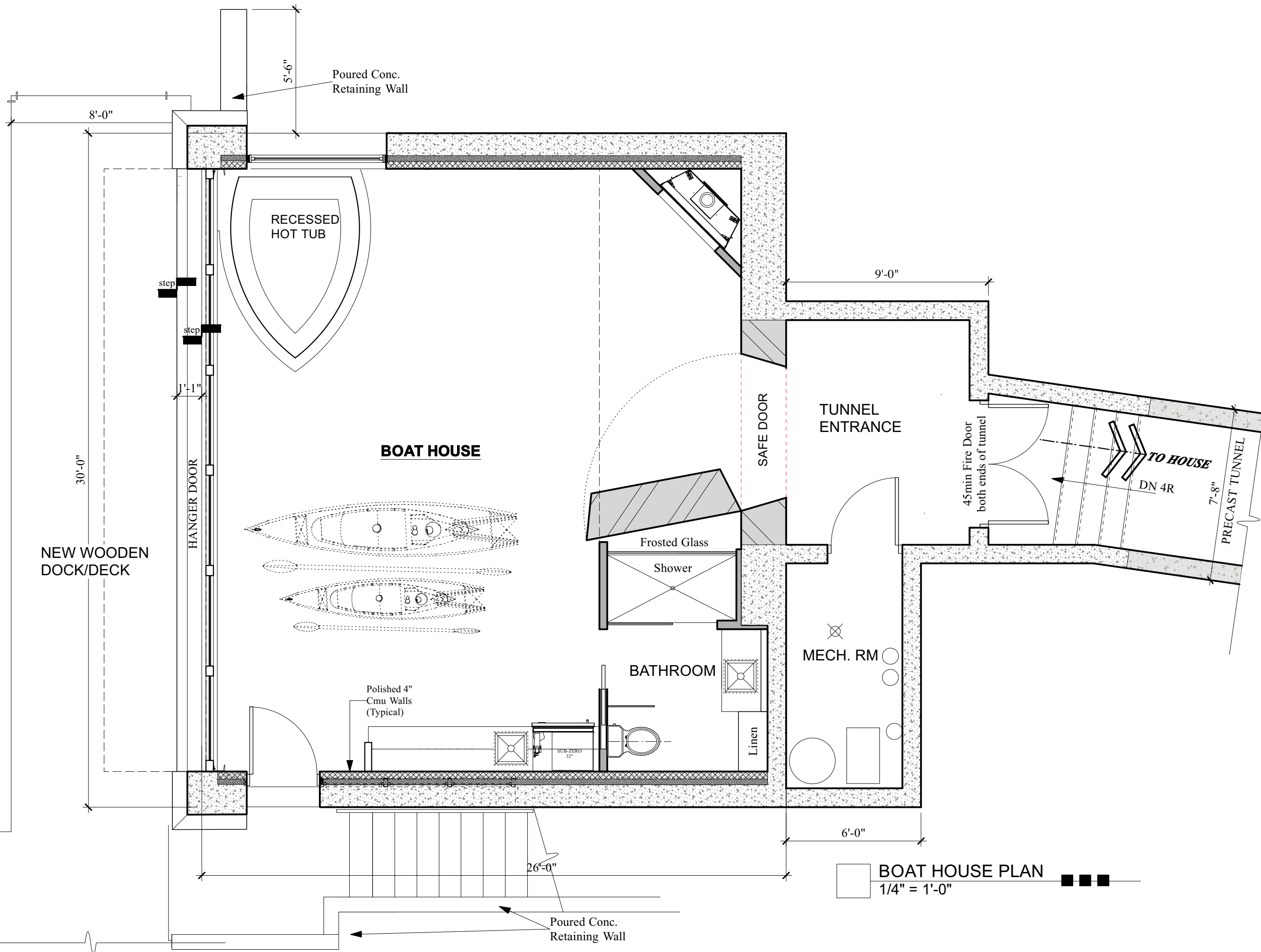
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SP-1.0

**SITE PLAN**  
1" = 40 ft

PREPARED FOR:  
SCOTT & KERI PETERSON  
5840 THORSTRAND ROAD  
MADISON, WI. 53705

PROPERTY ADDRESS:  
5840 THORSTRAND ROAD



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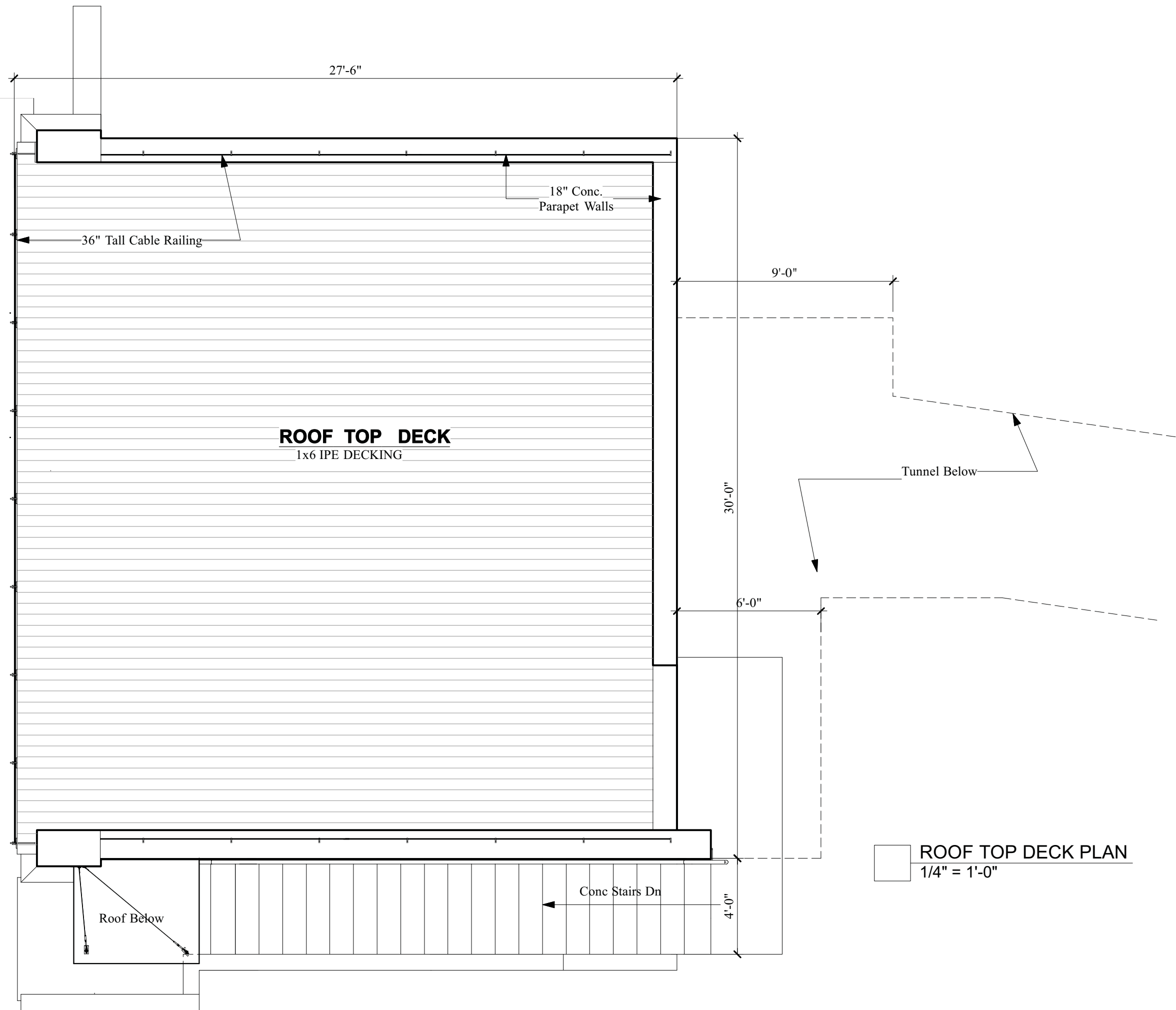
DRAWING NAME:

FLOOR PLAN

DRAWING NUMBER:

**A-1.1**

**BOAT HOUSE PLAN**  
1/4" = 1'-0"



**ROOF TOP DECK**  
1x6 IPE DECKING

Tunnel Below

Conc Stairs Dn

Roof Below

**ROOF TOP DECK PLAN**  
1/4" = 1'-0"

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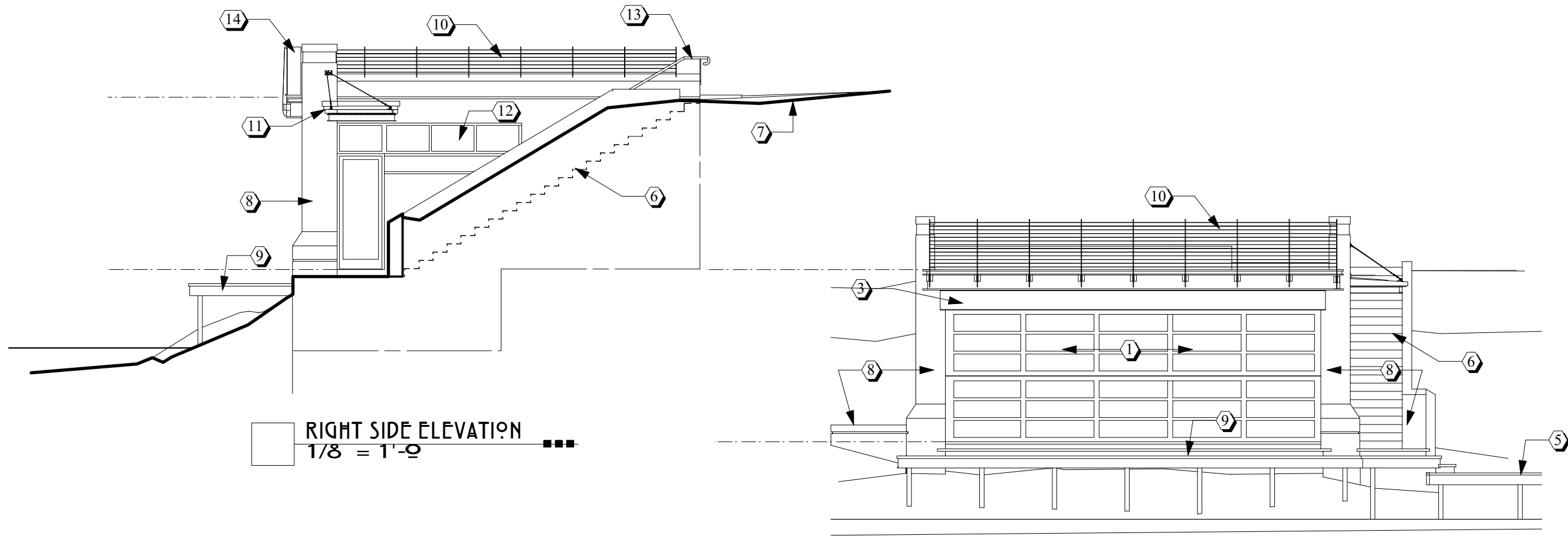
5540 THORSTRAND RD  
Madison, Wisconsin

REVISIONS:


DATE: 5 Dec 2012  
SCALE: AS NOTED  
PROJECT: K1207.1  
DRAWN BY: J.P. EKSTROM

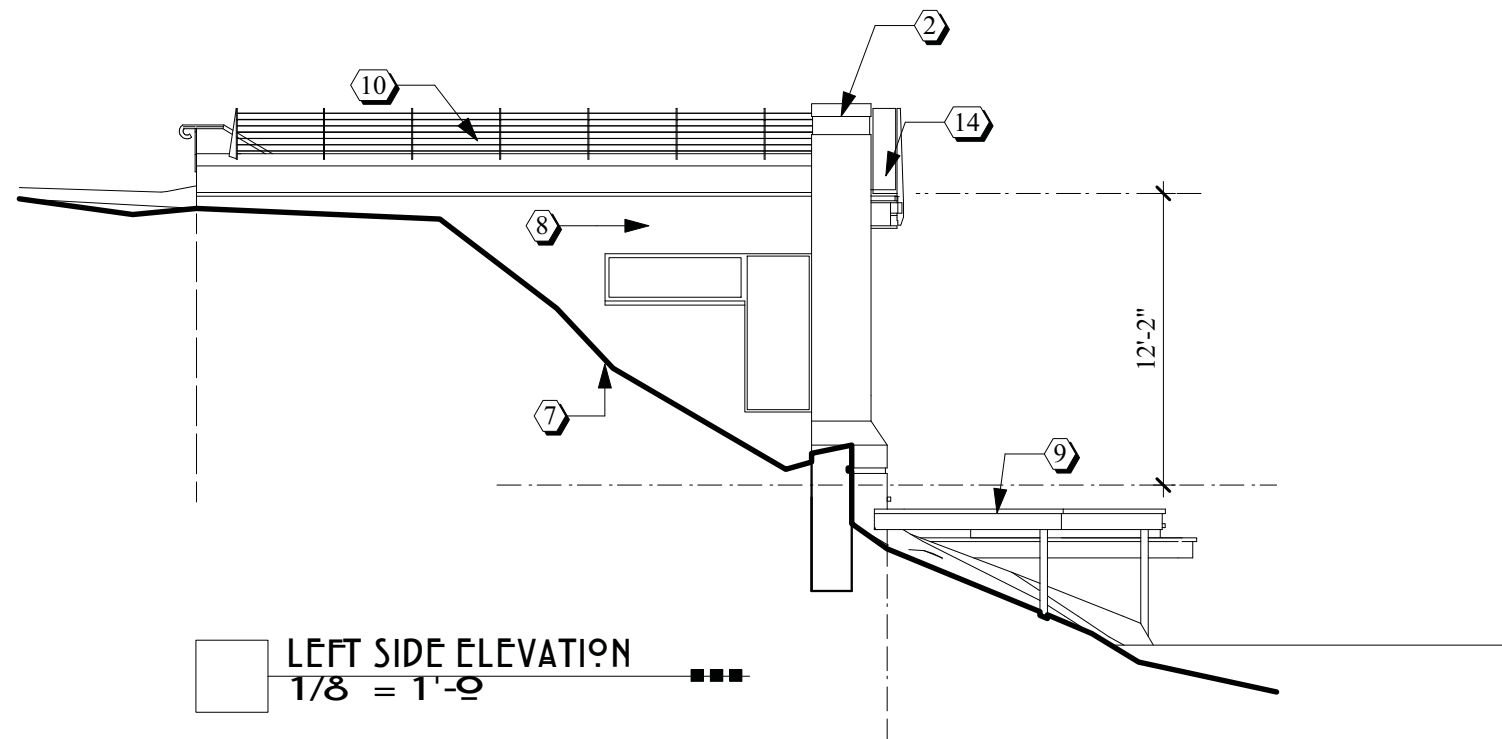
**DRAWING NAME:**  
ROOF TOP DECK PLAN

**DRAWING NUMBER:**  
**A-1.2**



RIGHT SIDE ELEVATION  
1/8" = 1'-0"

FRONT ELEVATION (LAKE)  
1/8" = 1'-0"



LEFT SIDE ELEVATION  
1/8" = 1'-0"

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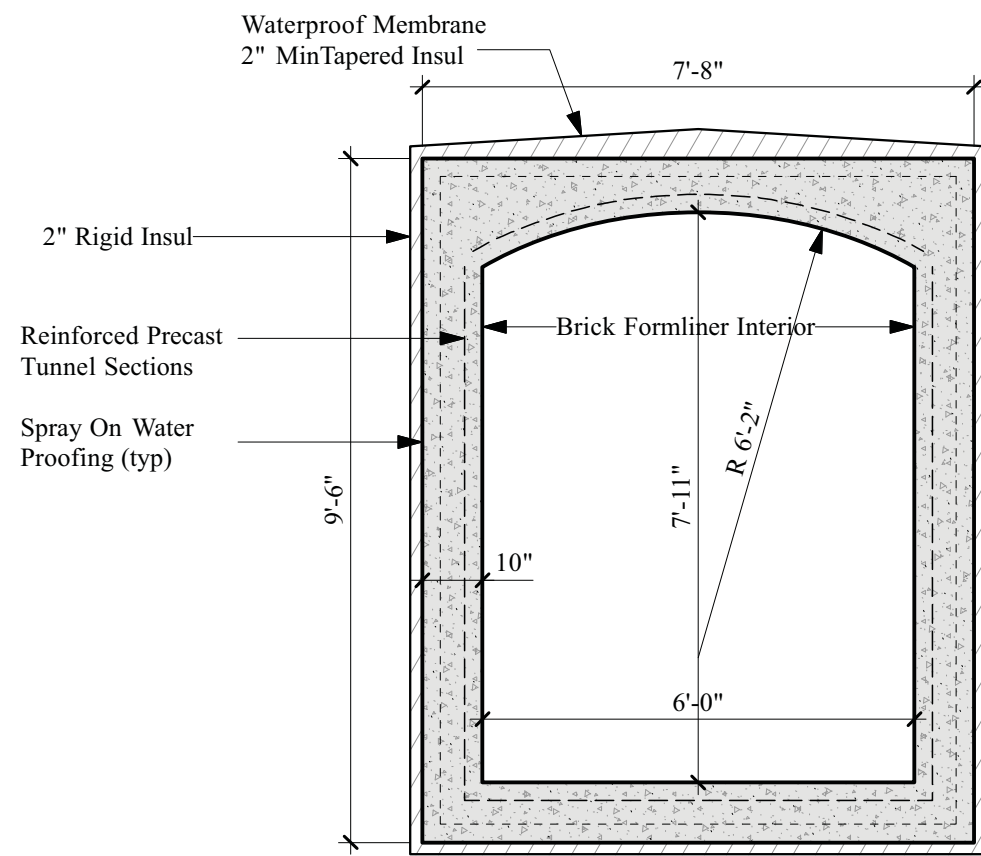
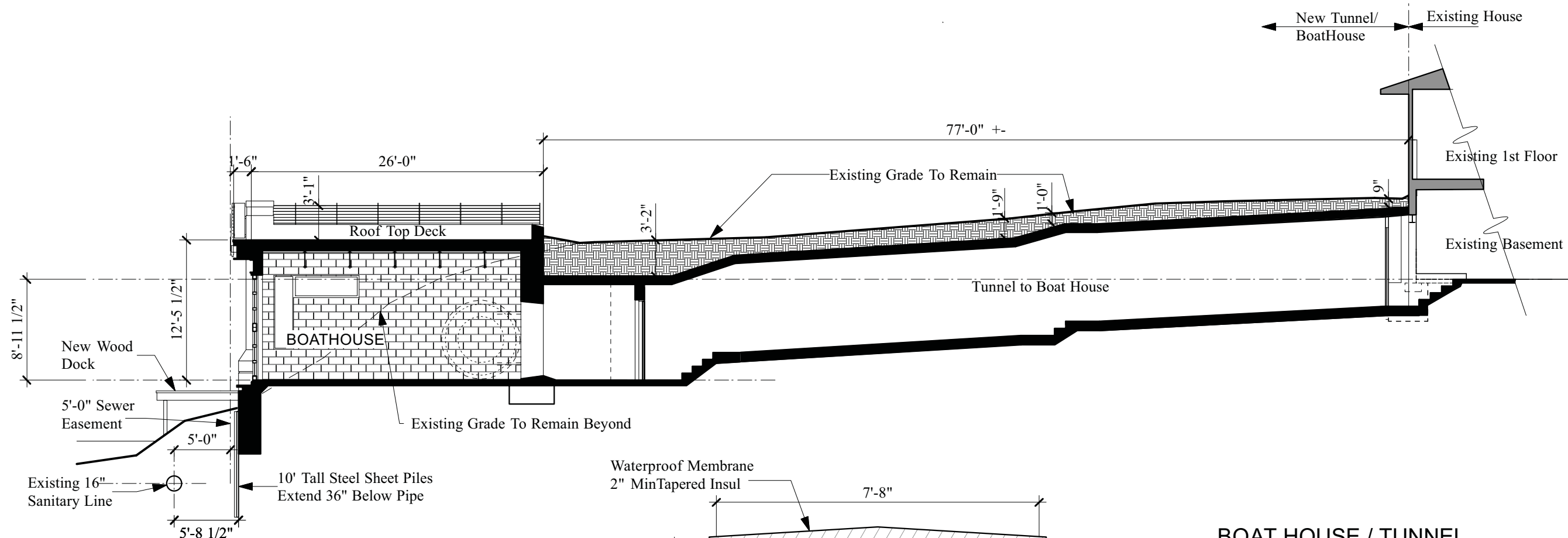
DRAWING NAME:

DRAWING NUMBER:

Notes

1. Hanger Door  
□(Glass/ Alum)
2. Light Box With  
□Copper Cap
3. Steel Beam Header
4. Light Fixture
5. Existing Dock To Remain
6. Conc. Stairs
7. Existing Grade
8. Exposed Conc Wall  
□(Sand Blasted and Sealed)
9. New Wood Dock
10. 36" Tall Cable Railing
11. Steel Deck Canopy @ Door
12. Clad Windows
13. Handrail
14. Glass Panel





**BOAT HOUSE / TUNNEL  
SITE SECTION**  
1" = 10 FT

**TUNNEL SECTION**  
3/8" = 1'-0"

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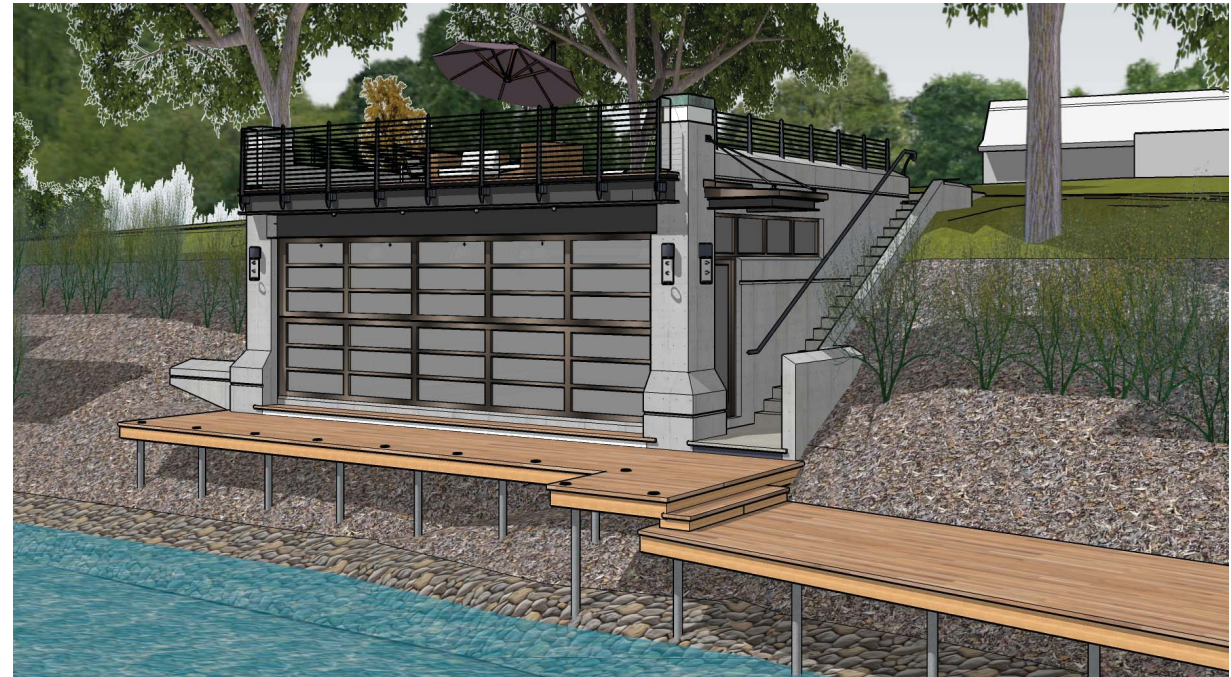
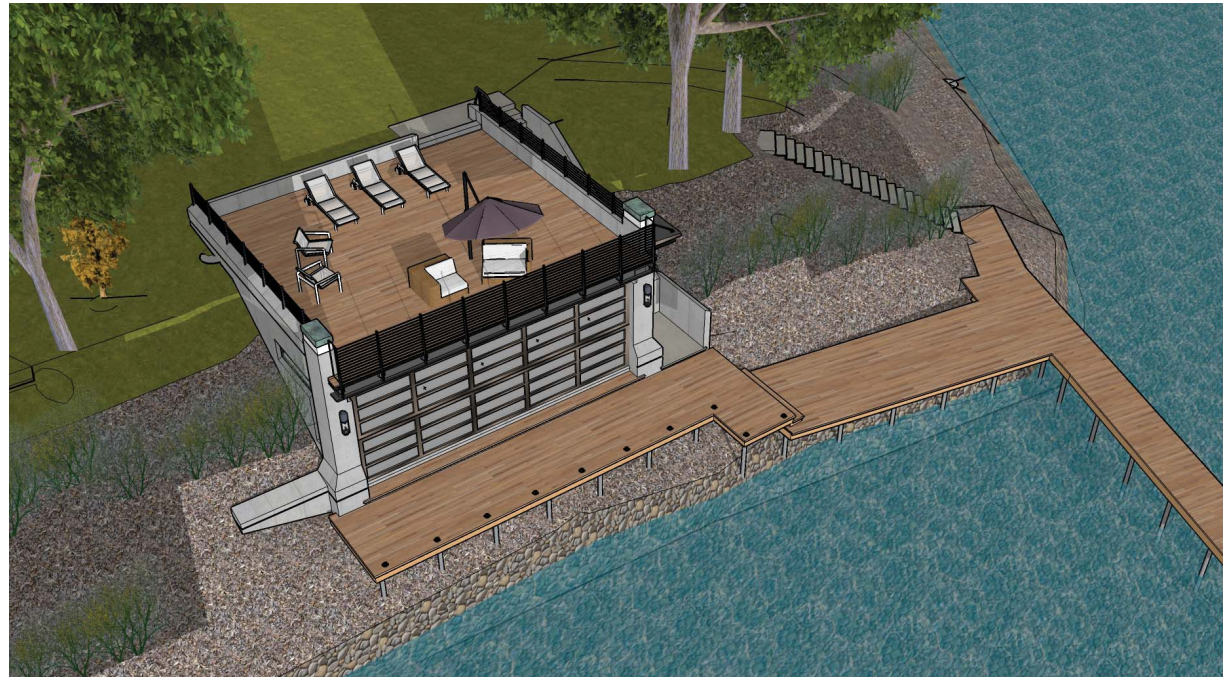

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DRAWN BY: J.P EKSTROM

**DRAWING NAME:**

**TUNNEL SECTION**

**DRAWING NUMBER:**





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