



Location
4922 Lake Mendota Drive

Project Name
Shapiro Addition

Applicant
Michael Shapiro/James Spahr –
Landmark Building Systems

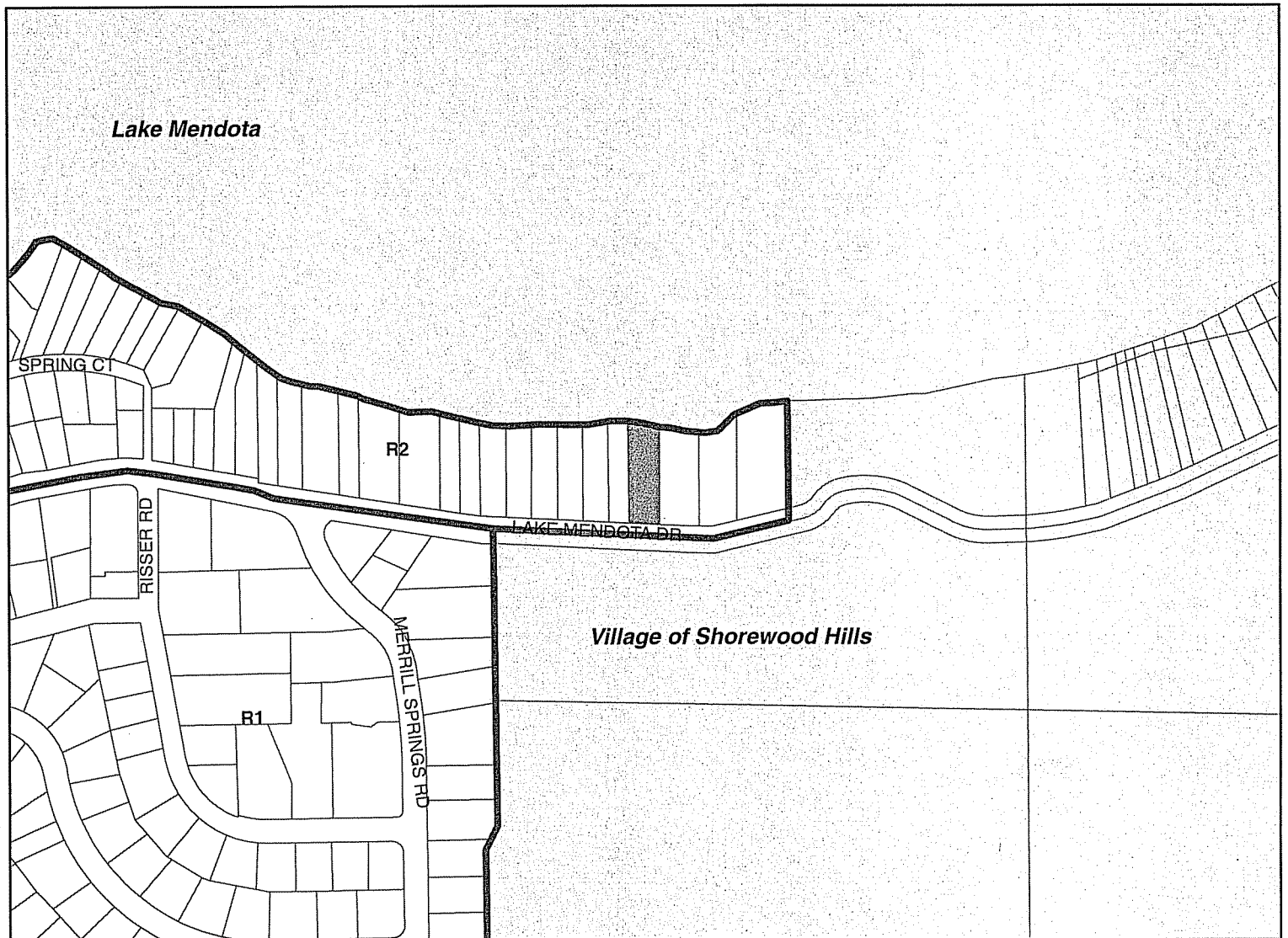
Existing Use
Single Family Home

Proposed Use
Demolish House and Build New Single
Family Home on a Waterfront Lot

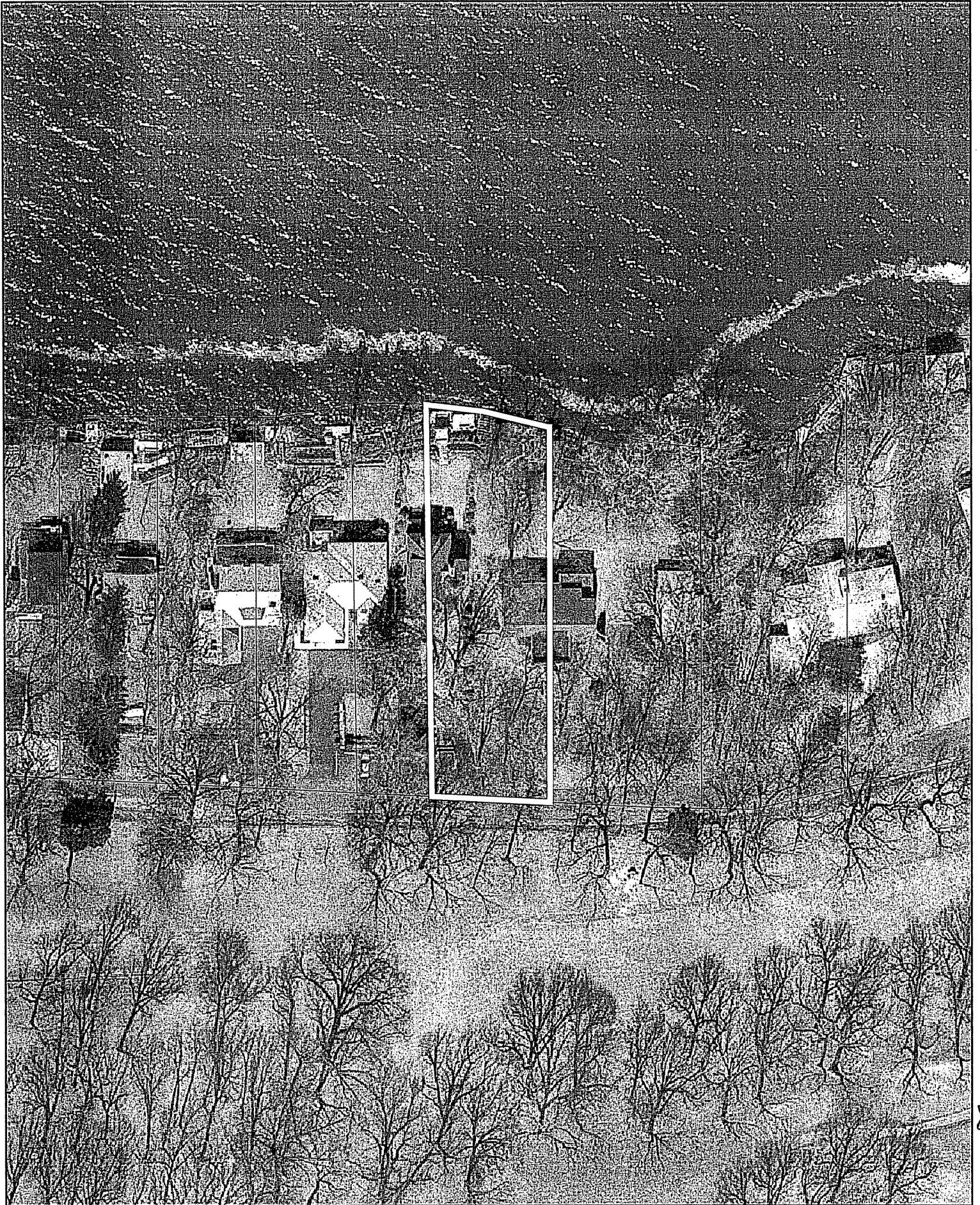
Public Hearing Date
Plan Commission
04 December 2006



For Questions Contact: Tim Parks at: 261-9632 or tparks@cityofmadison.com or City Planning at 266-4635



8



LAND USE APPLICATION

Madison Plan Commission

215 Martin Luther King Jr. Blvd; Room LL-100
 PO Box 2985; Madison, Wisconsin 53701-2985
 Phone: 608.266.4635 | Facsimile: 608.267.8739

- The following information is required for all applications for Plan Commission review.
- Please read all pages of the application completely and fill in all required fields.
- This application form may also be completed online at www.cityofmadison.com/planning/plan.html
- All zoning application packages should be filed directly with the Zoning Administrator's desk.
- All applications will be reviewed against the applicable standards found in the City Ordinances to determine if the project can be approved.

FOR OFFICE USE ONLY:

Amt. Paid _____ Receipt No. _____
 Date Received _____
 Received By _____
 Parcel No. _____
 Aldermanic District _____
 GQ _____
 Zoning District _____

For Complete Submittal

Application _____ Letter of Intent _____
 IDUP _____ Legal Descript. _____
 Plan Sets _____ Zoning Text _____
 Alder Notification _____ Waiver _____
 Ngrhhd. Assn Not. _____ Waiver _____
 Date Sign Issued _____

1. **Project Address:** 4922 LAKE MENDOTA DRIVE **Project Area in Acres:** 0.43 ACRES
Project Title (if any): SHAPIRO RESIDENCE

2. **This is an application for:** (check at least one)

| | | | |
|---|---|---|--|
| <input type="checkbox"/> Zoning Map Amendment (check only ONE box below for rezoning and fill in the blanks accordingly) | | | |
| <input type="checkbox"/> Rezoning from _____ to _____ | <input type="checkbox"/> Rezoning from _____ to PUD/PCD-SIP | | |
| <input type="checkbox"/> Rezoning from _____ to PUD/PCD-GDP | <input type="checkbox"/> Rezoning from PUD/PCD-GDP to PUD/PCD-SIP | | |
| <input checked="" type="checkbox"/> Conditional Use | <input checked="" type="checkbox"/> Demolition Permit | <input type="checkbox"/> Other Requests (Specify): _____ | |

3. **Applicant, Agent & Property Owner Information:**

Applicant's Name: JAMES SPAHR Company: LANDMARK BUILDING SYSTEMS
 Street Address: 26 MAPLE VIEW CT. City/State: MADISON, WI Zip: 53719
 Telephone: (608) 235-6499 Fax: () Email: _____

Project Contact Person: RICHARD SMITH Company: BRINK KOLBERG & ASSOCIATES, LLC
 Street Address: 4506 REGENT ST. City/State: MADISON, WI Zip: 53705
 Telephone: (608) 233 5318 Fax: (608) 233 5986 Email: INFO@BRINKKOLBERG.COM

Property Owner (if not applicant): MICHAEL SHAPIRO
 Street Address: 3620 LAKE MENDOTA DRIVE City/State: MADISON, WI Zip: 53705

4. **Project Information:**

Provide a general description of the project and all proposed uses of the site: REMODEL, PARTIALLY DEMO AND REBUILD TWO-STORY HOUSE. RESIDENTIAL USE.

Development Schedule: Commencement _____ Completion _____

CONTINUE →

8

5. Required Submittals:

Site Plans submitted as follows below and depicts all lot lines; existing, altered, demolished or proposed buildings; parking areas and driveways; sidewalks; location of any new signs; existing and proposed utility locations; building elevations and floor plans; landscaping, and a development schedule describing pertinent project details:

- **Seven (7) copies** of a full-sized plan set drawn to a scale of one inch equals 20 feet (collated and folded)
- **Seven (7) copies** of the plan set reduced to fit onto 11 inch by 17 inch paper (collated, stapled and folded)
- **One (1) copy** of the plan set reduced to fit onto 8 ½ inch by 11 inch paper

Letter of Intent: Twelve (12) copies describing this application in detail but not limited to, including: existing conditions and uses of the property; development schedule for the project; names of persons involved (contractor, architect, landscaper, business manager, etc.); types of businesses; number of employees; hours of operation; square footage or acreage of the site; number of dwelling units; sale or rental price range for dwelling units; gross square footage of building(s); number of parking stalls, etc.

Legal Description of Property: Lot(s) of record or metes and bounds description prepared by a land surveyor.

Filing Fee: \$ 500 See the fee schedule on the application cover page. Make checks payable to: *City Treasurer.*

IN ADDITION, THE FOLLOWING ITEMS MAY ALSO BE REQUIRED WITH YOUR APPLICATION; SEE BELOW:

For any applications proposing demolition of existing (principal) buildings, photos of the structure(s) to be demolished shall be submitted with your application. Be advised that a *Reuse and Recycling Plan* approved by the City's Recycling Coordinator is required to be approved by the City prior to issuance of wrecking permits.

A project proposing **ten (10) or more dwelling units** may be required to comply with the City's Inclusionary Zoning requirements outlined in Section 28.04 (25) of the Zoning Ordinance. A separate **INCLUSIONARY DWELLING UNIT PLAN** application detailing the project's conformance with these ordinance requirements shall be submitted concurrently with this application form. Note that some IDUP materials will coincide with the above submittal materials.

A *Zoning Text* must accompany **all** Planned Community or Planned Unit Development (PCD/PUD) submittals.

FOR ALL APPLICATIONS: All applicants are required to submit copies of all items submitted in hard copy with their application (including this application form, the letter of intent, complete plan sets and elevations, etc.) as **INDIVIDUAL** Adobe Acrobat PDF files compiled either on a non-returnable CD to be included with their application materials, or in an e-mail sent to pcapplications@cityofmadison.com. The e-mail shall include the name of the project and applicant. Applicants who are unable to provide the materials electronically should contact the Planning Unit at (608) 266-4635 for assistance.

6. Applicant Declarations:

Conformance with adopted City plans: Applications shall be in accordance with all adopted City of Madison plans:
→ *The site is located within the limits of* COMPREHENSIVE *Plan, which recommends:*

LOW DENSITY RESIDENTIAL *for this property.*

Pre-application Notification: Section 28.12 of the Zoning Ordinance requires that the applicant notify the district alder and any nearby neighborhood or business associations by mail no later than **30** days prior to filing this request:

→ *List below the Alderperson, Neighborhood Association(s), Business Association(s) AND dates you sent the notices:*

NOEL RADOMSKI

If the alder has granted a waiver to this requirement, please attach any such correspondence to this form.

Pre-application Meeting with staff: Prior to preparation of this application, the applicant is required to discuss the proposed development and review process with Zoning Counter and Planning Unit staff; note staff persons and date.

Planner TIMOTHY PARKS Date 10/19/06 | Zoning Staff MATT TUCKER Date 10/19/06

The signer attests that this form has been completed accurately and all required materials have been submitted:

Printed Name TERRY L. KOLBERG, AIA Date 10.25.06

Signature [Signature] Relation to Property Owner ARCHITECT

Authorizing Signature of Property Owner Doctor Michael Shapiro Date 10.25.06 8

Letter of Intent
4922 Lake Mendota Drive

It is our intent to remodel, partially demo and rebuild the existing two-story house. We will re-use the existing house foundation walls, basement floor, most of the first floor and about 1/3 of the existing 2nd floor. The existing garage with its enclosed deck is being removed and replaced with a new garage with living space above approximately 2/3 of it. The existing siding will be replaced with a combination of masonry, E.I.F.S. and architectural metal tiles along with a standing seam metal roof. All the windows and doors are being replaced along with a new curved window wall at the rear of the house to take advantage of the lake views. The project has been designed by an architect who lives in the neighborhood and has been well received by the adjoining neighbors. This remodeled home will be no closer to its neighbors and will remain the same height as before to protect the viewshed of the lake.

Sincerely,

James Spahr

608
233
5986

Letter Of Intent

4922 Lake Mendota Drive

It is our intent to remodel, partially demo, and rebuild the existing two-story house. We will re-use the existing house foundation walls, basement floor, most of the first floor, and about 1/3 of the existing 2nd floor. The existing garage with its enclosed deck is being removed and replaced with a new garage with living space above. Approx. 2/3 of it. The existing siding will be replaced with a combination of masonry, E.I.F.S., and architectural metal tiles. Along with a ~~the~~ standing seam metal roof. All the windows and doors are being replaced along with a new curved window wall at the rear of the house to take advantage of the lake views. The project has been designed by an architect who lives in the neighborhood and has been well received by the adjoining neighbors. This remodeled home will be no closer to its neighbors and will remain the same height as before to protect the viewshed of the lake.

Sincerely,

James Spahr

5117 WHITCOMB
DRIVE
MADISON, WISCONSIN
53711

608/271-6375

EDWARD J. MAYLAND

October 23, 2006

Dept. of Planning & Development
Planning Unit
215 Martin Luther King, Jr. Blvd.
P.O. Box 2985
Madison, WI 53701-2985

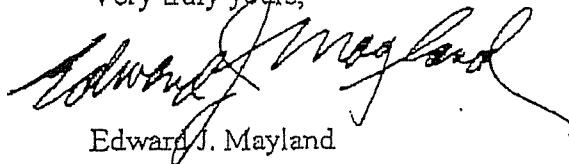
Dear Sirs:

I am the controlling owner of the property at 4918 Lake Mendota Drive adjacent to the property being remodeled next door by Dr. Michael Shapiro.

We see no problem with the proposed alterations and have no objection to his application for an addition to the garage and living space. We have examined his plans and feel that, when complete, the house will be a fine addition to the neighborhood and enhance our property as well.

We urge you to approve his application...so he can get on with the work.

Very truly yours,

A handwritten signature in black ink, appearing to read "Edward J. Mayland", written in a cursive style.

Edward J. Mayland



Stephen C. Spengler
4926 Lake Mendota Drive
Madison, WI 53705

October 23, 2006

Dept. Of Planning & Development
Planning Unit
215 Martin Luther King, Jr. Blvd.
P.O. Box 2985
Madison, Wisconsin 53701-2985

Dear Sirs:

I am the property owner at 4926 Lake Mendota Drive on the west side of the property being remodeled by Dr. Michael Shapiro at 4922 Lake Mendota Dr.

I have reviewed the plans for the improvements to Dr. Shapiro's home and see no reason to object to the changes proposed for the living spaces and the garage.

I believe that Dr. Shapiro has the best interests of the neighborhood in mind by improving the property. I look forward to seeing the finished project.

Sincerely,

A handwritten signature in cursive script that reads "Stephen C. Spengler".

Stephen C. Spengler

October 23, 2006

Jim Spahr, Builder
Madison, Wisconsin

Re: Remodel & Addition for Dr. Shapiro Residence
4922 Lake Mendota Drive, Madison, WI

Mr. Spahr:

Thank you for providing us with the plans for the Shapiro family remodel and addition.

We see no reason to discourage the improvements to this property as presented and are confident you and the Shapiros will follow the necessary city requirements as set forth to you.

The design and features of the residence appear consistent with many of the homes in the area, and the Shapiros would be welcome caretakers of a property in the Spring Harbor Neighborhood.

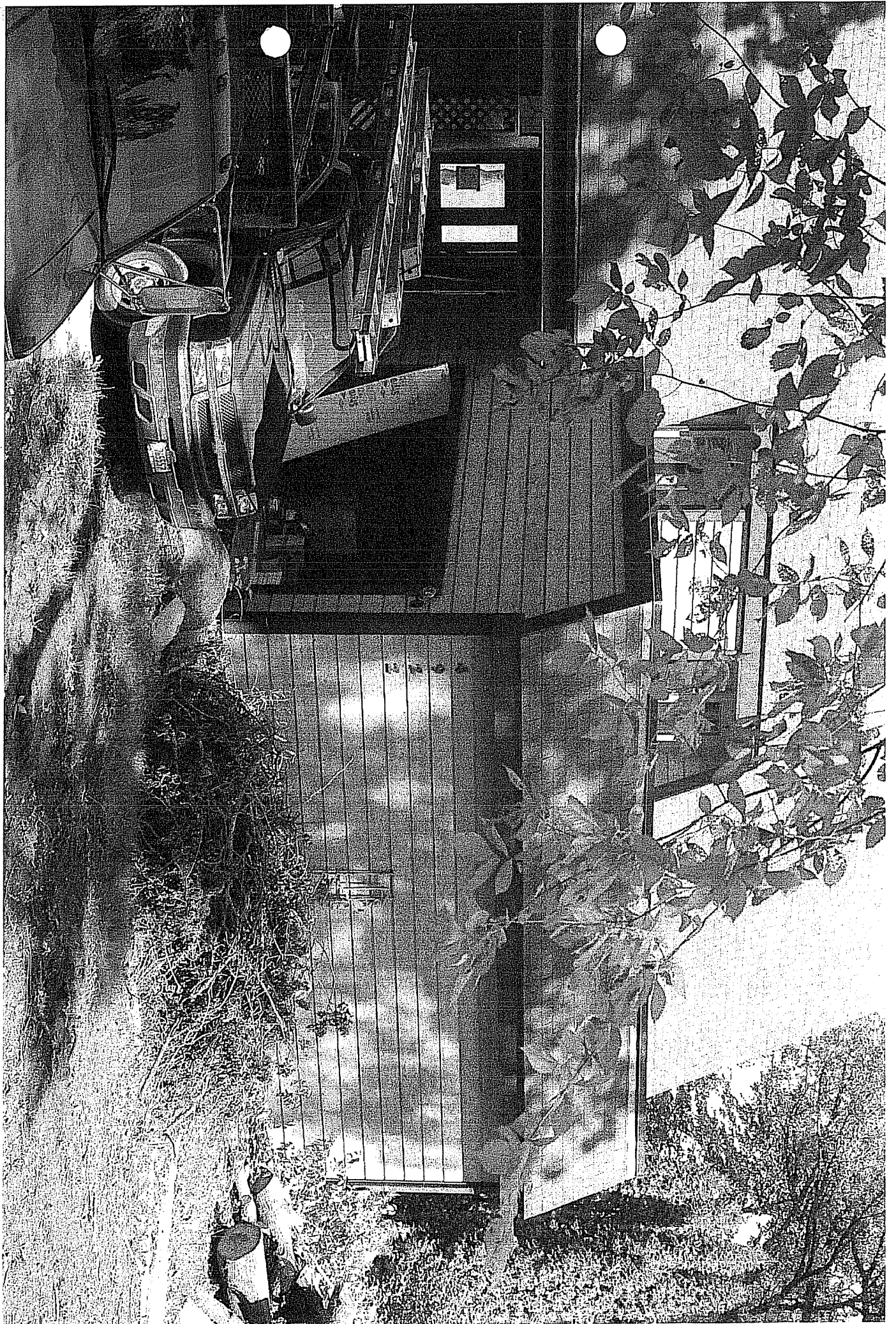
Best wishes in proceeding with this project, which we hope can be soon.

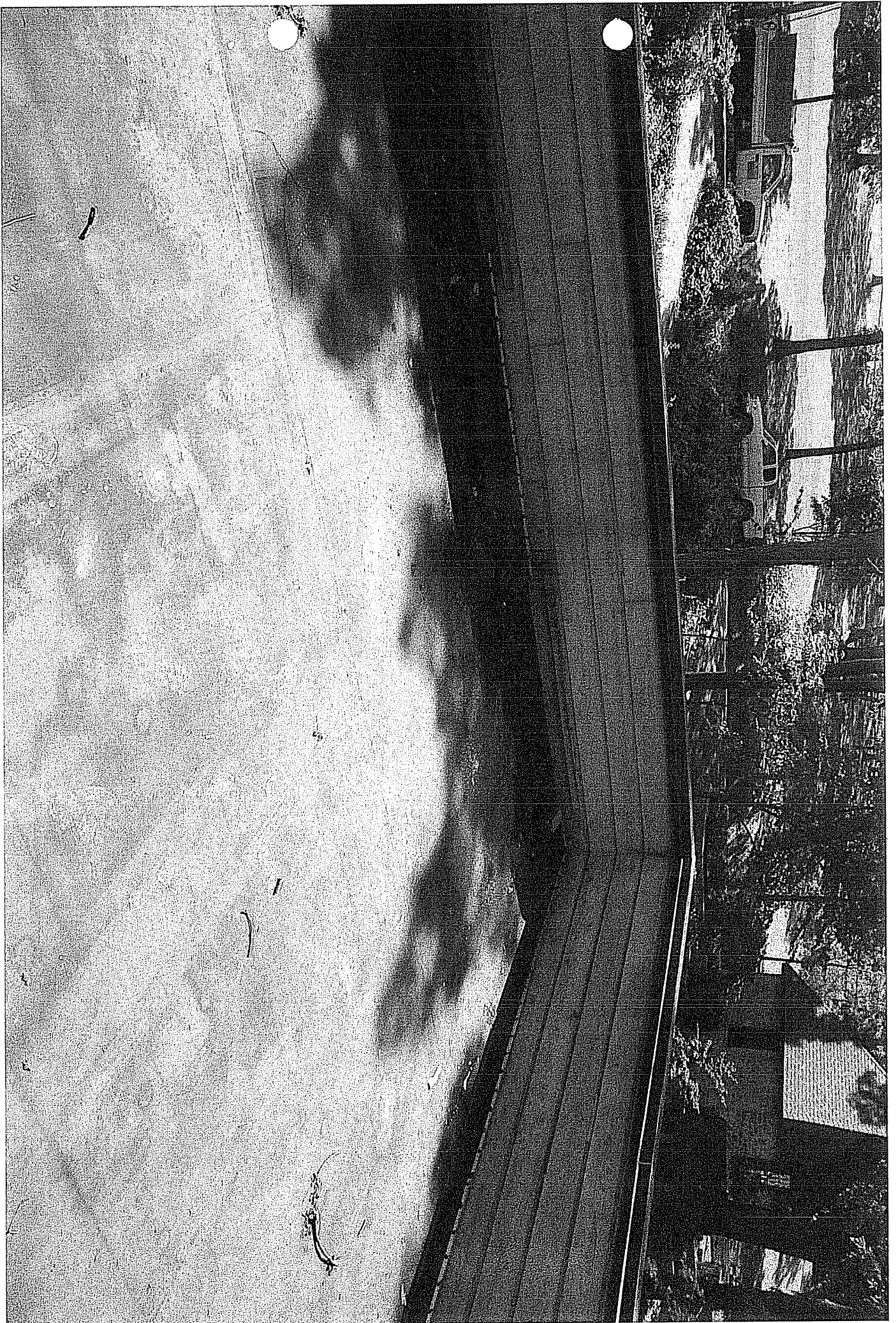
Sincerely,

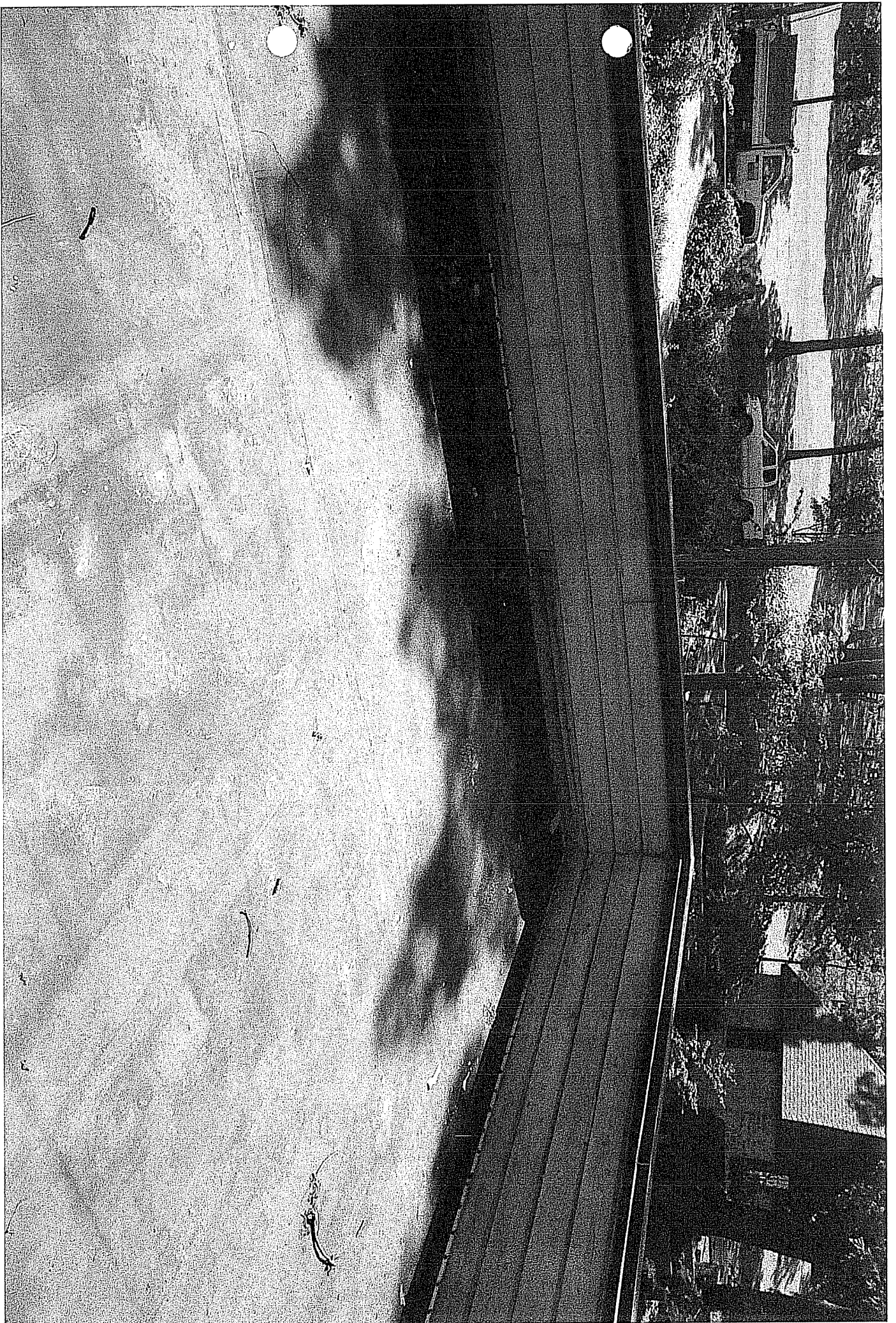
Robert Regenberg

Celesta Regenberg

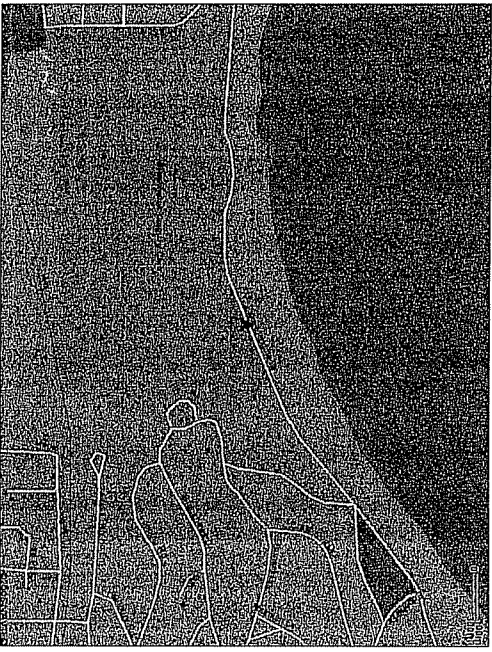
Robert and Celesta Regenberg
5118 Lake Mendota Drive
Madison, WI 53705
608-233-0751
regsr@sbcglobal.net



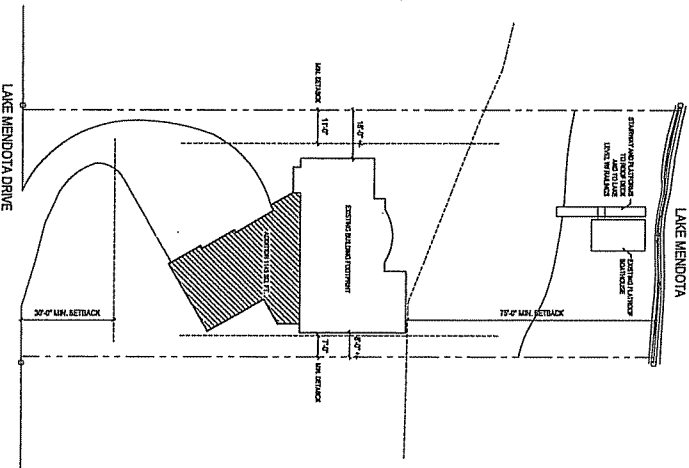




AN ADDITION AND REMODELING FOR: DR. MICHAEL SHAPIRO 4922 LAKE MENDOTA DRIVE MADISON, WI



VICINITY MAP



SITE PLAN
SCALE: 1/20

| | |
|-----------|------------------------|
| ARCHITECT | LANDSCAPE ARCHITECT |
| | PLUMBING, HVAC & ELEC. |

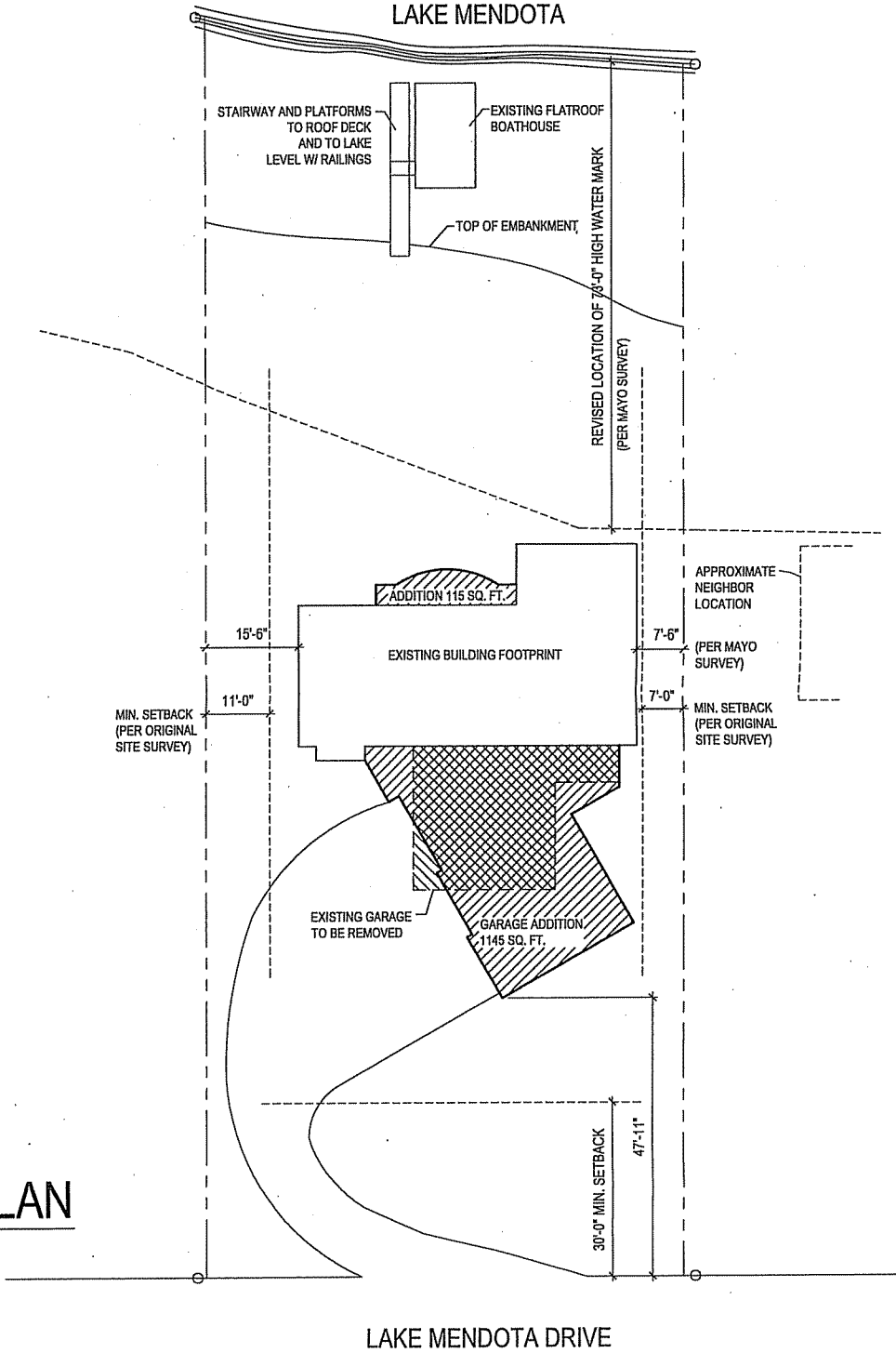
SHEET INDEX

| | |
|------|---|
| A0.0 | TITLE PAGE |
| A1.0 | FOUNDATION AND GROUND FLOOR PLAN / 1ST FLOOR FRAMING |
| A1.1 | 1ST FLOOR PLAN / 2ND FLOOR FRAMING |
| A1.2 | 2ND FLOOR PLAN / ROOF FRAMING |
| A2.0 | BUILDING SECTIONS, WINDOW DETAIL, ROOF PLAN AND ROOF DETAILS |
| A2.1 | STAIR SECTION, INTERIOR STAIRCASE DETAILS, TYPICAL WALL SECTION |
| A2.2 | |
| A3.0 | EXTERIOR ELEVATIONS |
| ID1 | GROUND FLOOR FINISHES PLAN |
| ID2 | FIRST FLOOR FINISHES PLAN |
| ID3 | SECOND FLOOR FINISHES PLAN |
| ID4 | GROUND FLOOR LIGHTING PLAN |
| ID5 | FIRST FLOOR LIGHTING PLAN |
| ID6 | SECOND FLOOR LIGHTING PLAN |
| ID7 | ROOM FINISH SCHEDULE & MATERIALS LIST |
| ID8 | DOOR SCHEDULE & LIGHTING SCHEDULE |
| ID9 | PLUMBING SCHEDULE & BATH ACCESSORY SCHEDULE |

| |
|---|
| DWELLING UNIT INFORMATION: |
| 1. SINGLE TWO-STORY W/ BASEMENT HOME |
| 2. THREE BEDROOM HOME |
| 3. 1.5 BATH HOME |
| 4. EXISTING BUILDING FOOTPRINT AREA: 1,800 SQ. FT. |
| 5. ADDITION FOOTPRINT AREA: 1,149 SQ. FT. |
| TOTAL LOT AREA: |
| 18,920 SQ. FT. +/- |
| PARCEL NO.: |
| 0709-173-0107-3 |
| LOT DESCRIPTION: |
| ALL OF LOT #7 AND EAST 16' OF LOT #6, MERRILL PARK, BLOCK 11, MADISON, WI |

| | | | |
|---|--|--|---|
| <p>BRINK KOLBERG & ASSOCIATES, LLC ARCHITECTURE</p> <p>LANDSCAPE BRINK KOLBERG & ASSOCIATES, LLC ARCHITECTURE</p> | <p>4506 REGENT STREET MADISON, WISCONSIN 53705 PHONE: (608) 237-1118 FAX: (608) 237-1616</p> <p>BRINKKOLBERG.COM</p> | <p>AN ADDITION & REMODEL DR. SHAPIRO RESIDENCE</p> <p>4922 LAKE MENDOTA DR MADISON, WI 53705</p> | <p>APPROVED BY OWNER DATE: AUGUST 6, 2008 PHASE: PRELIMINARY PROJECT NO: 06-12</p> <p>A0.0</p> |
|---|--|--|---|

LAKE MENDOTA



LAKE MENDOTA DRIVE

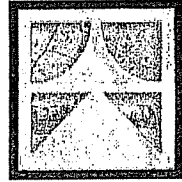


SITE PLAN

SCALE: 1:20

| | | | |
|--------------------|------------------|--------------------|------------------|
| DATE: | APPROVED BY: | DATE: | APPROVED BY: |
| PHASE: PRELIMINARY | PROJECT NO: 0613 | PHASE: PRELIMINARY | PROJECT NO: 0613 |
| REVISIONS | NO. | DATE | DESCRIPTION |
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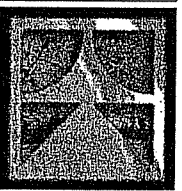
BRINK, KOLBERG & ASSOCIATES, LLC
 ARCHITECTURE
 LANDSCAPE
 BRINKKOLBERG.COM
 4506 REGENT STREET
 MADISON, WISCONSIN 53705
 PHONE: (608) 233-5318
 FAX: (608) 233-5986
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AN ADDITION AND RENOVATION FOR
 DR. SHAPIRO
 RESIDENCE
 4922 LAKE MENDOTA DR
 MADISON, WI 53705

8

8



BRINK KOLBERG & ASSOCIATES, LLC
ARCHITECTURE

LANDSCAPE
BRINK KOLBERG.COM
4506 REGENT STREET
MADISON, WISCONSIN 53705
PHONE: (608) 271-3118
FAX: (608) 271-1856

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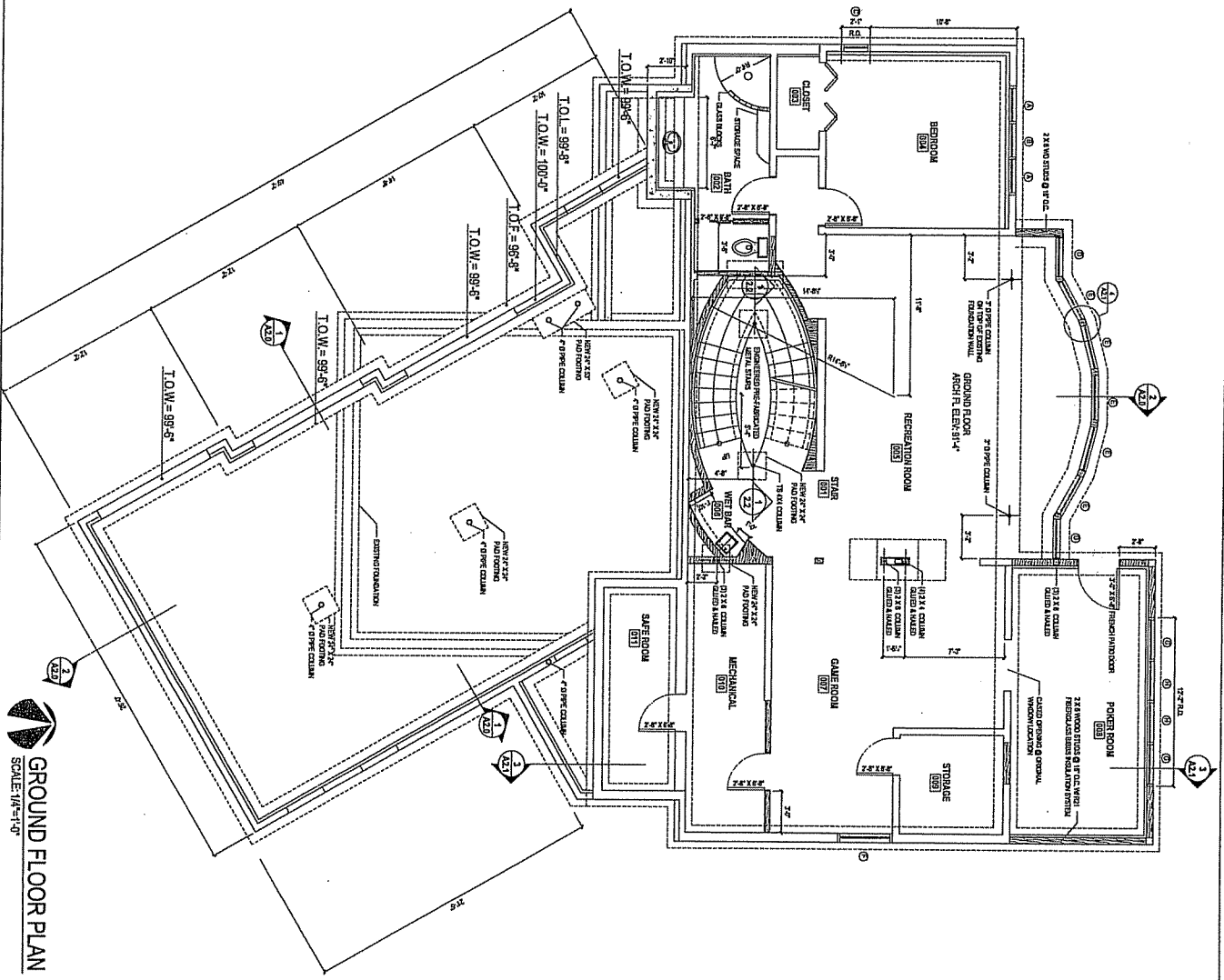
| NO. | DESCRIPTION | DATE |
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AN ADDITION & RENOV. JR.
DR. SHAPIRO
RESIDENCE
4922 LAKE MENDOTA DR
MADISON, WI 53705

APPROVED BY OWNER
DATE: AUGUST 4, 2006
PHASE: PRELIMINARY
PROJECT NO: 06-12

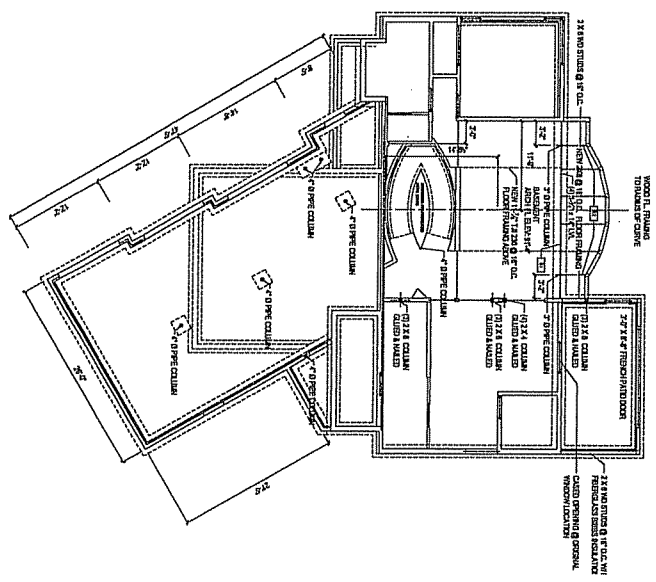
A1.0

GROUND FLOOR PLAN
SCALE: 1/8"=1'-0"



WINDOW LIST

| GROUND FLOOR | ROOM | NO. | SIZE | WALL THICKNESS | DESCRIPTION | TYPE |
|--------------|------------|-----|----------------|----------------|------------------|------|
| 001 | RECREATION | 1 | 21'2 1/2' x 4' | 4" | PROJECT SET WALL | (1) |
| 001 | RECREATION | 2 | 21'2 1/2' x 4' | 4" | PROJECT SET WALL | (2) |
| 001 | RECREATION | 3 | 30'12" x 6' | 6" | PROJECT SET | (3) |
| 001 | RECREATION | 4 | 30'12" x 6' | 6" | PROJECT SET | (4) |
| 001 | RECREATION | 5 | 45'3" x 4' | 4" | PROJECT SET | (5) |
| 001 | RECREATION | 6 | 33'4 1/2' x 6' | 6" | PROJECT SET | (6) |
| 001 | RECREATION | 7 | 33'4 1/2' x 6' | 6" | PROJECT SET | (7) |



1ST FLOOR FRAMING PLAN
SCALE: 1/4"=1'-0"

8

BRINK, KOLBERG & ASSOCIATES, LLC
ARCHITECTURE

LANDSCAPE
BRINKKOLBERG.COM
4506 REGENT STREET
MADISON, WISCONSIN 53705
PHONE: (608) 233-4318
FAX: (608) 231-1936

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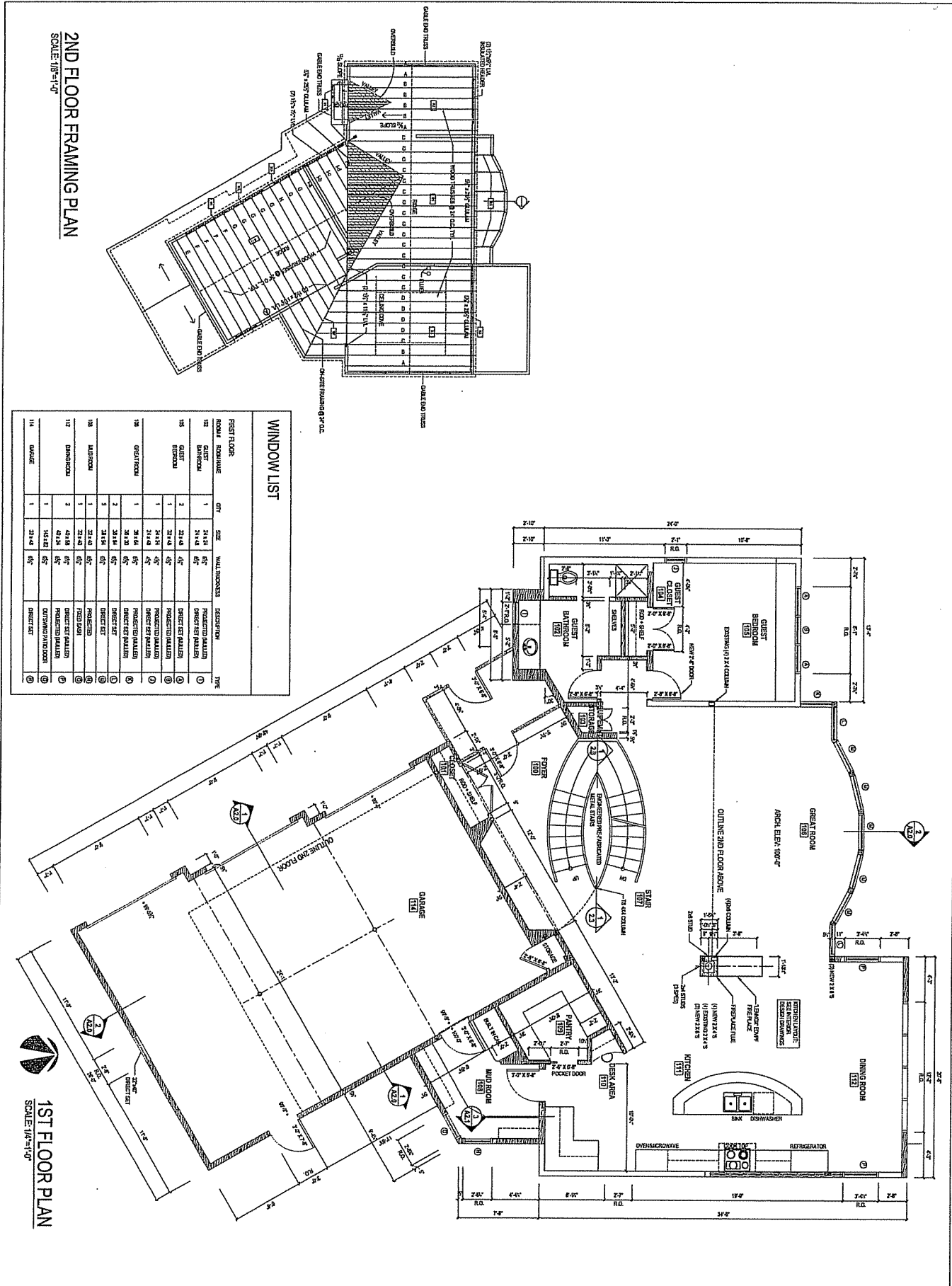
| NO. | DESCRIPTION | DATE |
|-----|-------------|------|
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BY ADDITION & REVISION:
DR. SHAPIRO
RESIDENCE

4922 LAKE MEDOTA DR
MADISON, WI 53705

APPROVED BY OWNER
DATE: AUGUST 2, 2008
PHASE: PRELIMINARY
PROJECT NO: 06.12

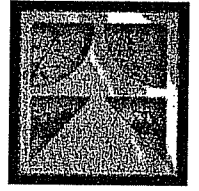
A1.1



2ND FLOOR FRAMING PLAN
SCALE: 1/8"=1'-0"

1ST FLOOR PLAN
SCALE: 1/8"=1'-0"

8



**BRINK, KOLBERG
& ASSOCIATES, LLC**
ARCHITECTURE

LANDSCAPE
BRINKKOLBERG.COM
4506 REGENST STREET
MADISON, WISCONSIN 53705
PHONE: (608) 21-1185
FAX: (608) 253-4185

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| NO. | DESCRIPTION | DATE |
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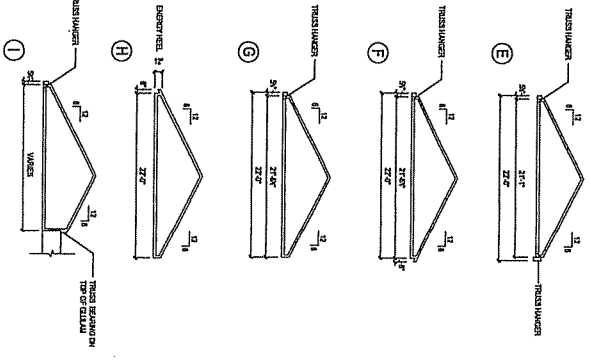
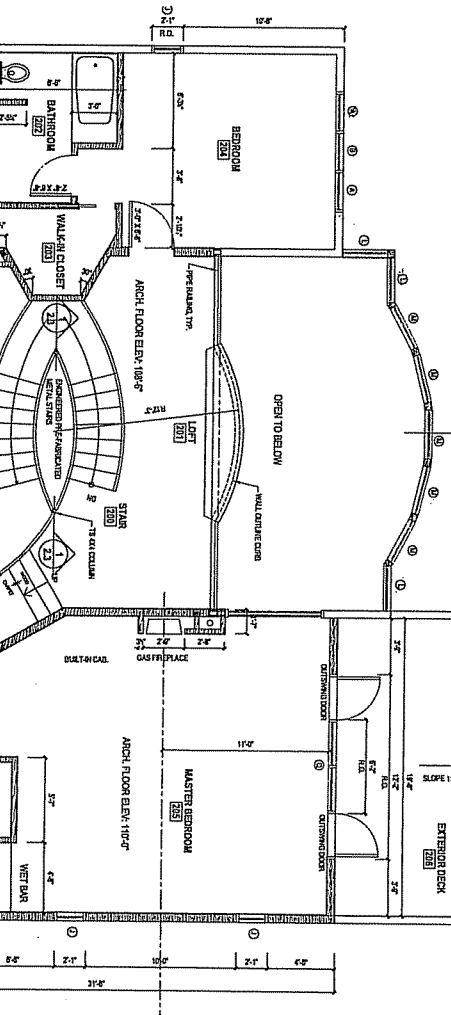
AN ADDITION & REMODELING FOR:
**DR. SHAPIRO
RESIDENCE**

4922 LAKE MEDOTA DR
MADISON, WI 53705

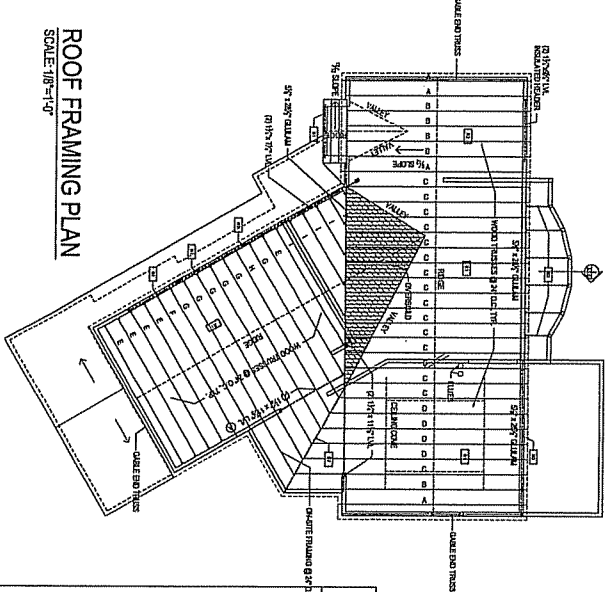
APPROVED BY OWNER
DATE: FEBRUARY 14, 2006
PHASE: PRELIMINARY
PROJECT NO: 06-12

A1.2

NOTE:
GENERAL CONTRACTOR TO FIELD VERIFY
ALL DIMENSIONS, TYP.



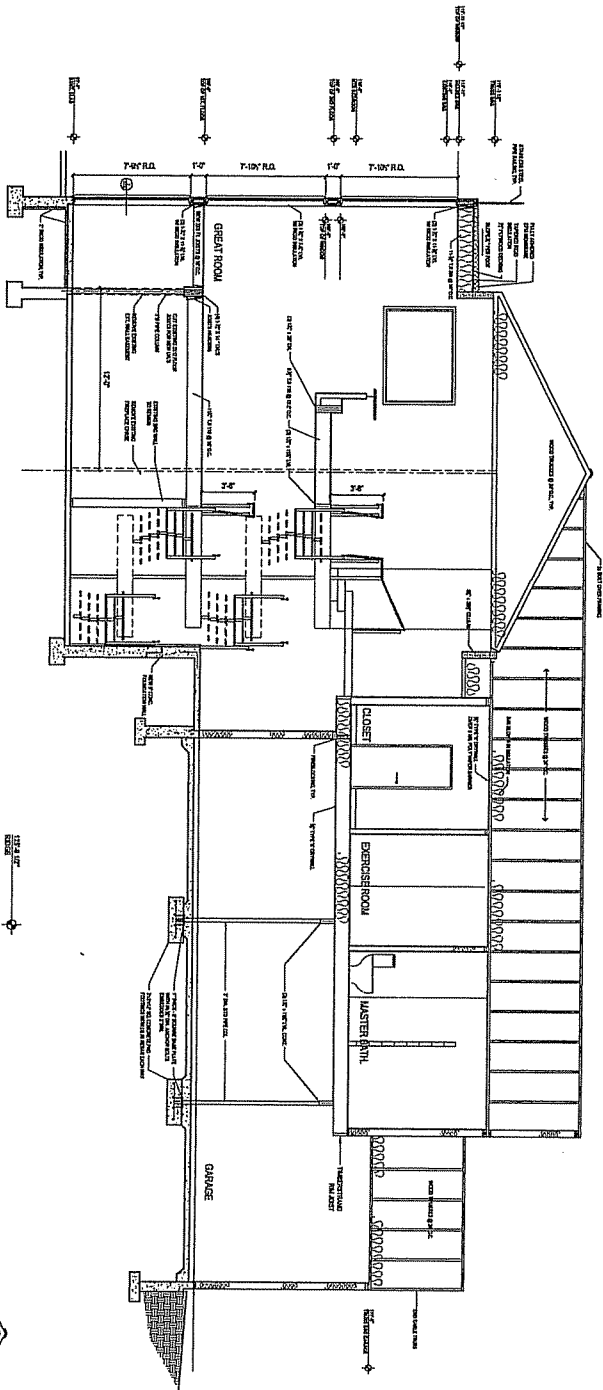
TRUSS ELEVATIONS
SCALE: 1/8"=1'-0"



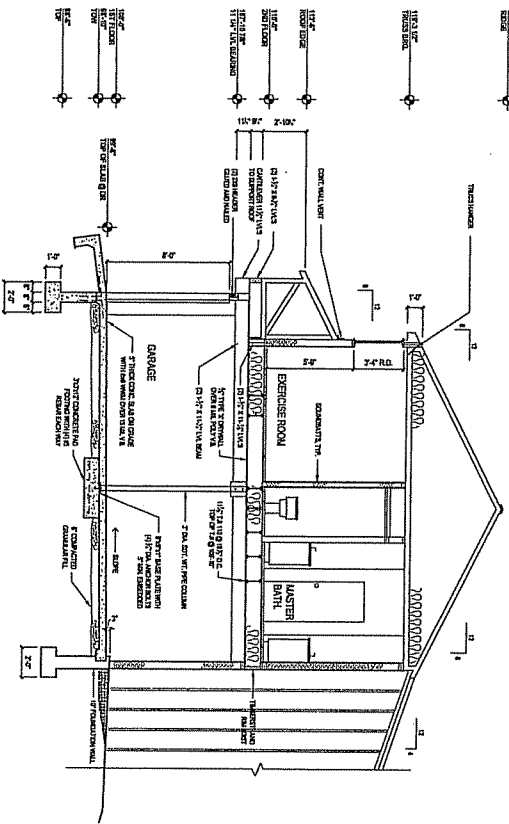
ROOF FRAMING PLAN
SCALE: 1/8"=1'-0"

| WINDOW LIST | | | | |
|-------------|-----------------|------|-----------|-------------|
| NO. | ROOM | TYPE | SIZE | DESCRIPTION |
| 201 | BEDROOM | 1 | 36" X 48" | DIRECT SET |
| 202 | BATH | 1 | 36" X 48" | DIRECT SET |
| 203 | WALK-IN CLOSET | 1 | 36" X 48" | DIRECT SET |
| 204 | ARCH FLOOR ELY. | 1 | 36" X 48" | DIRECT SET |
| 205 | MASTER BEDROOM | 1 | 36" X 48" | DIRECT SET |
| 206 | MASTER BEDROOM | 1 | 36" X 48" | DIRECT SET |
| 207 | MASTER BEDROOM | 1 | 36" X 48" | DIRECT SET |
| 208 | MASTER BEDROOM | 1 | 36" X 48" | DIRECT SET |
| 209 | MASTER BEDROOM | 1 | 36" X 48" | DIRECT SET |
| 210 | MASTER BEDROOM | 1 | 36" X 48" | DIRECT SET |

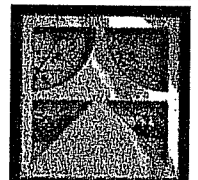
2ND FLOOR PLAN
SCALE: 1/4"=1'-0"



2 BUILDING SECTION
SCALE: 1/4"=1'-0"



1 BUILDING SECTION THROUGH GARAGE
SCALE: 1/4"=1'-0"



BRINK KOLBERG & ASSOCIATES, LLC
ARCHITECTURE

LANDSCAPE
BRINKKOLBERG.COM
4506 REGENT STREET
MADISON, WISCONSIN 53705
PHONE: (608) 233-5318
FAX: (608) 232

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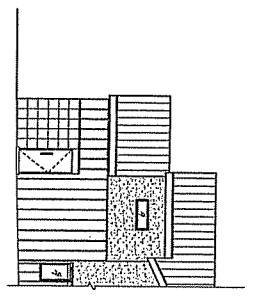
| NO. | DESCRIPTION | DATE |
|-----|-------------|------|
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AN ADDITION & RENOVATE
DR. SHAPIRO RESIDENCE

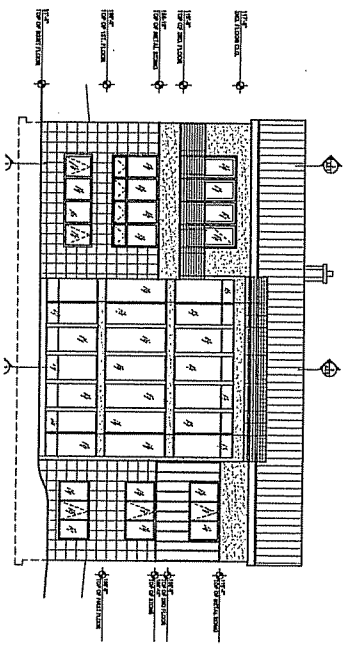
4922 LAKE MENDOTA DR
MADISON, WI 53705

APPROVED BY OWNER
DATE: AUGUST 2, 2010
PHASE: PRELIMINARY
PROJECT NO: 06-12

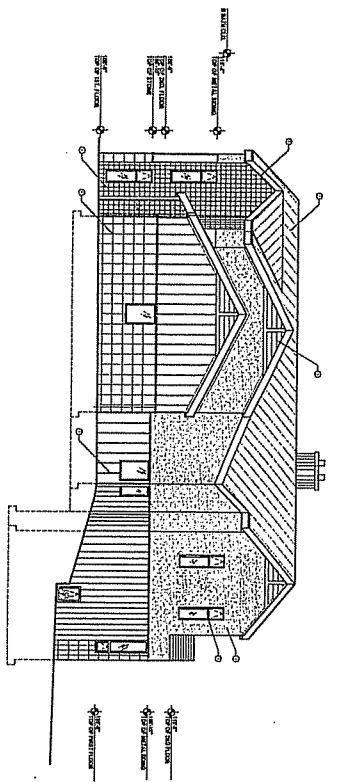
A2.0



NORTHEAST ELEVATION
SCALE: 1/8"=1'-0"



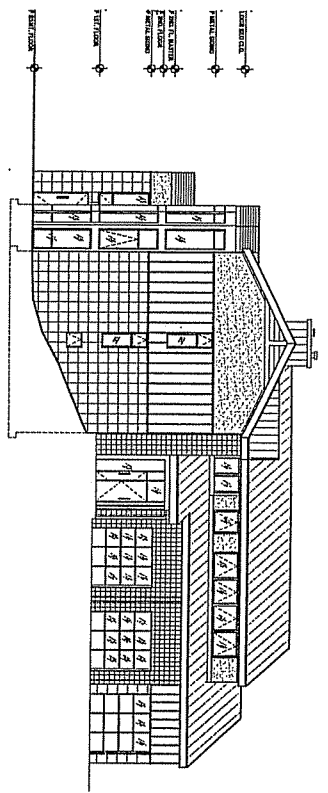
NORTH ELEVATION
SCALE: 1/8"=1'-0"



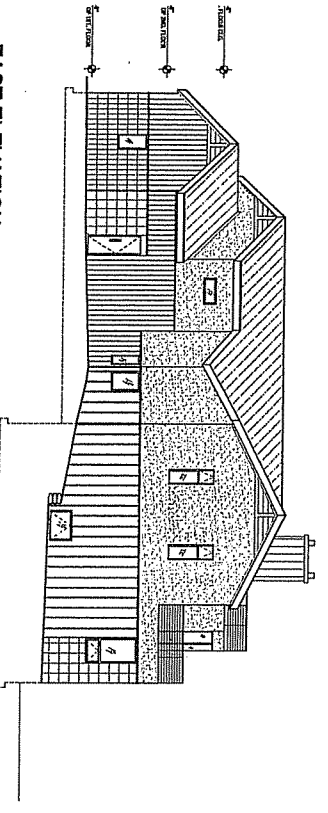
SOUTHEAST ELEVATION
SCALE: 1/8"=1'-0"

PRELIMINARY EXTERIOR MATERIALS

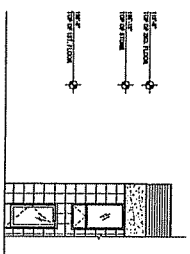
1. STANDING SEAM METAL ROOFING SYSTEM, TYP.
2. REFINISHED METAL FASCIA AND TRIM, TYP.
3. HORIZONTAL METAL PANEL SYSTEM, TYP.
4. EIFS (EXTERIOR INSULATION FINISHING SYSTEM), TYP.
5. METAL CLAD WOOD WINDOWS, TYP.
6. EXTERIOR STONE RAIN WATERER STONE SYSTEM, TYP.
7. VERTICAL METAL PANELS WITH 1/2" x 1/2" BALTIMA STRIPS, TYP.
8. NOMINAL 7" x 8" STAINLESS STEEL METAL TILE



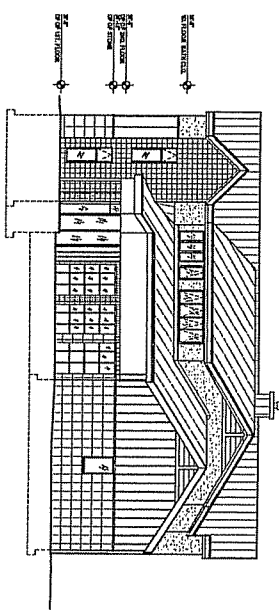
WEST ELEVATION
SCALE: 1/8"=1'-0"



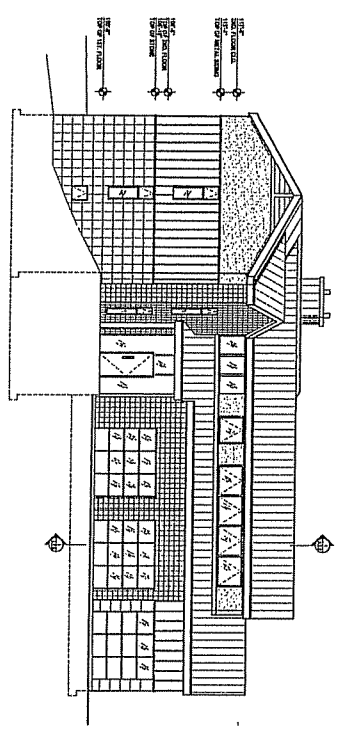
EAST ELEVATION
SCALE: 1/8"=1'-0"



PARTIAL WEST ELEVATION
SCALE: 1/8"=1'-0"



SOUTH ELEVATION
SCALE: 1/8"=1'-0"



SOUTHWEST ELEVATION
SCALE: 1/8"=1'-0"

80

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AN ADONIS AND BEING
DR. SHAPIRO
RESIDENCE

4922 LAKE MENDOTA OF
MADISON, WI 53705

APPROVED BY OWNER
DATE: AUG 5, 2006
PHASE: PRELIMINARY
PROJECT NO: 06.13

A3.0