



# City of Madison

## Conditional Use and Demolition

Location  
4930 Lake Mendota Drive

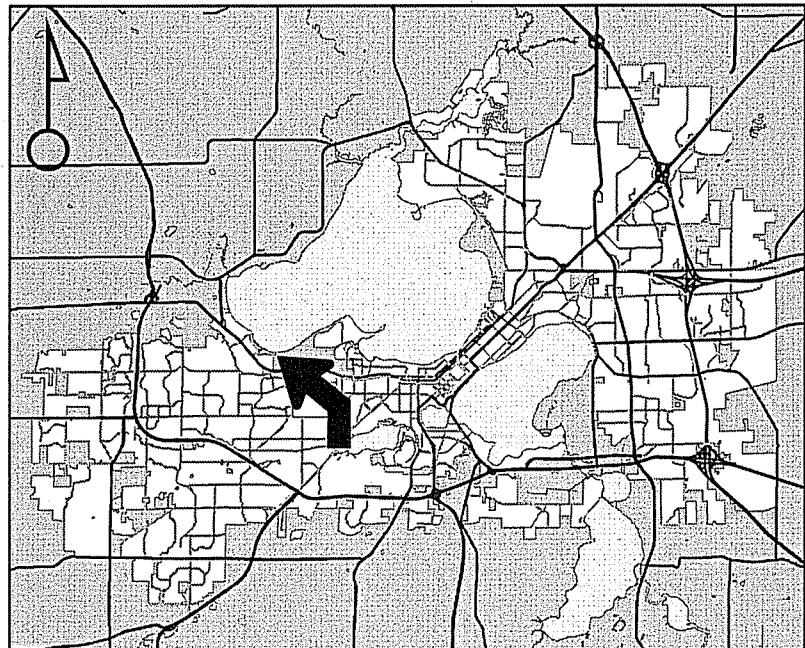
Project Name  
Simon Remodeling and Addition

Applicant  
Jeff and Mariel Simon / Jim  
Gempeler, GMK Architecture Inc.

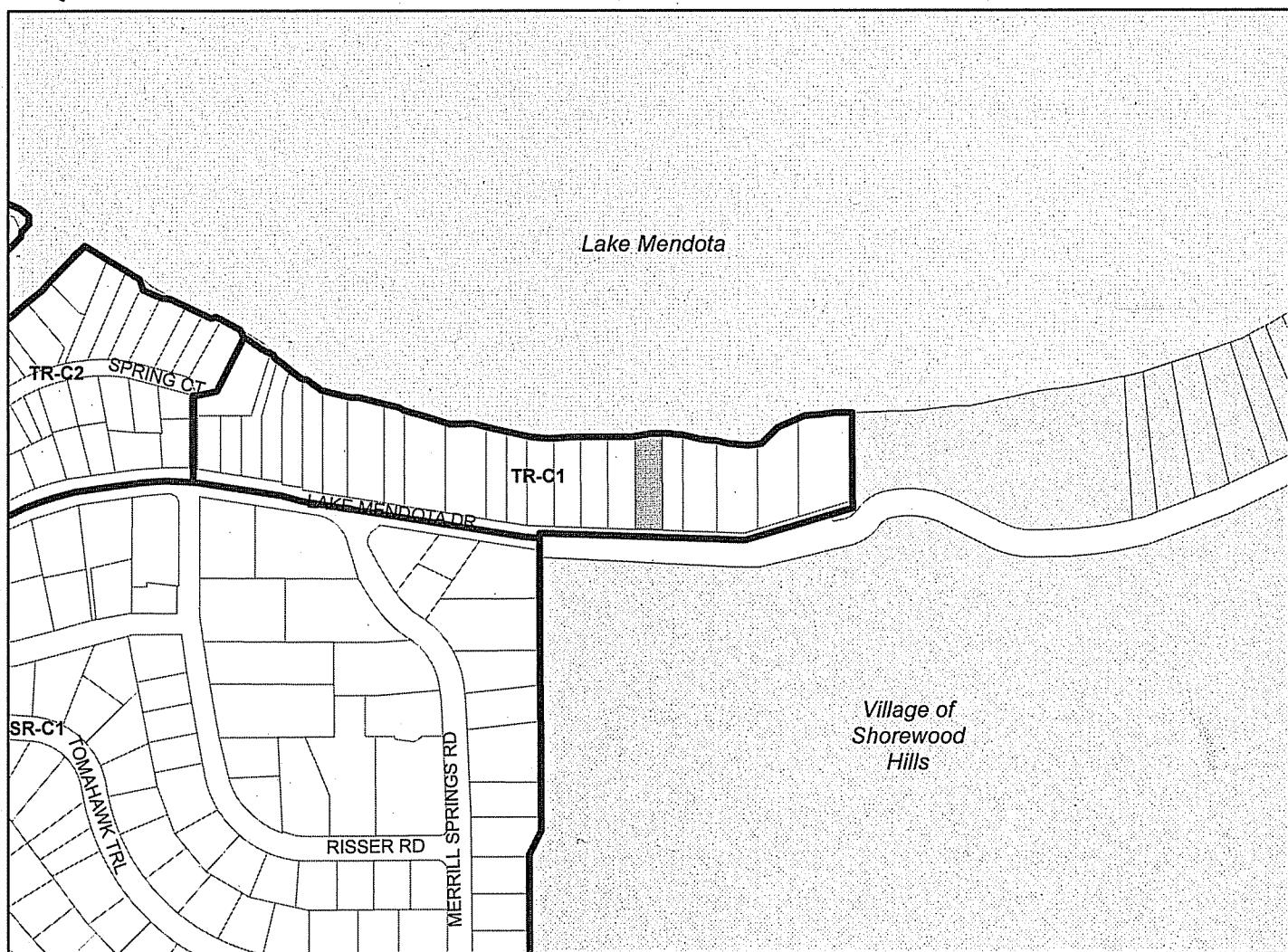
Existing Use  
Single Family Home

Proposed Use  
Demolish greater than 50% of exterior  
walls of single-family residence and  
construct addition in excess of 500 sq.  
ft. to residence and accessory bldg

Public Hearing Date  
Plan Commission  
22 May 2017



For Questions Contact: Chris Wells at: 261-9135 or [cwells@cityofmadison.com](mailto:cwells@cityofmadison.com) or City Planning at 266-4635





**City of Madison**

4930 Lake Mendota Drive



Date of Aerial Photography : Spring 2016

# LAND USE APPLICATION

LND-B

City of Madison  
Planning Division  
126 S. Hamilton St.  
P.O. Box 2985  
Madison, WI 53701-2985  
(608) 266-4635



**All Land Use Applications must be filed with the Zoning Office at the above address.**

This completed form is required for all applications for Plan Commission review except subdivisions or land divisions, which should be filed using the Subdivision Application found on the City's web site.

**FOR OFFICE USE ONLY:**

Paid \$600.00 Receipt # 28E30-0004

Date received

4/5/17

Received by

PDA

Parcel #

0709-173-0105-7

Aldermanic district

19

Zoning district

TR-C1

Special requirements

—

Review required by

PDA

UDC       PC  
 Common Council       Other \_\_\_\_\_

Reviewed By \_\_\_\_\_

## 1. Project Information

Address: 4930 Lake Mendota Drive, Madison, WI 53705

Title: Simon remodeling and addition

## 2. This is an application for (check all that apply)

- Zoning Map Amendment (rezoning) from \_\_\_\_\_ to \_\_\_\_\_
- Major Amendment to an Approved Planned Development-General Development Plan (PD-GDP) Zoning
- Major Amendment to an Approved Planned Development-Specific Implementation Plan (PD-SIP)
- Review of Alteration to Planned Development (PD) (by Plan Commission)
- Conditional Use or Major Alteration to an Approved Conditional Use
- Demolition Permit
- Other requests

## 3. Applicant, Agent and Property Owner Information

Applicant name Jeff and Mariel Simon Company \_\_\_\_\_

Street address 147 Lansing Island Drive City/State/Zip Indian Harbour Beach, FL, 32937

Telephone (352) 262-7815 Email mariellynnsimon@gmail.com

Project contact person Jim Gempeler Company GMK Architecture inc.

Street address 3220 Syene Road, Suite 101 City/State/Zip Madison, WI 53713

Telephone (608) 277-0585 Email jimgmk@gmkarch.com

Property owner (if not applicant) \_\_\_\_\_

Street address \_\_\_\_\_ City/State/Zip \_\_\_\_\_

Telephone \_\_\_\_\_ Email \_\_\_\_\_

#### 4. Project Description

Provide a brief description of the project and all proposed uses of the site:

Addition of 2nd story on existing single story home, and construction of a new detached 2 story garage/storage accessory building.

Scheduled start date June 1, 2017 Planned completion date 8 months after start

#### 5. Required Submittal Materials

Refer to the Land Use Application Checklist for detailed submittal requirements.

<input checked="" type="checkbox"/> Filing fee	<input checked="" type="checkbox"/> Pre-application notification	<input checked="" type="checkbox"/> Land Use Application Checklist (LND-C)
<input checked="" type="checkbox"/> Land Use Application	<input checked="" type="checkbox"/> Vicinity map	<input checked="" type="checkbox"/> Supplemental Requirements
<input checked="" type="checkbox"/> Letter of intent	<input checked="" type="checkbox"/> Survey or existing conditions site plan	<input checked="" type="checkbox"/> Electronic Submittal*
<input checked="" type="checkbox"/> Legal description	<input checked="" type="checkbox"/> Development plans	

*\*Electronic copies of all items submitted in hard copy are required. Individual PDF files of each item submitted should be compiled on a CD or flash drive, or submitted via email to [pcapplications@cityofmadison.com](mailto:pcapplications@cityofmadison.com). The email must include the project address, project name, and applicant name. Electronic submittals via file hosting services (such as Dropbox.com) are not allowed. Applicants who are unable to provide the materials electronically should contact the Planning Division at (608) 266-4635 for assistance.*

**For concurrent UDC applications** a separate pre-application meeting with the UDC Secretary is required prior to submittal. Following the pre-application meeting, a complete UDC Application form and all other submittal requirements must be submitted to the UDC Secretary. An electronic submittal, as noted above, is required. Electronic submittals should be compiled on a CD or flash drive, or sent via email to [udcapplications@cityofmadison.com](mailto:udcapplications@cityofmadison.com).

#### 6. Applicant Declarations

**Pre-application meeting with staff.** Prior to preparation of this application, the applicant is strongly encouraged to discuss the proposed development and review process with Zoning and Planning Division staff. Note staff persons and date.

Planning staff Chris Wells Date 4/04/17

Zoning staff Matt Tucker Date 2/28/17

Demolition Listserv

Public subsidy is being requested (indicate in letter of intent)

**Pre-application notification:** The zoning code requires that the applicant notify the district alder and any nearby neighborhood and business associations **in writing** no later than **30 days prior to FILING this request**. List the alderperson, neighborhood association(s), business association(s), AND the dates you sent the notices:  
Alder Mark Clear, District 19 & Aaron Crandall, Spring Harbor Neighborhood Association President, both were notified on 3/1/17.

The alderperson and the Director of Planning & Community & Economic Development may reduce the 30-day requirement or waive the pre-application notification requirement altogether. Evidence of the pre-application notification is required as part of the application materials. A copy of the notification letters or any correspondence granting a waiver is required as part of the application materials.

**The applicant attests that this form is accurately completed and all required materials are submitted:**

Name of applicant Jeff and Mariel Simon Relationship to property Owner

Authorizing signature of property owner Mariel Simon Date 04/04/17

Heather Stouder, Director  
City of Madison – Department of Planning  
Department of Planning and Economic Development  
215 Martin Luther King Jr. Blvd., Suite LL100  
Madison, WI 53703

April 4, 2017

Re Planning Commission Submittal – Letter of Intent  
4930 Lake Mendota Drive – Simon remodeling and addition

Dear Heather and Committee Members,

## 4930 Lake Mendota Drive – Simon remodeling and addition

### Action Requested

Approval for remodeling and technical demolition required for the addition of a 2<sup>nd</sup> story to the existing single story house, and new detached accessory garage totaling 679 sq.ft.

### Description of existing lot

The property is on the north side of Lake Mendota Dr across from Blackhawk Country Club. The lot slopes steeply down 8' in elevation the first 50' from the street, then levels off to a gentler slope across the entire building area before dropping steeply down 17' in elevation to the lake over the last 35'+/-.

### Description of Existing Home

Wood frame with red brick veneer 3 bedroom, 2-1/2 bath, single story ranch with walkout basement and attached 2 car garage was constructed in 1959. The main level of the home has 1870 sq.ft. of finished living area with an additional 1210 finished square feet in the basement, totaling 3080 finished square feet. The original 2 car garage was 24 feet wide x 24' deep, however a subsequent kitchen remodeling reduced the depth of the garage to 20 feet to accommodate a walk-in pantry and powder room. This in turn left a garage too small to accommodate cars, lawn equipment, and bicycles with adequate traffic paths. Other than this kitchen remodeling of approximately 10 years ago, the home is relatively unchanged from its original construction in 1959 and while it is structurally sound, is in need of updating.

### Project Introduction

The property owners, Jeff and Mariel Simon, currently reside in Florida. Jeff's frequent business trips bring him to Madison often for extended stays, and soon he and Mariel fell in love with the Madison area, which resulted in their purchase of this residence last October. The Simon's will enjoy many extended visits of their Florida family and friends requiring accommodations that the existing house currently does not offer.

The design solution is to provide the following:

Master suite with private bath, 3 guest bedrooms, private office, 1 flex office/guest room, and additional garage space for a 3<sup>rd</sup> car, and storage for lawn/garden equipment and family bicycles that the existing garage doesn't allow for. They also request that any additions are done in a way to that saves as many existing trees as possible.

## Design solution

**The architectural scale:** The new residence is governed by the goal to maintain the scale of existing homes, of diverse character, established in the neighborhood. The design forms a low horizontal composition of flat roofs, glass, and rectilinear forms. The result is a mass only slightly greater than that of the current pitched roof of the existing single story house, but with more transparency as viewed from the street towards the lake.

**Existing House demolition, remodel, and 2<sup>nd</sup> story addition:** With only 1 full bathroom on the existing main level there is not adequate space to create a Master Bedroom with private bath. It was decided that the existing bath could be enlarged and shared between 2 guest bedrooms, that would also function as public powder room while entertaining. A 2<sup>nd</sup> story solution was developed to satisfy the requirements of the program, which minimizes site disruption while maximizing the use of the existing structure. While we intend to use as many of the existing exterior walls as possible, as shown on plan set sheets B1.1 – B1.5, we are applying for a technical demolition permit. This is to cover the possibility of rot or other unknown conditions that would require the reconstruction of walls planned to remain, and in doing so exceed the 50% of demolition allowed without this classification and permit.

**New Detached Garage:** Due to constraints of the side yard setback on the west, and main house entry to the east, the existing garage could not be enlarged. A detached garage building, common to the neighborhood, was explored. We determined that we could utilize the existing driveway turnaround to provide car access to a detached garage, which would be far less disruptive than a garage accessed at the street. In order to minimize the floor area required for additional storage needs, with the goal of saving a large nearby tree, a 2 story garage was developed and placed. This solution minimizes the footprint required to satisfy the additional storage needs. The arborist report eventually determined this tree should be removed but this design solution remains viable. Replacing the existing front yard stepped sidewalk with a bridge and stairs, we provide access to the upper level garage storage for bikes and garden equipment, as well as a safer and more interesting experience for guests arriving from the street. This combination utilitarian and guest entry will be embellished with landscaping and perforated metal panels to create railings which continue the architectural geometry of the house and garage.

## Exterior Materials

**House:** The existing house is clad with red brick veneer, white clapboard vinyl siding, white trim and soffits. While the existing windows need replacing, the goal was to save as much of the existing exterior shell as possible. The existing red brick veneer will be stained a dark charcoal tone. Some areas of brick will be removed and reused at proposed new brick locations. An accent material of wood horizontal siding will be implemented at entrance points of the building that will be continued inside to unify interior and exterior design identity. The existing white vinyl clapboard siding color and scale will be replaced by a low maintenance metal or composite siding of similar scale to maintain its familiar presence. Perforated aluminum panels combine with cable railings to replace the white wood railings and lattice work on the existing lake deck.

**Detached Garage:** The garage materials will match the house. The windows and glass overhead door in the garage will be obscure to let in light for utility, and back lit for architectural lighting effect.

### Construction

**House:** The existing 2x4 wall construction will be stripped and reinsulated with spray foam and supplemented with 8-1/4" thick SIP (structural Insulated Panels) in some areas, to further raise the thermal performance of the house. New construction of the second floor will match the existing. TJI roof joists will form the roof structure.

**Detached Garage:** Simple uninsulated 2x4 wall construction will be left exposed on the inside. Typical TJI floor joists and plywood flooring provide the second floor structure. A shallow floating structural slab foundation was designed instead of typical frost foundations. This was done to minimize excavations & disruption to the site and nearby root systems, by reducing the depth of the excavations required by 3 feet.

### Site / Landscape

#### Existing Trees: (photos and drawings on Landscaping sheet A2.3)

There are several mature trees on the property, some of which are relatively close to our proposed garage. Of special interest is the large White Ash tree very near the location of the proposed garage. We hired Arborist John Stephenson to investigate the health of trees on the property. His full report is attached. After factoring in the potential for infestation with Emerald Ash Borer, size, and proximity to both the neighbors existing garage and proposed garage, he recommended that it be removed before construction. After this conclusion was reached, we moved the detached garage to the east 5' to align the garage stair with the main entry walk. This shift allows for more clearance to the underground natural gas line, and also provides a larger landscape buffer between the driveway and garage. The wood from this Ash tree will be harvested and used for interior countertop slabs and furniture. The Simons will plant a new tree in the area to replace the Ash.

#### Plantings (photos and drawings on Landscaping sheet A2.3)

The majority of the plant species to be planted at the Simon Residence will be native Wisconsin plants. A special effort will be made to include plants that will provide nourishment and habitat for a large variety of pollinators and songbirds. The landscape design intent includes beds of native grasses and flowering plantings sculpted out of more traditional grass lawns on all sides of the house. The intent is to create a soft foreground to the primary living spaces of the residence while providing a suitable habitat for the feeding and observation of birds.

The driveway that runs along the West side of the proposed detached garage will be lined on both sides with a collection of native prairie grasses that provide hearty and durable texture along the drive, and the adjoining properties driveway. These native plantings will also be featured on both sides of the paver entry walk leading to the front door. Low path lighting will further define and embellish this arrival experience at night. On the lake front, a small seating terrace is planned near the existing stairs that descend to the pier. This area will feature pavers to match the existing terrace at the upper landing of the pier steps. Additional planting beds will be incorporated along the

lake facing walls of the home that will be enjoyed from all the lake views maximized in this remodeling.

**Storm water** (photos and drawings on sheet D1.1)

The Spring Harbor Neighborhood association expressed a desire for the Simons to incorporate some rain gardens to help deal with large rain events that overload the neighborhood with surface run off from the Blackhawk golf course. There is currently a river rock stone lined rain garden/swale along the west property line near the lake. We plan on expanding on this implementation by adding similar rain gardens in 2 additional locations as shown on the conceptual landscape plan. These features provide visual interest and texture along throughout the property while addressing the technical aspects of groundwater control from and between the properties.

**Impervious Surfaces** (see impervious surfaces on sheet A2.2) An area of existing impervious asphalt drive, equal to that of the new detached garage, will be replaced by pervious pavers to maintain the same percentage of impervious surfaces on the site.

The existing concrete entry sidewalk will be replaced with pavers that will cross the driveway and link up to the stair along the new detached garage, which provides pedestrian access to the street.

An existing concrete sidewalk currently running along the entire west side of the house will be removed and replaced with flagstone pavers to create a softer more absorbent access path to the lake yard.

**Project Name**                   **Simon remodeling and addition**

**Project Team**

**Owners:**                   **Jeff and Mariel Simon**  
 147 Lansing Island Drive  
 Indian Harbour Beach, FL 32937  
 (352) 262-8715

**Architect:**                   **Jim Gempeler**  
 GMK Architecture inc.  
 3220 Syene Road.  
 Madison, WI 53713  
 (608) 277-0585 ext. 11

**Surveyor:**                   **Noa Prieve**  
 Williamson Surveying and Associates LLC  
 104 A West Main Street,  
 Waunakee, WI 53597  
 (608) 255-5705

**Contractor:**                   **Bob Harriman**  
 H.G. Harriman  
 10 East Doty St. #421  
 Madison, WI  
 (608) 250-5013

**Landscape Architect:** **Steve Ziegler**  
 ZDA Landscape Architects  
 4797 Capitol View Road,  
 Middleton, WI 53562  
 (608) 831-5098

**Existing Conditions:**

See existing property photos - sheet A1.2

**Project Schedule:** Demolition As soon as approved – June 1, 2017 +/-  
 Construction June 1, 2017 – Feb 1 2018

**Proposed Use:** residential

**Hours of Operation:** Typical hours of operation are: Monday - Friday 7:30am-5pm  
 Some limited hours possible on Saturdays as schedule dictates.

**Number of Dwelling Units:** 1 (existing)

**Number of Construction & Full-time Equivalent Jobs Created.** 3-5 FTE's

**Public Subsidy Requested:** none

**Zoning:** TR-C1

**Lot Size:** 14,454 sq.ft. (220'+/- x 66'+/-)

**Lake Frontage:** 66' on Lake Mendota

**Legal Description:** Lot 5, Block 1, Merrill Park, recorded in the Dane County Register of Deeds Office in Volume 1 of Plats, Page 7, as Document Number 189227, Located in the City of Madison, Dane County, Wisconsin.

**Building Square Footage** (see project summary on Cover sheet A1.0)

- Existing house: 4115 sq.ft. total single story with basement & garage
- Proposed house: 5612 sq.ft. total 2 story with basement & garage
- detached garage: 332 sq.ft. lower level + 347 sq.ft. upper level = 679 total sqft.

**Lot Coverage:** existing 17% proposed 20% (sheet A1.0)

**Usable Open Space:** minimum 1000 sq.ft. proposed 5603 (sheet A1.0)

**impervious areas ISR:** existing 33% proposed 32% (sheet A2.2)

**floor area ratio FAR:** existing 28% proposed 43.5% median 42% (sheet A1.3)

**Current 2016 Madison Property Details - Assessment values:**

Land:	\$580,000
Improvements:	\$541,700
Total:	\$1,121,700

**Estimated Project Cost:** \$1,000,000

**Preliminary review with City of Madison Zoning department**

Zoning Administrator Matt Tucker – February 28, 2017

Planning review with Chris Wells – April 4, 2017

**Formal notice of intent to submit for review** (letters attached)

- Alder Mark Clear – District 19: March 3, 2017
- Aaron Crandall, Spring Harbor Neighborhood Association: March 3, 2017

**Formal Review by Spring Harbor Neighborhood Association**

- March 14, 2017 meeting: Approved as submitted.

Respectfully submitted,



Jim Gempeler, Architect

g m k architecture inc.  
3220 syene rd. suite 101  
madison, wi. 53713

608.277.0585 ext 11      direct line  
608.277.0597              fax  
[jimgmk@gmkarch.com](mailto:jimgmk@gmkarch.com)      email  
[www.gmkarch.com](http://www.gmkarch.com)      web site

Attachments:

- Formal notice of intent for Conditional use to Alderman & SHNA email
- Formal notice of intent for Conditional use to Alderman mailed
- Letter hand delivered to neighbors within 200 feet of property
- Arborist report by Stephenson Tree Care inc.
- Demolition materials for reuse
- Vicinity map
- Legal description
- Plan set dated 2017.04.04
- Land use application & checklist

## Vicinity Map

Location  
4930 Lake Mendota Drive

Project Name  
Simon remodeling and addition

Applicant  
Jeff and Mariel Simon

Existing Use  
Single Family Lakefront Home

Proposed Use  
Single Family Lakefront Home  
Addition of 2<sup>nd</sup> story to existing house  
Construction of new accessory garage

