

Simon remodeling & addition

Madison Plan Commission Submittal

4.05.2017

project summary

codes & ordinances

- Wisconsin Uniform Dwelling Code
- Madison Code of Ordinances
- Spring Harbor Neighborhood Assoc.

parcel data

address: 4930 Lake Mendota Drive, Madison WI
zoning district: TR-C1 (Traditional Residential- Consistent 1)
parcel number: 0709-173-0105-7
lot area: 14,454 sq.ft. (assessed)

zoning summary

	required	proposed
lot area	6,000 sf	14,454 sf
setback- front yard	20'- 0"	20'- 0"
setback- side yard	7'- 0"	7'- 0"
setback- lake yard	69.1 ft	69.1 ft
usable open space	1,000 sf	5,603 sf
max. lot coverage	50%	20% (2,828 sf)
max. building height:		
- house remodeling	35'- 0"	23'- 8"
- detached garage	15'- 0"	14'-9"

existing lot coverage (buildings only)

exist. building area (house)	2,445 sf
outbuildings	0 sf
exist. lot coverage TOTAL	2,445 sf
lot area	14,454 sf
	17%

proposed lot coverage (buildings only)

exist. building area (house)	2,445 sf
proposed additions (house)	56 sf
proposed outbuilding (garage)	332 sf
proposed lot coverage TOTAL	2,833 sf
lot area	14,454 sf
	20%

usable open space

minimum allowable	1,000 sf
actual per proposed	5,603 sf

floor areas

house remodeling

	existing	proposed
lower level:		
finished	1,244 sf	1,299 sf
unfinished	426 sf	371 sf
main level:	-	-
finished	1,976 sf	2,033 sf
unfinished	0	0
garage	469 sf	469 sf
upper level:	-	-
finished	0	1,442 sf
unfinished	0	0
	4,115 sf	5,614 sf
TOTAL		

detached garage

	proposed
lower garage	332 sf
upper storage	347 sf
	679 sf
TOTAL	

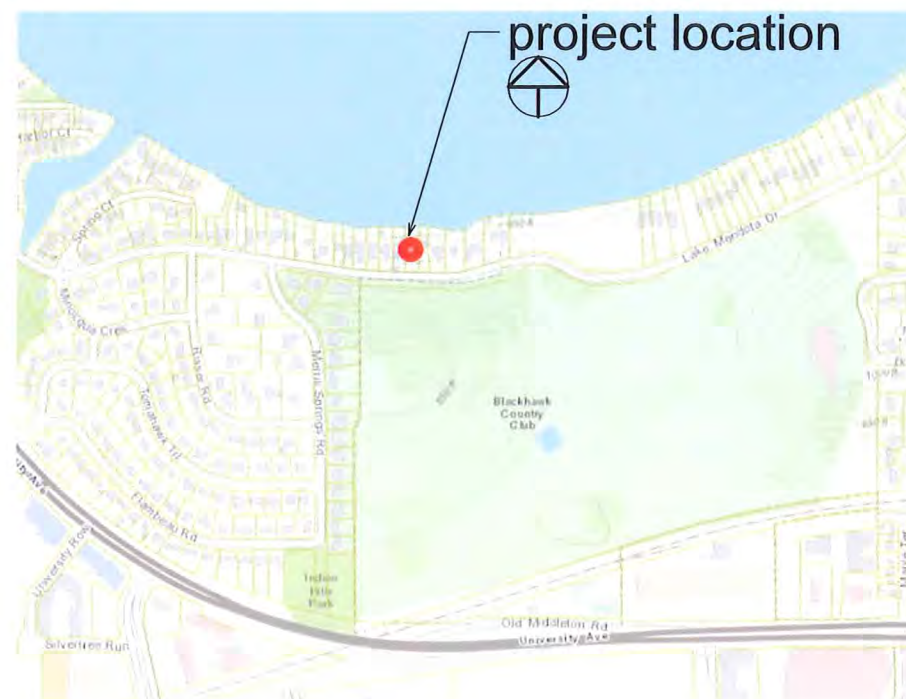
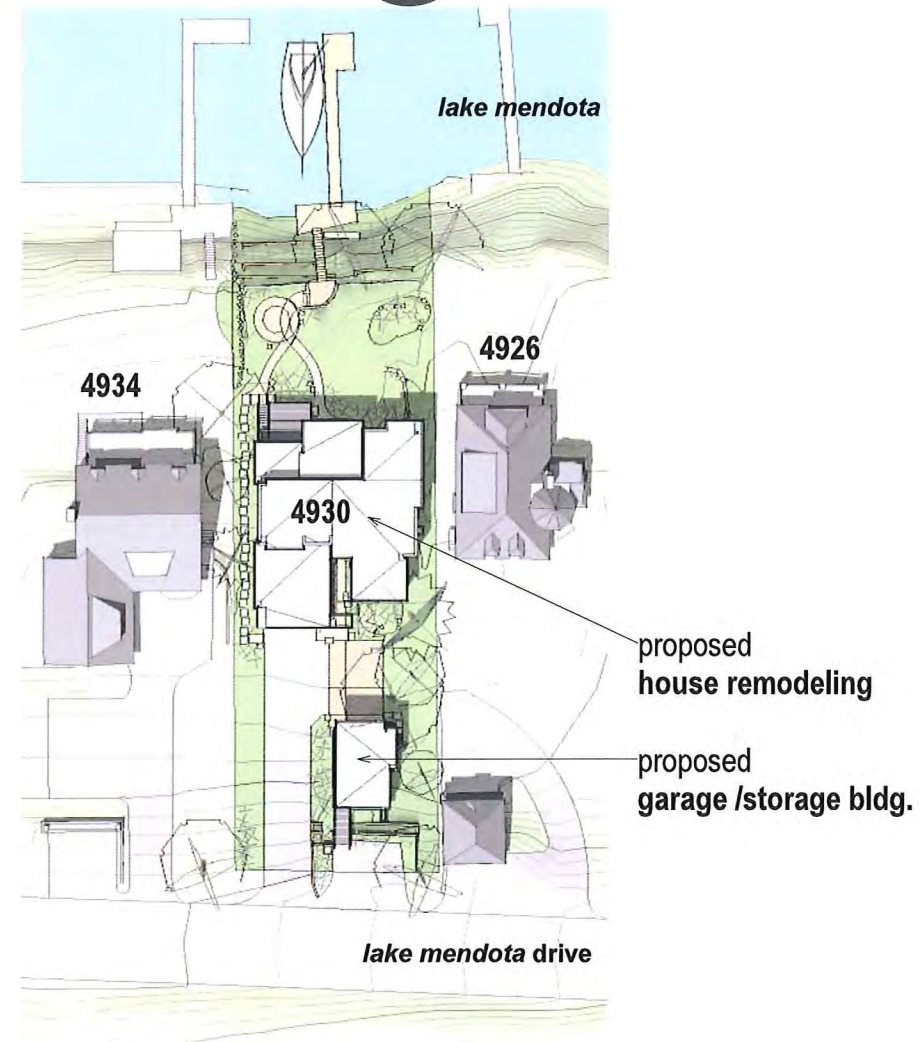
TR-C1 District max. allowed

576 sf

floor area ratio (FAR)%

EXISTING: 4,115 sf / 14,454 sf = 28%
PROPOSED: 6,293 sf / 14,454 sf = 43.5%

median FAR, 10- adjacent lakefront properties = 42%
(see sheet A1.3)



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issued for dates

3.07.2017	Neighborhood Assoc. Submittal
4.05.2017	Madison Plan Commission Submittal

reduced 50%

A1.0

coversheet

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not for construction

G1608 4.05.2017 Madison Plan Commission Submittal

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Madison, Wisconsin 53705

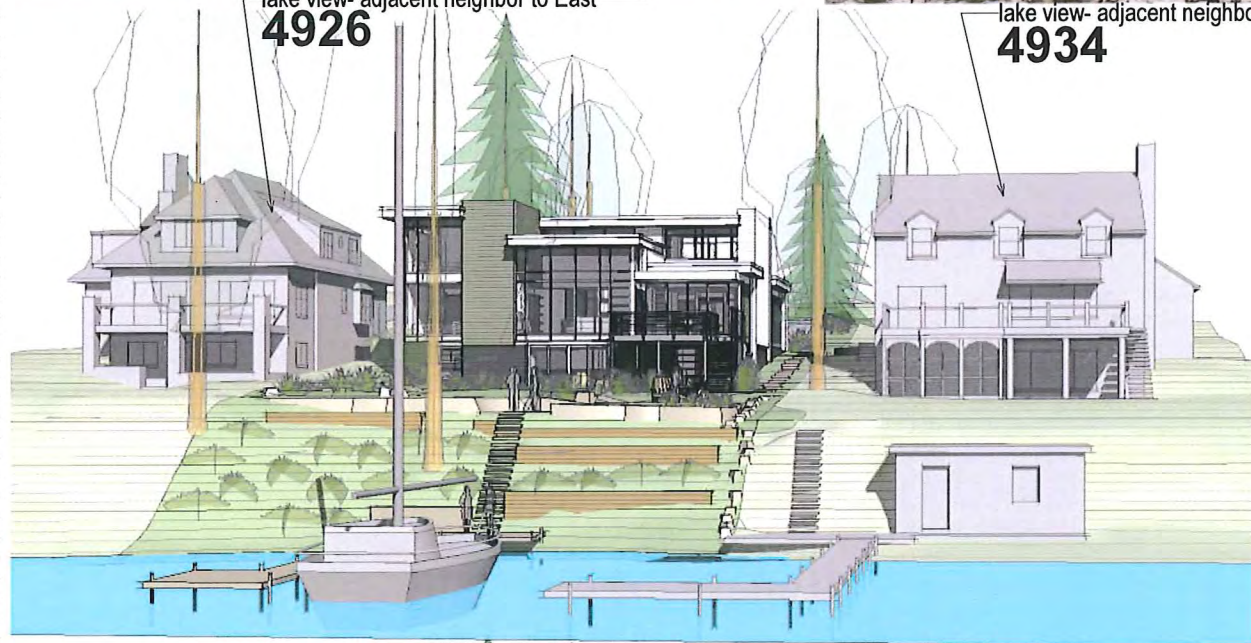
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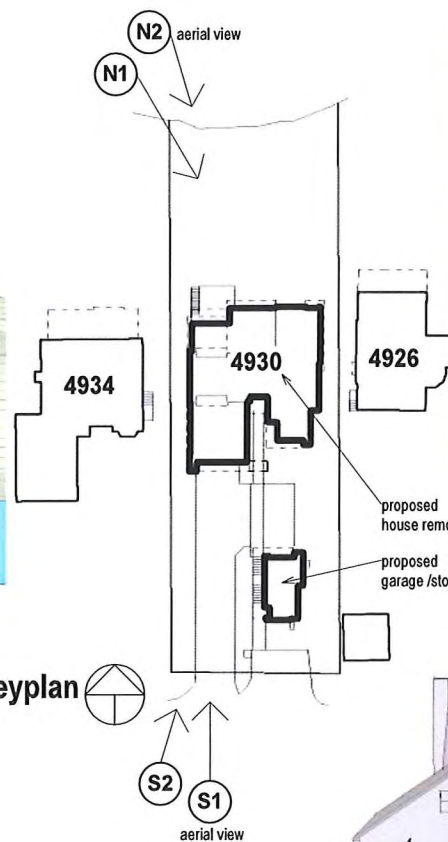
lake view- adjacent neighbor to East
4926



lake view- adjacent neighbor to West
4934



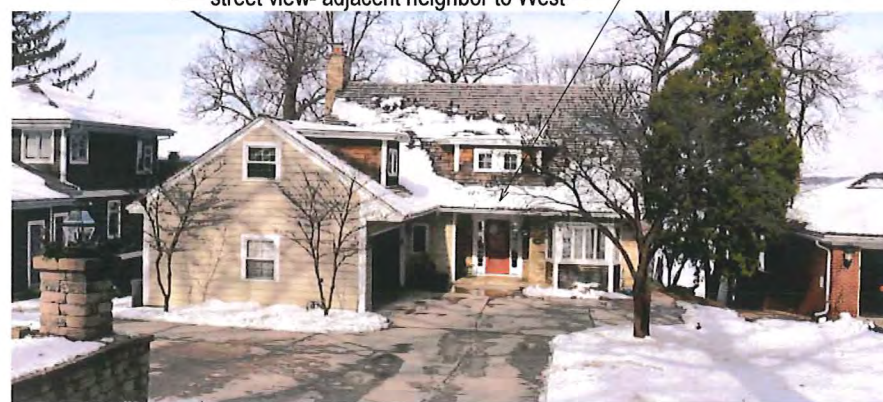
N1 A1.1 north- lake view



S1 A1.1 south- street aerial view



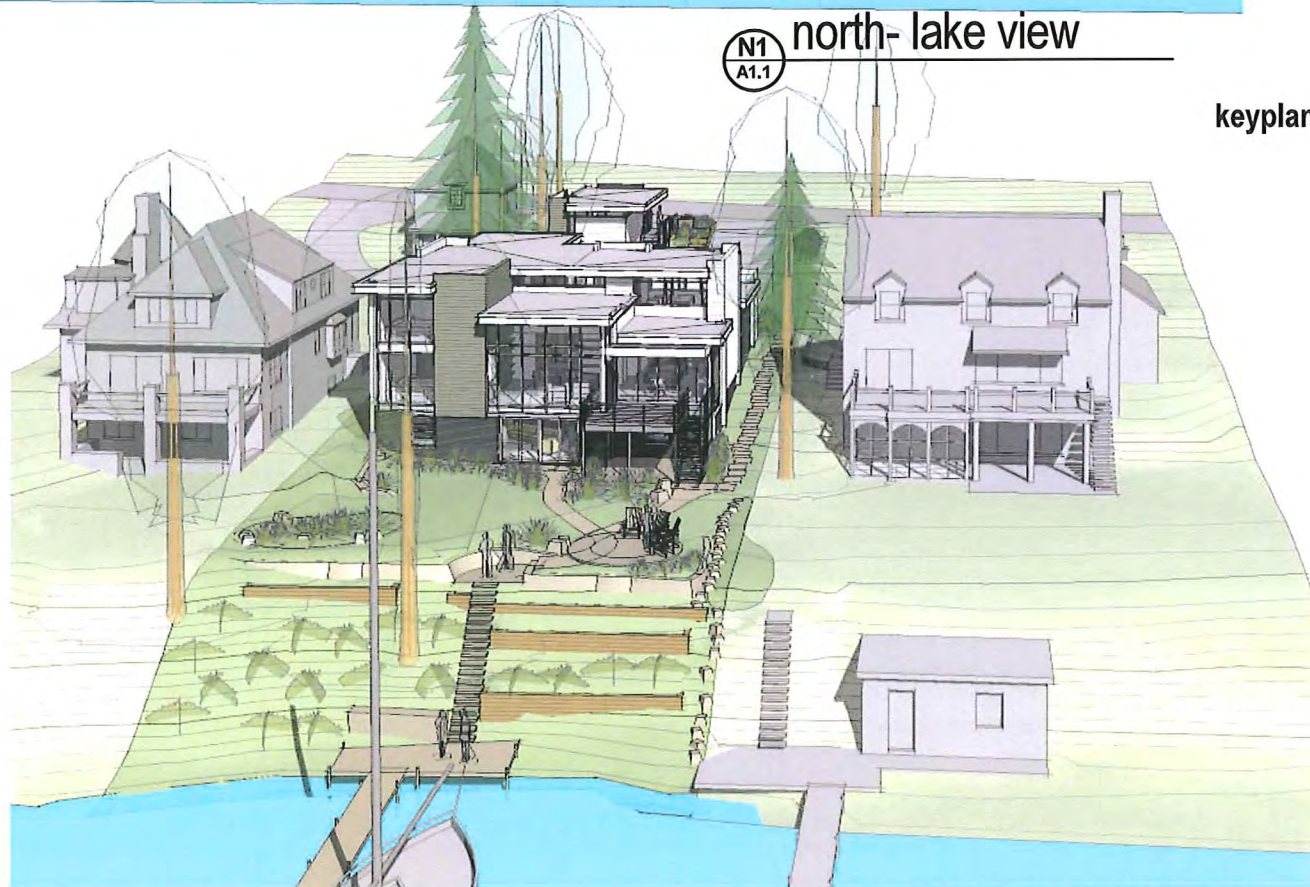
S2 A1.1 south- street view



4934
street view- adjacent neighbor to West

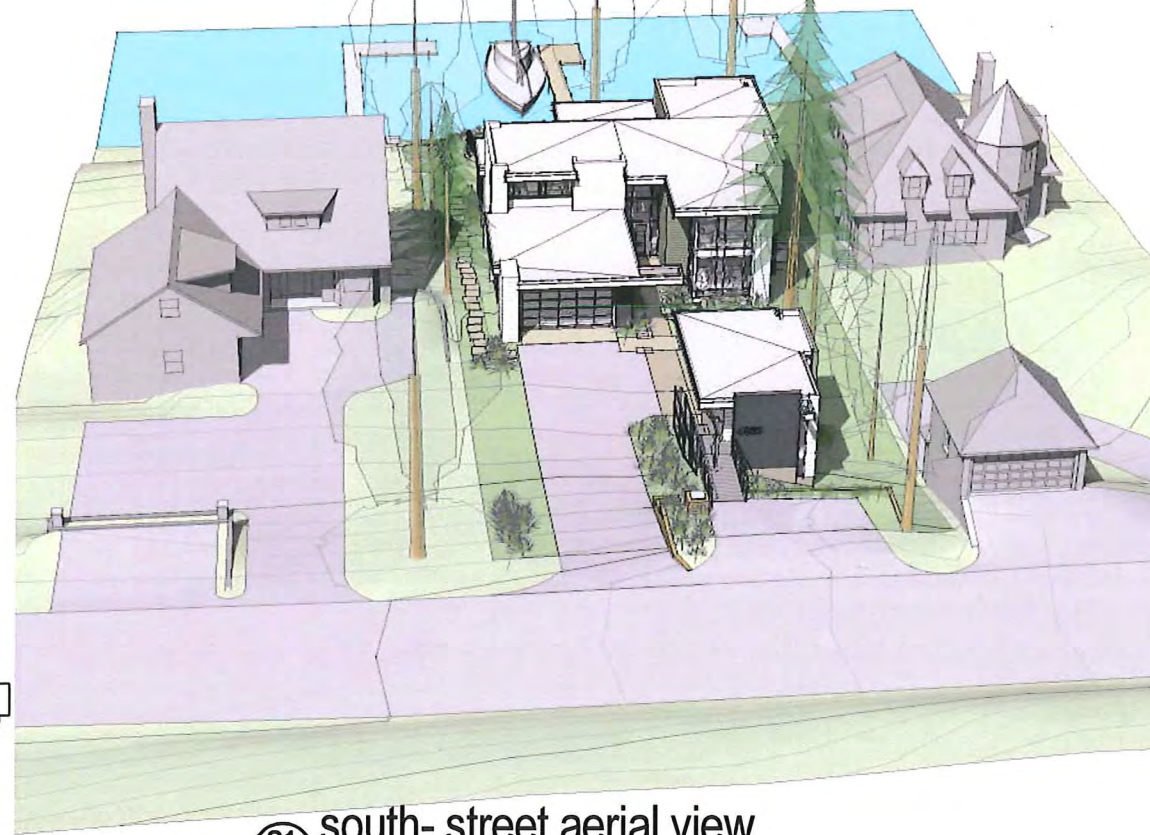


4926
street view- adjacent neighbor to East



N2 A1.1 north- lakeside aerial view

adjacent neighbor context





entry door



east facade- view north



existing property photos



streetside facade- view north



entry sidewalk- view south



patio to shoreline stair



west facade- view south



lakeside facade- view south



lakeside facade- view south



shoreline- view west



lakeside yard- view north



driveway- view south



driveway- view north

neighborhood context photos



4942

4938

4934

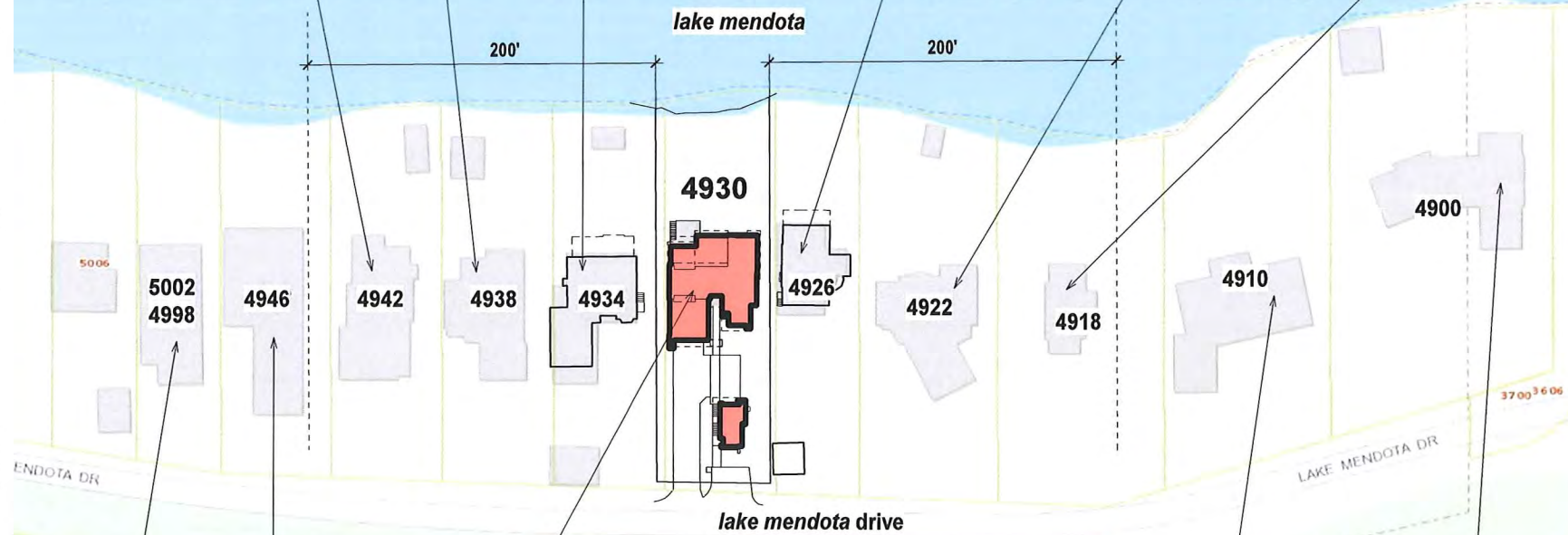


4930

4926

4922

4942 Lot Size: 13,134 sq ft Total Living Area: 4,765 sq ft Garage 3-car attached: 759 sq ft Total Gross Area: 6,472 sq ft FAR = 49%	4938 Lot Size: 13,662 sq ft Total Living Area: 3,833 sq ft Garage 2-car attached: 529 sq ft Total Gross Area: 5,689 sq ft FAR = 42%	4934 Lot Size: 13,926 sq ft Total Living Area: 4,189 sq ft Garage 2-car attached: 382 sq ft Total Gross Area: 5,466 sq ft FAR = 39%	4926 Lot Size: 11,375 sq ft Total Living Area: 4,000 sq ft Garage 3-car detached: 648 sq ft Total Gross Area: 4,888 sq ft FAR = 43%	4922 Lot Size: 17,835 sq ft Total Living Area: 5,299 sq ft Garage 3-car attached: 920 sq ft Total Gross Area: 6,703 sq ft FAR = 37%	4918 Lot Size: 19,965 sq ft Total Living Area: 1,063 sq ft Garage (none): 0 sq ft Total Gross Area: 1,454 sq ft FAR = 07%
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4998 & 5002 Lot Size: 10,115 sq ft Total Living Area: 3,770 sq ft Garage 2-car attached: 550 sq ft Total Gross Area: 6,955 sq ft FAR = 69%	4946 Lot Size: 12,771 sq ft Total Living Area: 4,066 sq ft Garage 3-car attached: 816 sq ft Total Gross Area: 5,715 sq ft FAR = 45%	4930 Lot Size: 14,454 sq ft EXISTING: Total Living Area: 3,646 sq ft Garage 2-car attached: 469 sq ft Total Gross Area: 4,115 sq ft FAR = 28% PROPOSED: Total Living Area: 5,152 sq ft Garage 2-car attached: 469 sq ft Garage 1-car detached: 679 sq ft Total Gross Area: 6,306 sq ft FAR = 44%	4910 Lot Size: 20,295 sq ft Total Living Area: 4,374 sq ft Garage 2-car attached: 529 sq ft Total Gross Area: 4,555 sq ft FAR = 25%	4900 Lot Size: 30,316 sq ft Total Living Area: 2,475 sq ft Garage 2-car attached: 430 sq ft Total Gross Area: 4,571 sq ft FAR = 15%
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NOTE:
- "Lot Size" & "Total Living Area" data from City of Madison- Assessor website.
- "Garage Area" data from Zillow Realtor website.

MEDIAN floor area ratio (FAR)%
10- adjacent lakefront properties = 42%
(ranging from 07% to 69%)



4998 & 5002



4946



4926

4922



4918

4910



4910

reduced 50%

existing interior photos- main level



laundry rm. window



garage



sunroom



entry door



bathroom



living room



bedroom & sunroom



kitchen & dining



laundry & mud entry



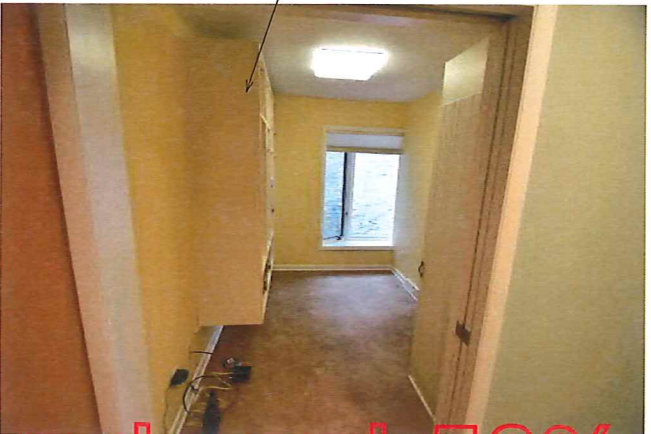
powder room



living room / entry / dining rm.



bedroom / study



reduced 50%

existing interior photos- lower level



mechanical room & storage



rec. room & bar



lower level bedroom



mechanical room & kitchenette



crawl space



lower level bedroom



lower level bathroom



interior stair

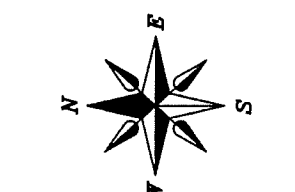
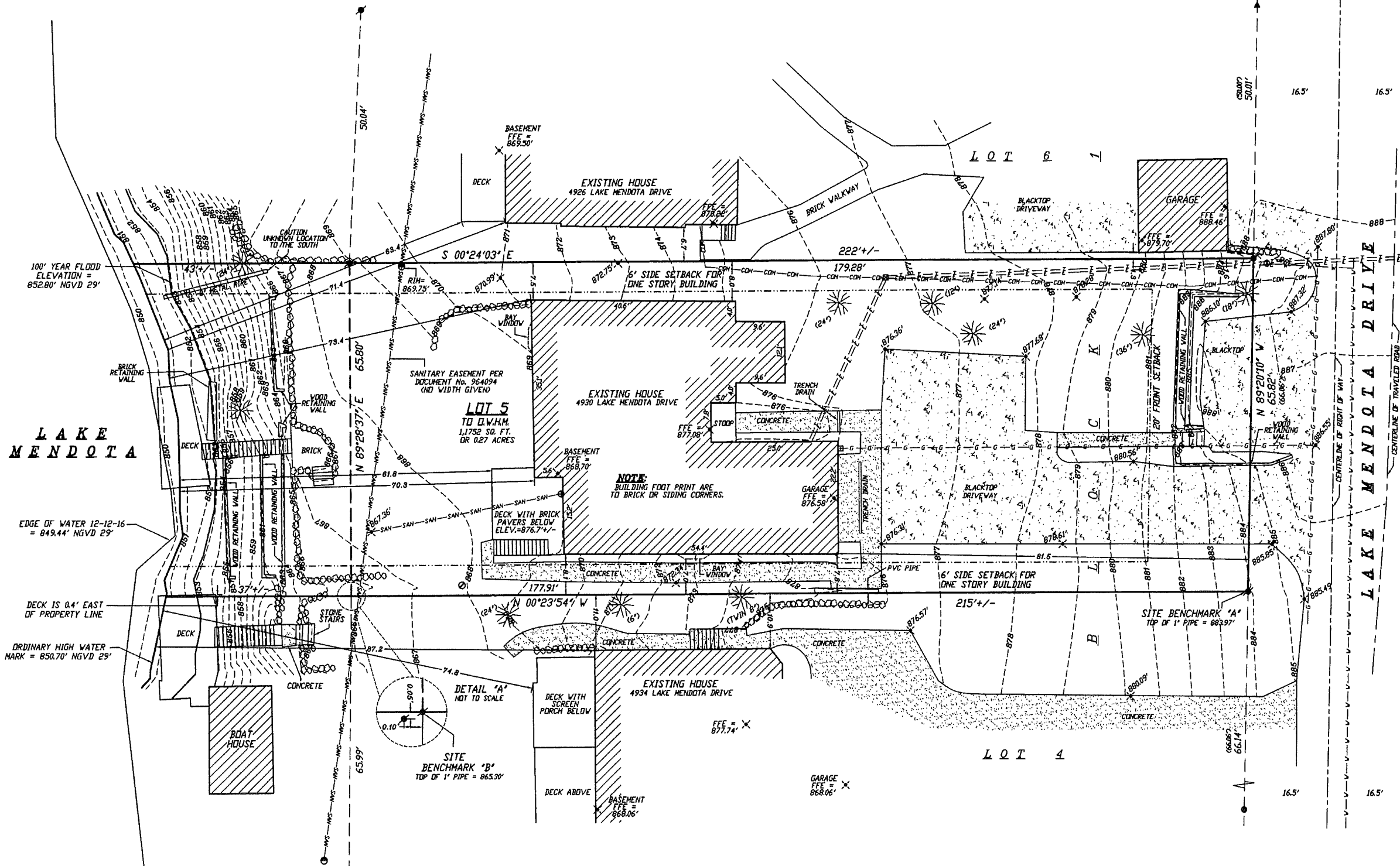


interior stair



lower level patio

LAKE MENDOTA



BEARINGS ARE REFERENCED TO
DANE COUNTY COORDINATE SYSTEM
SCALE 1" = 10'



PREPARED FOR:
GK ARCHITECTURE, INC.
3220 SYENE ROAD STE #101
MADISON, WI 53713

LEGEND

- ▲ = FOUND PKNAIL
- = FOUND 3/4" REBAR
- ⊙ = FOUND 1" IRON PIPE
- (M) = RECORDED AS
- X = SPOT GRADES
- = GAS METER
- = CATCH BASIN
- = MANHOLE
- △ = FIRE HYDRANT
- ⊕ = GAS VALVE
- ⊙ = WATER VALVE
- ⊙ = UTILITY PEDESTAL
- = ROCK WALL
- ⊙ = DECIDUOUS TREE (SIZE NOTED)

LINE LEGEND

- SAN — = SANITARY SEWER
- W — = WATER MAIN
- T — = UNDERGROUND TELEPHONE
- E — = UNDERGROUND ELECTRIC
- G — = UNDERGROUND GAS MAIN
- COM — = UNDERGROUND COMMUNICATION LINE

ZONING TR-C1

- 20' FRONT SETBACK
- 6' SIDE SETBACK ONE STORY BUILDING
- CONTACT THE CITY OF MADISON ZONING DEPARTMENT TO DETERMINE THE REAR SETBACK OF THIS LOT.

NOTES:

- THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF A TITLE REPORT FOR THE SUBJECT TRACT OR ADJACENTS AND IS THEREFORE SUBJECT TO ANY EASEMENTS, AGREEMENTS, RESTRICTIONS AND STATEMENT OF FACTS REVEALED BY EXAMINATION OF SUCH DOCUMENTS.
- WETLANDS, IF PRESENT, HAVE NOT BEEN DELINEATED OR SHOWN.
- ELEVATIONS ARE REFERENCED TO NGVD 29. SITE BENCHMARK 'A' IS AN IRON PIPE LOCATED AT THE SOUTHWEST CORNER OF LOT 5. TOP OF IRON PIPE = 883.97' NGVD 29. SITE BENCHMARK 'B' IS AN IRON PIPE LOCATED AT THE NORTHWEST CORNER OF LOT 5. TOP OF IRON PIPE = 865.30' NGVD 29.
- THE SURVEYOR CAN ONLY CERTIFY TO HIS OPINION OF THE LOCATION OF THE ORDINARY HIGH WATER. THE LOCATION SHOWN IS APPROXIMATE BECAUSE ONLY THE DEPARTMENT OF NATURAL RESOURCES CAN DETERMINE THE EXACT LOCATION OF AN ORDINARY HIGH WATER MARK.
- ALL UTILITIES SHOWN ON THIS SURVEY WERE FIELD LOCATED FROM GROUND MARKINGS PLACED BY THE UTILITY COMPANIES OR THEIR AGENTS OR ESTABLISHED FROM PLANS PROVIDED BY OTHERS, EXCEPT WHERE SHOWN OR OTHER OBSTACLES MAY HAVE OBTAINED THE LOCATION OF THE UTILITIES. IT IS THE RESPONSIBILITY OF THE OWNERS/CONTRACTORS TO CALL DIGGER'S HOTLINE FOR EXACT LOCATION OF UNDERGROUND UTILITIES BEFORE ANY CONSTRUCTION OR EXCAVATING IS DONE.
DIGGER'S HOTLINE NO. 1-800-242-8511.
DIGGER'S HOTLINE TICKET NO. 2016-5901247 AND 2016-5001260

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.

SURVEYOR'S CERTIFICATE:

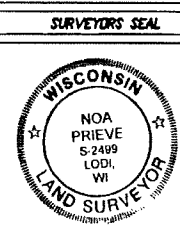
This plot and survey were performed under my supervision, and was surveyed, divided, and mapped according to the official records of the property described and pictured hereon. This plot is a true scaled and dimensioned representation of the boundaries, buildings, improvements and all visible encroachments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

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

Date Feb. 7th, 2017

Noa T. Prievé S-2499
Professional Land Surveyor

A2.0



WILLIAMSON SURVEYING & ASSOCIATES, LLC
104 A WEST MAIN STREET, WAUKESHA, WISCONSIN, 53097.
NOA T. PRIEVE & CHRIS V. ADAMS
PROFESSIONAL LAND SURVEYORS
PHONE: 608-255-5705 FAX: 608-945-9760 WEB: WILLIAMSONSURVEYING.COM

TOPOGRAPHIC MAP
Lot 5, Block 1, Merrill Park, located in the City of Madison, Dane County, Wisconsin.

DATE	REVISION DATE	CHECK BY	NTA
DECEMBER 15, 2016	FEBRUARY 6, 2017		
SCALE: 1" = 10'		DRAWING NO.	NSV-439
DRAWN BY: NEIL BORTE		SHEET	1 OF 1

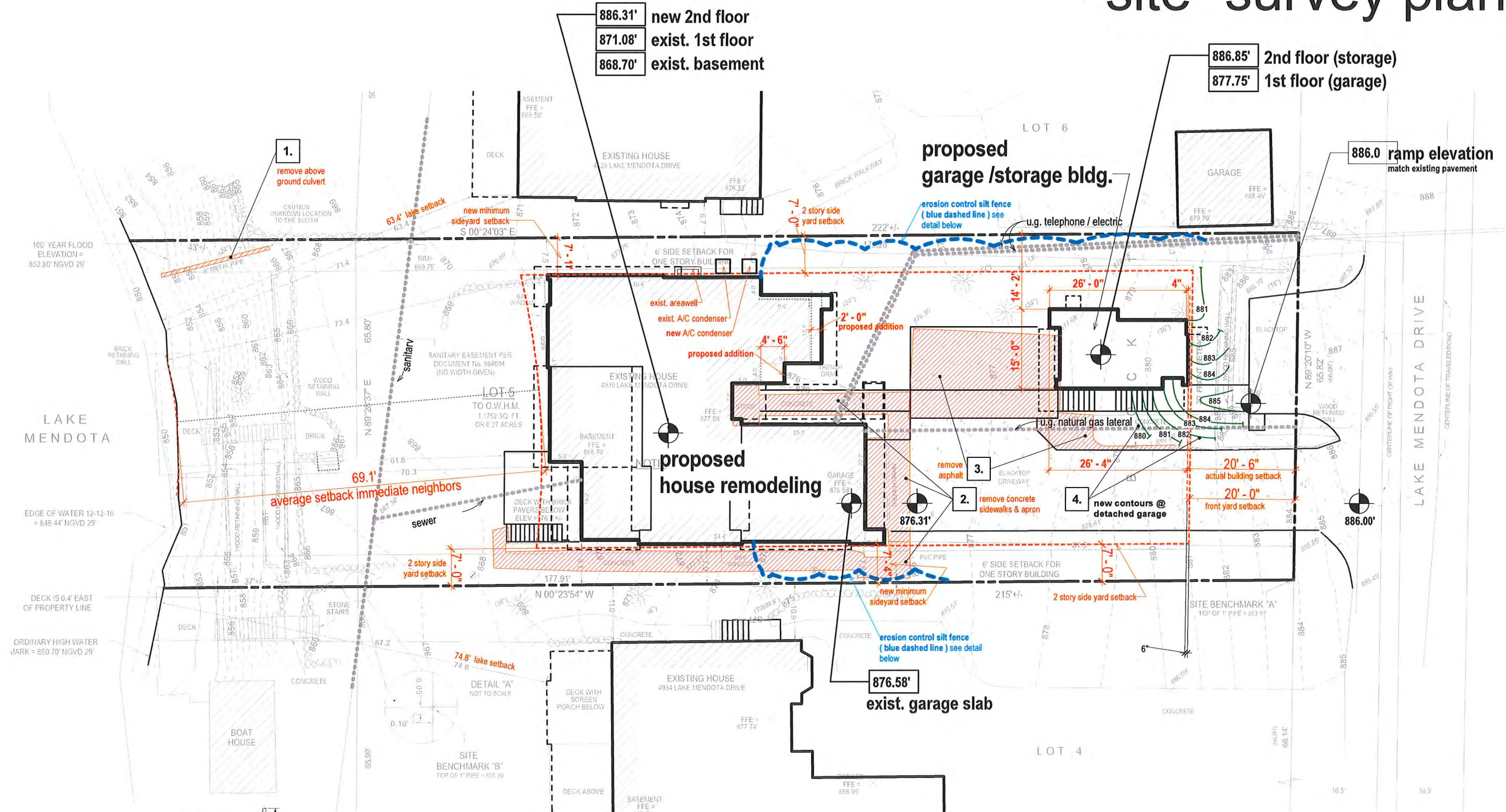
site- survey plan

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not for construction

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A2.1
site plan

reduced 50%



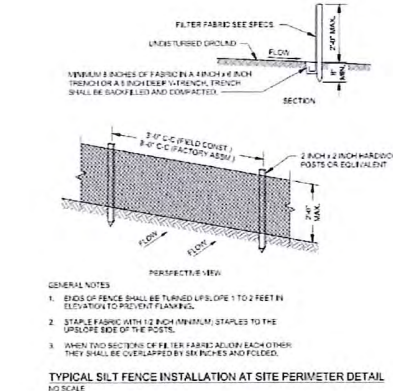
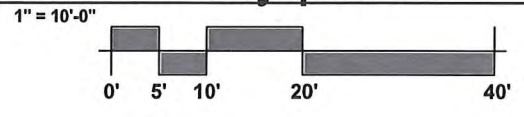
notes site demolition

1. REMOVE EXISTING ABANDON CULVERT:
Cut off abandon storm culvert near shoreline at grade. Install 1"x1" 12 ga galvanized metal wire mesh at cut point to prevent access to underground remaining culvert.
2. REMOVE EXISTING CONCRETE SIDEWALK: (red shaded)
after construction is completed as part of final sitework phase. Coordinate with G. C.
3. REMOVE EXISTING ASPHALT PAVING: (red shaded)
Remove after construction is completed as part of final sitework phase. Existing drive way between street, and attached garage apron to be repaved with asphalt. Pavement directly in front of detached garage overhead door and walkway between main entry and detached garage stair is to be permeable pavers. See landscape plan. Coordinate with G. C.

grading

4. NEW CONTOURS @ DETACHED GARAGE:
new grading as shown. remove existing wood retainage as required / possible as need for retaining walls reduce with increased grade elevations as shown.

site- survey plan



2
A2.1
typical silt fence
not to scale

Viol for construction



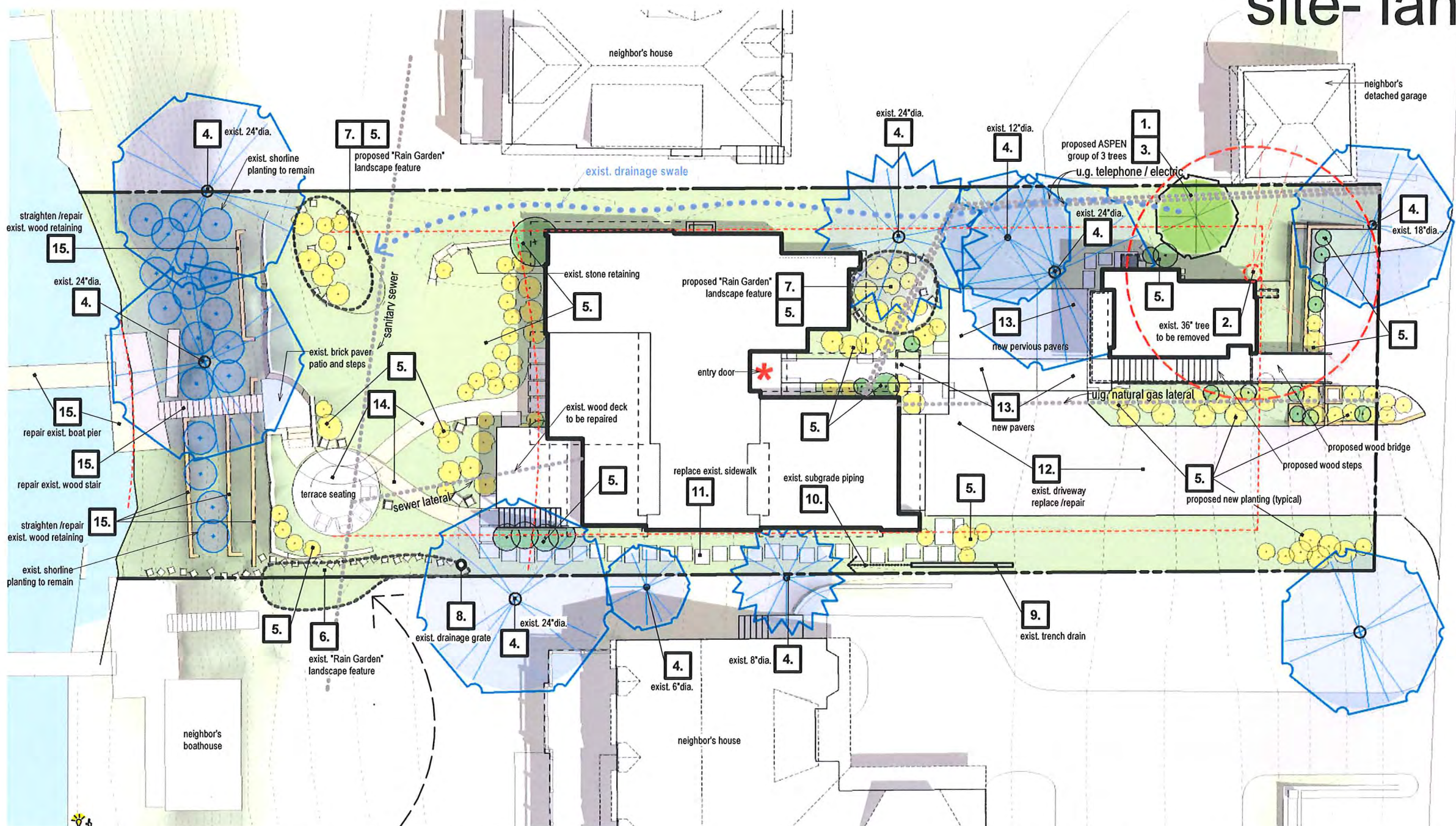
A2.2

site-impervious surfaces

site- landscaping

notes

- 1. GENERAL LANDSCAPING NOTE: unless noted as otherwise, ALL landscaping shown is Conceptual Design. Owner will coordinate Final landscape plans by Others later this summer.
- 2. REMOVE EXISTING TREE: existing 36" dia. Ash tree to be removed at east side of proposed detached garage. Wood slabs & boards to be harvested /dried for furniture, countertops, and flooring. Coordinate with Architect.
- 3. NEW TREE: replace existing 36" dia. Ash tree with grove of three (3) Quaking Aspen / Populus tremuloides
- 4. EXISTING TREE TO REMAIN: General Contractor must protect ALL existing trees during construction. See Landscaping Plan for locations and tree sizes.
- 5. NEW PLANTING: The new plantings throughout the site will be based on the Wisconsin native plant palette for Southern Mesic forests & forest openings. There will be a combination of grasses, perennials and wood's edge shrubs and small trees. see plant list
- 6. EXISTING "RAIN GARDEN" (landscape feature): existing "Rain Garden" drainage swale located at West property line near lakeshore to remain. (see attached photo)
- 7. NEW "RAIN GARDEN" (landscape feature): landscaped area intended to improve absorption of surface water and prevent erosion. Design to match existing "Rain Garden" drainage swale at West property line. Tall ornamental grasses mixed with rock accents are the primary Conceptual Design. (see photo on this sheet for general intent.)
- 8. EXISTING DRAINAGE GRATE: existing surface water collection grate connected to existing subgrade stormwater piping to remain.
- 9. EXISTING TRENCH DRAIN: existing surface water collection trench drain connected to existing subgrade stormwater piping to remain.
- 10. EXISTING SUBGRADE PIPING: existing subgrade stormwater and roof water piping to remain.
- 11. REPLACE EXISTING SIDEWALK: existing concrete sidewalk at West property line to be replaced with Flagstone-type pavers to improve absorption of surface water and prevent erosion. Tall ornamental grasses and rock accents mixed throughout to extend aesthetic of existing "Rain Garden" swale.
- 12. DRIVEWAY REPLACE / REPAIR: replace or repair existing asphalt driveway as required after construction.
- 13. NEW PAVER SIDEWALK & PARKING: new brick pavers at entrance sidewalk and parking area. Color and pattern to be selected by Owner.
- 14. NEW PAVER TERRACE and PATHS: new brick pavers at lakeside yard for proposed terrace seating and 3'-0" wide paths to connect house with existing boat pier.
- 15. SHORELINE IMPROVEMENTS:
 - A.) repair existing boat pier as required.
 - B.) repair existing wood stair as required.
 - C.) straighten / repair existing wood retaining walls as required.
- 16. NEW PERVIOUS ASPHALT PAVING: new pervious asphalt paving replacing existing asphalt



"rain garden" concept
existing "rain garden" drainage swale



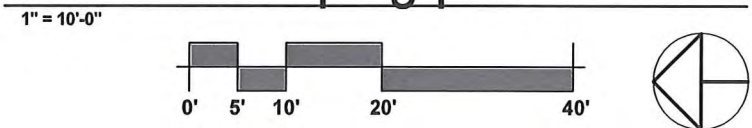
NOTE:
final "rain garden" landscape features to be designed by Landscape Architect, as hired and coordinated by Owner. Images shown are for general intent only.



PRELIMINARY SPECIES LIST FOR NEW PLANTING AND RAIN GARDENS:

Trees			
Oaks	Quercus species	Perennials	Milkweed
Quaking Aspen	Populus tremuloides	Asters	Aster
Ironwood	Ostrya virginiana	False Indigo	Baptisia
Redbud	Cercis canadensis	Snakeroot	Actaea
Basswood	Tilia americana	Coneflowers	Echinacea
Serviceberry	Amelanchier species	Gentian	Gentiana
		Iris	Iris
		Catmint	Nepeta
		Black Eyed Susan	Rudbeckia
		Speedwell	Veronica
Shrubs			
Dogwoods	Cornus species		
Bladdernut	Staphylea trifolia		
Witchazel	Hamamelis virginiana		
Viburnum	Viburnum species		
Chokeberry	Aronia species		
Evergreens			
White Pine	Pinus strobus		
Serbian Spruce	Picea maritima		
Yews	Taxus species		
Grasses			
Sedges	Carex species		
Little Blue Stem	Schizachyrium		
Prairie Drop Seed	Sporobolus		
Switchgrass	Panicum		
Indian Grass	Sorghastrum		

site- landscaping plan



reduced 50%

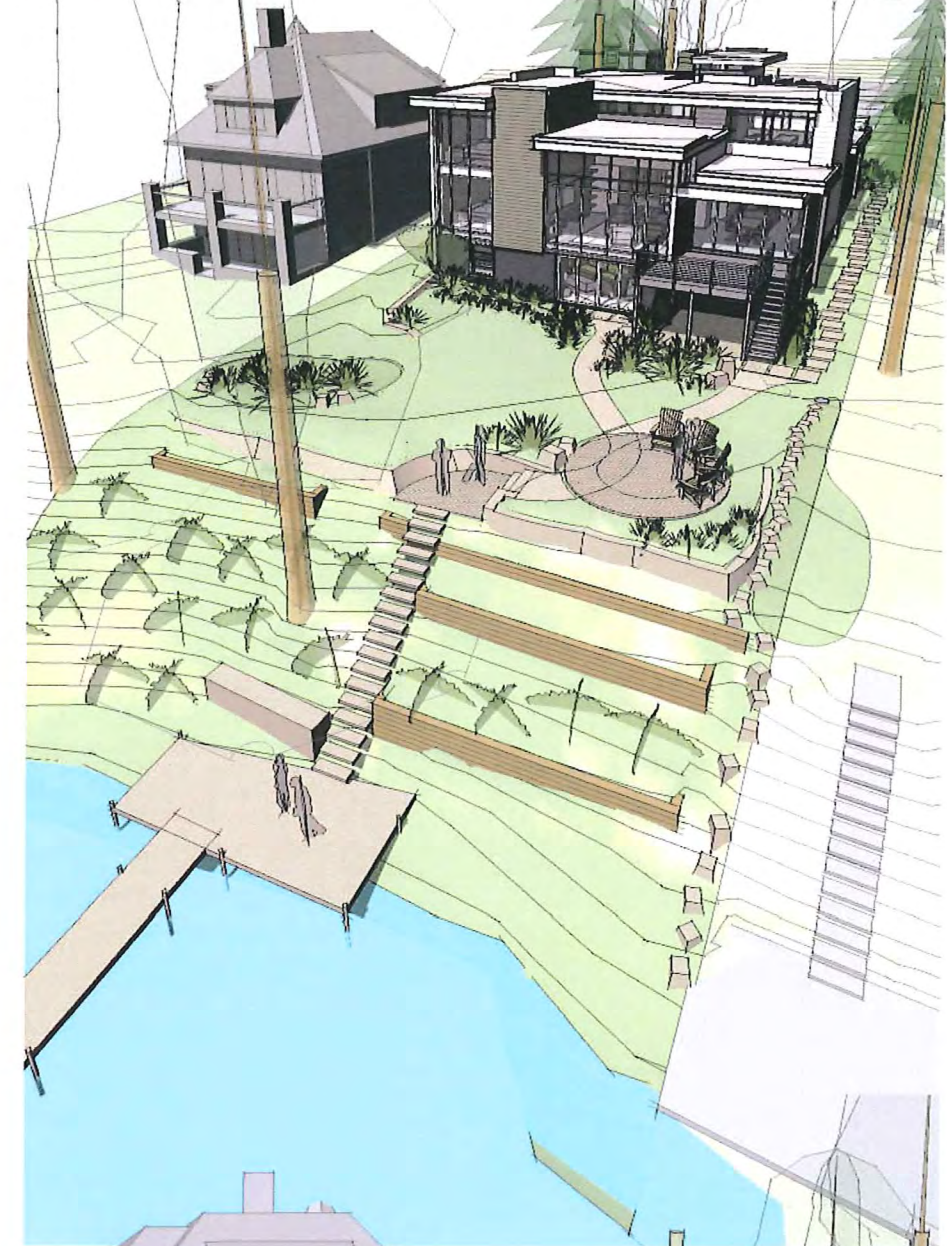
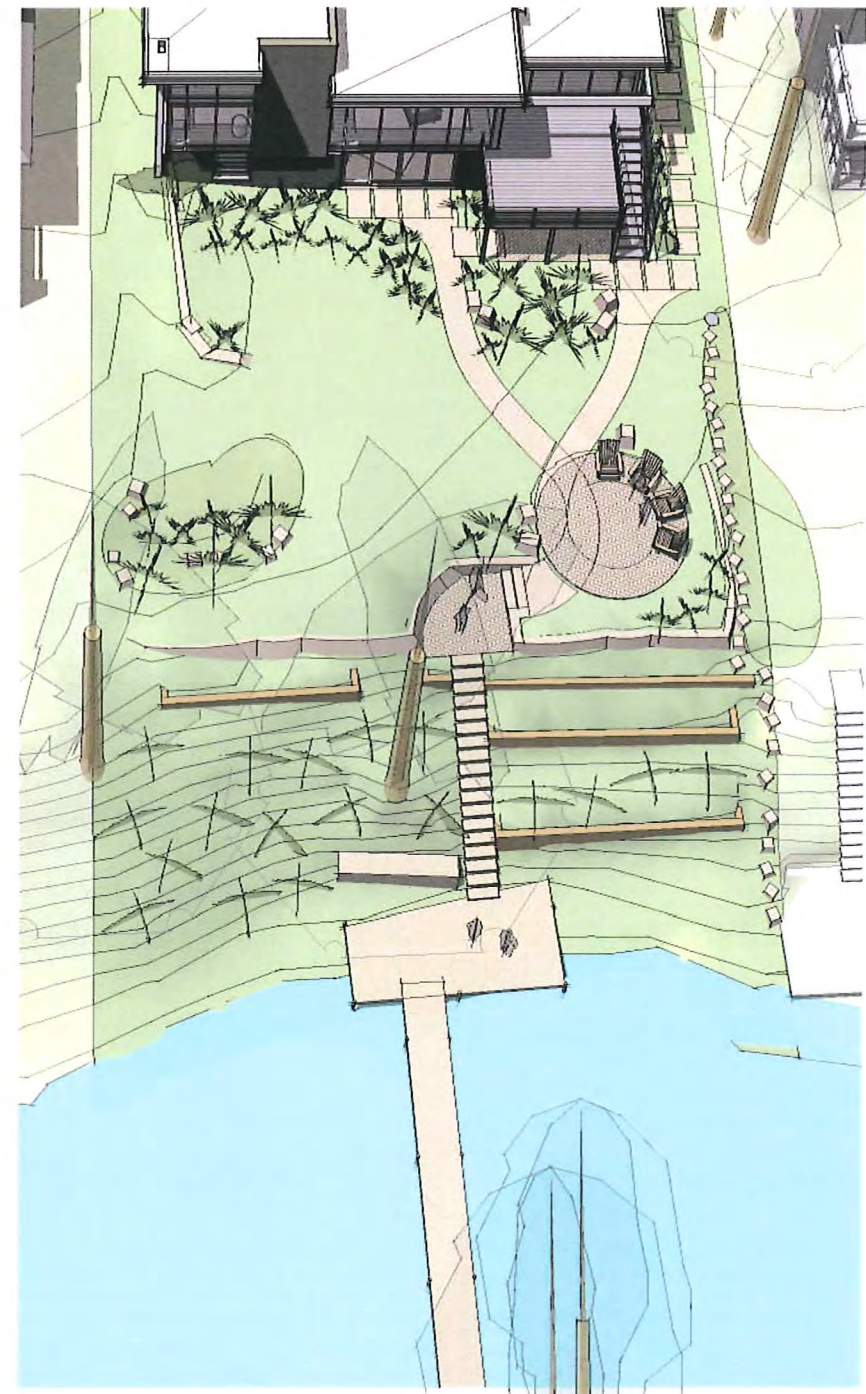
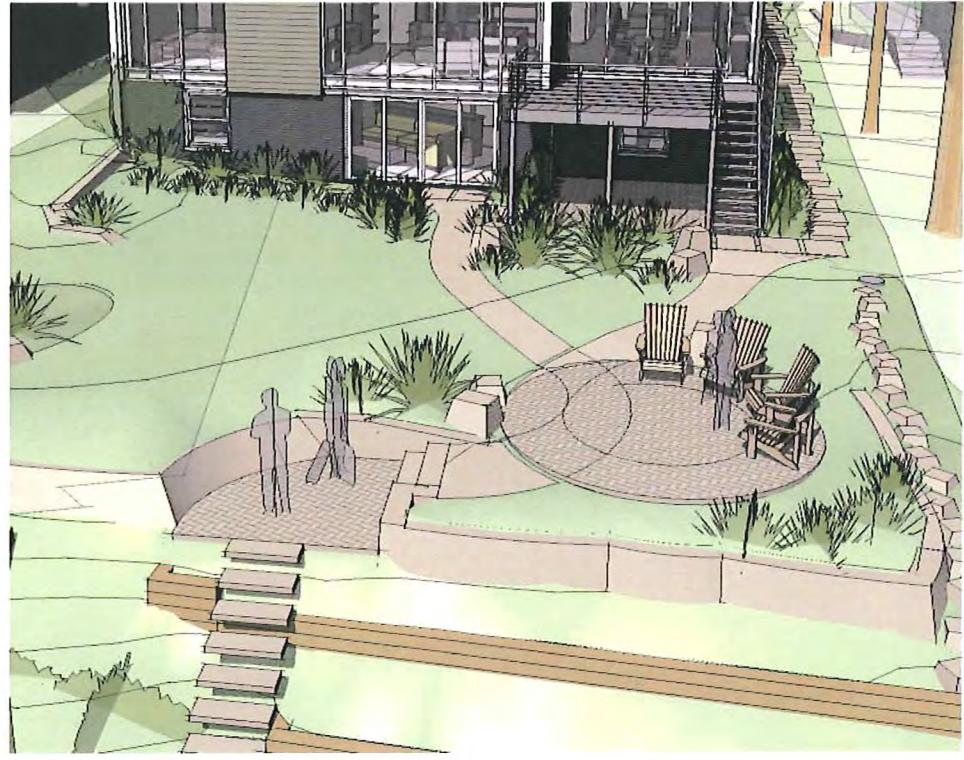
A2.3
site- landscaping

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3Dviews- landscaping



reduced 50%

A2.4
3D views- (landscaping)

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1. entry view

3Dviews- house exterior



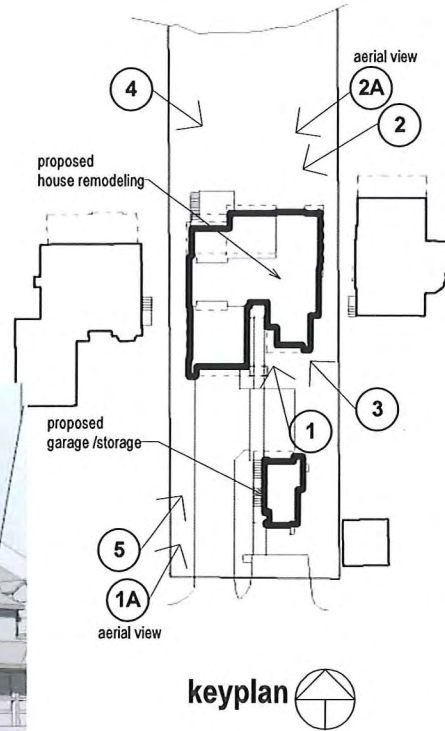
1A. entry aerial



3. southeast view



2. northeast view



2A. northeast aerial



4. northwest view



5. southwest view



NOTE:
these perspectives are to show general intent of Architect only and shall not be used to construct this project. Specific information depicting exact sizes and locations of elements are contained in this set of construction documents and shall supersede any graphical representations shown on this sheet.

reduced 50%

3Dviews- house plans

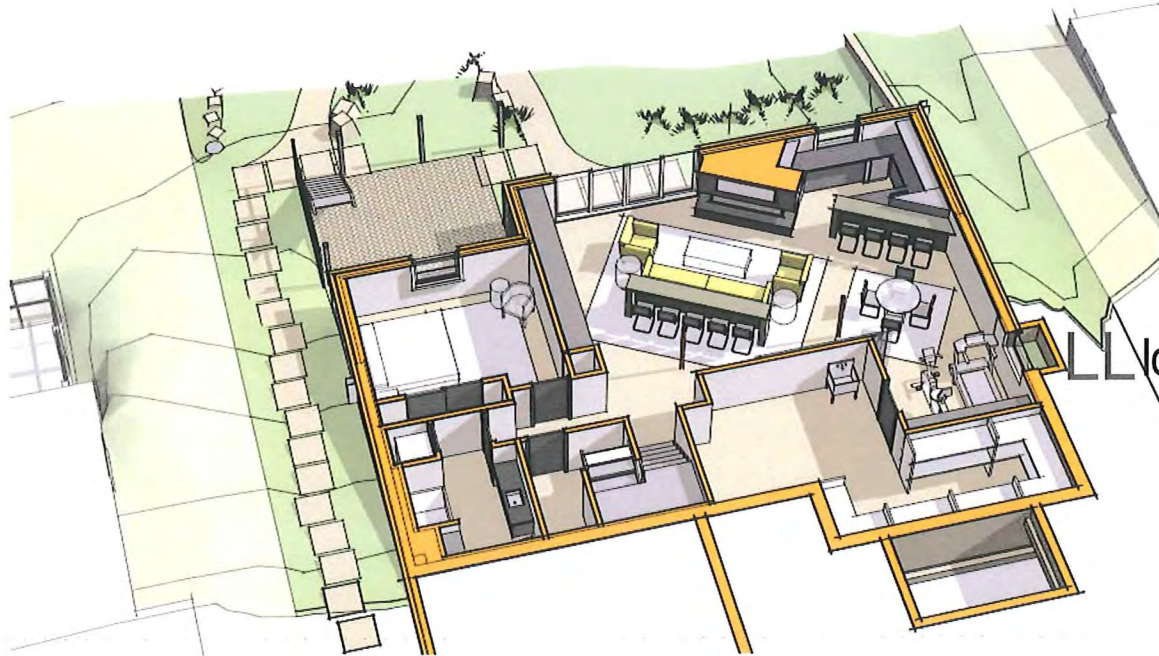
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B0.2
3D views- (House plans)



UL upper level view



LL lower level view



ML main level view

reduced 50%