

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 2nd 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 3rd 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 2nd 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 2nd 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
<u>Improvements:</u>	<u>\$541,700</u>
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.
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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