

Plan Commission Meeting Date: July 14, 2014

PLAN COMMISSION (Agenda Item 5.A. and 5.B.)

AGENDA ITEM:

Recommendation on Request by Gunderson Funeral Home, 5203 Monona Drive, for Approval of a Zoning Permit for Building Additions Totaling 3,552 SF and Parking Lot and Landscaping Alterations at this Location.

REQUESTED BY:

Pete Gunderson, Owner, and Jeff Eaton, Architect, Iconica Inc.

Case No.

2-013-2014

PERMIT/POLICY ANALYSIS STATEMENT:

Brief Description of Proposal:

Gunderson Funeral Home is proposing three separate building additions to their existing building at 5203 Monona Drive, totaling approximately 3,552 SF. Proposed site alterations include the addition of eleven parking stalls to the site as well as landscaping alterations.

Current Policy or Practice

Substantial additions and alterations in the Retail Business Zoning District require approval of a zoning permit by the Plan Commission. Plans submitted are reviewed according to the following ordinance sections:

- **Use, Site, and Operational Performance Standards**
- **Retail Business Zoning District Performance Standards**
- **Appendix A of the Zoning Code**
- **Chapter 15 – Erosion Control and Stormwater Runoff Control**
- **Monona Drive Urban Design Guidelines**
- **and all other applicable sections of the Monona Municipal Zoning Ordinance.**

Recommendation

Approval of a Zoning Permit for Building Additions Totaling 3,552 SF, Parking Lot Alterations and Landscaping Alterations at Gunderson Funeral Home, 5203 Monona Drive, as proposed, according to Section 13-1-180 of the Monona Municipal Zoning Code is recommended with the following conditions of approval:

- 1. Approval of all required building permits shall be obtained.**
- 2. Revised plans and a letter that addresses the comments regarding *Site Layout and Grading, Utilities, Erosion Control, and Stormwater Management* in the 7/2/14 letter from the city's consulting engineer shall be submitted for approval prior to the granting of building permits.**

- 3. Erosion control and stormwater management permit applications shall be submitted to the Director of Public Works for approval, and the *Declaration of Conditions, Covenants and Restrictions for Maintenance of Stormwater Management Measures* document shall be recorded by the Dane County Register of Deeds prior to the granting of building permits.**
- 4. The location and soils of the bio retention basin shall be confirmed and a list of plantings shall be added to revised plans as requested in the 7/2/14 letter from the city's consulting engineer.**

Note: This staff review is not meant to be all inclusive of any other comments and recommendations from staff or the Plan Commission. Additional information may still be requested, and recommendations made by City staff, and the Plan Commission.

Item 5.A. and 5.B. Recommendation on Request by Gunderson Funeral Home, 5203 Monona Drive, for Approval of a Zoning Permit for Building Additions Totaling 3,552 SF and Parking Lot and Landscaping Alterations at this Location. Plan Commission Meeting July 14, 2014

Proposal

Gunderson Funeral Home, represented by Iconica Inc., has submitted plans for three building additions, described as follows:

- 1) A 1,164 SF addition on the east elevation (Monona Drive) for a new chapel for funeral services.
- 2) A 536 SF addition on the south side of the building to enlarge an existing dining room.
- 3) A 1,852 SF addition on the west building elevation (rear of the property) for a new garage, staff entry, storage room and offices.

Proposed Site Alterations

Seven (7) parking stalls are removed due to the building addition on the west building elevation. Eighteen (18) new parking spaces are proposed to be added to the site, for a net increase of eleven (11) parking stalls. Existing green space is proposed to be removed to accommodate these additional parking stalls. Other site plan alterations include a new outdoor patio on the Monona Drive side of the building, a new trash enclosure, and new landscaping.

Background

A public hearing and prehearing conference on this proposal were held at the Plan Commission meeting 6/9/14. A summary of the discussion and recommendations is as follows:

- Architecture/Building Elevations:
 - o West elevation building material: The Plan Commission discussed incorporating brick into the addition to tie in the addition more with the existing building.
 - o East elevation massing: There was concern with a large flat mass on the Monona Drive elevation and loss of the existing step-back that works well at this location. Discussion included the potential addition of an overhang or step-back revision to this elevation.
 - o If mechanicals are located on the roof, they will need to be screened and the Commission will need to see detail on the screening/building material.
- Site plan:
 - o Rather than removing the island and canopy tree behind the building, the Plan Commission discussed shortening the island on both ends so it does not conflict with vehicles, and so the canopy tree and green space can be maintained.
 - o Explore any options for reducing the amount of lost green space, perhaps through reducing parking stalls, or explore other ways to ensure water on the site is cleaned and controlled. The Plan Commission discussed the addition of inlet filters in the storm drains in the parking lot.

- Include the final location of the dumpster enclosure and elevations that show materials (that should match the existing building materials).
- Detail on the patio area (hardscape material).
- Landscaping Plan:
 - The Swamp White Oak on the east side of the property conflicts with an existing hydrant and street light. The revised plans should show the correct location of this tree.
 - Additional evergreens were requested to be added near the southwest corner of the property.
- Erosion control and stormwater management plans are required and will be reviewed by Darrin Pope at Vierbicher Associates.

Revised plans dated 6/30/14 were submitted including:

- Letter from Jeff Eaton, Iconica.
- A101 – Site Plan
- C100 – Erosion Control and Stormwater Management Plans
- L100 – Landscape Plan
- F100P – Parking lot lighting plan
- A200 – Basement Plan
- A201 – First Floor Plan
- A 301 – Building Elevations

Public Hearing Scheduled for 7/14/14

A public hearing is scheduled on the agenda for 7/14/14 to allow nearby property owners the opportunity to comment on the plans and to notify them of the proposal. A notice was mailed to surrounding properties on 7/2/14.

Consistency with Zoning Ordinance, Comprehensive Plan, and Surrounding Uses

A zoning permit for a new use, substantial addition or alteration, or new construction is required according to Section 13-1-180 of the Monona Municipal Zoning Code. 5203 Monona Drive zoned Retail Business (RB). The Plan Commission reviews all zoning permit requests in this district.

Plans submitted are reviewed for compliance with the *Use and Site Performance Standards* of the Zoning Code, standards in the *Retail Business Zoning District* section of the Code, *Appendix A* of the Code, and all other applicable sections of the Monona Municipal Zoning Ordinance. This proposal for building additions, parking lot alterations, and landscaping alterations for the existing funeral home use, is consistent with the Retail Business Zoning District, but must be reviewed according to these sections of the Ordinance to determine if the standards and requirements in these sections can be complied with.

Architectural Design

The building materials for each addition are proposed to match the existing building materials with brick and EIFS in colors that match the existing building. Three additions are proposed:

- The chapel addition which faces Monona Drive includes horizontal brick on the base, EIFS, and stained glass windows. The overall height of this elevation was reduced since the 6/9/14 prehearing conference per the Plan Commission's request for better massing of the building. An eyebrow feature was also added to create more horizontal flow.
- The west building elevation was also revised since the 6/9/14 prehearing conference. Brick was added to the northern portion of the addition, while the southern portion of the addition remains EIFS. The height of the garage portion was also increased to better accommodate taller vehicles.
- The third addition on the south side of the building is proposed to be done in EIFS and includes three windows.

Monona Drive Urban Design Guidelines

The proposed development is within the project area for the Monona Drive Urban Design Guidelines. The urban design guidelines for Monona Drive encourage building and site design to compliment the character of the Monona Drive streetscape. For a complete copy of these guidelines, please refer to: <http://wi.monona.civicplus.com/DocumentCenter/View/172>.

Guidelines on *Scale and Massing* are provided as follows:

The scale and massing of buildings along Monona Drive should consider a contextual relationship to existing or planned development. Buildings over 50-feet in length should be designed to reduce their perceived bulk by dividing the structures into smaller masses both horizontally and/or vertically. For taller buildings, this can be achieved by providing a well-defined base and top for the building. For example, include elements such as low planters and walls, base planting, strong architectural base banding and treatments defined by a different material, texture or color.

Changes in wall plans can also accomplish the division of a building elevation. Design solutions should include the following:

- Clearly pronounced recesses and projections.
- Wall plane offsets determined by the building module.
- Reveals, projections, and subtle changes in texture and color of wall surfaces.
- Deep set windows and mullions.
- Use of ground-level arcades and second-floor galleries.
- Clearly demarcated entries.
- Vertical accents or focal points.
- Clear vision glass.
- Human-scale detail, windows, and other openings along ground floor pedestrian areas.

Rooftop Mechanical Screening

Sec. 13-1-42(g), *Screening of HVAC and Mechanicals*, requires:

All building and site heating, ventilating, and air conditioning (HVAC) and other mechanical equipment shall be screened from view with materials and landscaping complimentary and harmonious to the building and site.

Roof Mechanical Equipment Screen Detail was included with the revised plan submittal. It shows screening sections to match the building materials and color.

Refuse and Recyclables Enclosure

Sec. 13-1-42(f), *Outside Storage*, requires:

All materials, equipment, and receptacles and containers for refuse and recyclables shall be stored within a building or be fully screened so as not to be visible from adjoining properties, except for clotheslines, and construction and landscaping materials and equipment currently being used, or intended for use within a period of twelve (12) months, on the premises. No exterior storage shall be permitted which has a depreciating effect on nearby property values, impairs scenic views, constitutes a threat to living amenities or which is a hazard to public health, safety or morals.

A new 13'x6' trash enclosure is shown on the south side of the property and is well screened from view. The proposed materials include cedar boards painted to match the building with swing gates.

Parking and Site Green Space

Parking

To accommodate vehicular circulation through the new garage, and provide access to the dumpster area, seven (7) existing parking stalls were removed from the site plan in the southwest corner of the site. Overall, eighteen (18) new stalls are shown on the site plan. The net increase in parking stalls on the site is eleven (11), for a total 103 parking stalls on site.

Green Space

The addition of impervious surface for new parking stalls affects the site's overall green space percentage. According to the site plan, the proposed green space area is 18,317 SF, or 22% of the site. The existing green space area is 22,268 SF, or 27% of the site. Both proposed and existing conditions are less than the general requirement for site design of 30% green space.

At the 6/9/14 prehearing conference, the Plan Commission requested that the applicants explore any options for reducing the amount of lost green space, perhaps through reducing parking stalls, or explore other ways to ensure water on the site is cleaned and controlled. The Commission also discussed the addition of inlet filters in the storm drains in the parking lot to offset negative effects from added impervious surface. Sheet C100 shows the addition of erosion control filter basins to the existing catch basin. Sheet A101 also shows that the landscaping island behind the building was retained.

Engineering Review

Darrin Pope, the City's consulting engineer at Vierbicher Associates has reviewed the plans for conformity to Monona's Code of Ordinances and acceptable engineering practices in regard to layout, grading, utilities, erosion control, stormwater management, and on-site vehicle circulation. Mr. Pope's review comments are included in the attached 7/2/14 letter and summarized below.

Site Layout and Grading

Additional minor information should be added to the site plan as requested in the 7/2/14 letter.

Utilities

The bio retention basin under drain pipe material should be noted on the plans.

Erosion Control

A land disturbance of greater than 3,000 SF is shown on the plans, and therefore requires an Erosion Control Permit per Sec. 15-2-7 of the Code. Darrin Pope has recommended two changes to the erosion control plans as noted in his 7/2/14 letter. A permit application was submitted, but approval is contingent on final review by Vierbicher after revised information is submitted.

Stormwater Management

A land disturbance greater than 3,000 SF meets the definition of "redevelopment" per Sec. 15-2-4(a)(4) of the Code. Therefore, per Sec.15-2-8(4), a stormwater permit is required and the plans should include stormwater management measures for the proposed impervious areas meeting the stormwater management standards of the Code. Darrin Pope has requested additional information on runoff rate control and the bio-retention basin as noted in his 7/2/14 letter. A permit application was submitted, but approval is contingent on final review by Vierbicher after revised information is submitted.

Landscaping

The landscaping plan submitted on Sheet L100 was prepared by Landscape Architect Paul Skidmore. Landscaping standards are regulated by *Appendix A* of the Zoning Code.

The addition of eleven parking stalls requires the addition of one canopy tree. Sheet L100 shows six new canopy trees (two Swamp White Oak, two Northwoods Red Maple, and two Norway Spruce). Additional proposed landscaping includes low ornamental trees and a variety of ornamental shrubs, mainly along the east (Monona Drive) portion of the site.

The Plan Commission requests from the 6/9/14 prehearing conference, including: (1) relocation of Swamp White Oak on the east side of the property and (2) additional evergreens near the southwest corner of the property, were addressed in the revised plans.

Darrin Pope's 7/2/14 letter also references potential conflicts with the bio-retention basin and landscaping area in the northeast corner of the site. The Landscape Architect should verify the location and also include a plant list of appropriate plan species for the basin.



July 2, 2014

Ms. Sonja Reichertz – City Planner & Assistant Economic Development Director
City of Monona
5211 Schluter Road **VIA EMAIL**
Monona, WI 53716

Re: Building & Parking Lot Addition – Gunderson Funeral Home - 6/30/14 Submittal
5203 Monona Drive, Monona, Wisconsin
Site Plan Review

Dear Sonja:

We have received the following documents:

1. A101 - Site Plan
2. C101 – Grading, Erosion Control & Stormwater Management Plan
3. L100 – Landscaping Plan
4. Stormwater Management Plan Report
 - a. Runoff Rate Control Calculations
 - b. Sediment Control Calculations
 - c. Universal Soil Loss Calculations
 - d. Cost Estimate
 - e. Soils Map/Information
 - f. Stormwater Maintenance Agreement
5. City of Monona Erosion Control & Stormwater Management Permit Application

The plans and stormwater management plan report listed above are dated 6/30/14 and 6/27/14 respectively, and were prepared by Iconica & D'Onofrio, Kottke & Associates.

The site is currently developed as a funeral home with asphalt pavement parking lot. The site plans show building and parking lot additions.

As requested, we have reviewed the above mentioned site plans and documents for general conformity to the City of Monona Code of Ordinances and acceptable engineering practices in regard to layout, grading, utilities, erosion control, stormwater management and on-site vehicle circulation. We understand that city staff will review the proposed site plan for lighting, landscaping, parking, signage and building design elements.

Please note that we have included citation of the City's ordinance and quotation of the ordinance text to provide a contextual background for our comments. Although this lengthens the review letter it eliminates cross-referencing the City's ordinance to confirm the reason for our comments.

Our comments on the currently submitted plans are as follows:

1. Site Layout and Grading:

- a. Per Section V.(b), Appendix A of Title 13 of the City of Monona Code of Ordinances, all parking areas shall be graded for drainage according to acceptable engineering practices.
- b. Review Comments:
 - i. The pervious and impervious areas, as well as the percent impervious area, for the
 - ii. Pavement dimensions and radii are not indicated on the Plans. Future submitted plans should include this information.
 - iii. Parking spaces and drive aisles should be dimensioned on future submitted plans.
 - iv. Existing and any proposed handicap accessible parking spaces and access aisles should be shown on the plans.
 - v. The proposed pavement structure should be shown on the plans and in compliance with the requirements of Section V.(a) of Appendix A - Site Design Standards for Parking, Landscaping and Lighting, Title 13 of the City's Code of Ordinances.
 - vi. The elevations of the existing curb & gutter at which the proposed curb and gutter matches into should be shown on the plans.

2. Utilities:

- a. Per Article D, Section 13-1-61(i) of the City of Monona Code of Ordinances, adequate water supply, drainage, sewage facilities and other utilities necessary for essential services shall be provided.
- b. Review Comments:
 - i. The bioretention basin underdrain pipe material should be noted on the plans.

3. Erosion Control:

- a. The plans indicate that the proposed building and parking lot additions will be greater than 3,000 sf Land disturbance greater than 3,000 sf requires and Erosion Control Permit from the City of Monona per Section 15-2-7 of the City of Monona Code of Ordinances.
- b. Erosion control requirements shall follow Title 15, Chapter 2 of the City of Monona Code of Ordinances. Erosion control plan requirements and performance standards are listed in Section 15-2-12 of the City of Monona Code of Ordinances.
- c. Review Comments:
 - i. It is recommended that inlet protection be added to the catch basins along the 42" storm sewer at the southeast corner of the site if they have open grates.
 - ii. It is recommended that inlet protection be added to the inlets along the west side of Monona Drive.

4. Stormwater Management:

- a. Stormwater management requirements shall follow Title 15, Chapter 2 of the City of Monona Code of Ordinances. Stormwater management plan requirements are listed in Section 15-2-13.
- b. The construction of the building addition and new parking lot spaces will disturb more than 3,000 sf on the site which is developed for commercial use. Per s. 15-2-4a(40) of the City of Monona Code of Ordinances, "*Redevelopment* means any construction, alteration or improvement exceeding three thousand square feet of land disturbance performed on sites where the entire site is predominately developed to commercial, industrial, institutional, or multifamily residential uses." Therefore, these proposed site alteration activities meet the definition of "*Redevelopment*". Per Section 15-2-8(4) of the City of Monona Code of Ordinances, "*Redevelopment*" activities as defined in s. 15-2-4a(40) shall meet the stormwater management performance standards in s. 15-2-13(a)(2) of the City of Monona Code of Ordinances as follows:

- i. Sediment Control: Section 15-2-13(a)(2)(a): "For *redevelopment* resulting in exposed surface parking lots and associated traffic areas, design practices to retain soil particles greater than 20 microns on the entire site (40% reduction) resulting from a one-year 24-hour event, according to approved procedures, and assuming no sediment resuspension. Under no circumstances shall the site's existing sediment control level or trapping efficiency be reduced as a result of the redevelopment." The "Purpose and Intent" section, 15-2-6(5), of the City of Monona Code of Ordinances states that the purpose of the ordinance is to, "Provide a set of performance standards that are consistent with the standards set forth by Dane County". In the case of additional exposed surface parking and associated traffic areas being added to the site, Dane County Land Conservation Staff have interpreted s. 15-2-13(a)(2)(a) to mean that the sediment control requirement applies only to the new exposed surface parking and associated traffic areas.

Review Comments: The submitted RECARGA modeling indicates that 88% of the runoff will be infiltrated on site. The WDNR allows credit for 100% TSS removal for the amount of water infiltrated. Therefore, the bioretention area provides a TSS removal percentage greater than what is required by the ordinance (40%).

- ii. Oil & Grease Control: Section 15-2-13(a)(2)(b): "For all stormwater plans for commercial or industrial developments and all other uses where the potential for pollution by oil or grease or both, exists, the first 0.5 inches of stormwater runoff must be treated using the best oil and grease removal technology available."

Review Comments: The proposed use of inlet filters for oil & grease removal from runoff from the existing parking lot and proposed space at the northwest corner is acceptable. The use of the proposed bioretention basin for oil and grease removal from runoff from the new parking spaces at the northeast corner is acceptable as well.

- iii. Runoff Rate Control: Sections 15-2-13(a)(2)(c) & (cm). All runoff calculations shall be according to the methodology described in Section 15-2-13(a)(2)(c) of the City of Monona Code of Ordinances. All stormwater facilities shall be designed, installed and maintained to effectively accomplish the following:

1. Maintain predevelopment peak runoff rates for the 2-year, 24-hour storm event (2.9 inches over 24 hour duration.).
2. Maintain predevelopment peak runoff rates for the 10-year, 24-hour storm event (4.2 inches over 24 hour duration).
3. Safely pass the 100-year, 24-hour storm event (6.0 inches over 24-hour duration).

These runoff rate control design standards also apply to redevelopment sites per Section 15-2-8(4) of the City of Monona Code of Ordinances. "Predevelopment" is interpreted as the existing site conditions.

Review Comments: Per 15-2-13(a)(1)(c) of the city's ordinances, the report should include a summary table indicating the following runoff peak flow rates:

1. Pre-construction peak flow rates, (2 yr, 10 yr);
2. Post-construction peak flow rates with no detention, (2 yr, 10 yr and 100 yr);
3. Post-construction peak flow rates with detention, (2 yr, 10 yr and 100 yr)

The report should be revised to include estimates of the flow rates under item #3 above.

The submitted volume based methodology using RECARGA stay-on volumes for the 10-yr peak flow rate analysis appears to indicate there is enough storage in the bioretention basin for the post-construction peak flow rate to equal the pre-construction flow rate. However, please submit TR-55 based hydraulic calculations for estimation of the post construction flow rates with detention (bioretention basin) for the 2-yr, and 10-yr events to confirm the volume based analysis. Use of HydroCAD, as was used for the preconstruction peak, would be acceptable.

- iv. **Outlets:** Section 15-2-13(a)(2)(d). Discharges from new construction sites must have a stable outlet capable of carrying designed flow, as required in iii above, at a non-erosive velocity. Outlet design must consider flow capacity and flow duration. This requirement applies to both the site outlet and the ultimate outlet to stormwater conveyance or waterbody. These outlet standards also apply to redevelopment sites per Section 15-2-8(4) of the City of Monona Code of Ordinances.

Review Comments: The outlet of the bioretention basin (underdrain) is to connect to an existing storm sewer inlet. This is an acceptable outlet.

- v. **Infiltration:** Section 15-2-13(a)(2)(e). All downspouts, driveways and other impervious areas shall be directed to pervious surfaces, **where feasible**, or unless the applicant can demonstrate that the practice is likely to result in groundwater contamination. These infiltration standards also apply to redevelopment sites per Section 15-2-8(4) of the City of Monona Code of Ordinances.

Review Comments: The plans indicate downspouts from the proposed building additions to be directed to grassed areas. The proposed parking spaces will drain to the bioretention basin which will provide infiltration. These are acceptable infiltration methods.

c. Bio-Retention Basin:

- i. The submitted RECARGA modeling shows that the bioretention basin will drain within 48 hours after a storm event which is acceptable.
- ii. The soils information obtained from the Dane County website fulfills the initial screening requirements of WDNR Technical Standard 1002. However, field verification of the initial site screening should be completed prior to construction. If the actual soil found on site has a lower infiltration rate than what was used in the sizing calculations, the basin size should be adjusted accordingly. Any revised plans should be submitted to the city for approval prior to construction of the basin.
- iii. The landscaping plan shows a planting area which may be in conflict with the proposed bioretention basin. The plants listed for the planting area near/ in conflict with the bioretention area do not appear to be suitable for a bioretention basin. The location of the bioretention basin should be verified with the landscape designer.
- iv. A plant list for the bio-retention basin including native species tolerant of fluctuating water levels should be shown on either Sheet C101 or the landscape plan.
- v. The bio-retention areas cannot be used for snow storage per WDNR Conservation Practice Standard 1004 – Bioretention for Infiltration.

5. **Erosion Control and Stormwater Management Permit** applications should be submitted to the City Director of Public Works for approval. Fees for these permits are listed in Section 15-2-19. Permits are valid for a period of six (6) months from the date of issuance (Section 15-2-17).

- a. The erosion control and stormwater management permit application was included in the submittal we received, and our review of it will be completed after receipt of a revised stormwater management report and plans.

6. **Vehicle Circulation:**

- a. Per Article D, Section 13-1-61(b) of the City of Monona Code of Ordinances, safe and efficient vehicular circulation, parking and loading shall be assured.

Review Comments: It does not appear that the proposed addition of parking spaces and islands would present any circulation problems.

7. **Additional Information Required:**

- a. Revised plans per comments contained in item numbers 1-4 above.
- b. Revised stormwater management plan report per comments found in item #4 above.
- c. A letter that addresses each comment found in item numbers 1-4 above.

- d. A letter confirming that the soil observed on site during construction matches that used in the bioretention basin sizing calculations. The submittal of this letter is not necessary for issuing the stormwater permit, but rather for confirmation of the bioretention basin size immediately prior to construction.

If you have any questions, please contact me at 821-3956 in our Madison office.

Sincerely,
VIERBICHER ASSOCIATES, INC.



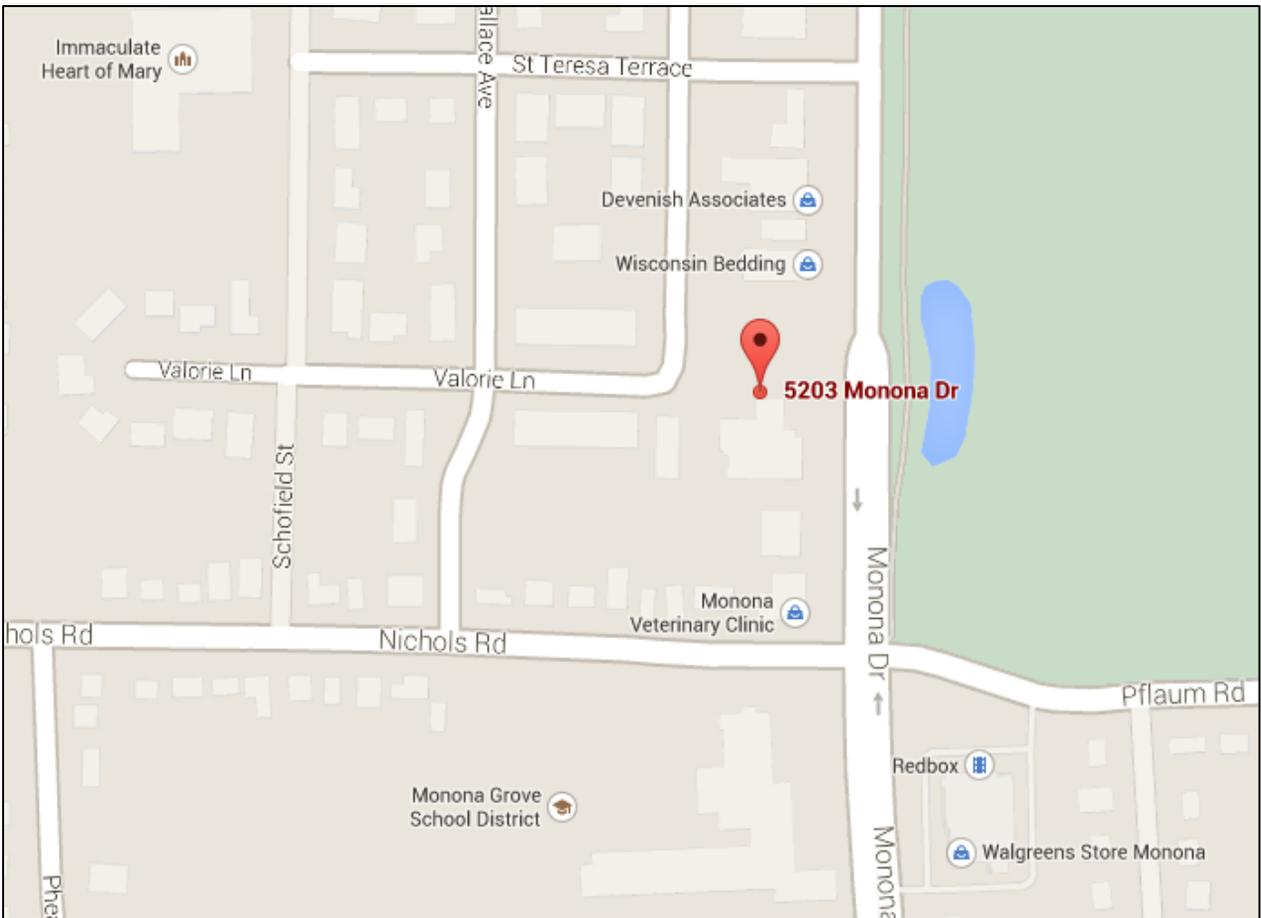
Darrin R. Pope, PE

cc: Mr. Daniel Stephany – City of Monona Director of Public Works
Mr. Bruce Hollar, PE – D’Onofrio, Kottke & Associates, Inc. (Applicants’ Engineer)





5203 Monona Drive Gunderson Funeral Home Plan Commission Review July 14, 2014





June 30, 2014

City of Monona
City Hall, 5211 Schluter Road
Monona, WI 53716
Attn.: Sonja Reichertz

Via: e-mail and hand delivery

Re: **Final Plan Commission Submittal**
20140210 – Gunderson Funeral Home Remodel

Dear Sonja:

The following modifications have been made to the plans since the June 9 Plan Commission Meeting:

A101 – Site Plan

- Retained parking lot island near west entrance to parking lot, though it has been shortened by 8 feet
- Located dumpster enclosure on south side of building (details attached)
- New outdoor patio south of the new chapel has been reduced in size (radius reduced by 3 feet). Patio will be concrete.
- Erosion control and storm water Management Plan

C100 – Erosion Control and Stormwater Management Plans

- Erosion control filter basins added to existing catch basins.
- Runoff from NE expansion of parking low now lows to small retention basin at NE corner
- Calculations included

L100 – Landscape Plan

- Plantings at NE corner adjusted for retention basin
- Large tree previously located over the fire hydrant on Monona Drive relocated nearby.
- (2) new Spruce trees added next to the (1) remaining Spruce along Monona Drive.
- Existing tree in parking lot island at west entrance is preserved

E100P – Parking lot lighting plan

- No changes

A200 – Basement Plan

- No changes

A201 – First Floor Plan

- Windows added at chapel

A301 – Building Elevations

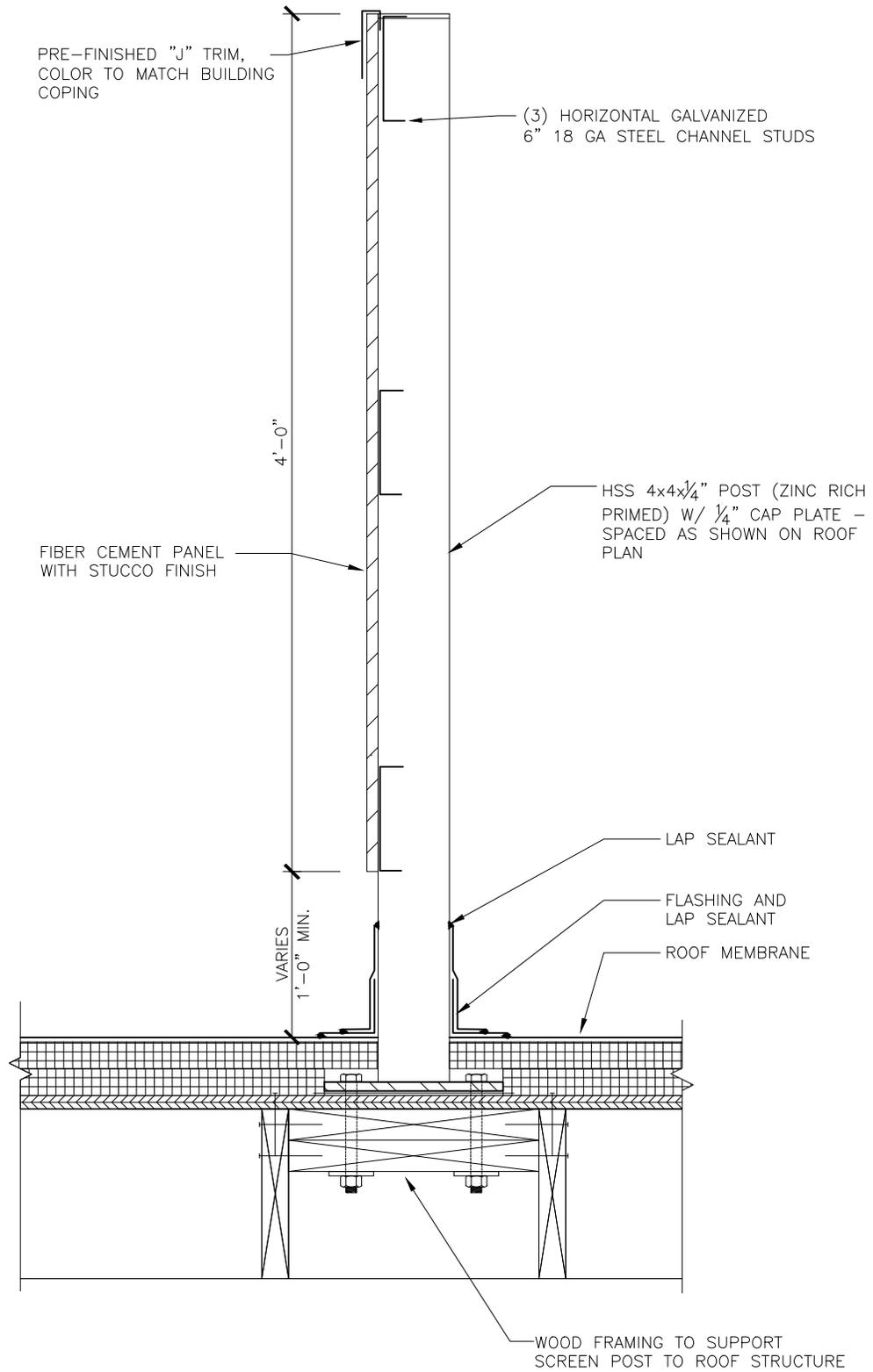
- Brick added at NW staff entrance
- New chapel overall height reduced along Monona Drive along with an eyebrow feature to create more horizontal flow
- West side garage roof raised to accommodate higher vehicles, but also provides a more interesting west side elevation
- Roof screens identified for roof top equipment (detail attached)

Sincerely,

Jeff Eaton
Architect

JE/lrk

cc: File 20140150 - 2

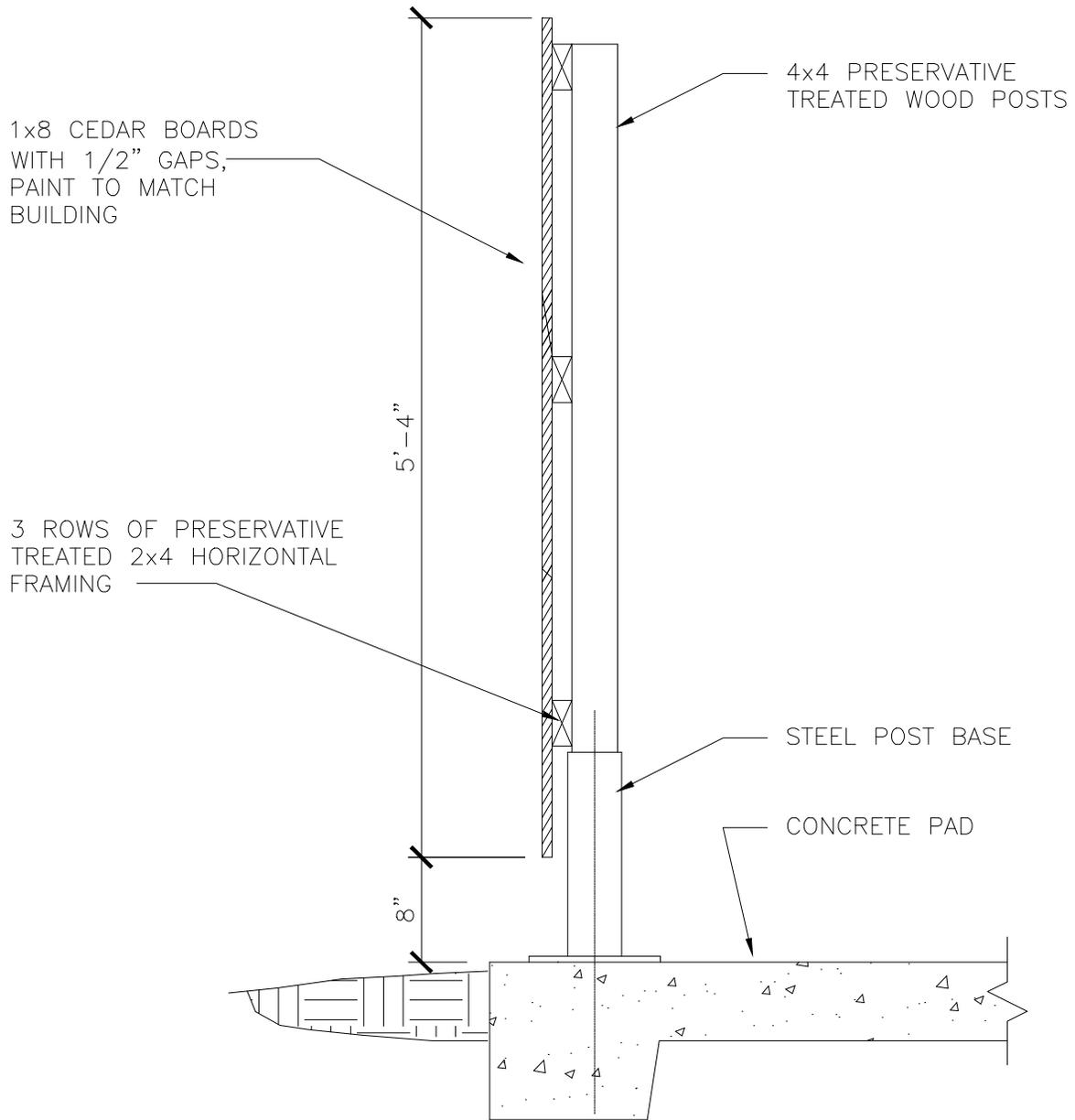


1

ROOF MECHANICAL EQUIP SCREEN DETAIL

SCALE:

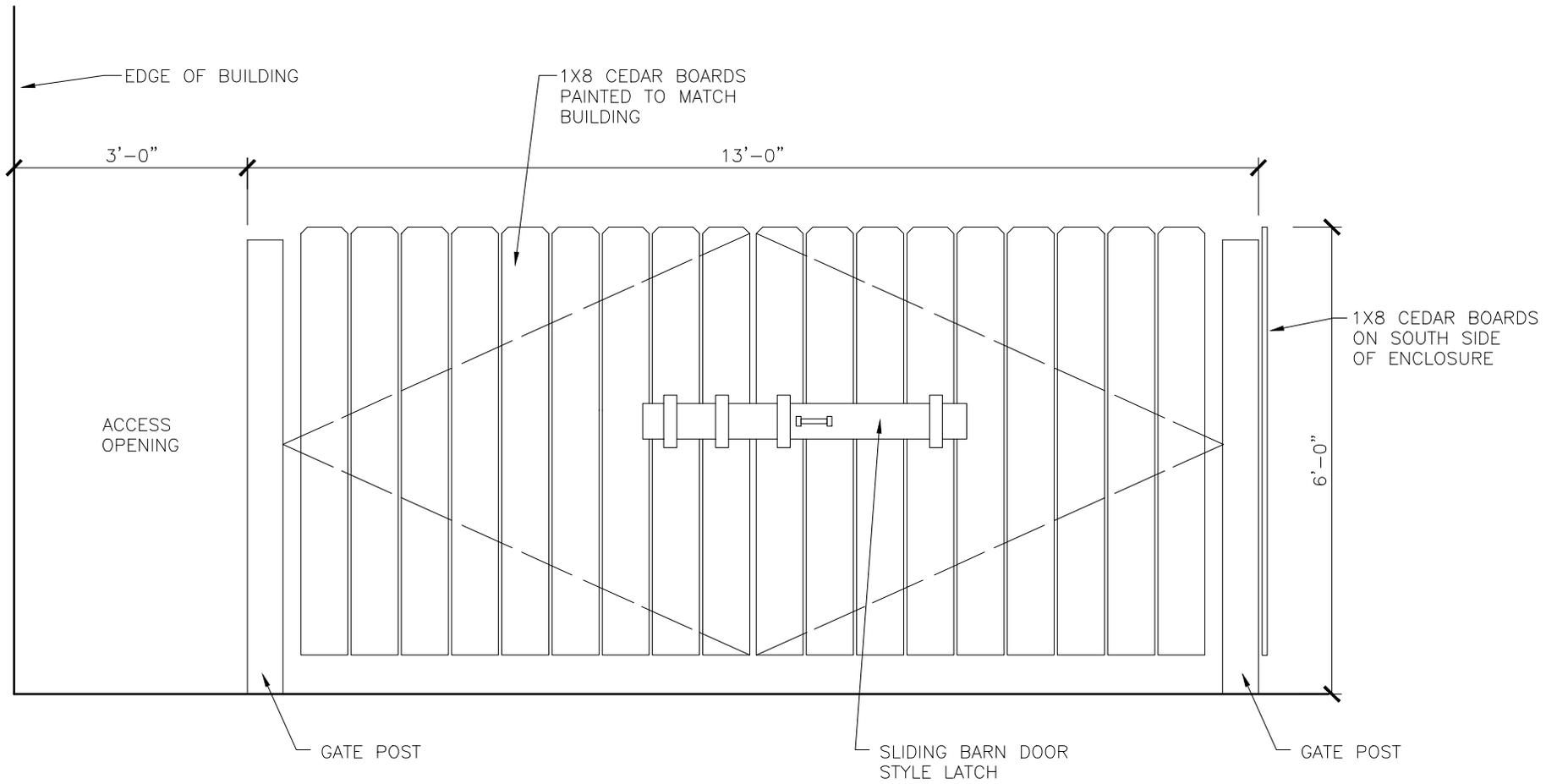
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2

DUMPSTER ENCLOSURE SECTION

SCALE:



3

DUMPSTER ENCLOSURE SWING GATES

SCALE:



4 NORTH ELEVATION
A301 SCALE:



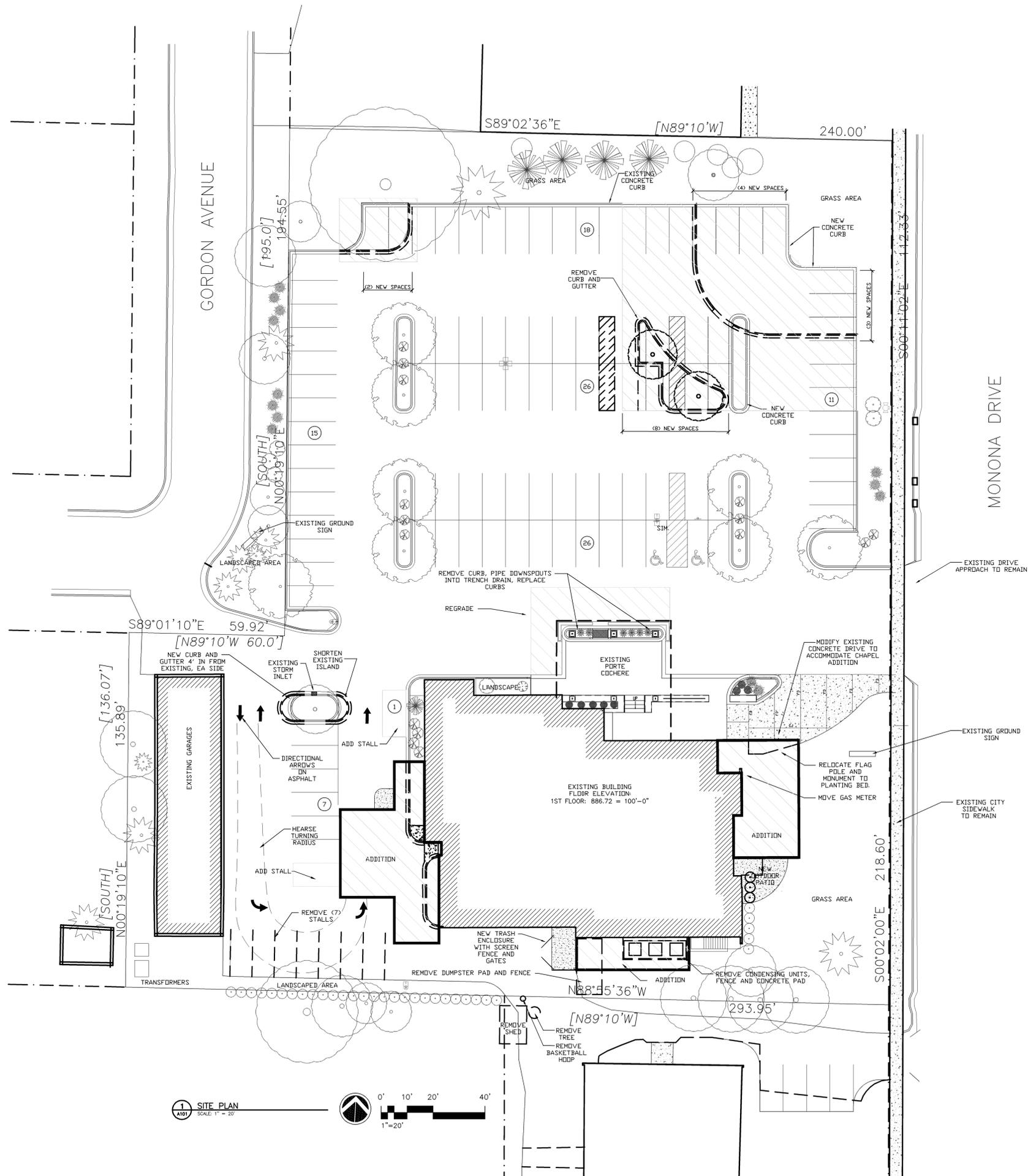
3 EAST ELEVATION
A301 SCALE:



2 SOUTH ELEVATION
A301 SCALE:



1 WEST ELEVATION
A301 SCALE:



LOT SIZE: 82, 243 SF
 PROPOSED GREEN SPACE: 18,317 SF (22%)
 PREVIOUS GREEN SPACE: 22,268 SF (27%)
 ADDED BUILDING FOOTPRINT: 3,334 GSF



PARKING SUMMARY

CURRENT	-	92
REMOVED	-	7
ADDED	-	17
PROPOSED		102

DRAWING INDEX

A101	SITE PLAN
C100	EROSION CONTROL AND STORM WATER MANAGEMENT PLAN
L100	LANDSCAPE PLAN
E100P	PARKING LOT LIGHTING PLAN
A200	BASEMENT PLAN
A201	FIRST FLOOR PLAN
A301	BUILDING ELEVATIONS
A301	BUILDING ELEVATIONS COLORED (11 X 17)
DETAIL 1	RDDF SCREEN (8 1/2 X 11)
DETAIL 2	DUMPSTER SCREEN (8 1/2 X 11)
DETAIL 3	DUMPSTER SCREEN (8 1/2 X 11)



GUNDERSON FUNERAL HOME REMODEL

5203 MONONA DRIVE
 MONONA, WISCONSIN, 53716

PETE GUNDERSON
 5203 MONONA DRIVE
 MONONA, WISCONSIN, 53716

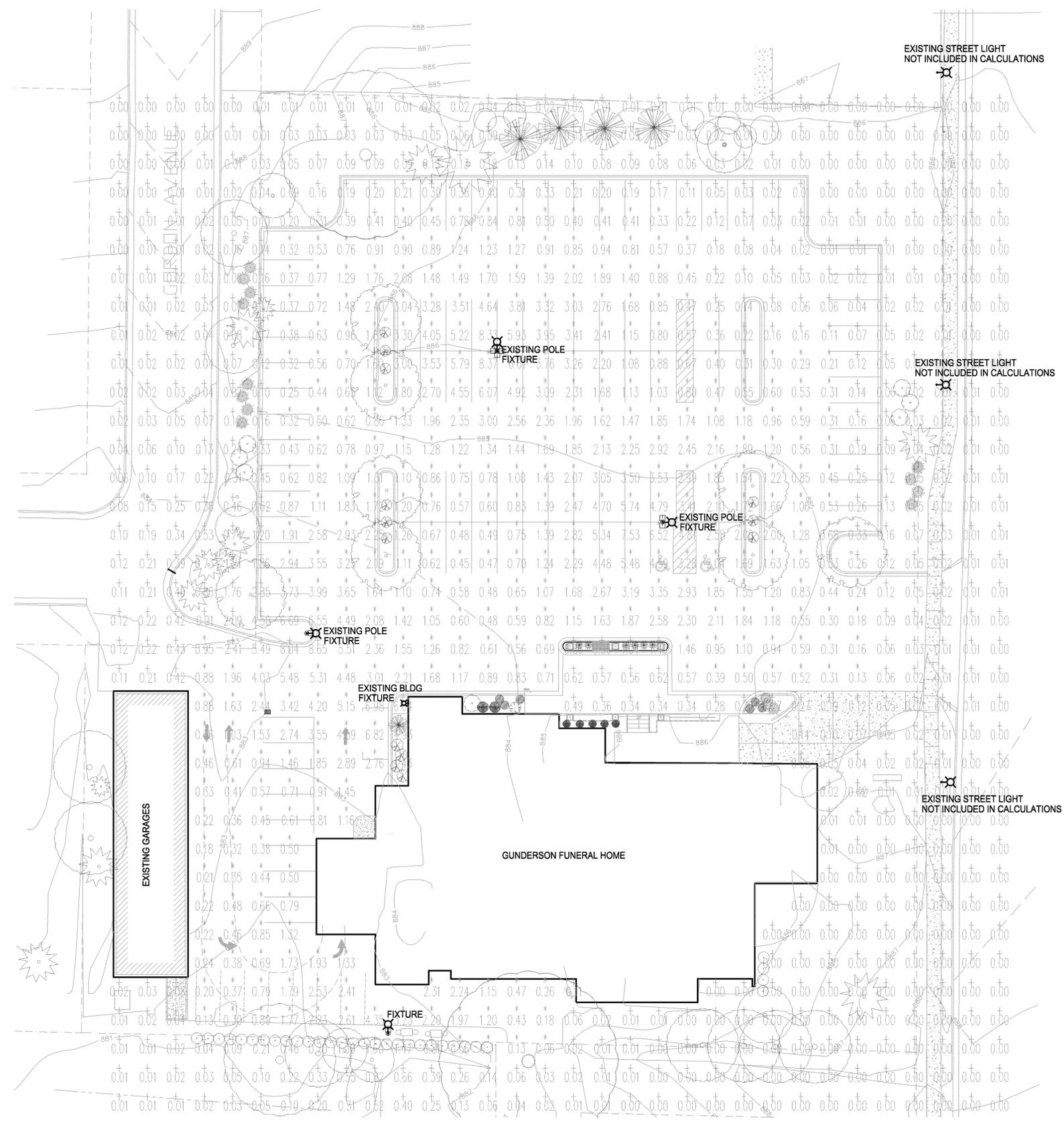
ISSUE DATES:
 PRELIM PLAN COM: 05-27-14
 FINAL PLAN COM: 06-30-14

RFI/SI DATE:

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PROJECT #: 20140210
 SHEET NUMBER

A101



1 SITE LIGHTING PHOTOMETRICS
 E100P SCALE: 1" = 20'-0"



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GUNDERSON FUNERAL HOME REMODEL

5203 MONONA DRIVE
 MONONA, WISCONSIN, 53716

PETE GUNDERSON
 5203 MONONA DRIVE
 MONONA, WISCONSIN, 53716

ISSUE DATES:
 PRELIM PLAN COM 05-27-14
 FINAL PLAN COMM: 06-30-14

RFI/SI DATE:

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E100P

GUNDERSON FUNERAL HOME REMODEL

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5203 MONONA DRIVE
MONONA, WISCONSIN, 53716

ISSUE DATES:
PRELIM PLAN COM 05-27-14
FINAL PALN COMM: 06-30-14

RFI/SI DATE:

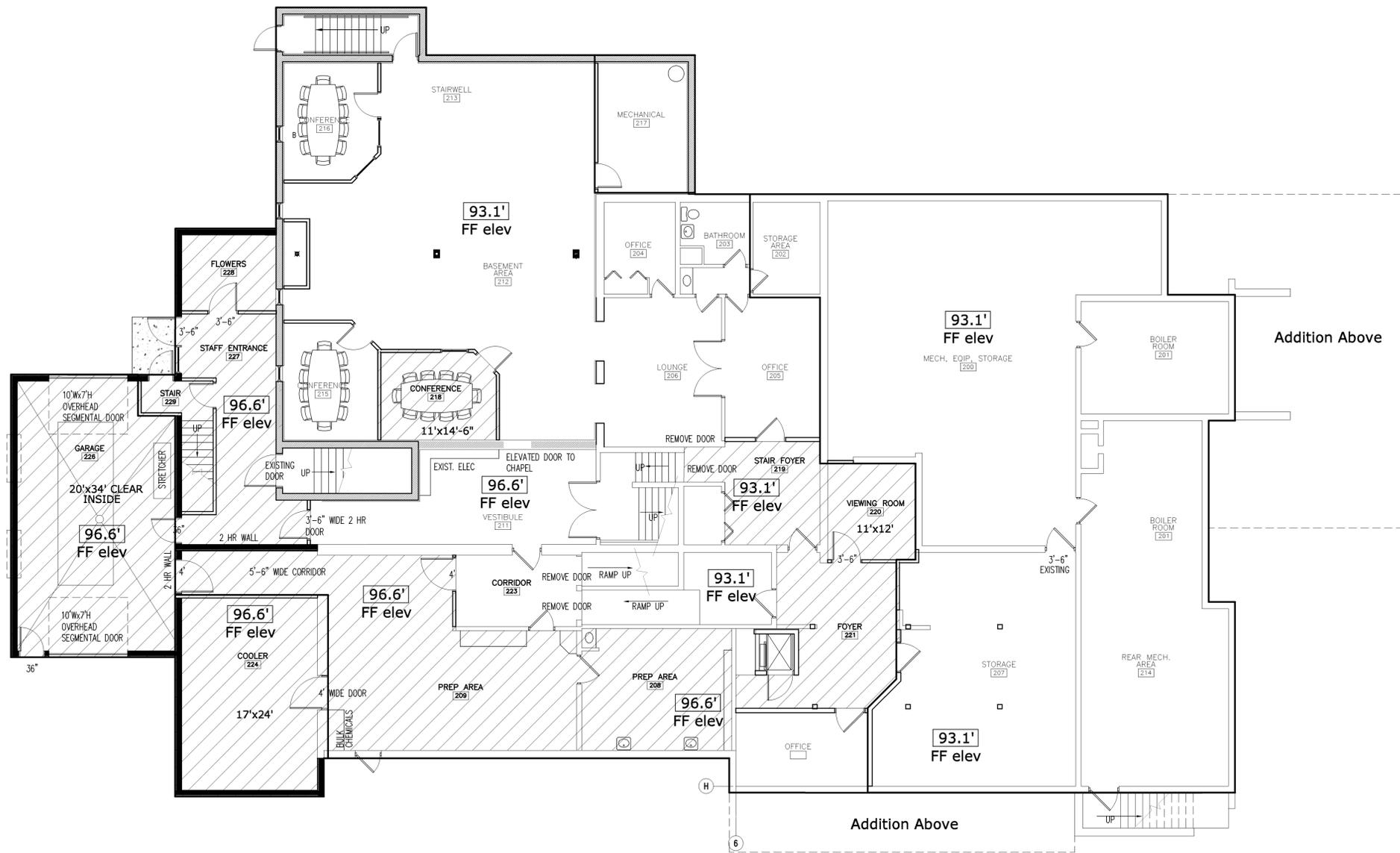
Schematic Design Phase:

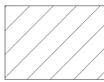
This drawing indicates the scale and relationship of the project components. This drawing is **not for construction**.

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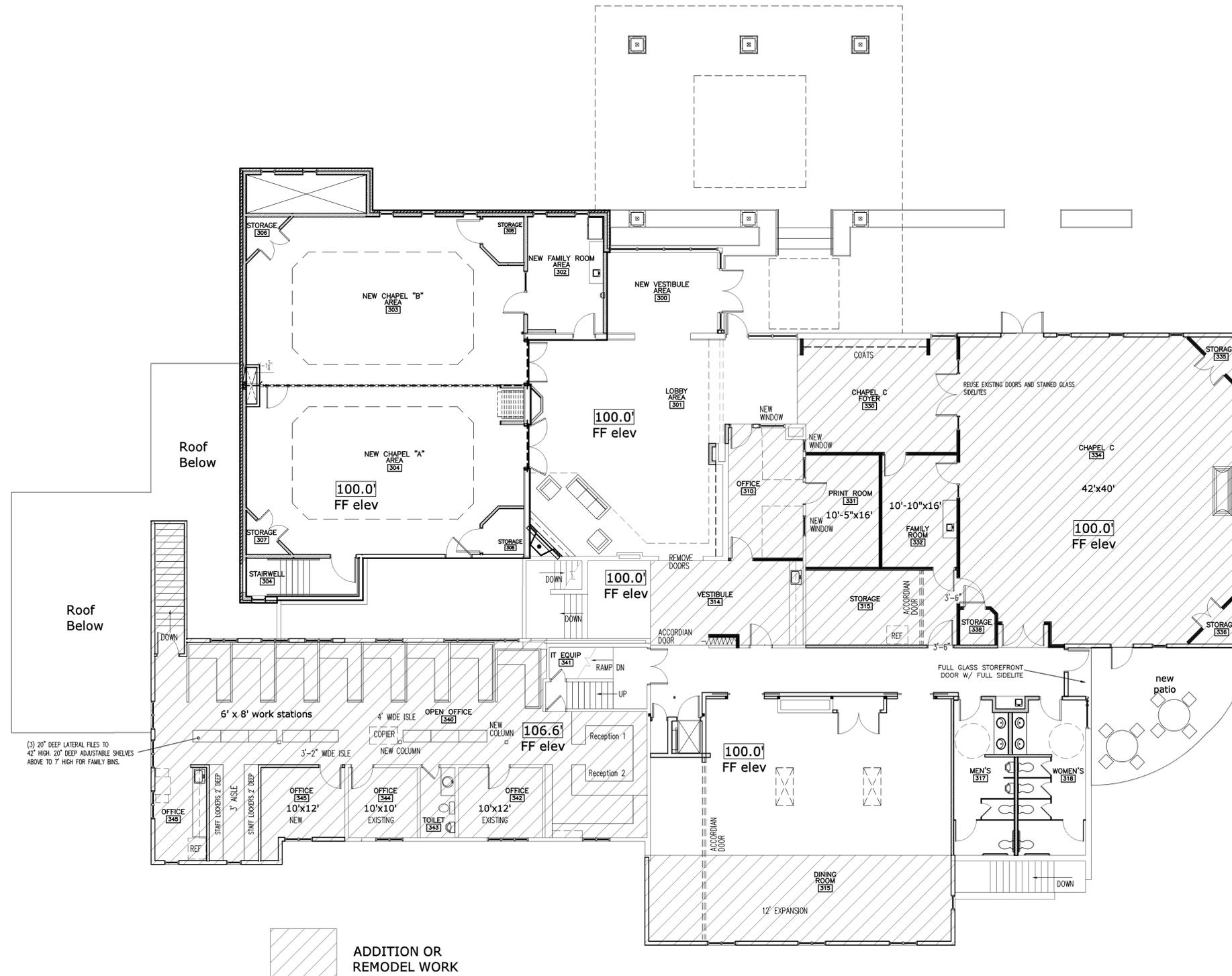
A200



 **ADDITION OR REMODEL WORK**

1 BASEMENT PLAN
A200 SCALE: 1/8" = 1'-0"





1 FIRST FLOOR PLAN
A201 MONONA SCALE: 1/8" = 1'-0"



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Schematic Design Phase:
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A201

GUNDERSON FUNERAL HOME REMODEL

5203 MONONA DRIVE
 MONONA, WISCONSIN, 53716
PETE GUNDERSON
 5203 MONONA DRIVE
 MONONA, WISCONSIN, 53716

ISSUE DATES:
 PRELIM PLAN COM 05-27-14
 PRELIM PLAN COM 06-02-14
 FINAL PLAN COM 06-30-14

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A301

