

PETITION FOR MODIFICATION OF BUILDING ENVELOPE

5 Hodgson Court – Lot 29, Stonefield Ridge

Submitted to: City of Madison Committees and Common Council

Applicant: Dave Jelinek

Property Address: 5 Hodgson Court, Madison, Wisconsin

Executive Summary

This petition requests a limited modification of the 1988 building envelope affecting Lot 29. The original purpose of the restriction was preservation of mature trees. Conditions on the property have changed substantially over the last 38 years. The proposed garage addition is located in an open lawn area, does not require removal of mature trees, and has been reviewed by an independent arborist who found no measurable impact to remaining trees or root systems.

Timeline of Events

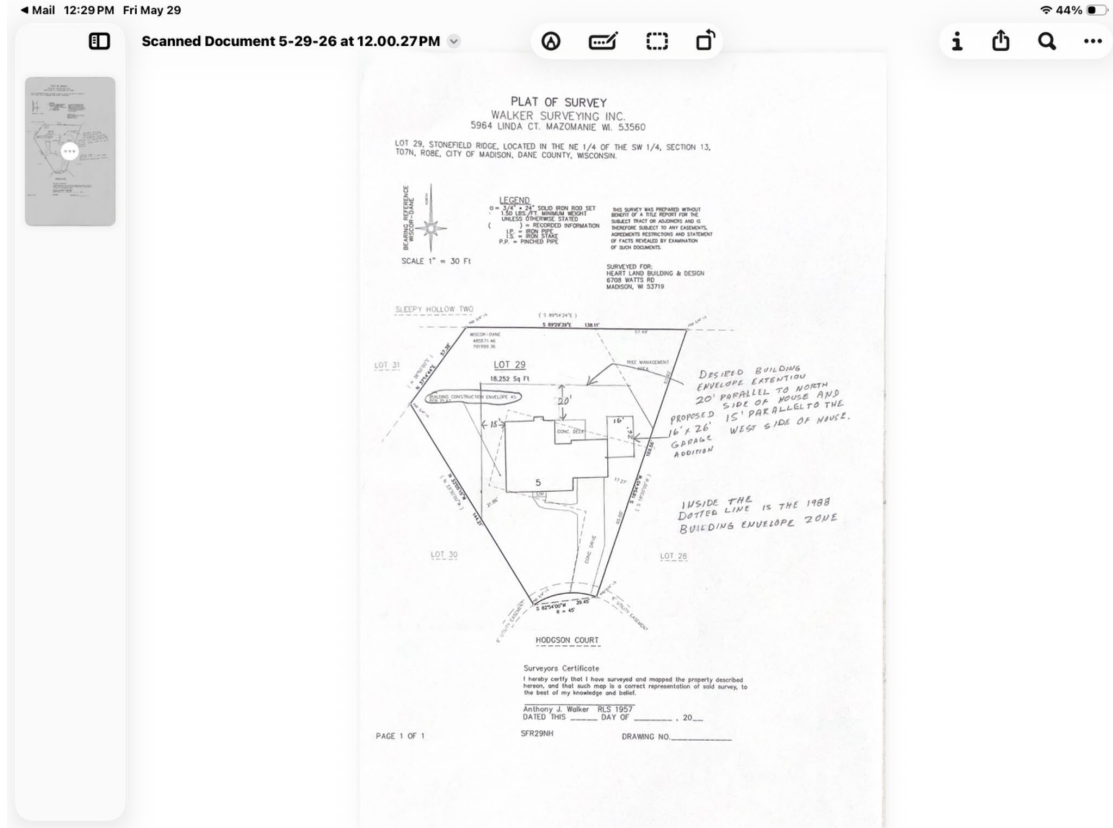
- August 2025 – Property purchased after inquiries regarding ability to add garage/workshop.
- Fall 2025 – Follow-up discussions regarding property lines and garage placement.
- 2025–2026 – Design, surveying, planning and contractor work completed.
- May 2026 – Building envelope restriction identified during permit review.
- May 2026 – Site meetings held with City staff and Alder.
- May 28, 2026 – Independent arborist site review completed.
- Present – Request for limited building envelope modification.

Findings of Fact

1. The building envelope restriction was adopted as part of the 1988 subdivision approval process.
2. City records indicate preservation of trees was a principal reason for the restriction.
3. Several of the trees that originally occupied the affected area no longer exist.
4. The proposed construction area is currently maintained lawn.
5. The proposal does not require removal of mature trees.
6. The remaining wooded area would remain substantially unchanged.

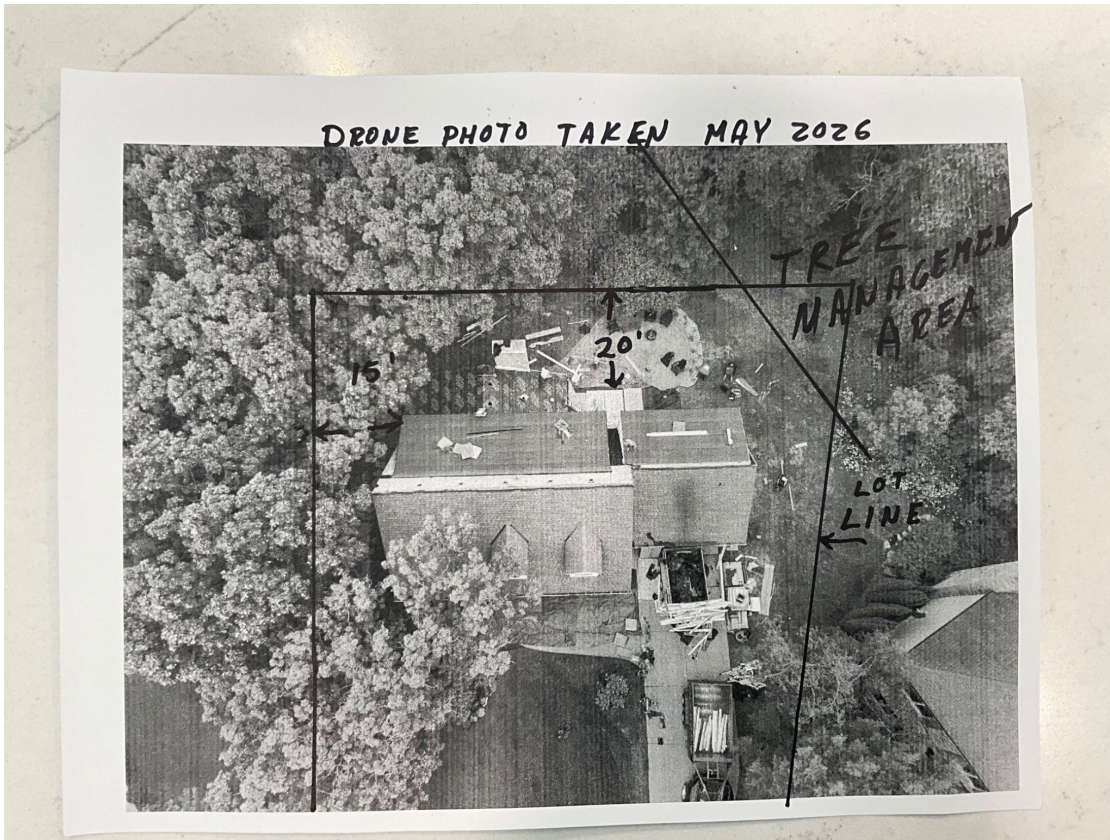
7. An independent arborist concluded construction near the proposed envelope would not cause measurable stress to remaining trees.

Exhibit A – Survey and Proposed Envelope Modification



Walker Surveying plat showing the existing building envelope and the proposed extension requested by the applicant.

Exhibit B – Current Site Conditions (Drone Photograph)



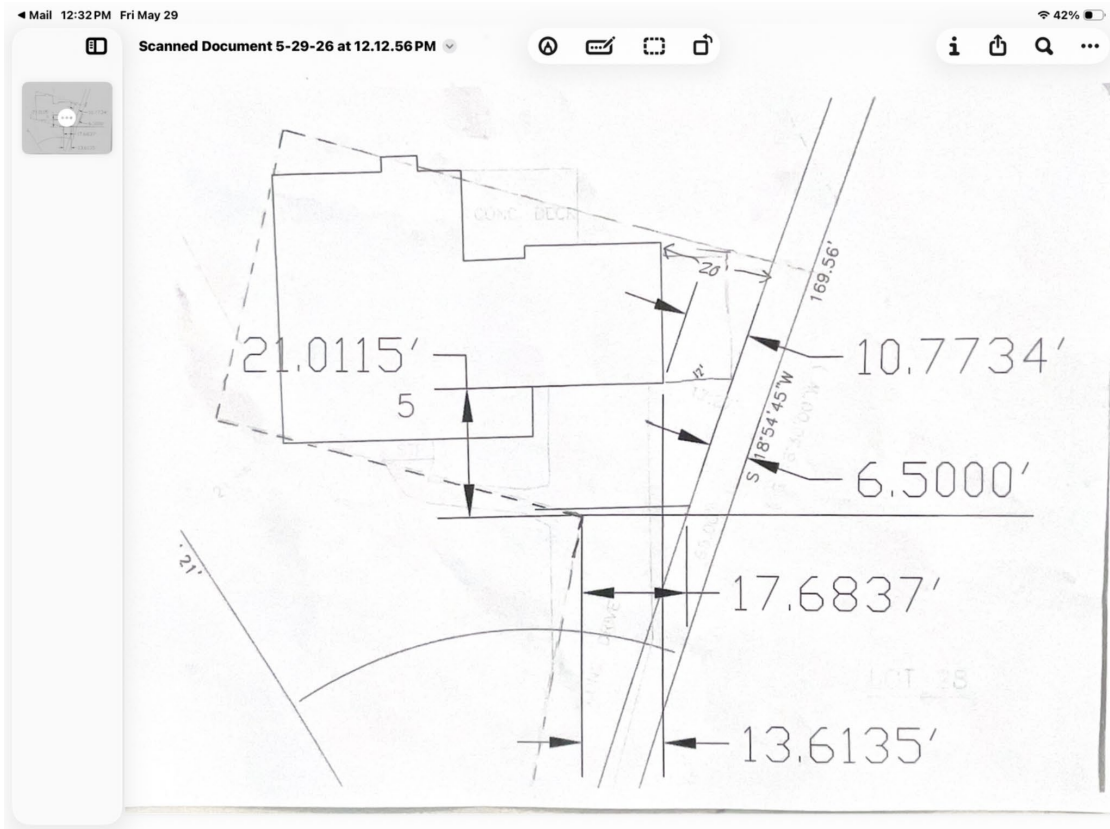
Current aerial photograph showing the proposed garage area, tree management area, and existing conditions. The requested expansion area is open and outside the wooded resource area.

Exhibit C – Historical Aerial Evidence



Historical aerial imagery demonstrates that site conditions have changed significantly since the subdivision was approved.

Exhibit D – Existing House and Envelope Relationship



Survey detail illustrating the relationship between the existing home and the original envelope.



Open lawn area where the requested envelope extension would occur.



Edge of preserved wooded area adjacent to proposed construction.



Existing separation between lawn area and wooded area.

Arborist Opinion

Bill Haessig, H&H Accurate Arborists, reported: "Based on the new envelope, the closest trees in the wild area will be approximately 15 feet away. The trees and their root systems will not be at risk of measurable stress if any future construction approached the new envelope."

Public Interest Considerations

Approval advances the original conservation goals while recognizing present-day conditions. The proposal preserves remaining trees, avoids disturbance of the wooded area, and allows a reasonable residential improvement. The request is narrowly tailored and does not seek wholesale removal of protections.

Requested Action

The applicant respectfully requests approval of a modification to the building envelope consisting of:

- A line approximately 20 feet north of and parallel to the existing house extending toward the tree management boundary; and
- A 15-foot parallel line on the west side as shown on the Walker Surveying exhibit.

This modification is the minimum necessary to accommodate a practical attached garage addition.

Proposed Motion Language

Move to approve the requested modification of the building envelope affecting Lot 29, 5 Hodgson Court, finding that the proposal preserves the intent of the original tree-protection measures, reflects changed site conditions, does not adversely affect remaining tree resources, and serves the public interest.