

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

July 17, 2019

Re Planning Commission Submittal – Letter of Intent
6226 N Highlands Ave. - Private Residence

Dear Heather and Committee Members,

6226 N. Highlands Ave. – Private Residence

Action Requested

Approval for demolition.

Introduction

We are requesting approval for the demolition of an existing residence located at 6226 North Highlands Avenue to allow the construction of a new single-family residence in its place. The property owners, David and Jennifer Stein, have lived six doors south of this site, at 6218 S. Highlands Ave., for 14 years. They love the neighborhood they live in and have committed to reinvesting in it over the years by becoming involved residents and performing significant updates to their existing home. When the opportunity arose to purchase this property, they were presented with the ideal situation: one which allowed them to remain essentially in the same location while reinvesting in the neighborhood and meeting their family's changing needs. Under the previous, aging owner, the existing residence located at 6226 N. Highlands Ave. fell into extensive disrepair, resulting in a residence that has damage to its structure, finishes, fenestration, exterior cladding and obsolete systems. Moreover, the house has fundamental design challenges such as small, irregular shaped rooms, extremely low closets and bulkheads in rooms that do not meet current access standards per code, and below-slab HVAC supply. After careful evaluation of these conditions, it was determined that replacement of the residence altogether was a more reasonable and cost-effective means of moving forward with improvements to the property and bringing it into alignment with current standards. As a result, David and Jennifer intend to replace this structure with a new home that is in scale and character with the neighborhood. Upon completion of the new residence, they intend to sell their existing home to another family interested in becoming part of this desirable and active neighborhood.

Design

The architectural solution for the new residence is intended to create a home that appears in scale and character in keeping with other homes in the neighborhood while including authentic and time-tested forms and materials. The resulting design is a composition of natural, native Wisconsin limestone, painted clapboard siding, glass, standing seam metal, asphalt shingles and bluestone pavers. The primary form of the house is a stone clad mass that anchors the house to the site while reinforcing its presence and permanence. The southwest, street-facing corner of the form is eroded to

provide a welcoming front porch and clapboard cladding. The nested clapboard form emerges above the stone mass, and through a transitional course of standing seam metal roof, as a setback second level. A major volume of space aligns itself along the north side of the house and provides the primary living space of the residence. This grand space is punctuated by a rhythm of exposed structural trusses, a significant stone clad chimney and expansive portions of windows that accentuate connectivity to the natural setting surrounding the house while flooding the interior with natural light and ventilation. Windows are clad wood, double hung windows with a traditional six-over-one mutton design. The primary roofing material is asphalt shingle with a heavy profile reminiscent of traditional shake roofs. Standing seam metal roofing is used to highlight the setback massing on three sides of the residence plus a shed dormer and end bays on the three sides of the Great Room. The three-car garage is purposefully oriented to the side of the house and is part of the partially exposed lower level. The location, orientation and detail are deliberate and two-fold: first, the orientation is incorporated into the site and design to de-emphasize the garage form, function and visibility from the street as one approaches the property. Second, the garage form extends west of the primary house massing and is accessed at the partially exposed lower level with a flat roof overhead, resulting in a usable and activated stone terrace/side yard at the main level. This terrace can be accessed from a forecourt garden to the side of the residential entry porch or from within the home with direct access from the Great Room, providing active, south and west facing outdoor space with views of the expansive natural setting around it.

Site / Landscape

David and Jennifer are very sensitive to the natural setting they live in and are committed to maintaining the character of this environment as part of their new residence. They are familiar with the Highlands Landscape Preservation Plan and the significance of the neighborhood's original designer, noted landscape architect, O.C. Simonds. This information has also informed and assisted in the concepts for the site and landscape planning for the new residence provided by the landscape architect for this project, FigureGround. Siting of the house in essentially the same area as the original house is the first step in minimizing the impact on the site. There is a general plan to remove invasive species, undergrowth and troubled trees such as ash, replacing with appropriate native species. The general landscape approach is to build upon the more naturalized landscape vernacular that exists on site, while allowing opportunities for broken/framed views to the house from the road. Swaths of lawn provide more usable and flexible outdoor spaces while providing visual balance against the more heavily wooded areas. Narrower mowed paths provide informal connections to different areas within the property without the need for more formal impervious surfaces. This approach is heavily influenced by O.C. Simonds' original design intent for the Highlands development. Areas within the site represent more managed and intentional understory plantings, while land beyond those areas will remain more naturalized and less maintained. In addition, specific thoughts and details shared by immediate neighbors and the Highlands Neighborhood Association have also informed the site design direction and specifically resulted in framed views, maintaining screening from the street and asphalt paving to name a few.

Zoning

The site is zoned TRR (Traditional Residential – Rustic). The proposed design is in compliance with the prescribed City zoning requirements.

Project Team

Owner	David & Jennifer Stein	
Architect	CāS ₄ Architecture, LLC	Paul Cuta
Landscape Architect	FigureGround	Joe Porter
Construction Manager	CāS ₄ Architecture, LLC	Marc Schellpfeffer

Existing Conditions

See attached Photos

Project Schedule

Demolition	September, 2019
Construction	September, 2019 – June, 2020

Proposed Uses

Residential

Hours of Operation

Typical hours of operation are: Residential 24 / 7

Building Square Footage

Lower Level – Res.	2,627 GSF
Lower Level – Garage	861 GSF
Level 1	2,709 GSF
Level 2	1,175 GSF
Total	7,372 GSF

Number of Dwelling Units

One (1)

Auto & Bike Parking Stalls

Bicycle Parking	NA
Auto Parking - Int	3
Auto Court – Ext.	3

Lot Coverage and Usable Open Space:

Lot Size	46,339 SF
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Impervious Area:

Structures & Porches	3,874 SF
Pavement - Impervious > 5' wide	2,920 SF

Pervious Area:

Pavement – Pervious	848 SF
Lawn/Landscape/Naturalized	38,628 SF

19005.00 – 6226 N Highlands Ave – Plan Comm. Letter of Intent

% Lot Coverage (ISR) 14.7 %

Value of Land

\$398,400

Estimated Project Cost

\$1,700,000

Number of Construction & Full-Time Equivalent Jobs Created

Construction Jobs 2-4 FTE's

Public Subsidy Requested

None.

Paul M. Cuta, AIA

Partner

PMC/mds

Attachments:

Copied File