



City of Madison

Proposed Demolition

Location

1119 Merrill Springs Road

Project Name

Dahlbert and Lund Residence

Applicant

James Dahlberg & Elsbert Lund/Joan Pregler – Joan Pregler Design Associates

Existing Use

Single-Family Residence

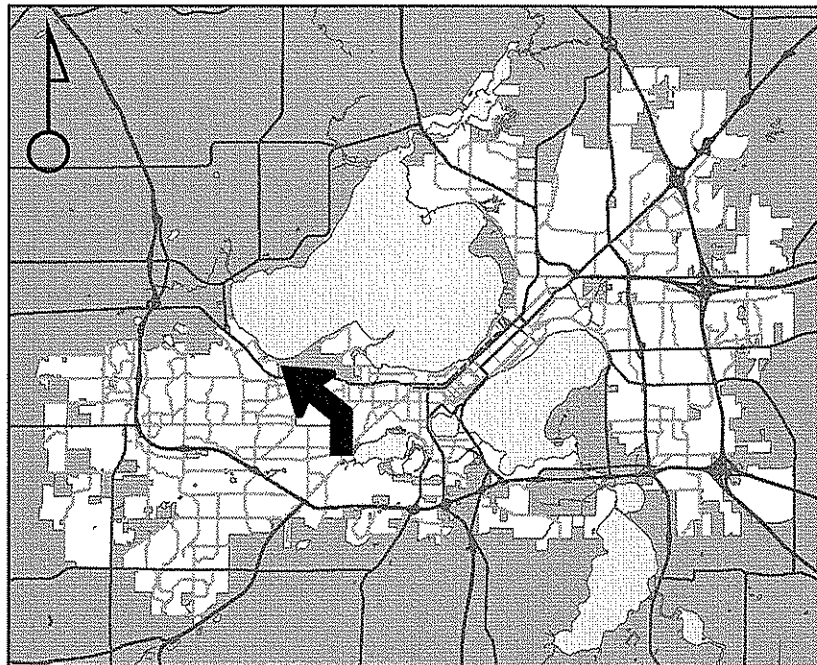
Proposed Use

Demolish Single-Family Residence and Construct New Residence

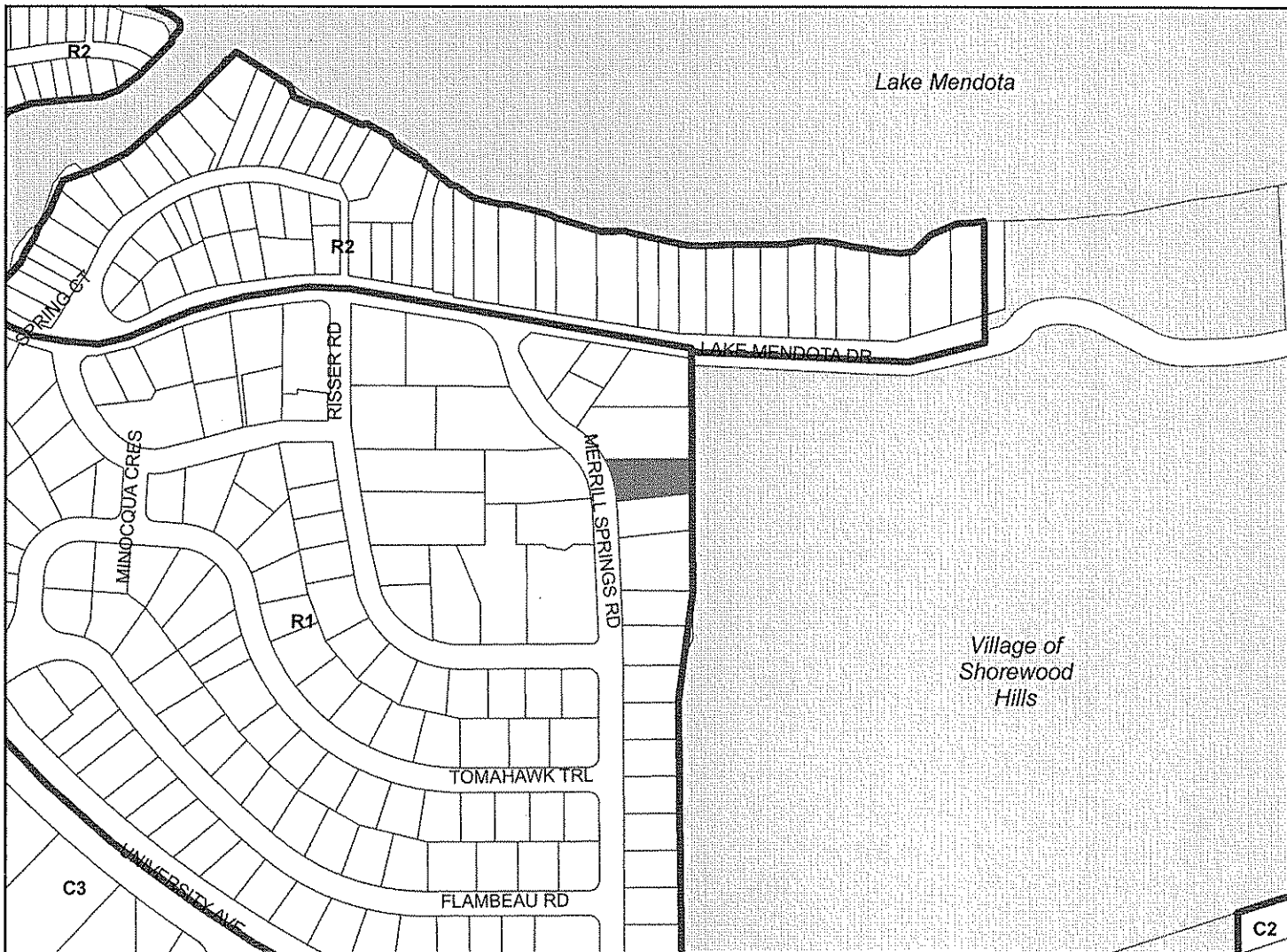
Public Hearing Date

Plan Commission

14 September 2009



For Questions Contact: Heather Stouder at: 266-5974 or hstouder@cityofmadison.com or City Planning at 266-4635



Scale : 1" = 400'

City of Madison, Planning Division : RPJ : Date : 01 September 2009





LAND USE APPLICATION Madison Plan Commission

215 Martin Luther King Jr. Blvd; Room LL-100
PO Box 2985; Madison, Wisconsin 53701-2985
Phone: 608.266.4635 | Facsimile: 608.267.8739

- The following information is required for all applications for Plan Commission review except subdivisions or land divisions, which should be filed with the Subdivision Application.
- Before filing your application, please review the information regarding the **LOBBYING ORDINANCE** on the first page.
- Please read all pages of the application completely and fill in all required fields.
- This application form may also be completed online at www.cityofmadison.com/planning/plan.html
- All Land Use Applications should be filed directly with the Zoning Administrator.

FOR OFFICE USE ONLY:	
Amt. Paid	\$550.00
Receipt No.	102602
Date Received	8/5/09
Received By	JLK
Parcel No.	070918409066
Aldermanic District	19 Mark Cleary
GQ	OK
Zoning District	R1 R1
For Complete Submittal	
Application	Letter of Intent <input checked="" type="checkbox"/>
IDUP	Legal Descript. <input checked="" type="checkbox"/>
Plan Sets	Zoning Text <input checked="" type="checkbox"/>
Alder Notification	6/23/09 Waiver <input checked="" type="checkbox"/>
Nbrhd. Assn Not.	6/23/09 Waiver <input checked="" type="checkbox"/>
Date Sign Issued	8/5/09

1. **Project Address:** 1119 Merrill Springs Road **Project Area in Acres:** .447
Project Title (if any): Demolition of Existing Home, Construct a New Residence for James Dahlberg and Elsebet Lund

2. **This is an application for:**

Zoning Map Amendment (check the appropriate box(es) in only one of the columns below)	
<input type="checkbox"/> Rezoning to a Non-PUD or PCD Zoning Dist.: Existing Zoning: _____ to _____ Proposed Zoning (ex: R1, R2T, C3): _____	<input type="checkbox"/> Rezoning to or Amendment of a PUD or PCD District: <input type="checkbox"/> Ex. Zoning: _____ to PUD/PCD-GDP <input type="checkbox"/> Ex. Zoning: _____ to PUD/PCD-SIP <input type="checkbox"/> Amended Gen. Dev. <input type="checkbox"/> Amended Spec. Imp. Plan
<input type="checkbox"/> Conditional Use	<input checked="" type="checkbox"/> Demolition Permit
<input type="checkbox"/> Other Requests (Specify): _____	

3. **Applicant, Agent & Property Owner Information:**

Applicant's Name: Joan Pregler Company: Joan Pregler Design Associates, LLC
 Street Address: 7919 Airport Road City/State: Middleton, WI Zip: 53562
 Telephone: (608) 831-7733 Fax: (608) 831-4142 Email: jpda@chorus.net

Project Contact Person: Joan Pregler Company: Joan Pregler Design Associates, LLC
 Street Address: 7919 Airport Road City/State: Middleton, WI Zip: 53562
 Telephone: (608) 831-7733 Fax: (608) 831-4142 Email: jpda@chorus.net

Property Owner (if not applicant): James Dahlberg and Elsebet Lund
 Street Address: 1119 Merrill Springs Road City/State: Madison, WI Zip: 53705

4. **Project Information:**

Provide a brief description of the project and all proposed uses of the site: _____
Demolish existing single family residence (2774SF) built in 1948, Construct new single family residence (2900SF) on property owned since 1977.

Development Schedule: Commencement November 2009 Completion September 2010

5. Required Submittals:

- Site Plans** submitted as follows below and depicts all lot lines; existing, altered, demolished or proposed buildings; parking areas and driveways; sidewalks; location of any new signs; existing and proposed utility locations; building elevations and floor plans; landscaping, and a development schedule describing pertinent project details:
 - **Seven (7) copies** of a full-sized plan set drawn to a scale of one inch equals 20 feet (collated and folded)
 - **Seven (7) copies** of the plan set reduced to fit onto 11 inch by 17 inch paper (collated, stapled and folded)
 - **One (1) copy** of the plan set reduced to fit onto 8 ½ inch by 11 inch paper
- Letter of Intent: Twelve (12) copies** describing this application in detail but not limited to, including: existing conditions and uses of the property; development schedule for the project; names of persons involved (contractor, architect, landscaper, business manager, etc.); types of businesses; number of employees; hours of operation, square footage or acreage of the site; number of dwelling units; sale or rental price range for dwelling units; gross square footage of building(s); number of parking stalls, etc.
- Legal Description of Property:** Lot(s) of record or metes and bounds description prepared by a land surveyor.
- Filing Fee:** \$_____ See the fee schedule on the application cover page. Make checks payable to: *City Treasurer.*

IN ADDITION, THE FOLLOWING ITEMS MAY ALSO BE REQUIRED WITH YOUR APPLICATION; SEE BELOW:

- For any applications proposing demolition of existing (principal) buildings, photos of the structure(s) to be demolished shall be submitted with your application. Be advised that a *Reuse and Recycling Plan* approved by the City's Recycling Coordinator is required to be approved by the City prior to issuance of wrecking permits.
- A project proposing **ten (10) or more dwelling units** may be required to comply with the City's Inclusionary Zoning requirements outlined in Section 28.04 (25) of the Zoning Ordinance. A separate **INCLUSIONARY DWELLING UNIT PLAN** application detailing the project's conformance with these ordinance requirements shall be submitted concurrently with this application form. Note that some IDUP materials will coincide with the above submittal materials.
- A *Zoning Text* must accompany **all** Planned Community or Planned Unit Development (PCD/PUD) submittals.

FOR ALL APPLICATIONS: All applicants are required to submit copies of all items submitted in hard copy with their application (including this application form, the letter of intent, complete plan sets and elevations, etc.) as **INDIVIDUAL** Adobe Acrobat PDF files compiled either on a non-returnable CD to be included with their application materials, or in an e-mail sent to pcapplications@cityofmadison.com. The e-mail shall include the name of the project and applicant. Applicants who are unable to provide the materials electronically should contact the Planning Unit at (608) 266-4635 for assistance.

6. Applicant Declarations:

- Conformance with adopted City plans:** Applications shall be in accordance with all adopted City of Madison plans:

→ The site is located within the limits of _____ Plan, which recommends _____ for this property.

- Pre-application Notification:** Section 28.12 of the Zoning Ordinance requires that the applicant notify the district alder and any nearby neighborhood or business associations by mail no later than **30** days prior to filing this request:

→ List below the Alderperson, Neighborhood Association(s), Business Association(s) AND dates you sent the notices:
All notices sent June 23, 2009 = Mark Clear - District 19 Alderperson, Sally Miley, President Spring Harbor Neighborhood Association, Matt Tucker - Zoning Admin., Capt. Jay Kengler, West District Police Dept. George Hanks, Director of Building Inspection.
 If the alder has granted a waiver to this requirement, please attach any such correspondence to this form.

- Pre-application Meeting with staff:** Prior to preparation of this application, the applicant is required to discuss the proposed development and review process with Zoning Counter and Planning Unit staff, note staff persons and date

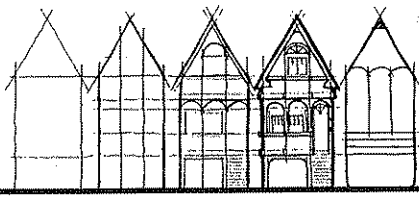
Planner Heather Stouder Date 8/3/09 | Zoning Staff PATRICK ANDERSON Date 8/3/09

The signer attests that this form has been completed accurately and all required materials have been submitted:

Printed Name JOAN PREGLER Date Aug. 3, 2009

Signature *[Handwritten Signature]* Relation to Property Owner Designer

Authorizing Signature of Property Owner *[Handwritten Signature]* Date July 31, 2009



JOAN PREGLER DESIGN ASSOCIATES, LLC

P.O. Box 620424 Middleton, Wisconsin 53562-0424
(608) 831-7733 www.joanpreglerdesign.com

Letter of Intent for Demolition of Residence And Construction of New Residence

August 5, 2009

Owners: Jim Dahlberg and Elsebet Lund
1119 Merrill Springs Road, Madison, WI 53705
(608) 238-7954

Designer: Joan Pregler
Joan Pregler Design Associates, LLC
7919 Airport Road, Middleton, WI 53562

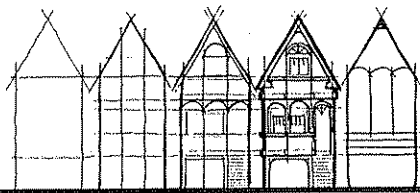
Jim Dahlberg and Elsebet Lund have been homeowners of a home built in 1948 on 1119 Merrill Springs Road, Madison, WI since 1977. They have enjoyed the peaceful beauty of the Spring Harbor neighborhood and raised their family there. They wish to remain there and have a home that allows them to age in place with accessibility features built into the home using Universal Design Principles.

For several years now, a major remodeling had been anticipated. The existing structure posed these problems:

- 1) Level changes within the home limit access to critical living spaces.
- 2) Garage entry is 1.5 levels down from first floor living space. Stairs are steep.
- 3) Driveway is steep and unsafe in winter and is a blind exit when backing a car out. (See Photos)
- 4) Multiple landscaped steps from driveway into entry point of home do not permit accessibility by the physically challenged. Access directly from the street is difficult as street is substandard.
- 5) Multiple previous additions include inadequately insulated and heated crawl spaces making those former additions insufficiently heated in winter and cooled in summer. Moisture and mold collection within the crawl spaces permeates the basement.
- 6) The original home was set too low on the property and window wells along the south wall collect with water and the basement leaks during rain storms. Additional deep swales along the south are not working well due to the distance they travel in which to drain.
- 7) Flat roof additions continue to leak despite multiple repairs.
- 8) Pitched roofs have inadequate insulation and damaging ice dams in the winter.
- 9) Interior circulation is narrow to critical living spaces and doorways are impossible to widen.
- 10) Interior baths are small and cramped, limiting accessibility.

Early this year, planning and design began to explore remodeling opportunities to make the home accessible, energy efficient, comfortable and maintenance-free. Following an extensive round of design attempts, it was discovered that so much of the original and modified structure would have to be removed to meet these goals, that the project would have been deemed a 'Demolition' by city standards. The reality is now one of demolishing the current home and building a new home on the same property. A quick summary of this New Home Design includes:

- 1) A narrower structure on the lot which provides greater dimensions between the home and each side property line which will help solve major grading and drainage problems via rain garden(s), retaining walls located more central to the property and more space to direct drainage patterns. Elimination of direct drainage onto neighbor's property to the north.
- 2) Exterior wall materials of masonry and composite materials for a maintenance-free exterior.
- 3) A garage and main entry located flush with the first floor level so that the home is accessible.
- 4) Energy efficient construction, mechanical systems and an emphasis on Green Built criteria.
- 5) Entire residence designed with Universal Design Principles focused on Aging-In-Place.



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Letter of Intent for Demolition of Residence And Construction of New Residence Continued

August 5, 2009

Owners: Jim Dahlberg and Elsebet Lund Designer: Joan Pregler, Joan Pregler Design Associates, LLC

In preparing for the Application process with the city, written opinions of the neighbors were received, the Owners held an Open House for preview of the design and met with the Spring Harbor Neighborhood Association. The city's Historic Preservation staff was contacted and there were no findings of significant historic value to the existing home, nor was it in a Historic District.

The following neighbors have given their approval to the Demolition of the current structure AND their approval of the new home design at 1119 Merrill Springs Road:

Robert R. Scheibe (*for Hildgarde Scheibe*)
1111 Merrill Springs Road, Madison, WI 53705

John and Gretchen Petersen
1114 Merrill Springs Road, Madison, WI 53705

Robert Baumgartner and Sylvia Northey
1115 Merrill Springs Road, Madison, WI 53705

Brent and Deborah Harvey
1120 Merrill Springs Road, Madison, WI 53705

Stephanie Stratton
1123 Merrill Springs Road, Madison, WI 53705

Waclaw and Elizabeth Szybalski
1124 Merrill Springs Road, Madison, WI 53705

Daniel Brandon and Maria Liera Brandon
1127 Merrill Springs Road, Madison, WI 53705

Spring Harbor Neighborhood Association President Sally Miley was notified on June 23, 2009 by a personal letter as well as an invitation to the Open House regarding the Proposed Demolition.

The Neighborhood Association gave Preliminary Approval at their July 14, 2009 meeting with Final Approval to be obtained August 11, 2009. A meeting was held on August 5, 2009 with Sally Miley and the Designer to review the final submittal and answer any questions. Contact Person: Pres: Sally Miley, 5400 Lake Mendota Dr, Madison, WI 53705, (H)608-233-2976, ssmiley1@charter.net

Alderman Mark Clear, district 19 was also notified by personal letter on June 23, 2009 of the proposed demolition.

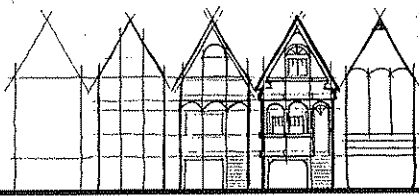
A Recycling Plan is currently in the planning stages, soon to be submitted to the city recycling coordinator. A summary of the Recycling Intent is as follows:

- 1) Salvage Materials include extensive existing cabinetry, countertops, plumbing fixtures and appliances for re-use in the new home.
- 2) Habitat Re-Store will be contacted to salvage windows, doors, wood floors, trim, lighting & plumbing fixtures, remaining cabinetry, countertops, HVAC equipment, siding, decking. A full walk-through inventory will be collected after the date of this Application.
- 3) Fluorescent tubes, lamps, mercury thermometers will be recycled per the city's requirements
- 4) Asphalt, concrete and stone collected by Wingra Stone or equal for recycling
- 5) Immediate neighbors have voiced interest in reclaiming natural stone exterior materials. Details to be provided to city recycling coordinator.
- 6) Second Season, LLC, a reclaiming/recycling service by the Bruce Co., Verona has been contacted regarding a total and complete demolition service reclaiming 93% of all building materials including wood and compostable material. A report/bid will be available soon.

Jim Dahlberg and Elsebet Lund
1119 Merrill Springs Road
Madison, WI 53705
(608) 238-7954

Joan Pregler, Joan Pregler Design Associates, LLC
7919 Airport Road
Middleton, WI 53562
(608) 831-7733
inda@chorus.net

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JOAN PREGLER DESIGN ASSOCIATES, LLC

P.O. Box 620424 Middleton, Wisconsin 53562-0424
(608) 831-7733 www.joanpreglerdesign.com

Project Information

Letter of Intent for Demolition of Residence and Construction of New Residence

August 5, 2009

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1119 Merrill Springs Road, Madison, WI 53705
(608) 238-7954

Designer: Joan Pregler, Joan Pregler Design Associates, LLC
7919 Airport Road, Middleton, WI 53562
(608) 831-7733, FAX: (608) 831-4142, e-mail: jpda@chorus.net

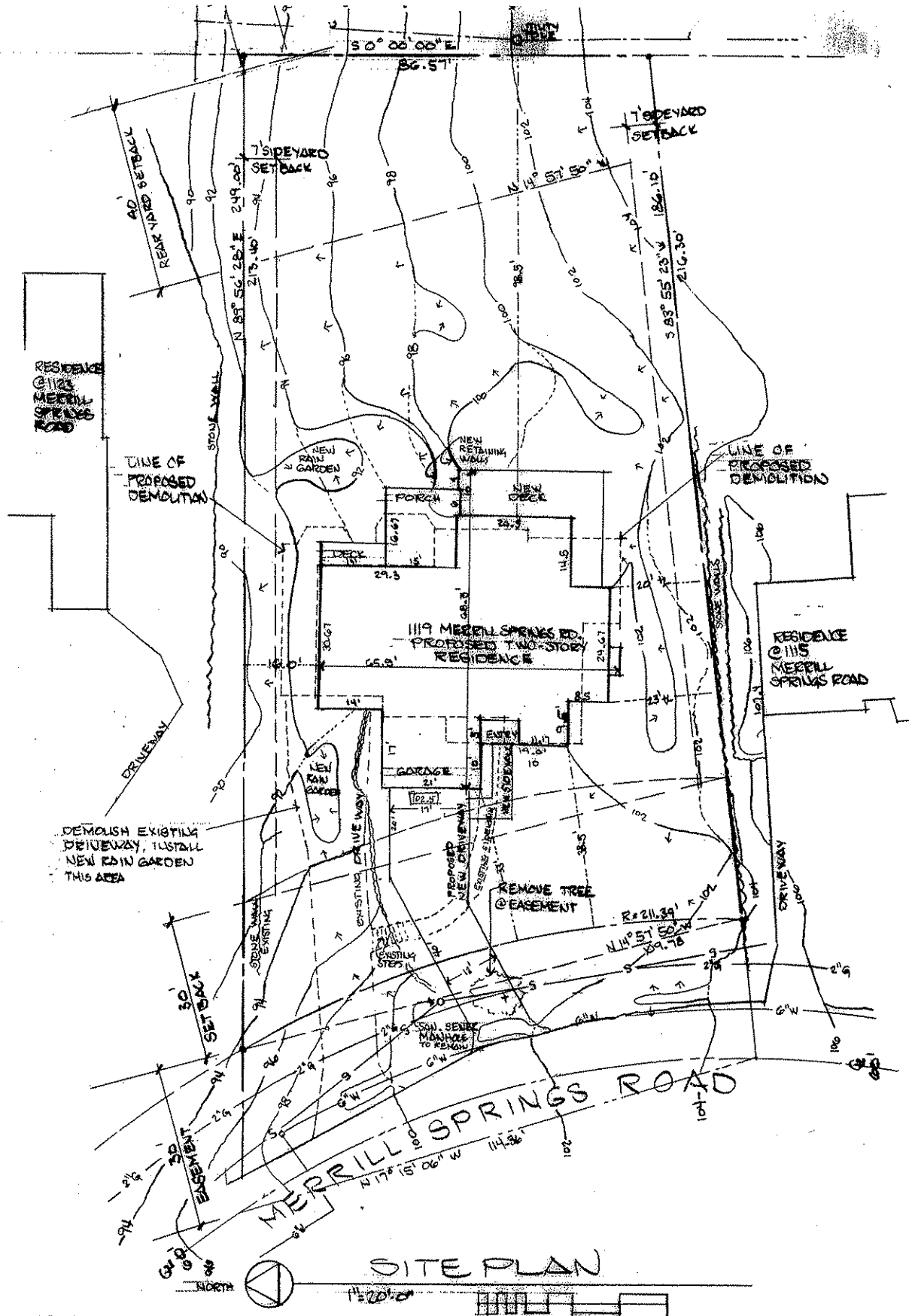
Contractor: Loren Imhoff-Homebuilder, Inc.
7919 Airport Road, Middleton, WI 53562
(608) 831-1900, FAX: (608) 831-4142, e-mail: lih@lorenimhoff.com

Information RE: Existing & Proposed Structure: 1119 Merrill Springs Road, Madison, WI 53705
Parcel # 070918409066

	Current Structure Information	Proposed Structure Information
Property Use:	Single Family Residence	Single Family Residence
Property Class:	Residential	Residential
Zoning:	R-1	R-1
Lot Size:	19,486 Sq. Ft. (.447 acre)	19,486 Sq. Ft. (.447 acre)
Home Style:	Cape Cod	Craftsman
Dwelling Units	1	1
Stories	1 ½	2
Exterior Wall	Stone/Aluminum/Vinyl	Stone/ Cement Board Siding/Composite
Roof:	Asphalt	Asphalt
Garage	2-car at Basement Level	2 car at First Floor Level
Driveway	Concrete, steeply sloped down	Concrete, level with first floor
Bedrooms	3	3
Fireplace	1	1
Full Baths	2	2
Half or ¾ Baths	1	3
First Floor Size	1,794 Sq. Ft	2,121 Sq. Ft.
Second Floor Size	980 Sq. Ft.	779 Sq. Ft.
Total Square Feet	2,774 Sq. Ft.	2,900 Sq. Ft.

Proposed Development Schedule

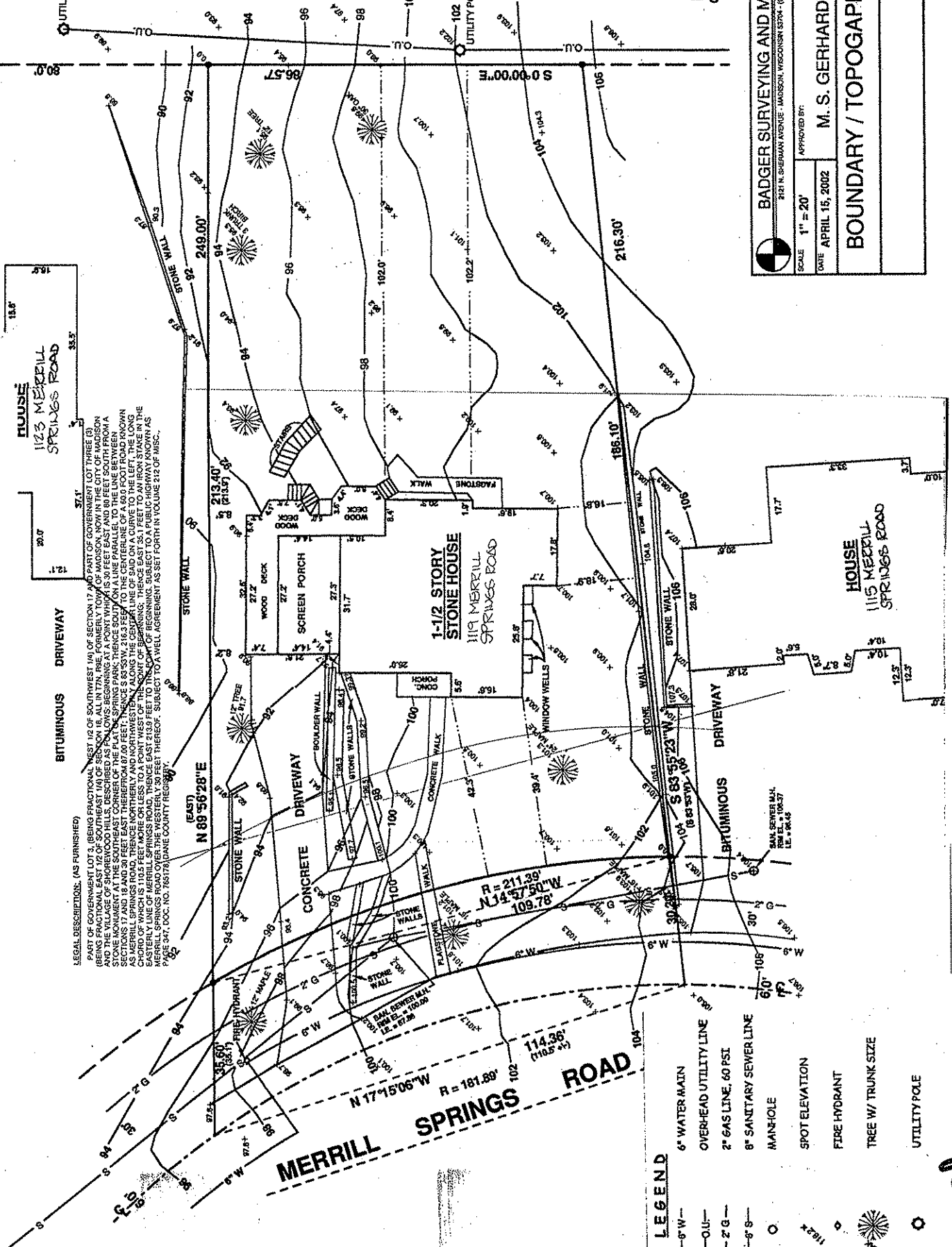
Date of Application	August 5, 2009
Date of Plan Commission Hearing	September 14, 2009
Commencement of Demolition	November 2009
Begin Construction	December 2009
Completion of Construction	August/September 2010



LEGAL DESCRIPTION: (AS FURNISHED)

PART OF GOVERNMENT LOT 3, (BEING FRACTIONAL WEST 1/2 OF SOUTHWEST 1/4) OF SECTION 17 AND PART OF GOVERNMENT LOT THREE (3) BEING FRACTIONAL EAST 1/2 OF SOUTHEAST 1/4) OF SECTION 18, ALL IN T7N, R9E, FORMERLY TOWN OF MADISON, NOW IN THE CITY OF MADISON AND THE VILLAGE OF SHOREWOOD HILLS, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT WHICH IS 30 FEET EAST AND 60 FEET SOUTH FROM A CORNER MONUMENT AT THE SOUTHEAST CORNER OF THE PLAT OF SPRING PARK; THENCE SOUTH ON A LINE PARALLEL TO THE LINE BETWEEN SECTIONS 17 AND 18 AND 30 FEET EAST THEREFROM 87.00 FEET; THENCE S 83° 53' W, 216.3 FEET TO THE CENTERLINE OF A 60.0 FOOT ROAD KNOWN AS MERRILL SPRINGS ROAD, THENCE NORTHERLY AND NORTHWESTERLY ALONG THE CENTER LINE OF SAID ROAD ON A CURVE TO THE LEFT, THE LONG ARC OF WHICH IS 110.5 FEET MORE OR LESS TO A POINT WEST OF THE POINT OF BEGINNING; THENCE EAST 85.1 FEET TO AN IRON STAKE IN THE CENTERLINE OF MERRILL SPRINGS ROAD, THENCE EAST 213.9 FEET TO THE POINT OF BEGINNING. SUBJECT TO A PUBLIC HIGHWAY KNOWN AS MERRILL SPRINGS ROAD, OVER THE WESTERLY 30 FEET THEREOF. SUBJECT TO A WELL AGREEMENT AS SET FORTH IN VOLUME 212 OF MISC., RE: 247, DOC. NO. 765178, DANE COUNTY REGISTRY.

 <p>JOAN PREGLER DESIGN ASSOCIATES, LLC P.O. Box 62044 Middleton, Wisconsin 53562-0424 (608) 831-7733</p>	
<p>A New Residence For Jim Dahlberg and Elsebet Lund 1115 Merrill Springs Road Madison, WI 53705</p>	
<p>PRELIMINARY SITE PLAN</p>	
DRAWN BY	
6	
SCALE	
1"=20'-0"	
DATE	
8-3-09	
SHEET	
1	
OF 6	



LEGAL DESCRIPTIONS, (AS FURNISHED)
PART OF SOUTHWEST 1/4 OF SECTION 17 AND PART OF GOVERNMENT LOT THREE (3) BEING FRACTIONAL EAST 1/2 OF SOUTHEAST 1/4 OF SECTION 18, ALL IN T7N, R9E, FORMERLY TOWN OF MADISON, NOW IN THE CITY OF MADISON AND THE VILLAGE OF SHOREWOOD HILLS, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT WHICH IS 30 FEET EAST AND 80 FEET SOUTH FROM A POINT WHERE THE CORNER OF SECTION 17 MEETS THE CORNER OF SECTION 18, THENCE EAST 79.27 FEET TO THE CENTERLINE OF A 40 FOOT ROAD KNOWN AS MERRILL SPRINGS ROAD, THENCE NORTHERLY AND NORTHWESTLY ALONG THE CENTERLINE OF SAID ROAD ON A CURVE TO THE LEFT, THE LONG CHORD OF WHICH IS 119.5 FEET MORE OR LESS TO A POINT WEST OF THE POINT OF BEGINNING, THENCE EAST 23.1 FEET TO AN IRON STAKE IN THE EAST LINE OF MERRILL SPRINGS ROAD, THENCE NORTHERLY TO AN IRON STAKE IN THE WESTERLY LINE OF MERRILL SPRINGS ROAD, THENCE WEST 119.5 FEET TO THE POINT OF BEGINNING, SUBJECT TO A WELL IMPROVED EASEMENT APPEARING IN VOLUME 212 OF M.S.C. PAGE 347, DOC. NO. 76578, DANE COUNTY RECORDS.



SCALE: 1" = 20'



PLANS REFERENCED TO THE EAST LINE OF SECTION 18, T7N, R9E, CITY OF MADISON, DANE COUNTY, WISCONSIN

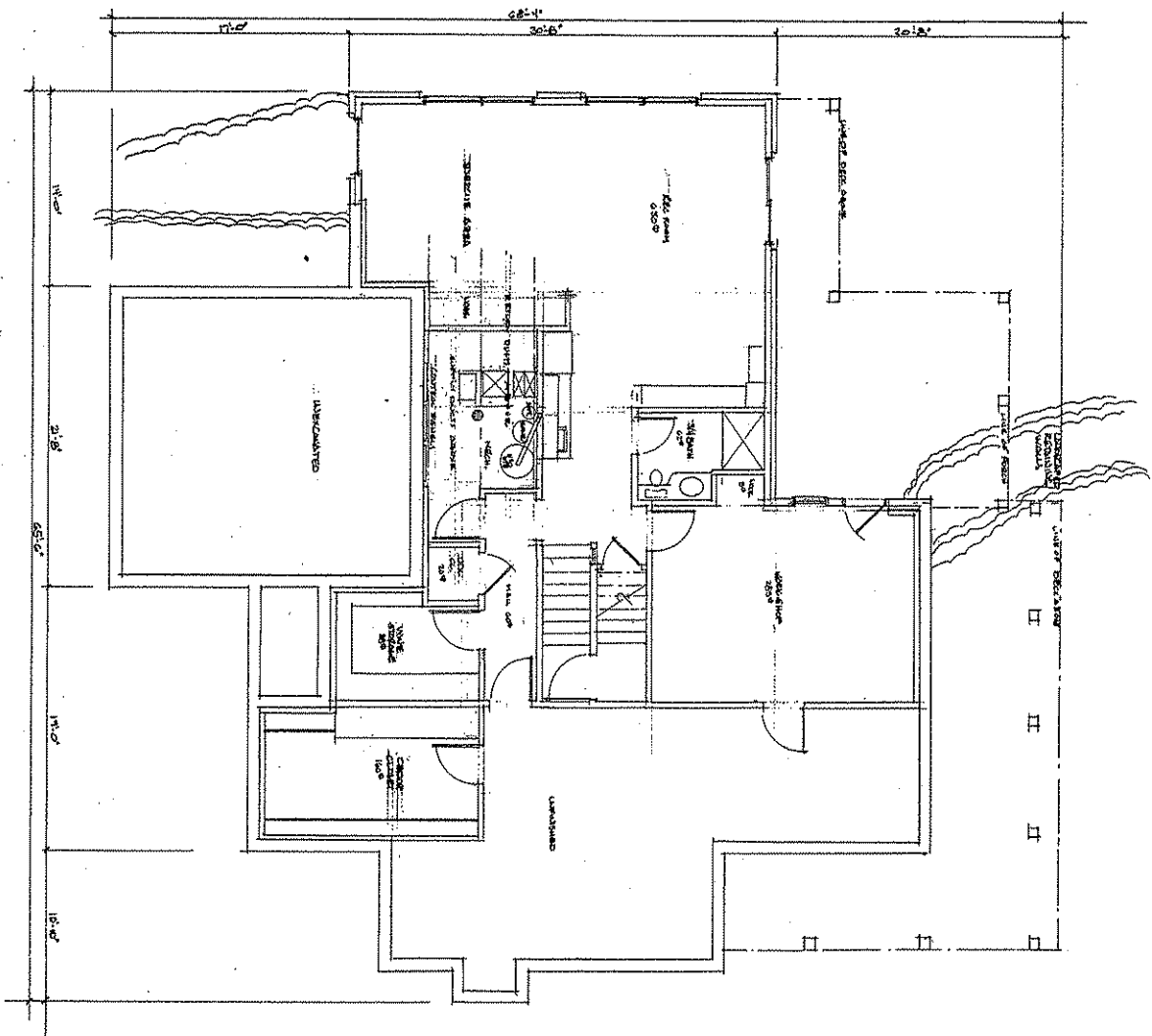
BADGER SURVEYING AND MAPPING SERVICE
2121 N. SHEDDEN AVENUE - MADISON, WISCONSIN 53704 - (608) 244-2010 - FAX: (608) 244-6872
SCALE 1" = 20'
DATE APRIL 15, 2002
APPROVED BY: **M. S. GERHARDT**
DRAWN BY: A.G.K./M.S.G.
BOUNDARY / TOPOGRAPHIC SURVEY
DRAWING NUMBER: **2G-47**

- 6" WATER MAIN
- OVERHEAD UTILITY LINE
- 2" GAS LINE, 60 PSI
- 8" SANITARY SEWER LINE
- MAN-HOLE
- SPOT ELEVATION
- FIRE HYDRANT
- TREE W/ TRUNK SIZE
- UTILITY POLE

LEGEND

9

LOWER LEVEL PLAN

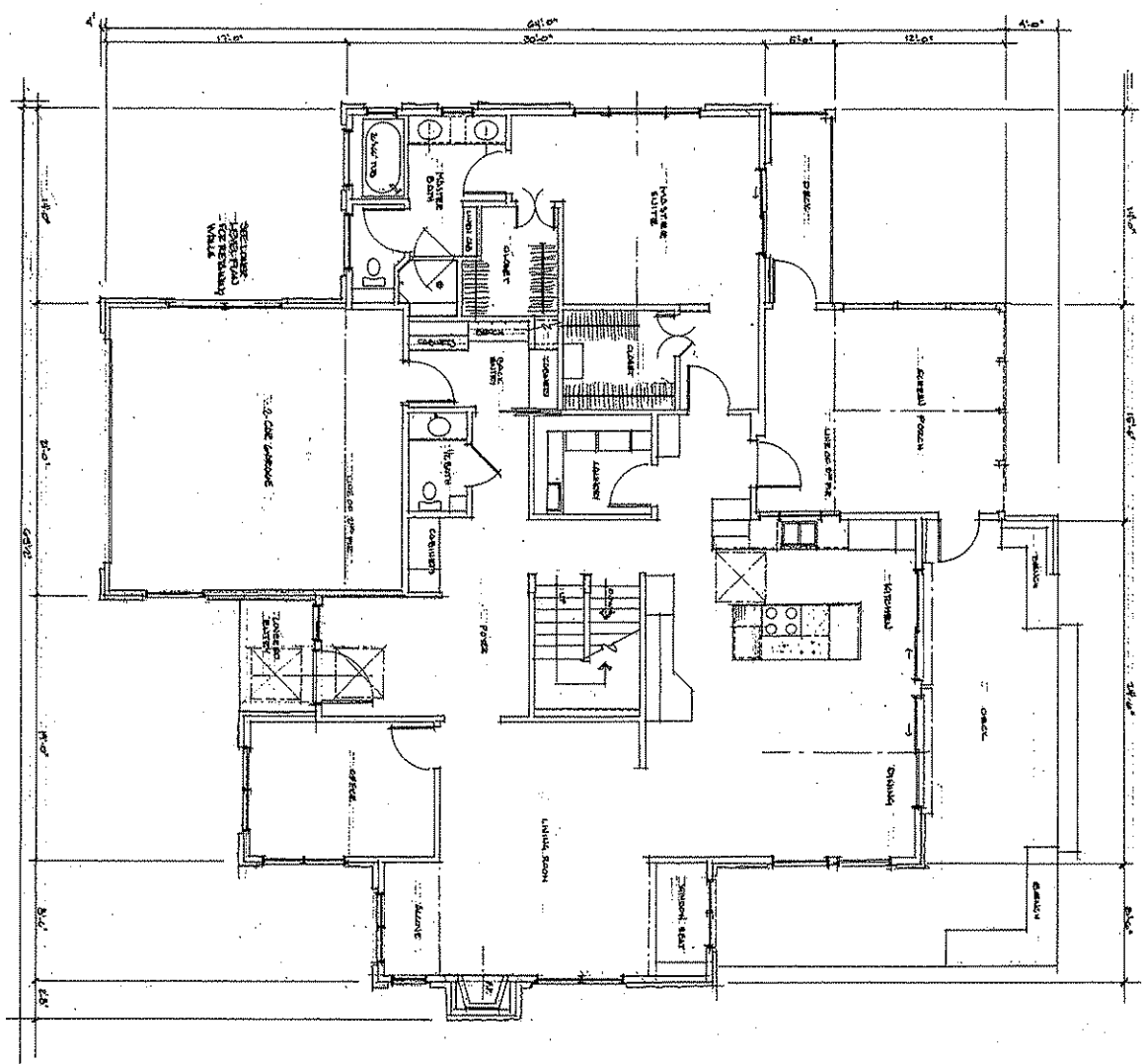


DATE	BY	SCALE	PROJECT
11/13/09	JP	1/8" = 1'-0"	2
PRELIMINARY LOWER LEVEL PLAN			

A New Residence For
 Jim Dahlberg and Elisabeth Lund
 112 Monticello Road
 Madison, WI 53705


JOAN PREGLER DESIGN ASSOCIATES, LLC
 P.O. Box 12004 Madison, Wisconsin 53712-0004 (608) 833-7733

FIRST FLOOR PLAN
3/21/04



DATE	3/21/04
BY	J.P.
SCALE	1/4" = 1'-0"
PROJECT	6-3-04
SHEET	3 OF 6

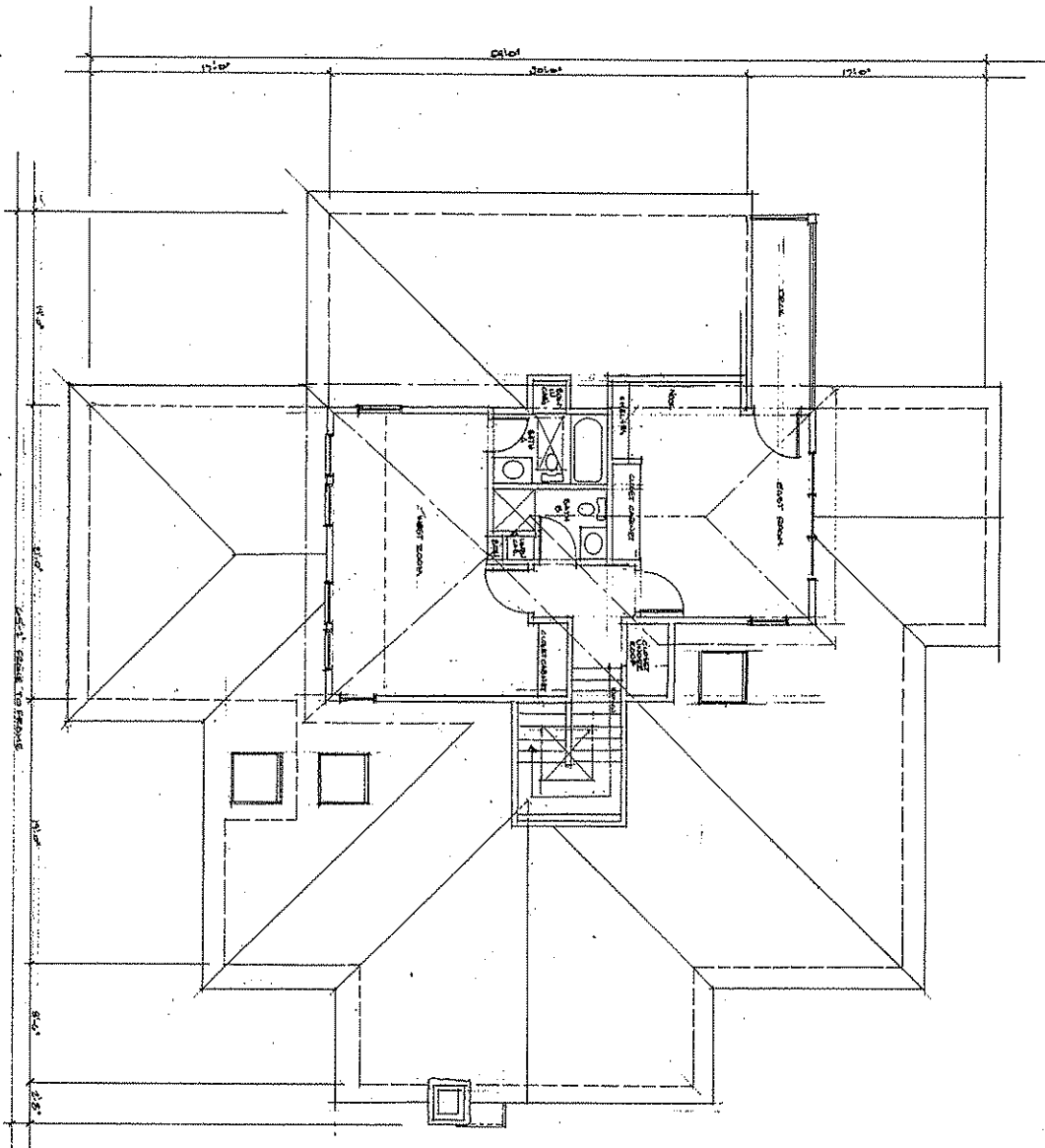
PRELIMINARY
FIRST FLOOR PLAN

A New Residence For
Jim Dahlberg and Elsebet Lund
1119 Mayfield Springs Road
Madison, WI 53705

JOAN PREGLER DESIGN ASSOCIATES, LLC
P.O. Box 100217 Madison, Wisconsin 53710-0217 608.912.9173

2

SECOND FLOOR PLAN



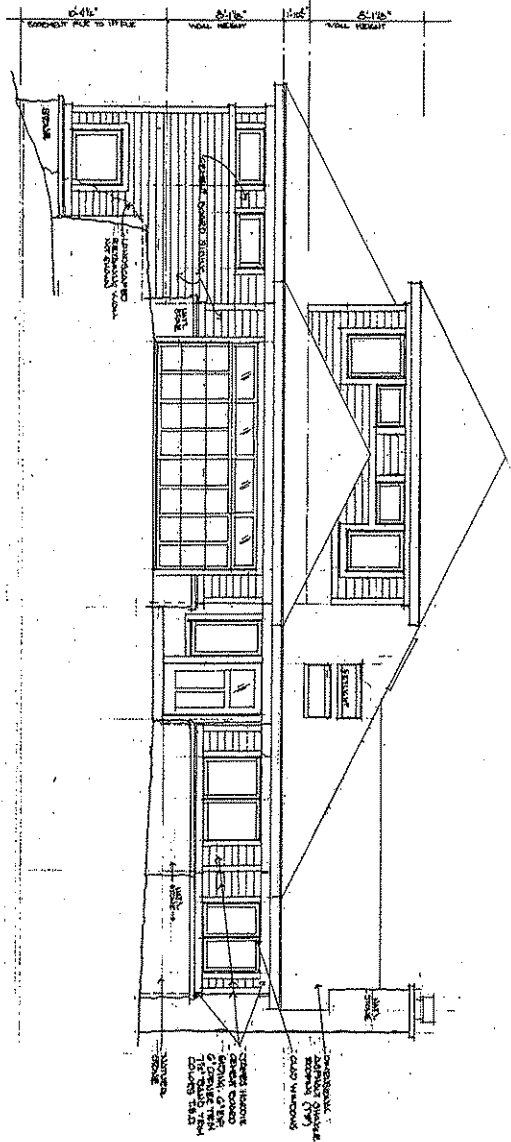
DATE	08-15-04
SCALE	1/4" = 1'-0"
OWNER	JL
PROJECT	1433
NO.	4

PRELIMINARY
SECOND FLOOR PLAN

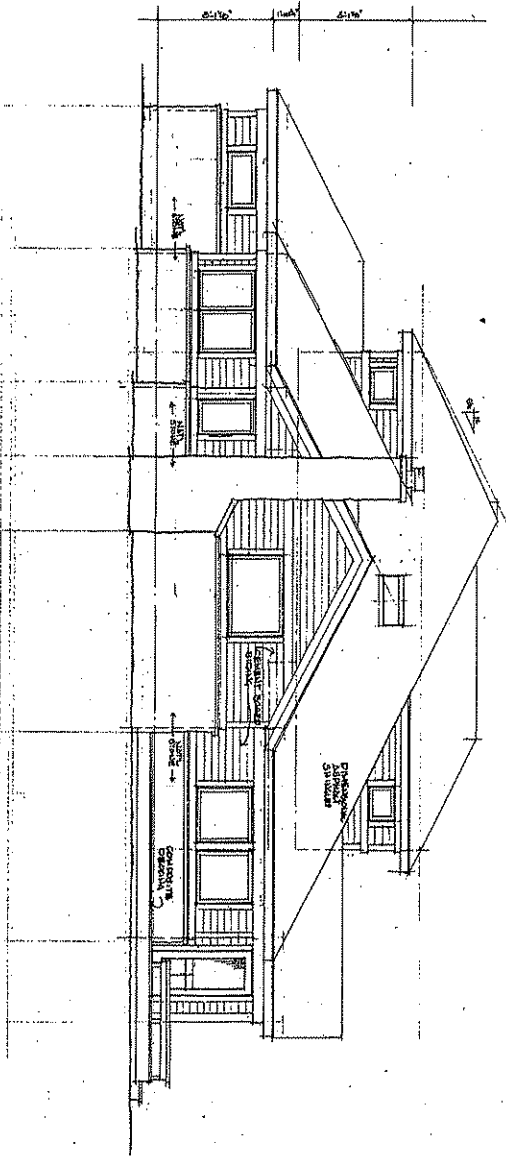
A New Residence For
Jim Dahlberg and Elsebet Lund
1433 Merrill Springs Road
Madison, WI 53705

	<p>JOAN PREGLER DESIGN ASSOCIATES, LLC P.O. Box 135024 Madison, Wisconsin 53702-0024 (608) 271-9712</p>
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WEST ELEVATION



SOUTH ELEVATION

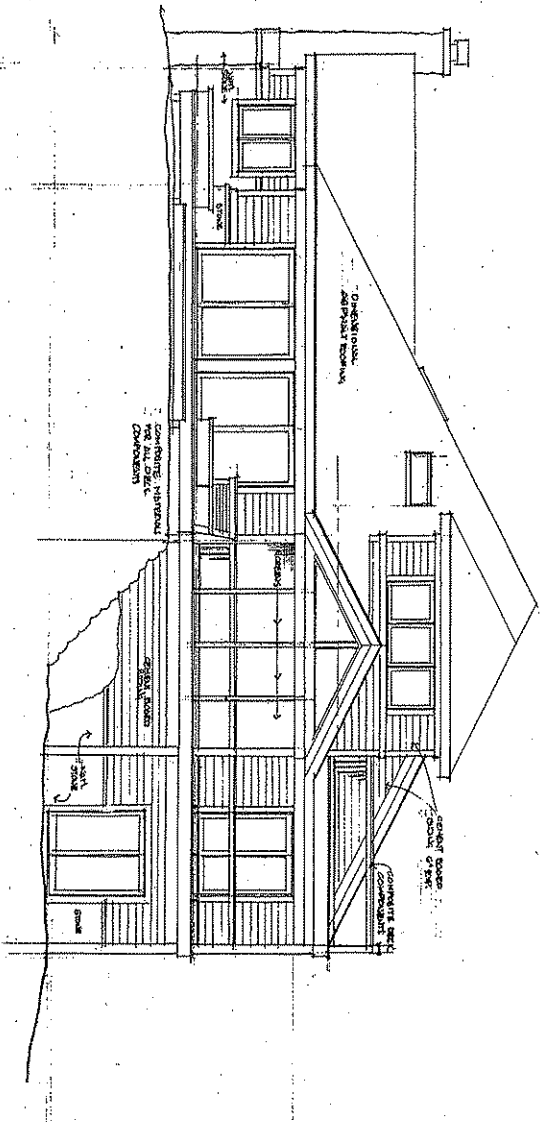


DATE	8-5-93
SCALE	1/4" = 1'-0"
DESIGNED BY	J.P.
PRELIMINARY SOUTH & WEST ELEVATIONS.	

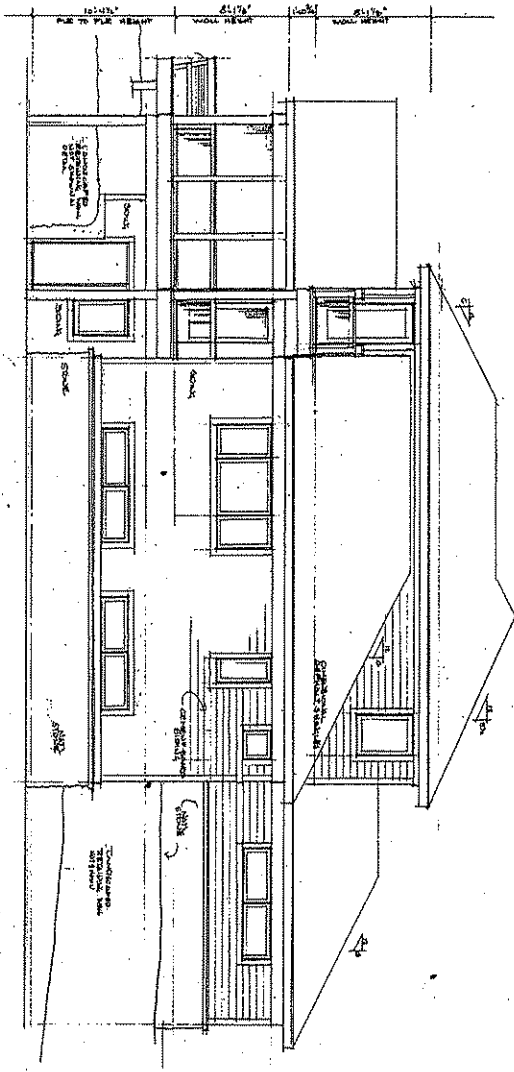
A New Residence For
Jim Dahlberg and Elisabet Lund
1118 North Springs Road
Madison, WI 53705

	JOAN PREGLER DESIGN ASSOCIATES, LLC 40 East Street, Madison, Wisconsin 53701-1101 (608) 261-7171
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EAST ELEVATION



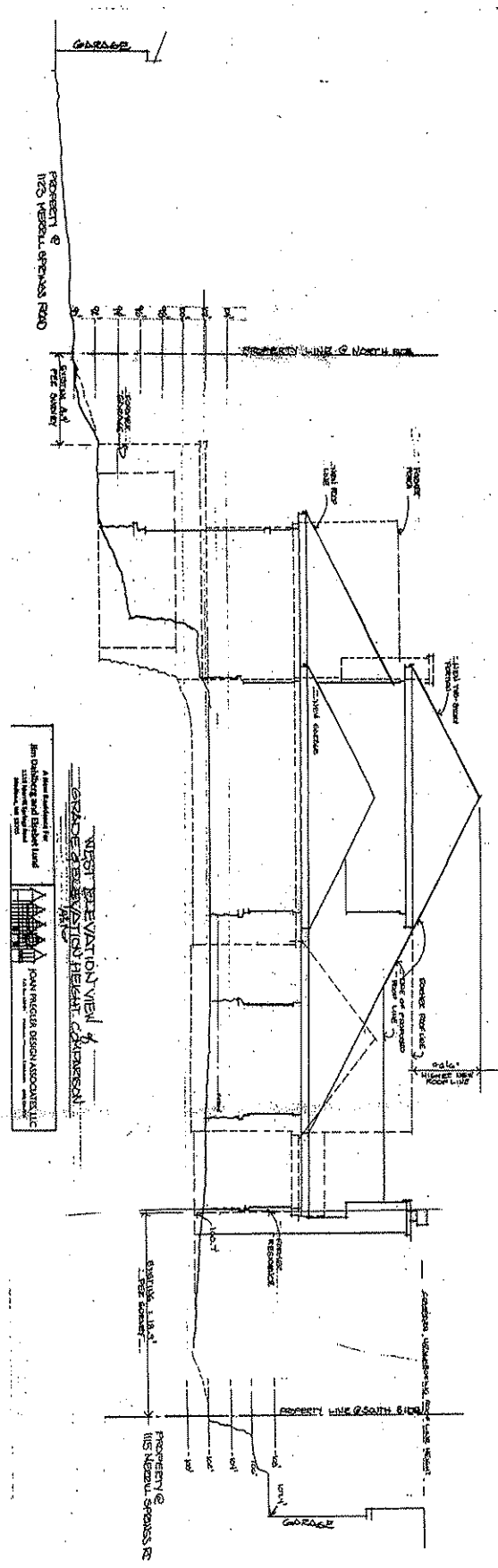
NORTH ELEVATION



DATE	1/21/14
BY	J.P.
SCALE	1/4" = 1'-0"
PROJECT	1319 Merrill Springs Road
CLIENT	Jim Dohlsberg and Elsebet Lund
ARCHITECT	JOAN PREGLER DESIGN ASSOCIATES, LLC
NO.	6
PRELIMINARY NORTH & EAST ELEVATIONS	

A New Residence For
 Jim Dohlsberg and Elsebet Lund
 1319 Merrill Springs Road
 Madison, WI 53705

	JOAN PREGLER DESIGN ASSOCIATES, LLC <small>P.O. Box 22024 • Madison, Wisconsin 53721 • (608) 261-7733</small>
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WEST ELEVATION VIEW
 ARCHITECTURAL DESIGN AND CONSTRUCTION
 1125 MEDICAL SERVICES ROAD
 SAN ANTONIO, TEXAS 78204
 210-343-1234
 www.architectural-design.com

Stouder, Heather

From: jpda chorus.net [jpda@chorus.net]
Sent: Monday, August 31, 2009 1:40 PM
To: Tucker, Matthew
Cc: Stouder, Heather; ssmiley1@charter.net; Clear, Mark
Subject: 1119 Merrill Springs Rd, Proposed structure height

To: Matt Tucker, Zoning Administrator, City of Madison
CC: Heather Stouder, Planner, City of Madison
Sally Miley, President, Spring Harbor Neighborhood Association
Mark Clear, Alderperson, District 19, City of Madison

Re: 1119 Merrill Springs Rd. Madison, the Dahlberg/Lund Residence
Information regarding Proposed structure height as it pertains to the Land Use Application submitted August 4th: (Plan Commission Hearing date: September 14th)

Dear Mr. Tucker,

Per your e-mail to me sent August 27, 2009, the 'alder/neighborhood folks' requested information regarding how tall the proposed home will be. You provided information on the definition of structure height according to the city of Madison Zoning Code. I provide the following information in hopes it is the data that the Neighborhood Association needs to make its determination.

Definition summarized: Vertical distance from the curb level opposite the center of the front of the building to the highest point of the roof (mid height of the highest hip as measured from the bottom of the eave at the second floor to the top of the highest portion of the hip.)

Resultant measurements: Grade at the center portion of the existing lot (as measured from the edge of the road at the flag stone steps, as there is no curb) to the top of the mid height of the roof at the second floor will be 23'. Vertical distance from the same existing grade level at the center front to the highest portion of the ridge of the hip roof will be 26'-6".

Further information:

The lot slopes 10' down from the south side of the property along Merrill Springs Road to the north. The center of the lot measured at the edge of the flag stone steps is nearly 30' outside of the front property line due to the curb-less street being off-center in the easement right-of-way. Should the vertical measurement be needed *at the property line*, an additional 1'- 4" needs to be added to the heights provided above as the existing grade slopes downward from the road toward the existing structure.

Please let me know what other 'approved ground level' I may need to use due to the absence of a curb or a level street from which to measure.

Sincerely,

Joan Pregler
Joan Pregler Design Associates, LLC
P.O. Box 620424, 7919 Airport Road
Middleton, WI 53562-0424
(608) 831-7733, FAX: (608) 831-4142
e-mail: jpda@chorus.net

Stouder, Heather

From: Tucker, Matthew
Sent: Tuesday, September 01, 2009 4:46 PM
To: Stouder, Heather; Clear, Mark; ssmiley1@charter.net
Subject: FW: 1119 Merrill Springs Rd. Madison, structure height recalculated

FYI- a bit more information on the slight change to the grade at the site.

Matt Tucker

From: jpda chorus.net [mailto:jpda@chorus.net]
Sent: Tuesday, September 01, 2009 2:09 PM
To: Tucker, Matthew
Subject: 1119 Merrill Springs Rd. Madison, structure height recalculated

To: Matt Tucker, Zoning Administrator, City of Madison

Re: 1119 Merrill Springs Rd. Madison, the Dahlberg/Lund Residence
Information regarding Proposed structure height as it pertains to the Land Use Application submitted August 4th: (Plan Commission Hearing date: September 14th)

Dear Mr. Tucker,

Per your e-mail to me sent August 31, 2009, you have indicated: we consider the approved ground level as the elevation of the (proposed) grade at the front of the home. I think folks would like to know if the grade will be changed significantly from what is existing, since this has happened in the recent past with some new/replacement homes built in the neighborhood. I am assuming that the new interpretation of structure height will be determined from the new grade level at the 'front' of the home (face of garage), which is 6" different than the main grade of the entry point of the home to the midpoint and the highest peak.

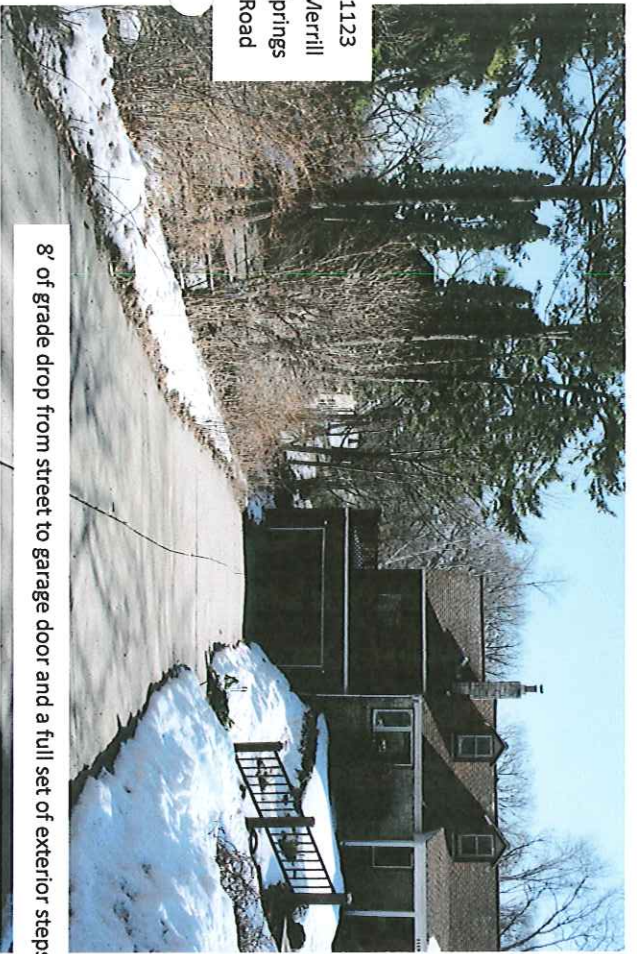
Resultant measurements:

Along the front and (1) side (West and South faces of the home), I raise the grade a mere 2'-0" and had prepared a special grade & height comparison drawing to indicate such, included in all sets submitted. The overall Total Height of the newly proposed residence is no more than 7'-0" above the height of the existing residence as measured from the highest portion of each roof. To provide the calculations you request, I offer:

1. New grade at the center point of the lot (as measured from the front face of the garage, the front-most portion of the home), to the mid height of the roof at the second floor will be a vertical distance of 21'.
2. New grade at the main frontal portion of the home (as measured from the front face of the home at the entry), to the mid height of the roof at the second floor will be a vertical distance of 21'-6".
3. Vertical distance from the new grade at the center front of the home (face of garage), to the highest portion of the ridge of the hip roof will be 24'-6".
4. Vertical distance from the new grade at the main body of the front of the house to the highest portion of the ridge of the hip roof will be 25'.

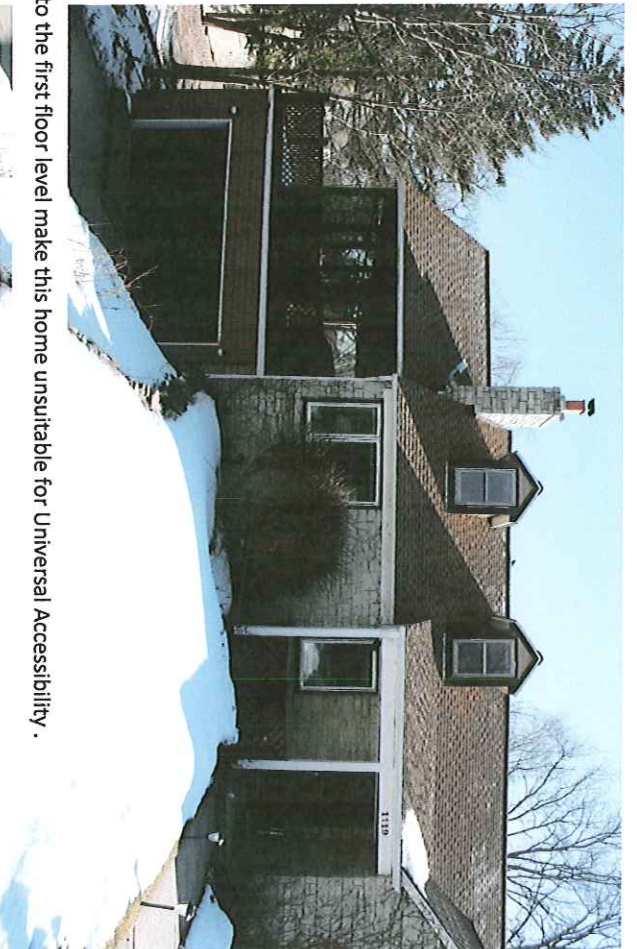
I hope this will help.

--
Joan Pregler
Joan Pregler Design Associates, LLC

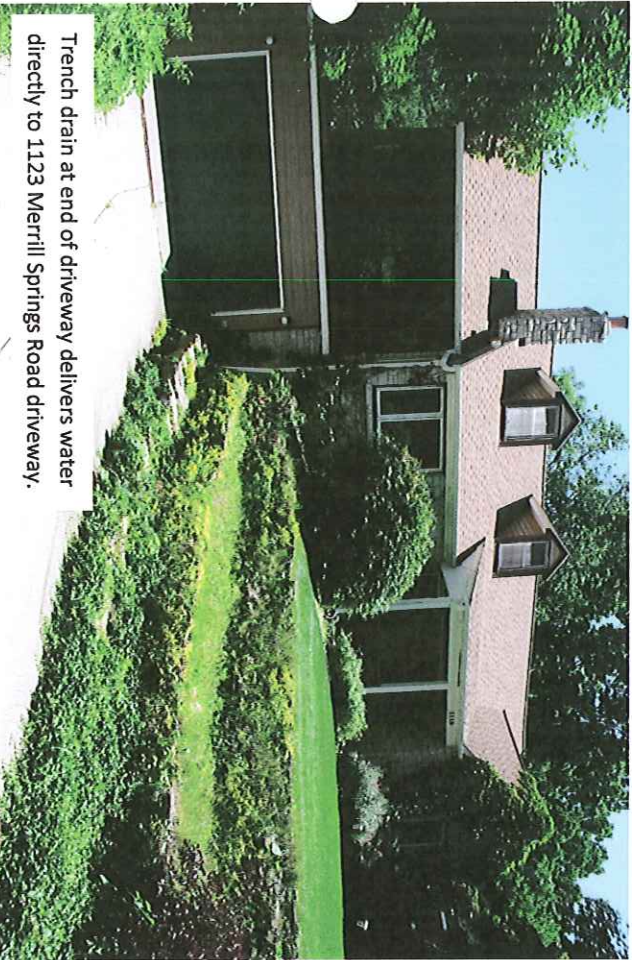
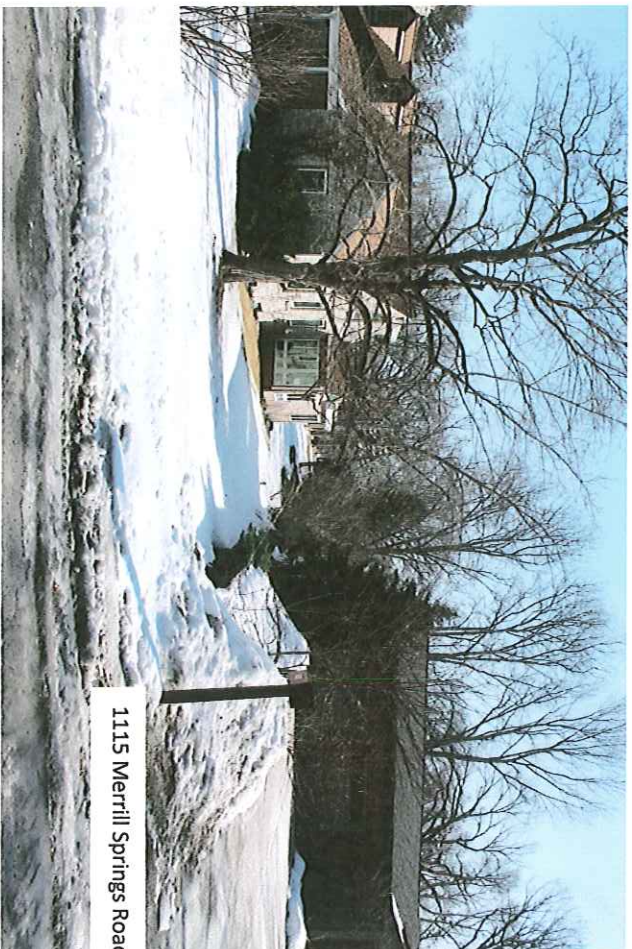


1123
Merrill
Springs
Road

8' of grade drop from street to garage door and a full set of exterior steps up to the first floor level make this home unsuitable for Universal Accessibility.



1115 Merrill Springs Road



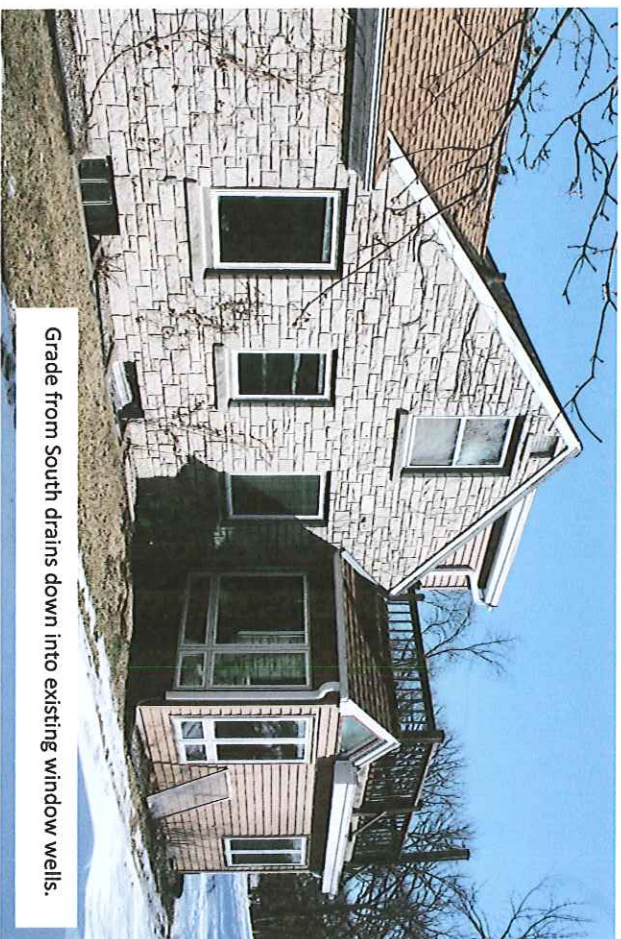
Trench drain at end of driveway delivers water directly to 1123 Merrill Springs Road driveway.

Exterior Elevations of West Side and Neighbor to North & South

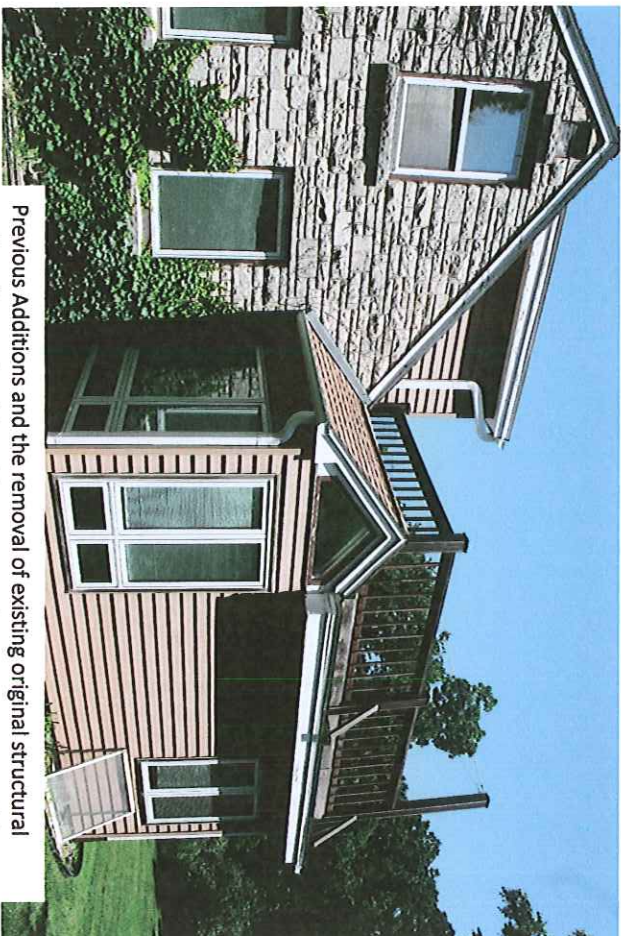
James Dahlberg and Elsebet Lund Residence at 1119 Merrill Springs Road, Madison, WI 53705



Drainage from the South side of the property sweeps directly into southern face of building.



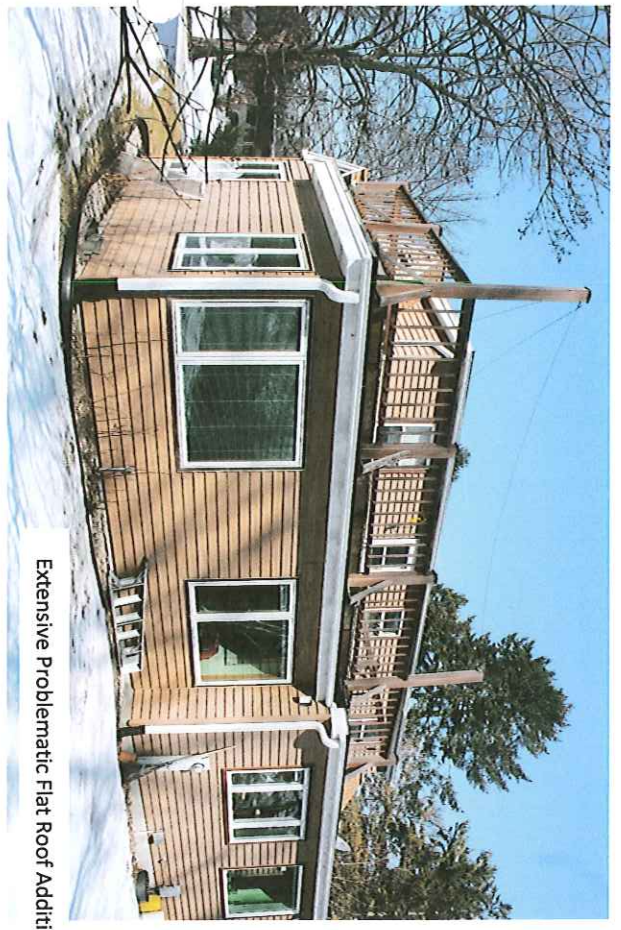
Grade from South drains down into existing window wells.



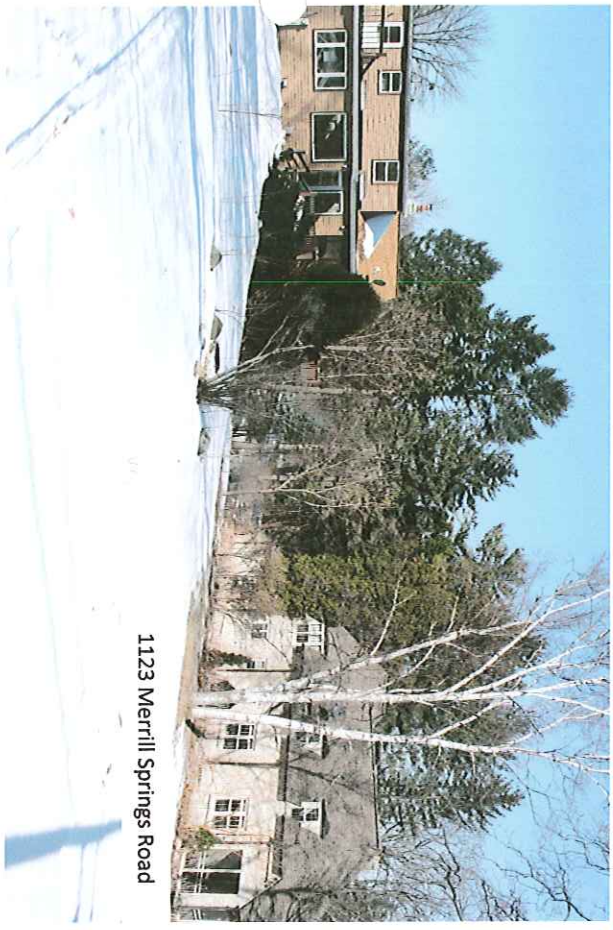
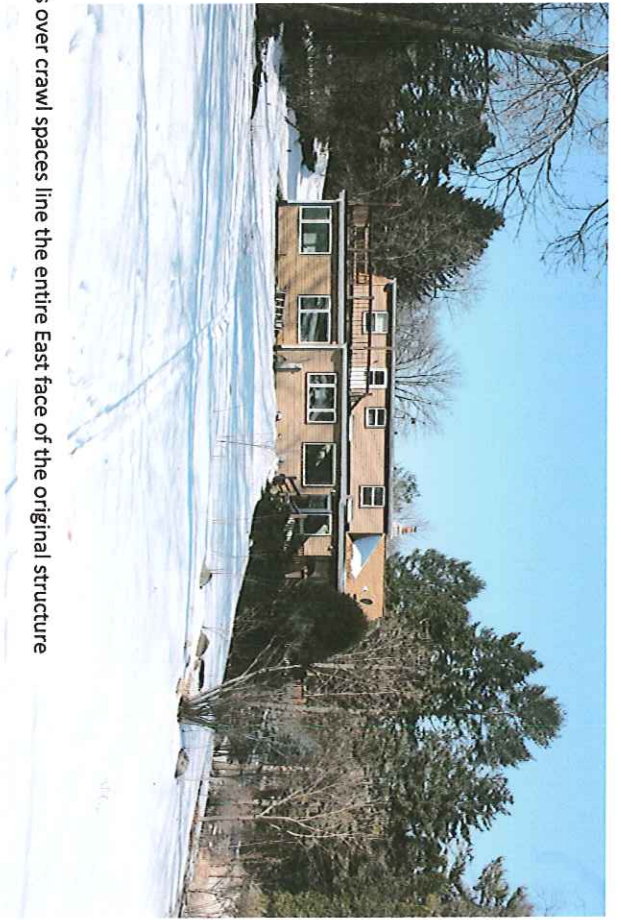
Previous Additions and the removal of existing original structural walls make moving this residence to another property impossible.

Exterior Elevations of West and South Sides

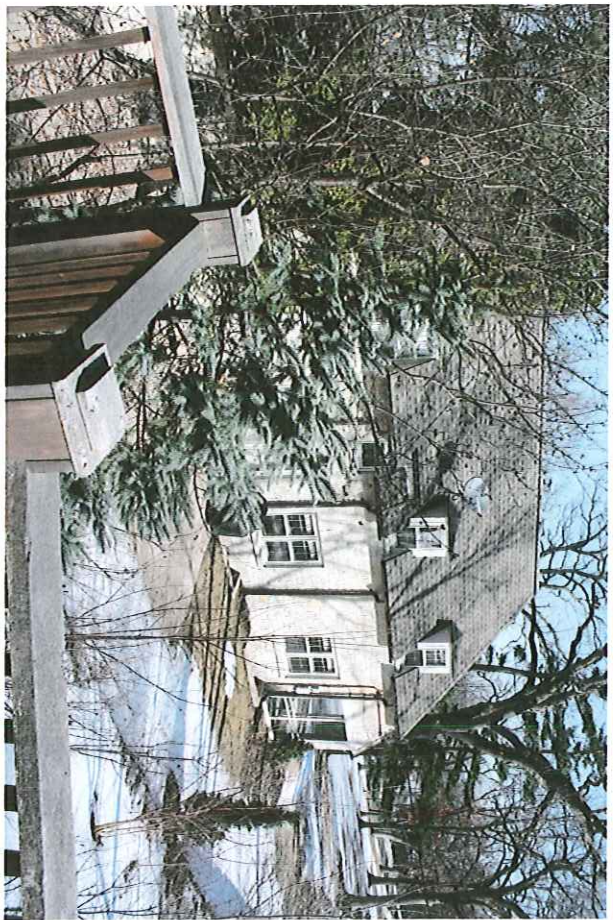
James Dahlberg and Elisebet Lund Residence at 1119 Merrill Springs Road, Madison, WI 53705



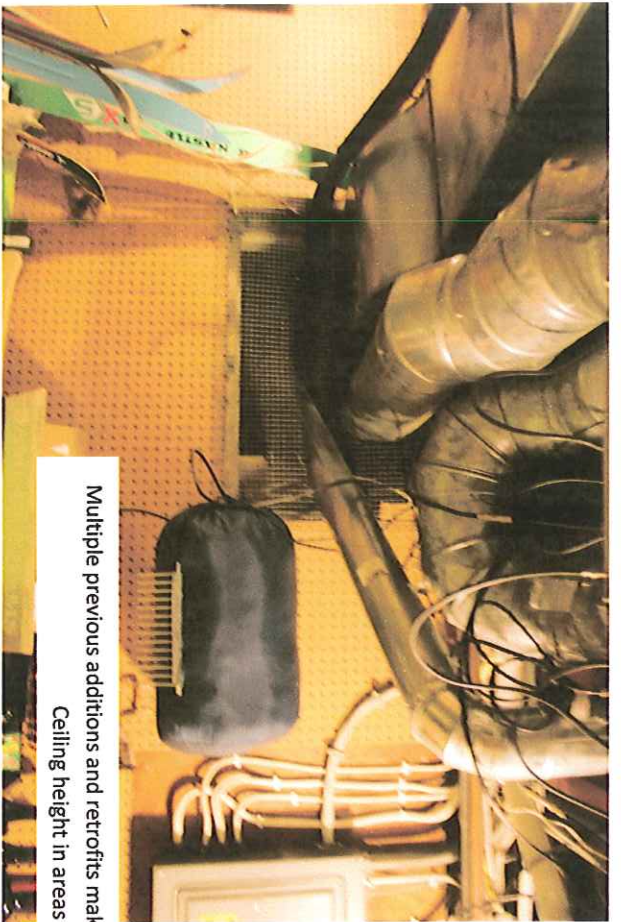
Extensive Problematic Flat Roof Additions over crawl spaces line the entire East face of the original structure



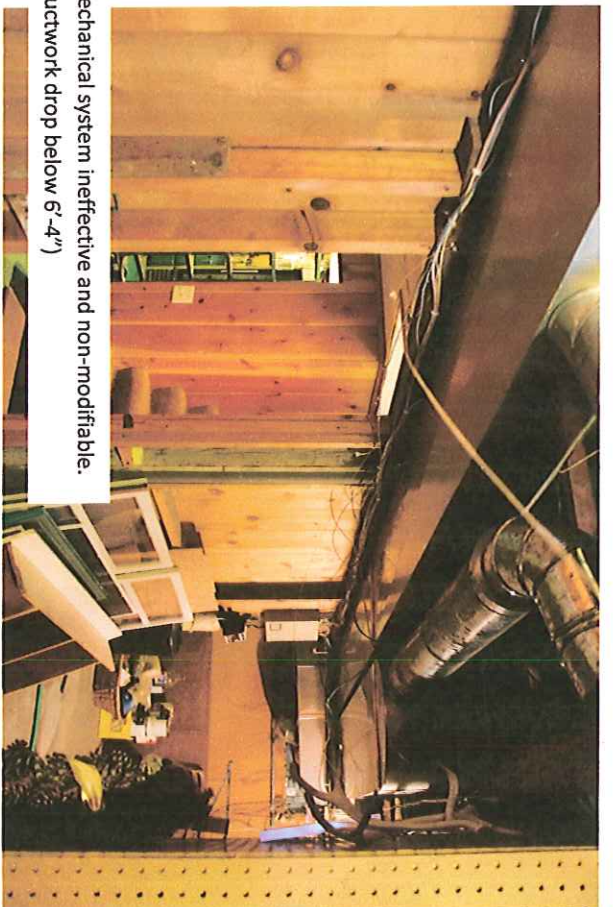
1123 Merrill Springs Road



Exterior Elevations of East Side and Neighbor to North
 James Dahlberg and Elsebet Lund Residence at 1119 Merrill Springs Road, Madison, WI 53705



Multiple previous additions and retrofits make mechanical system ineffective and non-modifiable.
Ceiling height in areas of ductwork drop below 6'-4"

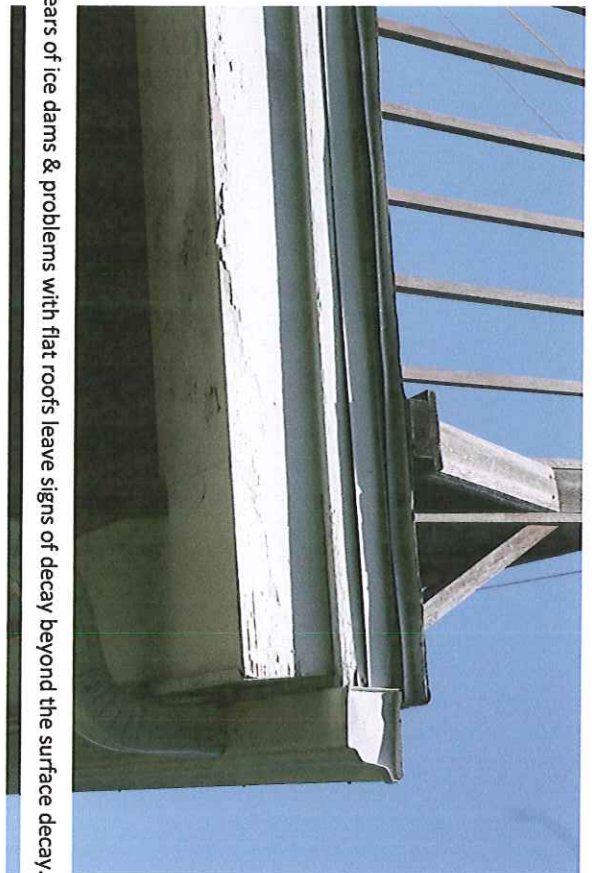


Access Door to Garage located
1/2 level below Basement Level

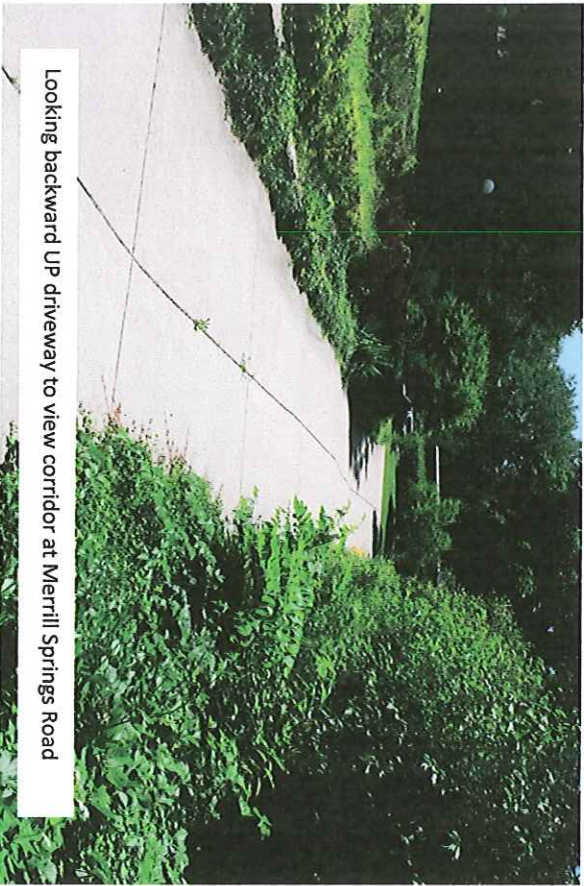
Basement and Mechanical System
James Dahlberg and Elsebet Lund Residence at 1119 Merrill Springs Road, Madison, WI 53705



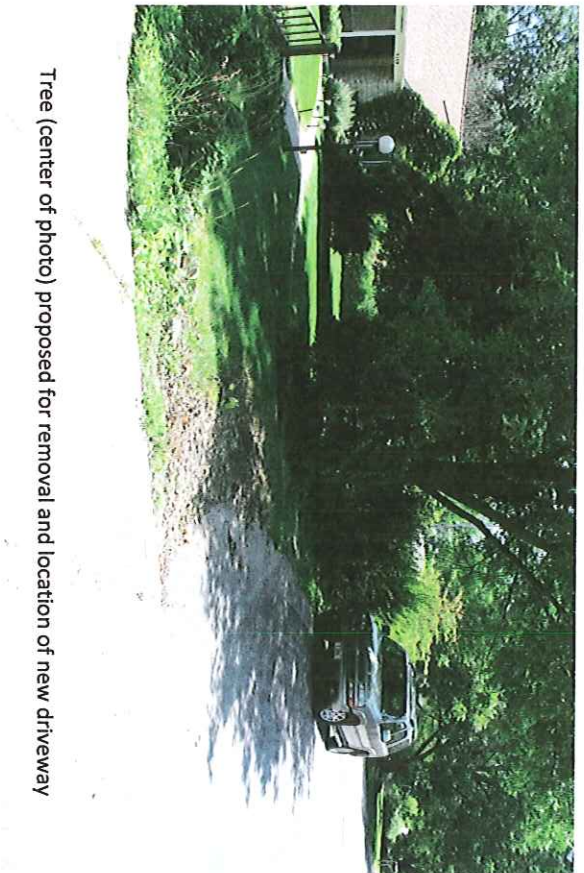
Significant living spaces (ie: Kitchen) are accessible to the original structure only by narrow hallways.



Years of ice dams & problems with flat roofs leave signs of decay beyond the surface decay.



Looking backward UP driveway to view corridor at Merrill Springs Road



Tree (center of photo) proposed for removal and location of new driveway

Miscellaneous Pictures

James Dahlberg and Elsebet Lund Residence at 1119 Merrill Springs Road, Madison, WI 53705