

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

August 18, 2015

Re Planning Commission Submittal – Revisions to Initial Submittal
4022 Manitou Way - Private Residence

Dear Heather and Committee Members,

4022 Manitou Way – Private Residence

Proposed Revisions

As a result of our initial Plan Commission Meeting on Monday, July 13, 2015 our team proposes the following revisions to the original submitted materials:

1. Move the East Face of the Residence to the West, 7'-9", which locates the NE corner of the residential entry elevation at the Maximum 30'-0" setback line for the property zoning requirements. Please note, with this adjustment, the primary street front elevation will be more than the Maximum 30'-0" zoning setback.

While the owners are accepting of what has been proposed and graphically represented for the revised setback and design, we also believe this does not meet the current zoning requirement of a Maximum setback of 30'-0". As such, we would politely request your consideration for locating the center line of the primary street elevation (great room center line) at the Maximum 30'-0" setback line so the average of the primary street elevation is at the Maximum zoning setback line. This would move the residence 16 1/2" towards the street compared to the resubmitted plan included with this information. This move would also allow a little more space between the rear of the Residence and the Garage, improving maneuverability and safety. The house plans and massing would remain unchanged from the submitted revisions included with this information.

2. The rear portion of the residence moves back 4'-6" from the originally submitted project information. This, combined with note 1 above, results in a moderately smaller area for the Residence as reflected by the revised gross and net areas listed below.
3. The East face of the garage is pushed to the West, 1'-0" and the South face moves out 1'-3". The double garage doors have been changed to a single, double width garage door to help facilitate the tighter area for maneuvering vehicles. The Garage area remains unchanged and is zoning code compliant. Adjustments to the location of the residence and East Garage face results in a clear area of 21'-0" between the rear of the Residence and Garage for maneuvering vehicles. See the requested consideration noted in the first bullet above for conditions that would allow this dimension to increase to 22'-4" clear for improved backing space and safety.

4. The proposed decreased depth of the plan and mass of the Residence results in the highest roof peaks decreasing the height by 0'-9" relative to the originally submitted materials. The previously submitted materials had the top of roof for the new residence roughly equal to or below the height of adjoining roof peaks. This is now even lower due to the previously noted dimensional and mass revisions. Note that both the originally submitted materials and this revision have roof peaks and building heights that are code compliant.
5. The proposed decreased depth of the Garage results in the roof peak decreasing it's height by 0'-6" relative to the originally submitted materials. This is still within zoning code requirements for height, mass and location

Updated Building Square Footage

(Difference noted is relative to the originally submitted materials and information.)

| | GROSS | DIFF. | NET | DIFF. |
|-------------------|--------------|--------------|------------|--------------|
| Lower Level | 2,217 SF | (-3) | 1,507 SF | (-18) |
| Level 1 | 2,125 SF | (-15) | 1,813 SF | (-22) |
| Level 2 | 979 SF | (-107) | 838 SF | (-54) |
| Total Above Grade | 3,104 SF | (-122) | 2,651 SF | (-76) |
| Total Residential | 5,321 SF | (-125) | 4,154 SF | (-94) |
| Detached Garage | 572 SF | No Change | | |

Thank you for your consideration of our proposed revisions to the 4022 Manitou Way submittal.

Regards,

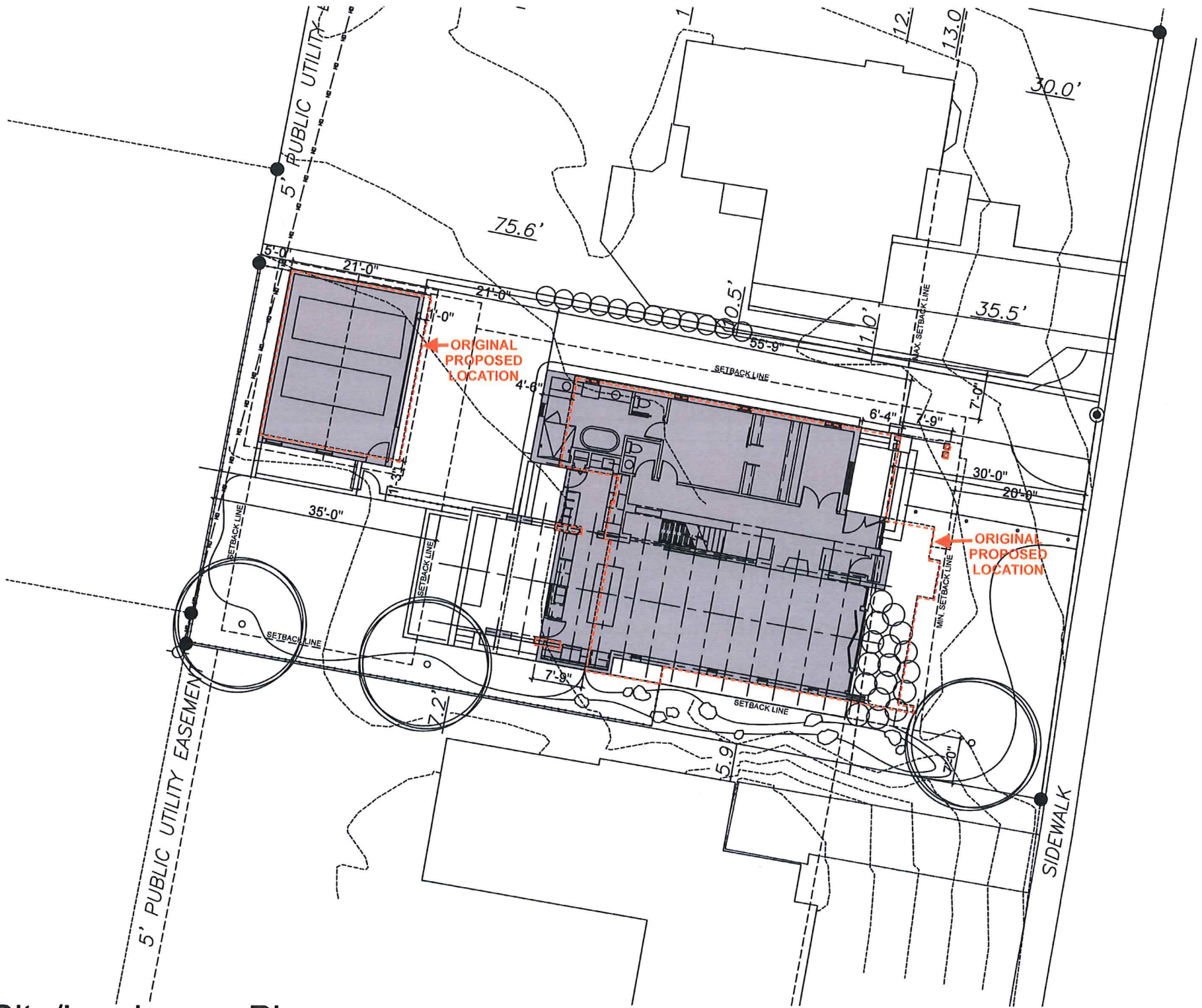


Paul M. Cuta, AIA
Partner

PMC/mds

Attachments:

Copied File



14005.00

Adjusted Site/Landscape Plan

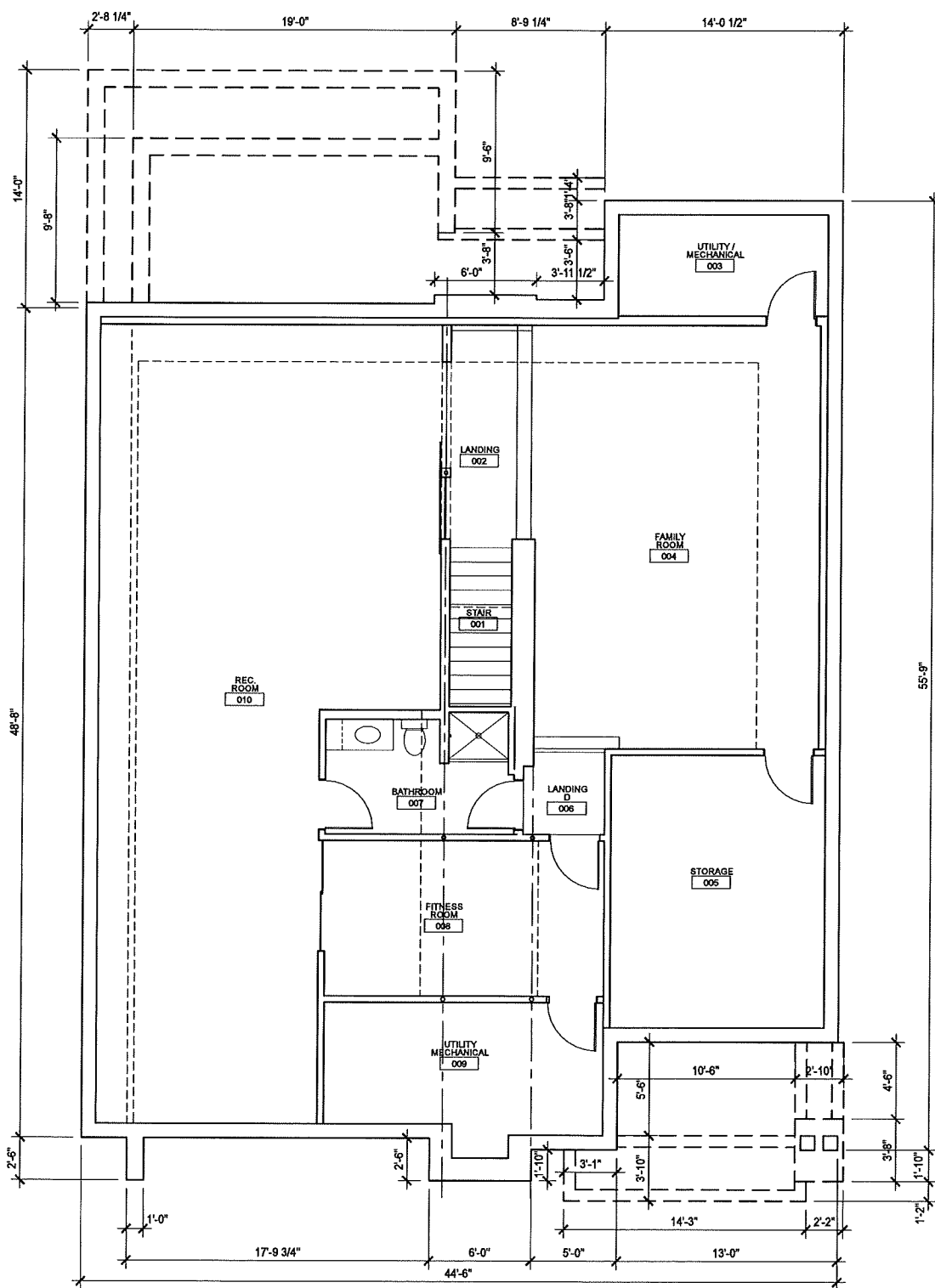
4022 Manitou Way - Shannahan Residence
Scale: 1/16" = 1' - 0"

August 12, 2015

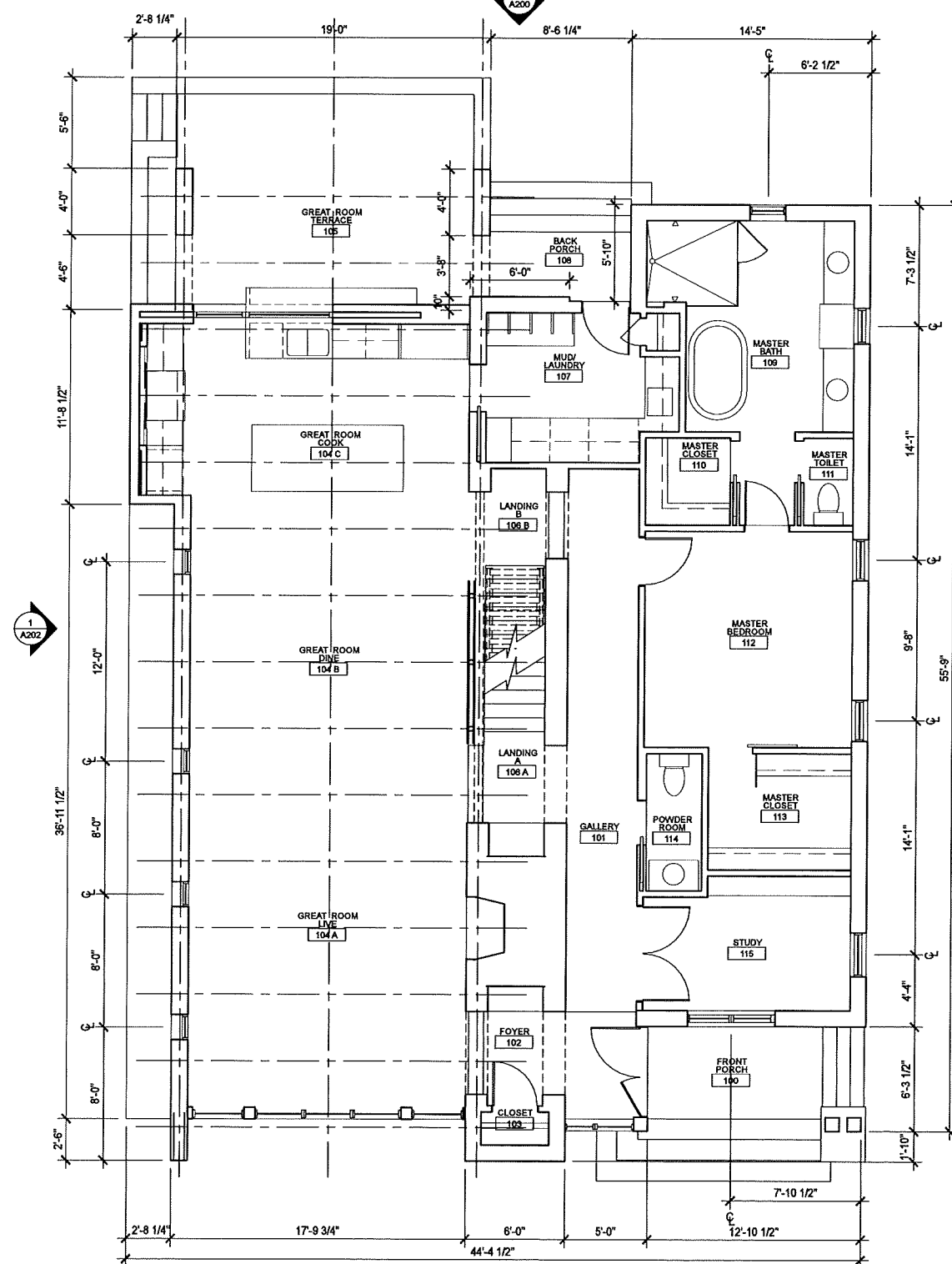


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1 A100 BASEMENT FLOOR PLAN
SCALE: 1/4" = 1'-0"



2 A200 FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

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Structural Engineering:
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1521 Sunset Ct.
Middleton, WI 53562

Civil Engineering/Landscape Architecture:
WYSER ENGINEERING
201 1/2 East Main Street
Mount Horeb, WI 53572

Shannahan Residence
4022 Manitou Way
Madison, WI 53711

Project #: 14005.00

**Design Development
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Issued for:

| No. | Description | Date |
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| 1 | Plan Commission Submittal | 5-27-2015 |
| 2 | Plan Commission Re-Submittal | 8-12-2015 |

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Checked by: CaS4 Architecture

**Basement and First
Floor Plans**

A100

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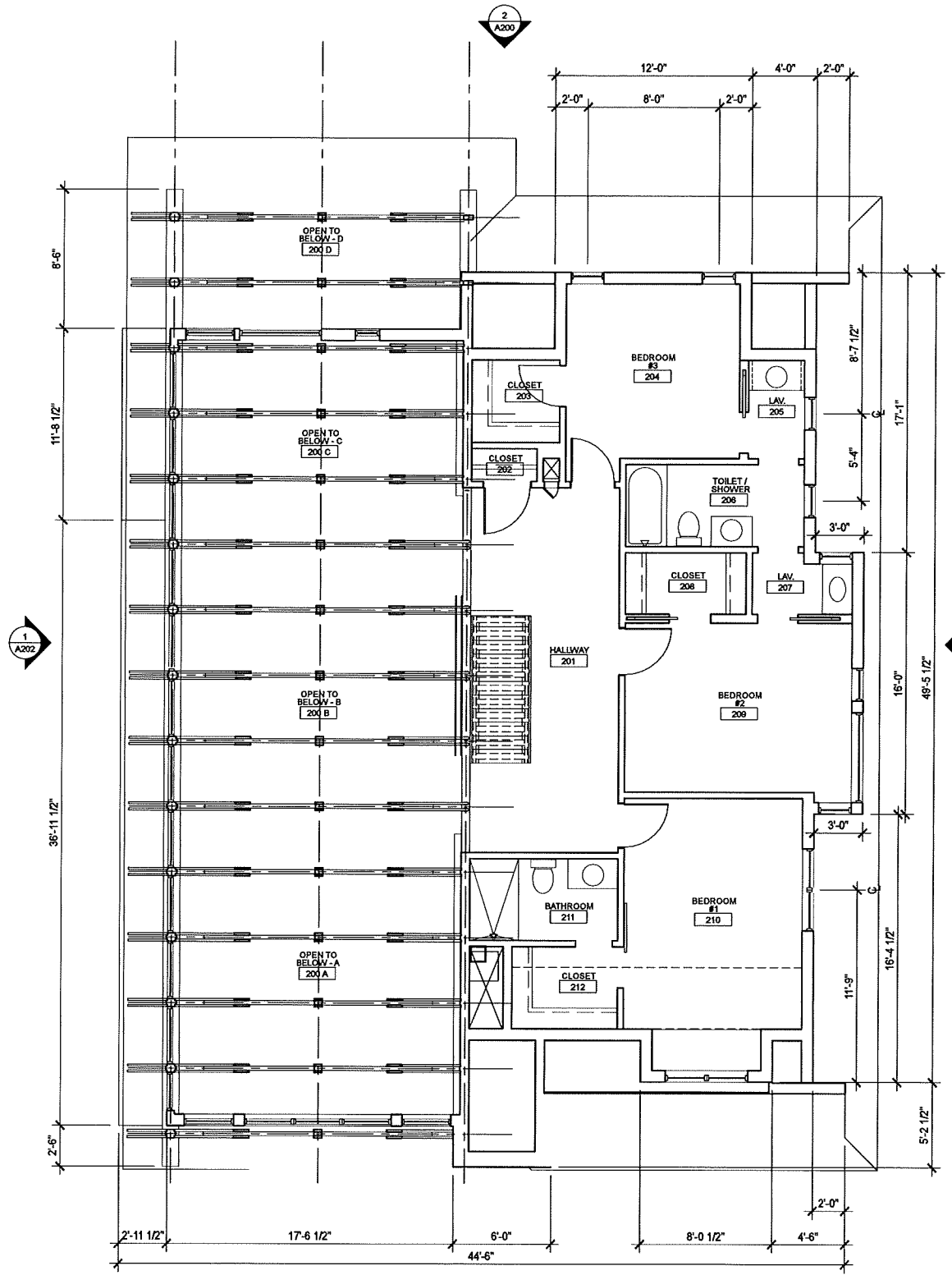
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Checked by: CaS4 Architecture

Second Floor and Roof Plan

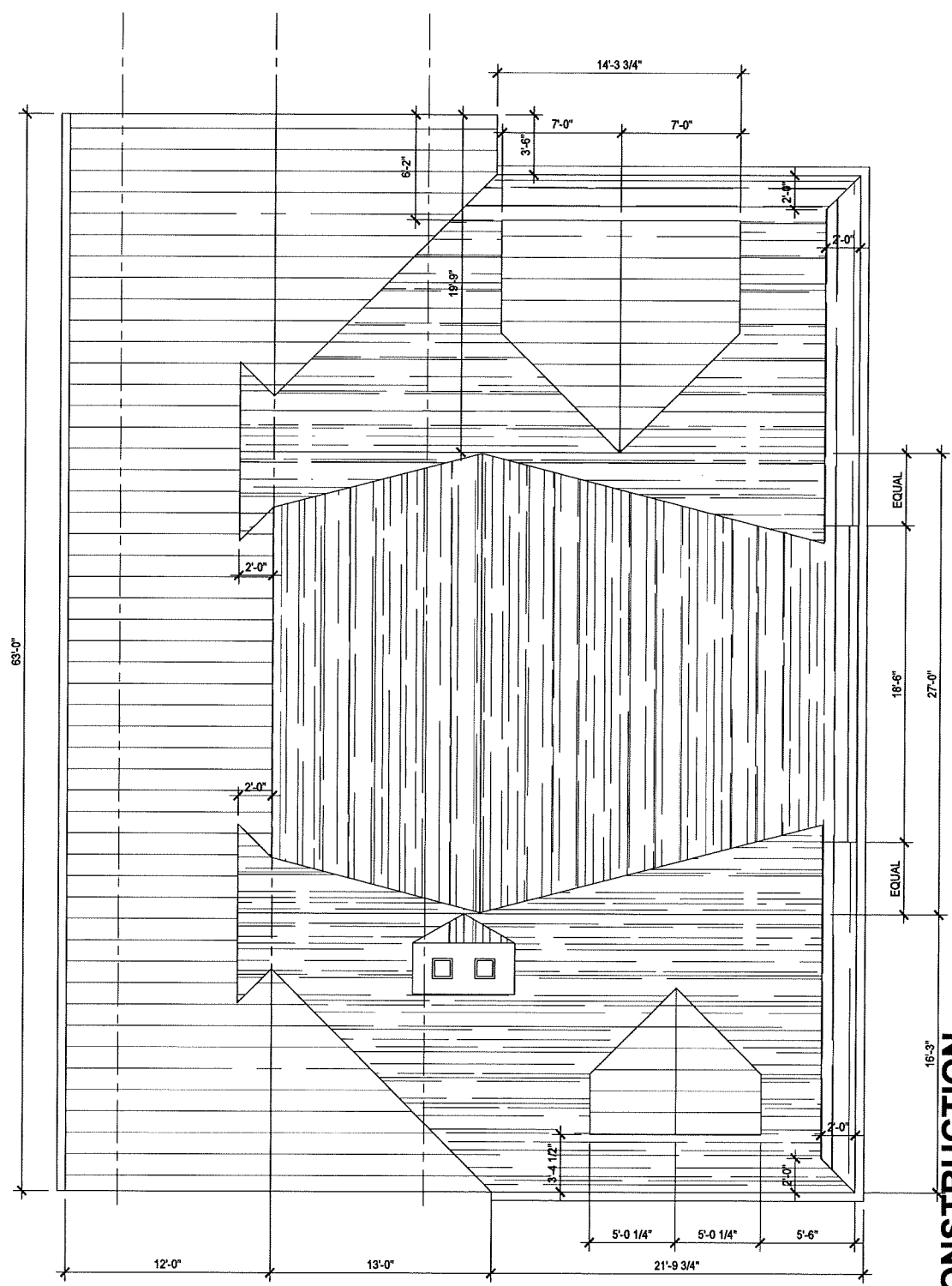
A101

Notes: 01 Project Folder 14005.00 - Shannahan Residence 02 Drawing 14005_1100-1102.dwg

Project Name: Shannahan Residence
Project #: 14005.00

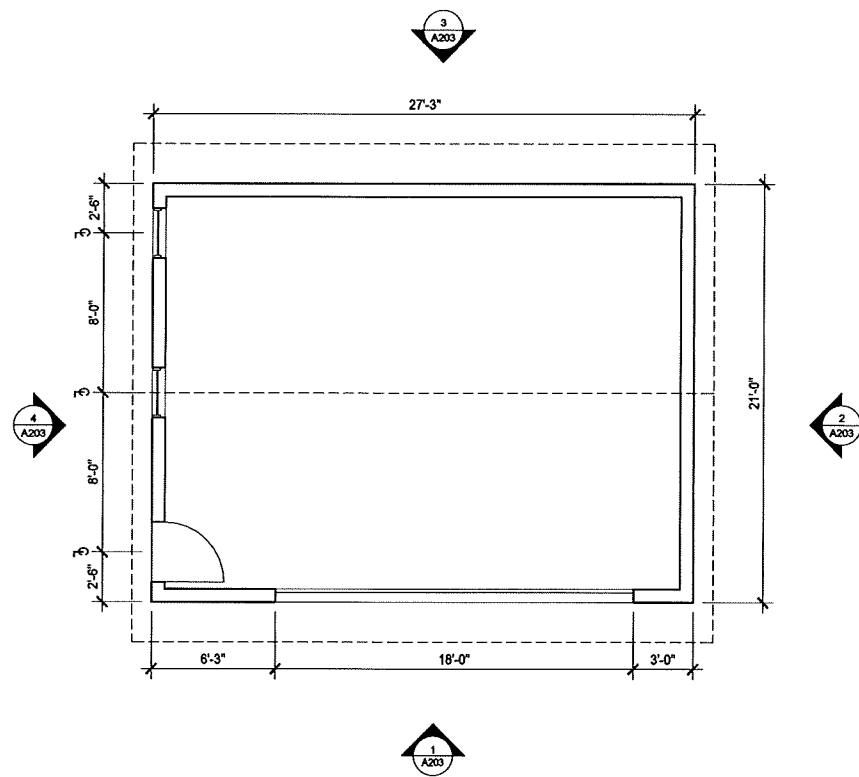


1 SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"

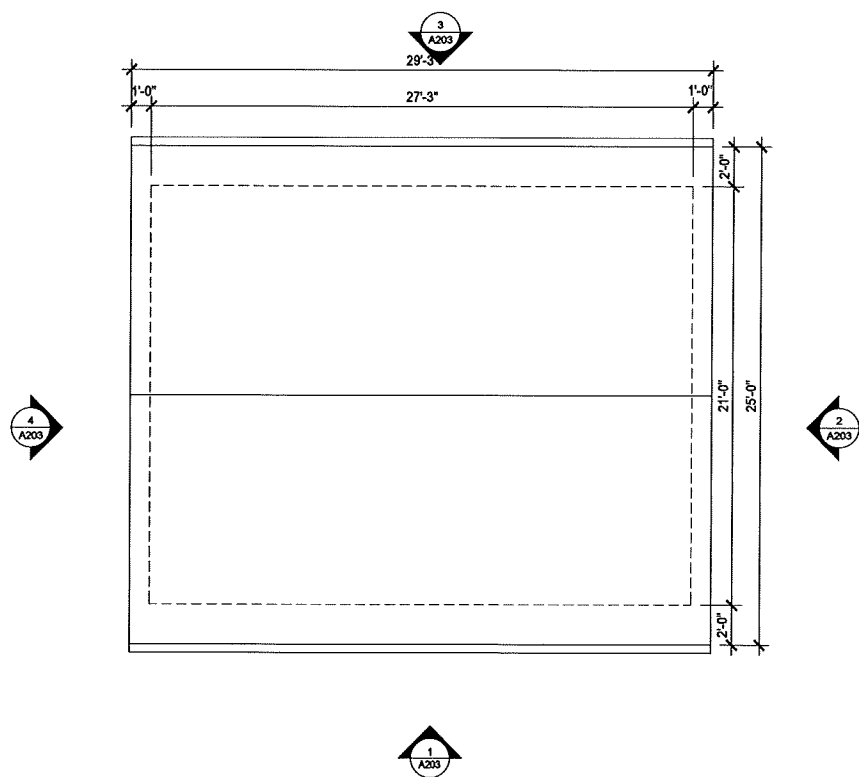


2 ROOF PLAN
SCALE: 1/4" = 1'-0"

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1 GARAGE FLOOR PLAN
SCALE: 1/4" = 1'-0"



2 GARAGE ROOF PLAN
SCALE: 1/4" = 1'-0"



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Garage Floor and
Roof Plan

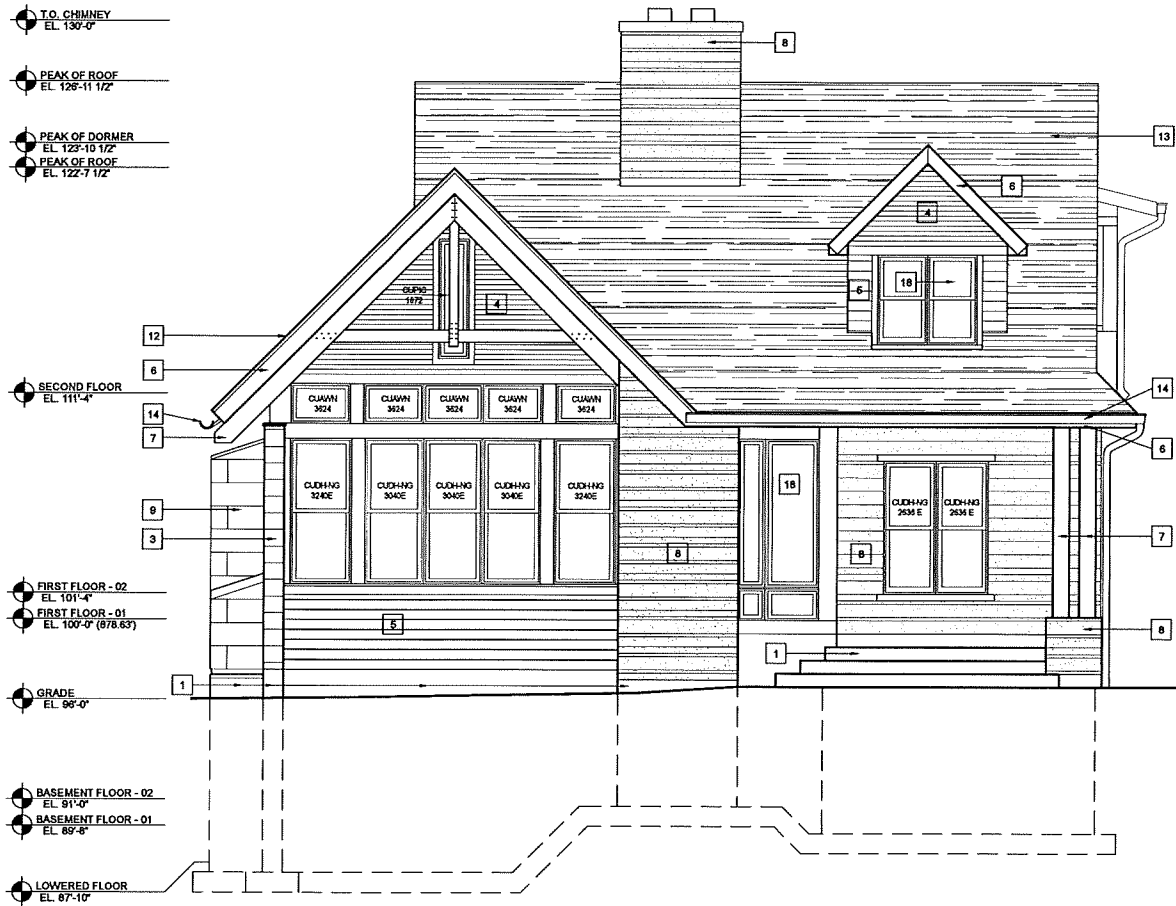
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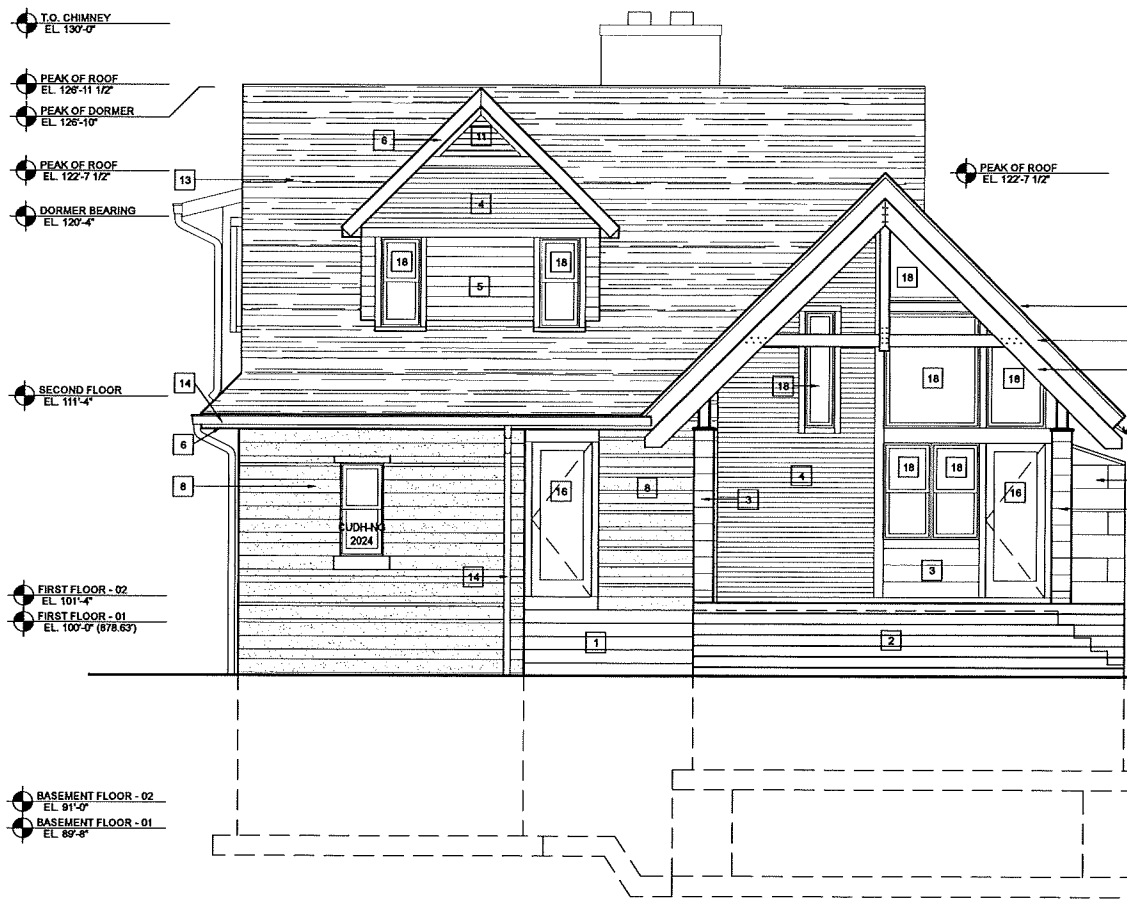
Project Name: Shannahan Residence
Project #: 14005.00

ELEVATION KEY NOTES:

- | | |
|---------------------------------------------------|---------------------------------------------------|
| 1 CAST CONCRETE - SANDBLASTED | 12 STANDING SEAM ALUMINUM ROOF |
| 2 BOARD FORMED CAST CONCRETE | 13 ASPHALT SHINGLE ROOF |
| 3 1" T&G CEDAR SIDING - TRANSLUCENT STAIN | 14 GUTTERS AND DOWNSPOUTS TO MATCH ALUMINUM ROOF |
| 4 2" EXPOSED CEDAR LAP SIDING - TRANSLUCENT STAIN | 15 INSULATED ALUMINUM GARAGE DOOR |
| 5 8" EXPOSED CEDAR LAP SIDING - TRANSLUCENT STAIN | 16 INSULATED ALUMINUM CLAD WOOD FRAMED DOOR |
| 6 STAINED CEDAR TRIM | 17 INSULATED ALUMINUM CLAD WOOD FRAMED PANEL DOOR |
| 7 EXPOSED WOOD TRUSS AND COLUMNS - OPAQUE FINISH | 18 INSULATED ALUMINUM CLAD WOOD FRAMED WINDOWS |
| 8 ROCK AND SPLIT FACE STONE | 19 ALUMINUM LOUVER TO MATCH METAL PANEL |
| 9 HOOK AND STRAP ALUMINUM PANEL | 20 FOUNDATION SUPPORTED CONDENSING UNIT |
| 10 ALUMINUM AND STAINLESS STEEL CABLE RAILING | |
| 11 CEDAR ATTIC VENT WITH BIROSCREEN | |



1 EAST ELEVATION
SCALE: 1/4"=1'-0"



2 WEST ELEVATION
SCALE: 1/4"=1'-0"

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Building Elevations

A200

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Project Name: Shannahan Residence
Project #: 14005.00

ELEVATION KEY NOTES:

- | | |
|---------------------------------------------------|---------------------------------------------------|
| 1 CAST CONCRETE - SANDBLASTED | 12 STANDING SEAM ALUMINUM ROOF |
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1 NORTH ELEVATION
SCALE: 1/4"=1'-0"

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Building Elevations

A201

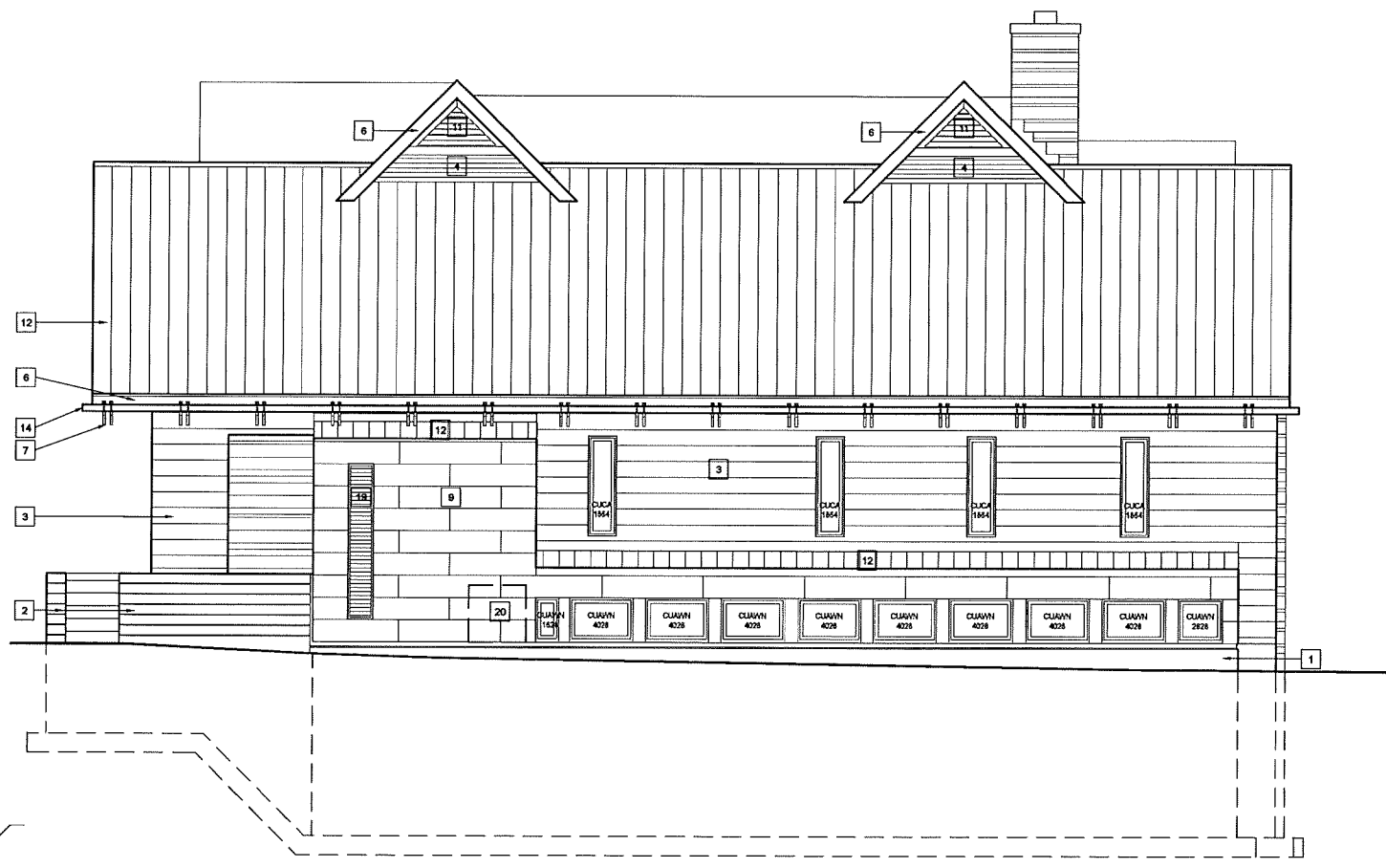
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| 11 CEDAR ATTIC VENT WITH BIRDSCREEN | |

- T.O. CHIMNEY
EL. 130'-0"
- PEAK OF ROOF
EL. 126'-11 1/2"
- PEAK OF ROOF
EL. 122'-7 1/2"
- SECOND FLOOR
EL. 111'-4"
- FIRST FLOOR - 02
EL. 101'-4"
- GRADE
EL. 96'-0"
- BASEMENT FLOOR - 02
EL. 91'-0"
- LOWERED FLOOR
EL. 87'-10"



1 SOUTH ELEVATION
SCALE: 1/4"=1'-0"

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Building Elevations

A202

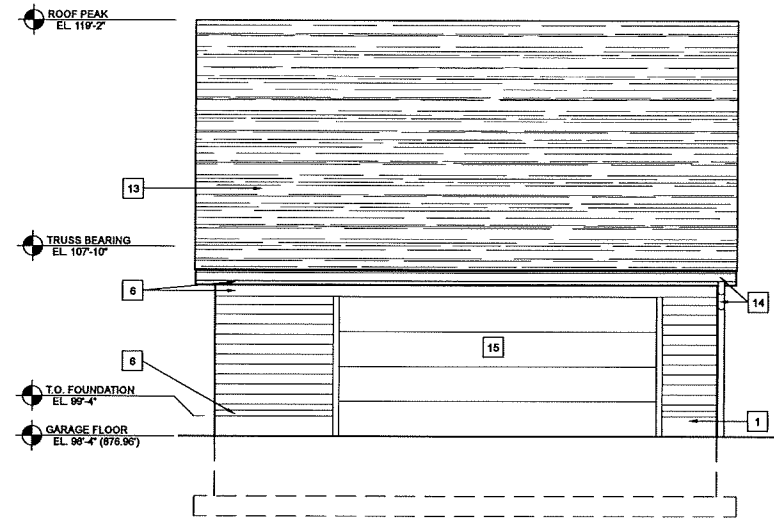
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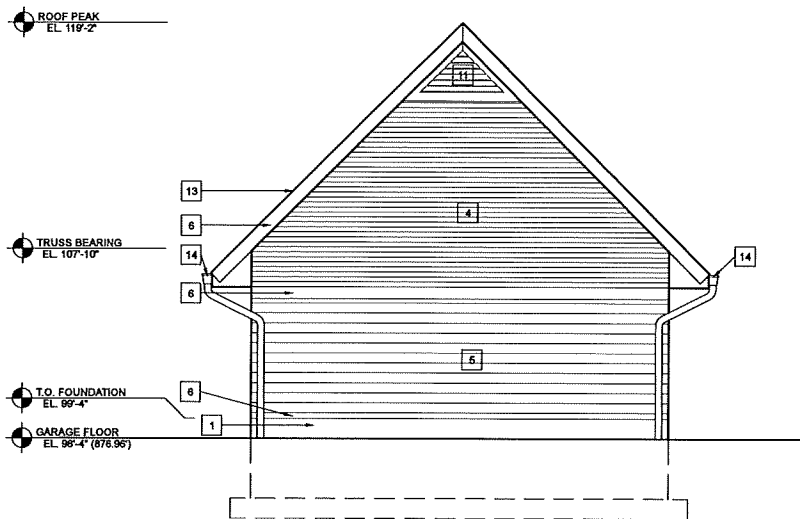
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ELEVATION KEY NOTES:

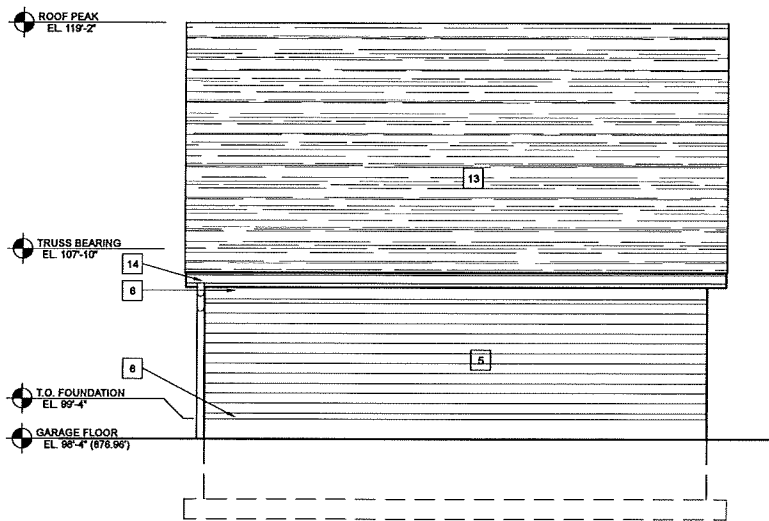
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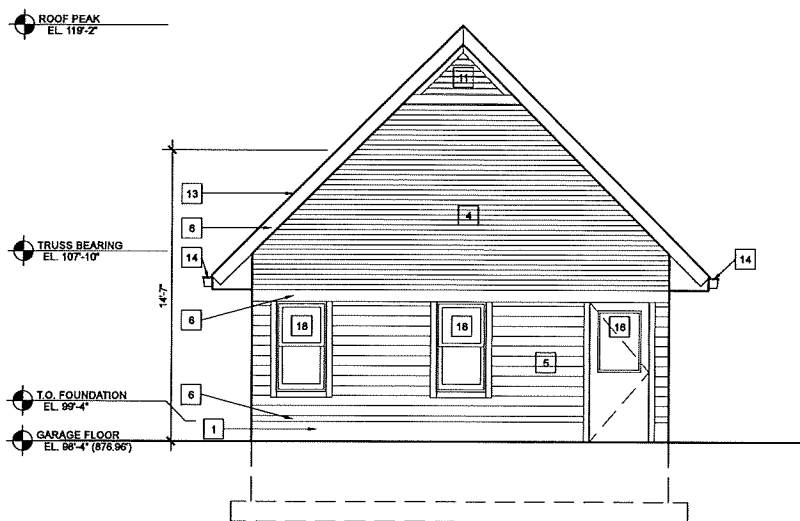
1 GARAGE EAST ELEVATION
SCALE: 1/4"=1'-0"



2 GARAGE NORTH ELEVATION
SCALE: 1/4"=1'-0"



3 GARAGE WEST ELEVATION
SCALE: 1/4"=1'-0"



4 GARAGE SOUTH ELEVATION
SCALE: 1/4"=1'-0"

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Garage Elevations

A203

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