



May 19, 2020

Letter of Intent:           **Accessory Building**  
  **Conditional Use – 1127 Merrill Springs Road**

Please except our application for a new accessory building at 1127 Merrill Springs Rd. The current mid-century modern home (photo attached) is a gem in the neighborhood. This proposed accessory building is a sensitive architectural solution to accommodate a 2-car garage and guest room to the property. We evaluated many approaches to add an addition onto the house, which is allowed by zoning; However, it was not an architecturally appropriate solution. Based on the design studies and steepness of the property we determined a detached building of similar scale is the most sensitive design solution. This approach does require Conditional Use process. We kindly ask for your support to construct the proposed detached garage with a living suite on the property.

We conducted multiple meetings with Jenny Kirchgatter and Sydney Prusak to review the zoning impacts on the design approach. Concurrently, we contacted the north/east neighbors, 5025 and 5013 Lake Mendota Drive, to review the scope. The Owners, Joyce and Fred Rosevear, had initial concerns with water management and the placement of the building. We worked together to shift the building away from the rear property line, improve the site by increasing permeable pavers, side yard drainage and integrating a rain garden. We look forward to continuing to work with Joyce and Fred to implement the plan and improve water management on site.

We contacted the alder and neighborhood association multiple times during the design process. They have not contacted us with any concerns.

The lot is 10,139 sf. The existing home has a footprint of 1,292 sf. We are requesting a permit to build a 799 sf footprint accessory building. The average height of the structure is just below 15ft. The existing site is very steep. The garage is on the upper level. The living suite is a narrow two-level space on the rear of the building. Below the garage is lawn storage.

We have included existing photos of the existing house façade and side yard were the new accessory building will be located.

We look forward to your feedback on this submittal.

Sincerely,

A handwritten signature in black ink, appearing to read 'M Destree', is written over a light blue rectangular background.

Melissa Destree, AIA, IIDA  
Destree Design Architects, Inc.



EXISTING HOUSE - FRONT



EXISTING HOUSE -  
SIDE YARD

Area for Accessory bulding