

Description of Proposed Work at 704 E Gorham St

Robert Klebba 9 February 2022

The historic Dora and William Collins House has been operated as the Mendota Lake House B&B since Robert Klebba and David Waugh's purchase of the ground lease improvement from the City in 2012. The building had been converted to a B&B in 1985, however no changes to the exterior and to the parking configuration have been made since the City acquired the property in the early 1960's. We are requesting DAT review for an addition to the building in the rear, reconfiguration of the parking, and stormwater runoff mitigation. Outside the scope of this meeting, we will also be doing significant renovations to the interior of the building and some restoration elsewhere on the exterior.

Projects like ours are typically done by right. However, Parks Division owns the 1/3 acre that we lease. As per our lease, the City reserves the right to review and approve landscaping and improvements to the leased land. The Parks Superintendent has requested that our project be reviewed by Common Council.

Addition

The roughly 20'-by-30' addition on the rear of the building has 3 components: a garage and a living room for the owners below and a deck above these spaces. The small existing shed structure will be removed, and the grade will be lowered to that of the basement level. The interior renovations include adding a guest room on the basement level. The added living room will make up for some of the loss of the owners' existing living space. All setbacks for TR-V1 zoning will be respected, and the property has no water frontage.

The deck will connect the bed and breakfast to Lake Mendota that was lost when the rear porch was enclosed and winterized in the 1950's. It will also provide more direct access to guest parking through the rear of the building.

Parking

We are proposing to remove the existing 7 parking spaces and replace them off N Blount St and off the service drive used by the Parks Division and residents at 720 E Gorham St. This configuration reduces the paved surface area on the property and improves circulation and snow removal efficiency.

A driveway leading from the service drive will access the owners' garage.

Stormwater Runoff Mitigation

A large portion of rainwater falling on our building and parking flow directly and visibly into Lake Mendota. While we are not required to address this runoff, we would like to install a cistern and a series of dry wells to keep our rainwater on site. The cistern will provide irrigation water for our garden and the dry wells are designed for a 2" rainfall, maybe more if space and budget allow. If a rain event exceeds this capacity, water can overflow underground to a storm sewer in the service drive. This storm sewer is maintained by our neighbor and flows to an outlet to the northwest of 720 E Gorham St. The drywells will be located under the parking spaces in the north corner of the lot and the cistern will be located under a future patio.

Our location on the Forth Lake Ridge drumlin consists of exceptionally sandy soil. It is also in Wellhead Protection Overlay District 24.