

**June 15, 2018**

**Remodeling & Renovation Letter of  
Intent for single family residence at  
2406 Waunona Way, Madison, WI 53713**

City of Madison, WI.

Department of Planning & Community & Economic Development Building Inspection Division

126 S. HAMILTON ST.  
P.O. BOX 2984  
MADISON, WI 53701-2984

This letter of intent is to describe the need and purpose for the remodeling & renovation of the single-family residence at 2406 Waunona Way, Madison, WI.

The home was originally constructed as a permanent resident single-family home in 1942. The home needs updating to bring it to modern standards; to accommodate a growing family, and to provide for future needs with aging.

The home is a modest, well-constructed, split-level brick structure, with two bedrooms, a sub-terrain single-car garage and a laundry room/ utility room with plumbing for bathroom space. The existing first floor consists of a small entrance foyer and small galley-style kitchen, dining area, and living room. There is a small enclosed 3-season room which is accessed via an exterior-type door in the living room and surrounded by outdated jalousie windows. The home has two natural wood burning fireplaces, one in the living room and the second in the upper floor bedroom; they are operational and in good condition. The second level has two bedrooms, one of which is used as a home office. The home's only full bathroom is on the second level. In the utility room, there is a stool drain for a toilet and plumbing for a shower. The remainder of the space in this partial underground level is a small, single-car garage space. The home has very little attic storage space which is accessed by an inconveniently-located small shadow box

opening on the second-floor hallway. The home's existing crawl space, attic & roof and wall insulation is very poorly insulated and very energy inefficient.

The only updates to the home since it was constructed are: new windows installation in the 1990's and a kitchen remodeling with the installation of a dishwasher and countertop during the 1970's. The home's utilities (furnace, air conditioning & water softening) units are at least 15 years old, outdated, and not energy efficient. The electrical system in the home is a unique voltage transformer system. The power is stepped down from 120 volts to 24 volts by the transformer to the light switches. The system is failing and requires expensive maintenance. The plumbing in the home has not been upgraded since its construction in 1942.

These deficiencies are part of the reason for the remodeling & renovation. The other major reason for the remodeling & renovation is the owners wish to reconstruct the home to Age in Place. The intent is to keep as much as possible of the homes original style while also bringing it into the 21st century. The intention is to use the latest technologies to make the home a "Smart Home", upgrading the first-floor plan to include a larger kitchen with modern, energy-efficient appliances, larger dining area and a more spacious living room. The small entrance to the home will be expanded to accommodate and entertain the growing family and guests in a comfortable fashion. This first-floor remodeling will include new energy efficient windows and doors. The existing walls will be given new insulation with the exterior walls will have brick veneer to match the existing original exterior walls. On the first floor, the plans call for an additional half bath that in the future can be converted into a full bath as needed. The home is located on Lake Monona with a great view of the Wisconsin capital building and downtown Madison. Providing additional and adequate space of visiting local and international families is important to the home owners. Additional space will be built above the new kitchen / foyer area to provide storage and occasional sleeping space for overnight guests.

The current upper bedroom / office and full bathroom level will receive only cosmetic renovations. The stairway to this level will be widened to bring it up to current city code and to accommodate the Aging in Place philosophy & designs.

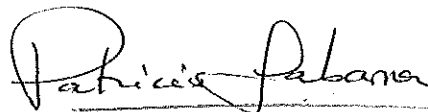

The addition of a master suite will be added above the current bedroom / office area. This area will be accessed by a new stairway from the level below. This mater suite will incorporate a sitting/reading area adjacent to a new master bath and walk-in closet space. The master bedroom will have a balcony with an outside stairway leading to a lower level roof area per the city fire code.

As part of the Aging in Place agenda, the sub-terrain level will also be reorganized with utilities and laundry facilities located in one location. The existing toilet stub will be relocated to accommodate a new full bathroom on this lower level. A permanent built-in sauna will be added in this area for its health benefits to the owners. This lower level will have a space for overnight guests to sleep and enjoy the sauna and views of the lake.

Currently the property's exterior and landscaping is absent of curb appeal and the existing asphalt driveway is in poor condition. The current concrete driveway will be removed and recycled and the grade will be improved to create environmentally-friendly green spaces. Upgrades to the landscape will include green space for garden and flower beds, additional trees, and seating areas between the proposed addition to the home and proposed new 3-car garage. The landscaping will be developed by a local leading professional landscape designer and builder. The improved grading will also improve the perceived look of the home and provide much needed enhancements to the curb appeal.

Last but not least, increasing the pervious area through reduction and redesign of the current concrete surface and the use of pervious materials for the outside living space will provide enhanced water drainage to this lake-side property.

SINCERELY,



WOLFGANG KOLLER & PATRICIA GABARRA