

12 July, 2021

City of Madison
Planning Division
Madison Municipal Building, Suite 017 215 Martin Luther King, Jr. Blvd.
P.O. Box 2985
Madison, WI 53701-2985
(608) 266-4635

Re: Letter of Intent for Land Use Application- 910 Pebble Beach Rd, Madison WI 53717

Dear Zoning Administrator:

This letter is to describe the intent of the Land Use Application for a Conditional Use Approval for a detached accessory building that is larger than 800 sqft.

Project Team:

Owners: Dave and Mary Ann Brow

Design Build Company: Associated Housewrights, Madison WI

Pool Builder: Neuman Pools Inc. Beaver Dam, WI

Existing Site Conditions:

The existing property is a residential lot with a single family 1.5 story house and large deck. It is in the SR-C1 zoning district. The lot is bordered on the side and rear by Woodland Hills Park. The site has a gentle upward slope from North to South. The attached drawings show the existing position and footprint of the house and deck related to the site boundaries. The 2021 assessed property value of the land is \$187,700.

Project Scope:

This project consists of adding a detached indoor lap pool building in the rear yard of the main house in a SR-C1 Zoning district. The position of the structure on the lot and building height comply with zoning codes. Due to the required dimensions of a single lane lap pool, code compliant accessibility/serviceability, and mechanical equipment requirements, the size of an indoor lap pool building presents a unique challenge.

There are a few sections of the Zoning Code which suggests conditional use approval may be granted.

28.131 (a) Total area of accessory buildings measured at ground floor: ten percent (10%) of lot area but no more than one thousand (1,000) square feet. A larger total building area may be allowed by conditional use approval.

(b) Maximum Size of Accessory Building. No individual structure shall exceed five hundred seventy-six (576) square feet in TR districts and eight hundred (800) square feet in other districts at ground level except by conditional use approval. Accessory buildings shall not exceed the size of the principal building.

In response to the large size of this accessory structure we have conceived of and organized the building into two architectural masses or blocks. An 800 sqft translucent pavilion structure contains the entrance, warming pool deck, and staircases. The mechanical equipment is in the basement of the pavilion. The pavilion represents the zoning code permitted size for a single accessory structure. The remainder of the building takes advantage of the natural sloping site and is sunken underground so that the roof over the lap pool does not stick up more than 3'-0" above grade. This height is below the elevation of the main house deck. By sinking the building down and by using a lot of glass, the intention is to make the overall building have a low visual impact.

Proposed Uses:

The homeowner's, Dave, and Mary Ann have invested heavily in the house which they've owned since 2001. Dave has been a lifelong swimmer, and it is his preferred form of daily exercise and joy. The indoor pool closures during COVID solidified a years-old interest in building a lap pool on their land. The lap pool and associated warming pool are designed for personal exercise and recreation and are intended to provide year-round access to healthful exercise for the 63-year-old residents.

Proposed Project Schedule:

Plan Commission Meeting: August 23

Design Development/Construction drawings: Fall/Winter 2021/22

Bidding and Contract Negotiation: Winter/Spring 2022

Construction: Spring/Summer 2022

Hours of Operation, Number of Units/Bedrooms, Number of Employees, Public Subsidy:

Not applicable to this project type

If you have any questions concerning the above information or attached plans, please contact me at meri.tepper@housewrights.com or 204-7665.

Sincerely,

Meri Tepper. Director of Design for Associated Housewrights.

Attachments:

Land Use Application Form
Project Plans
Alder Notification