

To Whom It May Concern,

We intend to demolish our single family home at 718 Dearholt Road Madison WI 53711. Once the house is demolished, we will build a new single family home on the same lot. For a detailed view of the new home, please review the plans submitted with this application.

We decided to demolish and build a new home after careful consideration and many discussions with multiple contractors. We have very specific design goals that a renovation was unable to accomplish. Our goal in this project is to build a multigenerational home that is extremely energy efficient, while also following universal design principles to make it a safe home to age in place.

We have designed the home to accommodate my parents as they enter retirement and move in with us. We want them to have their own space to feel comfortable, while also sharing other parts of the house with us. There will be no locked doors between our spaces and no separate entrances. The goal is to design a space within the home that feels private for them while maintaining the experience and appearance of a single family home, all while meeting the SR-C1 zoning requirements.

In relation to energy efficiency, we want to make this a resilient home that will stand the test of time. We plan on using advanced framing techniques to gain additional insulation in walls and ceiling. We are aiming to do extreme air sealing to get our air changes per hour (ACH) under 1. We have designed the home with passive solar and active solar in mind. While we understand the embodied energy loss of demolition we are building a home that offsets that as much as possible while considering the energy needs of the home in an uncertain future.

Finally, we are aware of the environmental impact of demolition and will actively work to mitigate the impact as much as possible. We will work with Habitat for Humanity or similar organizations to reuse as much of the home as possible. We will work to recycle what can be recycled and we will work to minimize any erosion or runoff from the project. The new home will also be built with sustainable principles in mind and will follow many processes to reduce waste and increase recycling.

We love our neighborhood and this city. We want this to be a home for our family for decades to come. Our current 1957 home has too many issues to remedy and invest the resources into a retrofit to meet our design goals. A demolition of the existing home and the construction of a new home is our best path forward. The new home will meet our design goals while blending into the existing neighborhood, all while satisfying zoning requirements.

Thank you for your time and consideration.

Kind Regards,

Ben Nyquist - Applicant & Property Owner of 718 Dearholt Road Madison WI 53711