

August 14, 2007

To: City of Madison Plan Commission

**Re: Statement of Intent for a Single Family Residential Addition at
2918 Waunona Way**

To Whom It May Concern:

Architectural Building Arts, Inc., on behalf of our clients John and Cynthia Rogerson, propose the following changes to their property at 2918 Waunona Way. The purpose of the change is to add the needed space and functions in order to make the house viable for their retirement.

Current Conditions: The house is a 1970s single story ranch style. Most of the lake front homes in that area are 2 story, including both adjacent homes. The house is screened by 20' tamarack trees on the street side of the house and 18' arborvitae to the east. A sewer line runs immediately adjacent to the street side of the house which precludes expansion in that direction (see site plan). The existing house is 2300sf with 2 small bedrooms and an office.

Design Summary: The proposed second story addition uses the part of the existing footprint of the home. No additional impervious areas shall be added. The architectural style was chosen to reduce massing by bringing roof lines to the first story and dividing the mass with dormers. The scale of the home is further reduced on the west end by lowering the ridge line and using smaller dormers.

The total area of the addition (excluding open air deck) is 2100 sf. The open air deck in lieu of existing gable roof is 230sf. The addition includes a master suite, a workout room, 2 additional bedrooms/office/studio. The addition incorporates an elevator and accommodates a wheelchair which is an anticipated requirement of the clients.

Exterior materials are stone and painted cedar siding and trim. No trees shall be removed. Existing trees shall be protected from damage. The estimated start of construction is October 2007. The estimated completion is February 2008. The designer and contractor is Architectural Building Arts, Inc.

**Architectural Building Arts, Inc.
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