

Heather Stouder
City of Madison– Department of Planning
Department of Planning and Economic Development
215 Martin Luther King Jr. Blvd., Suite LL100
Madison, WI 53703

May 27, 2015

Re Planning Commission Submittal – Letter of Intent
4022 Manitou Way - Private Residence

Dear Heather and Committee Members,

4022 Manitou Way – Private Residence

Action Requested

Approval for demolition.

Introduction

We are requesting approval for the demolition of an existing residence located at 4022 Manitou Way to allow the construction of a new single family residence in its place. The property owners, Sean and Jerilyn Shannahan, have lived immediately adjacent to this site, at 4018 Manitou Way, for over ten years. They love the neighborhood they live in and have committed to reinvesting in it over the years by performing significant updates to their existing home. As their family continues to grow, they have come to realize they needed more space. When the opportunity to purchase the adjoining property arose late last fall, they were presented with the ideal situation; one which allowed them the opportunity to remain essentially in the same location as their current home while reinvesting in the neighborhood by building a new home, better suited to meet their families changing needs. The existing residence located at 4022 Manitou Way has fallen in to extensive disrepair over the years through the impacts of minimal care and unfortunate neglect by the previous, aging owner, resulting in a residence that has extensive damage to its structure, foundation, finishes, fenestration and exterior cladding. Sean and Jerilyn intend to replace this structure with a new home that is in scale and character with the neighborhood. Upon completion of the new residence, they will sell their existing home to another family that will become part of the neighborhood.

Design

The architectural solution for the new residence is intended to create a home that appears in scale and character with other homes in the neighborhood while including some contemporary articulation of these similar forms and materials. The resulting design is a composition of natural, native Wisconsin limestone, board formed concrete, stained and painted siding, glass, standing seam metal and asphalt shingles. A major volume of space aligns itself along the south edge of the site and provides the primary living space of the residence. This grand space is punctuated by a rhythm of whitewashed, exposed structural trusses that bridge the space between the significant stone mass that creates the spine of the home and a taught, wood clad wall along the southern edge. The exposed structure floats above this wall with punctuated clerestory windows located between each truss. These windows also provide passive ventilation

for the space and allow for one's eye to follow the floating ceiling plane, of warm reclaimed wood, as it extends beyond the enclosure to the exterior eave. This floating form extends to the west, beyond the end-wall of the great room, to form a grand covered porch overlooking the backyard from an elevated terrace and flower gardens. The exterior of this vaulted form is clad in a warm grey standing seam metal roof, further articulating the significance of this space while the remaining roof form is rendered with the conventional, shingle roofing material. The open airy volume of the great room is adjacent to and juxtaposed against a more substantial stone mass aligning itself along the North edge of the site. This rusticated stone mass pulls way from the central stone spine of the house while pushing back to the front of the house at the same time, creating a welcoming, front sitting porch. The resulting space created by separating the two stone masses forms the entry gallery for the home, which is further articulated by a light, glass entrance feature that accentuates this space from both outside and within the residence. The mass of the second floor rest on top of the stone base and is an articulated forms of gables and dormers combined with a steeply pitched roof line intended to diminish the mass of the residence while providing visual interest. The new house maintains scale relative to its neighbors by occupying the volume on the roof structure itself. The roof form also wraps back along the north edge with a hip roof that allows the second floor mass to step back along this side. Painted and stained siding are used to articulate the lighter wood volume that is sitting on the stone mass below. The three bedrooms located on this level are each identified by either a gabled or shed dormer feature. The two gabled dormers are also punctuated with standing seam metal roofs extending from the primary roof form while the shed dormer is highlighted by the introduction of a special corner wrap window and cladding in a more taught, tongue and groove siding. The detached, two-car garage is located at the Northeast corner of the site and is a relatively simple wood structure with a gable roof and clad in the same materials as the house itself.

Site / Landscape

The majority of the plant species to be planted at the Shannahan Residence will be native Wisconsin plants. A special effort will be made to include plants that will provide nourishment and habitat for a large variety of pollinators and songbirds. The landscape design includes beds of native grasses and pollinator plantings sculpted out of more grass traditional lawns at the front of the house. A native shrub collection rises out of the front planting beds at the East face of the great room. A service berry tree anchors the SE corner of the site, complementing the adjoining plantings and providing summer shade to the front yard. The combination of these elements and species are intended to create a soft foreground to the primary living space of the residence while providing a suitable habitat for the feeding and observation of birds. A stone and boulder stream bed/rain garden, bordered by native grasses, will extend West from this grouping along the entire South face of the residence. This feature provides visual interest and texture along the boundary of the property while addressing the technical aspects of groundwater control from and between the properties. The concrete drive the runs along the North side of the residence is lined on either side with a collection of native prairie grasses that provide hearty and durable texture along the drive, base of the home and the adjoining properties driveway. Further back along the North lot line, a previously existing row of arborvitae will be replaced with a new row of Smaragg Arborvitae

intended to provide privacy screening between the new home and exterior living space of the adjoining property. The fenced backyard is primarily traditional grass lawn. A variety of vines will be planted in the mulch edge along the base of the cedar fence to add color and visual interest to the screening element, which is located along the South and West edges of the property. The Southwest corner of the back yard is anchored by a Swamp White Oak, which is intended to provide the yard with summer shade. Further to the East along the South edge of the lawn is a River Birch that provides additional shading to the yard and elevated back porch. The elevated back porch is articulated with planting beds for annuals along South and West edges. The rear lawn is also highlighted with a heritage peony garden and a raised vegetable garden.

Zoning

The site is zoned TR-C1 (Traditional Residential – Consistent 1 District). The proposed design is in compliance with the prescribed City zoning requirements including the detached garage.

Project Team

Owner	Sean & Jerilyn Shannahan	
Architect	Cās ₄ Architecture, LLC	Paul Cuta
Construction Manager	Cās ₄ Architecture, LLC	Marc Schellpfeffer

Existing Conditions

See attached Photos

Project Schedule

Demolition	August 15, 2015
Construction	September 1, 2015 – June 1, 2015

Proposed Uses

Residential

Hours of Operation

Typical hours of operation are: Residential 24 / 7

Building Square Footage

Lower Level	2,220 GSF
Level 1	2,140 GSF
Level 2	1,086 GSF

Total Above Grade	3,226 GSF
Total Residential	5,446 GSF

Detached Garage	572 GSF
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Number of Dwelling Units

One (1)

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Auto & Bike Parking Stalls

Bicycle Parking NA
Auto Parking 2

Lot Coverage and Usable Open Space:

Lot Size	8,403 SF
Impervious Area:	
Structures & Porches	3,315 SF
Pavement	1,572 SF
Pervious Area:	
Lawn/Landscape	3,470 SF
Proposed ISR	58.2 %
% Lot Coverage	39.5 %

Value of Land

\$181,000

Estimated Project Cost

\$1,200,000

Number of Construction & Full-Time Equivalent Jobs Created

Construction Jobs 3-6 FTE's

Public Subsidy Requested

None.

Paul M. Cuta, AIA
Partner

PMC/mds

Attachments:

Copied File