

November 9, 2011

Ms. Nancy E. Fey, Chair  
Plan Commission  
Department of Planning and Development  
City of Madison  
215 Martin Luther King, Jr. Blvd.  
Madison, WI 53701-2984

Re: Letter of Intent – 5501 Greening Lane

Dear Ms. Fey and Members of the Plan Commission:

Attached find the following documents for Plan Commission Consideration as part of this Letter of Intent:

1. Land Use Application
2. 12 copies of Letter of Intent
3. 7 copies of Site Documents Full Size/Collated/Folded :
  - a. Legal Site Plan (Notbohm Michaels Surveying); 18 x 24
  - b. Proposed Site Plan (Barnett Architecture) 11 x 17
4. 7 Copies Full Plan set at 11" x 17" (site and architectural plans)
5. 1 Copy Plan set at 8.5" x 11" (site and architectural plans)
6. Application Fee Check
7. Disc with Full Documents

The purposed of this application is to secure an approval to demolish the existing building.

The intent of the project is three-fold:

1. Raze the existing house, which has many deficiencies (described below
2. Create a new, modest and energy-efficient home that follows the tenets of the Passive House principles.
3. Save the prime trees on the site.

**Project Name:** Keenan Residence

**Project Address:** 5501 Greening Lane

**Owners:** Bill Keenan and Lisa Keenan

**Mailing Address**

710 Briar Hill Road  
Madison, WI 53711

**Existing and Proposed Conditions**

The property is marked by three existing structures: a single-family home (to be razed), detached garage (to remain) and a shed (to remain). The single-family home, built in 1920, is listed as 1,854 sq. ft. on the City of Madison website. Several additions were "cobbled on" over the years and have resulted in numerous deficiencies, including:

- a. leaky roofs resulting in ceiling damage
- b. leaking and cracked foundation
- c. framed wood floors with severe sloping
- d. poor or no insulation
- e. single-glazed windows with many missing storms

- f. ceiling heights non-conforming per current codes, such as the 6'10" kitchen ceiling height
- g. bathroom exposed to public area

We propose to construct a contemporary, energy-efficient one-story house with basement. The house will be insulated using the Passive House principles, with R values doubling those in most houses constructed today. It will occupy much of the footprint of the existing house and is designed with the aim of preserving a number of "trophy" trees.

#### **Project Communication**

We have formally met with city staff several times (April, July 2011) as well as communicated regularly with Heather Stouder, the assigned planner, and Patrick Anderson, the assistant zoning administrator.

#### **Proposed Construction Schedule**

| <u>Date</u>   | <u>Milestone</u> |
|---------------|------------------|
| March 2012    | Commencement     |
| December 2012 | Completion       |

#### **Architect**

Todd Barnett, AIA ALA  
Barnett Architecture LLC  
118 N. Breese Terrace, Suite I  
Madison, WI 53726  
todd@barnettarchitecture.com  
608.233.4538

#### **Surveyor – Legal Description**

Mr. Ross Michaels

#### **Contractor**

To Be Determined

| <b>Level</b> | <b>Area-Proposed (roofed areas*)</b> |
|--------------|--------------------------------------|
| Basement     | 1709 sq ft.                          |
| First Floor  | 1709 sq ft.                          |

\*excludes 120 sq ft screen porch

#### **Existing Driveway**

Driveway to remain.

#### **Site Area**

City of Madison Website: 29,975 sq.ft./approximately 2/3 acre

Legal Survey: Lot 1 of Certified Survey Map no. 3199, formerly part of Lot 6 and Lot 7, Block 1 A.K. Fritz Subdivision, located in the SE ¼ of the NW ¼ of Section 18, T7N, R9E, City of Madison, Dane County, Wisconsin.

Thank you for your consideration and please contact me with any questions or additional information.

Sincerely,

Bill Keenan

