

Letter of Intent for Demolition of Residence And Construction of New Residence

August 5, 2009

Owners: Jim Dahlberg and Elsebet Lund
1119 Merrill Springs Road, Madison, WI 53705
(608) 238-7954

Designer: Joan Pregler
Joan Pregler Design Associates, LLC
7919 Airport Road, Middleton, WI 53562

Jim Dahlberg and Elsebet Lund have been homeowners of a home built in 1948 on 1119 Merrill Springs Road, Madison, WI since 1977. They have enjoyed the peaceful beauty of the Spring Harbor neighborhood and raised their family there. They wish to remain there and have a home that allows them to age in place with accessibility features built into the home using Universal Design Principles.

For several years now, a major remodeling had been anticipated. The existing structure posed these problems:

- 1) Level changes within the home limit access to critical living spaces.
- 2) Garage entry is 1.5 levels down from first floor living space. Stairs are steep.
- 3) Driveway is steep and unsafe in winter and is a blind exit when backing a car out. (See Photos)
- 4) Multiple landscaped steps from driveway into entry point of home do not permit accessibility by the physically challenged. Access directly from the street is difficult as street is substandard.
- 5) Multiple previous additions include inadequately insulated and heated crawl spaces making those former additions insufficiently heated in winter and cooled in summer. Moisture and mold collection within the crawl spaces permeates the basement.
- 6) The original home was set too low on the property and window wells along the south wall collect with water and the basement leaks during rain storms. Additional deep swales along the south are not working well due to the distance they travel in which to drain.
- 7) Flat roof additions continue to leak despite multiple repairs.
- 8) Pitched roofs have inadequate insulation and damaging ice dams in the winter.
- 9) Interior circulation is narrow to critical living spaces and doorways are impossible to widen.
- 10) Interior baths are small and cramped, limiting accessibility.

Early this year, planning and design began to explore remodeling opportunities to make the home accessible, energy efficient, comfortable and maintenance-free. Following an extensive round of design attempts, it was discovered that so much of the original and modified structure would have to be removed to meet these goals, that the project would have been deemed a 'Demolition' by city standards. The reality is now one of demolishing the current home and building a new home on the same property. A quick summary of this New Home Design includes:

- 1) A narrower structure on the lot which provides greater dimensions between the home and each side property line which will help solve major grading and drainage problems via rain garden(s), retaining walls located more central to the property and more space to direct drainage patterns. Elimination of direct drainage onto neighbor's property to the north.
- 2) Exterior wall materials of masonry and composite materials for a maintenance-free exterior.
- 3) A garage and main entry located flush with the first floor level so that the home is accessible.
- 4) Energy efficient construction, mechanical systems and an emphasis on Green Built criteria.
- 5) Entire residence designed with Universal Design Principles focused on Aging-In-Place.

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In preparing for the Application process with the city, written opinions of the neighbors were received, the Owners held an Open House for preview of the design and met with the Spring Harbor Neighborhood Association. The city's Historic Preservation staff was contacted and there were no findings of significant historic value to the existing home, nor was it in a Historic District.

The following neighbors have given their approval to the Demolition of the current structure AND their approval of the new home design at 1119 Merrill Springs Road:

Robert R. Scheibe (*for Hildgarde Scheibe*)
1111 Merrill Springs Road, Madison, WI 53705

John and Gretchen Petersen
1114 Merrill Springs Road, Madison, WI 53705

Robert Baumgartner and Sylvia Northey
1115 Merrill Springs Road, Madison, WI 53705

Brent and Deborah Harvey
1120 Merrill Springs Road, Madison, WI 53705

Stephanie Stratton
1123 Merrill Springs Road, Madison, WI 53705

Waclaw and Elizabeth Szybalski
1124 Merrill Springs Road, Madison, WI 53705

Daniel Brandon and Maria Liera Brandon
1127 Merrill Springs Road, Madison, WI 53705

Spring Harbor Neighborhood Association President Sally Miley was notified on June 23, 2009 by a personal letter as well as an invitation to the Open House regarding the Proposed Demolition.

The Neighborhood Association gave Preliminary Approval at their July 14, 2009 meeting with Final Approval to be obtained August 11, 2009. A meeting was held on August 5, 2009 with Sally Miley and the Designer to review the final submittal and answer any questions. Contact Person: Pres: Sally Miley, 5400 Lake Mendota Dr, Madison, WI 53705, (H)608-233-2976, ssmiley1@charter.net

Alderman Mark Clear, district 19 was also notified by personal letter on June 23, 2009 of the proposed demolition.

A Recycling Plan is currently in the planning stages, soon to be submitted to the city recycling coordinator. A summary of the Recycling Intent is as follows:

- 1) Salvage Materials include extensive existing cabinetry, countertops, plumbing fixtures and appliances for re-use in the new home.
- 2) Habitat Re-Store will be contacted to salvage windows, doors, wood floors, trim, lighting & plumbing fixtures, remaining cabinetry, countertops, HVAC equipment, siding, decking. A full walk-through inventory will be collected after the date of this Application.
- 3) Fluorescent tubes, lamps, mercury thermometers will be recycled per the city's requirements
- 4) Asphalt, concrete and stone collected by Wingra Stone or equal for recycling
- 5) Immediate neighbors have voiced interest in reclaiming natural stone exterior materials. Details to be provided to city recycling coordinator.
- 6) Second Season, LLC, a reclaiming/recycling service by the Bruce Co., Verona has been contacted regarding a total and complete demolition service reclaiming 93% of all building materials including wood and compostable material. A report/bid will be available soon.

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Project Information

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7919 Airport Road, Middleton, WI 53562
(608) 831-7733, FAX: (608) 831-4142, e-mail: jpda@chorus.net

Contractor: Loren Imhoff-Homebuilder, Inc.
7919 Airport Road, Middleton, WI 53562
(608) 831-1900, FAX: (608) 831-4142, e-mail: lih@lorenimhoff.com

Information RE: Existing & Proposed Structure: 1119 Merrill Springs Road, Madison, WI 53705
Parcel # 070918409066

	Current Structure Information	Proposed Structure Information
Property Use:	Single Family Residence	Single Family Residence
Property Class:	Residential	Residential
Zoning:	R-1	R-1
Lot Size:	19,486 Sq. Ft. (.447 acre)	19,486 Sq. Ft. (.447 acre)
Home Style:	Cape Cod	Craftsman
Dwelling Units	1	1
Stories	1 ½	2
Exterior Wall	Stone/Aluminum/Vinyl	Stone/ Cement Board Siding/Composite
Roof:	Asphalt	Asphalt
Garage	2-car at Basement Level	2 car at First Floor Level
Driveway	Concrete, steeply sloped down	Concrete, level with first floor
Bedrooms	3	3
Fireplace	1	1
Full Baths	2	2
Half or ¾ Baths	1	3
First Floor Size	1,794 Sq. Ft	2,121 Sq. Ft.
Second Floor Size	980 Sq. Ft.	779 Sq. Ft.
Total Square Feet	2,774 Sq. Ft.	2,900 Sq. Ft.

Proposed Development Schedule

Date of Application	August 5, 2009
Date of Plan Commission Hearing	September 14, 2009
Commencement of Demolition	November 2009
Begin Construction	December 2009
Completion of Construction	August/September 2010