

2528 Waunona Way  
Madison, WI 53705

**City of Madison Planning Commission**

05.10.11

*Letter of Intent*

The purpose of this application is to request both a demolition permit and conditional use permit for a newly constructed single family residence located on Lake Monona on Waunona Way in Madison, Wisconsin. The design has been developed by architectural designer Michael DesBarres of MdB-Design, LLC, located in Madison, WI and will be constructed by Jeff Sayers of Freestyle Builders in McFarland, WI.

The lot is located at the highest point on Waunona Way and is approximately 61' wide by 266' long (16,478sf). The northern portion of the lot is a steep and vegetated slope which drops 35' in elevation into Lake Monona. This slope will not be disturbed by construction. The property features an existing 3800sf brick home and extensive gardens, stone site walls, and landscaping. The existing home is in serious disrepair, suffers from structural and leakage issues, and no longer ideally serves the space needs of its owner. The cost of renovation that would provide an energy efficient and sound structure far exceeds the cost to rebuild. The new plan calls for the demolition of the existing residence and subsequent construction of a 5000sf contemporary residence in its place. The design team is investigating the possibility of recycling/reusing existing materials like brick and concrete as well as wood features like railings and trim. The owner has already installed a DNR approved shoreline erosion mitigation strategy of large boulder rip-rap.

The new design seeks to capitalize on the lots amazing panoramic views of the City of Madison while lessening the impact of the new mass by lowering the structure 5' below the existing grade. The design features a below grade split level basement/studio space which steps into the hillside and creates several protected outdoor rooms. The design has been tuned to mimic the natural flow of the hillside and become an integrated part of the property from both the lake and the street side. A green roof above the garage providing vegetable gardens outside the kitchen, a permeable driveway, rain gardens and a geothermal ground loop are some of the environmental features included in the project. The design is essentially a series of stacked and rotated masses which are oriented to important views. Due to the mass and orientation of the proposed design, views to the Capitol and city skyline from the street/neighborhood will not only be preserved, but enhanced. Extra care has been taken to preserve the existing stonework, gardens and landscaping, which are well known and respected within the neighborhood. Both the direct neighbors and the Waunona Neighborhood Association have been included throughout the design process and provide their support of the plan.

The intention of the project is to develop and construct a new home that fulfills the space needs and aesthetics of its owner, while also addressing the needs/desires of the surrounding neighborhood. Our goal is to replace a dilapidated residence with a contemporary lake-house of unique architectural character and quality.

**Michael DesBarres**

Architectural Designer

**Karl Lang**

Property Owner