

## Data Analysis in Response to Concerns for City of Madison Planning Commission Regarding Demolition and Construction of new single family residence at 5320 Lake Mendota Drive, Madison WI 53705

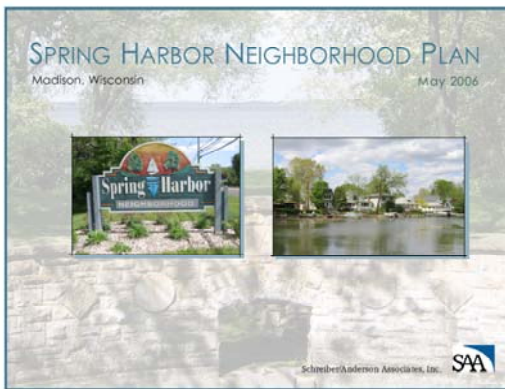
Spring Harbor Neighborhood  
 Alderman: Mark Clear

Concerns addressed by individuals in the Spring Harbor Neighborhood that can be resolved by using data:

- The house for the lot size is inappropriate for the neighborhood.
- The proposal is maximizing the improvements on our lot inappropriately.
- The Spring Harbor Area has a “McMansion” trend and this proposal is part of the trend.

### Concern: The house for the lot size is inappropriate for the neighborhood:

According to the SHNA Plan of 2006, there is a wide diversity of homes (both shape and size) in the neighborhood.



#### ACKNOWLEDGEMENTS

##### Neighborhood Steering Committee

Bob Steffen, Co-Chair  
 Celest Regenberg, Co-Chair  
 Shary Bigard, Resident and SHNA Board  
 Jackie Casado, Resident  
 Bill Fitzpatrick, Resident and SHNA Board  
 Tom Smith, Resident  
 Ann Szwastke, Resident  
 Dick Pearson, Resident  
 Christine Compton, Business Representative, Irish Waters  
 Chris and Steve Jethens, Business Representative, Good-N-Loud Music  
 Dan Foss, Business Representative, Cross Funeral  
 Bill Whisenant, Business Representative, Motorcycle Performance  
 Ron Beaton, Business Representative, Sleepy Hollow Investments, LLC

##### Spring Harbor Neighborhood Association Board

Cara Bellinger  
 Dan Erdman  
 Bill Fitzpatrick  
 John Graham  
 Shary Bigard  
 Diana Beck  
 Jeanette Tierney  
 Kim McBride  
 Stacy Daun  
 Chuck Dunning

##### Aldersperson

Noel Radomski, District 19

##### County Supervisor

Brett Hulse, District 4

##### City of Madison

Mayor Dave Cieslewicz  
 Mark Olinger, Director, Department of Planning and Development  
 Brad Murphy, Director, Planning Unit  
 Bill Fruhling, Principal Planner, Special Projects  
 Archie Nicolette, Planner III  
 Larry Nelson, City Engineer  
 David Dyer, City Traffic Engineer  
 Authur Ross, Pedestrian-Bicycle Coordinator  
 Si Widstrand, Parks Development Manager

##### Schreiber/Anderson Associates

Tim Anderson, Principal  
 Abby Klefer, Community Planner

Special thanks are extended to those who attended neighborhood and business planning meetings throughout the process. Thanks are also extended to Spring Harbor Middle School, Dale Heights Presbyterian Church, and the Edman Holdings Campus (use of the Public Service Commission Building) for hosting many of the public forums and steering committee meetings.

Funding generously provided by Spring Harbor Residents and Businesses and the City of Madison

### Housing

Currently, 91% of the neighborhood land is dedicated to housing, with a large mix in type, size, and style of units available. The neighborhood consists of 1,269 households, containing 2,665 people. The majority of homes are single family detached units, however, there is a significant presence, 30% of all units that are multi-family housing units. Spring Harbor homes are slightly older than the homes in the rest of the City. The median age of a home is 44 years, while the City of Madison median is 38 years old.

The following tables describe the age, size, and price of homes in the neighborhood.



FIGURE 2.13 An example of a unique single family home in the neighborhood

Table 2.2 Housing Units in Structure

	Spring Harbor Housing Units		City of Madison Housing Units	
1, detached	879	69.3%	40,338	45.3%
1, attached	61	4.8%	4,227	4.7%
2	0	0.0%	5,739	6.4%
3 or 4	24	1.9%	8,041	9.0%
5 to 9	142	11.2%	8,736	9.8%
10 to 19	88	6.9%	7,690	8.6%
20 to 49	148	11.7%	9,198	10.3%

Source: U.S. Census 2000

Table 2.3 Number of Bedrooms in Housing Unit

	Spring Harbor Housing Units		City of Madison Housing Unit	
No bedroom	52	4.1%	6,236	7.0%
1 bedroom	206	16.2%	16,800	18.9%
2 bedrooms	436	34.4%	28,632	32.2%
3 bedrooms	404	31.8%	29,527	33.2%
4 bedrooms	230	18.1%	9,476	10.6%
5 or more bedrooms	14	1.1%	1,682	1.9%

Source: U.S. Census 2000



FIGURE 2.15 Single-family homes along Spring Harbor

In order to quantify the variation in the homes in the Spring Harbor Area, we used the Floor Area Ratio (FAR) for 69 homes within proximity of 5320 Lake Mendota Drive on Lake Mendota Drive, Harbor Ct., and Spring Ct. (see attached data).

### Floor Area Ratio Explained

**Floor Area Ratio (FAR)** is a measure of the ratio of the **total floor area of buildings** on a lot **to the size of the lot**.

**Why use FAR as a measure?** FAR is a measure being used across the nation by cities and neighborhoods seeking to define, compare, or evaluate building density. Rather than comparing only the square footage of the footprint of a home and its associated buildings, FAR takes into consideration the density caused by living space on multiple floors.

Using a footprint to lot ratio, a single-story home and two- or three-story home can have the same value.

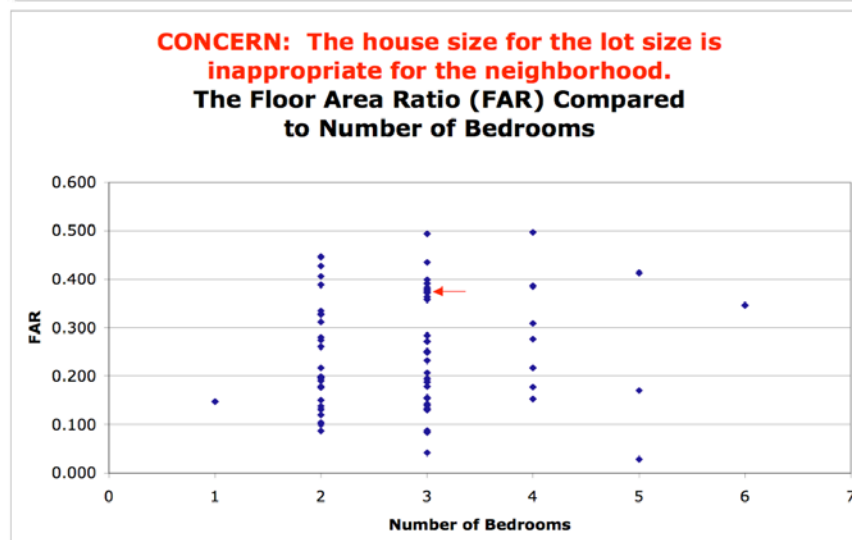
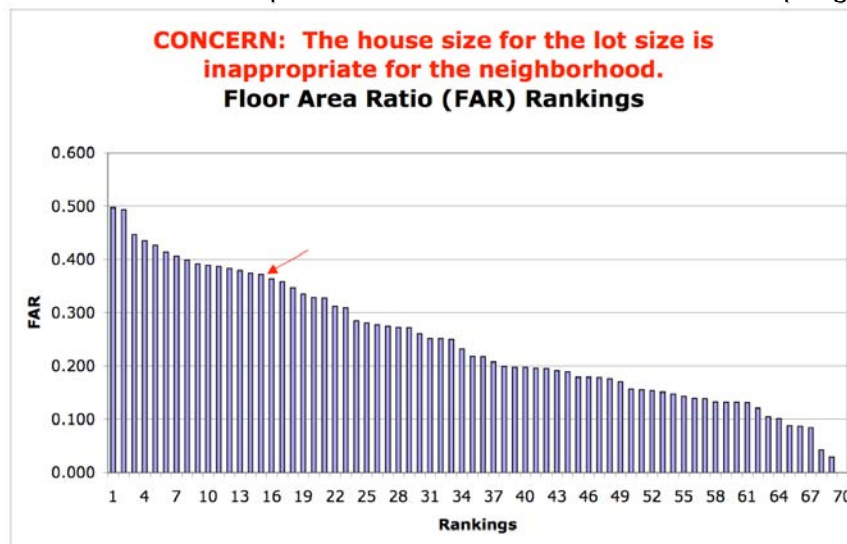
Using FAR, which takes into consideration the living space on each floor, the ratio (or measure of density) for multi-story dwellings increases with the addition of living space.

Thus, FAR is a useful tool when the goal is to measure the overall size of construction on lots, and it is being used by communities across the nation in policies intended to combat the “McMansion” boom. A search for McMansion and Floor Area Ratio on the Internet returns 671 hits describing the use of FAR to measure and define building density.

**What data was used to calculate FAR for the Spring Harbor area?** Property information from the City of Madison Assessor. The following data was used:

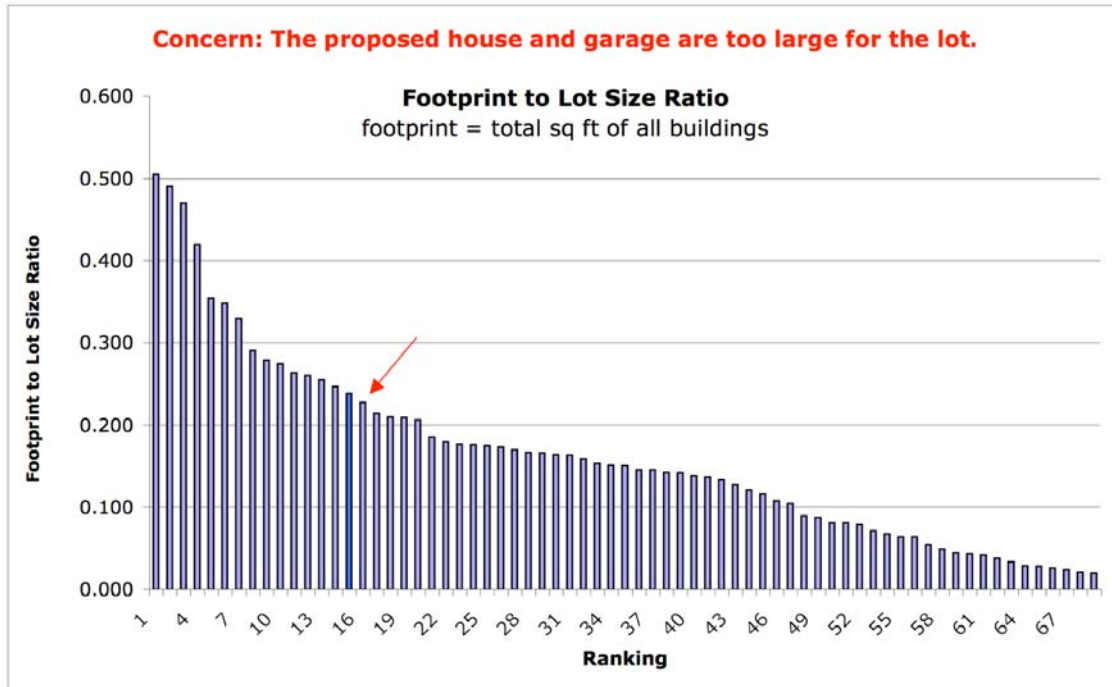
Data from Assessor for Existing Homes	Equivalent Data for Proposed Lauffer–Baxter Home
Total Living Area –this number is the sum of 1 <sup>st</sup> , 2 <sup>nd</sup> , 3 <sup>rd</sup> , and above 3 <sup>rd</sup> floor space that is livable (this number does not include Finished Attic Area)	Total square footage for the 1 <sup>st</sup> and 2 <sup>nd</sup> floors of the house
Fin. Basement Area –this represents living area	No basement is planned. Calculation includes the portion of the 2 <sup>nd</sup> floor of the garage that has standard living space headroom as it represents potential living area
Number of Garage Stalls x 200 sq. ft. —because the Property Information from the Assessor includes no information about livable space for the 2 <sup>nd</sup> floor in garages (though some area homes clearly include living space above garage stalls)	Number of Garage Stalls (2) x 200 sq. ft.  <b>NOTE:</b> only 2 <sup>nd</sup> floor garage space for the proposed Lauffer–Baxter home was included in FAR calculations
Lot Size –taken from the Parcel Information	Lot Size –taken from the Parcel Information

Floor Area Ratio and the Floor Area Ratio compared to Number of Bedrooms for the Spring Harbor Area.



(The arrow identifies where the proposed construction will fall within the current neighborhood)

In addition, the data showing the ratio of footprint to lot size (footprint = total square footage of first floor and garage stalls) also reveals that the proposed home at 5320 Lake Mendota falls within the typical scale of the neighborhood.



From the SHNA Plan, 2006 regarding residential housing:

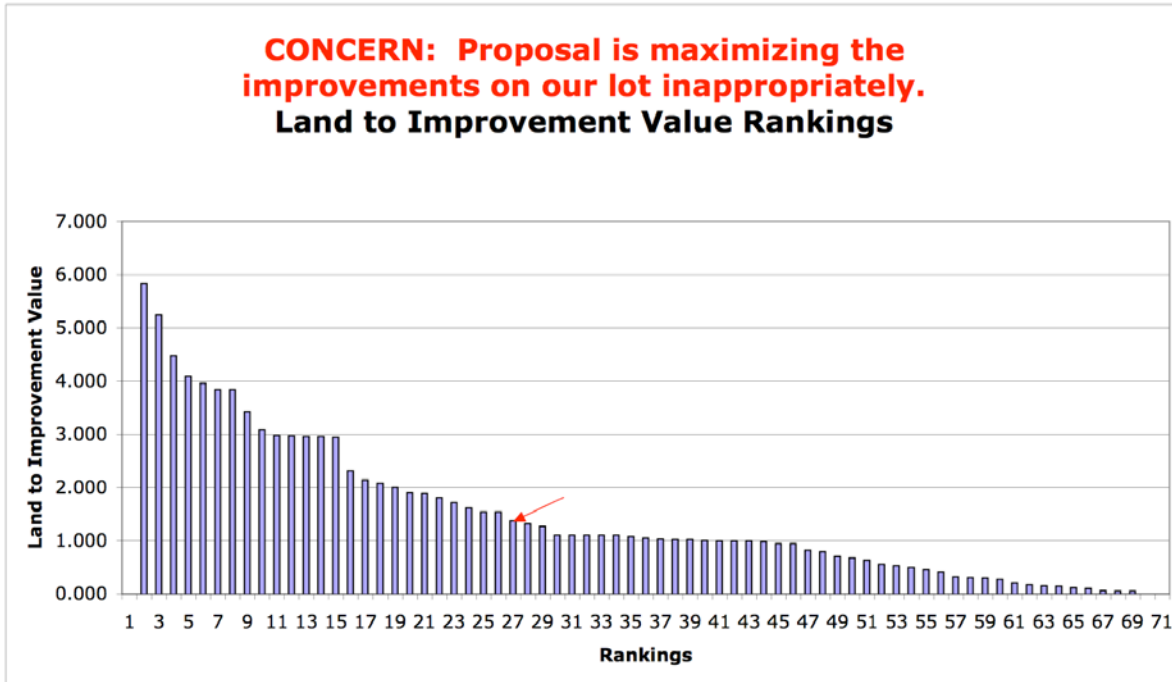
**Land Use**

GOAL	RECOMMENDATION	LEAD IMPLEMENTATION
1. The residential character of the neighborhood should be enhanced and preserved	1. Any future residential redevelopment must be at a height and scale that is compatible with and is sensitive to the built character of the neighborhood.	City
	2. Continue to provide information, and where appropriate expertise on existing codes for residential development zoning changes or variances. At a minimum, encourage the alder person to provide development (e.g. variance requests, redevelopment requests, demolition permits, etc.) notices to the designated neighborhood representative.	City/ Neighborhood

Based on the data and plans, there is no evidence that the proposal falls outside of the height and scale compatible with the Spring Harbor Area.

**Concern: The proposal is maximizing the improvements on our lot inappropriately**

Several individuals in the Spring Harbor Neighborhood, suggest that the proposed construction is trying to maximize the improvements on the lot. According to the data, this proposal falls at the bottom of the top half (27 out of 69) for the improvement to land value.



**Concern: The Spring Harbor Area has a “McMansion” trend and this proposal is part of the trend.**

This is a valid concern in our nation. However, an analysis of the data shows no obvious trend in the Spring Harbor Area. In addition (see prior data), the size comparison data negates the claim that the proposal house qualifies as a “McMansion”.

