

## Wells, Chris

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**From:** Herman Felstehausen <[REDACTED]>  
**Sent:** Sunday, July 16, 2017 11:54 PM  
**To:** Mark Collin; Tucker, Matthew  
**Cc:** Tanya Cunningham; Aaron Crandall; Clear, Mark; Wells, Chris; Janet Loewi; Becky Fisher; Roy Christianson; Stewart Ellison; Nancy Ellison; Faith Fitzpatrick; Linda Layman; Jussi Snellman; Herman Felstehausen  
**Subject:** 5646 LMD - SHNA Planning Comm comments

To: Mark Collin, 5646 Lake Mendota Dr representative  
Matthew Tucker, Madison Zoning Administrator

From: Spring Harbor Neighborhood Planning Committee:  
R Christianson, S Ellison, N Ellison, F Fitzpatrick, L Layman, J Snellman, H Felstehausen

There are three remaining issues of neighborhood concern related to the 5646 LMD development plan as presented to the SHNA board Tue evening, July 11, 2017.

- 1) The planning committee requests that the developer present a landscape and stormwater runoff plan for the building parcel showing location and direction of stormwater flow including roof water discharge points. Stormwater management at this location is critical. Land elevation drops by 10 feet from street side to rear of the property. Furthermore, the lot is narrow with near zero setback on the west side forcing all runoff into the east side setback. It is neighborhood policy to encourage all lakefront developments to incorporate bioswales, rain gardens and deep-rooted vegetation into their landscape plans. There are opportunities to construct control devices at both the upper and lower ends of the property. The 24x33 storage shed uphill from the residence will generate 800 sf of roof water that could appropriately be infiltrated in a bioswale that could direct remaining flow downhill. Without a management plan, stormwater will likely flood onto adjoining properties. Is this a question that can be incorporated into the 5646 staff report?
- 2) There are continuous challenges in terms of right of way maintenance and access on the Laurel Court side of the property because of the limited 7-inch setback. Given these special circumstances, we recommend that zoning include in their staff report a caution specifying that woody plants and perennial not be placed in the 7-inch west-side setback. Roof water should also not be discharged on the west side of the house since it will flow directly into Laurel Crest Ct. The court surface is gravel and highly erodible carrying sediments directly into Lake Mendota.
- 3) At the neighborhood board meeting on July 11, it was reported that the 8x10 garden shed shown on the site plan as "removed" will now be relocated elsewhere on the site. The committee feels that this is inappropriate in view of the fact that a large 24x33 garage building has already been designated a storage shed. The committee recommends that the garden shed be demolished or moved off site. Retaining an 8x10 garden shed will interfere with landscape and drainage plans. Placing additional storage buildings in the front yard of a lakefront properties also has a negative impact on the character and quality of the Lake Mendota shoreline.

Thank you for your consideration,

Herman Felstehausen  
- on behalf of the Planning Committee  
Cc: SHNA Board, Alder Clear & neighbors

## Wells, Chris

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**From:** camy matthay <[REDACTED]>  
**Sent:** Wednesday, July 19, 2017 10:22 AM  
**To:** Wells, Chris  
**Subject:** 5646 Lake Mendota Drive, # 46966

Hello Mr. Wells,

Dear Mr. Wells,

I am a long time friend of Tanya Cunningham and Neil Robinson. My understanding is that there has been opposition to the proposed remodel of their house at 5646 Lake Mendota Dr. (case #46966). I encourage you to allow them to move forward with the plans they have made to rebuild their home, which they have lived in for 27 years, on the existing foundation. They have always accommodated those that wish to use the right-a-way, there has been no difficulty, and there is no reason to assume it would be of critical benefit to require them to move the house a foot and a half in one direction.

Their proposed remodel reduces the impact a major rebuild would have on the environment, a goal which would not otherwise meet the criteria outlined in the Spring Harbor Neighborhood Plan, which encourages "residential property owners to use sustainable building practices, low impact development methods, and incorporate green building materials into their construction projects." Their plan is forward-thinking, conservative, and demonstrates the kind of clear logic and economy that we all should strive for. It's the low-impact and responsible choice.

Tanya and Neil are fantastic people, and I fully respect their wishes to rebuild their home on the footprint of the old house.

Thank you very much for your attention. I hope you allow them to move forward.

Sincerely,

Camy Matthay  
[REDACTED] Bellbrook Road,  
Brooklyn, WI 53521