

September 18, 2023

City of Madison Plan Commission  
210 Martin Luther King, Jr. Blvd.  
Madison, WI 53710

RE: Letter of Intent for Demolition Permit (5116 and 5118 Spring Ct, Madison, WI 53705), new lake home, a home larger than 10,000 gross sq.ft., accessory structure, and a new CSM.

Dear Plan Commission Members:

This submittal is for the demolition of buildings on properties 5116 and 5118 Spring Ct., construction of a new lake home, a home larger than 10,000 gross sq.ft., accessory structure, and a new CSM joining 5116 and 5118 Spring Ct into one lot (5116 Spring Ct) in the City of Madison.

The parcels are currently occupied by two residential dwellings and a detached garage. The planned new dwelling is a 6-bedroom home, with two attached two car garages, a pool/ hot tub, pool patio, outdoor kitchen/ pergola.

**Existing Conditions:**

The existing homes are not conducive to joining two families together. Currently one family is living in each house. Our clients are also addressing long-term living plans. The new home, as designed, will have an elevator allowing for access throughout, an owner's suite on the first floor and zero threshold showers. In addition, the energy efficiency of the existing homes are below current energy efficiency standards and a new home, even larger in size, will outperform the existing homes by following LEED.

We are pursuing and plan to build a LEED Certified Home. LEED (Leadership in Energy and Environmental Design) for Homes is a certification program designed to promote more sustainable home building and homes that are more efficient, healthier, safer, and more comfortable. Saying we are building an environmentally friendly home is one thing; but achieving LEED certification is the best way to know that this home will be truly "green."

We are working through LEED credits with our certified local Green Rater. LEED credits for example, meet requirements for ENERGY STAR for Homes, hot & cold-water pipe insulation, vegetated green roof trays to lower stormwater runoff, pervious pavers in driveway, enhanced whole house ventilation, MERV 10 or higher filters on all recirculating space conditioning, non-toxic pest control, native planting, and exceeding the tree shading requirements for the site, etc.

**Development Schedule:**

Subject to the receipt of the necessary and appropriate approvals, the intent is to complete demolition of the existing dwellings this winter, followed by construction of the new single-family residence. The new dwelling, once started, will take approximately 2 years to complete.

**Parties involved:**

The following parties are involved in the redevelopment of the site:

Owner: Kerin Peterson and Mike Doers  
5116 and 5118 Spring Ct., Madison WI 53705

Builder: Hart DeNoble Builders, Inc., 7923 Airport Road, Middleton, WI 53562  
Office Phone (608)-831-4422

Architect: John Melby, Melby Designs  
608-780-6652

Survey/Engineering: Michelle L. Burse P.E., P.L.S.  
Burse Surveying and Engineering Inc.  
2801 International Lane, Suite 101, Madison, WI 53704

Lot size: 23,257 square feet

New Home Finish space info: Main level 4,990 sqft, upper level 3,827 sqft.

New home Gross Sq Footage: 12,347 GSF (including garage, stoops and all interior footage)

Garage stalls: Four

Parcel Number: 251/0709-184-0117-9 and 251/0709-184-0116-1

Legal Description: BLOCK ONE SPRING HARBOR, SE 35 FT OF LOT 31 & NWLY 15 FT OF LOT 32  
BLOCK ONE SPRING HARBOR, LOT 30 & W 10 FT OF LOT 31.

Thank you for your consideration,

Respectfully Submitted,

Jason Franzen/Lisa Kasin  
Hart DeNoble Builders, Inc  
Kerin Peterson and Mike Doers  
Property Owners