

August 8, 2022

City of Madison Planning Division
Madison Municipal Building, Suite 017
215 Martin Luther King, Jr. Blvd
Madison, Wisconsin, 53701-2985

Letter of Intent: 5122 Spring Court Conditional Use Application and Demolition of Street Facing Wall

To Whom it May Concern:

Our home is located at 5122 Spring Court in Madison, within the Spring Harbor Neighborhood Association.

The existing one-story “modern international” style house was built in 1956 and consists of 1,637 square feet of living space and an attached 1.5 car garage on a 11,235 square foot lot. The lot is unique in that it has water frontage on both Lake Mendota and Spring Harbor.

Our goal is to use the home as our primary residence and we intend to add approximately 900 square feet of living space and replace the garage. The added living space will accommodate a new entry foyer, bedroom suite, home office, and will allow us to move the mechanical room to the interior of the home.

Highlighted design considerations:

- **Massing:** The single story addition will be located primarily on the Spring Harbor side of the lot. The design maintains the home's low profile and avoids visual crowding along the shoreline. The planned addition maintains a consistent setback along the harbor shoreline.
- **Permeability:** The entire addition will have a green (planted) roof and the driveway will remain a gravel material.
- **Preservation of sightlines:** Our design considered the impact our addition will have on neighboring properties and their water views. The proposed one-story design maintains a lower profile than the neighboring homes, the majority of which have two or more stories.
- **Neighbor Impact:** We have discussed the project with our neighbors on both sides of the property to review the scope and have not received any concerns.

We plan to start the construction phase as soon as the project has the required approvals from the City of Madison.

Thank you for your consideration.

Sincerely,

Eric Gaumnitz and Lisa Andrews
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