

Comments for Plan Commission Meeting

Items #11, 12, 13, 5116 and 5118 Spring Court

Thank you for the opportunity to submit comments on this potential lakefront development project. My name is Chuck Gates, and I live at 5042 Lake Mendota Drive, 6 lots east of the properties in question.

I hope everyone understands the size and scope of this Mega-house project. If approved, this would become the largest residential property in terms of finished square footage, at 9727 ft², in the Madison Assessment database. And the gross lot square footage of 12,347 ft².

City staff analysis states that the median size of the homes in the area is 2,688 square feet. That means this home is nearly four times larger than the average and more than two times larger than the largest residence in the surrounding area, which does not face the lakefront. One of the houses proposed for demolition at 5116 Spring Court is listed at 3469 square feet and is by far the largest on the block that directly faces Lake Mendota.

Section 28.185, Demolition and Removal, states a purpose is to “encourage applicants to strongly consider relocating rather than demolishing existing buildings” I suggest the plan commission members take this in consideration and encourage the applicants to look at the many options elsewhere that would have substantially less total impact if they feel they need such a Mega structure.

Specifically item 9 (c) 6. Requires the plan commission to consider the condition of the properties to be demolished. So far in the process, the only (and scant) information about their condition was supplied by the applicant. The house at 5116 is one of the newest on the block, and looks to be well built and in fantastic shape. 5118 looks just fine from the outside and the only negative listed by the applicant refers to occasional basement flooding problems, but as a lakefront owner in a similar situation, I know this is common and there are many solutions.

I understand the applicants intend to pursue LEED certification, which is laudable. As a founder and former CEO of RenewAire Energy Recovery Ventilation Systems, I am intimately familiar with the LEED process. Application of Energy Recover Ventilators (ERVs) in modern high performance buildings are one of the necessary steps in achieving energy efficiency standards, and is a very important input into the LEED certification process. I have seen countless LEED projects, had several LEED accredited employees, and achieved LEED certification for the two most recent factories that RenewAire built.

So I am in a good position to tell you that the LEED program is aspirational. More realistically it should be named “We’ll try to reduce the very substantial impact of our building project”.

The point is any project has an impact, and certainly a Mega house project like this, regardless of whether they achieve LEED certification, would have a Mega environmental impact in terms of landfilled, mined, forested, and manufactured material. And it would start out with a huge, embodied energy content and it would be highly questionable that the house as portrayed would

require substantially less energy than if the existing homes were moderately renovated. So don't be fooled into thinking there is some positive environmental outcome in this project.

My final comments are how out of character this project would be for the neighborhood. I specifically refer to Conditional Uses Sec. 28.183, (6) 9a) 9. And 13.

Per 9, this is certainly not compatible with the existing or intended character of the area. I encourage you to stroll down the street yourselves.

Per 13, applying the standards to lakefront property, the Commission shall consider the height and bulk of principle buildings on the 5 developed lots on either side. The total bulk of this project is completely off the scale compared to the neighborhood. One interesting detail is combining two lots and not increasing side yard setback effectively cuts net lake public view from side yards in half. In this case, the house would only have a bit more than a 6 foot either side of a double wide lot. Lots of house to look at and a lot less lake view for the public than before.

In summary, I oppose this mega-project because it does not conform to and would detract from the neighborhood and will surely have a mega – environmental impact when compared to options that preserve the existing buildings.

Sincerely,

Chuck Gates
5042 Lake Mendota Dr.

From: [A J](#)
To: [Plan Commission Comments](#)
Subject: Agenda item 79964-79965
Date: Monday, October 30, 2023 2:45:33 PM

Caution: This email was sent from an external source. Avoid unknown links and attachments.

Dear Plan commission,

I am writing about my concerns for the demolition and construction of the properties on 5116-5118 Spring Court. I am all for people having their dream home however this is obscene in a climate where Madison is trying to provide affordable housing to people. So instead of destroying one we are destroying 2 for the sake of 1 and very few will be able to maintain and pay taxes on. The first house is only 17 years old and has been remodeled and tended to by the current owner. 5118 has been recently updated. My parents were the owners of that home (5118) for over 49 years and had purchased it in 1967. With the shortage of houses in Dane county it seems very wasteful. It is not a necessity and does not meet the demolition guidelines. Spring court is a narrow street mostly consisting of homes that remain relatively the same in size and structure even before we sold it in 2016. The house is extravagant being over 10000 sq feet which would raise property taxes and become an eye sore to the current neighborhood. The foundation is higher than the adjoining neighbors. I am requesting a referral for the plan commission based on not only living half my life on that street but taking into account others that still remain in the neighborhood. The largest home on spring court is only 5000 sq feet. I can't imagine the construction and the nightmare it will cause its current residents over 3 years. I still live in the area and was shocked when I drove by to see the demolition sign in the yard. The large structure along with its higher foundation than the neighbors will cause storm water runoff which we already experienced living there. Please consider my concerns.

Amy Jordan

From: [Faith Fitzpatrick](#)
To: [Plan Commission Comments](#)
Subject: # 79965; 10/30/23 meeting; Cond Use - 5116-5118 Spring Ct
Date: Friday, October 27, 2023 10:52:04 PM
Attachments: [PastedGraphic-1.tiff](#)
[ATT00001.txt](#)

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To the Plan Commission.

I oppose the conditional use permit for #79965 based on the following facts:

1) Stormwater: Side yards of 6' width with small swales on each side of the structure are inadequate to handle stormwater from the house, garage and impervious surfaces. The structure sits higher than the adjacent houses and the added height of 1 ft needed for proper foundation installment further confirms the direction of runoff to the adjacent properties (see map showing 1 ft contours from Dane County DCI). Currently there are two swales on either side of the house at 5116. The one on the west side would be filled with the new house construction. With the proposed structures and paved surfaces, runoff generated from a 4" rain (10-yr, 24-hr) will send about 6,000 cubic feet, or 40,000 gallons into the neighbors' yards. This is the equivalent of 5 big milk trucks. I don't think the owner and either of the neighbors is aware of this danger of flooding and erosion as this much water finds its way through their yards to get to the lake. There would also likely be ice buildup that has been common in recent winters with multiple rain on snow events. The landscaping and stormwater handling at 5114, recently built as well, is most becoming and efficient at the same time. I encourage Keri to talk to Jim to find out more on how his was done so well.

Another example of exemplary consideration of stormwater issues and effects on neighbors and the environment is 6,113 sq ft house built at 5404 Lake Mendota Drive. The owners installed French drain systems that did well even in the 2018 flood. They also installed green roofs to help mitigate stormwater production and soften the look of the large structure. They did this in consultation with the Spring Harbor Neighborhood Board.



From: [Marie Dietrich](#)
To: [Plan Commission Comments](#)
Subject: 5116 & 5118 Spring Court
Date: Saturday, October 28, 2023 2:53:26 PM

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Dear members of the plan commission: We oppose the demolition & proposed construction of 5116/18 Spring Court. Spring Court is a narrow street with parking on one side of the street. All of the houses are between 2,000-3,000 square feet. The proposed construction is almost 12,000 square feet, 4-6x all of the other homes. The area also is full of natural springs! The construction will cause water problems for all of the neighbors! The aesthetics are very modern and not in keeping with all of the existing structures. We are also concerned with the precedent this is setting! We think the proposed construction is a really bad idea! It make's absolutely no sense! The lake frontage on the harbor is not the right place for such a large home that looks more like an apartment building! Sincerely, Marie & Erik Infield

10/27/23

Please include this in the comments to the Common Council related to Agenda Item #12 and place it in the file for Legistar #79965 regarding 5116-5118 Spring Court; District 19 in RE: Construction of single family residence greater than 10,000 square feet

To: Plan Commission of Madison, Wisconsin

From: Maureen and Robert Rickman, 5053 Lake Mendota Drive

We are registering our strong opposition to demolition of two existing residences on Spring Court for the purpose of constructing a single family residence. There are numerous concerns about flooding risk, loss of a revered and majestic tree, overall imbalance of environmental damage despite adherence to LEED standards, lack of compliance with neighborhood character, and more.

We are specifically requesting that the Plan Commission deny any action that allows this proposal to move forward based on its excessive size. At over 12,000 square feet, it is significantly larger than several of Madison's most beloved boutique hotels (Governor's Mansion Inn 5,000 sq ft; Hotel Ruby 3,784 sq ft; Mansion Hill Inn 9,000 sq ft). It has two proposed garages which suggests use by more than a single family. Its overall architecture conveys such an imposing air, that even at half its size, it would seem ominous. This is particularly disturbing given that it is just a short distance from a natural spring that is revered by indigenous people as the medicine spring *Mqq'q' Mqq'i*, and honored by our city as the key feature of Merrill Springs Park.

As representatives of our city, you are empowered with the privilege of making decisions that are in the best interest of our community. In balance, you are limited to considering only facts. In this matter, we request that you use the facts to deny permits to allow demolition of existing properties and the proposed conditional use of 5116 and 5118 Spring Court.

Specifically, we ask that you follow city policy.

*"The Plan Commission shall consider the **height and bulk** of principal buildings on the five (5) developed lots or three hundred (300) feet on either side of the lot with the proposed development."*

We have attached a data sheet taken from the city's property tax assessor. It shows that there are 5 houses adjacent to 5118 Spring Court on the harbor side (one also has lakefront access) and 4 lakefront houses adjacent to 5116 Spring Court. The 5th developed area is Merrill Springs Park.

The existing houses on 5116 and 5118 are 2,970 and 3,469 square feet respectively. Both are well above the average of their adjacent neighbors (2,238 sq ft) and the median (2,330 sq ft). They already rank among the largest in the area (3rd and 4th of the adjacent 11 houses). If simply built into one dwelling, their combined size (6,439 sq ft) would be nearly double of the largest house on the block (3,699 sq ft). The proposal nearly doubles that again (12,347 sq ft).

Clearly, doubling the size of a single family dwelling by taking over two lots to create a house is problematic when it results in a dwelling that is nearly double the size of every house in the area. Quadrupling the size brings its bulk to a level that exceeds the size of functional hotels. This is completely unacceptable.

We acknowledge that these neighbors want to have their dream house in a beloved neighborhood. It is up to the Plan Commission to assure that does not become a nightmare for the rest of us. The proposed project provides benefit to too few of us and costs too much for too many of us to move forward.

Thank you. -MDR and RCR

Data from Madison Assessor Pages				
Spring Ct Address	Garage Stalls	Square Footage	L-Lakefront H-Harbor	Summary Data
5104	2	1120	Lakefront	<u>Avg Sq Ft</u>
5106	2	1268	Lakefront	Lakefront: 2,411
5110	2	3570	Lakefront	4/5 adjacent homes: 2,238
5114	2	2840	Lakefront	
5116	3	3469	Lakefront	<u>Median Sq ft</u>
5118	2	2970	Lakefront	Lakefront:
5122	2	1637	Lakefront	4/5 adjacent homes: 2,330
5120	2	954	Harbor	
5128	3	3699	Harbor	<u>5116 Sq Ft Rank</u>
5132	2	2330	Harbor	Lakefront: 2 of 7
5136	2	2725	Harbor	4/5 adjacent homes: 3 of 11
	Avg Sq Ft	Lakefront	2,411	<u>5118 Sq Ft Rank</u>
		5104-5136	2,238	Lakefront: 3 of 7
	Median Sq Ft	Lakefront	2,840	4/5 adjacent homes: 4 of 11
		5104-5136	2,330	
	Rank			Proposed 12,347 sq ft
	5116	Lakefront	2 of 7	
	5116	4/5 adjacent	3 of 11	
	5118	Lakefront	3 of 7	
	5118	4/5 adjacent	4 of 11	
	Total Sq Ft 5116+5118		6,439	

"Be a friend to water." - Mqakq' Mq'q'i

"Be a friend to water." - Māqāqā' Māqā'i

From: [Patrice Kennedy](#)
To: [Plan Commission Comments](#)
Subject: Agenda item 79964, 79965
Date: Friday, October 27, 2023 6:37:45 PM

Caution: This email was sent from an external source. Avoid unknown links and attachments.

Dear Plan Commission,

I am writing about my concerns for the demolition and construction of the properties on 5116-5118 Spring Court.

First, one of the houses to be demolished is only 17 years old, is in very good shape and the other has recently been extensively updated. In a city that has a shortage of housing this seems incredibly wasteful and doesn't meet the demolition guidelines outlined in the Zoning Sec 28.185 "is a public necessity and required in the interest of health, prosperity, and welfare of the people."

Secondly, the proposed structure doesn't meet the conditional use structure guidelines 28.183 and 28.189(6)(a)13 "compatibility with neighborhood and height and bulk compared to five homes on each side." It is enormous! Being over 10,000 sq. Ft., it does not fit in with the appearance and size of other Spring Court - Lake Mendota structures. The largest lake front home on Spring Court is under 5000 square ft.

Third, the house's foundation is higher than its neighbors, very close to their property lines, and the property will be filled with an enormous structure. If we receive a large rainfall of 2-4 inches, the water will have no place to go except to the adjoining house on the left and also run between houses 5122 and 5120 potentially causing flooding of their crawl spaces, driveways and sidewalks.

Please consider these concerns. I am requesting referral for the Plan Commission to approve this at a later meeting and thus vote specifically on the contents of the plans and drawings.

Thank you for your time,
G. Patrice Kennedy,
Spring Harbor resident

From: [Kyle Metzloff](#)
To: [Plan Commission Comments](#)
Cc: [Liz Metzloff](#); [Alice Erickson](#)
Subject: Item 11 October 30 Plan Commission Mtg 79964 - 5116 and 5118 Spring Ct.
Date: Sunday, October 29, 2023 9:02:53 PM

Caution: This email was sent from an external source. Avoid unknown links and attachments.

Dear Planning Commission,

My wife and I reside at 5105 Spring Ct., and my mother at 5122 Lake Mendota Drive which currently has a view between the homes in question. We are writing to oppose the incongruous home that is proposed to be built on what is currently 5116 and 5118 Lake Mendota Drive. This structure will be three or more times the size by square footage of the average home on the lake and is a wasteful and a non-Madisonian home to build especially for two individuals that will reside there.

Vague Plans for Construction:

The current plans are vague and should be better defined as this committee learned with the previous variance granted for 5116 only ~13 years ago, where the total height and appearance of the home was intentionally hidden by the architect using a perspective drawing of the garage which hid the much larger structure behind it deceiving residents. In fact, they had to increase the height of the house due to the groundwater problem with a deep basement proposed. This will be a repeat of the same and the height plus one foot which was only granted due to the groundwater problem will be replicated making it a structure that greatly exceed the maximum height. This structure needs to be made much smaller and shorter to comply with Madison zoning.

Sewer Easement:

There is a sewer that runs through the property with an easement. Is this structure proposed going to encroach on this easement? Homes or other structures were to be kept away from this sewer line as the city may need to have access to the pipe. Has this issue been addressed? What is the setback required for this?

Storm Water Control and environmental impact:

What is the plan for storm water runoff? The area under roof for this home is going to make water runoff for this property a major concern. What is the plan for this is there an environmental impact study. The current house on 5116 was just built 13 years ago with the demolition of the property. 5118 was just renovated and now will be destroyed. Certainly a LEED construction project for a 9000 sq.ft will not compensate for the energy wasted making the previous two structures no matter how efficient, over th lifetime of the house making; this an egregious waste of energy. I am surprised that the City of Madison would not fight this environmental disaster and prevent it from being built as this City claimed to be "Green".

View Blockage:

This new structure will block the view from my mothers house between the two houses if this new building will be passed. It is not fair that someone can build something that decreases the value of the homes around and there is no compensation to the other homeowners. Many other cities have rules that pertain to blockage of views without compensation or even a hearing with this as a consideration. This lack of backbone by the city is frustrating as over the years the beautiful view of the lake and the value it adds to the house is chipped away

without any compensation. This will lead to lawsuits in the future of this city.

Construction Noise and Nuisance:

I have heard that this building will take 3 years to complete. Every day we struggle to get out of our dead end street and are woken before the 7am because of the workers getting to the site early and idling diesel engines of dump trucks and construction equipment. There has been at least one home being built on this street for the last 5 years. It is beyond maddening that I am blocked in many times per week and have to beg the workers to move their equipment. This disruption should be considered and the timeline of a project should be kept to a minimum. This needs to be addressed in the contract and no construction vehicles on the street! The trucks can park across the road so we can come and go without delay.

Thank you for your Consideration,

Kyle & Liz 5105 Lake Mendota Drive

kmetzloff@gmail.com

Elma Metzloff 5122 Lake Mendota Drive

DATE: October 28, 2023

TO: Plan Commission, City of Madison (pccomments@cityofmadison.com)
Alder Kristen Slack District 19

FROM: Candy Schrank, Madison, WI

RE: Demolition, Conditional Use, and Lakefront Development at 5116-5118 Spring Court
October 30, 2023 Plan Commission
Agenda Items 11 (79967), 12 (79965), and 13 (79980)

First, thank you all for your service to Madison and our neighborhood and for considering the following position.

The request for permission to demolish two homes (one built only 17 years ago) and construct a precedent setting mega-sized 12,347sf home on the historic and quaint Spring Court is insufficient and should be denied for several reasons.

Madison's database for Assessments (records as of December 16, 2022 accessed October 20, 2023 4:04 pm) contains no homes of this size. The submitted design plans show the gross building space of 12,347 sq ft plus about 8,000 sq ft of non-living space (decks, pools, garages, patios, outdoor kitchen, etc). Madison's assessment records show the largest existing home contains living space of 9342 sq ft at 100 Thorstrand Drive. On Spring Court, the home with the largest living space of 3,699 sq ft is at 5128 Spring Ct. Approval of the proposed design would be a precedent. Madison needs to take a more forward approach to energy conservation and reduce the maximum size of homes allowed on small parcels, especially those along the lake.

In addition, the application is insufficient because it does not overtly address the standards for demolition nor those required for a conditional use and lakefront development permit. Further, there are several other important detrimental aspects of this proposal for the City and the neighborhood.

DOES NOT MEET DEMOLITION STANDARDS: The purpose of Madison's demolition standards is to encourage applicants to strongly consider relocating rather than demolish existing buildings and to maximize recycling and reuse of material. The request to demolish two homes is incomplete because it does not overtly address the standards for demolition Madison Municipal Code Sec 28.185 (4) and 28.185(9).

Sec. 28.185(4)(e) – the applicant has not described the attempt to relocate the two existing houses.

Sec. 28.185(9)(b) - the applicant has not described how the contents and materials of the two existing houses will be reused and recycled

Sec. 28.185(9)(c)1 – the applicant has not provided an estimated cost to move the two homes and information on the efforts taken to relocate the two homes.

28.185(9)(c)3 – the reuse of materials is not described.

28.185(9)(c)6 – the condition of the two houses is not described and the photos do not show conditions that require demolition. It is very apparent that there is not a valid reason for demolishing a 3,469-sf home built in 2006. In the application letter, the rationale stated for the 12,000+ square foot home is so two families can live together. That alone does not justify a 12,347-sf home. The two homes that are proposed for demolition total 6,439 sq ft. If two families are currently living in 6,439-sf, why not build a 7,000 sf home?

DOES NOT MEET ZONING AND CONDITION USE STANDARDS: The design and bulk of this proposed mega-house is not compatible with the zoning district TR's purpose stated in MGO 28.041 – Compatibility, consistency, sensitivity to traditional residential area in terms design features. In addition, many of the required conditional use standards have not been addressed one by one nor even mentioned per MGO 28.183(6):

28.183(6)(a)3 – the large box home will likely impair and diminish the uses, values, enjoyment of other property in the neighborhood. The mass of a 12,347-sf home will impair the people who live or walk on the street in terms of their views of the lake – their home values will be diminished but the tax rates likely won't reflect this. Reflecting light and glare from the proposed siding comprised of metal, glass, and porcelain tile will impair views and create heat spots. Runoff will flow off of the lot, raised 1 foot per plans, onto neighbors property.

28.183(6)(a) 9 – The proposed design is not compatible with the majority of homes in the neighborhood and most on the street. The architectural quality and amenities are out of scope compared to existing homes.

28.183(6)(a)13 – Because this is lakefront property, this request is required by MGO 28.183.(6)(a)13 to provide information on the height and bulk compared to 5 homes on each side or within 300 ft. A visual representation of the neighboring homes next to the proposed home should be presented in order to ascertain the visual impact. This proposal will completely fill the width of the combined two lots up to the side yard setbacks. In addition, the impact of the proposed design will be even more so because the height combined with the flat top, will create a mass that is out of character for the neighborhood and certainly more so for Spring Court.

DOES NOT MEET LAKEFRONT DEVELOPMENT STANDARDS: Per Sec. 28.138 (1), the construction of a house of this proposed size plus all the external hardscape (two driveways, two garages, pool, patio) on a lot with a surface area of less than 30,000 sq ft is contrary to the purpose of the Lakefront development codes that of “preserving and enhancing water quality, habitats, viewsheds, and other environmental and aesthetic qualities of lakes”. This proposal does not have the lake quality in mind and would be a detriment. The plan lists a proposed total of about 8,391 sf of outside hard structures in addition to the oversized footprint of the main living space. Combining the two lots effectively eliminates half of the view of the lake from the road plus impairs the view from the lake towards land especially since the proposed structures would completely fill the width of the new lot to the side yard setbacks and a lack of shoreline vegetation screens the view from the lake of the mega-house. Madison needs to be more protective and forward in restoring more natural vegetation versus manicured green space (e.g. sod) along the lakeshore. Madison's shoreline is continually being unnaturally altered in a piece-meal fashion with hardscape.

DEMO of two homes and CONSTRUCTION OF MEGA HOUSE IS INCONSISTENT WITH LEED

PRINCIPLES - While I applaud the intent to obtain LEED certification and bird-friendlier glass, I cannot see how this project is minimizing resource and energy use or meet sustainability principles (<https://www.usgbc.org/about/mission-vision>). The LEED argument is false because demolishing two homes with no stated reuse and constructing a new mega home of 12,347-sf clearly does not minimize use of resources and will use MORE energy than both homes proposed for demolition. Where are the energy savings calculations comparing the existing structures to the mega house to back up this stated intention? And perhaps more importantly, what is the total of the resources and materials consumed to construct the house. How can demolition of a fine home meet the intent of LEED to reduce, reuse, and minimize?

Finally, it has not been made clear that the proposed demolition of 2 homes, one only 17 years old, is consistent with the Sec 28.185 Standard of Approval 7 - the health, prosperity, safety, and welfare of the City of Madison. How will demolition of two fine affordable homes be consistent with the health, prosperity, safety, and welfare of Madison? I understand one house has reported basement flooding problems. As a lakefront property owner with a low basement, I can assure you the problems are remediable.

AFFORDABLE HOUSING – This request should not be approved because it is contrary to Madison's goal of increasing affordable housing. Not only are two perfectly good homes being destroyed, but a mega house is also being proposed that only a few people will be able to purchase, pay taxes, and maintain over it's future.