

§ MEMORANDUM - October 7, 2019 §

To: Members, Madison Plan Commission
Matthew Tucker, Zoning Administrator

Cc: Keith Furman, Alder Dist 19
Sydney Prusak, Planning & Zoning
Aaron Crandall, President SHNA

Subj: Lake Mendota Drive neighborhood concerns and objections to current proposal for construction of a 10,648 sq ft residence at 5454 Lake Mendota Drive.

The building and site plans accompanying the applicant's proposal for construction of a new residential dwelling at 5454 Lake Mendota Drive fail to address critical structural, land gradient, water table and size/mass conditions, all of which must be accommodated within a narrow 66' building lot located in an established Lake Mendota beachfront neighborhood.

We strongly recommend referral of this conditional use application(s) for the following reasons:

Building size and mass. Construction of a 10,648 square foot residence on a 66' lakefront land parcel is strongly opposed by those whose names are shown below. We support the redevelopment of this lakefront property, but also expect the design and siting of the new residence will not impair or diminish (Chapt 28.183) the use and value of other nearby properties. No house of this size on the Madison end of Lake Mendota Drive has been constructed on a 66' lot. The largest residence on Lake Mendota Drive from Spring Harbor west is approximately 7,000 square feet—and it is on a building lot with 100' lakefront.

Building impact. The west wall (left-side wall) of the proposed residence is 95 feet long and tapers from 2 stories from the garage end down to a 3-story lakefront facade. This massive straight wall with no indentations or breaks in form, will stand 10' to 15' above the bedroom and living room windows of the adjoining property on the north-west side. The tall wall with long flat roof-line will likely shade the adjacent neighbor's windows 3 to 4 months of the year. A 12-month sun angle and shade analysis is called for before conditional use is approved.

Water and drainage hazards. A 22' deep excavation for the construction of a 35'x74' basement with 16' to 18' walls will extend below lake level and will cut through the water table. This will block normal ground flow from University Ave elevations toward the lake. Hydrologists with experience in lakefront construction indicate that a barrier of this size will raise the water table on both sides of the property and potentially flood basements and lakeside patios on adjoining properties. A rise in water table may also soften the roadbed of frontal streets. Current high rainfall and high lake levels have reactivated historic seepage springs near the lakefront. A complete drainage plan should be provided to include roof water runoff and provision for drainage swales to direct surface water toward the lake and away from adjoining properties.

We recommend a qualified engineering analysis be provided showing water table, ground flow, and surface drainage indicating anticipated changes in water table and flooding risks potentially impacting this and adjoining properties. This requirement is in line with conditional use standards: "The uses, values and enjoyment of other property in the neighborhood for purposes already established will not be substantially impaired or diminished. . ." [Chapt 28.183(6)]

Tall retaining wall on right side of property. The retaining wall estimated at 8' tall on the right (east) side of the property is sketched in the plan but is not described in any way—a key omission. The wall, presumably located against the property line, places it only 7' from the

adjoining property's garage wall. It will reduce by half the normal combined side yard setback between two standing structures on adjoining properties. OSHA safety standards require walls of this height with pedestrian movement above to be topped with a 36" guard rail constructed with narrow openings to prevent small children from climbing through. The wall with railing will create an 11' physical and visual barrier. The tall wall constitutes a safety hazard to children and pets. A wall of this height and magnitude will be boldly visible to on-coming traffic on Lake Mendota Drive. It is uncharacteristic of any other property on the west Lake Mendota shoreline and constitutes an unacceptable encroachment to the open-vista, tree-lined landscape of the shoreline.

Given the large number of unanswered questions, the unprecedented size of this structure, and the wide range of probable negative impacts, we believe a vote to refer is justified.

Respectfully submitted,

Mary Balistreri - Lake Mendota Drive
Ted Balistreri - Lake Mendota Drive
John F. Batson - Lake Mendota Drive
Elmer Leroy Bjerke - Greening Lane
Derrick Buisch - Lake Mendota Drive
Don Carlson - Lake Mendota Drive
Roy Christianson - Lake Mendota Drive
Diane Christiansen - Lake Mendota Drive
Andrew Cohn - Lake Mendota Drive
Sarah Congdon - Greening Lane
David Hill - Greening Lane
Nancy Ellison - Camelot Drive
Tamara England-Zelenski - Spring Court
Dave Erickson - Spring Court
Alice Erickson - Spring Court
Herman Felstehausen - Merrill Springs Rd
David R Fisher - Lake Mendota Drive
Becky V Fisher - Lake Mendota Drive
Faith Fitzpatrick - Spring Court
Frank Goodin - Lake Mendota Drive
Karen Goodin - Lake Mendota Drive
Linda Hogle - Lake Mendota Drive
Anna Jalensky - Lake Mendota Drive
Janet Loewi - Lake Mendota Drive
Jim Mankopf - Lake Mendota Drive
Catherine Martin - Lake Mendota Drive
Sally Miley - Lake Mendota Drive
Mike Miley - Lake Mendota Drive
Barry Mirkin - Harbor Court
Amy Nickles - Lake Mendota Drive
Jerry Nickles - Lake Mendota Drive
Tim Piatt - Greening Lane
Heidi Sonnenburg - Greening Lane
Jana Stewart - Lake Mendota Drive
Jeffrey Prey - Lake Mendota Drive
John Thompson - Spring Court
Kim Vergeront - Lake Mendota Drive
John Wienck - Lake Mendota Drive

From: [Herman Felstehausen](#)
To: [Prusak, Sydney](#); [Tucker, Matthew](#)
Cc: [Aaron Crandall](#); [Herman Felstehausen](#)
Subject: Re: Attached in PDF file is Lake Mendota Drive neighborhood memorandum regarding Cox 5454 LMD application
Date: Tuesday, October 08, 2019 4:06:50 PM

Sydney & Matt,

The Plan Commission memorandum was prepared by a group of ‘Concerned Neighborhood Residents’ that informally identifies itself as the Lake Mendota Drive neighborhood group. It is separate from the Spring Harbor Neighborhood Association (SHNA). While the Spring Harbor Association Board meets regularly and invites developers to present their plans at monthly meetings, it has no mechanism to develop position statements to reflect the views of the entire neighborhood. Only projects that have neighborhood-wide impact such as a new highway generate an association report.

It should be emphasized that concerned citizens like those represented here that organize to document development project shortcomings, or to point out probable adverse impacts, should not be discounted over against those of an established association or board. Madison is organized on a foundation of citizen government. Volunteer citizen bodies have the same right to representation as formally established boards and bodies.

Regards,
Herman Felstehausen
Copy to: Lake Mendota Drive group

On Oct 8, 2019, at 10:42 AM, Prusak, Sydney <SPrusak@cityofmadison.com> wrote:

Hi Herman – is this an official memo from the Spring Harbor Neighborhood Association or just from concerned immediate neighbors?

Thanks,
Sydney

From: Herman Felstehausen [<mailto:hhfelste@wisc.edu>]
Sent: Monday, October 07, 2019 10:25 PM
To: Tucker, Matthew <MTucker@cityofmadison.com>; Prusak, Sydney <SPrusak@cityofmadison.com>
Cc: Herman Felstehausen <hhfelste@wisc.edu>
Subject: Attached in PDF file is Lake Mendota Drive neighborhood memorandum regarding Cox 5454 LMD application

Matt & Sydney,
The attached PDF file consists of a memorandum to Plan Commission concerning objections to approval of Cathy Cox's conditional use application(s) to be heard on Oct 14, 2019.

This email will be immediately followed an email with the same text in email form.
Use either or both for copy and distribution.

Herman Felstehausen.

From: [Kathy Cox](#)
To: [Prusak, Sydney](#); [DESIGN](#); [INFO](#)
Cc: [Tucker, Matthew](#); [Furman, Keith](#); [Mitchell R. Olson](#)
Subject: RE: Lake Mendota Drive neighborhood recommends referral of 5454 Lake Mendota Drive conditional use application
Date: Tuesday, October 08, 2019 3:38:54 PM
Attachments: [image001.png](#)

Hello All:

I have been working on my house plans for going on two years now. I initially submitted to Plan Commission on 1/15/19 for the 2/25/19 meeting. Information regarding my lakefront setback calculation necessitated a change in the plans so we delayed until the 4/8/19 meeting. Additional information came up that delayed me from going to that meeting and I resubmitted on 8/28/19 for the 10/14/19 meeting.

Since January 2019, I and my architect, have met with the Spring Harbor Neighborhood Association on 3 separate occasions. This was done in good faith to hear their concerns and provide me time to address them. The house plans have basically remained the same throughout this process. We did make it a bit smaller to fit within the revised lakefront setback, but the basic elements of the plans have remained the same.

There has always been a multi-purpose room on the plans, a retaining wall on a portion of the east side property line, the height of the house has remained constant and the aesthetic design has remained the same. The Association has had access to these plans for several weeks, if not months, and asking for a delay at this stage is inappropriate and unnecessary.

At the last neighborhood meeting I had various engineers present to address their concerns. I stated at the meeting that I would have a letter written to address the foundation water displacement concerns and I am in the process of obtaining that now. The engineers have been on site and have taken measurements of the neighbor's property to the east (even went inside the basement and had a discussion with Andy Russell). I did not hear back from Amy and Jerry, the neighbor's to the west, in time to have the engineers go in their house.

A question came up at the neighborhood meeting on 9/26/19 about my drainage plan. Bruce, from D' Onofrio Kottke and Associates, addressed their questions and Mark Udvari-Solner indicated the drainage plan was included in the submission packet. Please refer to the packet that was submitted to answer further questions as their request is redundant.

I will not be completing a shade study. I am attaching some pictures that were taken today at 1:38pm. My current house shades the side of the neighbor's house to the west now and their trees shade their house. Also, their plantings and trees in their front yard shade their house. The trees across the street on Lake Mendota Drive also cast significant shade on both our houses. I see no relevant point to spending the time and money to conduct a shade study.

We are prepared for the meeting on Oct. 14th, 2019 and strongly oppose any delay. We will be there and will be prepared to address any and all concerns. Please let me know if there are any

additional concerns so we can be prepared as best we can for the meeting on the 14th. Thank you.

Best Regards,



Kathy S. Cox, M.S.

President

25 Turnwood Circle | Verona, WI 53593

Phone: 608.848.8900 | Direct: 608.855.9120 | Fax: 608.848.1552

This electronic communication contains privileged and confidential information intended only for the use of the addressee named above. If you are not the intended recipient of this communication, or the employee or agent responsible for delivering it to the intended recipient, you are hereby notified that any copying of this communication, or use of dissemination of the information in it, is strictly prohibited. If you have received this communication in error, please immediately notify the sender by replying to this communication or by telephone.







udvari-solner.com
608.233.1480

udvari
solner





From: [Jeff Weber](#)
To: [Prusak, Sydney](#)
Cc: [Furman, Keith](#)
Subject: COX 5454 Lake Mendota Drive
Date: Monday, October 07, 2019 8:42:01 PM

Sydney,

Below are my comments on the redevelopment of 5454 Lake Mendota Dr., for consideration by the City Plan Commission.

I moved with my family to the Spring Harbor neighborhood in 2004. We were attracted by the lake views afforded by the neighborhood. The views have always been part of the neighborhood charm.

In the last few years, we have become increasingly concerned regarding the trend for quaint lake front homes to be demolished, and rebuilt, typically up to the set back limits. The rebuilt homes are typically dramatically bigger than other neighborhood homes, with the exception of other lakefront homes. The net effect has been a marked change in our neighborhood. Previous views to the lake have been reduced, to essentially slits in some locations. The original charm of Spring Harbor neighborhood is being lost as we speak. I am concerned that our neighborhood is splitting into two neighborhoods, the lakefront home owners, and everyone else.

There has part of the trend for the lakefront homes to grow ever bigger than the other homes in the neighborhood. Recent estimates put the size of the new 5454 Lake Mendota Drive structure at over 10,000 sq. ft. (udvari-solner design company, 9/30/2019). If approved, I am also very concerned that this very large size, can then be used in turn by other nearby lakefront homeowners to justify their future plans to build very large homes. This will serve to incentivize demolition of traditional Spring Harbor homes, and replacement with structures built to the legal size limit.

In summary, I have great misgivings about any new construction along Lake Mendota Drive in Spring Harbor, which reduces lake views for the neighborhood residents. A relatively small number of lakefront homeowners gain increased access to lake views at the expense of the majority of neighborhood residents.

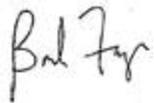
Regards,
Jeffrey S Weber
1820 Baker Ave
Madison, WI 53705

From: [Barbra Fagan](#)
To: [Tucker, Matthew](#); [Furman, Keith](#); [Prusak, Sydney](#)
Subject: Kathy Cox home plan design
Date: Monday, October 07, 2019 8:58:52 AM

Good morning,

I am writing to you on behalf of Kathy Cox and her desire to build a home in the Spring Harbor neighborhood. I have reviewed her plans and this home fits quite well with design of this neighborhood. I have seen her current home and this new design is aesthetically pleasing with a low street profile. Quite honestly, what Kathy has done to this property since her purchase has been nothing short of amazing. From day one, everything she did enhanced the beauty of the property. Her new home design continues down that path and I support her plans to build this home.

Regards,



Barbra Fagan, MS, MAACVPR
2014 President American Association of Cardiovascular and Pulmonary Rehabilitation
Cell: [REDACTED]

Knowledge can give one power, but CHARACTER can give one RESPECT.

Memo To: Plan Commission

CC: Zoning Administrator Matt Tucker, Alderman Keith Furman, SHNA President Aaron Crandall

10/5/2019

Conditional Use – Chapter 28.183 (6-a): “the establishment of the conditional use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district. The uses, values and enjoyment of other property in the neighborhood for purposes already established will not be substantially impaired or diminished in any foreseeable manner”

In 1975 I was a new teacher and cross country coach at Middleton High School and decided one day to run from work over to my home on Monroe St. Being new to WI, I got out my map and plotted a route along something called Lake Mendota Drive. Even today, I can vividly remember my impressions of that run along this amazing road – it was still quite rustic; cottages, lake views, lots of trees and incredibly peaceful. Little did I know that in 4 years I would own a home in that neighborhood where I still reside today. Forty four years later, much has changed – the city has grown out to this neighborhood, and a majority of homes have been teardowns or remodels, but I still marvel at the continued beauty and character this neighborhood retains. I know others do also as it is a popular throughway for walkers, bikers, dog walkers, baby strollers, runners, people of all ages – you name it. It is a unique community in the city of Madison.

I am writing today as I am greatly alarmed by the proposed construction of 5454 and I am not alone in that thought. You will receive comments on size, loss of trees, danger to our already threatened watershed, dramatic effect to the next door neighbors, etc. These are many, many valid arguments against this construction. However, I want to gear my comment towards “normal and orderly development” as this disturbs me greatly. It is unclear how someone from outside the area can come in and set the precedent to dramatically change a neighborhood which has existed for over 100 years in a certain style (mentioned above). Once this house goes in, the sky’s the limit. This is in no way normal. At more than 10,000 sq. ft., this house is easily more than double the size of almost any house in the neighborhood. More teardowns are coming – it is the nature of the neighborhood and its history. If this house is built, Lake Mendota Drive of the future will have little in common with our beloved community avenue of 2019.

Please oppose this development as it is currently proposed.

Alice Erickson
Spring Ct.

From: [John Batson](#)
To: [Prusak, Sydney](#)
Subject: Development of 5554 Lake Mendota Dr
Date: Saturday, October 05, 2019 2:12:14 PM

I wish to express my concerns regarding the housing project of 5454 Lake Mendota Dr.

Firstly I think of placing a personal home of approximately 10,000sq feet on a lot that is only 66 ft wide should not be permitted. Secondly the idea of a basement (gym) as proposed should most definitely be denied for the following reason. An impermeable subterranean structure of that size is comparable to placement of a boulder in the middle of underground water movement. The water will be displaced to the sides of and beneath adjacent properties for which the adjacent owners will have only expensive remedies, if any.

Thank you for allowing me the opportunity to express my concerns.

Sincerely,

John F Batson
5520 Lake Mendota Dr
Madison, WI 53705

Sent from my iPhone

From: [Furman, Keith](#)
To: [Prusak, Sydney](#)
Subject: Fw: Kathy Cox lake house plans
Date: Friday, October 04, 2019 4:17:51 PM

Former resident of Janesville, WI. Currently reside in Austin, TX.
12501 Orba Dr
Austin, TX 78739

From: Aaron Best <apbest73@gmail.com>
Sent: Friday, October 4, 2019 4:07 PM
To: Furman, Keith
Subject: Kathy Cox lake house plans

Dear Mr. Furman

I am writing this email in support of the lake house renovation plans proposed by Kathy Cox. I have discussed this with her and am in support. The house fits within the design of the neighborhood, it is aesthetically pleasing, the profile from the street is low, it does not block the lake view any more than the existing house did.

Thank you
Aaron Best

Sent from [Mail](#) for Windows 10

From: [Furman, Keith](#)
To: [Prusak, Sydney](#)
Subject: Fw: Property at 5454 Lake Mendota Dr. Madison Wi
Date: Friday, October 04, 2019 4:27:40 PM

3642 Marigold Circle Middleton, WI

From: Christine Nagel <ghw191@yahoo.com>
Sent: Friday, October 4, 2019 2:47 PM
To: Furman, Keith
Subject: Property at 5454 Lake Mendota Dr. Madison Wi

Dear Mr. Furman,

I have reviewed the revised plans that homeowner Kathy Cox has proposed for the above mentioned property. It appears that she has met the guidelines set forth for razing the current home and the build of a new residence. The plan for the new home is both aesthetically pleasing and is the same height of the current home on the property.

Please consider Ms. Cox's plan for improvement in this lakefront neighborhood.

Thank you.

Sincerely,

Christine Nagel

Name (optional) LINDA Hogle

Address (optional) 5521 Lake Mendota Dr

Please share with me your thoughts about the proposed project.

Some questions you may want to provide comments on are:

- What are the best things about the proposed project?
- What do you object to about the proposed project?
- What would you change about the proposed project?

~~Need~~ need ^{imperious surfaces} ^{SIZE} geotechnical reports

• need data on water flow

• need data on impact beyond immediately
juxtaposing houses - water runoff
in area is consistently problematic

• Engineering + Planning must consider
environmental impact and in-process
flood mitigation efforts when reviewing
the project. Climate change will
continue to impact the entire neighborhood
and overbuilding will contribute
to the problem.

• Is city reviewing storm sewer + runoff in
light of several large structures with large
structure-to-land ratio/proportion?

• when neighboring houses are affected by
property damage, what is the role of the city?

Name (optional) Linda Layman

Address (optional) 4938 Lake Mendota Dr

Please share with me your thoughts about the proposed project.

Some questions you may want to provide comments on are:

- What are the best things about the proposed project?
- What do you object to about the proposed project?
- What would you change about the proposed project?

Just because there is no law about maximizing a house size on a lot doesn't mean that all neighbors should have their homes values reduced and lives impaired by a new home.

I do not think all ~~homes~~ houses should stay the same forever, but radically affecting a neighborhood is not in the best interest of a city.

Affecting the drainage, sunlight, views for the adjacent neighbors should be minimal.

- over -

Over shadowing the neighbors,
killing neighbors trees and
other plantings, and making
more modest houses ~~look~~
values decline because of
the very large new house.

Example is the new
10,000 sq ft house further
down Lake Mendota Dr. The
Scale of this house dwarfs the
neighboring houses, totally out
of place in an area with
smaller lots. A very large
house should have extra
large setbacks.

From: [Candy Schrank](#)
To: [Prusak, Sydney](#); [Furman, Keith](#)
Subject: 5454 Lake Mendota Dr
Date: Thursday, September 26, 2019 7:28:10 PM

I would like to submit my comments on the proposed plan for 5454 Lake Mendota Dr as described at:

<https://www.cityofmadison.com/dpced/planning/5454-lake-mendota-drive/3247/>

The proposed structure totaling 9995 sq ft of living space for a 17,151 sq ft lot with only 66 ft of lake frontage is too large and would create hard structures on most of the lot even more than other recently built large homes in the area (5166 Spring Ct; 5404, 5010, and 5404 Lake Mendota Dr).

Increasing volumes of hard structures next to Lake Mendota are becoming more and more detrimental to the neighborhood greenspace and surface water. Less infiltration results in more runoff of warmer and poorer quality water entering the Lake.

The massive size does not take into account the need to limit hard structures. Our housing needs to better maximize greenspace and tree canopy to support cooling of both land and water and provide habitat for bird populations that are declining (<https://www.birds.cornell.edu/home/bring-birds-back>)

In addition, in-water boathouses should not be allowed even if a former boathouse existed. Hard structures in the lake and on the shoreline cause wave amplification, replace natural wildlife-supporting shorelines, and are unsightly. Eventually the waves and ice damage will cause concrete chunks to enter the lake.

Respectfully,

Candy Schrank
Madison, Wi

[Sent from Yahoo Mail on Android](#)

From: [Sally Miley](#)
To: [Prusak, Sydney](#)
Cc: [Tucker, Matthew](#)
Subject: 5454 Lake Mendota Drive
Date: Friday, October 04, 2019 7:43:46 AM

We are writing to you to raise the issue of trees in the proposed project.

Since acquiring 5454 Lake Mendota Drive some two years ago, the owner has taken down about 7 trees and removed a large limb that projected over the property line from a tree in the yard to her left, severely damaging the tree. It is now dying. She proposes to take down a 100 year old Linden tree, also in the yard to the left, that will mostly likely be killed during construction. Her landscape plan apparently does not call for replacement trees.

The city's Urban Forestry Task Force completed a report this summer which was reviewed by both Planning and Zoning staff, numerous commissions and committees, including the Plan Commission, and the Common Council. The report discusses the benefits of the urban forest and the threats to it posed by disease such as Emerald Ash Borer and development. Residents of the Spring Harbor Neighborhood have been keenly aware of these threats for some time.

Our neighborhood is losing many of its stately trees to EAB and oak wilt and also development. Every time a lot is redeveloped, trees are taken down and seldom replaced, compounding the losses to disease. The effect is becoming very noticeable.

We urge you to consider the landscaping at [5454 Lake Mendota Drive](#) in the context of the Urban Forestry Task Force Report. The report specifically notes the opportunity for improvement represented by the front yards and back yards of the 30% of the city's land area which is single family housing. Replacement of at least some of the trees which have been removed at 5454 Lake Mendota Drive will not only benefit the urban environment and contribute toward the goals of the report, but will be of great value in handling the increasing amounts of stormwater we are experiencing, especially since the shoreline of this property now appears to be almost entirely impervious surface (boathouse and large patio). As discussed at our recent neighborhood meeting, Spring Harbor is one of areas of the city severely impacted by stormwater and is part of the ongoing watershed study City Engineering is conducting. According to the task force report, "trees reduce stormwater runoff by capturing and storing rainfall in their canopy and the soils supporting their roots. Trees and their root systems are also effective at slowing run-off and reducing erosion."

Thank you for your attention.

Sally and Mike Miley
5400 Lake Mendota Drive

From: [Furman, Keith](#)
To: [Prusak, Sydney](#)
Subject: FW: 5454 Lake Mendota Drive building plans
Date: Friday, October 04, 2019 11:10:37 AM

-----Original Message-----

From: chrisbeth@wctc.net <chrisbeth@wctc.net>
Sent: Tuesday, October 1, 2019 2:36 PM
To: Furman, Keith <district19@cityofmadison.com>
Subject: 5454 Lake Mendota Drive building plans

Hi Keith:

I am writing to you about the plans to build a new house at 5454 Lake Mendota Drive. I have seen the plans for the new house the owner would like to build and I find it very tastefully done. The new house will not be any higher than the existing house, so it will not change the lake view for anyone. These plans mimic the designs of many other houses that are on Lake Mendota, even very near to the proposed building site.

I see no problem with allowing the owner of this property to build the home for which they have drawn up plans.

Sincerely,
Beth Biedenbender

From: [Furman, Keith](#)
To: [Prusak, Sydney](#)
Subject: FW: Kathy Cox Plans - 5454 Lake Mendota Dr.
Date: Friday, October 04, 2019 11:29:04 AM

111 E. Water St. Apt 114, Appleton, WI 54911

From: Clay Best <uwmfinance95@gmail.com>
Sent: Friday, October 4, 2019 11:20 AM
To: Furman, Keith <district19@cityofmadison.com>
Subject: Kathy Cox Plans - 5454 Lake Mendota Dr.

Dear Mr. Furman:

I've known Kathy Cox for over 40 years. Anything Kathy does, is always above board, and first class. She does not cut corners, nor spares expenses in any endeavor.

On Saturday August 10th, I was able to view Kathy Cox's property at 5454 Lake Mendota Dr. We discussed her vision for the property. Kathy's vision and corresponding plans are aesthetically pleasing. All the plans I have viewed are low-profile, fits in the existing neighborhood style, and will only help the neighborhood property values.

I sincerely hope these comments have merit and help in the Plan Commission's decision-making process.

Sincerely,
James Clay Best



Virus-free. www.avg.com

From: [Furman, Keith](#)
To: [Prusak, Sydney](#)
Subject: FW: Kathy Cox proposed plans
Date: Friday, October 04, 2019 11:09:40 AM

1709 Camus lane #5

From: Hailey Pirus <hailey.pirus@hotmail.com>
Sent: Wednesday, October 2, 2019 9:31 PM
To: Furman, Keith <district19@cityofmadison.com>
Subject: Kathy Cox proposed plans

Hello Alder Furman,

I am writing you today in regards to Kathy Cox's home plans here in my neighborhood. In short, I support Kathy's proposed plans. I believe her proposed plans would fit the neighborhood and even enhance the property values of the surrounding homes.

I have lived in the neighborhood for over 7 years now. I frequently walk my dogs down Lake Mendota drive and the surrounding streets. There are many large homes, many "industrial" style homes. I find it almost silly, in a way, to think anyone who decides to buy and build along the lake would rebuild a smaller home that looks like it was built 75+ years ago, as many of my neighbors seemingly want Kathy to do.

Madison is a modern, up and coming city where change and diversity should be welcomed as a good thing. Kathy isn't destroying an important historical home and replacing it. Looking at the blueprints, and now the visual display boards that were at the last meeting that show her home exterior, I don't find her design to be anything out of the ordinary. I think the proposed home would actually be quite a nice addition to the neighborhood in replacement of the older more run down home that currently stands on the property.

In regards to comments at the meetings about "lake visibility" from the sides of Kathy's home. I frequently walk to the bench at Epworth court to enjoy public access to the lake as well as the beach a little further down the road. I took a walk the other day and observed many obstructions between many of the other homes to the view of the lake. The current home on the lot doesn't allow for much lake view and fits most of the width of the property. I can't imagine any build that would somehow keep a height similar to neighboring homes and some how be a slimmer build than the current home. Looking at the proposed plans I imagine the ability to view the lake will remain nearly the same. If anything the view will become more appealing as currently the lot is not landscaped and I imagine there are plans to do so once the home is built.

I appreciate your time.

Take care,

Hailey Pirus

From: [Furman, Keith](#)
To: [Prusak, Sydney](#)
Subject: FW: Lake House Plan - 5454 Lake Mendota Drive
Date: Friday, October 04, 2019 11:10:55 AM

From: Brent Wood <fxstdi04@yahoo.com>
Sent: Tuesday, October 1, 2019 4:47 PM
To: Furman, Keith <district19@cityofmadison.com>
Subject: Lake House Plan - 5454 Lake Mendota Drive

Dear Keith,

I am emailing you my support for Kathy Cox.

The house plan for Kathy S. Cox at 5454 Lake Mendota Drive is aesthetically pleasing, bringing modern, contemporary design to the neighborhood. The open profile from the street provides a good lake view, and I support Kathy in her plans to build this house.

Respectfully,

Brent Wood

From: [Furman, Keith](#)
To: [Prusak, Sydney](#)
Subject: FW: Regarding Kathy Cox's Lake Mendota Drive property
Date: Friday, October 04, 2019 8:09:17 AM

From: Domingo <third_eye_jedi24@yahoo.com>
Sent: Friday, October 4, 2019 1:03 AM
To: Furman, Keith <district19@cityofmadison.com>
Subject: Regarding Kathy Cox's Lake Mendota Drive property

My name is Domingo Figueroa. I live in the neighborhood at 1709 Camus lane and would like to voice support for Kathy Cox's proposed plans.

As long as she abides by the regulations and demands of her hired professionals, I don't see a reason why Kathy shouldn't be permitted to build the home she truly wants.

As someone who runs through this neighborhood everyday I can say that the proposed house would look great. I've heard people at meetings say the house is too industrial for the neighborhood but I can't agree. The proposed house looks perfectly modern to me, and no more "fancy" than countless other houses along the same drive. This being a lake front home in the state's capital, one would and should expect modern architecture.

Thank you,
Domingo

From: [Aaron Best](#)
To: [Prusak, Sydney](#)
Subject: Kathy Cox lake house plans
Date: Friday, October 04, 2019 4:06:36 PM

Dear Ms. Prusak

I am writing this email in support of the lake house renovation plans proposed by Kathy Cox. I have discussed this with her and I am in support. The house fits within the design of the neighborhood, it is aesthetically pleasing, the profile from the street is low, it does not block the lake view any more than the existing house did.

Thank you
Aaron Best

Sent from [Mail](#) for Windows 10

From: [Peter Best](#)
To: [Prusak, Sydney](#)
Subject: Ms. Kathy Cox home building in Spring Harbor
Date: Friday, October 04, 2019 9:11:28 AM

Ms. Sydney Prusak

Madison, WI

Dear Ms. Prusak:

My Wife Holly and I are writing in relation to Ms. Kathy Cox and her plans to build a house in Spring Harbor. We are aware of her plans and as the design shows it does fit within the design of the existing neighborhood. The new house is aesthetically pleasing and the profile from the street is low. The new house will not block the lake view any more than the existing house does and my wife and I fully support Kathy's plan.

Please take into consideration our support for Kathy. She is an outstanding person and any neighborhood is lucky to have her. My wife and I are 15-year Dane County residents and love this area.

We appreciate your time and consideration. Thank you.

Sincerely,
Peter & Holly Best
Mount Horeb, WI 53572

<https://madison.legistar.com/LegislationDetail.aspx?ID=3836035&GUID=B2E314AC-06B9-4926-BF1D-33963F61D9CE&Options=ID%7CText%7C&Search=5454+Lake+Mendota>

From: [Jim and Ginger Best](#)
To: [Prusak, Sydney](#)
Subject: Plan Commission meeting to review plans for the property of Kathy Cox
Date: Friday, October 04, 2019 12:10:41 PM

Greetings:

We are writing on behalf of Kathy Cox and her plan to build a new residence at Spring Harbor. When Kathy first purchased the home we visited her there, and listened to her future plans for the property. It came as a surprise to us to learn that there are neighbors in opposition to her plans. We carefully examined the plans and various drawings for her future home and found it to be environmentally friendly, blending with the terrain of the property. The plans call for a home that is no higher than the original home thus not blocking the neighbors' view of the lake. Certainly the new home would add value to the entire neighborhood, which should be of benefit to the neighborhood.

We certainly hope that you will give careful consideration to Kathy's plans for a home which will be quite an asset to the neighborhood.

Sincerely,

James & Ginger Best

106 Cedar St

Johnson Creek, WI 53038



From: [Tucker, Matthew](#)
To: ["Tamara A. England"](#)
Cc: [Prusak, Sydney](#)
Subject: RE: 5454 Lake Mendota Drive proposal
Date: Saturday, October 05, 2019 12:35:19 PM

Thanks Tamara. Sydney will include these comments with the record. Matt Tucker

From: Tamara A. England <tamara.england.zel@gmail.com>
Sent: Friday, October 4, 2019 5:49 PM
To: AutoLogon
Subject: Fwd: 5454 Lake Mendota Drive proposal

cc to Matt Tucker, Zoning/Planning Commission

----- Forwarded message -----

From: **Tamara A. England** <tamara.england.zel@gmail.com>
Date: Fri, Oct 4, 2019 at 10:22 AM
Subject: 5454 Lake Mendota Drive proposal
To: <sprusak@citymadison.com>
Cc: aaron.crandall <aaron.crandall@yahoo.com>, <district19@cityofmadison.com>

4 October 2019

Sydney Prusak
City of Madison Zoning

Dear Sydney Prusak,

I am writing as a current Spring Harbor neighborhood resident and lifelong Madison resident to express my concern about the redevelopment that is being undertaken at 5454 Lake Mendota Drive.

Although I am not an immediate neighbor who would be personally affected by a house greater than 10,000 square feet on a 66-foot lot, I AM part of this community. As a walker and a bicyclist who values the views of the lake along the length of Lake Mendota Drive, I am concerned about the impact of more out-sized houses being built on relatively narrow lots that impede the view of the lake, may affect groundwater, and also may negatively impact existing homes nearby.

I am concerned about both the environmental impact of increasing mass and density (including the loss of trees and permeable surfaces due to the increase in hardscape) and also something that is more difficult to define: the intangible aspect of the character, beauty, and diversity of the Spring Harbor neighborhood.

The possible adverse affect on the property values of existing homes is a serious concern. By seeking to build the largest house possible on such a small space, this house will drawf many of the nearby houses, thereby likely reducing the property values of the homes adjacent to it. *When a disproportionately large building threatens to reduce the amount of sunlight and airflow to another homeowner,*

thereby possibly reducing the value of that existing home, does the City not have a responsibility to intervene?

As a resident of Spring Court, I am now watching another disproportionately massive house go up, one that blocks the lakeview of one existing home and makes the home immediately next door look like a playhouse. How can that NOT depreciate the value of those existing properties? This seems like such a common-sense issue, but for some reason, the scale of new homes relative to existing homes seems to be overlooked.

Finally, while I am neither a hydrologist nor a structural engineer, I am very concerned about the overall impact on groundwater and infiltration as well as the loss of trees that seems to come with huge construction projects such as that already started at 5454 LMD. As we have seen in just the past few days, Lake Mendota is rising yet again, and the sump pumps in my and my neighbors' basements are working overtime to keep our homes dry. We need MORE permeable surface, not less—and the impact of more than doubling the size of the above-ground building at 5454 is further compounded by the proposed depth of the below-ground construction. Each time another large building project is proposed and approved in our neighborhood, it makes the next one easier to push through, and the approval of more than 10,000 square feet seems like a very unfortunate precedent.

Thank you for allowing me to express my concerns, and I urge Zoning to seriously weigh all of these concerns relative to the building project at 5454 Lake Mendota Drive.

Sincerely,

Tamara England-Zelenski

Tamara England-Zelenski
5148 Spring Court

.....
Tamara England-Zelenski / Թամարա Ինգլանդ
RPCV (Peace Corps Armenia 2011–2013)
tamara.english.zel@gmail.com

There is nothing in a caterpillar that tells you it's going to be a butterfly.
-- Buckminster Fuller

.....

From: [Don](#)
To: [Prusak, Sydney](#)
Subject: 5454 Lake Mendota dr
Date: Thursday, October 03, 2019 8:10:13 PM

Hi Sydney

I wanted to write my official position on the current plan for the above address. I strongly disagree with the current design. There currently seems like there are too many questions about the effect of the gym being so far into the water table and below lake level. Especially given current trends of large rain events, this seems that there could be significant consequences to this. Also, being this close to the lake I am quite worried about this impacting the lake and water shed in a negative way. This house is also significantly above any square footage in the near area and even the entire city of Madison. It seems that current standards for buildings of this size are purely for commercial properties. This is not a large lot by any means and a house of this size on this lot and so close to the lake will devalue the area as well as harm the environment. If this house is build it will truly set a new standard to having massive houses lining the lake increasing run off and flooding and taking away from the natural beauty of the area. Please take these into consideration.

Thank you

Don

Sent from my iPad

From: [Don](#)
To: [Prusak, Sydney](#)
Cc: [Herman Felstehausen](#); [Amy Nickles](#)
Subject: 5454 LMD
Date: Wednesday, October 02, 2019 12:17:58 PM

Hi Sydney,

We received the email from Keith Furman about how the house is actually just under 11,000 square feet and that her numbers at the meeting were not accurate. This is not the first time where Kathy seems to sneak things by in her best interest. How do we officially give our input to you all at planning? Is it just via an email. I personally think the idea of this house on such a small lot on the lake is a huge detriment to the city as well as the neighborhood. Please let me know what else we as a neighborhood are able to do. Thanks for your time with all of this.

Don

5445 Lake Mendota Dr.

From: [LINDA F HOGLE](#)
To: [Prusak, Sydney](#)
Subject: comment re 5454 Lake Mendota Drive
Date: Thursday, October 03, 2019 7:57:34 PM

Dear Ms Prusak,

Thank you for attending the neighborhood meeting regarding the proposed building project at 5454 Lake Mendota Drive. We are all deeply concerned about the proposed structure, and hope the Madison Plan Commission will consider not only specific building features and procedures, but also the short and long-term impacts of such an oversized structure in its proposed location.

The consultants hired by Ms Cox are paid to look at her specific structure design; the zoning commission is tasked with determining if existing zoning codes are met and procedures have been followed. I have no doubt that procedures are being followed and boxes are being checked. However, I sincerely hope that the city of Madison Planning Commission is also taking into account the broader and longer-term implications of development on vulnerable land and lakeshore areas.

How many times must we collectively learn from failures of other cities that have had disastrous experiences from the failure to consider the implications of unchecked development? It is simple common sense that covering land with outsized hardscape--and excavating deeply and extensively under grade--in areas with high water tables prone to flooding will cause chronic problems. This includes problems not only for the homeowner and the immediate neighbors, but also other homeowners in the area, not to mention runoff effects on the lake and watershed. This is a safety issue as much as a property value issue. Madison and Wisconsin have had a number of "100 -year flood" events in the 15 years I have lived here; more are likely to recur.

If there is indeed a plan in preparation for water and land management in light of very real climate changes, I urge you to consider these in relation to the 5454 project *and others*.

Responsible city planning must consider both the broader scale and longer term impacts of city development.

I urge you to do the responsible thing for the protection and safety of our shared habitat. Do the right thing for the future of Madison. Do the right thing for its citizen inhabitants.

Sincerely,

Linda F Hogle, PhD

<https://www.washingtonpost.com/graphics/2017/investigations/harvey-urban-planning/>



How Houston's unregulated growth contributed to Harvey's flooding disaster - Washington Post - Washington Post: Breaking News, World, US, DC News & Analysis

This article has been optimized for offline reading on Washington Post apps. For a richer experience, you can find the full version here. An Internet connection is required. Houston calls itself ...

www.washingtonpost.com

From: [Furman, Keith](#)
To: [Prusak, Sydney](#)
Subject: FW: New build at 5454 Lake Mendota Dr.
Date: Wednesday, October 02, 2019 7:27:13 PM

7677 Summerfield Dr., Verona 53593

From: Peg Cox <dreegus1964@gmail.com>
Sent: Tuesday, October 1, 2019 2:23 PM
To: Furman, Keith <district19@cityofmadison.com>
Subject: New build at 5454 Lake Mendota Dr.

Dear Keith,

I am aware of the plans for the build at 5454 Lake Mendota Dr. and would like to propose my support for this build. Following are my reasons why I am in support of this project;

1. The house fits with the design of the neighborhood. While the house that currently sits on the property was built in the early 1900's, many of the houses on the lake were built as cottages at that time. Several of those older homes have been torn down and bigger ones have been built. I see no issue with building this house.
2. The proposed new build is aesthetically pleasing. From the street view the new home has a low profile, the design is beautiful, and the proposed landscaping is very nice. A HUGE improvement from what is currently there!
3. I believe the new build will add significant value to the property and the properties surrounding it.
4. The home does not block the view of the lake any more than the original house does.

In conclusion, I support the homeowner's plans to build this house.

Sincerely,
Mary Cox
A Wisconsin Resident

From: [Furman, Keith](#)
To: [Prusak, Sydney](#)
Subject: FW: Proposal for 5454 Lake Mendota Dr
Date: Wednesday, October 02, 2019 3:28:04 PM

-----Original Message-----

From: John Batson <jbatson1@me.com>
Sent: Saturday, September 28, 2019 11:29 AM
To: Furman, Keith <district19@cityofmadison.com>
Subject: Proposal for 5454 Lake Mendota Dr

Mr Alderman ,

After reflecting on the discussions Thursday evening at Spring Harbor Middle School I find the representatives for Katy Cox did not accurately present the effects of the proposed gym.

An impermeable structure of that size is not comparable to placing a boat in a lake , but more comparable to placing a boulder in a moving stream. Ground water is not so static as a lake but rather a subterranean moving body of water. It will displace the current to its sides and in this situation below the neighbors homes for which there is no remedy.

It is a terrible president to set and should not be permitted. If necessary building codes should changed to prevent further occasions.

Thank you for the meeting Thursday.

Sincerely,

John F Batson
5520 Lake Mendota Dr
Madison, WI
Sent from my iPhone

From: [Debra R. Lins](#)
To: [Prusak, Sydney](#)
Subject: Kathy Cox"s Lake Property Plans
Date: Wednesday, October 02, 2019 7:39:29 PM

Dear Ms. Prusak:

I am writing on behalf of Kathy Cox.

I have known Kathy for over 20 years. I was her business banker and advisor from the early stages of her entrepreneur life through her building stages. She is a successful small business owner that supports the Madison and greater Dane County area with both employment opportunities and community involvement. I have always found her to be a person of strong moral character, who is also willing to listen and compromise, where needed.

I have reviewed her plans for her Lake Property and find them to be attractive and respectful of her neighbors by not blocking views of those that are off the water. Her architectural scheme blends well with the nature of the surroundings, and her colors ascetically pleasing.

I hope that her plans will meet with you approval, and that you will find them as attractive as I do.

Respectfully,

Debra R. Lins
E11575 County Road Z
Prairie du Sac, WI 53578

linsdebra@gmail.com



Virus-free. www.avg.com

From: [Barry Mirkin](#)
To: [Tucker, Matthew](#); [Prusak, Sydney](#)
Subject: My Comments re 5454 Lake Mendota Dr, Madison, WI
Date: Thursday, October 03, 2019 3:49:46 PM

Dear Matt and Sydney:

Thank you for answering questions and offering explanations at the recent neighborhood meeting moderated by Alder Keith Furman. Here are my comments for the record on the proposed construction of a residence at the above address:

1. The discussion and explanations offered at the meeting fail to convince me that this large building, with a basement below grade and below water level, would not create problems with water drainage and water accumulation. I remain concerned for the immediate neighbors and the immediate environment that water issues will persist into the future should this residence be built as proposed.

2. I recently saw a memo that indicated the square footage of the residence is now in excess of 10,000 sf. This is significantly larger than any house in the immediate vicinity. Furthermore, this sizable home is being planned for a lot not much larger than 65 ft. From what I can tell, the grade is being raised as well, which results in the home looking even more massive for that lot size.

3. From the plans I reviewed at the meeting, there will be imposing retaining walls and a long stretch of concrete along the basement level. These structural elements are not aesthetically pleasing and also might contribute to water flow towards the neighbors' houses.

4. I'm not sure if I misheard, but I think trees are coming down, but there is no plan to add trees after construction is completed. If true, this would be a shame.

5. I'm concerned about traffic issues on Lake Mendota Drive during construction, but I'm also concerned that such a large residence, with multiple bedrooms and an exercise gymnasium,

will result in more cars visiting the property that can be accommodated on the property, so that parking on the street will cause congestion.

6. The proposed house is way too large and too commercial-looking to even be considered as fitting in with the character and general appearance of the neighborhood. This large structure will obstruct almost all of the views of the lake that existed before. One of the beauties of Lake Mendota Drive in our neighborhood is that folks can enjoy lake views while walking or biking along the street. This house, if built as proposed, would be a disappointment as concerns character and enjoyment of Lake Mendota.

Finally, let me stress that our neighborhood association can only do so much to impact and affect decisions on development proposals in Spring Harbor. I consider it a blessing that the city has dedicated staff, who are capable of seeing problems where they are present and solutions where they are possible. I must trust staff to see the serious issues presented by this proposal and will take steps to mitigate the potential negative impacts this construction might spawn.

Yours Faithfully,
Barry Mirkin
5236 Harbor Ct

From: [ROBERT J NICKLES](#)
To: [Prusak, Sydney](#); [Amy Nickles](#); [ROBERT J NICKLES](#)
Subject: our concerns about proposed construction next door at 5454 Lake Mendota Drive
Date: Thursday, October 03, 2019 4:48:49 PM

Hello Sydney,

My husband and I live at 5458 Lake Mendota Drive, next door to Kathy Cox. Our main concern with the present plan is the potential for water displacement that will jeopardize our 1910 rather rudimentary foundation and the dirt crawl space under the older part of our home.

At the neighborhood meeting, her engineers had said that her home would be like a boat in the lake - therefore water would gently flow around it, and there would be no need for a sump pump.

The two professional hydrologists in our neighborhood have described a different scenario. Our land, which is in the watershed study, is at the bottom of a hill, and all ground water flows towards the lake, varying in volume depending on rainfall. So instead of a boat floating in the static lake, it will be more like a boulder in a flowing stream, thereby displacing much more water covering a greater area.

We request a more thorough study of where that water is going to go.
Thank you for your attention to this matter.

Amy and Jerry Nickles

anickles@charter.net

rnickles@wisc.edu



From: [Craig Cox](#)
To: [Tucker, Matthew](#); [Prusak, Sydney](#); [Furman, Keith](#)
Subject: Plans for 5454 Lake Mendota Dr.
Date: Thursday, October 03, 2019 4:18:27 PM

Good afternoon,

I am reaching out about Kathy Cox's plans to build a home at 5454 Lake Mendota Dr. It has come to my attention that there have been complaints regarding the plans, and I feel that as long as Kathy's plans are within the city guidelines and zoning laws then there should be no reason why she cannot build this home.

Obviously having a communal neighborhood with friendly neighbors is important, but it becomes a slippery slope if plans are not approved simply because neighbors speak out against them. As long as the plans are within the laws of the neighborhood then the plans should be approved.

Thanks a have a wonderful day!

Best regards,



Craig Cox, BBA
Budget & Contract Specialist
25 Turnwood Circle | Verona, WI 53593
Phone: [REDACTED] | Direct: [REDACTED] Fax: 608.848.1552

This electronic communication contains privileged and confidential information intended only for the use of the addressee named above. If you are not the intended recipient of this communication, or the employee or agent responsible for delivering it to the intended recipient, you are hereby notified that any copying of this communication, or use of dissemination of the information in it, is strictly prohibited. If you have received this communication in error, please immediately notify the sender by replying to this communication or by telephone.

From: [Thomas Junk](#)
To: [Tucker, Matthew](#); [Prusak, Sydney](#); [Furman, Keith](#)
Subject: 5454 Lake Mendota Drive - support of plan
Date: Wednesday, October 02, 2019 9:05:04 AM

I've had interest in lake view sites and have been monitoring various websites. I see 5454 Lake Mendota Drive is looking to demolish and rebuild.

Too often, these old homes sit idle and empty because no one wants to take on the expense and effort of removing them. Glad someone is taking action.

I like the fresh look of this proposed home. It fits better with other recently constructed homes in the area.

I hope this is approved as it will improve appearance from the street and lake.

Tom Junk



<https://madison.legistar.com/LegislationDetail.aspx?ID=3836035&GUID=B2E314AC-06B9-4926-BF1D-33963F61D9CE&Options=ID%7CText%7C&Search=5454+Lake+Mendota>

From: chrisbeth@wctc.net
To: [Prusak, Sydney](#)
Subject: 5454 Lake Mendota Drive building plans
Date: Tuesday, October 01, 2019 2:37:30 PM

Hi Sydney:

I am writing to you about the plans to build a new house at 5454 Lake Mendota Drive. I have seen the plans for the new house the owner would like to build and I find it very tastefully done. The new house will not be any higher than the existing house, so it will not change the lake view for anyone. These plans mimic the designs of many other houses that are on Lake Mendota, even very near to the proposed building site.

I see no problem with allowing the owner of this property to build the home for which they have drawn up plans.

Sincerely,
Beth Biedenbender

From: [Pat Bice](#)
To: [Tucker, Matthew](#); [Prusak, Sydney](#); [Furman, Keith](#)
Subject: 5454 Lake Mendota Drive Proposal
Date: Tuesday, October 01, 2019 2:50:55 PM

Dear Sirs:

I've followed the 'progress' of the proposed house at 5454 Lake Mendota Drive on property owned by Kathy Cox. I have to admit it confounds me why some neighbors object to the plans. It seems to me the proposal fits within current neighborhood guidelines, I personally find the project to be visually appealing, and I would think neighbors might be open to having what was once a tired, rundown-looking house (certainly on the inside) replaced by a home that meets today's codes. I get that human nature is typically resistant to change, but this type of neighborhood pushback is a key reason many other folks avoid trying to build in Madison. If there are specific issues with the current proposal, lay them out...and then approve this project once those stipulations have been addressed. The negative sentiment of a few neighbors should not outweigh the efforts and costs being incurred by Ms. Cox to build a home that satisfies city codes and standards.

Respectfully,

Pat Bice
Verona, WI

From: [Susan Kitzke](#)
To: [Prusak, Sydney](#)
Subject: Cox house plans
Date: Tuesday, October 01, 2019 8:29:52 PM

Dear Ms. Prusak,

I am aware of plans that Kathy Cox has for a lake house to be built. The house being discussed fits within the design of the neighborhood, is aesthetically pleasing, the profile from the street is low, and it does not block the lake view any more than the existing house did.

I support Ms. Cox's plans to build this house.

Sincerely,

Sue Kitzke
5th Grade Teacher- Canterbury Elementary
Email: sue.kitzke@greendaleschools.org

From: [Furman, Keith](#)
To: [Kathy Cox](#)
Cc: [Tucker, Matthew](#); [Prusak, Sydney](#)
Subject: Groundwater Mounding
Date: Friday, September 27, 2019 9:47:47 AM
Attachments: [image002.png](#)

Hi Kathy,

See below. Would it be possible for your professional to send a memo I can share about below?

Thanks!

-Keith F.

Alder Keith Furman, 19th District, Madison, WI

district19@cityofmadison.com

608-912-0000

Subscribe to my blog: <http://www.cityofmadison.com/council/district19/blog/>

From: Faith Fitzpatrick <fafitzpa@gmail.com>
Sent: Friday, September 27, 2019 9:43 AM
To: Furman, Keith <district19@cityofmadison.com>

Hi, thanks for moderating last night and setting up that meeting. Here's an example attached of groundwater mounding. This feature and its effects on the water table and basement water pressure, and offset to neighboring houses needs to be addressed for the 5454 LMD house moreso than what level the lake is at. I don't want the engineers to miss this since it wont necessarily be apparent to them if they are just looking at lake level and a snap shot of water table levels.

INVITED COMMENTARY

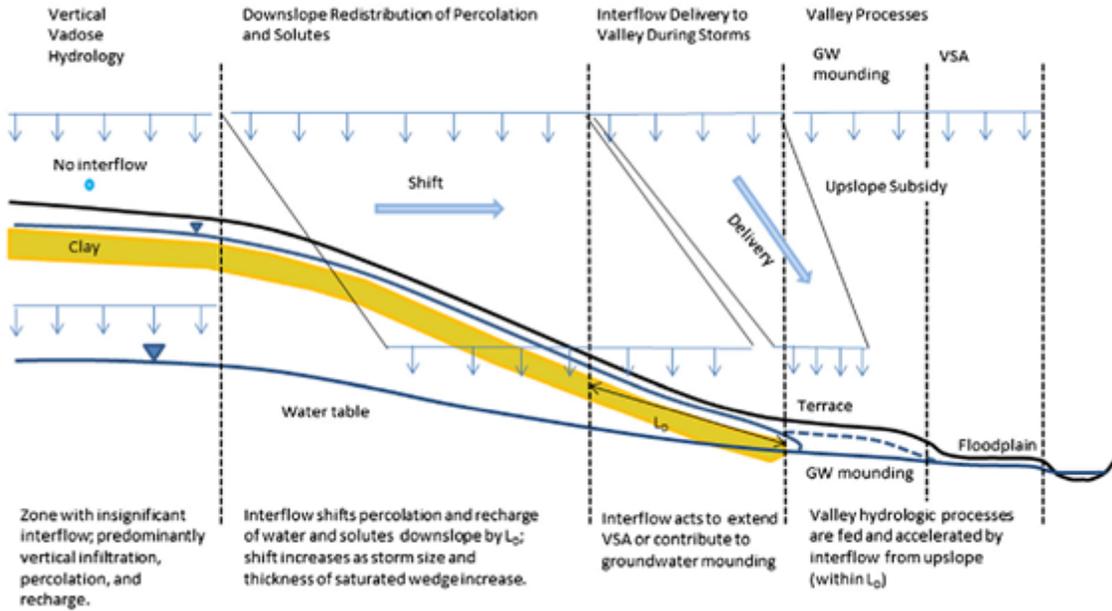


Figure 3. Evolution of saturated interflow from hills to floodplains during a storm event.

From: [Lynn Johnsen](#)
To: [Prusak, Sydney](#)
Subject: Kathy Cox house plans
Date: Tuesday, October 01, 2019 10:42:08 PM

Just my opinion....I just saw Miss Kathy Cox's house plans. Her architect has put together a very visually appealing home. It is just what that area on the lake needs. Something unique but not over done. Glad I was able to see the plans and I wanted to give you my input.

Thank you.
Lynn Johnsen

From: [Tony Supanich](#)
To: [Furman, Keith](#); [Prusak, Sydney](#); [Tucker, Matthew](#)
Subject: Kathy Cox
Date: Tuesday, October 01, 2019 4:07:22 PM

To whom it may concern,
I have known Kathy Cox for many years and have known her to build two separate houses, each gorgeous and with great attention to detail. I am aware of her plans on Lake Mendota Drive and believe the house she intends to build would be a great addition to the neighborhood. I also believe it would fit into the neighborhood without impacting the view of other neighbors (any more than the existing eyesore on the property does). I fully support Kathy's requested design and plans to tear down/rebuild on this property.
Sincerely,
Tony Supanich



Tony Supanich
Owner
Synergy
Networks

Tel: [REDACTED]
Mobile: [REDACTED]
Fax: [REDACTED]
Email: tsup@synergynetworks.net
Skype: [tsupanich](#)
Website: www.synergynetworks.net
Address: 202 W. Verona Avenue, Verona, WI 53593



 [Ask us about WatchDog Systems Health Monitoring](#)

From: [Brent Wood](#)
To: [Prusak, Sydney](#)
Subject: Lake House Plan - 5454 Lake Mendota Drive
Date: Tuesday, October 01, 2019 4:40:41 PM

Dear Sydney,

I am emailing you my support for Kathy Cox.

The house plan for Kathy S. Cox at 5454 Lake Mendota Drive is aesthetically pleasing, bringing modern, contemporary design to the neighborhood. The open profile from the street provides a good lake view, and I support Kathy in her plans to build this house.

Respectfully,

Brent Wood

From: [Doug Stampfli](#)
To: [Prusak, Sydney](#)
Subject: Letter of Support - Kathy Cox's Lake house
Date: Tuesday, October 01, 2019 8:50:09 PM

To: Sydney Prusak

From: Doug Stampfli

RE: Kathy Cox – Lake House Plans

Date: Oct 1, 2019

Dear Ms. Prusak,

I am writing this letter to support Kathy Cox's lake house plans for the following reasons.

I have seen the plans and the house fits within the design of the neighborhood. The house is very aesthetically pleasing and the profile from the street is low. The house does not block the lake view any more than the existing house did.

My contact information is below should you need it for any reason. If you would please confirm you received this letter of support, I would greatly appreciate it.

Sincerely,

Doug Stampfli


coachstampfli@hotmail.com

Stampfli Coaching Services, LLC


Amplify your best!

From: [Herman Felstehausen](#)
To: [Prusak, Sydney](#)
Cc: [Tucker, Matthew](#); [Stewart Ellison](#); [Aaron Crandall](#)
Subject: Meno Madison Zoning: summary of questions/concerns re 5454 LMD
Date: Monday, September 09, 2019 10:56:32 PM

Hello Sydney, Matthew Tucker <mtucker@cityofmadison.com>

A group of interested and concerned neighbors who have been following proposed developments at 5454 Lake Mendota Dr have been meeting off and on since last spring when Kathy Cox, owner, first announced her intentions to build a massive structure on a 66' lot. I've offered to serve as contact person.

Here are the main issues so far that neighbors and I have tried to write define. Based on earlier experience with Conditional Use and my conversations with you, I've made some assumptions about how some of these issues are handled. Please correct procedural assumptions when the matter is handled differently.

Following are questions and concerns—with some editing—as distributed to the neighborhood, SHNA Board, and Alder Furman.

1. The drawings lack adequate notation and measurements. The four vertical views of building façades do not show overall length and height and grade change. The west wall appears to be more than 95' long without articulation. Zoning requires articulation in long walls. Prusak, I believe, will contact the owner/architect for adjustments.
2. The approximately 7' retaining wall shown on the right property line (with the shadow of a person and auto) abuts directly against the adjoining neighbor's driveway (again no measurements). Several issues are involved. Building Inspection is shown online as regulating walls and fences. We are asking Zoning to contact Building Insp to review the wall design both in terms of height and setback requirements and public safety. Retaining walls with foot traffic above require guard railings. They should be shown in the drawings. It is of neighborhood concern that walling off the neighbor's property creates multiple hazards—stormwater runoff, difficulty with snow removal from driveway, loss of vista, and possible reduction in property value. We ask Zoning to take these hazards into consideration.
3. The drawings suggest that fill is being added to the building lot to raise the finished grade above the left side neighbor's property on the uphill side. This will raise the grade well above the right side neighbor with a 7' wall (measurements must be shown at multiple points). The overall effect of adding fill is to place a large structure on a pedestal above the level of all adjoining properties. This will have a dramatic impact on lakeshore appearance and character. It will also completely change the stormwater drainage pattern by directing runoff directly onto adjoining properties. What are the limits to adding or removing fill to change land form and elevation? This action is strongly opposed by neighbors.
4. We are familiar with Zoning's evaluation of size/area ratio of proposed residences by comparing them to 5 houses on the right and 5 houses on the left to determine average floor/area ratio. Past experience suggests neighborhoods must argue for not greatly exceeding the ratio of the largest house on the list. The trend has been to allow almost all proposal to go forward. In this case it would be a clear mistake. So far there is no precedent anywhere in the neighborhood for placing a 10,000 sq ft house on a small lot. (The 10,000 sq ft southern colonial mansion constructed last year near the east end of LMD is on a double lot). The 5454 lot cannot accommodate a structure of that size. More evidence is available.
5. Excavating a 20' deep trench to pour footings and gym walls extending below lake level will require

special engineering. In informal discussions with building contractors, they advise planning for hazards. First, soil borings (already completed) are required including engineering analysis of the results. This part of review, as we understand it, is not a responsibility of Zoning. Zoning is requested to ask the owner/engineer to provide the data and analysis and make a request to City Engineering to review the results. If needed, followup with Alder Furman is advised to help make the case that the analysis is needed to complete project feasibility as part of Conditional Use. The justification is the whole project would have to be revised if the gym is not buildable, and it would be better to know that before going to Plan Commission.

6. Building contractors tell us that the 7' sideyard setback may not provide sufficient space inside a chainlink fence to install retaining walls 20' down while leaving enough room to drop concrete forms into place. Standard building practice would suggest negotiating access to the adjoining property. This is not a Zoning responsibility but if it affects the overall feasibility of the project, this should be known before construction begins. An engineering analysis should be provided as part of the review process. Further, a crane with grab-bucket may be needed to excavate the basement by loading dump trucks parked on the street. Damage to already thin pavement can be expected. The Street Dept and Alder should be made aware of future repair costs.

7. The number and placement of sump pumps should be shown on the drawings. Sump pumps can be expected to be running 24-7 requiring clearly marked discharge points. Question: can sump pumps discharge directly into the lake? Please provide clarification. Also, please ask the developer to provide us with a stormwater runoff plan and a detailed landscape planting plan. It is neighborhood policy to recommend as high a percentage of on-site stormwater retention as possible using some combination of permeable pavers, rain gardens, bio-swales and green roofs.

Additional issues and concerns can be expected to be added to this list. For your information, I will be away from Thur, Sept 12 to Sat, Sept 21. For assistance during that time, please contact Stewart Ellison <snellison@att.net>.

Thanks,
Herman Felstehausen
5454 project rep.

From: [Peg Cox](#)
To: [Prusak, Sydney](#)
Subject: New build at 5454 Lake Mendota Dr.
Date: Tuesday, October 01, 2019 2:21:46 PM

Dear Sydney,

I am aware of the plans for the build at 5454 Lake Mendota Dr. and would like to propose my support for this build. Following are my reasons why I am in support of this project;

1. The house fits with the design of the neighborhood. While the house that currently sits on the property was built in the early 1900's, many of the houses on the lake were built as cottages at that time. Several of those older homes have been torn down and bigger ones have been built. I see no issue with building this house.
2. The proposed new build is aesthetically pleasing. From the street view the new home has a low profile, the design is beautiful, and the proposed landscaping is very nice. A HUGE improvement from what is currently there!
3. I believe the new build will add significant value to the property and the properties surrounding it.
4. The home does not block the view of the lake any more than the original house does.

In conclusion, I support the homeowner's plans to build this house.

Sincerely,
Mary Cox
A Wisconsin Resident

From: [MARK D MARKEL](#)
To: [Tucker, Matthew](#); [Prusak, Sydney](#); [Furman, Keith](#)
Subject: Support for Kathy Cox's lake home design and construction
Date: Wednesday, October 02, 2019 11:55:56 AM

Dear Matt, Sydney, & Keith:

I would like to write a strong letter of support for Ms. Kathy Cox's proposed home on Lake Mendota in Spring Harbor. I was a member of the Maple Bluff Building Board for almost a decade and more recently I was a homeowner on Lake Mendota for the last 17 years on Middleton Beach Road. I have had an opportunity to review Kathy's architectural plans and believe that the house fits within the design of Spring Harbor. I also believe that the design is both aesthetically pleasing with a low profile from the street side. From what I can ascertain it does not block the lake view any more than the existing house does and I fully support Kathy's plans to build the house as designed. As a former Lake Mendota homeowner, I understand the challenges of building new homes on the lake. I believe that Kathy's design enhances the value and aesthetics of Spring Harbor while improving the lakeshore fronting her property. If you have any questions regarding this letter of support, please do not hesitate to contact me.

Sincerely,

Mark

Mark D. Markel, DVM, PhD
Dean, Vilas Distinguished Achievement Professor
UW School of Veterinary Medicine

From: [Herman Felstehausen](#)
To: [Prusak, Sydney](#); [Tucker, Matthew](#)
Cc: [Aaron Crandall](#); [Herman Felstehausen](#)
Subject: Re: Attached in PDF file is Lake Mendota Drive neighborhood memorandum regarding Cox 5454 LMD application
Date: Tuesday, October 08, 2019 4:06:50 PM

Sydney & Matt,

The Plan Commission memorandum was prepared by a group of ‘Concerned Neighborhood Residents’ that informally identifies itself as the Lake Mendota Drive neighborhood group. It is separate from the Spring Harbor Neighborhood Association (SHNA). While the Spring Harbor Association Board meets regularly and invites developers to present their plans at monthly meetings, it has no mechanism to develop position statements to reflect the views of the entire neighborhood. Only projects that have neighborhood-wide impact such as a new highway generate an association report.

It should be emphasized that concerned citizens like those represented here that organize to document development project shortcomings, or to point out probable adverse impacts, should not be discounted over against those of an established association or board. Madison is organized on a foundation of citizen government. Volunteer citizen bodies have the same right to representation as formally established boards and bodies.

Regards,
Herman Felstehausen
Copy to: Lake Mendota Drive group

On Oct 8, 2019, at 10:42 AM, Prusak, Sydney <SPrusak@cityofmadison.com> wrote:

Hi Herman – is this an official memo from the Spring Harbor Neighborhood Association or just from concerned immediate neighbors?

Thanks,
Sydney

From: Herman Felstehausen [<mailto:hhfelste@wisc.edu>]
Sent: Monday, October 07, 2019 10:25 PM
To: Tucker, Matthew <MTucker@cityofmadison.com>; Prusak, Sydney <SPrusak@cityofmadison.com>
Cc: Herman Felstehausen <hhfelste@wisc.edu>
Subject: Attached in PDF file is Lake Mendota Drive neighborhood memorandum regarding Cox 5454 LMD application

Matt & Sydney,
The attached PDF file consists of a memorandum to Plan Commission concerning objections to approval of Cathy Cox's conditional use application(s) to be heard on Oct 14, 2019.

This email will be immediately followed an email with the same text in email form.
Use either or both for copy and distribution.

Herman Felstehausen.

From: [Furman, Keith](#)
To: [Kathy Cox](#); [Prusak, Sydney](#); [Tucker, Matthew](#)
Subject: Groundwater Mounding
Date: Thursday, October 10, 2019 8:21:04 AM

From: Faith Fitzpatrick <fafitzpa@gmail.com>
Sent: Wednesday, October 9, 2019 10:42 PM
To: Furman, Keith <district19@cityofmadison.com>
Subject: Re: 5454 LMD Meeting (9/26 @ 6pm) - Final Note

Hi Keith, some further clarification. The image that I attached in my email was only meant to be a helpful visualization of groundwater mounding and is not specific to our neighborhood. I am not familiar with the geology at the property. My question at the meeting was whether the engineers had looked at water table changes associated with groundwater mounding and how the proposed bathtub basement alters the shallow groundwater flowpath toward the lake. At the meeting the experts present only talked about the lake's effect on the water table. Groundwater mounding is usually what causes the problems in basements in that area. The high lake levels make it that much higher.

Thanks,

Faith

||

January 6, 2019

Kathy Cox
5454 Lake Mendota Drive
Madison, WI. 53705

Dear Kathy,

I have an activity with one of my kids on the night of the neighborhood association meeting so I won't be able to attend. I am supportive of your proposal and would like to express that. Please feel free to use this letter to show my support.

You have verbally described your desire to remove your current home next door to me at 5454 Lake Mendota Drive. I appreciate you contacting me recently to see if I would be free to see your plans. It was nice to go over your plans last Saturday.

I like the design and support what what your proposing.

Respectfully,

Andrew Russell
5450 Lake Mendota Drive
Madison, WI. 53705