

**SPRING HARBOR NEIGHBORHOOD ASSOCIATION (SHNA)
BOARD MEETING
7:00 P.M. Tuesday, March 10, 2015
Dale Heights Church**

Minutes for Approval

Board members in attendance: Mary Beth Dunning, Kim McBride, Aaron Crandall, Bill Fitzpatrick, Greg Hull, Stan Fuka, Jeff Schneider, Jeanette Tierney, Barb Schultz-Becker

Others in attendance: Jeremy Levin, Mark Clear, Herman Felstehausen, Helen Hartman, Barry Mirkin, Karen McLaughlin Googin, Mary Morgan, Justin Temple, Tom Voss, Sally Miley, Becky Fisher, Alice Erickson, John Wiencek, Mary Schlageter, Jacquelyn Strahl

Introductions

Greg Hull began the meeting by asking everyone to introduce themselves, since there were a number of Spring Harbor area residents in attendance to voice ideas and concerns about plans for the demolition and reconstruction of the house at 5404 Lake Mendota Drive.

Minutes approval

February meeting minutes were approved with a minor change.

Treasurer's Report—Bill Fitzpatrick

Bill summarized his treasurer's report, which included the number of paid memberships to date and highlights of expected expenditures for the year (which began on January 1). The report was approved.

Plans for demolition and reconstruction of 5404 Lake Mendota Drive presented for neighborhood review—Justin Temple, Temple Builders

Justin Temple, the architect of the project, presented the site plans, which included a description of the setbacks, architectural design, floor plans and elevations for a 10,000 square foot house, and a landscaping plan. The property was purchased last fall and existing structures will be torn down. Several residents of the Spring Harbor area were present to ask questions of the architect and owner, Mary Morgan, and to express concerns about the project. The minutes include information provided by the architect and owner, and comments made by others in attendance at the meeting.

The review of the construction project included:

- 1) Building size, height and mass—
 - a. Greater than 10,000 sq ft house, long and narrow with a flat roof,
 - b. No basement due to water table
 - c. 143 ft long on Voss' side, 85 ft long on Miley's side, 73 ft wide on street side, 100 ft wide lot on lake side
 - d. Net zero house, solar capabilities, green roof
 - e. Open floor plan to maximize views
 - f. Architect stated they are not seeking any variances
- 2) Compatibility with surrounding structures
 - a. The main concern of the neighbors was that the design and size of the main house was out of character with other homes in the neighborhood
 - b. Concerns about size of house relative to other houses; considered unusual for neighborhood
- 3) Affect of building size and placement on lake views; on character of tree-lined lakeshore;
 - a. Neighbors across Lake Mendota Drive from the property and up Norman Way are concerned that they will lose view of lake

- b. Concern that the structure will take up to much of the width of the property and create a “tunnel view” of the lake
 - c. Clarification was made that the boat ramp parking lot was directly across the street from the property
- 4) Building placement and setbacks: garage and driveway placement; street, lake and side lot setbacks
 - a. The architect stated that they are not seeking any variances because the design meets setback requirements and is within boundaries of the zoning code, including height
- 5) Aesthetics of building design: roof shapes and forms; modulations of long walls
 - a. Concern was expressed about the industrial look of the design of the house
 - b. Instead of using step backs in the design to break the long run of walls, windows will be used for the same effect
 - c. Concern was expressed about the size of garage—5 cars
- 6) Percentage of building parcel covered by building footprint; area of footprint plus impermeable surfaces
 - a. 80% of 22,000 sq ft lot
 - b. Total impervious under 50%
- 7) Provision of green spaces; landscape amenities; number and placement of mature trees
 - a. The architect showed landscaping plans that would require two mature trees to be taken down
- 8) Storm water management devices: location of rain garden and drain swales
 - a. Water collection: rain garden, holding tank, downspouts would run underground to tank

After the architect’s presentation, there was a discussion about how neighbors could express their concerns to the City, and specifically the Plan Commission, which reviews and approves building plans for lakefront houses.

Herman Felstehausen clarified that the Plan Commission will make the final decision about design, and he recommended that neighbors formulate their concerns and make recommendations that can be submitted to the Plan Commission. Herman referenced the code guidelines. Herman suggested using the term “recommend” and asked if there were ways to make the design more compatible with other homes in the neighborhood.

Barb Schultz Becker talked about losing the character of neighborhood and how building a home of this size creates a precedence for building bigger homes, more common in Maple Bluff and Hawk’s Landing.

Bill pointed out that the Plan Commission has written standards and suggested following the standards when making recommendations to Plan Commission.

Mark Clear explained that the project is in pre-application phase and that this is the time to talk to neighborhoods and gather feedback. Lakefront development requires a conditional use permit. The evaluation of the proposal creates a report, which will go to the neighborhood association. The evaluation also will be posted on the City’s website. Mark said the process is subjective and that anyone can use any arguments they like, but the most effective arguments are the ones that address the standards. Appeal to full City Council. It takes 2/3 of the City Council to reverse a Plan Commission decision. Who can appeal? Neighbors within a certain area, the alder, or the applicant. Questions can be submitted in advance, but it’s more effective to present in person, and both can be done. Mark pointed out that some neighborhood associations take a stand, but that SHNA does not. He added that it is more effective to have four people making the same points rather than several people each making different points. This project will be presented at a public hearing on May 4, and there will be a review of the demolition and conditional use permits and an evaluation of project’s adherence to the standards.

Aaron Crandall asked the owner Mary Morgan if they would be willing to make changes if neighbors and the City object to the size and feel of house. The owner said they tried to take into account lake view and neighborliness. Concern was expressed that the City will support the design because the size of the house will bring in more taxes. Mark said that he did not think that was a sufficient enough reason to approve the plans, and he recommended focusing on the issues raised during the meeting.

Aaron Crandall asked Mark if a motion that said that the neighborhood does not oppose the project but feels that it is too large in scale and doesn't fit into character of neighborhood would be appropriate. Mark said that it was a good idea for individuals to come to the Plan Commission meeting and express concerns, but that he didn't think it was something the Board should start doing. [NOT SURE MARK SAID THIS. HE STATED THAT OTHER NEIGHBORHOOD ASSOCIATIONS HAVE DONE SO AND THAT SHNA TYPICALLY HASN'T BUT I DON'T THINK HE SAID THE BOARD SHOULDN'T. I MADE THAT POINT AND WE DISCUSSED.]

The proposal of a motion led to a discussion about the Board's role when construction plans are presented at Board meetings. Aaron said he thought it was okay for the Board to communicate collective concerns about the project. Jeff Schneider and Greg agreed that the Board should not be approving or disapproving plans. Herman agreed with Aaron that the Board's role is to encourage adjustments to the plans—owe it to the neighbors. Herman suggested that the Board should do its best to summarize in the motion, using positive wording, concerns about size of the house relative to the size of the lot, the effects of the size on the view shed sightlines to the lake, and articulation of the house in color and form. Herman said the Board would be remiss not to put concerns into writing, after hearing the concerns of the neighbors. Bill stated that this kind of motion will put the Board in the middle of the discussion. Mark said that there is an argument for the board making recommendations. Aaron added that the Bassett neighborhood association did this on a project in that neighborhood.

A motion regarding the appearance of the project was drafted:

The Board makes note of the objections of many neighbors to the size/scale of the proposed building and that the project doesn't fit the character of the neighborhood. The Board encourages the property owner and builder to work to address the concerns of the neighbors.

The motion was approved by Board members in attendance. No other action was taken.

Spring Newsletter

Articles due on Friday, March 27.

Spring General Membership Meeting

The main speakers will be the new Madison Parks superintendent, Eric Knepp, and the new neighborhood community police officer, Ryan Henderson.

Greg distributed a blurb that will run in the newsletter to announce the Board elections, which will be held at the membership meeting.

City Alder Report—Mark Clear

The spring elections will be on April 7TH. On the ballot: the election of the mayor and a school referendum. Mark said there were varied reactions to Friday's shooting [of Tony Robinson]. Mark said he is working with some fellow council members to develop a statement about racial disparities to raise awareness of racial disparities in the city, and that he hopes the result will be a joint statement on taking specific actions to address "systemic circumstances" causing racial divisions. Mark mentioned that the Police and Fire Commission oversee the police department, but that the City Council oversees the police department's budget.

County Board Supervisor Report—Jeremy Levin.
None.

Other Business
None.

Meeting adjourned at 9PM.

Minutes submitted by Mary Beth Dunning