



7702 Terrace Ave. Suite 1
Middleton, WI 53562
phone 608.833.8830

July 21, 2017

City of Madison
Planning Division
126 S. Hamilton St.
P.O. Box 2985
Madison, WI 53701

Subject: LETTER OF INTENT
5114 Spring Court Land Use Application-demolition

To Whom It May Concern:

The existing one-story lakefront home is located at 5114 Spring Court in Madison, within the Spring Harbor Neighborhood Association. A 25-foot sewer easement separates the one-story house along the lake from a freestanding two-car garage along the street.

The existing house and garage were built in 1999. Owners Jim and Jan Eisner purchased the property in 2010 and would like add some space and improve the exterior aesthetics. The intent is to add a second story over a portion of the first floor increasing the total number of bedrooms to four and bathrooms to three.

The existing house is approximately 1,670 square feet. The second story addition would be an additional 1,000 square feet totaling approximately 2,670 square feet. Both the footprint of the house and the garage will remain the same. A covered walkway will extend from the main entrance of the house to the front yard setback. The deck along the lakefront will be re-configured and a new deck will be added to the south façade facing the garage. Modernist houses in the neighborhood are the inspiration for the design.

On June 19, 2017 the Plan Commission approved a conditional use request for the proposed addition. (Legistar #47305; Accela 'LNDUSE-2017-00048). The Zoning Board of Appeals, at its meeting of May 11, 2017, approved the request for a lakefront setback.

The client hired CGC geotechnical engineers who completed test pits on the north and south side of the house. CGC found unexpected results: while the net allowable soil bearing pressure within the test pits is about 2,000 psf, the existing foundation is improperly constructed and woefully inadequate. It appears that the existing foundation for the house was built on top of portions of an older foundation with only a 6 inch wide foundation wall resting on a 1.5 inch thick ledge 40 inches below the surface of the soil.

While we have always assumed the new house would be built on top of the existing foundation, we now know that the existing foundation can barely support what is there, let alone the proposed new second floor. Therefore it is necessary to submit a land use application to demolish a substantial portion of the existing house and replace the old foundations with new. The foundation walls within the lakefront setback will remain and be reinforced and integrated into the new portions. The footprint of the existing foundation will not change.



7702 Terrace Ave. Suite 1
Middleton, WI 53562
phone 608.833.8830

The existing garage will not be demolished. Although the garage will be re-sided, the overall bulk of the existing structure will not change.

Please feel free to contact me at 608-219-4444 or si_inc@tds.net if you have any questions or require further information.

Sincerely,

A handwritten signature in black ink, appearing to read 'Kurtis Straus', with a long horizontal flourish extending to the right.

Kurtis Straus, P.E.
Structural Integrity
President

cc. Jim and Jan Eisner
Scott Johnson, XDEA Architects