

From: [Casey Garhart](#)
To: [Prusak, Sydney](#); [Heck, Patrick](#)
Subject: Addition to 1020 Sherman Ave.
Date: Sunday, April 26, 2020 2:28:10 PM

I would like to express my opposition to the proposed structure to be added at 1020 Sherman Ave. I live on the opposite side of the street, so I am not visually affected by the structure, but I am concerned about adding to the density of the neighborhood. Many people have added on to their homes or built garages, but this is actually adding another dwelling, complete with its own garage.

I believe it is highly likely that this is being built for use as an AirBnB. Although it is on the property of the primary residence, it is a stand alone building, so it is not actually the residence. If the owners just needed a "granny apartment" they could have added a room or two to the back of the existing house.

Allowing separate living units to go up in backyards is not a good precedent. Also, having lived next to a house that was recently renovated, I know how disruptive construction can be in a neighborhood where houses are very close together. Just getting a cement truck into the back in order to pour the slab the house will be built on (I believe it has to be a slab because the ground there is all fill, so you can't dig a basement) is going to cause huge problems for the neighbors.

Casey Garhart
1005 Sherman Ave.

From: [Heck, Patrick](#)
To: [Prusak, Sydney](#)
Subject: Fw: Conditional Uses at 1020 Sherman Ave.
Date: Saturday, April 25, 2020 7:22:44 PM

Hi Sydney,

More late arriving input on 1020 Sherman. Mauretta indicated that she wanted this shared with Plan Commission.

Thanks,

Patrick

Alder Patrick Heck
608-286-2260

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<http://www.cityofmadison.com/council/district2/>

From: Mauretta Mattison <mamattison@sbcglobal.net>
Sent: Saturday, April 25, 2020 1:10 PM
To: Heck, Patrick
Subject: Conditional Uses at 1020 Sherman Ave.

Regarding the conditional use proposal for property at 1020 Sherman Ave. As a resident of this neighborhood, we are opposed to this conditional use. It would set a terrible precedent for homes on the lakeshore and be very detrimental to this neighborhood.

Mauretta and William Mattison, 1158 Sherman Ave.,

From: [Ethington, Ruth](#) on behalf of [Planning](#)
To: [Prusak, Sydney](#)
Subject: RE: Written Comment for Agenda #8 (59927) Madison Plan Commission 4/27/2020
Date: Monday, April 27, 2020 7:29:05 AM

Hi Sydney, I assume he meant to send this to you. Let me know if I should attach in Legistar.

Ruth

From: Thom Duncan <thomduncan22@gmail.com>
Sent: Friday, April 24, 2020 4:04 PM
To: Planning <planning@cityofmadison.com>
Cc: fprusak@cityofmadison.com; Heck, Patrick <district2@cityofmadison.com>; elena.satut@gmail.com
Subject: Written Comment for Agenda #8 (59927) Madison Plan Commission 4/27/2020

Dear Madison Plan Commission,

This comment is with regard to Agenda Item #8 for [Monday, April 27](#) meeting, file 59927, proposed ADU for [1020 Sherman Ave.](#)

My wife and I are inclined to comment on this project as we live across the street and we were mentioned by the Crooks in their presentation to the Tenney-Lapham Neighborhood Association. The Crooks presented a photograph of our recently constructed garage (2017) and suggested it as evidence of prior approval of an ADU for our neighborhood. The Crooks did not contact us about our project nor did they ask for permission to use our house as an example in their presentation. For the record, our two-story, single car garage is not an ADU. It has no plumbing or sewer.

In conversations with multiple neighbors, there is broad consensus against this proposal. We very much understand Jan's (1016 Sherman) and Pete's ([1022 Sherman Ave](#)) concerns about the proposed project and its impact on their lives and property values.

Sincerely,
Thomas and Elena Duncan
[1011 Sherman Avenue](#)

From: Dave Grace <dgracehome@gmail.com>
Sent: Monday, April 27, 2020 6:09 PM
To: Planning
Subject: Hearing on April 27 for Conditional use permit for 1020 Sherman Ave

Dear Planning Commission,

As a neighbor at 1240 Sherman Ave I would have concern about approval of the project. As lake front owners we need to be cognizant of views of neighbors, the impact it has on their property value and quality of life, and the precedent that it sets. I think every thing possible should be done on the project to reach an accommodation.

Dave Grace