

Gary Kuhnen

To: Members of the Planning and Development Commission; City of Madison
Cc: Alderman Mark Clear
Subject: Tonight's (April 24, 2017) hearing regarding Certified Survey Map for 205-221 North Gammon Road

To: Members of the City of City of Madison Planning and Development Commission

Dear Members of the Planning and Development Commission,

Having picked up our mail at the post office this very morning after time away, we learned of tonight's hearing regarding Certified Survey Map for 205-221 North Gammon Road, submitted by David and Maria Grams. Previous commitments for tonight make our attendance at this hearing impossible. However, having reviewed related documents from the City's website, we strongly dissent any approval at tonight's hearing. The documents leave serious unanswered concerns; until answered satisfactorily, we adamantly cannot support this application for several reasons.

1.) No mention is made of the necessary infrastructure, especial subterranean, to provide city services to these proposed new lots #2 and #3. Several years ago, under the Grams' ownership, work was done on their property behind 302 Acadia Drive. We were at home when some of this work was done and, when jackhammer-type machines were used, the workers apparently hit bedrock and our house vibrated noticeably!! Our concerns were/are possible structural damage to our home from such intense vibrations. Concern about possible potential future work and resultant detrimental effects (cracked walls, for one) on our house and others is very justified. Therefore, what guarantees will be provided to us and other neighboring property owners that future work on the Grams' property will not damage our property in any way?

2.) As we understand the included maps from Vierbicher engineering, (material dated February 8, 2017, page 3), all three residences will use a new driveway feeding into Acadia Court. The headlights from this traffic seem to shine right into the living quarters of 302 and 306 Acadia Drive. What are the plans to address this?

3.) If this proposed plan is accepted, what sideyard/backyard setback requirements for a residence, particularly for lot #3, would be required? Will we have a building seven feet from our lot line??

4.) Currently we see zero positives – only negatives – for either 302 or 306 Acadia Drive. Consequently, we are concerned how this proposed development will affect the property value of our home and neighboring properties.

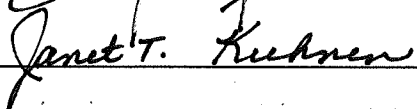
While we had suspected proposed action on this abutting property, neither Mr. nor Mrs. Grams have ever uttered one word to us about their proposed plan. The details as related in the Vierbicher proposal are new to us as of today and, as stated earlier, leave significant concerns.

Finally, in any event, we are adamantly opposed to ANY City "assist in acquiring the necessary right of way" (Vierbicher engineering letter, February 8, 2017, paragraph 3). For the City to take such action an any situation which is solely for the benefit of a single private party, at the expense of another, is just plain wrong. In this situation particularly, Mr. and Mrs. Grams knew – or should have known – the constraints of the property they were about to purchase.

Again, until we have satisfactory answers to the above concerns, we, property owners at 306 Acadia Drive, strongly oppose this proposal. Thank you.

Sincerely,

 _____, Gary W. Kuhnen

 _____, Janet T. Kuhnen