

## Wells, Chris

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**From:** Ethington, Ruth on behalf of Planning  
**Sent:** Monday, May 18, 2020 3:27 PM  
**To:** Wells, Chris  
**Subject:** FW: Property at 4417 Hillcrest Drive  
**Attachments:** IMG\_20200427\_093058358\_HDR.jpg; view of sign from front of property.jpg

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

From: Deb Brauer <debradamus@gmail.com>  
Sent: Monday, May 18, 2020 12:28 PM  
To: Planning <planning@cityofmadison.com>  
Subject: Property at 4417 Hillcrest Drive

Caution: This email was sent from an external source. Avoid unknown links and attachments.

I am writing to ensure that the Commission is aware that the Public Hearing Notice was not posted in accordance with city ordinances (see attached). I am well aware that the ordinance basically says that this does not matter, and you are within your rights to ignore this.

However, I'd like to point out that this is clearly an act of bad faith.

the Plan Commission, in reaching decisions, assumes that applicants act in good faith. For example, the age of the house suggests that there is likely asbestos, which will require management. The Plan Commission trusts that such a management plan will be created, will be filed with another agency, and will be followed. When an applicant begins the process acting in bad faith like this, and the applicant is an experienced professional, the Plan Commission should consider whether that trust is warranted.

This property abuts a drainage culvert, so the risk of problems from plans not followed extends well beyond a 500 foot radius to the entire neighborhood and even into the city's lakes. Please consider this in your decision. Within a block of this property, there have been 2 other teardowns in the past 10 years. One ended up about twice the square footage that was approved. The other had the Public Hearing Notice posted just like this, last year. Seven months after the property destruction began there, construction is still ongoing, there is encroachment onto neighboring property on both sides, and here again the building is larger than what was approved. I fully expect the same thing to happen in this case.

I encourage the Commission to consider not only the economic aspects of this application, but also the likely end result and the impact on the neighborhood. This is not a particularly wealthy neighborhood and does not have influential residents. However, we also value our quality of life and ask the Commission to consider this in your deliberations.

Thank you,  
Deb Brauer







