

Parks, Timothy

From: Joe Lusson [mailto:jalusson@gmail.com]
Sent: Friday, August 16, 2013 11:48 PM
To: Parks, Timothy; Tucker, Matthew
Cc: Zellers, Ledell; Diane Krause-Stetson; Tyler Smith; jim@eolas.com
Subject: TLNA supports 1118 Sherman home restoration/addition

Plan Commissioners,

The Tenney-Lapham Neighborhood Association Council voted unanimously at its Aug. 8 meeting to support the proposed home restoration and addition for 1118 Sherman. The Council was impressed by the extent to which the homeowners reached out to inform the neighbors of their plans.

We believe this will be a good investment in an important historic home that will keep it alive for another 80-100 years. We also appreciate their willingness to modify the plans to meet the applicable zoning rules.

Sincerely,

Joe Lusson, president
TLNA Council

[Redacted signature block]

Firchow, Kevin

From: Catherine Reiser [REDACTED]
Sent: Monday, September 09, 2013 3:39 PM
To: Firchow, Kevin
Cc: diane@kraustetson.com; Skot Weidemann
Subject: 1118 sherman renovation

My name is Catherine Reiser, and my husband and I live across the street from 118 Sherman Avenue. The 1118 proposed renovation will come before the Plan Commission on September 16th. Neither my husband nor I will be able to attend, hence this email in support of the project. The new owners have actively worked to keep the neighborhood informed and the proposed project is in keeping with the neighborhood and home design. The plan is well thought out with attention to detail. It is always a good thing when owners are willing to invest in their neighborhood which is a benefit to us all.

Thank you.

Catherine A. Reiser
[REDACTED] Sherman Avenue
Madison WI [REDACTED]
[REDACTED]

To: The Madison Wisconsin Plan Commission
From: Madelynn J. Mueller and B. Jeanne Mueller
Subject: 1118 Sherman Avenue
Date: September 12, 2013

We have received the Notice of Public Hearing at the September 16, 2013 Plan Commission meeting during which Diane Krause-Stetson's and James L. Stetson's (the Stetsons) application for approval of a conditional use to construct an addition to their single-family residence on lakefront property at 1118 Sherman Avenue will be heard.

We live in Rochester, NY and, so, will be unable to attend this meeting to voice our concerns with the Stetsons' proposed projects. As we understand that no speaker phone is available for us to call in during the meeting, we are requesting that our input, in the form of this letter, be read into the official meeting record.

As owners of 1122 Sherman Avenue, our house is located immediately next-door to 1118 Sherman Avenue, which was purchased last year by the Stetsons. The lakeside corner of our house is located only several feet from the area where the Stetsons planned demolition and construction will occur.

Our property has been in our family for nearly 50 years and is currently rented to a long-term (approximately 20 years) tenant.

On July 8, 2013, we spoke with Diane Krause-Stetson by telephone and also sent an e-mail to document our questions and share our concerns regarding the planned demolition and construction at 1118 Sherman Avenue.

Our concerns grow out of the extensive repairs, upgrading and preventive maintenance work we have undertaken over the past three years on our house. We would like assurance that any unexpected damage to our house that might occur as a result of the Stetsons' planned addition would be covered by them or their contractor.

Our first major concern is about the possible effect the heavy equipment the Stetsons plan to bring into their back yard could have on the structural integrity of our 90 year old stucco / masonry house. Large equipment can vibrate and may launch debris that could damage our house.

To help us determine the magnitude of this risk, we asked the Stetsons the following questions that, as of this time, remain unanswered:

- What type and size of heavy equipment will be used?
- How close to our foundation will this equipment be in use?
- What type of equipment will be used to demolish the existing enclosed (lakeside) porch?

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- Does the contractor intend to compact soil as part of the preparation for the Stetson's new addition? If so, what type of equipment would be used to achieve this?

We have also asked what evidence the Stetsons can give us that the weight of this equipment, combined with the vibrations it will create, would not cause a shifting of the soil that could result in our house settling and our walls / foundation cracking.

In addition, we have asked what assurance the Stetsons can give us that they (or their contractor) would cover the expense to repair any damage to our house if the demolition / construction involved with the building of their new addition were to create a structural issue for our house.

Specifically, we have asked whether their contractor's liability insurance would cover any damage to our property and, if it didn't, whether he would agree to add such coverage for this job only. (Possibly naming us as additional named insured, if appropriate.)

Our second major concerns arises from the fact that we recently invested in a major project that included prep work to repair cracks in the exterior stucco and the priming and painting of the exterior walls, trim, front porch steps, and railings.

Therefore we would like to know what measures will be taken to prevent dust and any debris raised by demolition / any excavation / compaction / and construction on the Stetson's property from drifting / being launched to the exterior walls, trim, windows, yard, of our property.

Due to the delays the Stetsons have encountered in obtaining the necessary approvals to move forward with this addition, Ms. Krause-Stetson has informed us that the contractor they had originally planned to use for this project is no longer available and they would have to find another.

Therefore the answers to our questions / concerns will remain unanswered until such time as a new contractor is retained. Unfortunately, this means the answers to our questions will come AFTER the Plan Commission has made its decision on this application.

Therefore, our request of the Plan Commission is that, if the Stetson's application is approved, a caveat be included that it is contingent upon our receiving assurance that all necessary measures will be taken to protect our property and that their contractor's liability insurance for this job will cover the cost of any repairs or cleaning that are necessary as a result of the work being done at 1118 Sherman Avenue.

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If adding such a caveat were not possible, we would not be able to support the Stetsons' application for conditional use to build a new addition to their house at this time.

Respectfully submitted by:

Madelynn J. Mueller

~~mm@rochester.com~~

B. Jeanne Mueller

~~bjm@clarityconnect.com~~

Firchow, Kevin

From: Skot Weidemann [weidemann@aol.com]
Sent: Monday, September 09, 2013 9:26 PM
To: Firchow, Kevin
Subject: Remodel 1118 Sherman Avenue

Follow Up Flag: Follow up
Flag Status: Flagged

Greetings,

I support the intended improvements at the Krause-Stetson house. I have lived much of my adult life on Sherman Avenue and am glad to see that improvements are likely to be made. Let's hope the extra tax revenue that will come after the work is done will go towards helping others in the city who need it.

Skot Weidemann
[redacted] Sherman Ave.

Firchow, Kevin

From: amy squitieri [redacted]
Sent: Wednesday, September 11, 2013 12:17 PM
To: Firchow, Kevin
Cc: Joe Lusso; Diane Krause-Stetson
Subject: Support for the project at 1118 Sherman Avenue

TO: Kevin Firchow, City of Madison
Madison Plan Commission

I'm writing to share my support for the project at 1118 Sherman Avenue. I have been a homeowner in the Tenney-Lapham Neighborhood since 1995 and am a former member of the Madison Landmarks Commission (past chair). Professionally, I work as a historic preservation consultant and am trained as an architectural historian. Another relevant piece of background is that we have added onto our house at 466 N. Baldwin St. twice in the past ~10 years, requiring city review and a variance (for side property line) so I am also familiar with the city's requirements. I tell you this to provide context for my views.

My comments are based on the current plans that Diane Stetson shared with me at my request on Wednesday Aug. 7. I toured the house during its open house when it was for sale, so know its architectural character inside and out and experienced the strong smell of mold it had.

I am in favor of the plans to renovate this house and encourage the Plan Commission to support the project. I believe that the Stetsons' extraordinary effort to preserve and update this home to improve its condition so it is livable for years into the future should receive your support. It is costly to maintain old homes, and very expensive to address issues of neglect or major deterioration such as this house had (extensive water damage and unsafe wiring). After looking at the plans and reading the background in the Stetsons' Letter of Intent to the Plan Commission (July 31), I conclude:

- Their restoration of the front facade and key features of the entire house preserves the character and integrity of the home.
- The design for the rear addition is sympathetic to the historic character of the house and the historic district (professionally speaking I would say it meets the Secretary of the Interior's *Standards for Treatment of Historic Properties*, which is the applicable federal guideline).
- The Stetsons are taking extraordinary care with the details and their approach as described in the Letter of Intent and shown in the plans.
- The view from the street of the addition is very minimal (side views only).
- In my informal study of lakefront homes along Sherman Avenue (while boating in past years), almost all the houses have a modern lakeside addition. Historic houses often took poor advantage of their setting.

I hope the Plan Commission will give its support to this plan to restore this historically important house. Thank you for considering my views.

Regards,

Amy Squitieri

[redacted] N. Baldwin St.