

January 27, 2011

From: Julie Sager [REDACTED]
Sent: Thursday, January 27, 2011 11:28 AM
To: Scanlon, Amy
Cc: Bidar-Sielaff, Shiva; stuartlevitan [REDACTED]; Matthew Sager
Subject: 209 N. Prospect Landmarks Hearing

Dear Amy,

Thank you for forwarding Mr Levitan's email.

We have only recently heard of Ms. Knoebel's opposition to our project (by email 1/20/11) and as far as we know we have heard of no others. We share Mr Levitan's desire for a fair public hearing and will therefore request that our submission be moved from the agenda on 2/14/11 to 2/28/11 so that all interested parties may attend including Mr. Levitan, Joan Knoebel and Michael Cullenward.

With regard to our assertions of neighborhood support at our informational presentation 1/10/10 we maintain that up until we received Ms. Knoebel's last correspondence this was the case. I appreciate Mr. Levitan's concern regarding second hand information therefore I have taken the liberty of forwarding the multiple cordial correspondences including instructions to view our plans on line, shared between Ms. Knoebel and myself as evidence of our several attempts to gain their feedback, including an offer to stop by their home.

As the LC heard we had held a well attended neighborhood gathering also attended by our alderperson Ms. Bidar-Sielaff who carried forwarded the sentiments from the attendees. At that meeting we took phone numbers and emails which we created a list-serve by way of communicating with our neighbors. We have made arrangements to have a further meeting for anyone that missed our first and for those who would like to see our final submittal materials including renderings and exterior material samples (2/5/09). We have made trips to neighbors' homes to review our plans and hear their feedback. I included my email address with both our hand-delivered invitations to attend our 'open-homes' which went to our entire block and those homes across the street and have been sending our submittal materials to those who have shown an interest on-line, we have also spend many hours on site (since our plans began 2/10/10) and had the opportunity to engage several immediate neighbors in person this way. Our 'open home' invitations went to the Regent Neighborhood Association President (Darsi Foss) for her to extend to interested folks. We have tried our utmost to be as transparent and neighborly as possible and have had in all cases other than the above, positive feedback. We have asked those who have expressed their support to us in person put it in writing or attend our LC meeting.

Ms. Bidar- Sielaff also suggested we offer the wider neighborhood an opportunity to express their views by way of holding an Alder-led meeting prior to the LC hearing which we have agreed to do.

I have provided this additional information to as background information to support our submittal deferred now to 2/28/11. We feel we have made, and will continue to make every attempt to engage the neighborhood and we are very grateful for the generous support that has been shown to us so far.

Your time and assistance with our project is truly appreciated,

Julie Sager

Previous correspondence with owners of 1712 Summit:

December 28, 2010

From: Joan Knoebel [REDACTED]
Date: 28 December 2010 10:54:05 AM CST
To: juliesager [REDACTED]
Subject: Your proposed construction

Dear Julie,

We are not able to make your presentation on what you propose to build on the lot you purchased behind our home. We are very interested and, to be truthful, concerned about what you might construct there. While you may be most cognizant of your impact on the adjacent neighbor, we hope you will also consider the impact on our home. We will surely lose our view of the lake and alot of what we love about the privacy of our windows/views and yard.

None of this is intended to be personal to your family. However, we've lived here a long time and purchased our home in the belief the land behind us would remain as it has for a hundred years post-development.

Sincerely,

Joan Knoebel and Michael Cullenward
1712 Summit Ave

December 30-31, 2010

From: Joan Knoebel <[REDACTED]>
Date: 31 December 2010 9:36:51 AM CST
To: Julie Sager <[REDACTED]>
Subject: Re: Construction @ 209 N. Prospect

Dear Julie,

Please keep us in the loop as you proceed. We are out of the country the day you picked for your gathering or would have attended.

It will be difficult to address everyone's concerns but we wanted to make you aware of the impact on our home and yard as it may not be as obvious as your adjacent next door neighbor on Prospect. However, our house was oriented to look through your property, the best windows and view as well as the patio/hot tub were angled that direction. If your architect would like to stop over to better understand our concerns, we would be open to that.

Sincerely,

Joan Knoebel and Michael Cullenward

On Dec 30, 2010, at 8:39 PM, Julie Sager wrote:

Dear Joan-

Thank you for your email. Sorry that you and Michael cannot make our presentation to learn more about our home plans. The home that we have planned is modest, about 2100ft². We are very aware that our build is something that raises a lot of emotion in the neighborhood, and we are working with architects to optimize our site and minimize the impact to the neighborhood. We will try our best to be as transparent and sensitive to people's concerns while also remaining firm in our desire to be part of the neighborhood again (we previously resided at 1727 Summit from 2006-09).

Sincerely,

Julie and Matt Sager

January 17, 2011

From: Joan Knoebel <[REDACTED]>
Date: 17 January 2011 9:25:45 AM CST
To: Julie Sager <[REDACTED]>
Subject: Re: Construction @ 209 N. Prospect

Thank you, Julie.
Joan and Michael

On Jan 11, 2011, at 7:52 PM, Julie Sager wrote:

Hello Joan and Michael,

I wanted to let you know the plans are available on-line but they are somewhat difficult to get to, let me give you directions and I would be happy to answer any questions you may have:

- 1) go to <http://www.cityofmadison.com/planning/historical.html>
- 2) half way down the opening page you'll find a bullet point for the Landmarks Commission, click on the agenda under this heading
- 3) Scroll down to 1/10/11 Landmarks Commission and click on the agenda (on the right hand side)
- 4) You will find us under Informational Review (#1) and click on the black bar on the left side of our address (209 N. Prospect)
- 5) Click on 209 N. Prospect Submission

In brief, we are proposing to build a modest dwelling of about 2000 sqft over 2 1/2 floors (a 1000 sqft footprint) with a drive under 2 car garage (not visible from the street). It will be set back from the street so as not to crowd our adjacent houses and to continue to let the neighborhood enjoy an aspect of the green space that we understand will be missed.

Our home will be of a contemporary design. We felt that although the homes in the area are clearly historic, there is not one style that prevails so it was difficult to determine a stylistic guide and we simply did not want to construct a reproduction 'historic' home. The contemporary design also affords us a flat roof to further reduce the surface area of the building keeping it as low profile as possible in order to best preserve the view corridor from your home (our architects were recently back at the site to look at this specific concern).

We very much want to maintain the calibre of the neighborhood by concentrating on high quality exterior materials and craftsmanship. We have every faith in our architects as they have a proven past for designing homes in urban neighborhoods to fit with historic counterparts.

We will also be conducting a tree survey and attempting to preserve as many of the mature trees as possible.

Sincerely,
Julie and Matt Sager

January 19, 2011

From: Joan Knoebel <[REDACTED]>
Date: 19 January 2011 8:13:24 AM CST
To: Julie Sager <[REDACTED]>
Subject: Re: House Plans

Thanks, Julie, for the kind offer. This week is bad for two reasons, Michael is on-call through Sunday and is also sicker than a dog. Let me check with him as to the following week (meetings and such). If we can't find a mutually convenient time, we'd hope to make your next "open house"--we'll be gone Feb 11-20, the weekend of Jan 29 and possibly the first Sunday in February depending on the how the Packers do (family gathering).

We appreciate you keeping us in the loop.

Joan and Michael
On Jan 19, 2011, at 6:56 AM, Julie Sager wrote:

Hello Joan,

It appears we have mutual friends in Sara Guyer and Scott Strauss, my husband Matthew was over at their home last night reviewing our house plans with them as their were out of town for our 'open house' 3 weeks ago. We thought we would offer to stop by to show you and Michael also if you would like.

We now have additional renderings of the home that are not on-line. We were thinking that we may need to have an another open home to show people our exterior materials and renderings. I think we may well have this in early February but as you are an adjacent property and your home has specific issues regarding views, we thought you may like the opportunity to take a look and discuss our plans in more detail. We would not take much of your time 20-30 minutes. We could stop by at your convenience or meet at a local coffee shop. We have two small children (4 and 2 y.o) so depending on the location you choose we may need a little time to arrange a sitter. We are relatively free this Sunday afternoon if this would suit you and Michael?

Best,
Julie Sager

January 20, 2011

From: Joan Knoebel <[REDACTED]>
Date: 20 January 2011 5:37:11 PM CST
To: Julie Sager <[REDACTED]>
Subject: Prospect

Dear Julie,

We have had a chance to look at your plans now that we're back in town. We are extremely concerned about the siting choice you've made. Our property is several feet below the grade of yours and your project will loom over ours, particularly as you've determined to orient the house.

Perhaps you have determined to sacrifice our home to gain the acceptance of the other neighbors and perhaps that's good political strategy on your part. However, even if we are the lone voices of dissent, we won't be able to support this project as you've sited it. We also feel strongly that your architectural design is not at all in keeping with the character of the University Heights neighborhood in general.
Sincerely,

Joan Knoebel and Michael Cullenward

From: Julie Sager <[REDACTED]>
Date: 20 January 2011 10:40:39 PM CST
To: Joan Knoebel <[REDACTED]>
Subject: Re: Prospect Plans

Dear Joan

Sorry to hear your response to our plans. It might help you to understand a bit more about how we came to our decisions.

In looking at the lot, and the houses surrounding the property, we tried to find the best possible site that allowed the neighborhood to continue to have some visual access to green space from the most prominent public views. The house has a small footprint also to minimize its impact overall.

In looking at the architectural style of our home, we realized that University Heights has an incredibly diverse house style and use of materials. Our lot alone has everything from a 1890's Victorian to a 1960s modern home all adjacent to it. The one uniting feature of the homes is that when they were built they were a contemporary design for their era. We feel that if we built a replica of an older home style, it would actually detract from the beauty of the real historic homes. We feel in 50 years our home will also be an example of contemporary design for our time. Our home will comply with all University Heights requirements and be made of materials similar to the neighborhood, timber and brick. Lastly, the idea of a flat roof was to also minimize any further impact on views, for those neighbors nearby.

Again, we are more than willing to meet with you to go over any concerns in person if you feel it would be worthwhile.

Julie and Matt Sager

From: Julie Sager <juliesager@me.com>

Date: 20 January 2011 10:42:21 AM CST

To: Harvey Barash <[REDACTED]>, Lisa Kisling <[REDACTED]>, jaxnz@[REDACTED]
jmp4joy[REDACTED], ddrummond3@[REDACTED], juliet gunkel <[REDACTED]>, Joan
Knoebel <[REDACTED]>, sihler@[REDACTED], lmcneel[REDACTED], Sara Guyer <[REDACTED]>,
Scott Straus <[REDACTED]>, Sue Gaard <[REDACTED]>, bmtompki[REDACTED],
Shiva Bidar-Sielaff <district5@cityofmadison.com>, darsi foss <[REDACTED]>, John Schlaefer
<[REDACTED]>, phughet@[REDACTED], Ronnie Hess <[REDACTED]>

Cc: Matthew Sager <[REDACTED]>

Subject: Open House for 209 N. Prospect- Proposed Plans

Dear Neighbors,

We met many of you at our last 'open house' where we looked at the preliminary plans for our home to be constructed at 209 N. Prospect, but for those of you who were unable to attend or those seeking more information we would like to invite you to a further discussion.

We will be at Barriques (1831 Monroe Street) on Saturday February 5 from 9am to 10.30am, please feel free to stop by.

Our plans have not changed substantially from those shown at the previous meeting but we do now have street renderings and exterior material samples to show anyone who is interested.

We look forward to seeing you again or meeting any new neighbors who would like to attend.

Kind Regards,

Matthew and Julie Sager