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From: Anna Andrzejewski]

Sent: Monday, April 28, 2014 3:03 PM

To: Stouder, Heather

Subject: # 17 (Legistar #33462) - 29 Hiawatha Circle

To Members of the Plan Commission:

I write on behalf of the residents of Hiawatha Circle. While we do not have a formally recognized neighborhood organization, we have had a loosely organized social group since the neighborhood of one-story ranch houses along an oval shaped loop street flanking Hiawatha Park was developed during the late 1940s. We have all received letters and plans from the developer about the proposed demolition of #29, and we discussed the proposal informally at a social gathering last week.

We agree with the staff report that the demolition standards are met with this proposal. The existing house is in poor condition, and most neighbors have no objection to the demolition or generally with the proposed new house's design. We are pleased the new house is a one-story home, in keeping with the other 16 houses on the street. In general, as indicated in the staff report, the house is positioned on the lot such that its footprint - while larger than that of many older homes on the street - does not look out of scale. Concerns a few neighbors raised about a potentially narrower front setback - which is at 26' (close to the average setback of older homes on the street, at 30') - has been addressed through discussions with the developer and staff, and seems generally acceptable and in keeping with the character of the street and the placement of neighboring houses.

Some neighbors have expressed concerns about tree preservation. The staff report notes the existing street tree will, of course, be preserved. The neighborhood is pleased, and would urge the developer to take all precautions with root preservation of all trees worthy of preservation as indicated on the site plan. We hope this will include mulching (or other efforts) to protect the roots in any area where construction staging would occur.

Another concern of residents involves the demolition and construction plans. Hiawatha Circle is a fairly narrow, one-way street, and the house is positioned on the curve of the oval. As we have asked the developer directly, we hope to be kept informed of any plans going forward that will impede easy car traffic flow during construction. We would respectfully request construction vehicle parking and/or staging be done on the straightaway part of the street (versus the curve) to ease traffic flow around the circle.

Thanks to the developer and City Staff for answering our questions about this proposal.