

To: City of Madison Planning Commission
From: Heddy & David Grove Revocable Trust, Property owner – 4114 Veith Ave.
Re: CUP Application Comments – 4110 Veith Ave, Madison
Date: June 4, 2019

To Whom It May Concern,

We are most likely are the only property owner providing comments regarding this CUP. However, please take into consideration when reviewing our comments, that the property owners to the south, which recently went through its own CUP/Variance process, is vacant and is once again up for sale. Then, the only home directly across the street from this proposal is where the applicant's builder lives. So one owner is moving, and the other has an economic interest in the application. We are also the property owner most impacted by this very large garage addition.

We tried to reach a compromise with the applicant during the discussion stage, but instead the applicant informed us they no longer desired our consent and instead they will comply with whatever modifications the City requires. As a result, we are expressing our concerns to the City as this is our only option.

Our biggest objection is the location and design of the northern wall that lies contiguous to our home. The proposal has this wall at 44'-1 5/8" long at the foundation level. This is the length of two normal garages. Yet the applicant is showing the foundation at 7'-1" off the lot line. We feel that City should require the property owner to take the required 10" setback penalty for exceeding 40' of length as we, and our neighbors to our north did, when we constructed our homes.

We also feel there is nothing architecturally pleasing about this wall that would warrant a waiver from this set back requirement. It is not hidden by anything, nor is it blended into the applicant's home. It is nothing more than a two car length long garage wall of vinyl siding that has three, simple, plain windows in it. Moreover, the applicant has informed us that these windows will actually be made of glass blocks. While we recognize the applicant's concern for security, the stated proposed basis for the use of the glass blocks and the privacy they afford, the nature of the glass blocks further convey an industrial look to the entire northern facade of the applicants' entire home. Not only is the look not pleasing to the eyes, its inconsistent with any other home in the neighborhood.

Moreover, this is not a small addition. This is a very large garage, with a long, tall, wall sitting high on top of a retaining wall. The entire project is what we would be see from our front yard as our houses are presently almost equal to distance the street, and the addition would protrude forward towards the street. The height of the wall will most likely block the sun significantly enough to be detrimental to our front lawn; and definitely hinder the applicant's ability to plant any shrubbery to minimize the industrial look of the façade. If the history of lake-front property ownership tells us anything, it will only be a matter of time before this foundation's footprint would be used to build an even taller home later on, raising even greater concerns regarding the negative impact of this project on our home and the ability to use sunlight we currently enjoy.

We also believe that the City's enforcement of the depth setback penalty does not create an unreasonable burden on the applicant. The proposed garage to be removed is 12.2' wide and it is presently setback 7.7' from the lot line. That means there is 19.9' of room to add the proposed garage. Implementing a penalty setback of 7' 10" from the common lot line would still provide a garage width of 11.5' +/-.

Alternatively, the applicant could simply shorten the wall to 40' and not have to take the setback penalty. Since the applicant most likely desires enough depth to make the other two car stalls useable, the reduction would likely occur on the western portion of the wall. The plans indicate that this would not negatively impact any interior plans.

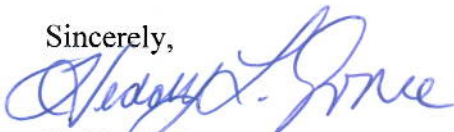
We feel that either option is appropriate. One gives the applicant a 44'-1 5/8" long, by 11.5' wide, garage and the other gives the applicant the width desired and still a very long 40' garage. Either option should be sufficient storage for the applicant's boat and other miscellaneous storage needs.

We also like to provide comments on the garage door sizes, drainage and the lack of a landscape plan.

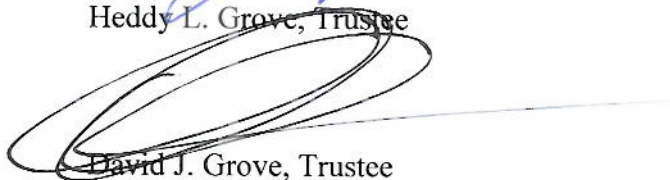
On page A4 of the application, the east elevation views reflect industrial size and type garage doors (which we would vehemently oppose) that are completely different than the garage doors reflected in the east elevation views shown on page A9 of the application. Based on the narrative, and prior discussions with the applicant, we do not believe the elevations on page A4 of the application are accurate. A4 elevations represent the applicant's original plans, while A9 elevations represent changes the applicant made during the 30-day waiting period following discussions with ourselves. We applaud the design changes reflected in the elevations shown on A9. We would like to see the applicant clarify this matter by modifying page A4 of the application and also have the CUP require that the garage doors on A9 require the architectural styling and windows as presented, as these significantly enhance the design over simple panel doors.

Without any landscaping or drainage plans, we cannot provide any direct comments other than to note that all drainage from the improvements need to be addressed onsite. In oral conversations with the applicant, we have been told that the plan is to have the water flow easterly between the northerly wall and the lengthened retained wall easterly towards Veith Ave. If plausible, and implemented, this is acceptable to us. Drainage for any improvements should not come on to our land.

Sincerely,



Heddy L. Grove, Trustee



David J. Grove, Trustee