

To: City of Madison Planning Commission
From: Robert and Patricia Manier - 4110 Veith Avenue
Re: CUP Application Comments concerning letter dated June 4, 2019, written by David and Heddy Grove, 4114 Veith Avenue

Members of Planning Commission,

We would like to address some of the concerns our neighbor to the north at 4114 Veith Avenue submitted in their letter dated 6/4/19. They feel they are impacted the most by this building project, so we have had several conversations with them about it and have been very transparent. Our neighbors to the south do have their house on the market but are considering not selling, per a conversation we had with them recently. The owner of the house across the street from us, where our builder is presently residing, is not owned by him, so he has no economic interest in our project from a homeowner's standpoint.

We initially tried to waive the 30-day wait period before formal submission of our building project - our Alderperson informed us we could do that if we got signatures from 5 neighbors in closest proximity to our property. We were not looking for anyone's consent for our overall project, just a go-ahead to speed up the process during the nice weather. We obtained all signatures except from our neighbor to the north, who submitted the above referenced letter.

During a meeting with our neighbor to the north, they told us of their concerns with our plan, so we made some adjustments that increased our overall project price but were agreeable to them: changing the garage doors sizes and designs, and adding 3 windows to the north wall of the garage. The changes we made were not necessary to comply with code but simply to satisfy them. When the neighbor then suggested we put a deed restriction on our property so no future home owner could build a second story on the footprint, we decided not to pursue the waive period and follow the process the City requires of us. They opted to submit a letter to the City with their concerns, which is what the normal option is for all landowners as laid out by the City's process, as no one should be allowed any special privilege.

Almost half of the new garage will be along the north side of the existing house, where there already exists a garage. The new garage extends approximately 24 feet from the existing house. The neighbor's house sits higher than ours and the low slope of our new roofline will not block sunlight and affect the growth of grass to the degree the neighbor states. The new north wall will not be sitting high on a boulder wall as they stated- the base of the garage wall is 3-4 feet below the boulder wall. Part of the new wall is blended into the side of the house. Block-style windows are seen all over the City and in Wisconsin; we prefer the security of them over plain glass windows. We are not trying for an industrial look.

The reason for the length of our new garage is to store a large boat on our lake property. If, as the neighbor states, we should be made to follow old / not current

setback requirements, many sites in the City that have been rebuilt would have to be redone. Our plans have all complied to current City code.

We were not required by the City to submit a landscape plan or detailed drainage plan but will be working with our landscaper. They have already been hired and we have consulted with them. Drainage will be directed eastward as much as possible, toward Veith Avenue, and since the neighbor's property sits higher than ours, the improvements will not cause any drainage issues on their property.

Sincerely,
Robert V. and Patricia K. Manier
4110 Veith Avenue