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JUL 13 2015

CITY OF MADISON
PLANNING INSPECTION

NEIGHBOR CONCERNS

1. This is the second demolition filing in two years of historic Nakoma Homes on Manitou Way. A family was still living in this residence 7 months ago. Now the property is quickly becoming a candidate for demolition/condemnation because of neglect.
2. The 30' building setback in place since the neighborhood was originally laid out is being compromised. The proposed structure is projected to have only a 20' setback--permanently altering the uniform vista of Manitou Way.
3. The new house is clearly not proportional to other homes on the block. The proposed structure is projected to have the largest square footage of any on the block yet will occupy one of the smallest cottage-size lots of the block. The current house has approximately 1700 square feet above ground. The proposed structure has over 3200 square feet above ground plus a 572 square foot free-standing garage located at the back of the property.
4. The backyard green space of the block (one of the reasons people purchased homes there) will be significantly reduced by the addition of a free-standing garage. Presently there are no such structures on the entire block as the lots on the Mandan Crescent side and only a few of the lots on the Manitou side are deep enough to accommodate this option.
5. The entire process has been far from transparent and there are legitimate questions about compliance with Madison's zoning rules. At the community meeting called by the neighborhood Alderman, the architect presenting the plans was reluctant to share information and diverted some questions concerning the timetable for the permit process. The residents with properties within 200' of the lot in question were not given a full 60 day notice prior to the filing of the demolition request on May 27th. Most neighbors (and even those owning adjacent properties) first learned of the specifics of the project at that Thoreau gathering on May 26th.
6. Apparently, neighbors were not informed about the hearing before the Landmarks Commission on April 13th. Remarkably, no one at the neighborhood meeting—including the alderman—mentioned that the Landmarks Commission voted against the demolition proposal, calling it "unconscionable".

NOTICE OF PUBLIC HEARING

On May 27, 2015, an application was filed with the City of Madison Department of Planning & Community & Economic Development for approval of a demolition permit to demolish a single-family residence and construct a new single-family residence at 4022 Manitou Way. The application will be reviewed by:

Plan Commission
July 13, 2015, 5:45 p.m., Room 201 City-County Bldg. 210 Martin Luther King Jr. Blvd.

The purpose of this public hearing is to hear all interested parties. The City has made an effort to notify all the immediate neighbors of this proposal. To help ensure as many as possible know about the hearing, please share this notice with your neighbors and tenants. City meeting agendas are available online at: <http://madison.legistar.com/Calendar.aspx>

Note: Public hearing items may be called at any time after the beginning of the hearing at the time noted above. The Plan Commission uses a consent agenda, which means an item may be approved at the beginning of the hearing if no one is registered to speak in opposition. Those wishing to speak on an item must register with City staff at the entrance to the meeting room before the item is called.



For more information: Call (608) 266-4635, City of Madison Planning Division, or visit: cityofmadison.com/planning/projects/current.html



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PLANNING INSPECTION

July 7, 2015

Heather Stouder
Planning Division
City of Madison
215 Martin Luther King Jr. Blvd.
PO Box 2985
Madison, Wisconsin 53701

Dear Ms. Stouder:

We are strongly opposed to compromising the original 30-foot building setback proposed by the demolition/construction project at 4022 Manitou Way that is slated for consideration on July 13th before the Plan Commission. It is especially concerning for those of us living on this block when the standards that are noted on our plat maps are not applied uniformly to all homeowners.

We ask that you honor your long-standing commitment to our historic neighborhood by preserving its visual integrity--in jeopardy with the approval of this plan in its present form.

Sincerely,



Kim and Carol Kindschi
4022 Manitou Way



John and Karen Waggoner
4024 Manitou Way

July 3, 2015

Ms. Heather Stouder
Planning Division
City of Madison
PO Box 2985 Madison WI 53701

Dear Ms. Stouder:

We are writing to express our concern about the city's handling of the permit process for the demolition and subsequent construction on the property at 4022 Manitou Way. We live on 4009 Mandan Crescent. Our home is around the corner from the block on Manitou Way where the property is located.

Recently, we attended the neighborhood meeting organized by Madison Alder Maurice Cheeks. We share the view of many at the meeting that the permit process has not been transparent. Having lived in Nakoma for over forty seven years, we feel strongly about preserving the architectural character of our neighborhood. It is our opinion that in the permit process for demolition and construction in Nakoma, greater attention should be paid to impact of the project on the neighborhood.

Sincerely yours,



David and Virginia Huber

██████████ Mandan Crescent

Madison, WI 53711

E-mail: d██████████@██████████.██████████