

**Stouder, Heather**

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**From:** steve rice [steverice@thearchitectsltd.com]  
**Sent:** Wednesday, November 26, 2008 9:20 AM  
**To:** 'Karyl Rice'; Stouder, Heather; 'Steve Rice'  
**Cc:** 'Richard B. Arnesen'; PFrautschi@aol.com; 'Phillip Carlson'; aperkins@zimbrick.com  
**Subject:** 8133 Mansion Hill Neighbors

All

- In addition to the notes below, it should be noted that the neighbors were generally **pleased with the design** of the building, the material selections and the colors. "It's nice that it fits in."  
 - The neighbors expressed concern about headlights going into the adjacent building to the west. A stone wall, at the edge of the excavation for the paving, will partially screen the lights. At the north end of the westerly lot plantings will do the screening. The current species will be changed to evergreens.

theARCHITECTS Ltd

Steve Rice  
 233.6363

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**From:** Karyl Ricè [mailto:rice@mailbag.com]  
**Sent:** Tuesday, November 25, 2008 9:01 PM  
**To:** 'Stouder, Heather'  
**Cc:** 'Richard B. Arnesen'; PFrautschi@aol.com; 'steve rice'; 'Phillip Carlson'; aperkins@zimbrick.com  
**Subject:** RE: 8133 Mansion Hill Ave.

Heather,

Is ours considered a re-zoning?

There were only two residents at the meeting this evening; which lasted a little less than an hour. Concerns raised are as follows (along with our proposed solution or answer).

- 1.) Difficult to get in/out of the driveway due to cars parked on the street.  
 Solution: We will contact the City Traffic department and see if the curb can be painted yellow.
- 2.) Mailbox access: currently the mailboxes are on our (Lot 87 property) property within the new sidewalk and are accessed from car windows by driving against traffic in the driveway.  
 Solution: Move the mailboxes to the street to match the properties on the other side of the street.
- 3.) Snow : where will you plow the snow.  
 Answer: Snow will be plowed in the direction of the detention pond.
- 4.) Traffic concerns regarding ability to pull out of their driveway.  
 Answer: Drop-offs and pick up times were explained as being staggered and with two entry points in/out it is unlikely to cause a back-up into the street.

12/1/2008

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5.) Concerns about kids climbing on their retention wall.

Answer: The children will be kept within the fenced area or supervised if taken for walks off-site.

6.) Retaining wall/parking proximity questions.

Answer: Our wall is not as deep as the adjacent property, so should not pose any structural problems. The parking lot starts 12' off the property line which also has many plantings along it.

7.) Who takes care of the driveway maintenance?

Answer: This is addressed and will follow the dictates of the access easement that is already in place.

8.) Will snow removal be handled properly?

Answer: This will be carried out by a service contract and if possible will be done by the existing company so there is no lapse in service.

Not many questions raised require us to change direction and probably will not warrant referring to the next meeting.

Karyl Rice  
Project Solutions, Inc.  
608.233.7423

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From: Stouder, Heather [mailto:HStouder@cityofmadison.com]  
Sent: Tuesday, November 25, 2008 6:25 PM  
To: Karyl Rice  
Subject: RE: 8133 Mansion Hill Ave.

Karyl-

I did not receive any other concerns addressed to the Plan Commission regarding the case, although one neighbor did inquire about the city's policies with regard to posting notices of rezoning hearings. I provided the ordinance language to her, but did not hear back.

Heather

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From: Karyl Rice [mailto:rice@mailbag.com]  
Sent: Tue 11/25/2008 4:34 PM  
To: Stouder, Heather  
Subject: RE: 8133 Mansion Hill Ave.

Did you get any other neighborhood questions?

12/1/2008

**Stouder, Heather**

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**From:** PFrautschi@aol.com  
**Sent:** Wednesday, November 26, 2008 10:06 AM  
**To:** rice@mailbag.com; Stouder, Heather  
**Cc:** rarnesen@stonehousedevlopment.com; steverice@thearchitectsltd.com; prairielifecenter@verizon.net; aperkins@zimbrick.com  
**Subject:** Re: 8133 Mansion Hill Ave.

Two minor clarifications to Karyl's email:

In a message dated 11/25/2008 9:01:53 P.M. Central Standard Time, rice@mailbag.com writes:

2.) Mailbox access: currently the mailboxes are on our (Lot 87 property) property within the new sidewalk and are accessed from car windows by driving against traffic in the driveway.

Solution: Move the mailboxes to the street to match the properties on the other side of the street.

Alternate solution: Move them within the easement to the south side of their exclusive drive on the way in to their garages. They would still be able to collect mail from their car as they pulled in and would be out of the way of the two way traffic (except perhaps from their own condo traffic). We don't know how the post office would react to this idea, but think it be more convenient and safe for the delivery person.

3.) Snow : where will you plow the snow.

Answer: Snow will be plowed in the direction of the infiltration basin. Detention is different and handled elsewhere.

**Peter W. Frautschi**

Community By Design, Inc.  
625 North Segoe Road  
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608.310.8133

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Finally, one site has it all: your friends, your email, your favorite sites. [Try The NEW AOL.com](http://www.aol.com).

**Firchow, Kevin**

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**From:** mconspec@aol.com  
**Sent:** Saturday, November 29, 2008 3:00 PM  
**To:** undisclosed-recipients  
**Subject:** 8133 Mansion Hill Avenue

RE: Daycare 8133 Mansion Hill Ave Lot 87.

City of Madison District One (1) Alderman Sanborn and Kevin Firchow, City Planner:

On November 21, 2009 I received the notice of public hearing for the December 1, 2008 planning commission. That notice was received via postage paid USPS.

Also on that same day in my mailbox I received a stuffed letter, no postage paid and an obvious tampering of my US postal privacy rights. I often find my mailbox open. I assume its neighborhood children.

I'm appalled a firm claiming to be respectful and credible would use unlawful methods to communicate a development. I guess there are no boundaries to lobby for your development project. Just because you propose a development does not relieve you of Federal Law to mail tampering.

I have reviewed the project, and feel it is inappropriate at this time. If you will check the court records significant foreclosures are happening in the neighborhood which cause significant displacement of tenants, neighborhood blight, and or social unrest.

Therefore I ask the planning commission and city council to postpone this project until it can provide the following:

1. How this development will lead to neighborhood stability.
2. Will the daycare offer affordable and subsidized daycare spots, or will it be a center for the elite.
3. How will the daycare assist in the stability of the neighborhood, and protect children from the serious vacant blighted empty dangerous properties that are forthcoming.
4. Very close to the daycare is a strip center, which has significant vaccines, and soon will providing social problems and neighborhood blight.
5. How will continued development in an area overdeveloped lacking activities for neighborhood children help.
6. The area has significant college aged people who party directly in the streets; will that cause conflicts with children.
7. What I would propose is that this development conduct significant and legal neighborhood outreach before being approved; Moreover
8. This development should be assed impact fees to pay for a children's playground or offer something to the community, like after hour use of the biking facility and playgrounds.
9. The efforts under items 7&8 may provide neighborhood stabilizing, something very important in a neighborhood having significant challenges absorbing current real estate uses. Highest and Best use needs additional study.

J Milburn

8218 Mansion Hill Ave, Unit 1A

Madison, WI 53719

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12/1/2008