

Vaughn, Jessica

From: Naomi Kroencke [REDACTED]
Sent: Friday, August 19, 2016 1:58 PM
To: Zellers, Ledell
Subject: Re: Prospect Place

Thanks for responding to my message. I spoke with somebody at the planning commission and was essentially told that I have no real grounds to object to this project. The lake view ultimately is the property of the home owners living on the lake. I have lived on Prospect Place for over 25 years. My two homes are the only ones that will be directly effected from the "palace" of a garage our neighbors are building that will block the lake view from both my properties, substantially effect the nature of the neighborhood and decrease my properties value. Its disappointing but out of my control.

On Wed, Aug 17, 2016 at 2:27 PM, Zellers, Ledell <district2@cityofmadison.com> wrote:

Hello Ms Kroencke,

This project needs conditional use approval from the Plan Commission. It is scheduled for the Aug 29 agenda and described as:

- 834 Prospect Place - Conditional Use - Construct detached garage exceeding 576 sq. ft. in TR-C2 zoning on lakefront parcel

The Plan Commission must make its determination based on specific approval standards which you can find on pages 3-5 of this document:

<http://www.cityofmadison.com/council/documents/standardsreviewdevproposals.pdf>

If you want to object to the proposed Conditional Use garage proposal, it is best to base your objections on the approval standards which is what the Plan Commission must use to make its decision. Project proposals are not decided until all information is considered including issues raised by any of the area residents. While it would be best if you could be there to present your case so you would be available for questions, the Plan Commission looks at all written comments on projects being considered.

I hope this has been helpful. Please let me know if you have any other questions.

Best,

Ledell

Alder Ledell Zellers
608 417 9521

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From: Naomi Kroencke <[REDACTED]>
Sent: Wednesday, August 17, 2016 1:42 PM
To: Zellers, Ledell
Subject: Prospect Place

Hello,

I live at [REDACTED] Prospect Place and also own the house next door at [REDACTED] Prospect Place. The owners of 834 Prospect Place which is directly across the street from my 2 properties are in the process of getting a building project approved by the city. Their current plan is to tear down their existing garage and replace it with a garage and apartment above the garage which will totally block any lake view both my properties currently enjoy. I will be out of town the day that the zoning committee will be meeting to approve the project at 834 Prospect Place.

I am wondering if I just need to "let it go" or if I have any opportunity to oppose this project or ask that the current plan be modified. I am looking to you for advice regarding this.

Thank you,

Naomi Kroencke