

Stouder, Heather

From: Waunona Association [waunonaassn@gmail.com]
Sent: Tuesday, March 12, 2013 6:26 PM
To: Stouder, Heather
Subject: Re: 2704 Waunona link to appl

All good Heather, thank you!

Since I *AM* the only formal evidence of the Waunona Association right now, and I've notified the neighbors as part of that, my comments are as "formal" as will be possible, so please forward them, both the original and:

This design is certainly what is happening in the neighborhood, but it degrades the openness and informality of the neighborhood. More and more it appears as if owners have simply plopped down an "I've got mine" statement and turned their backs on the neighborhood.

Again, I know there is nothing "illegal" with blocking viewshed and "I've got mine." Just an unfortunate reflection of society.

None of the above is a negative comment about this specific property owner. About all the property owner could do with the current proposal, and I'm not sure it would do much to counter the 5' rise in elevation, would be to go for much less steep roof angles. Such a steep roof as is proposed is not necessary, it's part of the current design trend.

Thanks again,
JoAnn

On Tue, Mar 12, 2013 at 8:24 AM, Stouder, Heather <HStouder@cityofmadison.com> wrote:
> Hello, JoAnn-

>
> Throughout the review process, I have spoken with Marlene, and also received communication from a property owner across the street on Frazier Ave. regarding the view issues you stated below. I've let Dave Pientok know, and I know that he is working with Engineering staff to ensure that the grading and drainage plan does not impact neighboring properties.

>
> I can forward your comments below along to the Plan Commission if you'd like - please let me know. Also, do you foresee any formal comments coming from the Waunona Neighborhood Association?

>
> Thanks again, and enjoy the day!

>
> Heather

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> -----Original Message-----

> From: Waunona Association [<mailto:waunonaassn@gmail.com>]
> Sent: Thursday, February 28, 2013 9:40 PM
> To: Stouder, Heather
> Subject: Re: 2704 Waunona link to appl

>
> Hi Heather,
> I'm assuming you have heard from Marlene Beilman at 2702, the immediate neighbor to the east. Her property has a For Sale sign posted in front, so I'm not sure exactly what her status is (other than ruffled feathers.) On Sunday I individually delivered 10 notices from

me to the neighbors on both Waunona and Frazier (who get forgotten all too often) and spoke with several of them about the application.

>

> My own examination of the new site plan is that they will be raising the street-side property five feet -- from 854' to 859' -- to reverse the slope of the existing driveway and drainage, along with creating a walk-out basement on the lake side.

>

> This will be comparable to what was done at 2708 Waunona a couple years ago. While I understand their reasoning for the change, the "problem" is that even a "one-story" house sits up so high that it walls off any view from the street or across the street, or even further away. In this case the lot, and house, are narrower than the blot that is 2708, but the effect of the raised elevation and currently popular high-pitched roof will be the same.

>

> I don't think there is anything that can be done about it -- there is no protection for viewshed -- and this is just another aesthetic loss to the openness of our neighborhood. It does absolutely reflect the new construction going on in Waunona!

>

> JoAnn Tiedemann

> Waunona Association President 2012-13

>

>

> On Thu, Feb 14, 2013 at 3:31 PM, Stouder, Heather <HStouder@cityofmadison.com> wrote:

>> Hi JoAnn-

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>> Thanks for the e-mail. Here's the link:

>> <http://www.cityofmadison.com/planning/projects/conditional/2704ww.htm>

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>> Please feel free to contact me with further questions.

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>> Thanks!

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>> Heather

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>> Heather Stouder, AICP

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>> Planner, Planning Division

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Stouder, Heather

From: Jon Evans [jcevans2@gmail.com]
Sent: Wednesday, March 06, 2013 8:53 AM
To: Stouder, Heather
Cc: waunonaassn@gmail.com; Kristin Evans
Subject: 2704 Waunona Way CUP

Follow Up Flag: Follow up
Flag Status: Flagged

Heather,

Currently the home sits square to the street and is further away from the property lines.

While the planned house is modest in size, it will be wider and taller (due to building up the basement; my estimate is at least 5 to 8 feet higher than the house sits currently). Also the elevation facing the street will be wider too.

I understand that there is no variance with this application, however our view of the lake and the capital will be eliminated due to the wider and non-squared foot print of the house relative to Waunona Way. While our property is not on the lake, we purchased it due to its proximity and views of the lake. Is it possible to rethink the width and streetside elevation to minimize the impact of reducing lake views? For example currently the roof on the west side is bi-level and opens towards the lake, promoting views from the street side.

Thank you for your consideration. Jon Evans 2701 Frazier Ave

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Waunona Association President 2012-13

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> Thanks!

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> Heather

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> Heather Stouder, AICP