

June 8, 2014

Dear Planning Committee,

I became a resident of Sunset Village when I purchased my home located at [REDACTED] S. Midvale Boulevard over 11 years ago. Due to the conditional use application filed by Jim and Carol Vincent for a detached dwelling at 221 S. Midvale Boulevard before the committee the charming characteristics of my comfortable home and property are in jeopardy. I am the Vincent's direct neighbor to the south, and am voicing my opposition to this application.

Living on Midvale Boulevard, my neighbors and I value our backyards as a sanctuary away from the busy street. During the daylight I enjoy my backyard green space, wild life, and wooded lots that block the view of the homes behind my house. At night my backyard is dark and becomes an oasis away from the city lights and from other homes. Should an imposing detached residential dwelling be approved, the enjoyment of my home and entire backyard is substantially diminished because of the significant loss of privacy and decreased quality of life that will inevitably come with the construction of an outpost home in such close proximity and positioning relative to my lot. I contend there are no design changes to the building that will adequately rectify my loss of privacy caused by tenants, a balcony facing my deck, and the evening glow from the dwelling's windows and skylights illuminating my yard.

I was drawn to this gem of a neighborhood because of its location within the city and its collection of cozy single-family homes. The Sunset Village concept was not developed with the intention of accommodating two separate dwellings per lot. Based on a conversation with the Village President, Ken Raffa, there was an overwhelming negative reaction to the Vincent's conditional use permit proposal at a recent neighborhood meeting, I strongly believe nearly no other resident would accept a similar rental unit infringing on their backyard. The neighborhood recognizes the detrimental precedence and effect on the neighborhood as a whole.

Thank you for taking my opposition in to account while you evaluate the conditional use permit.

With kind regards,
Jenni Briggs
[REDACTED] S. Midvale Blvd.
Madison, WI 53705

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Cc: Chris Schmidt, Alder and Ken Raffa, Sunset Village President