

21 July, 2015

Dear Neighbors,

By now many of you should have received a postcard from the city of Madison notifying you of next Monday's the Plan Commission meeting. I am writing to invite you to our property to learn more about our application for rezoning and share with you the information we've learned over the past couple of months. Please drop by 501 Welch Avenue, on Friday, July 24th, 4:30 - 7pm. Alder Marsha Rummel has graciously accepted our invitation.

My name is Miche Llanas, one of the owners of 501 Welch. I participated in the July 13 Plan Commission meeting where we were asked to make more information available to neighborhood residents. I have compiled some information defining how lots are zoned in the neighborhood, about our community's urban infill goals, sustainable building, and a few examples of small home designs that could be incorporated if our application is approved. The site plan drawing has been updated to show driveways for both both lots.

Our plan to relocate a driveway to Center Avenue has raised some questions and concerns. Our rationale for this change is to create usable off-street parking for 501 Welch (the existing driveway is 6 feet wide between two large trees and the house) as well as address tree root/foundation problems affecting the residence. After consulting with arborists, we also learned this option is best for the long term health of the large Norway Spruces. As to safety concerns about another driveway on Center Avenue, the City's Traffic Engineering department reviewed our application and submitted no comment. To clarify, the re-zoning application does not depend on the location of the driveway, which does not require Plan Commission approval.

If you are unable to attend this Friday's get together, we encourage you to stop by when we're working on the house, leave a note in the mailbox, or contact us directly. We will be doing repairs for much of the weekend and are happy to take a break to discuss this further. We would also appreciate expressions of your support (or neutrality) be submitted to the City.

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4

