

CITY OF MADISON

JUN 22 2016

June 22, 2016

TO: City of Madison Dept of Planning & Development - **Planning Commission,**
PO Box 2985, Madison, WI 53701 **Planning & Community**
& Economic Development

ATTN: Jessica Vaughn @ FAX 267-8739

Page 1 of 3

FR: John Doe Residents & Neighbors – First, Second, Third & Fourth Additions to
Cherokee Park, City of Madison 53704

RE: 933 Menomonie Lane 3-Car Detached Garage, TORTI, Conditional Use, OBJECTIONS
Public Hearing COMMENTS

Cherokee Park neighborhood residents vehemently object to the Obasi Torti request for conditional use approval to erect open-faced detached 3-car garage on vacant lot next to 933 Menomonie Lane, Madison, Wisconsin 53704. Granting Torti constructing approval for detached garage on vacant half parcel is not reasonable. John Doe Cherokee Park requests Planning Commission deny applicant Torti request to erect detached 3-car garage at subject 933 Menomonie Lane, City of Madison.

- The proposed construction is a Torti trap that will sentence neighborhood residents to never ending future year's anxiety and conflict imposed by Torti because the detached structure will enable Torti to operate a junk yard on Menomonie Lane.
- Torti will result with supersize 5-car garaging capacity consisting of 3-car detached and attached 2-car uncontrolled storage abuse. Since 2013 house purchase from in-laws William & Mary Chandler every neighbor is stuck with viewing Torti lifestyle crammed down their throats (includes but not limited to forced views of garage interiors, unkempt grounds, extra vehicles hogging Menomonie Lane real estate).
- Conditional use request due to hardship for 2 daughters starting to drive is false. No hardship exists because 2 daughters start to drive; many families have similar situation. In a few short years daughters will probably leave home and detached garage will be excess. The need for extra storage space indicates overreach with 5-car garage space capacity. No Cherokee Park homeowner has 5-stall garage. Ample rental space is available on the North side of Madison if needed. This is a bully tactic.
- Torti is not an experienced real property construction expert just because he says he is; applicant just wants planning commission members to think he is experienced to get use permit. He must be required to prove his ability to the public.
- Granting detached garage on vacant lot is against everyone else who owns a house in Cherokee Park. There are no homes with detached garages in Cherokee Park; this includes the three new homes built on Red Cloud Lane 2013-2015. To permit otherwise by the Planning Commission would be rude, unfair and unreasonable treatment toward Cherokee Park property owners.

- Constructing detached 3-car garage is against the wishes of Cherokee Park forefathers as expressed in the recorded restrictions/covenants to Cherokee Park, notwithstanding – “No lot or part of a lot in said plat shall be used for other than single family residential purposes and no building shall be erected within said plat other than a single family residence, family garage or family carport. Each residence shall have a garage or carport which shall not be detached from the residence. Dog or other pet shelter, if any, shall be a part of and not separate from the dwelling or garage. At least one whole lot as platted shall be used for each single family residential use.”
- Subject Vacant lot 131 (assessed with Torti residence lot 130) represents ½ lot divided in with neighbor in 2003. The next door neighbor at 925 Menomonie Lane who owns the other ½ of lot 131 may future request conditional use permit to erect 3-car garage. Planning Commission would have little choice but to grant the request resulting in a 6-car garage on lot 131. This arrangement would be unacceptable to Cherokee Park residents resulting in the appearance of 6 unit commercial mini-storage facility with auto maintenance shed. Neighbors and residents of Cherokee Park are at a significant disadvantage. Who would ever want that arrangement? This situation with future use requires environmental impact study to be provided and paid for by Torti with approval by Wisconsin DNR.
- Loss of Lot 131 (aka Torti Park) that serves Torti family good quality, accessible green space and recreation, health and well-being benefits. The most significant of these can be grouped into three broad categories: 1) increased life expectancy and reduced health inequality, 2) improvements in levels of physical activity and health, 3) promotion of psychological health and mental well-being. For many years, Torti's have enjoyed ball playing activity with a net they annually erect on Lot 131 for health and well-being benefit improvements to themselves. Everyone has witnessed this show of health motivated Torti activity conducted on Lot 131.
- Loss of open natural environmentally friendly green space with associated climate change impact. Lot 131 Torti Park has an important role in supporting the adaptation of contiguous neighbors and Torti friends to a changing climate. It provides shade, cooling and wind interception and an insulation role in the winter. It also mitigates the risks from climate change-induced reductions in air and water quality; and it provides a buffer for habitats and species, whilst contributing to attainment of sustainable urban drainage and controlling upstream water flows to/from the canal to reduce flood risk.
- Loss of wildlife, bird life and habitats. Ecological benefits of urban green infrastructure are largely related to the provision of habitat. Species from the very common to the very rare make use of all types of green areas like Lot 131 Torti Park. Detached 3-car garage does not add any ecological infrastructure to benefit habitat.

- Enhancing social cohesion. Lot 131 Torti Park has the potential for enhancing social cohesion, it can bring people together, and can create neighborly cohesion as different social friends engage with each other whilst making use of the park for recreation. This is something Torti has committed to through the creation of their healthy ball throwing activity over the net each year.
- The Torti plan for 3-car detached garage storage will have a negative effect on values of surrounding homes both near and throughout all additions of Cherokee Park. This creates a most terrible situation for property owners and results in home values being depressed in Cherokee Park with residents losing money in their most valuable investment. The Planning Commission must hold themselves accountable to every Cherokee Park resident should conditional approval be allowed to Torti 3-car detached garage & storage shed erection.
- Lack of consultation. One poorly advertised sign posted on split-rail Torti fence is all we got for notice; it can hardly be noticed and read by all Cherokee Park property owners. Difficult to locate notice in dark tree covered sidewalk area. Insufficient period was provided for objections.
- Torti does not address the inadequate road infrastructure & traffic congestion for at least 5 and maybe more vehicles for the Torti family perusal. Few 4 member R1 households own and use more than 4 vehicles; Torti's lifestyle embraces more vehicles, including pickup trucks, big boats and other toys. Space use bully.
- City of Madison Planning Commission must conduct a forensic audit of the tender process, as it seems that due diligence and due process was not followed.

Without prejudice this anonymous objection is submitted to avoid unfriendly conflict among residents who live together in Cherokee Park. Unrecognized property owners hope and pray the Planning Commission will exercise good judgment for neighborhood harmony and deny applicant Torti request for conditional use to erect 3-car detached garage on subject parcel.

Thank you,



/s/ John Doe

Cherokee Park Madison 53704

June 9, 2016

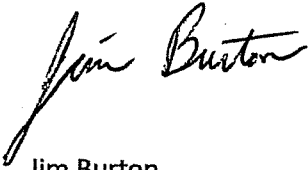
Planning Commission
P.O. Box 2985
Madison, WI 53701-2925

Regarding Obasi Torti's request to build a 3 car garage on the vacant lot at or next to 933 Menomonie Ln In Madison, WI 53704

I like the family making this request, but don't feel their request for putting a 3 car garage on the vacant lot they own is appropriate for our subdivision of Cherokee Park.

The subdivision is at least 50 years old, and we have lived at our location for 40 years. The rules for building on a Cherokee Park lot have been for a single family house with at least a 2 car garage. In this situation there would be no house on the subject lot, and that really breaks with the rules we all agreed to when we built in Cherokee. To date, Cherokee Park does not have extra garages On a lot without there also being a house.

About 15 years ago there was a request to build duplexes on Comanche Ln, and that request was soundly rejected by the neighborhood. In this case, there appears to be only one sign to identify this request. I doubt many of the Cherokee residents are aware of this request. If aware, I doubt many Cherokee homeowners would support this request.



Jim Burton
941 Menomonie Ln
Madison, WI 53704
(608) 241-3141

CITY OF MADISON

JUN 13 2016

**Planning & Community
& Economic Development**

Vaughn, Jessica

From: Linda Schaack [mailto:lschaack@gmail.com]
Sent: Sunday, June 19, 2016 9:57 AM
To: Vaughn, Jessica
Subject: 933 Menomonie Lane

I realize that the due date for comments is past, but still wanted to express my concerns.

I do not think that the 3 car detached garage planned to be built at 933 Menomonie Lane should be approved. To my knowledge there are no other detached garages in the Cherokee neighborhood, let alone a home with a 5 vehicle capacity garage (5 overhead doors). I do not think that a detached garage fits in with the design of the current neighborhood and surrounding houses. The planned design of the garage appears to fit a more industrial setting rather than a residential neighborhood.

I think that the approval and construction of this 3 car detached garage will not only detract from the market value of the existing home but also all surrounding homes.

Linda Schaack
[REDACTED]
[REDACTED]

Sent from my iPhone

Vaughn, Jessica

From: Joe Schaack [mailto:joeschaack@cityofmadison.com]
Sent: Thursday, June 16, 2016 8:26 PM
To: Vaughn, Jessica
Subject: Re: Comments on 933 Menomonie Ln

Jessica,

We are against the accessory building at 933 Menomonie Ln. We believe it does not fit in the neighborhood. The neighborhood is constructed entirely of single family houses with attached garages per the covenants in place when the neighborhood was created. This detached garage does not fit into the look and feel of the neighborhood. Additionally we don't think a garage located in the city should be constructed in a pole barn style with a single slope roof.

Thanks,
Joe Schaack

On Wed, Jun 15, 2016 at 1:36 PM, Vaughn, Jessica <JV Vaughn@cityofmadison.com> wrote:

Joe,

Thank you for your email; great questions. If comments are submitted directly to me, they will be considered at the Plan Commission meeting and I will pass them along to the commission as part of their packet. There is no requirement for you to attend the Plan Commission meeting.

If you have any additional questions, please do not hesitate to contact me.

Sincerely,

Jessica Vaughn, AICP

Jessica Vaughn, AICP

Development Project Planner

City Design & Plan Implementation Section

Department of Planning & Community & Economic Development

Planning Division



Madison Municipal Building - Suite LL.100

215 Martin Luther King, Jr. Blvd.

Madison WI 53701-2985

Email: jvaughn@cityofmadison.com Phone: 608.267.8733

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From: Joe Schaack [<mailto:joe.schaack@gmail.com>]

Sent: Wednesday, June 15, 2016 12:47 PM

To: Vaughn, Jessica

Subject: Comments on 933 Menomonie Ln

Jessica,

I see that the comments due date is this Friday. If we submit comments to you will they be taken into account at the meeting? Do we have to be present at the meeting if we submit comments directly to you?

Thanks,

- Joe Schaack