

July 3, 2015

TO: Plan Commission

FROM: Eric Knepp, Parks Superintendent
Kay Rutledge, Assistant Parks Superintendent

SUBJECT: **4022 Manitou Way**

- 1. Existing street trees shall be protected. Please include the following note on the site plan: Contractor shall install tree protection fencing in the area between the curb and sidewalk and extend it at least 5 feet from both sides of the tree along the length of the terrace. No excavation is permitted within 5 feet of the outside edge of a tree trunk. If excavation within 5 feet of any tree is necessary, contractor shall contact City Forestry (266-4816) prior to excavation to assess the impact to the tree and root system. Tree pruning shall be coordinated with City Forestry. Tree protection specifications can be found in section 107.13 of *City of Madison Standard Specifications for Public Works Construction* - <http://www.cityofmadison.com/business/pw/documents/StdSpecs/2013/Part1.pdf>.**
- 2. Approval of plans for this project does not include any approval to prune trees in the public right-of-way. Permission for such activities must be obtained from the City Forester, 266-4816. When contacting Parks about this project, please reference ID # 15133.**

Please contact Kay Rutledge @ 266-4714 or krutledge@cityofmadison.com or Mike Sturm @ 267-4921 or msturm@cityofmadison.com if you have questions regarding the above items.

City of Madison, Wisconsin

REPORT OF: LANDMARKS COMMISSION

PRESENTED: April 13, 2015

TITLE: Buildings Proposed for Demolition – 2015 (36427)

REFERRED:

REREFERRED:

REPORTED BACK:

AUTHOR: Amy Scanlon, Secretary

ADOPTED:

POF:

DATED: April 13, 2015

ID NUMBER: 36427

Members present were: Stu Levitan, Chair; Erica Fox Gehrig, Vice Chair; Christina Slattery, David McLean, Marsha Rummel, and Michael Rosenblum.

SUMMARY:

Buildings Proposed for Demolition – 2015

- 4022 Manitou Way
- 4214 East Washington Avenue
- 4103 Portage Road (5422 Portage Road)

ACTION:

Levitan noted the correspondence from neighbors opposed to the demolition of 4022 Manitou Way. There was general discussion about the demolition of structures in National Register of Historic Districts.

A motion was made by Rummel, seconded by Rosenblum, to recommend to the Plan Commission that the Landmarks Commission finds that the property at 4022 Manitou Way has historic value and it would be unconscionable to contemplate the demolition of a contributing structure in the National Register Historic District that is in good condition; therefore the Landmarks Commission advises that the demolition be denied. Motion passed by voice vote.

A motion was made by Rummel, seconded by Rosenblum, to recommend to the Plan Commission that the Landmarks Commission finds that the properties at 4214 East Washington Avenue and 4103 Portage Road (5422 Portage Road) have no known historic value. Motion passed by voice vote.

Kevin Pomeroy
4129 Iroquois Drive
Madison, WI 53711
608 438-8968

Many thanks to the Plan Commission for providing this opportunity to present my opposition to the proposed demolition of the home at 4022 Manitou Way. In only two years this is the second home within one block to be targeted for demolition. The first home at 3934 Manitou Way was also a contributing building in the Nakoma National Historic District and the Plan Commission approved that demolition request and a home nearly twice the size of the original home was built. A year later the neighborhood is left with a home that is significantly out of scale with the existing homes on Manitou Way. The proposed new building for 4022 Manitou Way is also about twice the size of the existing home.

The Floor Area Ratio (FAR) of the existing home at 4022 Manitou Way is .19 and the FAR of the proposed building is .33, although the median FAR for this part of the neighborhood is .24. The proposed building has a 30% larger FAR than the median FAR of this part of the neighborhood and a 42% larger FAR than the existing building. In fact, the .33 FAR of the proposed building is even larger than the .31 FAR of the newly built house down the block at 3934 Manitou Way. The 8,075 sq ft lot is too small for the proposed house and is incompatible with the range of Floor Area Ratios in the existing neighborhood.

The existing front yard setback on this block is a uniform 30 feet. The 20 foot proposed setback of the new building would forever alter the historic build-to line of the block and obstruct the views down the street. Although the comments from the Madison Planning staff were, "the proposed structure would be a contemporary design among homes constructed in the 1930's and 1940's, it would not negatively impact the normal and orderly development of the surrounding area." I strongly disagree with this assessment and I question how a contemporary home of this massing and scale could possibly fit in with the existing historic homes in a neighborhood that has compatible massing, similar FAR's and very consistent build to lines.

As was true of the home demolished two years ago, the Landmarks Commission advised against demolition, yet this time in a more strongly worded opinion, the Commission found that the existing building at 4022 Manitou Way, "has historic value and it would be unconscionable to contemplate the demolition of a contributing structure in the National Register Historic District that is in good condition: therefore the Landmarks Commission advises that the demolition be denied."

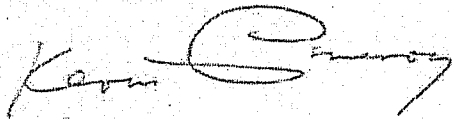
And finally, the claims by the architect that the building has "extensive damage to its structure, foundation, finishes, fenestration and exterior cladding," does not coincide with the evidence. On a recent tour of the house, Pete Manley, a very experienced remodeling contractor said "the worst thing about the house is the unfortunate removal of the historic corner cabinets and original door hardware." He went on to say, "the basement was dry, although simple re-grading around the building and repair to the window wells would help to keep the water away from the building. The foundation is in fine

condition and the building exhibits very little settlement as the plaster is intact and in excellent condition, doors throughout the house operate properly and the exterior stone exhibits very little settlement. The damaged stone on the left side of the garage is the result of a car impact and some minor stone repair is also needed at the rear of the garage. This damage is not the result of foundation problems. All of the stone repair is easily and inexpensively fixed by a mason. The wood floors have never been refinished and would restore beautifully." Pete also said "both bathrooms have original floor and wall tile in excellent condition and they only need cleaning, paint and new toilets. The building needs a new roof, interior painting and a kitchen remodel. This home is an ideal candidate for remodeling as it is solidly built of local materials, it perfectly fits the small lot, and is in harmony with the other buildings in the neighborhood."

I urge the Plan Commission to follow the persuasive recommendation of the Landmarks Commission and deny the demolition permit for 4022 Manitou Way.

Thank you for your careful consideration of this matter.

Sincerely,

A handwritten signature in black ink, appearing to read "Kevin Pomeroy". The signature is stylized with a large, looped initial "K" and a long, sweeping underline.

Kevin Pomeroy

Huron Hill
Madison, WI 53711

August 7, 2015

Dear Madison Plan Commission member:

We're writing to urge you to deny permission to demolish the house at 4022 Manitou Way.

Even if the regrettable house at 3934 Manitou Way had never been built, we would oppose the plan for 4022. The size and setback are incompatible with the lot and the neighborhood.

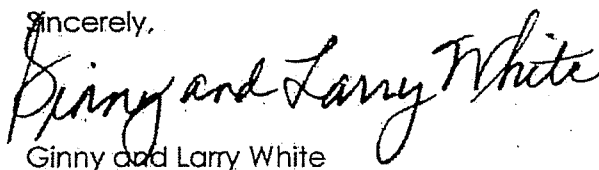
According to a July 24th article in the Capital Times, the city Planning Division said the proposal met all requirements. If this is the case, the requirements need to be revised to give proper consideration to history, aesthetics, and neighborhood sentiments.

The existing house could be rehabilitated, if Sean and Jerilyn Shannahan and CaS4 Architecture were to approach the project with a different mindset—one of preservation instead of new construction. Countless Nakoma houses built before 1936, the year the Shannahan's house was built, have been rehabilitated, enlarged, and modernized in keeping with the character of the neighborhood.

The claims surrounding the house at 4022 Manitou Way bring to mind the approach Madison slumlords use to gain approval to demolish houses in historic districts. First, they let a house fall into serious disrepair, and then they claim that rehabilitation would be prohibitively expensive. It is a destructive cycle that is eating away at the historical character of our city.

This is the first time in 39 years of living in Nakoma that we've gone on record to oppose a neighbor's building plans. We commend the Shannahan's for wanting to invest in what they think would be a nice addition to the neighborhood. Unfortunately, the scale of their design is out of proportion to the lot, and the proposal is creating disharmony within the Nakoma community.

Sincerely,



Ginny and Larry White

Cc: City Planning Division
Alderman Maurice Cheeks
Landmarks Commission

4021 Cherokee Drive

Madison, WI 53711

August 4, 20

Heather Stouder, Planning Division

215 Martin Luther King Jr. Blvd

P.O. Box 2985

Madison, WI 53701

Dear Heather Stouder,

This letter is intended to give a voice of support to the house at 4022 Manitou Way in relation to the pending request for demolition. I seriously doubt that this demolition would even become an issue had there not been a previous demolition at 3439 Manitou Way. The house at 4022 Manitou Way needs an advocate and I'd like to present you with some observations regarding its fate.

1. The house was built in 1936; it is considered a Tudor style. Basically members of the same family have lived in the house since at least the late 1940's and probably even before that. Admittedly, it has been neglected in the recent years. But the Nakoma Homes Association gave its approval for its construction in 1936 and it was considered an appropriate house for the neighborhood. The house needs work but it can be brought back to its charming original design.

2. This house was targeted for demolition from the moment the current owner purchased it. There was no one defending it by offering any plans to remodel/restore the house to its former condition. In fact, two corner cabinets and hardware were removed from the house before any permit to demolish was issued. That's what the meeting on August 10 will decide. This does not seem right for the house or the neighborhood.

3. I toured the house with a man who renovates and remodels houses. The tour was very positive about the possibilities for this house, without breaking the bank, I might add. We were told there were problems with the foundation, but the doors were still true, the walls did not exhibit cracks, the windows worked nicely. We were told there was mold and we should probably wear masks. We did not suffer any ill effects from not wearing masks. The floors are oak and need refinishing, the kitchen should get a remodel as well as the bathrooms. All of this would have happened through the years if owners other than family had held ownership. This fact should not be a curse to the home; the same can be said of my house as I have not made any significant upgrades or remodels in my childhood home, though I have kept it in good repair.

4. The lannon stone on the house gives the block on Manitou Way a nice architectural variety. The side of the garage looks in disrepair but the cause was someone backing a vehicle into that wall and it was not repaired. Another example of neglect that can be repaired.

5. Supposedly there are many drainage issues that have caused damage to the foundation. Upon closer inspection, one can easily determine many shortcomings in the existing gutters and downspouts which can be replaced and re-directed. Also let it be noted that this house does not have a sump pump as most other houses along Manitou Way do. And even then, water in basements is an issue in heavy rains. We did not see any horrific examples of water damage in the basement. The window wells need to be rebuilt and the yard re-graded and much of the water problem will be resolved.

6. There is a market for a house such as the one at 4022 Manitou Way. It would make a charming home for a single person, a retired couple, or newly weds without children. There are many such homes that are part of the Nakoma Story, and this one at 4022 Manitou Way should be left standing to keep the character of Nakoma alive. Nakoma should not become a "throw-a-way" neighborhood as we honor our 100th year.

7. I've looked at a list of reasons that seem to be given to support demolition, but in fact, the list is not personalized to the particular house in many cases. Generic statements like "bad wiring", "water/leaky basement", "issues with the foundation" such that the cost to repair these problems is "prohibitive" but tearing down a house (costs of demolition) and building a new house to the tune of a million plus dollars some how is not "prohibitive". And then there is the question of the actual new construction matching the plans submitted for approval by the Planning Commission which has happened in the area. So, in conclusion, it seems the best resolution to the issues surrounding 4022 Manitou and the proposed new structure would be to deny the demolition permit and give the house a new life with appropriate remodeling and updating.

Sincerely yours,



Mary Odell

July 3, 2015


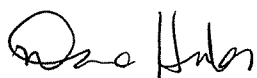
Ms. Amy Scanlon
Historical Preservation Planner
City of Madison
PO Box 2985 Madison WI 53701

Dear Ms. Scanlon:

We are writing to express our concern about the city's handling of the permit process for the demolition and subsequent construction on the property at 4022 Manitou Way. We live on 4009 Mandan Crescent. Our home is around the corner from the block on Manitou Way where the property is located.

Recently, we attended the neighborhood meeting organized by Madison Alder Maurice Cheeks. We share the view of many at the meeting that the permit process has not been transparent. Having lived in Nakoma for over forty seven years, we feel strongly about preserving the architectural character of our neighborhood. It is our opinion that in the permit process for demolition and construction in Nakoma, greater attention should be paid to impact of the project on the neighborhood.

Sincerely yours,



David and Virginia Huber

4009 Mandan Crescent

Madison, WI 53711

E-mail: dhuber@wisc.edu

CONCERNING: Proposed demolition and construction of a private residence at 4022 Manitou Way

The Planning Commission is compelled to deny the proposed demolition and construction of a private residence at 4022 Manitou Way immediately, *in toto*, and with prejudice.

TO: Heather Stouder, Planning Division, City of Madison, 215 Martin Luther King Jr. Blvd, PO Box 2985, Madison 53701.

Cc: Amy Scanlon, Historical Preservation Planner, City of Madison, PO Box 2985, Madison 53701

FROM: Professor and Mrs. Todd K. Bender, ██████████ Mandan Crescent, Madison WI 53711

DATE: August 4, 2015

- (1) As of 9:00 AM, August 4, 2015, no revised plan or new version of the initial version of the proposal for Demolition and Construction at Lot 4022 Manitou Way is available for public scrutiny by concerned citizens. Consideration of a revised plan is on the agenda for the Planning Commission meeting scheduled for August 10, 2015. No revised plan may be considered unless the Planning Division allows reasonable time and means for public scrutiny, comment, and consultation with legal counsel.
- (2) Compelling facts and arguments already have been presented before the Planning Commission showing that the initial Proposed demolition and construction at 4022 must be denied, *viz.* by the Planning Commission's own subcommittees and counsel, by our communications dated June 27 and July 21, by numerous complaints lodged before the Planning Division by concerned citizens, *et al.* No specific response to these concerns of citizens has been provided as yet by architect or owner of Lot 4022 for public scrutiny.
- (3) The Demolition Application must be denied because it violates City Rules and Ordinances including, but not limited to:
 - a. Madison Planning Commission Policies and Procedures
 - i. Zoning ordinances, chapter 28
 - ii. Building Code, chapter 29
 - iii. Minimum Housing and Property Maintenance Code, chapter 27
 - iv. Offenses against Peace and Quiet, chapter 24
 - v. The Public Stormwater System Including Erosion Control
- (4) Furthermore the Demolition/Construction application negatively impacts the Madison Comprehensive Plan Stormwater Drainage System and Lake Wingra Watershed and Wetlands.

- (5) The Planning Commission must comply with Policies and Procedures as established in the Madison Planning Commission Manual which states that the purpose of reviewing demolition applications is “to aid in the implementation of adopted City plans, to protect neighborhood character, [and] preserve historic buildings....” The Landmarks Commission and Preservation Planner Reports (which conclude that the demolition proposed would be “unconscionable”) must be considered. Applying the rules to the facts shows that the Planning Commission must deny the Proposal in order to “protect the neighborhood character and historic buildings,” as well as to protect the safety and sanitary conditions of Lot 4022.
- (6) References and comparisons between the Proposal for 4022 and the recent demolition and construction at 3934 Manitou Way open the question, “Does the new construction at 3934 Manitou stand in non-compliance with city, county, state, and federal rules and regulations?” If the Proposal for 4022 is not denied immediately, the state of compliance at 3934 must be examined before any further consideration of the 4022 proposal can proceed.
- (7) The Demolition proposal must be denied because it is incomplete and does not meet required standards.
 - a. It lacks adequate hydrology analysis
 - b. It lacks retaining wall and geology analysis, and other prudent and necessary analyses required to protect sanitary and safety conditions.
 - c. The Proposal for 4022 Manitou Way must be treated with unusual care and caution by this committee and by all concerned citizens because the last three proposals submitted by this architect have each generated an extreme level of public opposition and outcry. In the case of 149 E. Wilson Street (file # 32265) and 3414 Monroe Street (file # 35614) the General Public, as well as Urban Planners, Architects, and Engineers have alleged repeatedly that plans fail to meet required standards. To avoid future embarrassment to the builder and owner of 4022 Manitou Way, as well as this Planning Commission itself, it is prudent to exercise scrupulous care at this time so as to avoid an appearance of careless oversight, lack of transparency, or any hint of intentional misinformation or deception.
 - d. This incomplete and substandard proposal for 4022 must be denied immediately, in toto, and with prejudice, particularly in the light of recent construction at 3934 Manitou Way, where the standing construction (under challenge) bears no resemblance whatever to the initial proposal (see photographic evidence). A similar unfortunate result at 4022 Manitou Way is best prevented by rigorous scrutiny now and at each future step of any proposal.
 - e. This incomplete and substandard proposal for 4022 must be denied immediately, in toto, and with prejudice because, like the construction at 3934 (under challenge), any approval granted to the 4022 proposal would be claimed as a precedent by predatory

real estate developers justifying the future acquisition and destruction of other historic elements of the Nakoma district for their personal gain.

- f. This incomplete and substandard proposal for 4022 must be denied immediately, in toto, and with prejudice because it replaces the existing home suitable for a family of limited financial means or a retired person, with the proposed construction so expensive that only the super rich can afford it. The proposal would change the social structure of the Nakoma neighborhood in a negative way by driving out owners of modest means and limited income.

(8) The 4022 Proposal must be denied because it has an impermissible environmental impact violating city, county, state, and federal rules and codes: Manitou Way is subject to periodic flooding. Millions of dollars have been spent by City of Madison, Dane County, State, and Federal agencies to remedy problems of drainage along Manitou Way by building and rebuilding a complex system of culverts, drainage ditches, holding ponds, etc., within the Lake Wingra Watershed and Wetlands Area. To disrupt this existing delicate balance without careful study of environmental impact will prove costly, illegal, and dangerous. The 4022 proposal is incomplete, missing many of the required permits from agencies involved.

(9) The Planning Commission must deny the proposal immediately and with prejudice because of its impermissible impact on a National Historic District. Even if the proposal could be considered complete, significant entities such as the Landmarks Commission, etc., report that demolition would be "unconscionable" and

- a. That the existing structure at 4022 is in solid condition and that any alleged problems can be repaired with aid of National Historic Sites grants and incentives.
- b. Moreover, since adjacent Lots 4022 and 4018 are now owned by the same person, it is relatively easy for that owner to manipulate the dividing lot line and, once the existing structure on 4022 is demolished, to take the opportunity for the owner simply to change plans for construction and engage in unscrupulous development similar to the sequence of events leading to the existing structure at 3934 Manitou Way (under challenge).

For these and other reasons the Planning Commission is compelled to deny the proposed demolition and construction of a private residence at 4022 Manitou Way immediately, *in toto*, and with prejudice.

If any other decision or action is contemplated by the planning commission at this time, we respectfully request a reasonable postponement in order to scrutinize any revision to the proposal, and a reasonable time to present further arguments with full evidential support before the Planning Commission, to consult with legal counsel, and to secure testimony of expert witnesses, etc.

Stouder, Heather

From: Carrie Noonan [REDACTED]
Sent: Sunday, July 26, 2015 11:36 AM
To: Stouder, Heather
Cc: [REDACTED]
Subject: 4022 Manitou Way

Hello Heather,

I am writing in support of improvements planned for the 4022 Manitou Way property. The current state of the house on the 4022 Manitou Way land site is a shame. What was once a lovely stone house has been left to succumb to an unfortunate demise. The neighborhood is fortunate that Mr and Mrs Shanahan are willing to tend to the property and improve the sight to be in keeping with the other homes in the area.

I support Mr. and Mrs Shanahan demolishing the current home at 4022 Manitou Way and building the new home which has been presented to various city of Madison committees for approval. The home as it has been proposed to the committees will be an improvement to the site and well within keeping of the current neighborhood.

Sincerely,

Carrie A Noonan
[REDACTED] Manitou Way
Madison Wi 53711

[REDACTED]

CONCERNING: Proposed demolition and construction of a private residence at 4022 Manitou Way

4022 Manitou Way is unfit to support a new structure of the size and design proposed, no matter where it is sited on the lot.

TO: Amy Scanlon, Historical Preservation Planner, City of Madison, PO Box 2985, Madison 53701

FROM: Professor and Mrs. Todd K. Bender, [REDACTED] Mandan Crescent, Madison WI 53711

DATE: July 21, 2015

My wife and I have lived in our home at [REDACTED] Mandan Crescent in the Nakoma Area of Madison since 1967. The proposed structure will damage our home. We urge the Planning Division to deny the application to demolish and build at 4022 Manitou Way because:

- (1) 4022 Manitou Way is unfit to support a new structure of the size and design proposed, no matter where it is sited on the lot.** Consider the issue of drainage. The owner testifies that standing water is accumulating in the basement of the present structure and has degraded its concrete substructure. It is likely that the water seeping through the existing concrete is caused by surface runoff exceeding the capacity of the existing exposed surface to absorb. In other words, the builder claims that the absorbing surface at 4022 is so overstressed now that the integrity of the existing structure is threatened. The builder proposes to address this problem by **reducing the absorptive surface** of Lot 4022 to a small fraction of its present size **and doubling run off** from an enlarged roof area onto that diminished portion of the lot. Perhaps the existing building never should have been built in 1936, but **does it make sense to double the mistakes of 1936 in a new structure 2015?**
- (2) 4022 Manitou Way is a uniquely sensitive location which requires special scrutiny to protect the interests of nearby home owners.** All the houses along Manitou Way facing Nakoma golf course sit at the foot of a basin draining downward from the Beltline to form the swamp and marsh feeding the Western shore of Lake Wingra. Lot 4022 stands at the outlet of the main stream emptying down the Southern edge of that basin, from Seminole Highway to the corner of Manitou Way and Tumalo Trail. The roadway of Manitou Way follows a deep ravine cut by a creek bed from Seminole Highway to Tumalo trail. In fact, Manitou Way is a divided highway straddling the ancient waterway. Until recently, flowing water an inch or two deep was almost always visible in that open creek bed. Because of severe flash flooding problems there, more recently the flow of the creek bed has been confined to large sewer pipe between the two divided roadways of Manitou Way. The drainage pipe terminates approximately at the corner of Manitou Way and Tumalo Trail about 50 yards from the SE corner of lot 4022. From Seminole Highway to Tumalo Trail surface water rushes down a steep slope, but just at Lot 4022 the steep waterway reaches the level of the alluvial plane where all the houses along Manitou Way sit. Lot 4022 is the first lot on Manitou Way to receive the steep down-flow at the point where it begins to fan out into the alluvial plane. Therefore **lot 4022 controls much of the volume and direction of surface drainage for the houses north of it.** Therefore, Lot 4022 requires special scrutiny and supervision in order to protect all nearby houses.

The proposed construction, no matter where sited, proposes to double the length of the old building's East-West substructure. Such a change will double the volume of water obstructed and backed up in a dam of the northward water flow (both above and below ground) and will redirect it. The computer generated elevation of Lot 4022 presented by the builder at the May 26 meeting is inaccurate and misleading when it depicts the ground level of Lots 4024, 4022, and 4018 as one perfectly level horizontal line. In fact, the SE corner of the existing structure at 4022 is approximately two feet below the level of the NE corner of the structure at 4024. Moreover, as anyone can observe by looking at the northward flow of water in the street gutter, Lot 4022 slopes perhaps a degree or two northward and toward the back corner of the lot. Therefore the proposed new structure will dam and redirect about twice as much water into the back yards of all houses sitting North of 4022.

The effect on neighboring lots when added dam surface crosses the natural water-flow can be seen at Lot 3934, where three sump pumps running constantly simply push even more water into neighboring basements. At a few stressful times every year the water-flow all along Manitou Way chokes its sewer pipe outlets and water pools to a depth that stops traffic. **Is it not reckless to add more and more obstructive dam surface?**

The course of the creek in the ravine probably marks the path of subterranean water flowing beneath the surface, even when no surface flow is apparent in dry times. The new building proposed for 4022 would place a concrete barrier underground from E to W making a dam directly across any subterranean water movement. The proposed basement walls would most likely catch and redirect water to run NW between the back boundaries of all the houses on Manitou Way and Mandan Crescent, rather than allowing water to flow naturally under the golf course and marsh land to enter Lake Wingra from submersed springs. The proposed construction could cause very costly damage. It may be that previous, ill conceived construction has created a residential area along Manitou Way with too many subterranean walls. Possibly existing structures already restrain the natural water passage and so produce oversaturation and drainage problems. **But under these circumstances is it prudent to allow the sensitive site at 4022 to double its environmental footprint?**

(3)The analysis of the proposed site is inadequate to justify granting permission to proceed. In answer to my previous questions, I see only inaccurate or deficient information concerning: (a) no explanation of where the alleged water in the substructure comes from nor where it will go if the new building takes place; (b) no investigation of saturation and absorption rate per square foot; (c) no search for exact location of bed rock; (d) no analysis of alluvial soil compaction – will this heavier structure be built to float on mud?; and so on. The Planning Commission members probably are familiar with previous proposals by this architect such as the large high-rise proposed for **149 East Wilson St.** or the proposal for **3414 Monroe St.** In the light of these previous proposals, **would the members of the Planning Commission be willing to guarantee that “the builder can be relied upon to fill the gaps in the Lot 4022 proposal with sympathetic and careful understanding of all environmental conditions of the site in the best interests of the surrounding community”?**

Stouder, Heather

From: [REDACTED]
Sent: Wednesday, July 22, 2015 9:49 AM
To: Stouder, Heather
Subject: 4022 Mandan Crescent

Heather: I have lived at [REDACTED] Mandan Crescent since 1980. Our lot abuts the back corner of 4022 Manitou Way. Since that time we have seen many families come and go, most of whom were not the owners of the property. When we moved in, the house was not in the best of shape nor the yard well cared for. It has gone down hill from there. Young people having parties well into the night, hot rods and souped up trucks roaring at all hours, it soon became the plague of us neighbors who were around all year. Grass rarely mowed if at all, sidewalks never shoveled and so forth.

Now that Sean has an expanding family and wants to stay in the neighborhood (he is a great neighbor) he has proposed demolition of this ramshackle, deteriorating home (foundation included) into a good looking craftsman/prairie style home as we have reviewed his plans. This is no way out of proportion compared to the home down the street that Carey's built. (The house they tore down was a rabbit warren, deteriorating basement and foundation as well but was a bit more interesting than 4022) To repair this 2 bdrm home would be prohibitive money wise for its relative size.

I understand that a few neighbors (they do not even abut this property and many live blocks away on the other side of Nakoma Road) have taken it upon themselves to thwart the process under the guise of it is an Historical Significant Property. Now, I am not a judge of whether it may or may not be, but I find it hard to believe that it has that status. We, the immediate neighbors welcome some change of architecture and a well thought out plan and looks into the neighborhood than what currently exists in its ramshackled condition. Plus a good neighbor in and is better than 2 unknowns in the bush.

I just want you to know how the silent majority feels about his plans. The fine tuning of them we trust to City Planning, zoning etc. I say make this happen somehow if for nothing else in the name of private property rights that are well within the codes.

Thank you for your consideration of most of our thoughts on what is transpiring and why I write you this letter. (Please pardon my redundancy) Sincerely, Ralph S Kamps Neighbor at [REDACTED] Mandan Crescent

--
Ralph S Kamps
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

Stouder, Heather

From: Diana Lalor Freye [REDACTED]
Sent: Wednesday, July 22, 2015 10:47 AM
To: Stouder, Heather
Subject: Tearing Down House at 4022 Manitou Way, Madison, WI July 22 2015

I would like to strongly give support for Sean Shannahan's plan to completely remove the house at 4022 Manitou Way, Madison.

My husband and I, Phil Freye, live behind 4022 Manitou Way. We have lived in our residence for ten years. For ten years I have hoped for some magic way to get rid of that house. It doesn't fit into the Nakoma neighborhood. This is because it is small and all the bricks are falling out of the structure, the yard is never mowed, nor landscaped. I have spent ten years attempting to pull and rid my yard of noxious weeds, which spread into a large area of my lawn. Nakoma residents take pride in high quality landscaping.

The architecture of the home is not represented in any other home property, in Nakoma, due to its size and architectural model. Each side of the house has a considerable amount of bricks, which are falling to the ground. It is an eyesore for residents and people passing, by the house. There is no way of protecting the public from this "eyesore" of a house.

Please help keep the integrity, of our neighborhood, by letting Sean Shannahan demolish the house, at 4022 Manitou Way and continue presenting a plan to build a home that represents the Nakoma neighborhood's historical tradition.

Sincerely,

Diana and Phil Freye

From: Kay Kamps
Sent: Wednesday, July 22, 2015 3:40 PM
To: Stouder, Heather
Subject: 4022 Manitou Way

Heather,

My home (4021 Mandan Crescent) abuts 4022 Manitou Way. I look at that crumbling, falling down home every day. It really is inhabitable. I support the efforts and plans of Sean and Jerilyn Shannahan. I have reviewed their preliminary plans and feel they have done everything to guarantee their proposed home will fit in the neighborhood. It is my intent to encourage the city to approve their endeavors.

Thank you.
Kay Kamps

From: David Peterson
Sent: Tuesday, July 21, 2015 9:03 PM
To: Stouder, Heather
Cc: Rummel, Marsha; Cheeks, Maurice
Subject: Demolition permit for 4022 Manitou Way

To Whom It May Concern:

Two issues have surfaced in this case. Namely, the historic significance of the existing building located at 4022 Manitou Way and the size/presentation of the proposed replacement dwelling compared to adjacent homes. The existing house is in no way unique. It is completely void of architectural detail. I have owned and renovated historic buildings in Madison since 1983. These include my personal residence and rental properties. I know old-world design/craftsmanship when I see it. Other than simply being linked to the past by its age, this house clearly has no historical significance in terms of either materials or design. Further, from a builder's vantage point, I assure you that there is nothing here on which to build. This building does not justify the expense involved in making the necessary repairs and desired upgrades. From the financial standpoint of the owner, renovation would result in a net loss of owner's equity—never to be recovered. Forcing the owner into a renovation amounts to an unreasonable hardship/penalty.

The term "unconscionable" as it was used by the Landmarks Commission in the response to this project conjures up some sort of moral implication. That is an unnecessarily personal and emotional embellishment. I believe that the commission has let its prejudice in these matters get in the way of its objectivity. All that should come into play here is applicable zoning laws and building codes—which are already

appropriately restrictive to ensure the desired result. Anything more amounts to yet another example of government overreach that undermines private property rights. Rather than any deep seeded conviction regarding historical preservation or actual opposition to THIS project, I suspect that any neighborhood opposition stems from fear of a repeat of the recent out-of-proportion mistake that occurred at 3934 Manitou Way.

Where was the Landmarks Commission when that building (only 100 yards away from the Shannahan's site) was allowed to be torn down and replaced with the monster that now sits there? I submit that the "monster" at 3934 Manitou Way has ignited this fury. Had it not been build, the Shannahan project would have gone mostly unnoticed.

It appears that the commission may be attempting to correct that previous "wrong" by now denying the project at 4022 Manitou Way. While that might seem to even the "score" for the neighborhood, it would certainly be unfair to this applicant. Instead, a far more fair scenario should prevail where the owner presents their intentions and their project is evaluated by objective standards. These are solid members of our community and they have been very forthcoming. I have seen their plans. They allay any questions concerning size or scale that I admittedly had. So too, from an aesthetic standpoint, I deem the replacement building to be an improvement over the existing building.

I am not opposed to the demolition of this building. I am not opposed to the construction of a replacement dwelling as submitted.

David Peterson, Neighbor
Tumalo Trail
Madison, Wisconsin

From: ellyn kroupa
Sent: Tuesday, July 21, 2015 7:22 PM
To: Stouder, Heather
Subject: Demolition of 4022 Manitou Way

Dear Heather,

My husband and I hope that you will approve Sean and Jerilyn Shannahan's application to demolish the house on 4022 Manitou Way and build a new one. The current house not worth saving, and the new one will be a welcome addition to our neighborhood.

Ellyn and Gene Kroupa
Tumalo Trail
Madison, WI 53711