

AGENDA # 10

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.

From: Stouder, Heather
To: Stouder, Heather;
Subject: FW: Opposition to demolition permit for
Date: Thursday, July 09, 2015 7:35:10 AM

On Apr 4, 2015, at 10:33 PM, Kelda Helen Roys <[REDACTED]>

[REDACTED] wrote:

Dear Alder Cheeks and Ms. Scanlon,

I oppose demolition of the home at 4022 Manitou Way. I urge you to do what you can to halt issuance of a demolition permit for this home, and oppose plans to replace it with a larger home.

Nakoma is a historic neighborhood precisely because of homes like this one - a classic 1930s stone tudor cottage that embodies the architecture, aesthetic, and spirit of the neighborhood. While there are plenty of houses in Nakoma that could be demolished with no negative effect, this house is a gem that represents the essence of Nakoma as it was first built.

In addition to the historic reasons, there are additional arguments against demolition. The lot at 4033 Manitou is a small one will not accommodate a larger home very well. Finally, there is a need to ensure a diversity of housing sizes and prices in Madison, and particularly in neighborhoods like Nakoma where housing prices are "high and rising."

Thank you for your consideration.

Yours,

Kelda Roys
[REDACTED] Seneca Place
Madison, WI 53711
[REDACTED]

Stouder, Heather

From: Scanlon, Amy
Sent: Monday, April 06, 2015 8:34 AM
To: Stouder, Heather
Subject: FW: Nakoma demolition: 4022 Manitou Way

FYI

-----Original Message-----

From: Anne Lundin [mailto: [REDACTED]]
Sent: Sunday, April 05, 2015 8:31 AM
To: Scanlon, Amy
Subject: Nakoma demolition: 4022 Manitou Way

Amy: I along with many other Nakoma neighbors are very concerned about another threatened demolition in our historic neighborhood. We strongly oppose the demolition of the Tudor style house on 4022 Manitou Way. Our close, in-town neighborhood has an historic character reflected in important houses like this one. Many of us are still staggered by the demolition of 3934 Manitou and its quick flip as a house for sale, one million dollars later. That house is way out of proportion to the rest of the neighborhood. We don't want that kind of suburban expansion (McMansion style). We treasure the historic nature of our housing stock, its authentic character. Please help join us in its preservation.

- Anne Lundin
Professor Emerita, UW-Madison, School of Library and Information Studies

address:
[REDACTED] Manitou Way
Madison, WI 53711
[REDACTED]

From: Scanlon, Amy
To: Stouder, Heather;
Subject: FW: 4022 MANITOU WAY PROPOSAL
Date: Friday, April 10, 2015 3:22:10 PM

fyi

-----Original Message-----

From: Todd Bender [mailto:████████████████████]
Sent: Friday, April 10, 2015 2:59 PM
To: Scanlon, Amy
Subject: 4022 MANITOU WAY PROPOSAL

Todd and Patricia Bender have resided at ██████████ Mandan Crescent in Nakoma since 1966. We view with dismay the series of demolitions of older buildings by speculators outside our neighborhood who construct ostentatious and hideous replacement buildings with the intention of "flipping" them for a profit. We oppose strongly any further demolition, especially of buildings that are part of the original style and character of the area. What can be done to stop the proposed demolition at 4022 Manitou Way?

On May 25, 2015, at 7:58 PM, Jim Kennedy

[REDACTED] wrote:

Alderman Cheeks,

I am writing to give my FULL support for the demolition of the current home at 4022 Manitou way.

The current structure is an eyesore in the neighborhood with clear structural damage. I believe that it is the new owners right to improve the property without neighbor interference or obstruction. A new vision for the property can only enhance the value of the neighborhood.

Thank you for your consideration.

Jim Kennedy
[REDACTED] Mandan Circle

Sent from my iPhone

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

TO: Heather Stouder, Planning Commission, City of Madison, 215 Martin Luther King Jr. Blvd., P.O. Box 2985, Madison WI 53701

FROM: Professor and Mrs. Todd K. Bender, 4010 Mandan Crescent, Madison WI 53711

DATE: June 27, 2015

My wife and I have lived in our home at 4010 Mandan Crescent in the Nakoma Area of Madison since 1967. We strongly object to the demolition and the proposed plans to construct a new residence nearby at 4022 Manitou Way.

For more than fifty years the special character of Nakoma has been maintained by long term owners of single family homes carefully kept up by stable families. We view with dismay the recent trend of speculators buying property with the intent to demolish the existing home immediately and to construct in its place a much larger building, often unsuited to the site, with the intent of reselling it at a profit as soon as possible. Such a trend has been noted nationwide, as reckless real estate speculators, greedy lenders, and tacky builders with little understanding of, or sympathy for, the traditional beauty and style of a neighborhood combine in a gamble for a quick profit.

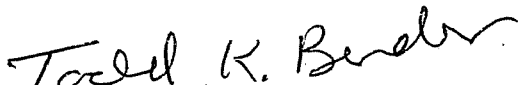
Consider the demolition and construction which occurred within the last twenty-four months at 3934 Manitou Way on the corner of Mandan Crescent and Manitou Way. No sooner had the construction crews left the site than the new house was put up for sale and it remains currently listed for sale today. Setting aside aesthetic issues, clearly that house is out of scale with all other houses on the street and it juts forward far more than any other of the nicely aligned buildings. The once spacious lawn and garden at 3934 Manitou Way are now almost completely covered over by cement driveway, garage, and main building. That building has, apparently, become something of a standing joke among local wits. There is no need to repeat all the ugly names that have been attributed to it on the internet, but clearly its construction has destroyed the grace and symmetry of the two blocks of houses facing Nakoma Golf Course and, additionally, destroyed any neighborly congeniality from its neighbors. I have heard many local people discuss this house with ridicule, but never have I heard it commended as a fine addition. Its construction substantially reduces the resale value of the two nearest adjacent properties and has a negative effect on every homeowner in the Nakoma area.


The new proposal for 4022 Manitou Way, just a few houses away from the unfortunate edifice at the corner of 3934 Manitou way and Mandan Crescent, will permanently degrade the whole vista in a similar manner. Each such individual building proposal will have its own set of justifications, but if the general trend is not checked a tipping point will be reached and the long term home owners in Nakoma will begin to flee from a residential area whose character has been degraded and lost. Perhaps the tipping point has already been reached. For many years there always was a waiting list of families eager

to buy and care for homes in Nakoma, so that properties seldom were listed for sale for more than a day or so before being snapped up. Today, within a few blocks of 4022 Manitou Way there are about a half dozen houses listed for sale. What kind of neighborhood will remain? What will sustain property values, if the character of the neighborhood disappears as these long term owner/residents locate elsewhere?

Alderman Cheeks generously chaired a meeting on May 26th for residents to discuss their concerns with the owner, the architect, and the landscape designer for the proposed action at 4022 Manitou Way. Not one of those present at the meeting spoke in favor of the proposal. As my wife and I had received no official notice or information whatever about plans for the demolition and construction at 4022 Manitou Way, we attended the meeting with open minds about the project and refrained from speaking at that occasion. About a dozen people objected to the proposed building as too large for the lot, jutting forward so as to ruin the uniform alignment along the street; that paving over for driveway and constructing such a large free standing garage would cover too much of the surface of the lot; that the plan to grade the lot upward in order to raise the floor level of the new building higher than that of the existing home would cause the new roof line to tower above other houses on the street (as is the case with the out of scale construction at 3934 Manitou Way); that there would be a disruption in drainage and water flow; etc. It was disappointing to hear the architect's and landscaper's vague, ill-considered, even deceptive replies. None of the concerns raised by near neighbors at the May 26th meeting has been addressed or modified at this time. It would be unfortunate if an irate group of interested parties were driven to resort to the news media or to look for legal recourse before their concerns would be taken seriously.

We urge the Planning Division to deny the application to demolish and build at 4022 Manitou Way.


Todd K. Bender


Patricia A. Bender

July 3, 2015

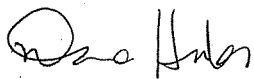
Ms. Amy Scanlon
Historical Preservation Planner
City of Madison
PO Box 2985 Madison WI 53701

Dear Ms. Scanlon:

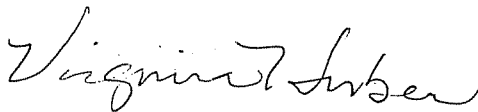
We are writing to express our concern about the city's handling of the permit process for the demolition and subsequent construction on the property at 4022 Manitou Way. We live on 4009 Mandan Crescent. Our home is around the corner from the block on Manitou Way where the property is located.

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

From: Charles Byers
To: Scanlon, Amy; Stouder, Heather; Kirchgatter, Jenny; Cheeks, Maurice;
Subject: plan commission meeting (7/13/15) -- Demolition of 4022 Manitou Way (again)
Date: Friday, July 03, 2015 5:50:46 PM
Attachments: 3934 photos.pdf

Hi Folks -- There was a typo in the first iteration. The big house next door is 3934, not 3034. I fixed and am resending, with the photos as a pdf. Hope this helps.

charlie byers

3 July 2015

TO: Amy Scanlon
Heather Stouder
Jenny Kirchgatter
Maurice Cheeks
Ledell Zellers

FROM: Charles W Byers

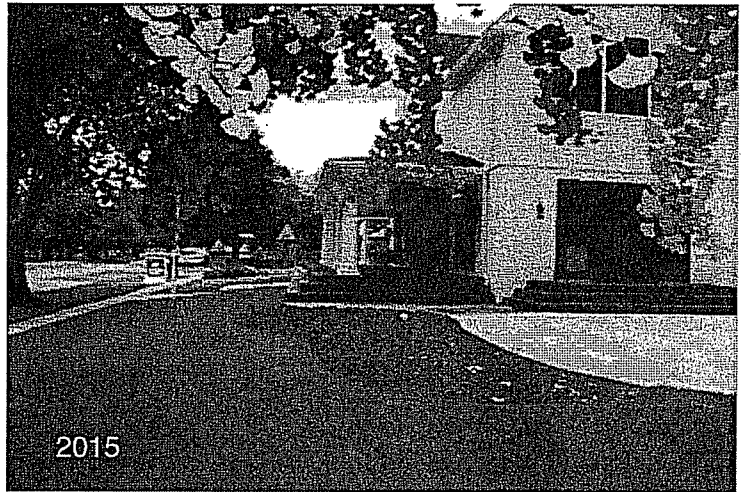
RE: Plan Commission meeting (7/13/15) — Demolition request for 4022 MANITOU WAY

I am writing on behalf of my wife Rebecca and myself. We have lived at [REDACTED] Manitou Way since 1996. Previously we lived on Hiawatha Drive. I have been a Nakoma resident for 40 years. In 2013, when the house next-door to us (at 3934 Manitou Way) was torn down, I naively signed off on the demolition, motivated by a feeling of wanting to be a good neighbor. Had I understood the scale, style, and location of the building that would be built to replace the old house, I would never have agreed to the project. In saying that, I am not accusing the property owner of bad faith: he showed us the plans for the new house and described how it would be oriented on the lot. But to a layperson such as myself, looking at a drawing for a few minutes is no way to visualize what the ultimate magnitude and positioning of the house will be. One needs the help of professionals.

The new house at 3934 is much closer to the street and much taller (see attached

photos). In addition, the ground surface seems to have been re-graded, raising the house further yet. The overall impression is distinctly out of proportion to the other houses along the street. During the last two years we have received numerous ongoing puzzled queries and expressions of dismay from neighbors and the many pedestrians who use Manitou Way, asking how this anomalous house came to be built in Nakoma.

When I learned that another house was to be demolished in the next block (4022 Manitou), I attended an informational meeting convened by Alder Cheeks (5/26/15). The description and discussion of the proposed new structure raised some of the same problems we have seen at the 3934 house. The Nakoma neighborhood has maintained its stability for many decades. I would hope its historic value will not succumb to a wave of destruction and overbuilding. I sincerely urge the commission to reject the demolition proposal for the house at 4022 Manitou Way.



July 3, 2015

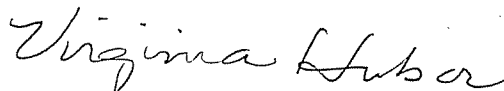
Ms. Jenny Kirchgatter
Zoning Inspector, Planning Division
City of Madison
PO Box 2984 Madison WI 53701

Dear Ms. Kirchgatter:

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

RECEIVED

JUL 8 2015

CITY OF MADISON
BUILDING INSPECTION

From: Sean Shannahan
To: Stouder, Heather; Paul at CaS4;
Subject: Manitou Way
Date: Wednesday, July 08, 2015 8:24:19 PM

Heather,

I am writing to you in regard to our proposal at 4022 Manitou Way. As you will recall, my wife and I live at 4018 Manitou Way and we purchased the property directly to the south of ours.

After years of complete neglect, the house on 4022 has been destroyed. It is our hope to build a new property on 4022 and then sell our home. In May, we contacted the neighborhood alder Maurice Cheeks, and told him of our plans. With the help of our architects at CaS4, and the alder we had a neighborhood meeting on May 26, 2015 to discuss our plans. Computer rendered images were shown and then a question and answer session followed.

Since that meeting my wife and I have been discussing our plans with multiple neighbors, most of whom live close to 4022. Over 16 families, living close to 4022, told us they are in favor of our plans. Some of them, thanking us for doing so. We took them at their word, and asking for their signatures seemed a little to pushy for us. If we were asking for a variance or other, I would understand asking for signatures, but we are not. Paul Cuta provided you with a list of the neighbors in support of our project. If you wish to validate this information please contact any of the neighbors on the list.

Thank you for your time. We look forward to the meeting on Monday evening.

Sean and Jerilyn Shannahan

From: Jerilyn Shannahan
To: Stouder, Heather;
cc: Paul at CaS4;
Subject: Re: Fw: 4022 Manitou Way
Date: Thursday, July 09, 2015 4:09:51 PM

Hello Heather,

I wanted to forward you this letter written by one of our neighbors. It didn't appear on the list. Please add this if you are able.

Thanks,
Jerilyn Shannahan

On Fri, May 29, 2015 at 12:13 PM, sean shannahan

<[\[REDACTED\]](mailto:sean.shannahan@ca.gov)> wrote:

On Thursday, May 28, 2015 11:58 AM, Kay Kamps <kay@kaykamps.com> wrote:

Heather,

I understand you are the point person for the city regarding the demolition and rebuild of the home at 4022 Manitou Way. I also understand there is concern by some in the neighborhood regarding this action.

My property abuts 4022 Manitou Way so I am quite familiar with it. In its current state, it should be condemned. The stone on the house is falling apart. The garage is in such disrepair I doubt it could ever be maintained. The interior of the house is full of mold and filth. There are structural damages as well.

I have seen the initial renderings of the proposed home for the Shannahan's. It appears to fit nicely

on the lot. The style of home will fit in with the surrounding homes. I support their proceeding with this project.

Thank you for your time.

Kay Kamps

██████ Mandan Crescent

Stouder, Heather

From: Glenna Shannahan [REDACTED]
Sent: Saturday, June 20, 2015 7:14 AM
To: Stouder, Heather
Subject: Shannahan Project

Heather,

I wanted to let you know that I 100% approve of the Shannahan project. They are removing a house that has become an eyesore and building a beautiful, new home that will enhance our neighborhood.

Thank you,
Glenna
[REDACTED] Mandan Crescent
Madison, WI 53711

Stouder, Heather

From: Glenna Shannahan [REDACTED]
Sent: Thursday, July 09, 2015 8:56 PM
To: Stouder, Heather
Subject: 4022 Manitou Way

Heather,

I sent an earlier email regarding this property and the proposal to allow the building of a new home. I am a neighbor and that property is currently an eyesore. The property is a small, older home that has no character and is in such bad condition that it doesn't warrant being saved. I can't imagine that anyone could fix up the house as it's literally falling apart. The neighborhood would be enriched by having a lovely new home, a beautiful yard and garden on the property. Please make sure the planning commission reads this before their meeting on Monday.

Thank you,

Glenna Shannahan

[REDACTED] Mandan Crescent

p.s. I was informed that my earlier email was not forwarded to the planning commission.