

Stouder, Heather

From: Phyllis Tschumper [friday7@charter.net]
Sent: Monday, November 23, 2009 3:06 PM
To: Stouder, Heather
Subject: FW: Henderson project 2708 Waunona Way

Hi Heather. Based on this email the Waunona Neighborhood Association is withdrawing its support of the project at 2708 Waunona Way. I am arranging a meeting with the neighbors and we will take it from there. Ms. Thompson makes many of the same points on drainage etc that the members of the WNA board do also. She also is concerned on building heights etc. We will be interested in any response you have to this email. Please keep me posted on where Mr. Henderson is at in changes to his application. Mr. Henderson did not allude to any opposition previously. This definitely changes the board position and I will be exploring neighborhood input on this.

From: jessica thompson [mailto:jesslynnnelson@hotmail.com]
Sent: Sunday, November 22, 2009 2:38 PM
To: hstouder@cityofmadison.com; friday7@charter.net; flanflan@charter.net; brock.home@sbcglobal.net; jesslynnnelson@hotmail.com
Subject: Henderson project 2708 Waunona Way

To whom it may concern,

We have the following concerns regarding the proposed plan for the Henderson residence project. Our home is across the street at 2703 Frazier Ave.

1. The proposed house plan extends basically from edge to edge of the property, eliminating the substantial view of the lake - and beautiful capital - from our home. While we recognize that the residence currently on the property is quite small, we feel there is a middle ground that would be more reasonable. The view of the lake was an important factor in our decision to purchase our home, and something we enjoy on a daily basis.
2. The proposed residence is overly large, especially in relation to the small size of the lot. In both size and style, the proposed residence does not fit in with the neighborhood. It is both taller and approximately 30% larger than the average of the surrounding houses.
3. Stormwater runoff is already a large problem in the Waunona neighborhood, and would only be exacerbated by the proposed paving of Woodley Lane. More thought should be given to infiltration on the property itself, rather than the direction and volume of the runoff. Also exacerbating this problem is the large volume of runoff now generated from the newly developed Thut park, which largely runs down Woodley Lane.
4. Both in removal of shoreland vegetation and overall building footprint, I believe this residence would not comply with the proposed Dane county watershed zoning regulations. I am aware that these regulations have not yet been enacted, but they are a good standard to reach for.
 - Infiltration is supposed to be 75% of pre-development volume
 - o Considering the size of the planned footprint, paving of Woodley Way and elevation issue, this would definitely not be achieved
 - Impervious surface area is supposed to be <4000 sq ft
 - o Between the footprint of the home, driveway and paving of Woodley, I believe this would be exceeded
 - Limited removal of vegetation within 37.5 ft of the water
 - o Plans to remove many trees and shrubs from the lot are contrary to this goal
5. Lastly, I am disturbed by the lack of communication of the property owner with directly affected neighbors. Neither ourselves nor our near neighbors have been contacted by the property owner or our neighborhood association. I am disappointed that the owner and neighborhood association would not make the effort to contact those of us across the street, in direct view of the proposed construction.

Thank you for the opportunity to express our concerns.

Sincerely,

Jessica and Brian Thompson
2703 Frazier Avenue
Madison, WI 53713
jesslynnnelson@hotmail.com

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Stouder, Heather

From: Brock [brock.home@sbcglobal.net]
Sent: Monday, November 16, 2009 12:03 PM
To: Stouder, Heather
Subject: Project: "Henderson Residence" 2708 Waunona Way

To whom it may concern,

Please note that we have the following concerns regarding the proposed plan for the Henderson residence project. We reside across the street at 2707 Frazier Ave.

1. The proposed house plan, given it's overly large size, will obliterate our view of the lake, the primary reason for our decision to purchase our home.
2. The proposed house plan, despite what some staff comments indicate, is out of character with the other homes nearby in the neighborhood.
Simply put, it's too big both in width and height given the size of the lot. Neighbors we have spoken with concur.
3. Tree removal is a concern, especially along the lake shore. These are a precious resource that add to the character and improved air quality of the neighborhood. They should be protected.
4. The overly large size and presumably high building cost of the proposed residence will most certainly contribute to higher property taxes for ourselves and others in the neighborhood.

Thank you for the opportunity to express our concerns.

Sincerely,

Meg and Tom Brock
2707 Frazier Ave.
Madison, Wis
226-0503

Stouder, Heather

From: jessica thompson [jesslynnnelson@hotmail.com]
Sent: Sunday, November 22, 2009 2:38 PM
To: Stouder, Heather; friday7@charter.net; flanflan@charter.net; brock.home@sbcglobal.net; jesslynnnelson@hotmail.com
Subject: Henderson project 2708 Waunona Way

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1. The proposed house plan extends basically from edge to edge of the property, eliminating the substantial view of the lake - and beautiful capital - from our home. While we recognize that the residence currently on the property is quite small, we feel there is a middle ground that would be more reasonable. The view of the lake was an important factor in our decision to purchase our home, and something we enjoy on a daily basis.
2. The proposed residence is overly large, especially in relation to the small size of the lot. In both size and style, the proposed residence does not fit in with the neighborhood. It is both taller and approximately 30% larger than the average of the surrounding houses.
3. Stormwater runoff is already a large problem in the Waunona neighborhood, and would only be exacerbated by the proposed paving of Woodley Lane. More thought should be given to infiltration on the property itself, rather than the direction and volume of the runoff. Also exacerbating this problem is the large volume of runoff now generated from the newly developed Thut park, which largely runs down Woodley Lane.
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Thank you for the opportunity to express our concerns.

Sincerely,

Jessica and Brian Thompson
2703 Frazier Avenue
Madison, WI 53713
jesslynnnelson@hotmail.com

Stouder, Heather

From: Douglass Henderson [henderson@enr.wisc.edu]
Sent: Friday, November 13, 2009 1:33 PM
To: Stouder, Heather; Phyllis Tschumper; Timothy Bruer; Anderson, Patrick
Cc: flanflan@charter.net; Douglass Henderson
Subject: 2708 Waunona Way land use application

Dear Neighborhood Association, City of Madison Planning and Development Departments, and Alderman,

We appreciate the comments and feedback received from the Neighborhood Association and the City of Madison Planning and Development Department after their review of our conditional land use application and their concerns expressed regarding the drainage and flooding issues of the property and the Woodley Lane access road. We were unaware of the flooding that occurred in this area two years ago and became aware of drainage and property flooding issues after heavy rainstorms during discussions with neighbor waterfront property owners over the past two months. Your comments have made us realize that we should meet with City Engineering to explore solutions to these issues. After further discussion with Heather Stouder this morning, we (the owner and builder) have decided to refer (defer) the presentation of the application to the December 14th meeting. This will give us time to address the expressed concerns.

Douglass Henderson and Holtz Builders