

**From:** [Samuel Dykema](#)  
**To:** [Plan Commission Comments](#)  
**Cc:** [Samu](#)  
**Subject:** Proposed Building of 4-story 18-unit apt at 116-124 East Gorham St.  
**Date:** Wednesday, December 10, 2025 10:49:02 AM

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Hello City of Madison Planning Commission,

I am the owner of the Historic Queen Ann house located at 125 East Gilman Street in the Mansion Hill District of Madison. I received in the mail a notice of application for approval of a conditional use permit at 116-124 East Gorham Street. This property is directly adjacent to my property thus I was sent the notice. I was out of town on Dec 1 when the meeting was held and did not attend.

I am contacting you to share my concerns regarding this proposed project. The property is in the heart of the historic district and the Carriage House in question is a 100-year-old brick building that I understand had been subject to restoration approved by the landmarks commission. The new proposal to relocate the carriage house and build a four-story 18- unit structure in its place would seem completely out of sync with the Commissions goal of protecting the historic character of the Mansion Hill district. The existing house and carriage house are distinctive and elegant structures that anchor the 100 block of East Gorham Street. Adding a four-story 18- unit apartment building would dramatically change the urban landscape and tower over the adjacent houses degrading the distinctive residential character of

the street. A building at that location would also negatively impact the property I own and maintain, completely blocking the view to the Capitol Building thru the trees and reduce the privacy of my back yard.

Please reply with any guidance on how I can make my concerns known. I am at fault for missing the meeting however I hope my concerns are shared by other impacted parties and will receive a review by the commission.

Most Respectfully,

Samuel Dykema

Owner/occupied  
125 East Gilman Street  
Madison WI 53703  
608 999 0307

CC: Heather Bailey at the Landmarks Commission,