

From: Joe Lusson
Sent: Monday, August 25, 2014 1:24 PM
To: Parks, Timothy
Cc: Zellers, Ledell; Keith Wessel; David Waugh
Subject: 827 E. Gorham

Tim,
Please share with Plan Commissioners in time for tonight's meeting if possible. Thank you.
Joe

8/25/14

To: Madison Plan Commission members

Re: 827 E. Gorham Street

Members of the Tenney-Lapham Neighborhood Association (TLNA) council met with the developer for 827 East Gorham and made suggested changes to his original plans. We note on follow-up many of our suggestions are now included in the plan. While it is unfortunate to lose a house from the 1840s, we feel the developer has convincingly documented that the condition of the house is seriously and structurally deteriorated.

Based on our review, the Tenney Lapham Neighborhood Council unanimously passed a motion to support the proposed demolition and the plans dated August 7, 2014, to rebuild a two-unit building at the site. The council commends the developer for responding to our concerns.

Our support is based on the developer's proposal to include amenities that appeal to longer-term tenants such as open living space, improved living configuration and street-facing porches. Other conditions of our approval include that the scale and design fit stylistically with neighboring houses, that the materials be quality such as fiber cement board siding rather than vinyl siding, and that they do not use wall-pack air conditioning units.

Sincerely,

Joe Lusson, president
Tenney-Lapham Neighborhood Association
█ E. Gorham St

cc: Ald. Zellers
Keith Wessel, TLNA Housing Chair
David Waugh, TLNA Development Chair