

From: **Rosemary Lee** <leerosemary37@gmail.com>
Date: Mon, Jan 3, 2011 at 5:20 PM
Subject: UDC Agenda #2 115 & 117 S, Bassett Street
To: amartin@cityofmadison.com
Cc: "Verveer, Mike" <district4@cityofmadison.com>

Dear Al,

I cannot attend the 01/05/11 UDC meeting. Will you please distribute my message about Mr. Cook's proposal to the commissioners?

I am opposed to Mr. Cook receiving any approvals at this time for the major alteration to the approved PUD (GDP-SIP) to construct a new 4 unit building with 4 bedrooms in each unit at the rear of the property designated as 115 & 117 S. Bassett Street for the following reasons:

1. Mr. Cook, to the best of my knowledge, has not cured the complaints/violations against the S. Bassett Street properties issued by the City
2. Mr. Cook, to the best of my knowledge, has not satisfied the rent abatement damages awarded by City rent abatement officer to his tenants at his 430 W. Dayton property.
3. I was on the initial neighborhood steering committee for the rehabilitation of the 2 houses. I supported Mr. Cook's plans because I recognized improvements to the properties would benefit the neighborhood and bring desirable new residents. Almost immediately there were problems, such as a foundation raised 18 inches higher than city zoning code permits. Professional city staff in Plan Department have mentioned to me that there have been many problems with Mr. Cook's plan/work at the W. Dayton & S. Bassett locations.
4. The Water Utility advised Mr. Cook that as of 08/14/2009 the privately owned lead water pipes between the street and the meter need to be replaced and could not remain connected or in service after 08/31/2010. When I last checked this had not been remedied.
5. The city attorney's office also has a file pending with Mr. Cook. I believe it concerns the rent abatement issue.
6. I have stated only a few of the problems with Mr. Cook's projects. I am very concerned that should these plans be approved they will not be completed in a timely manner because of construction or financial issues. It would not be healthy for the

neighborhood for a partially completed project to sit uncompleted for any length of time. This would be especially true for the adjacent properties.

You commissioners are mainly concerned with the external design plan. I do like the plan and think that the architecture of the proposed building blends well with the design 115 & 117 houses and the surrounding structures . The new structure would not be very visible from Bassett Street because of the houses. I feel we all must be open to the mixing of architectural styles in the older neighborhoods such as Bassett.

Thank you for "listening",
Rosemary

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