

**From:** Lupe Montes

**Sent:** Monday, September 16, 2013 1:51 PM

**To:** Mayor; Monks, Anne; Scanlon, Amy; Martin, Al; Fruhling, William; CNI EC Group; allalders@cityofmadison.com

**Cc:** Cornwell, Katherine; Parks, Timothy; Cover, Steven; jamesmadisonparkneighborhood; eminton111; chauml; puppyperson\_lotr; jdoris; benruny; bnreilly; joanblin; wangqm; Abigail-JMP; melissaberger2; postlind; RBruce; garytip8778; lupemontes; Zellers, Ledell; madisontrusted; marilynmrtn; wmgates

**Subject:** Proposed Ad HOC committee Lamp House

September 16th, 2012

Dear Mayor Paul Soglin and Common Council members,

I am writing to you to inform you and also give you my prospective as someone on the initial steering committee for the Webster street proposal.

This committee that was put together by my alder Ledell Zellers included the following:

- JasonTish - Madison Historic Preservation
- Gene Devitt - Mansion Hill Neighborhood Chair
- Marilyn Martin- Mansion Hill resident - Capitol Point Condo North Hamilton Street
- Wm Gates - Mansion Hill resident - North Hamilton(??)
- Ledell Zellers -Alder, Mansion Hill resident, former president Capitol Neighbors, active member
- Gary Tipler -Marquette resident, Landscape preservationist
- Pete Ostlind - Bassett resident, Capitol Neighbors executive committee, former developer (??)
- Lupe Montes - James Madison resident, Capitol Neighbors executive committee

We have met for the last 3-4 months with the Rouse Team, and have discussed the preliminary plans for this proposed development. There were many topics discussed and the discussions always went back to the Lamp House.

Ledell insisted there should be a comprehensive study for the Lamp House. While most of us thought this to be of concern, I thought all the time, work and effort of our meetings were what we were doing - taking the privately owned Lamp House into consideration. Then one day she stated she had talked to the developers( Fred Rouse) and they were "OK" with this proposed study. The City of Madison had requested this critical study. I was a little confused because this is not the message I got from the Rouse Team. She had made the same statement regarding Bruce Bosben, even going as far as stating the the Lamp House may be for sale. I spoke directly with both stakeholders and they had no idea as to what I was talking about. The Rouse team thought our preliminary steering meetings were going well. I would agree with him. Bruce Bosben wanted to be part of the talks since he too is a stakeholder, however he was never contacted by anyone. He did say the alder contacted him the same day I spoke with him. Bruce Bosben also stated the Lamp House was **not for sale**. Although it is a historical landmark **it is** a private home, with private tenants currently living there.

Both have a desire to showcase the Lamp House, both are sensitive to the historic landmark. Both need to be able to work out the details as business people, as neighbors.

While I believe the committee should be formed, stakeholders need to be involved. I repeat there should also be neighborhood stakeholders representation, i.e. James Madison Park residents, as well as financial stakeholders. I feel having an outside committee determine the make up of a neighborhood is not representative government. Conducting a study without involving immediate stakeholders **is not democracy** as I know it. This sounds like backroom negotiating and deciding what **one** person feels is "better" for the neighborhood.

I also would like a neighborhood meeting to be held and see what the people want, not just one person. This would include Bruce Bosben who currently owns the Lamp House and Fred Rouse who owns the properties on Webster Street. The last thing I would want for Bruce Bosben to do is build a fence around the Lamp House to *avoid trespassing and peeping toms*. He has every right to do so.

Thank you for your time,

Respectfully,  
Lupe Montes  
James Madison Park  
█ N Hancock