

Robert C. Procter

From: Evers, Tag <district13@cityofmadison.com>
Sent: Friday, November 29, 2024 1:26 PM
To: Robert C. Procter; Wachter, Matthew; Tuttle, Meagan
Cc: Smith, Kate; Firchow, Kevin; Christopher T. Nelson
Subject: Re: Request for 30 Day Notice Requirement 2121 Jefferson Street and 1007 Edgewood Ave Appeal -- Initial Submittal for Demolition Permit - Legistar #84825

Caution - This email originated from outside your organization.

Hi Robert,

I agree to grant a waiver of the 30 Day Notice Requirement.

Thanks,

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From: Robert C. Procter <RProcter@axley.com>
Sent: Wednesday, November 27, 2024 2:22 PM
To: Evers, Tag <district13@cityofmadison.com>; Wachter, Matthew <MWachter@cityofmadison.com>; Tuttle, Meagan <MTuttle@cityofmadison.com>
Cc: Smith, Kate <kmsmith@cityofmadison.com>; Firchow, Kevin <KFirchow@cityofmadison.com>; Christopher T. Nelson <CNelson@axley.com>
Subject: Request for 30 Day Notice Requirement 2121 Jefferson Street and 1007 Edgewood Ave Appeal -- Initial Submittal for Demolition Permit - Legistar #84825

Caution: This email was sent from an external source. Avoid unknown links and attachments.

Dear Alder Evers and Director Wachter:

We represent Sami and Brittany Kawas, the owners of 2121 Jefferson Street and 1007 Edgewood. We request that Alder Evers and Director Wachter waive the 30-day notice requirement for their Demolition Permit application. We intend to apply before 12:00 p.m. on Monday, December 2, 2024, to be on the January 13, 2025, Plan Commission meeting.

The Kawas originally applied for a Demolition Permit for the improvements located on the property. See [City of Madison - File #: 84825](#). The Demolition Permit was denied. On behalf of the Kawas, we appealed the Plan Commission's action to the City Council. As part of the appeal, it was discovered that the Inspection Reports for the structures that the Kawas submitted with their application were not reviewed and included in the Staff Report and not provided to the Plan Commission Members. Accordingly, neither the staff nor the Plan Commission reviewed all the information in the application before the staff's report or the Plan Commission's decision.

We discussed this fact with Assistant City Attorney Smith. Since the Plan Commission had never reviewed the Inspection Reports as part of their determination, we believed it was better that the Permit Application be sent back to it; however, ACA Smith informed us that no procedure allowed for it to be sent back to the Plan Commission. Our choices were either to proceed with the appeal or refile for a Demolition Permit with the Plan Commission.

The Kawas decided to withdraw the appeal and resubmit the application to the Plan Commission so that it would benefit from the inspection reports before making its decision.

In essence, the demolition permit application we will file for 2121 Jefferson Street and 1007 Edgewood Ave will be the same as the application at Legistar #84825. As part of that application, the Kawas already sent the notice to all required parties. We will send a notice to all of the required parties again, but we request that you waive the requirement that they be sent 30 days before the application is filed.

If granted, we will need to include your approval with the application. If possible, please respond to this email by Monday, December 2, 2024. I apologize for the quick turnaround.

If you have questions, please contact me at (608) 692-8270.

I hope you all have a wonderful Thanksgiving!

Sincerely,

Robert

Robert Procter

Attorney

AXLEY BRYNELSON LLP

2 E. Mifflin St. Ste 200 | Madison, WI 53703

P.O. Box 1767 | Madison, WI 53701-1767

Phone: 608.283.6762 | Mobile: 608.692.8270 | Fax: 608.257.5444

Email: RProcter@axley.com | [bio](#) | [axley.com](#)

Legal Assistant: Ann Sackett

Phone: 608.260.2477 | Email: asackett@axley.com

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Robert C. Procter

From: Robert C. Procter
Sent: Friday, November 29, 2024 1:15 PM
To: Evers, Tag; vnapresident@gmail.com
Cc: Wells, Chris; Kirchgatter, Jenny; Firchow, Kevin; Smith, Kate
Subject: Notice re: Application for Demolition Permit On December 2, 2024, 2121 Jefferson Street and 1007 Edgewood Avenue
Attachments: Notice re Demolition Permit 2121 Jefferson Street and 1007 Edgewood (2024 11-29) 4923-8219-9554 v.pdf

Dear Alder Evers and Mr. Carlson:

I hope you had a great Thanksgiving. Please see the attached Notice on behalf of Sami and Brittany Kawas.

Please reach out with any questions or concerns that you may have.

Best,

Robert

November 29, 2024

Alder Tag Evers
District 13
2329 Keyes Ave
Madison, WI
53711district13@cityofmadison.com

Vilas Neighborhood Association
Attn: Doug Carlson
vnapresident@gmail.com

**Re: Edgewood Park LLC intends to file an application for a Demolition Permit on
December 2, 2024, for 2121 Jefferson Street and 1007 Edgewood Avenue, Madison, WI.
Our File: 32023.104984**

Dear Alder Evers and Mr. Carlson:

We represent Edgewood Park LLC (Sami and Brittany Kawas). The Kawas intend to apply for a demolition permit to demolish the existing two houses with the addresses of 2121 Jefferson Street (half parcel) and 1007 Edgewood Avenue (half parcel), Madison, Wisconsin. The application will be filed on December 2, 2024. It is necessary to raze the existing houses because of significant structural deficiencies. The Kawas will design and construct a new single-family home on the property that matches the scale and character of the district. The Kawas will live in the new home with their family.

This is the same property and houses subject to the recent demolition permit application.
Ledgister Information:

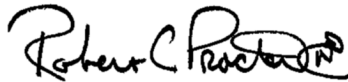
[City of Madison - File #: 84825](https://cityofmadison.com/legistar/File/84825)
<https://madison.legistar.com/LegislationDetail.aspx?ID=6832777&GUID=FFEA920C-1A95-4534-8A5D-3DA7F8CB068>).

Since this is a continuation of the original application, we have requested a waiver of the thirty-day notice requirement. If you have any questions or would like to schedule a meeting with the Kawas, you can reach out to me at:

Robert C. Procter
rprocter@axley.com
(608) 283-6762

Sincerely,

Axley Brynelson, LLP



Robert C. Procter

Cc: Chris Wells
Jenny Kirchgatter
Kevin Firchow
Kate Smith