

From: [Evers, Tag](#)
To: [Plan Commission Comments](#)
Subject: 86419 - 2121 Jefferson Street and 1007 Edgewood Avenue
Date: Sunday, January 12, 2025 9:22:54 PM

Dear Plan Commissioners,

I am ambivalent on this matter because I find compelling arguments on both sides.. I also find arguments that are less compelling on both sides.

Starting with the latter:

- I don't agree demolition of the two homes would negatively impact the neighborhood in any significant manner. If Plan Commission approves the demo permit request, I disagree with the preservationists that this would have negative implications for Vilas as a whole. The two homes are on the edge of the neighborhood on a divided lot with small yards. Nothing about them stands out to me as historically significant other than the year they were built.
- On the other hand, I also don't agree with residents, particularly those who live nearby the two homes, who have expressed concerns that if the permit is denied, these homes could be converted into duplexes and marketed as rental units for maximum student housing. I just don't believe that kind of reasoning should guide our decision-making.

Regarding the strong arguments:

- I am sympathetic to the argument that the inspection report isn't in itself compelling. Many of the homes in these older neighborhoods have similar issues. And, as many Vilas residents have testified in written comments, their homes were in similar or worse condition upon purchase. And some of these folks apparently qualified for tax credits available through the Wingra Park National Historic District designation to aid in their subsequent restorations. There is something to be said, in my opinion, for preserving lower cost entry points, fixer-uppers, so to speak, to allow more diversity in desirable neighborhoods like Vilas.
- On the other hand, the Kawas's purchased these homes in good faith, and their proposal is the one on the table. It's hard to say if these homes went back on the market that people would soon come along willing to buy and fix them up. Sometimes it's best if government steps aside and allows the market to determine the highest end use, particularly when the stakes are not particularly high. This may be one of those situations.

In short, I don't think it's a slam dunk either way, hence my neutral stance. It will be interesting what Plan Commission decides.

Thanks for the work you do.

Kind regards,

Tag Evers
District 13 Alder