

From: Eric Lanning [mailto:ericlanning1@gmail.com]
Sent: Friday, June 17, 2011 11:41 PM
To: Martin, Al
Subject: Acacia Project

Mr. Martin,

Thank you for your time today.

As you may recall, I am the Treasurer for Lambda Chapter Building Corp, TKE. We are the owners of 216 Langdon St. which is adjacent to the Landgraf proposed development of the Acacia parking lot on Lakelawn St.

In it's current design, we are OPPOSED to this 5 story complex due to the adverse effects it would have on our rooftop view of Lake Mendota. Our rooftop is common area and readily usable by our tenants and membership. This Summer, we are spending over \$25,000 to upgrade our roof and improve the rooftop space. This includes replacing the walking surface on the roof. This space offers outstanding views of Lake Mendota and it is truly an asset for our tenants and membership. This amenity is an important recruitment tool for new membership as well. Additionally, our property is one of the few properties that offers both access to Langdon St and views of Lake Mendota.

Due to this proposed development being 5 stories in height, we estimate that it will obscure 30% to 40% of our Lake Mendota view. (Our building is only three stories). I have attached pictures from our rooftop. The proposed building will sit directly in front of the "Mediterranean Style" building in the photos. This "Mediterranean style" building is only 3 stories so you can assess what an additional two stories will do to our view.

If this project could be re-worked to preserve our views of Lake Mendota, we would not be opposed to it.

One possible solution might be to have the 5th story only cover the southern 50% of the building. This may add character to the building (instead of another "rectangular box") Lastly, it may offer the opportunity for Mr. Landgraf to add a rooftop deck or garden of his own. This would provide an additional common space amenity for his tenants and they can take advantage of his incredible views of Lake Mendota too.

Please let me know if you cannot view the photos or if you have any additional questions. Please feel free to email or phone. My phone number is 206-4031.

Thank you,
Eric Lanning, Treasurer
Lambda Chapter Building Corp, TKE





