

## Murphy, Brad

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From: Michael Basford [mabasford@charter.net]  
Sent: Sunday, February 10, 2008 10:27 PM  
To: Nan Fey; Murphy, Brad  
Subject: FW: demolition ordinance is inconsistent with the environmental imperative

-----Original Message-----

From: Lindsey Lee [mailto:groundzerocoffee@yahoo.com]  
Sent: Sunday, February 10, 2008 4:36 PM  
To: district6@cityofmadison.com; mabasford@charter.net; brendakonkel@gmail.com;  
nancheney@sbcglobal.net; timothy-gruber@yahoo.com; district13@cityofmadison.com;  
vkratz@isthmus.com; Mivey@madison.com  
Subject: demolition ordinance is inconsistent with the environmental imperative

Today I got an e-mail from my Alder, Marsha Rummel, announcing a proposed demolition ordinance that is being considered by the city. Until I got this e-mail I was unaware that such an ordinance was being proposed. I do want to weigh in on this given that I just successfully completed getting a demolition permit allowing me to remove the house at 731 Williamson Street so I can build an energy efficient higher density house on this small lot.

While I suspect that larger developers who have deeper pockets and can work within longer time frames won't be troubled by this ordinance, I do believe that it will be a detriment to people like my family doing smaller infill projects.

My project took seven months to get the necessary city approvals, with most of that time being focused on getting the necessary approvals to remove the house at 731 Williamson Street which the City's Assessor has valued at a mere two thousand dollars. It was a long and difficult process that my wife, Beth Rosen, and I would probably not do again. Lengthening the process would only further discourage other families from doing this kind of needed single family house replacements.

I would like to note that paid city staff were, over all, very helpful. I would like to single out Tim Parks and especially Matt Tucker as being highly competent in navigating the cumbersome process that was not of their design.

The larger point I would like to make concerns the section where it states that proposed future uses must be consistent "with the character, massing, and density of the neighborhood." [(22)(c)1b] As we all know, we are facing a future where there is an environmental imperative to reduce our carbon "footprint." There is also an economic imperative to plan for the quickly approaching future when the price of gas will necessitate living near city centers and transportation nodes. Both imperatives point directly to greater urban density. This will necessitate accepting change in our neighborhood's characters.

This ordinance will of course encourage NIMBY-ism when Madison should be setting the example as being a community that is embracing the needed changes given these global environmental and economic challenges.

I realize that this will require political courage on the part of elected and civic leaders in our community. I am confident that this will arise and Madison will chose to do the right thing.

This ordinance encourages going in the opposite direction.

I would appreciate it if this e-mail is included in the public record. I can not be at the Plan Commission due to the fact that I am a lead organizer at an event at the Majestic Theatre Monday night.

Sincerely,

Lindsey Lee  
735 Williamson St.  
220-7910