

**Vaughn, Jessica**

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**From:** Zellers, Ledell  
**Sent:** Monday, July 25, 2016 3:29 PM  
**To:** Vaughn, Jessica  
**Cc:** Stouder, Heather  
**Subject:** Fw: N Blair St Project

Should have included you Jessica.

Alder Ledell Zellers  
608 417 9521

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**From:** Zellers, Ledell  
**Sent:** Monday, July 25, 2016 3:26 PM  
**To:** Sam Zikmund; Alison Morrell Zikmund; Stouder, Heather  
**Subject:** Re: N Blair St Project

Hello Sam and Alison,

I am copying your email to Heather Stouder, Director of the Madison Planning Division so it can be shared with Plan Commissioners. Testimony will be accepted at the Plan Commission meeting this evening. I encourage you to come to let Commissioners know about your concerns. Following is the staff report on this project proposal:

<https://madison.legistar.com/View.ashx?M=F&ID=4580191&GUID=B658E471-420C-4CEA-84DD-FBAA85C62A43>

Plan Commissioners must apply applicable regulations and standards in approving/disapproving a project. The staff report is important information and a key consideration used by Plan Commissioners in their determination of whether a project meets regulations and standards. Testimony...particularly when addressed to the standards which must be applied, is also carefully considered.

Thank you for your input and for caring about the neighborhood.

Best,  
Ledell

Alder Ledell Zellers  
608 417 9521

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**From:** Sam Zikmund <[REDACTED]>  
**Sent:** Monday, July 25, 2016 1:58 PM  
**To:** Zellers, Ledell; Alison Morrell Zikmund  
**Subject:** N Blair St Project

Alder Zellers,  
My wife and I are the property owners of 518 E Johnson St, which abuts the parcel where the 8-unit apartment building is proposed on N. Blair St. Alison attended the informational meeting about the project earlier this month, but was unable to attend the second meeting.

We are supportive of the proposed demolition of the current house on the property, but are a bit uneasy about the details of the new apartment building proposed for the site. It seems too large for the space, and it appears to be just another big box with no visual appeal. The plan brings to mind some of the "big uglies" around town, a term I have heard used to refer to ugly square apartment buildings with no landscaping or character.

I am told that other stakeholders are encouraging the property owner to scale down the size of the proposed apartment building, and to add some nicer features to the exterior, such as a patio or porch. I agree, and think that those measures would greatly improve the appearance of the structure and fit better with the look and feel of our neighborhood. Additionally, the proposed structure takes up a high percentage of the available lot. I understand that the property owner also owns the Risser garden but I do not believe that the garden should be considered for this proposal as the residents will not have access to that space. Please consider this when voting on whether to green-light this proposal and zoning exemption.

Regards,

Alison and Sam Zikmund

Alison: [REDACTED]

Sam: [REDACTED]

[REDACTED]