

608-232-1900 (Facsimile)

## Neighborhood / Alder Notification

See our new project – [www.oaklandonmonroe.com](http://www.oaklandonmonroe.com)

[www.madrent.com](http://www.madrent.com)

“You get one of three things if you don’t keep people informed – rumor, apathy, revolution”

- Thomas Jefferson

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**From:** Abbas, Syed <district12@cityofmadison.com>

**Sent:** Thursday, February 13, 2020 1:52 PM

**To:** Gregg Shimanski <gregg@madrent.com>; Catie McDonald <catiemcdonald26@yahoo.com>

**Subject:** Re: UDC

Great! Thanks Gregg for bringing this in front of UDC for feedback and I appreciate your active engagement with the neighbors. At this point I do not find a reason to organize a public meeting for your project. Your project looks pretty good to me and nothing is sticking out as controversial or out of the ordinary.

Catie, may I request to add Gregg to your neighborhood meeting agenda for a brief presentation. Here are the some design documents for your review. <https://madison.legistar.com/View.ashx?M=F&ID=8006399&GUID=5A836D2C-FC7F-47B9-A77F-FD3555271DE0>

Thanks

Syed

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**Alder Syed Abbas**, City of Madison, District 12

## Lucas N. Roe

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**From:** Catie McDonald <catiemcdonald26@yahoo.com>  
**Sent:** Wednesday, December 18, 2019 1:08 PM  
**To:** Gregg Shimanski  
**Cc:** Abbas, Syed; Paul Cuta; Lucas N. Roe; Nathan J. Wautier; Tom Running  
**Subject:** [EXTERNAL] Re: From Gregg Shimanski

Hi Gregg -

Always good to hear from you!

Great timing on your email. I received it right before the officers met last night. We were able to discuss your request immediately. We'd like to invite you to attend our January meeting - Thursday, January 9th, 6:30, Bashford Church.

You'll be one of several items on our agenda, so you'll only have around 10ish minutes. Since you've presented on this project before, I think that will be okay. Let me know if you have any concerns.

We anticipate having a good crowd at this meeting due to another, more controversial, agenda item. The city is proposing extending Coolidge Street into Packers Ave, creating a four-way interesection, as part of the Oscar Mayer project. Needless to say, we're not too happy about that!

Also, we had elections in November and have elected a new co-chair, Tom Running. Erich ended his two year term and I'm starting my second year. I've copied Tom on this email to keep him in the loop.

Let me know if this works for you and your team.

Hope you're having a great holiday season. Yes, not Bama's year this year. Way too many injuries to overcome. But - today is the early national signing day and things are looking good! :)

Talk soon,  
-catie

On Tuesday, December 17, 2019, 02:47:57 PM CST, Gregg Shimanski wrote:

Catie:

Hope this finds you well and preparing for a great holiday! I'd say Roll Tide but not the year for that 😊

We are finally getting around to putting our application together for the Commercial Avenue development.

We will be submitting our formal application on all parts of this to the City around 1/15/20.

I am wondering what your schedule is to hold a more formal neighborhood info session might be?

We can do it as part of your monthly meeting or as a separate presentation, whichever works better for you.

I am copying Syed on this too so that he can hopefully be in attendance.

Early in the week of 1/13 would be best, but we will coordinate what works best for all of you

Really excited about getting this going and helping to re-brand this area and create some exciting livable space here!

Regards,

gs

**Gregg Shimanski**

**Gregg Shimanski Realty, Inc.**

**1609 Monroe Street**

**Madison, Wisconsin 53711-2021**

**608-663-5467 (Direct)**

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- **Thomas Jefferson**

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**From:** Catie McDonald  
**Sent:** Monday, May 27, 2019 4:58 PM  
**To:** Gregg Shimanski  
**Subject:** Re: 6/6

Hey Gregg -

Sorry for the late response!

Unfortunately, the church classroom where we meet does not have a good set up or equipment for power point presentations. In the past, people have brought 4-5 larger print (legal size) copies and we've been able to pass them around. Not ideal, but it works.

Also - wanted to give you a heads up. On Sunday morning, I took our first load of Eken Park stuff to the storage room (mainly just getting stuff out of my garage). When I got there, the door was wide open. It does look like maybe your team has been there since we last meet - judging by the leak being fixed and a few wooden boxes being in there. Not sure what happened, but it didn't look like anything was amiss.

I made sure to lock it and check it several times before I left.

At June's EPNA meeting, we're requesting funding for shelves to put in the storage unit. Once we get those, we'll move everything in. It is seriously such a game changer for us. Thank you!

Hope you've had a great long weekend!

-catie

On Wednesday, May 22, 2019, 12:07:53 PM CDT, Gregg Shimanski <[gregg@madrent.com](mailto:gregg@madrent.com)> wrote:

Do you have a wall where you hold your meetings that would work for a PowerPoint presentation??

Much easier for people to see with lights down and colored screen – b/w boards are tough for all to see

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# Demolition Notification

Lucas N. Roe

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**From:** Gregg Shimanski <gregg@madrent.com>  
**Sent:** Friday, January 03, 2020 12:10 PM  
**To:** Lucas N. Roe; Cuta Paul; Hintz Mick  
**Subject:** [EXTERNAL] Fwd: City of Madison Demolition Notification Approved

Sent from my iPhone

Begin forwarded message:

**From:** "noreply@cityofmadison.com" <noreply@cityofmadison.com>  
**Date:** January 3, 2020 at 10:37:30 AM MST  
**To:** Gregg Shimanski <gregg@madrent.com>  
**Subject:** **City of Madison Demolition Notification Approved**

Dear applicant,

Please be advised that your demolition permit notification message was sent to all interested parties registered with the City of Madison on January 3, 2020 at 11:37 AM. Your demolition permit application can be filed with the Zoning Office, 215 Martin Luther King Jr. Blvd, Suite 017, on the next business day following 30 days of the posting of this notification message. Please consult the annual Plan Commission schedule for application deadline days and the corresponding Plan Commission hearing dates. For more information on filing your Plan Commission application for a demolition permit, please contact the City of Madison Planning Division at (608) 266-4635.

## Lucas N. Roe

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**From:** Nathan J. Wautier  
**Sent:** Friday, January 03, 2020 11:40 AM  
**To:** Lucas N. Roe  
**Subject:** FW: [EXTERNAL] [Upcoming Demolition]

fyi

### Nathan J. Wautier

Reinhart Boerner Van Deuren s.c.  
22 East Mifflin Street, Suite 700 | Madison, WI 53703  
Office: (608) 229-2249 | Cell: (608) 695-8731 | Fax: (608) 229-2100  
[nwautier@reinhartlaw.com](mailto:nwautier@reinhartlaw.com) | [bio](#) | [vCard](#) | [reinhartlaw.com](http://reinhartlaw.com)  
Legal Secretary: Sarah Becker | (608) 229-2235 | [sbecker@reinhartlaw.com](mailto:sbecker@reinhartlaw.com)



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**From:** [noreply@cityofmadison.com](mailto:noreply@cityofmadison.com)  
**Sent:** Friday, January 3, 2020 11:36 AM  
**To:** Nathan J. Wautier  
**Subject:** [EXTERNAL] [Upcoming Demolition]



Dear sir or madam,

Please be advised that Gregg Shimanski will be filing a demolition permit application on January 22, 2020 for Plan Commission review that calls for a Single-family house located at 709 McCormick Ave Madison, WI 53704 to be demolished. For more information regarding this forthcoming application, you may contact the applicant, Gregg Shimanski, Gregg Shimanski Realty, Inc., 1609 Monroe Street Madison, WI 53711 at [gregg@madrent.com](mailto:gregg@madrent.com) or (608)232-1800.

#### Applicant's Comments:

Only single family residence to be removed in connection with redevelopment - two multi-family buildings to remain.

If you have any questions about the Plan Commission demolition permit approval process, please contact the City of Madison Planning Division at (608) 266-4635.

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## Lucas N. Roe

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**From:** Lucas N. Roe <lroe@reinhardtlaw.com>  
**Sent:** Monday, December 23, 2019 3:27 PM  
**To:** 'district12@cityofmadison.com'  
**Cc:** 'Gregg Shimanski'  
**Subject:** FW: From Gregg Shimanski

Alder Abbas,

As a follow up to Gregg's email below, we wanted to let you know that we also filed the proposed demolition notice to the City's list serve (related to the removal of the single family home on McCormick that is planned to be replaced with a 4-unit). Please let us know if you have or receive any questions/comments. Thanks much,

Lucas

### Lucas N. Roe

Reinhart Boerner Van Deuren s.c.  
22 East Mifflin Street, Suite 700 | Madison, WI 53703  
Office: 608-229-2251 | Cell: 414-940-4532 | Fax: 608-229-2100  
[lroe@reinhardtlaw.com](mailto:lroe@reinhardtlaw.com) | [bio](#) | [vCard](#) | [reinhardtlaw.com](http://reinhardtlaw.com)  
Legal Secretary: Mary E. Reindl-Frey | 608-229-2264 | [mreindl@reinhardtlaw.com](mailto:mreindl@reinhardtlaw.com)



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**Sent:** Tuesday, December 17, 2019 2:48 PM  
**To:** Catie McDonald <catiemcdonald26@yahoo.com>  
**Cc:** Abbas, Syed <district12@cityofmadison.com>; Paul Cuta <paul@cas4arch.com>; Lucas N. Roe <lroe@reinhardtlaw.com>; Nathan J. Wautier <nwautier@reinhardtlaw.com>; Gregg Shimanski <gregg@madrent.com>  
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