

## Wells, Chris

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**From:** Zellers, Ledell  
**Sent:** Saturday, September 17, 2016 9:22 PM  
**To:** Wells, Chris  
**Cc:** Parks, Timothy; Stouder, Heather; kenopin [REDACTED]  
**Subject:** Fw: 940 East Dayton.

Hello Chris,

I apologize for not having forwarded this to you. I have been out of town for a funeral and didn't get this sent off to you.

Ledell

Alder Ledell Zellers  
608 417 9521

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**From:** richard freihoeferichr <[REDACTED]>  
**Sent:** Tuesday, September 13, 2016 6:59 PM  
**To:** Zellers, Ledell  
**Subject:** Re: 940 East Dayton.

Hello Ledell, Thanks for getting back to me. One issue is that we really have no street parking available for expansion. Every space is taken at night. We already have one ADU. Marias on my block has been unfinished for several years and she now states that she is never going to be able to get her car in and out of the unit. Her neighbors Kathy and Dennis let it go in and now they regret it. They are opposed to Mr. Gorman's plans. The bottom line is this is a great street and this development is just not appropriate for a residential street. This would be a rooming house, let's face it. And every time the police come down here because of trouble, they say "you have apartments and that's the way it is". The Gorman Company paid way too much for the house and now they have to scramble to make it viable. Those of us that have worked for 20 years to make this street great are not going to accept some rich developer's ideas to maximize profits. I suggest we sit down and work something out perhaps with Bob Shaw and other neighbors. June and her husband were approached by Adam Gorman for a letter of support last week and they refused to sign it. Zoning tells me a duplex would be possible or a nice single family home like the rest of us have. This issue of zoning has to be addressed. I support infill but not on an already full street.

I was looking at 1028 Willy Street today. The city allowed a doubling of the house into 2 apartments, and no off street parking. There is not even a driveway. Now there are at least 3 more cars out on the street.

Where does this stop? I just want to be able to come home at night and park in front of my home. To not be able to really negatively affects me. Thanks

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**From:** Zellers, Ledell <[district2@cityofmadison.com](mailto:district2@cityofmadison.com)>  
**Sent:** Tuesday, September 13, 2016 3:31 PM  
**To:** richard freihoefer  
**Subject:** Re: 940 East Dayton.

Hi Richard,

Thanks for the email. As you know the TLNA Council voted to support the project. Is it the number of unrelated people who can live in the house that you don't like or the accessory dwelling unit?

Best,  
Ledell

Alder Ledell Zellers  
608 417 9521

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## District 2 - Common Council - City of Madison, Wisconsin

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

Ledell Zellers District 2 Aldermanic Service: April 16, 2013 - April  
18, 2017 Contact Alder Ledell Zellers

On Sep 13, 2016, at 10:56 AM, richard freihoefer <[REDACTED]> wrote:

### General Information

Name: richard freihoefer  
Address: [REDACTED] east dayton street  
City: madison  
State: WI  
ZIP: 53703  
Phone: [REDACTED]  
Work Phone:  
Email: [REDACTED]  
Should we contact you?: Yes

### Message:

Greeting, Just thought I would let you know that the vast majority of my neighbors are having problems with the proposal for 940 East Dayton. I just got back from the tif office and zoning and I think we need to look at what is allowed in some of these dense neighborhoods. I will be at the Planning commission meeting on the 19th. See you there.

Recipient:  
Ledell Zellers

August 22, 2016


Re: 940 E. Dayton

To Madison Plan Commission:

Adam Gorman presented his plans for 940 East Dayton Street to the Tenney-Lapham Neighborhood Association (TLNA) Council on August 11, requesting support for the auxiliary dwelling unit (ADU). The existing house has not been maintained and there was support expressed for its replacement. There were concerns discussed about the new house, given his intent to rent potentially to five unrelated persons, resulting in increased pressure on parking in the neighborhood.

After discussion, the TLNA Council voted to support the ADU.

Sincerely,



Patty Prime  
TLNA President