

**From:** [Robert C. Procter](#)  
**To:** [Wells, Chris](#)  
**Subject:** FW: Plan Commission: 2121 Jefferson and 1007 Edgewood  
**Date:** Monday, January 13, 2025 4:45:19 PM

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Hi Chris,

I may have missed the below email. I didn't see it in Legistar.

Thanks!

## Robert Procter

Attorney

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**From:** Sami Kawas <[samikawas@gmail.com](mailto:samikawas@gmail.com)>

**Sent:** Monday, January 13, 2025 2:17 PM

**To:** Brittany Kawas <[brittanykawas@gmail.com](mailto:brittanykawas@gmail.com)>; Jenny Bunbury-Johnson <[jbunbury@bunburyrealtors.com](mailto:jbunbury@bunburyrealtors.com)>; Stephen Bruns <[bruns@brunsarchitecture.com](mailto:bruns@brunsarchitecture.com)>; Christopher T. Nelson <[cnelson@axley.com](mailto:cnelson@axley.com)>; Robert C. Procter <[rprocter@axley.com](mailto:rprocter@axley.com)>

**Subject:** Fwd: Plan Commission: 2121 Jefferson and 1007 Edgewood

----- Forwarded message -----

From: <[sue.ellingson@icloud.com](mailto:sue.ellingson@icloud.com)>

Date: Mon, Jan 13, 2025 at 12:05 PM

Subject: Plan Commission: 2121 Jefferson and 1007 Edgewood

To: <[pccomments@cityofmadison.com](mailto:pccomments@cityofmadison.com)>

CC: <[samikawas@gmail.com](mailto:samikawas@gmail.com)>

To the Plan Commission:

I urge the Plan Commission to permit the demolition of two houses, at 2121 Jefferson St and 1007 Edgewood Ave. And to allow the construction of a new single-family house on the lot.

- The question before you is to allow the new construction to go forward — or not.

Opponents of the proposal say their preference is to have the two existing houses renovated.

***But there is no proposal to renovate the existing houses.***

No one knows what will happen if you deny the demolition permit. We have an overabundance of rundown student rental housing just blocks away, and Edgewood College right across the street. No one wants these two houses to turn into student rentals.

- Buying a house is all about love and dreams. *Owning* a house is all about *maintenance*.

I bought an old house in the Vilas Neighborhood in 2000. In the last 25 years I have: replaced the roof, painted the outside, painted the inside twice, refinished the floors, replaced the kitchen, replaced the kitchen appliances twice, replaced the furnace twice, replaced the water heater twice, removed a broken down chimney, replaced broken down front steps and stoop roof, etc., etc., etc.

The houses at 2121 Jefferson and 1007 Edgewood were “contributing resources” for the Wingra Park Historic District. That only means that they were included when the district was created in 1999. Twenty-five years ago. They have not been reviewed since.

According to one summary, “A historic resource must...retain its physical integrity that is comprised of seven qualities: materials, design, workmanship, location, setting, feeling and association.” (Ann Arbor, <https://bit.ly/4hiShsN>)

These houses were originally built as simple, ordinary homes. Repairs done since have degraded their historic value. They have not retained their physical integrity.

- There is no street parking in front of these houses. Parking must be accommodated on the lot. Currently, the parking pad for 1007 Edgewood Ave is in the backyard of 2121 Jefferson St. It is not a good arrangement.

A young couple has made a proposal to demolish these two rundown houses and build a new, neighborhood-appropriate house.

For the health, prosperity, safety, and welfare of the City of Madison and the Vilas Neighborhood, I urge you to let the new house be built.

Former Alder Sue Ellingson

[1922 Vilas Ave, Madison, WI 53711](https://www.google.com/maps/place/1922+Vilas+Ave,+Madison,+WI+53711)

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608-320-8206

**From:** [Patrick Wall](#)  
**To:** [Plan Commission Comments](#); [Evers, Tag](#)  
**Subject:** We oppose the demolition of two homes in Vilas neighborhood  
**Date:** Monday, January 13, 2025 3:33:25 PM

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Some people who received this message don't often get email from patrick.wall@areditions.com. [Learn why this is important](#)

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Alder Evers and Madison Plan Commission,

We oppose the demolition of 2121 Jefferson Ave. & 1007 Edgewood Ave. Here are our reasons:

1. We agree with the points articulated in the Jan 10 letter sent by the Madison Trust for Historic Preservation to the City of Madison Plan Commission. The existing homes contribute to the historic neighborhood. The loss of two relatively affordable homes is not good for the city.
2. We strongly disagree with allowing two existing neighboring lots to be combined. If two, what's to stop combining 3 lots? Or 4? Bad idea.
3. We live just one block away and when we asked the City for permission to modify our garage to make it more accessible and useful we were denied. We were not allowed to tamper with the historic nature of our property even to make it more accommodating for an aging couple. If that was the rule for us, then it should hold for everyone.
4. Opposition to this demolition proposal becomes even easier to oppose if we ask ourselves – pick any other two homes in the neighborhood – would you want them to be torn down and replaced by one new larger home? No. If you want that kind of home, you should go where they are.

Sincerely,

Patrick and Kathy Wall

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608-445-1957