

To the City of Madison Planning Commission and Aldermen- I am a resident of Madison and do not oppose the development of the Wingrove/ Jerome Street Property as requested by the owner to the commission.

Signature [Signature] Address 9 Kings Mill Circle Date 10/1/2007
 Signature [Signature] Address 1 Milo Lane Date 10/1/07
 Signature [Signature] Address 2 Sundown Ct Date 10-1-07
 Signature [Signature] Address 205 Sunny meadows #1 Date 10-1-07
 Signature [Signature] Address 224 Memphis Date 10-1-07
 Signature [Signature] Address 106 ANDREW WAY Date 10-1-07
 Signature [Signature] Address 4817 KIM LAKE #2 Date 10-1-07
 Signature [Signature] Address 1705 Alcega Ln #4 Date 10/1/07
 Signature [Signature] Address 4621 Academy Dr Date 10-1-07
 Signature [Signature] Address 3761 SUNBURST RD Date 10-1-07
 Signature [Signature] Address 3905 Jenna Dr. Date 10/1/07
 Signature [Signature] Address 1705 Sundown Ct Date 10/1/07
 Signature [Signature] Address 4142 Mountain View Date 10/1/07
 Signature [Signature] Address 4430 Helgeson Dr Date 10/1/07
 Signature [Signature] Address 7009 Bluff Pt. Dr. Date 10-1-07
 Signature [Signature] Address 312 Tapaz Ln Date 10/1/07
 Signature [Signature] Address 1808 Winnabego Date 10-1-07
 Signature [Signature] Address 5306 Milwaukee St Date 10-1-07
 Signature [Signature] Address 31 Paget Rd. Date 10-1-07
 Signature [Signature] Address 302 S Broadway St Date 10-1-07
 Signature [Signature] Address 302 S Brooks St Date 10-1-07
 Signature [Signature] Address 2 Woodridge Ct Date 10-1-07
 Signature [Signature] Address 188 Fortin Ave Date 10-1-07
 Signature [Signature] Address 1314 Common Dr Date 10-1-07

07600-07601

DORSCHNER ASSOCIATES

October 1, 2007

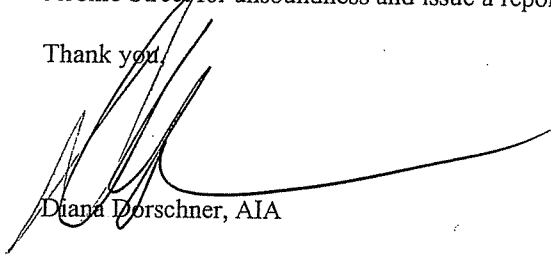
Madison City Plan Commission
Attn: Tim Parks and Plan Commission
Suite LL 100
Municipal Building
Madison, Wisconsin 53703

Re: 4216 Jerome Street, Madison, Wisconsin

Dear Mr. Parks,

Dorschner|Associates, Inc. has been retained to review the main residential building at 4216 Jerome Street for unsoundness and issue a report.

Thank you,



Diana Dorschner, AIA

Parks, Timothy

From: Helene Dwyer [hdwyer@chorus.net]
Sent: Friday, September 28, 2007 12:08 PM
To: Parks, Timothy
Subject: Jerome Street property

I am unable to attend the meeting, but wish to register opposition to the Wingrove petition. Helene Dwyer, 4114 Jerome St.

To The Plan Commission,

I am sending this email voicing my opposition to the demolition of the property at 4216 Jerome St.

In addition to the comments made my earlier letter, I would like to add the following information:

(1) At the last Lake Edge Neighborhood Association Meeting on September 19, a vote was taken, and it was unanimous in opposition to the demolition.

(2) At the meeting the owner's agent, Roger Rognrud, stated that homes in the value of \$300,000 were viable in this area. The purchase price of this property was \$430,000. According to Roger, the Wingroves have incurred \$80,000 in assessments and improvements to the lots. So now they have at least a \$510,000 investment. The Wingroves do not intend on developing this property. Who ever buys this property will need to spend at least \$252,000 per split (approximately \$102,000 for the lot, and \$150,000 for the house.) In order to make a profit, the homes would need to sell for more than the \$252,000. The house next to this property on East Coldspring Ave. recently sold for \$198,000. It was a very well built and well cared for property. Its lot size is 19,023 square feet and it was built in 1974 (one of the newer houses on that block.)

According to my findings based on the set of properties used in gathering statistics in my previous letter of opposition, I have included the assessed values of homes. The average assessed value of these homes is \$227,637, with the maximum value of \$430,000 (which is the Wingrove property) and the minimum value of \$160,100. There were 9 properties assessed between \$300,000 - \$400,000, 34 between \$200,000 - \$300,000 and 25 under \$200,000. Of the 9 properties between \$300,000 and \$400,000, the average lot size is 25,518 square feet, with the minimum being 10,593 square feet (assessed at \$306,100 and built in 1998.) None of them are located on East Coldspring Ave., which is directly across from Monona Grove High School (MGHS.) All of Wingrove's lots will be directly impacted by their location to MGHS, which is not a selling feature to be sure.

I do not see how anyone, at this time, will be able to recoup their investment on this property. I believe the Wingrove's son who made this initial purchase, made a very bad decision. His parents, who have taken over this investment, in order to bail out their son, are now trying to get the neighborhood to bail them out. Not only do I not want to see several new houses on that corner, I do not want to be asked to take on someone else's burden. Already, this ill-conceived purchase has effected my land assessment.

(3) The Wingroves are currently living in McFarland on a 27,014 square foot lot. Surely, they should be able to understand the desirability of larger lots.

Thank you for your attention in this matter.

Sincerely,
Cynthia Higgins

Parks, Timothy

From: BJ Obermeyer [obermeyer32@yahoo.com]
Sent: Monday, October 01, 2007 9:04 AM
To: Parks, Timothy
Subject: Petition for demolition on Jerome St

I am writing to voice my opposition to the Wingate demolition request on Jerome St. The Wingate's attended a Lake Edge Neighborhood Association meeting to present their case. It appears that they made a bad real estate investment and are now asking the neighborhood to assist them to get out of it. They paid over price, must not have had an inspection done, and now want to sell the property to a developer to recoup their losses. They have owned the house for 1 1/2 years and claim the property has deteriorated to the point that it should be demolished. I find that hard to believe. The real reason is to tear it down so that they can divide the property for smaller houses. This is so out of character with that area of the neighborhood, that I think it would be a problem selling the houses and also would be a blight to that part of the neighborhood. Lake Edge is a diverse neighborhood with areas of large lots and houses and small houses on small property. Small houses do not exist in this area just as large houses do not exist across Buckeye Rd. Please do not support the demolition of this property. The Wingate's made a bad investment but the neighborhood should not be punished as a result.

Bonita Obermeyer
Treasurer, Lake Edge Neighborhood Association
4722 Turner Ave.
Madison, WI 53716

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