

**Tamarack Trails Community Services Association, Inc.**  
**102 – 110 S. Westfield Rd., Madison WI 53717**

Date: January 23, 2017  
To: Landmarks Commission  
Amy Scanlon  
Via email: [AScanlon@cityofmadison.com](mailto:AScanlon@cityofmadison.com)  
From: Tamarack Trails Community Services Association (aka Tamarack Condos)  
Janet Hirsch, Jean MacCubbin--West Place Workgroup  
[jhirsch@chorus.net](mailto:jhirsch@chorus.net), [citizenjean2@gmail.com](mailto:citizenjean2@gmail.com)  
CC: Ald. Skidmore, Melissa Huggins, Urban Assets, Tamarack Board  
Re: West Place 302 S. Gammon Road, Agenda Item # \_\_\_\_\_ 1/30/2017  
**Workgroup Support of Demolition Application**

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These comments regarding the West Place Project (requests for demolition, rezoning, master plan and CSM) have been compiled by a resident Workgroup (Tamarack Trails West Place Workgroup) and also represent the views and concerns of the Tamarack Trails Board of Directors.

Background: Tamarack Trails Community Services Association, Inc. consists of 320 living units in buildings of one to six units together with a clubhouse, maintenance building, community garden, swimming pool, and two tennis courts and 50% common space with a well-maintained mature tree canopy. The community began construction of Phase 1 in 1974 and continues to maintain the status of a desirable, fiscally stable community. As of this writing there are no living units for sale. Community standards are upheld by a very active Architectural Review Board, as well as various Board-appointed committees such as Maintenance and Amenities Committees.

In addition to the Livesey's West Place Project to our east, the boundaries of our 52-acre development includes: Wexford Apartments, Sunset Memory Gardens Cemetery, Walnut Grove Park, the meandering Sauk Creek, and the Tree Lane Apartments. The West Place Project borders this residential community mainly to the east, therefore, is expected to become an important asset to our residents and nearby neighbors.

First off, we would like to thank the Livesey Project Group for contacting us and providing an informational meeting to the Tamarack Board. Our residents were, too, invited to two public meetings of which a number of our earlier concerns had been addressed in updated materials and presentations.

As the project progressed and more details were made available, a Tamarack Trails West Place Workgroup was created to review and comment on the materials and information being provided for each of the submittals for City approval.

**Through this communication, please find our comments listed herein by the various submittals:**

Landmarks Commission – Demolition Permit

The signature corner of this new development provides the Westowne area with a clean, compact and orderly development of a favorable mix of housing, retail, and other commercial uses. In addition the development incorporates state of the art architectural details, and energy efficient construction materials and design that would be impossible to accomplish in a cost-effective rehabilitation of the former Rural Insurance (Famous Footwear/MATC) building.

The Workgroup supports the demolition permit and looks forward to the Commission’s favorable recommendation to the Plan Commission. The Workgroup requests notification of when demolition details will be reviewed by the Board of Public Works.

Issues Brainstormed by the Tamarack Workgroup relating to the Demolition Permit and Phase 1 (updated 01/23/2017)

Comm.	Issue/Concern	Alder Conditions to Add	Resolution	phase
LM, PC	Demolition & Construction Parking (in contractor agreements)	YES	Parking on Tree Ln. -reminder to allow for driveway clearances and days of City services (Weds.)	all
LM, PC	Demolition/Construction Noise— hours of operations, days of week, weekends (alder input, city ords., 7 am)	YES	7 to 7 on weekdays; later start time on weekends with 5:00 pm stop time; Holiday and Sundays on request and notification of Alder.	all
LM	Landmarks (re: demolition) — request at least weekly removal of construction waste vs. piles, dust suppression, deconstruction process.	YES	Notification of deconstruction details, dates, staging, etc.	all