



January, 10, 2014

Heather Stouder, Planner  
City of Madison Department of Planning &  
Community & Economic Development  
Madison Municipal Building, Ste. LL-100  
215 Martin Luther King, Jr. Blvd.  
PO Box 2985  
Madison, Wisconsin 53701-2985

Re: 627 N. Lake St. – Conditional Use Permit Application

Dear Ms. Stouder

We have reviewed your comments along with the comments from the Urban Design Commission meeting of Jan. 8<sup>th</sup>, 2014 and are in agreement with the UDC comments and staff's recommendations as follows:

1. Bring down the fiber cement paneling to the ground (re-skinning the existing EIFS) on the 1950's addition.
2. Use an alternative material for the EIFS cornice at the top of the building - most likely metal.
3. We will consider a different color of brick for the addition so that it does not look as if you were trying to match the color. It would be a different but coordinating color taking into consideration the style and period of the building's architecture and the surrounding environment.

Relating to item 1, in addition we will need to modify the original "porch" on the east side. Those 2 levels were built as open air sleeping porches accessed from the stair landings (not aligned with the floor levels), then enclosed in the 1950 addition. In locating the elevator within the building footprint, this porch area is the least disruptive to the building's original interior layout and functionally superior as well. The logistics of excavating for a new elevator pit in close confines is virtually impossible. We would propose to demolish the original structure, (made entirely of wood, which would not be compatible with the building's non-combustible construction) then re-build to match the look using the original stone corners and other details. We would also request aligning the window and floor locations to match the floor of the building vs. the current landing levels. This addresses the handicap access issues along with the elevator installation.

We look forward to working with staff to address these and other details assuming approval for the conditional uses.

Sincerely;

A handwritten signature in black ink that reads 'Steve Harms'.

Steve Harms