

December 12, 2019

Kathy Soukup  
President, Eastmorland Community Association  
PO Box 14584  
Madison, WI 53708

Dear Kathy,

I am writing regarding a property located at 50 Lansing Street. My husband Phil and I purchased the property this past August. We are preparing an application to the City of Madison to have the existing 645-square foot house on the property demolished, replacing it with a 1,600-square-foot single-family home.

Phil and I have been rehabilitating properties in Madison since 2010. In that time, we have bought 10 declining properties – some four- and two-unit apartment buildings, others single-family homes. Six of those properties we own with Ben Anton, a real estate agent with the Lauer Realty Group. Ben and I tackle the renovations. In addition to our own labor, we call on many skilled tradespeople in the community to transform and improve the buildings. We currently manage 22 rental units.

The house at 50 Lansing is the first we seek to demolish. Quite simply, the house is in bad shape. The home has a small, barely-accessible crawl space that makes proper insulating impossible. Many floor joists have broken – areas of the kitchen and bathroom have sunken into the crawl space. Additionally, the chimney was removed from the living area of the home without removing it from the attic. The unsupported weight in the attic has caused stress on ceilings and rafters. In addition, the rafters were built with 2x4s instead of 2x6s – a system no longer allowed under city code. Here is a link to photos of the property: <https://photos.app.goo.gl/dBK43znL4ypczmHi9>

We are teaming with Jim Lampe at Dane Building Concepts to design and build a two-story single-family home on this lot. I have included drawings of the house we are proposing. We feel this home's design fits well in the neighborhood and offers a modest 3-bedroom residence for the community.

After taking ownership this summer, we met many neighbors while cleaning up the lot and having it surveyed. Many knew of its structural shortcomings from helping an elderly resident in the past. The idea of a new home was well received.

As you likely know, the first step in the permitting process is reaching out to the alder and the neighborhood association. I have shared this information with Grant Foster. If beneficial, I am willing to give you, Grant, neighbors and other community leaders a tour of the house and discuss the issues leading us to believe that removing the house is the best course of action. And, I am happy to share photos and house plans at an upcoming ECA meeting.

Please let me know if I can answer any questions or concerns.

Sincerely,

Rhonda Plourd  
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& Deacon Housing, LLC  
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