

From: [Gary Tipler](#)
To: [Madison Landmarks Commission](#)
Subject: Legistar 89575, Demolition of a garage at 748 Jenifer Street
Date: Monday, September 15, 2025 2:51:39 PM

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landmarkscommission@cityofmadison.com
Legistar 89575, Demolition of a garage, 748 Jenifer St

Dear Landmarks Commissioners,

I have a few points for consideration for the demolition that will lead to the approval of a parking pad for this project.

First, I wonder if minimum code requirements for parking may be applied and change the size of the concrete pad or other aspects of the installation, following a commission approval.

With the garage gone, this will appear to be the installation of a parking pad in front of the residence behind it. I believe that is not permitted in some residential zones on the isthmus.

I am opposed to the new suburban standard for wide concrete aprons for driveways that appear to serve drivers turning into the apron from the parking lane. It became an unnecessary standard on Jenifer Street when it was rebuilt in 2016. If the owner objected to the wide standard, then replacement to match the older apron dimensions and angles was reinstalled. Engineering staff admitted that the wider apron reduced the total number of street parking stalls. Every on-street stall matters on this and many other blocks in the neighborhood.

Will there be fence or landscape screening? Some screening should be considered.

Without barriers, it would seem that the parking could easily be expanded. I suggest the installation of bollards, landscape shrubs/trees or partial fencing or barriers to discourage that.

Thank you for considering these points.

Gary Tipler
807 Jenifer Street, Madison

Bailey, Heather

From: j s <4jstrand@gmail.com>
Sent: Friday, September 12, 2025 2:53 PM
To: Madison Landmarks Commission
Subject: Legistar 89575

Hello Commissioners,

I am writing in regards to the request to demolish the garage at the historic Klose Cottage property and ask your attention to a few issues. One is the lack of photos of existing context from the street view, which includes how the funky, little garage blends in with current flow of older and historic homes. A second is the specific dimension of an approved concrete pad needs to include the depth into the lot on both sides and any increase in curb cut. As I read it, what is proposed is a "new parking pad" of "18" deep by 17' wide", but at what length into the property or with curb cut change - which right now is not 17 ft.

On this block of Jenifer, homes have at most a curb cut/pad for a single car parking space and many have no driveway at all. (The exception is at the west end of the street and entry to Third Lake Ridge, which existed for decades.) The lack of driveways is a challenge for residents, but it provides the historic charm to the block. It's notable that next door and across the street from the Klose Cottage are houses on the National Registry. The entire property of 748 Jenifer St is important to the integrity of the environment. I understand the key argument for demolition is condition of the garage. Living across the street for 30 years, I know the renters use it for bike and tool storage so it is valued by them. I leave it to staff to determine if the garage cannot be restored. However, my concern is if demolition is supported, a gap is created on the block. I hope what comes next is fully addressed in detail in the demolition approval statement. Currently the Klose Cottage property made space for two cars by expanding the concrete at an angle in a width beyond the narrow curb cut. If you are to approve demolition, can language be provided to ensure the demolition does not result in the creation of more cement and parking spaces beyond the current parking pad? Will the current curb cut be retained? I realize it may not be the intention of Mr. Endres to create more parking, but thinking of what owner comes next and how in this neighborhood off-street parking seems popup without notice - I am concerned. To make sure an off street parking area on this block of historic homes does not appear, if demolition is approved I hope you will provide conditions here directly or via specification of all dimensions of the new parking pad.

Thank you,
Judith Strand
745 Jenifer St.