

From: [Ebby Melahn](#)
To: [Plan Commission Comments](#)
Subject: Hovde Properties
Date: Monday, February 26, 2024 4:38:33 PM

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I oppose the requests for demolition by Hovde Properties.

Ebby Melahn
730 Dempsey Rd
Madison, WI

From: [peterdaly](#)
To: [Plan Commission Comments](#)
Subject: Opposed demolition
Date: Monday, February 26, 2024 4:00:30 PM

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**oppose the demolition request by Hovde Properties regarding 115-125
W. Mifflin St**

From: [Vic Villacrez](#)
To: [Plan Commission Comments](#)
Subject: Comments for the February 26 Plan Commission Meeting. #6 Legistar 81556
Date: Monday, February 26, 2024 2:59:20 PM

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Members of the Plan Commission.

As a long time resident and business owner of downtown and active community leader I support the petition to demolish the building located 115-125 W Mifflin Street.

We must look at the condition of the buildings from all angles and consider what is in the best interest of all the stakeholders of downtown.

Plainly stated, these buildings do not add to the economic vibrancy of our downtown. They actually detract from it.

In full disclosure, I was employed by the developer for 13 years and worked on a similar demo petition in 2019.

However, now my support is for the businesses in downtown and the vitality of the future downtown and I'm struggling to see how these buildings fit into that vision.

Thank you,

Respectfully,

Vic Villacrez
Downtown Resident

From: [Peter Schumacher](#)
To: [Plan Commission Comments](#)
Subject: Opposition to demolition of 15 N. Fairchild St. - Legistar File # 81556
Date: Monday, February 26, 2024 3:44:10 PM

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Good afternoon,

I am submitting the following comments ahead of tonight's Plan Commission meeting. I am in opposition to the demolition proposed by Hovde Properties for the following reasons:

My primary objection is that the Landmarks Commission findings regarding 15 N. Fairchild Street were based on an incomplete set of facts. The 12/4/23 Demolition Report made no mention that this structure's primary function was as a bus station. Rather, it proposed that the structure had merely been the mailroom where the shipping and receiving was done for the WI Power & Light Company. In reality, it is well documented by photographs and otherwise that, although built concurrently with the WP&L office tower, this structure served as a purpose-built transportation hub called the Union Bus Station. I believe that if the structure's true history had been made known to the Landmarks Commission, that body might have judged it to have a higher level of cultural significance due to its role within Madison's collective public memory. Furthermore, it certainly would have qualified the building to be described as a rare and intact example of a 1920s public transportation hub in Madison.

My secondary objection is that the Landmarks Commission reported that 15 N. Fairchild Street has suffered a "dramatic loss of historic integrity". I believe, on the contrary, that the building's original massing and appearance are largely unchanged. The building retains its original stone veneer including the Art Deco-styled carved stone lintels above the second-floor windows. The only original details that have been lost over the last century are the doors, windows, and wood lettering. These missing elements hardly make the building unrecognizable, and could be easily replicated, especially given the fact that the original architect archived and still possesses the original 1928 drawings for these details. I strongly disagree with the Landmarks Commissions statement that the building has "no known historic value."

In general, I agree with the viewpoints expressed in the opposition letter submitted in February by the Madison Trust for Historic Preservation. I would like to propose that the former Union Bus Station at 15 N. Fairchild Street be reconsidered by the Landmarks Commission based upon the building's merits described above.

Sincerely,
Peter Schumacher
426 Rushmore Ln, Madison

From: [Robert Schubert](#)
To: [Plan Commission Comments](#)
Subject: Hovde Demolition Request, 115-125 W Mifflin St
Date: Monday, February 26, 2024 1:39:09 PM

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I oppose this request. There has been no articulation of a compelling rationale for granting it.

Robert Schubert
2558 E Dayton St
Madison, WI 53704-4909

From: [Cathy hynum](#)
To: [Plan Commission Comments](#)
Date: Monday, February 26, 2024 1:00:36 PM

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Please do n ot destroy anymore Madison History

Cathy hynum
5511 mc gann
Fitchburg wi

From: [Catherine Howley](#)
To: [Plan Commission Comments](#)
Subject: Proposed Demolition to Union Bus Station
Date: Monday, February 26, 2024 1:18:28 PM

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To Whom it May Concern:

I am writing to voice my opposition to the proposed demolition of the historic Union Bus Station. The information that was used by the Landmark Commission to determine the historic significance of this building is incorrect, and if correct information was documented and shared the Landmarks Commission would accurately see the historic value in this building. This transportation hub brought thousands of people in and out of the city, and made the square the bustling and central heart of the city that it used to be.

This building and its adjacent structures are some of the best examples of Art Deco style in the area, and the few remaining. In the same way the area around The Tobacco Lofts and The Yard near the train tracks tell the story of the transportation history and development of Madison, this bus terminal is culturally significant as it tells the story of this mode of transportation and how it fed the central heart of the city. The combination of its effect on the city, and the style in which it is completed makes this beautiful building culturally significant to the fabric of the city.

The original plans are available by the original architecture firm, still in business and proudly serving Madison for 110 years and counting, and the plans can be made available by request for a more comprehensive understanding of this building. The Landmarks Commission turned a blind eye to this information, and made a conclusion based on incorrect information.

An additional and very relevant point to make is that this demolition is being proposed in order to make access to a future construction site simpler, which would yield a small savings for the builders. The precedent of demolishing buildings in order to alleviate site constraints for construction in a dense downtown environment is a slippery slope, and will leave our downtown a patchwork of new construction buildings surrounded by surface parking lots. Builders need to plan and budget for tight staging and access when building in downtown environments, or we will no longer have the density that makes it a downtown environment. There are PLENTY of construction projects downtown that have taken the path of simply constricting traffic for the duration of construction, a plan that works for construction and the safety of the crew onsite, and requires no permanent loss of culturally significant buildings. The citizens of Madison understand that living in a dense urban environment requires accommodations for things like construction, and while the commute might be slightly tougher for a few months for thousands of people who go past it, we are ok with it because we value the cultural fabric of the city in the long run. That is why we live here. Builders and developers need to also understand that site access and staging is part of their means and methods and while it might be more congested, their job is to ADD to this vibrant fabric. Not take away from it.

Thank you for your consideration,

Catherine Howley

435 N Paterson Street
Madison, WI 53703

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Catherine Howley | catherinehowley.com | 708.528.8829

From: [Michelle](#)
To: [Plan Commission Comments](#)
Subject: I oppose 115-125 W. Mifflin demolition
Date: Monday, February 26, 2024 12:33:20 PM

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I oppose the Hovde request to demolish the historic buildings on 115-125 West Mifflin Street. Please don't destroy what warm character we have left in downtown Madison. I've lived here for more than 35 years and it's been sad to witness the change from a friendly looking downtown to impersonal, cold modern high rises and general transient ugliness.

Michelle Meyer
5514 Barton Road
Madison, WI 53711
(608)212-3622

Plan Commission
City of Madison

26 February 2024

Re Demolition Application Legistar 81566

Dear Commissioners and staff,

I would like to examine the applicant's inadequate justification for the demolition of the buildings at 117-125 W Mifflin Street, the Mifflin Arcade. First, that the demolition is required to maintain the life safety standards and functionality of the adjacent Churchill Building. Second, that the contractor for the new Wisconsin History Museum requires the proposed clear area for construction staging.

The Demolition info document, page 2, shows that access to the Churchill building would still be restricted even after the demolition of the Mifflin Arcade. With the construction of the Wisconsin History Center, parcels VIII and IX will be demolished and will be an active construction site. Thus, the requested demolition and site reorganization could improve the safety standards and construction functionality for less than half of the "wide private alley." The safety and access concerns would remain for the alley even after the requested demolition. Whether the Mifflin Arcade is demolished or not, the improvement of safety standards and access is a spurious argument.

The developer has proposed that artifacts of the terra cotta ornamentation of the Mifflin Arcade be reused in some future construction. First, these features are exceptionally fragile and their recovery is expensive and risky. It is doubtful that the small number of surviving terra cotta pieces could make a significant contribution to any future construction. A more feasible solution would be the preservation of the complete façade, as is being done on the Dayton Hotel project on the 600 block of E Dayton Street. Regardless this is a face-saving proposal, since there are no plans for any new construction on the site.

It must be noted that the applicant has provided no documentation of current structural issues with the Mifflin Arcade. To the best of our knowledge, these buildings can be used for small retail or office space without any major repairs.

At the time of approval of the construction of the Wisconsin History Center, an adequate staging area was defined on the Mifflin Plaza. There are several construction projects in downtown Madison that have similar-sized or even small staging areas. None of these projects has required the demolition of adjacent buildings.

- 121 E. Wilson, a 14-story building under construction with access only from the parking lane on E. Wilson St. There are existing buildings immediately adjacent on two sides and the railroad corridor on the fourth side.
- Moxy Hotel in the 800 block of E. Washington, a narrow 9-story hotel with limited street frontage on East Washington Ave and E. Main St. There are existing

buildings immediately adjacent on both sides including some single-story structures.

- Verve at the corner of N. Bassett St. and W. Johnson St, a 12-story apartment building with limited street access and adjacent buildings.
- 519-547 W Washington Ave, a 6-story apartment building with 2-3 story buildings adjacent on three sides, using only a street parking lane for access.
- The Dane County jail expansion on W. Wilson St, a 6-story structure is not requesting demolition of the 3-story apartment building immediately adjacent to the east.
- 131 W. Wilson, The Moment, a 15-story apartment building with a single street access is not requesting demolition of the 3-story apartment building to the west. In fact, the previous existing 12 story building on this site was demolished without a need to remove the adjacent much smaller building.

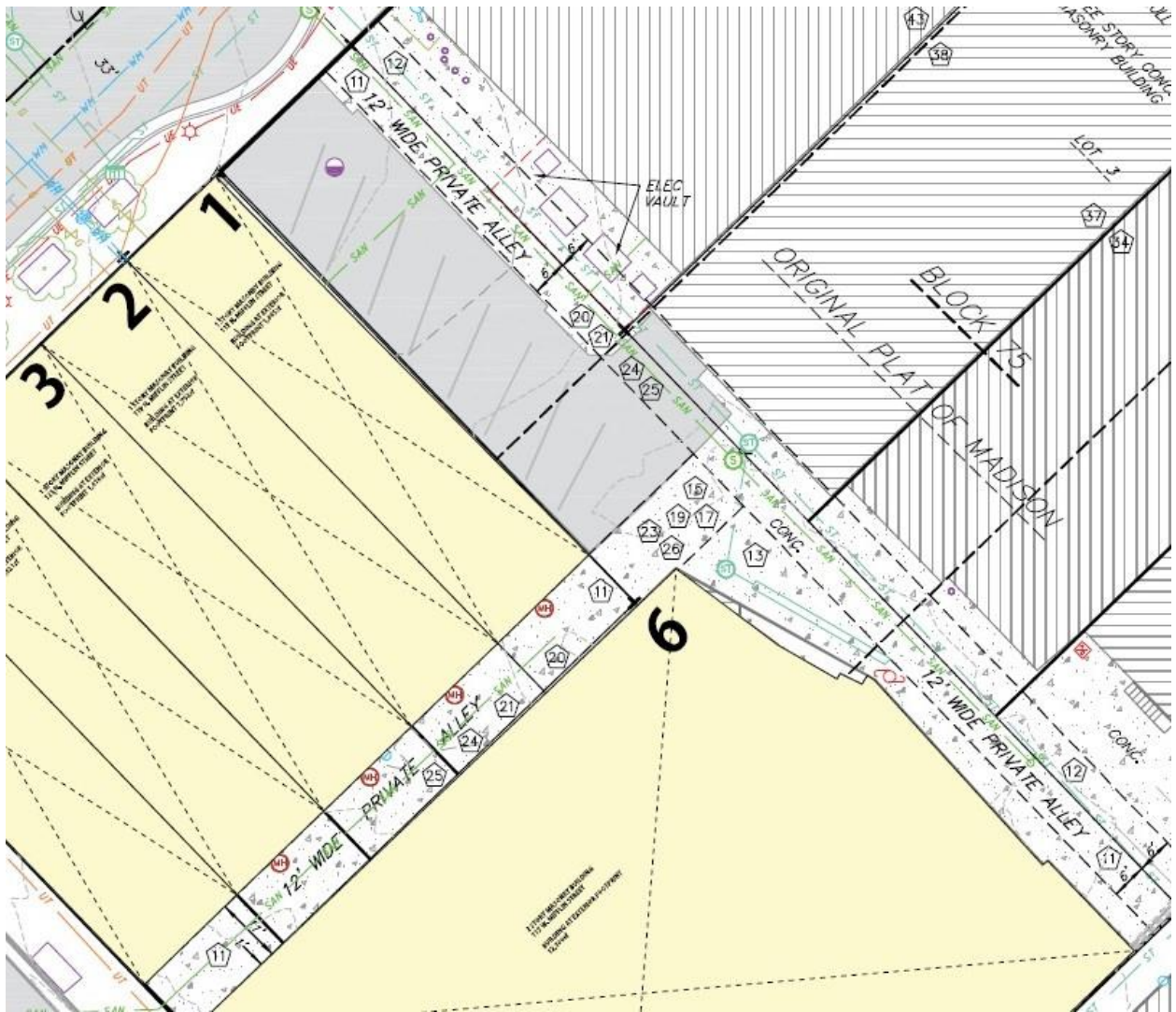
Based on similar nearby developments, the Wisconsin History Center's construction does not require a staging area greater than what has already been approved. Furthermore, the Center's construction company has not advocated requiring additional staging area.

Due to the lack of a convincing argument for the demolition of the Mifflin Arcade and the historic significance of the buildings, the Plan Commission should consider that the application for demolition does not meet the required standards for demolition. I encourage the Commission to deny the application.

Sincerely

Robert Klebba

Enc. Detail of block 75



Detail of Block 75

From: [Punt, Colin](#)
To: [Plan Commission Comments](#)
Subject: FW: demoition project of 117-125 W. Mifflin St and 25 N. Fairchild St.st
Date: Monday, February 26, 2024 8:36:59 AM

Colin Punt (he, him, his)
Planner - City of Madison Planning Division
cpunt@cityofmadison.com | 608.243.0455

From: Cheryl Elkinton <cherylanne100@outlook.com>
Sent: Friday, February 23, 2024 9:51 PM
To: c.punt@cityofmadison.com; Punt, Colin <CPunt@cityofmadison.com>
Cc: Cheryl E <celkinton500@gmail.com>
Subject: demoition project of 117-125 W. Mifflin St and 25 N. Fairchild St.st

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I apologize for this late introduction of my ideas. I have many business plans that I have been attending to plus the work involved to purchase a home-there's only so many ours in a day. Adding to that I have not had much luck working with the City of Madison in previous demonstration of my ideals which nonetheless align with the city's ideals. It is difficult to remain faithful that I will be heard.

Please consider my advice within the terminology of careful consideration under the ordinance listed at the beginning of the presentation from last week.

It would be better for the city to purchase the property from *Hovde, being that they have been out of ordinance for such a long period of time. *(if I am correct to assume Hovde owns it. I couldn't determine soon enough to complete this work tonight, what the other acronyms meant, while viewing the video).

Reasons:

1. Preserve the character.
2. Preserve the amount of available housing/business space.
3. Structural damages can be repaired for much less than it would cost to

demolish and rebuild.

4. Lead based construction dust is a hazard to the environment, to workers and to neighboring businesses and community members.

5. The alley that was built at the time serviced the needs as well as was expected, and due to the fact that the businesses were satisfactorily serviced at the time, and have not grown in size, it should do well enough for any new businesses to move in. I see in the streetside maps that the alley going from W. Mifflin towards south, appears to be parking. If there is a problem with food and/or supplies deliveries for new businesses for W. Mifflin Street and for 25 N. Fairchild Street, then permissions from the City of Madison should be considered a worthy expectation. This would be in addition to the ally that is very narrow, alongside 25 N. Fairchild. If the 25 N. Fairchild alley must be made one-way, then that is a consideration to take up. It looks to me that the easier one-way to place that alley would be E-W. And, should there be a problem of conflicting delivery schedules, that should be the last issue for the aesthetics of the block, and can be worked out by posting as new tenants move in.

Submitted by:

Cheryl Elkinton
Registered Lobbyist
City of Madison
(608)419-4483
(608)598-08904