

From: Richard Batzler
Sent: Friday, November 15, 2013 5:22 PM
To: Zellers, Ledell
Cc: Parks, Timothy; Fred Mohs
Subject: Re: Development Proposals in Your Neighborhood—Your Voice Matters

Ledell,

Thank you for the notice.

Regarding the Howard Place development, I still believe that this development is a mistake. Both buildings proposed to be torn down are beautiful and significantly add to the character of the neighborhood and by extension the city. It would really be a shame to lose such wonderful pieces of architecture to yet another cookie cutter apartment building. Though I understand the perceived economic benefits of development, I see Langdon as a neighborhood that much more than change and more housing, stands to benefit from a commitment to the character and history it embodies. Unfortunately, I will be unable to attend the meeting on Monday due to a conflict with our chapter meeting, but I have CC'd Tim on this e-mail.

My sentiments are the same regarding the Gilman St proposal, and I hope to attend the meeting Thursday.

In my 4 years living in Madison, I have been struck by the pace of downtown development. There have been new student apartments popping up and under construction left and right. My question, which has yet to be answered, is where is the demand for more and more housing? The University is certainly not dramatically expanding, and has just built a new dorm that houses 400 undergraduates. My fear is that rather than thinking about sustainability and community need, we are throwing ourselves into an 'arms race' driven by dollar signs. The students who sign leases at these new buildings will be signers who are no longer living in older buildings. This will leave us with more and more uninhabited buildings, like the monstrosity by the AXO house. I would certainly be fascinated to read a development plan that discusses if new developments are in line with population estimates and targets for the city. Do we really have thousands interested in living downtown who can't find a place already? Why not develop in other areas, like along East Washington?

This point aside, the historic character of these buildings is reason enough to discourage tearing them down and replacing them with large apartments.

I greatly appreciate your communications and commitment to preserving the historic character and integrity of our neighborhood.

Best,

Richard Batzler

On Fri, Nov 8, 2013 at 10:39 PM, Zellers, Ledell <district2@cityofmadison.com> wrote:
Dear Fraternity/Sorority Leader,

Please share the following with fellow members.

Development Proposals in Your Neighborhood—Your Voice Matters

There are two development proposals proceeding rapidly through the city process which will impact your neighborhood. The first one is on Howard Place and the second is on the 100 block of W. Gilman. I want to hear from you about what you think about these proposed projects. You can also testify at the city commission meetings about these proposals or send your thoughts to members of the commissions.

1. Howard Place-two houses proposed for demolition to build an apartment building

Becky Anderson with Mark Smith, JLA Architects propose demolishing two houses (constructed 1909 and 1910) at 622 and 632 Howard Place to build a five-story 33 unit/47 resident apartment building. Both buildings proposed for demolition are defined as “contributing^[1]” structures in the Langdon National Register Historic District. The proposed building would be primarily clad in brick/stone masonry and fiber cement panels. Information about the proposal can be found here:

<http://www.cityofmadison.com/council/district2/blog/?id=1189>

Plan Commission: The most effective way to communicate your perspective is to testify at the Plan Commission meeting on November 18. The meeting starts at 5:30 and is in room 201 of the City County Building (210 MLK Blvd). Alternatively you can send comments to Tim Parks (tparks@cityofmadison.com). And I welcome your comments (district2@cityofmadison.com).

2. Gilman Street-two houses proposed for demolition to build three apartment buildings

Neighborhood meeting: Please come to a neighborhood meeting where we will hear about a proposal by Steve Brown Apartments to construct three 5-story apartment buildings, with a total of 59 units. The new buildings would be clad in brick and stone. The proposal includes demolition of the Highlander Apartments and one house, and the relocation of another house located at 121, 123, and 127 W. Gilman. The buildings are in the Mansion Hill Local Historic District and National Historic District. Again, both houses are identified as “contributing¹” structures in the National Historic District. You can find more information about the proposal here:

<http://www.cityofmadison.com/council/district2/blog/?id=1189>

The neighborhood meeting is Thursday, Nov 21 at 7:00 pm at Madison College, 211 N. Carroll St., Room D240.

Landmarks Commission: The Brown proposal will be heard at two Landmarks Commission meetings. The first one on Nov 11 is an informational meeting. No decisions will be made at this meeting. The second meeting on Nov 25, will be when the Commission will decide whether to allow the demolitions and whether the proposed new buildings are appropriate structures for the historic district. Both meetings start at 4:45 pm and will be held in room LL110 of the Madison Municipal Building (215 MLK Blvd). Again, the most effective way to have your voice heard is to testify. However, sending your comments is also a good way to let your views be known. Send your comments to Amy Scanlon (ascanlon@cityofmadison.com). And again, I would very much like to hear your perspective.

Alder Ledell Zellers

[REDACTED]

District2@cityofmadison.com

To subscribe to District 2 updates go to:

<http://www.cityofmadison.com/council/district2/>

[1] The National Park Service defines a contributing structure as one which adds to the historical integrity that makes the historic district significant.

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Richard Batzler

Chi Psi Fraternity - President

University of Wisconsin - Madison

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