

From: [Sigrid Knuti](#)
To: [Scanlon, Amy](#)
Cc: [Verveer, Michael](#); [Patricia Brooks](#); [Peter Ostlind](#); [Franny Ingebritson](#)
Subject: 114-116 N. Bedford project
Date: Wednesday, December 03, 2014 4:10:07 PM

Amy,

I was given your name and contact information from Frannie Ingelbritson who shares a love of Madison history with me.

I attended the Mifflin Neighborhood meeting held on December 1 to hear the proposal for a 225,000 square foot residential building consisting of an eight-story and a ten-story tower. I know I may be a little late in weighing in on the project, but I am very disappointed that the out-of-state developers are ignoring the context of the immediate neighborhood and proposing such a high and massive structure. At this time there is no building higher than three stories from Dayton to Regent Streets.

The two towers would be ringed by a number of one and two story historic buildings including the Doyle Administration building. However, what is being over-looked are the other historically significant buildings: the passenger train depot, the train administration building, the train baggage claim building and the Weidenbeck Warehouses. It would be more appropriate to design a lower, more warehouse-like building that would fit with the modern Kohl Center and the historic Doyle building.

Madison has lost the "Greenbush" and other historic areas and it would be a shame to corrupt what is now a consistent visual remembrance of Madison's early transportation system--complete with numerous warehouses.

Until now the development in the Mifflin and Basset Neighborhoods has been one of blending the old and the new, while keeping harmony of scale. Successful examples are the 4th Ward Loft Condos adjacent to the historic Doris House, the Depot Apartments complimenting the four warehouses on the block and the Tuscan apartments on the corner of Main and Bassett blending with its neighboring two and three story houses.

The proposed project will have to come before the Landmark Commission because of its proximity to the historic Doyle building. I don't know if the 200 foot rule applies to the train baggage building or not, but it would be important to calculate that distance as well. It seems reasonable that a proposed building of this height on this site should also have to produce a scaled model. I know that a number of slides shown at the neighborhood meeting were distorted to show a positive perspective.

Although this building might be architecturally exceptional as a free standing structure, from the stand point of neighborhood harmony and historic character, this building does not make an exceptional contribution. Its towers and glass corners are out of place and its height dwarfs the neighboring historically important buildings.

It concerns me that the Mifflin Neighborhood is primarily absentee owners and so there is very little concern from renters. However, a number of us living and owning in

the adjoining Bassett neighborhood are very concerned about introducing 200 more apartments into an already congested area and developing a structure that diminishes the importance of the historic buildings situated in close proximity. We would prefer a lower more "Warehouse-like" building that would compliment the Kohl center, the one and two story historic buildings and fit the scale of the Mifflin neighborhood.

I don't think the city showed much vision when it made the decision to allow an eight story structure on that site. My guess is that no one walked the block or they would have realize the potential this site offers the City. Although down-town density is being encouraged it should not be at the cost of losing creditable historic texture.

Visitors flock to cities with old and interesting downtowns and neighborhoods with character. I don't know if anyone has ever been successful at turning around a proposal that meets that City's zoning, but I would like to try. I do think there is a strong case that the proposed development on that site is not exceptional and should not be granted an additional two floors.

Please let me know if there is anything I can do to assist you as you study this particular proposal.

Thank You.

Sigrid Knuti

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