

Bailey, Heather

From: Samantha Crownover <samanthacrownover@sbcglobal.net>
Sent: Friday, February 9, 2024 2:58 PM
To: PLLCApplications
Subject: Opposition to lot division in University Heights

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Hello,

I have registered in opposition to # **81638**, a lot division in University Heights, on Arlington Place. Clearly the home is oriented so the front door faces the front yard (open lot). This does not seem to be a question of a financial hardship, in fact, it seems there is a developer that has pinpointed these kinds of lots and is trying to buy them up. I am in support of housing density, but not everywhere, every time. This lot division is inappropriate for University Heights and I am very much opposed to it. A bit about me: I am the former President of the Madison Trust for Historic Preservation. These things to matter to us and our neighborhood. I am very confused as to why staff at the City is in support of it?

Sincerely yours,

Samantha Crownover
2702 Kendall Ave.

From: [BRUCE D. KIEFFER](#)
To: [PLLCApplications](#)
Subject: Re: Subdivision at 1908 Arlington Place
Date: Friday, February 9, 2024 1:12:29 PM

Heather,

Thanks for your clarifications. I read 'landmark' on the materials sent to me not 'designated landmark'!

Also might I add, I find it difficult to understand how the Commission and staff apparently could have major concerns regarding a small (hardly visible) door panel modification on a back corner of that same building at 1908 Arlington Pl several years ago, but now won't even consider the siting and orientation of this building on its lot as a key architectural and historical feature! That to me has a far more significant impact on the historical nature of a building, particularly on one that many believe significantly contributes to this historic district's character! Perhaps the Commission might want to revisit / reconsider some of its guidance and rules in this regard.

Please, if you can, place this correspondence into the record and hopefully attached to my original message sent yesterday for Monday's hearing. I'm planning on trying to attend the meeting but don't know if I will be able to make the necessary internet connections

Bruce Kieffer, Architect
1914 Arlington Place

From: PLLCApplications <landmarkscommission@cityofmadison.com>
Sent: Friday, February 9, 2024 10:31 AM
To: BRUCE D KIEFFER <bkieffer@wisc.edu>
Subject: RE: Subdivision at 1908 Arlington Place

Bruce,

Thank you for your public comment. It will be included in the record.

I want to clarify that the building at 1908 Arlington is not a designated landmark, so that criteria does not apply in this instance. Only the standards about land divisions in historic districts are applicable.

Heather L. Bailey, Ph.D. *(she/her)*
Preservation Planner
Neighborhood Planning, Preservation + Design Section

Department of Planning + Community + Economic Development



Planning Division
215 Martin Luther King, Jr. Blvd.; Suite 017
PO Box 2985
Madison WI 53701-2985
Email: hbailey@cityofmadison.com Phone: [608.266.6552](tel:608.266.6552)

From: BRUCE D KIEFFER <bkieffer@wisc.edu>
Sent: Thursday, February 8, 2024 11:50 AM
To: PLLCApplications <landmarkscommission@cityofmadison.com>
Subject: Subdivision at 1908 Arlington Place

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To: Landmarks Commission (& Staff)

Re: Proposed subdivision of the current lot at 1908 Arlington Place in the University Heights Historic District

(Thanks for your quick response to my questions regarding the issues and concerns (as well as roles and responsibilities) of the Landmarks Commission in property subdivisions in historic districts. The information and references provided were very helpful in formulating a response to the requested property subdivision at 1908 Arlington Place.)

We would like to register our **opposition** to the granting of a 'certificate of appropriateness' to the proposed subdivision because it appears to both 'adversely impact the historic character or significance of a landmark' and also would 'fails to maintain the general lot size pattern of the historic district'

Specifically

Adversely affect the historic character or significance....:

The east (side) facade is the house at 1908 Arlington's main / primary facade. In fact, we believe it is the only facade that gives it its character and historical significance! The actual front and other side are quite bland and from our perspective somewhat meritless. Also, all the primary rooms of the 1908 house on both floors as well as the fully integrated 'front

porch' have as their focus, this primary east facing exterior space. The east 'side' yard also has significant frontage on the street, amplifying its front yard appearance and function. It appears to us, that the potential removal of that exterior space (by subdivision of the existing lot), which is an integral part of its apparent design scheme would significantly degrade it's historic character. In addition, the construction of a code compliant house on the proposed subdivision lot would block from public view the most architecturally significant aspects of this historic property. We do not know if the property is a designated Landmark (we are currently out of the country and unable to determine its status on short notice). Never-the-less, we perceive it as an historic landmark since it has a significant history as one of the first homes to be built in the area. It also has a significant pedigree, namely its design by architects Claude and Starck. A subdivision of the lot and possible construction of a new house would obscure its historic architectural features and leave only bland facades facing the street, thus also degrading the historic district's character. The historic details might remain but how historic would they be if they aren't visible? Thus we conclude that the proposed lot subdivision 1908 Arlington Place would eventually adversely impact the historic character or significance of a landmark and thus should be determined to be Inappropriate.

Incompatible w/adjacent lots /fail to maintain lot size pattern of District:

The District has significantly different lot size and street patterns in its various neighborhoods. There is a grid pattern to the streets at its edges and in its more evenly level areas. However, in areas of significant topographic variation, the streets were laid out in a curvilinear pattern. This is a significant visual characteristic of many areas of University Heights. The lots identified as comparable and similar (in the agenda) are all located on grid pattern streets at the norther edge of the district and we believe are not representative of the more curvilinear pattern that exists on Arlington Place or other hilly areas of the District. Kendall Avenue and area (location of the comparable's) has a linear street pattern and much narrow lots with basically only the front facades visible from the street. That is very much different from Arlington Place and other District streets that follow a more curvilinear pattern. As such, the Arlington lots are wider and much more of the house's front and side facades are exposed and visible. As people walk or drive thru on these streets, the experience is one of unfolding views of varied and historic houses, not a linear street of more compactly arranged house fronts only! We believe that this neighborhood scale experience of much of the District also merits preservation. Not only is it historic but it is also unique! Anecdotally and to illustrate this point, we do not believe any of the existing houses on Arlington Place nor its extension into several blocks of Chamberlain Ave to the west or Prospect Ave. to the east could fit into the proposed lot subdivision at 1908 Arlington Place. Thus for the above reasons we conclude that the proposed lot subdivision 1908 Arlington Place is 'Incompatible w/adjacent lots sizes and fails to maintain lot size pattern of the District' and thus should be determined to be Inappropriate.

Thank you for the opportunity to voice our concerns regarding this proposed lot subdivision and could you please acknowledge your receipt of this message. We hope to also attend the upcoming virtual meeting but as mentioned we are out of the country

and do not know how successful we will be in making the necessary internet connections. Thus consider this our formal response.

Bruce and Monica Kieffer

1914 Arlington Place

From: [Dylan M](#)
To: [PLLCApplications](#)
Subject: Letter in Support of 1908 Arlington Place Land Division
Date: Saturday, February 10, 2024 8:05:33 PM

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Hello,

I am writing to express my **support** for the proposed land division at 1908 Arlington Place (Item #2, File 81638) in advance of the Landmarks Commission Meeting on Monday, February 12th, 2024.

As a young homeowner in the University Heights Historic District, I am strongly in favor of any changes to the neighborhood that may increase the affordability and accessibility of the neighborhood to new homeowners, especially younger homeowners. This land division has the potential to increase the housing stock in the neighborhood, which is sorely needed, and as the new lot will be on the smaller side, may result in a more affordable house than many of the others in the area. The land division will also likely lower the value of the remaining property on 1908 Arlington Place due to the smaller lot size, thus creating two slightly more affordable housing options from this one change.

A number of my friends and family have expressed a strong desire to live in the University Heights neighborhood (especially since many of us grew up here or close by), but the neighborhood is no longer affordable for most young families, even those with relatively high incomes. This neighborhood would certainly benefit from maximizing infill opportunities that create more housing stock, and this is clearly an excellent example of one such improvement to the neighborhood.

Thank you for your consideration,

Dylan Mathieu
2117 Chadbourne Avenue
Madison, WI 53726

From: [Heiser-Ertel, Lauren](#)
To: [Heiser-Ertel, Lauren](#)
Subject: FW: Communication to Landmarks Commission in opposition to Item 2 for February 12, 2024 Hearing at 5 p.m. CST
Date: Monday, February 12, 2024 8:35:15 AM
Attachments: [image001.png](#)
Importance: High

From: Lester Pines <lpines@pinesbach.com>
Sent: Saturday, February 10, 2024 6:47 PM
To: Fruhling, William <WFruhling@cityofmadison.com>
Cc: roberta.gassman@gmail.com; Jean Halferty <madtowngirl@uwalumni.com>; Martin Reed-McBain <martinreedmcbain@gmail.com>; BRUCE D KIEFFER <bkieffer@wisc.edu>; Jeff Chandler <heyjeffchandler@yahoo.com>; Edward K. Ream <edreamleo@gmail.com>; Rebecca Reed <rebeccareed2000@gmail.com>; Mary Vernon <marykvernon@gmail.com>; MARY K VERNON <mkvernon@wisc.edu>; Priya Schnapp <priya.schnapp@gmail.com>; Vidaver, Regina <district5@cityofmadison.com>; Mayor <Mayor@cityofmadison.com>
Subject: Communication to Landmarks Commission in opposition to Item 2 for February 12, 2024 Hearing at 5 p.m. CST
Importance: High

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To the Madison Landmarks Commission:

I am writing on behalf of my wife, Roberta Gassman, and myself. As I previously wrote to the Commission, we have resided at 1915 Arlington Place for 36 years and are quite familiar with University Heights, in general, and Arlington Place in particular. We and our neighbors on Arlington Place all reside in properties that are adjacent to 1908 Arlington Place, the site of the proposed land division. We received a copy of the staff recommendation to the Commission that the division be approved. This email explains why Section 41.18(4) of the Madison General Ordinances ("MGO") requires the Commission to reject the proposed division.

MGO Section 41.18(4) states:

(4) Land Divisions and Combinations. The commission shall approve a certificate of appropriateness for land divisions, combinations, and subdivision plats of landmark sites and properties in historic districts, unless it finds that the proposed lot sizes adversely impact the historic character or significance of a landmark, are incompatible with adjacent lot sizes, or fail to maintain the general lot size pattern of the historic district.

The word “shall” in the ordinance means that the Commission has a mandatory obligation to approve a proposed land division **only** if the proposal does not violate any of the remaining elements of MGO 41.18(4). If any are violated, the Commission must decline to approve the proposal.

Thus, the Commission must reject the 1908 Arlington Place proposal if it finds that the proposed lot sizes violate that **any one** of the three following elements:

- (a) “adversely impact the historic character or significance of a **landmark**”;
- (b) “are incompatible with **adjacent** lot sizes”; or
- (c) “fail to maintain the **general** lot size pattern of the historic district.”

Despite its architectural significance, the existing house is not a landmark as defined in MGO Section 41.02. Nevertheless, the Commission must reject the proposed land division because:

1. Beyond any doubt, in University Heights there is, in fact, a “**general** lot size pattern”.
The pattern is this: a vast majority of lots in University Heights are substantially larger than the ones proposed by the applicant. Consequently, because the proposed division deviates from the existing **general** lot size pattern, it must be rejected.
2. The proposed subdivision is most certainly “incompatible with adjacent lot sizes.”
Adjacent does not only mean “adjoining.” It also means “nearby.” See <https://www.collinsdictionary.com/us/dictionary/english/adjacent>, (last visited, 2/10/24). Merely one block long, Arlington Place is a compact space on a short, curving street. The adjacent lots on Arlington Place enhance the beauty of the historic and unique curvilinear design of the street itself and are uniformly larger than the lots that would be created by the proposed land division. Subdividing the current 1908 lot would destroy the cohesiveness of the adjacent lots and would clearly be incompatible with them. That incompatibility is yet another reason why the Commission cannot approve the proposed land division

Consequently, Item 2 on the Commission’s February 12 agenda fails under the provisions of MGO 41.18(4).

I look forward to further addressing the Commission on this matter at the 5 p.m. Zoom public hearing on Monday, February 12 and will be happy to answer any questions that the members of the Commission may have.

Respectfully submitted,

Lester A. Pines

Attorney at Law

608.251.0101 Phone
608.251.2883 Fax
lpines@pinesbach.com

Pines Bach LLP
122 W Washington Ave, Ste 900
Madison, WI 53703
www.pinesbach.com



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From: [Nicholas Davies](#)
To: [PLLCApplications](#)
Subject: Yes to separation of empty lot from 1908 Arlington Place
Date: Sunday, February 11, 2024 11:53:44 AM

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Dear Landmarks Commission,

Let's not get it twisted. Next to 1908 Arlington Place, there is a house-sized empty lot. If it were a city park, that'd be one thing, but this is currently just part of 1908, and therefore ineligible for making use of.

If the owner of 1908 gets no value out of the adjacent empty lot, then it would be unjust to compel them to retain ownership of that empty lot and pay taxes on it. And it does no good to anyone else, to unjustly compel them to do that.

The development pattern of the area has obviously changed since the 1890's. That is done, and cannot be undone. Now the empty lot next to 1908 is an outlier amongst the neighboring lot sizes/configurations. It therefore does not contribute to the neighborhood's historic character, and to build housing there would be *more* consistent with how the neighborhood was when it became historically protected.

I urge you to recognize the objections from nearby property owners as pure NIMBYism (literally, in some cases). The city is in dire need of housing supply, and we need more of it everywhere. The affluence of a neighborhood should not grant it the right to opt out of addressing this need.

This lot should not be forced to remain vacant because of these neighbors' aesthetic preferences, when people across the city are struggling to afford housing, particularly so close to downtown.

Thank you,

Nick Davies
3717 Richard St

Heiser-Ertel, Lauren

Subject: FW: City Legislative File ID #81638
Attachments: 12 February 2024 re-Arlington Place.docx

From: Susan Eichhorn <eichhorn@wisc.edu>
Sent: Sunday, February 11, 2024 7:27 PM
To: PLLCApplcations <landmarkscommission@cityofmadison.com>
Cc: Fruhling, William <WFruhling@cityofmadison.com>
Subject: City Legislative File ID #81638

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12 February 2024

Re: Proposal for a Land Division at 1908 Arlington Place/University Heights Historic District

To the Landmarks Commission:

I strongly assert to the Commission, that imaginative adjustment of lot lines to enable squeezing in a new house on Arlington Place would destroy the street's character as a whole. Furthermore, such a house would directly impinge upon the charm of the two houses immediately adjacent to the proposed, buildable lot. The original owners of the two homes instituted a vision more than a century ago that they believed would make their neighborhood more than just livable, a concept they felt would benefit the entire Heights, not just themselves. Arlington Place should not be disrupted by adjusting boundaries in order to provide just enough land to fit in a house. That is not good land ownership/management for anyone in the Heights.

On a walk through the University Heights neighborhood on a summer day in 1969, my late husband and I happened upon 215 Forest Street. We stopped to admire the appealing view of several large oak trees surrounded by native plants. It was the kind of place we imaged we could call home for the long term. The property was not for sale at the time, and little did we expect to become its owners the following year—my home since 1970.

There are a few other Madison neighborhoods with their own unique charms that are equally appealing as University Heights, but I doubt that there are any neighborhoods in Madison that could surpass this neighborhood for desirability of living. Over the five plus decades, it has been gratifying to witness how the homes in University Heights have been kept up and/or restored. Some years ago, when granted permission by the City of Madison to add a room to our house, we informed the Landmarks Commission that we also planned to restore four major-sized windows in the house that previous owners had changed from their original architectural designs. Although not required to do the restoration, the Landmarks Commission was appreciative.

My house sits on a double lot—one of the few in the Heights. Over the years, we have had requests to sell one of the lots. But to do so would destroy the ambiance of the house and slice through and destroy some of the terraced gardens. Furthermore, to place another building on the land would most likely mean the removal of one of the oak trees and most certainly some of the shrubbery that provides some privacy in a crowded neighborhood. I can assure you that splitting my double lot in order to add another house would astound and dismay many more than my immediate neighbors, should that ever happen.

Respectfully submitted,

Susan Eichhorn Jordan

215 Forest Street

Madison, WI 53626-3909

608.238.3255

eichhorn@wisc.edu

Heiser-Ertel, Lauren

Subject: FW: Communication to Landmarks Commission in opposition to Item 2 for February 12, 2024 Hearing at 5 p.m. CST

From: Edward K. Ream <edreamleo@gmail.com>

Sent: Sunday, February 11, 2024 5:35 AM

To: Fruhling, William <WFruhling@cityofmadison.com>

Cc: roberta.gassman@gmail.com; Jean Halferty <madtowngirl@uwalumni.com>; Martin Reed-McBain <martinreedmcbain@gmail.com>; BRUCE D KIEFFER <bkieffer@wisc.edu>; Jeff Chandler <heyjeffchandler@yahoo.com>; Rebecca Reed <rebeccareed2000@gmail.com>; Mary Vernon <marykvernon@gmail.com>; MARY K VERNON <mkvernon@wisc.edu>; Priya Schnapp <priya.schnapp@gmail.com>; Vidaver, Regina <district5@cityofmadison.com>; Mayor <Mayor@cityofmadison.com>; Lester Pines <lpines@pinesbach.com>

Subject: Re: Communication to Landmarks Commission in opposition to Item 2 for February 12, 2024 Hearing at 5 p.m. CST

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To the Madison Landmarks Commission:

My wife, Rebecca Reed, and I live at 166 N. Prospect Ave, directly across the street from 1908 Arlington Place. We have lived at 166 N. Prospect Ave. for over 30 years.

Rebecca and I **oppose** the proposed 'certificate of appropriateness' for the subdivision of 1908 Arlington Place.

Any structure appearing on such a subdivided lot:

- would be much smaller than *all* nearby buildings,
- would degrade the views of the two adjacent buildings,
- would remove one of the few green spaces in the historic district,
- would permanently degrade the historic district.

The proposal damages the public interest. Rebecca and I urge the Landmarks Commission to reject it.

Respectfully submitted,

Edward K. Ream
Rebecca Reed

Edward K. Ream: edreamleo@gmail.com
166 N. Prospect Ave.
Madison, WI 53726

From: [Laura Rose](#)
To: [PLLCApplications](#)
Cc: jeanmparks@yahoo.com; [Lester Pines](#); [sasmall](#); [Gay Eastman](#); [MARY CZYNSZAK-LYNE](#); [Steve Rose](#); [Mary Bottari](#)
Subject: 2.12.24 Landmarks Commission meeting; agenda item 81638
Date: Sunday, February 11, 2024 8:28:18 AM

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Dear Members, Landmarks Commission,

I'm writing to request that the Commission vote to disallow the division of the lot at 1908 Arlington Place. Although I am not the current property owner, my husband and I owned the property from 2004-2015. While the home itself has many stellar features, the most outstanding feature (to us) is the sideways orientation of the home, with the front porch overlooking the lot between our home and 1902 Arlington Place. We each owned a piece of that lot, and freely shared it with each other.

We purchased the home when it was in a state of relative neglect and made significant improvements that brought it back to life (at least part-way). To friends and neighbors who visited, spending time on the porch was like going back in time to when University Heights was first developed and was mostly farmland.

We made one visit to the Landmarks Commission during our ownership, requesting that we be allowed to replace living room french doors that had fallen off the house with a weathertight window. There is a dropoff outside the doors and we referred to it as the "doors to nowhere". Ultimately, after lengthy debate, the Commission allowed us to install a window-provided the outside still looked like a door! I think the Commission hoped someone, someday, would put a patio outside the door (as in the original house plan), which we did not have funds to do at that time. In fact, one member said we should add a porch.

This demonstrated the Commission's desire to retain the original character and plan of 1908, regardless of our desires as homeowners.

Upon reviewing the redrawn lot lines, the porch will almost directly abut the lot proposed to be created. There will be no space. I suppose the new owners have the right to do as they wish to the property, and they cite other similar, approved divisions of historic lots in the district.

The Commission, the Plan Commission, and the City Council are not required to be consistent; I believe each proposal should be evaluated in its unique merits, and on the degree to which the proposal truly destroys the essence of the home.

This proposal removes one of the key features that makes 1908 Arlington Place a unique property within the University Heights historic district.

Thank you for considering my comments.

Sincerely yours,

Laura Dykstal Rose
533 West Main Street, #103
Madison, WI 53703
laura.dykstalrose@gmail.com

From: [STEPHEN K SAUER](#)
To: [PLLCApplications](#)
Subject: February 12, 2024 Meeting, Opposition to Agenda Item 2
Date: Sunday, February 11, 2024 10:35:27 PM

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February 11, 2024

City of Madison Landmarks Commission
201 Martin Luther King, Jr. Blvd. Madison, WI 53703

Re: Proposal at 1908 Arlington Place, University Heights

To the Members of the Landmarks Commission, City of Madison:

We are writing to express our opposition to the proposed land division of 1908 Arlington Place. Please distribute this letter to the Commission prior to the hearing on February 12, 2024. The proposed size of the smaller of the subdivided lots would be significantly smaller than the majority of the lots on Arlington Place—about 50% smaller than the average lot size, and only 4/5 the size of the smallest lot. Context matters. The proposed subdivision would disrupt the clear pattern of lots on this particular and unique street.

Furthermore, a buildable lot of this uncharacteristically small size will, by necessity, open the door to a new structure that is incompatible with the character of the pocket of homes that comprise Arlington Place.

Thank you for your consideration,
Steve and Jenn Sauer
202 Forest Street

From: [Joseph Roling](#)
To: [Fruhling, William](#); [Mayor](#); [PLLCApplications](#); [Vidaver, Regina](#)
Subject: Re: Agenda Item 81638 - 1908 Arlington Place - Land Division
Date: Monday, February 12, 2024 1:19:59 AM

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Dear Members of the Landmark Commission,

My great aunt and uncle - John and Cecilia Nelis - owned the Kahlenberg House at 234 Lathrop Street, in University Heights, going back to the early 1950s. They spent their entire lives, while in that beautiful house, working to restore it, to the best of their abilities, so that future generations might enjoy it - including where it sits, on its original, unaltered lot. Through the decades, they were regularly hounded by developers, who urged them to break off what was their back yard for the sole purpose of extracting a quick profit from it. With total disregard for the preservation efforts of my aunt and uncle and their conscientious neighbors, the intention of these developers was to build a structure that had absolutely nothing to do with the history of this neighborhood, so they could cash in and quickly move on to other projects. Fortunately, for this and future generations, my aunt and uncle did not cave in to the whims of these fly-by-night developers. What we enjoy today when we stroll through the area is the cumulative efforts of the residents of University Heights, going back over 130 years, to protect and preserve the look, landscape and houses that make the neighborhood such a precious landmark.

University Heights is a rare collection of extremely important homes designed by some of the most notable American architects of the time. The residents who commissioned these homes and occupied these dwellings came from all over the country and the world to live - many of whom were pioneers in academia, the sciences, literature, medicine, sociology and art. These homes, their occupants and the whole layout of University Heights is integral to Madison's history. My aunt and uncle happened to come from modest farm families in Iowa, but they understood that buying a home in University Heights meant taking on an obligation to honor the history of their house AND the lot the house was designed to be showcased on - for Madison's cultural heritage and for future generations to experience.

There comes a time when a line needs to be drawn. At least three of the 1908 Arlington Place, LLC developers hail from elsewhere - places like California, Florida and Milwaukee. Rather than contributing to this neighborhood, by finding a house to restore, they intend to inflict irreparable harm by literally bulldozing their way in, causing considerable emotional distress to the residents of Arlington Place - disfiguring the historic look and layout of the preservation district in the process - for the sole purpose of extracting a profit for

themselves. Then, while anger and resentment simmers in the neighborhood for years to come (and undoubtedly animosity towards the buyers of this unwanted house) these developers will simply move on to their next controversial project, indifferent to the turmoil they've caused and richer at the expense of the residents of University Heights, Madison and future generations. This is a shockingly brazen business model (previously deployed at a historic landmark in Nakoma by 3706 Nakoma Rd, LLC) that is divisive and callous at its core. The Landmarks Commission should not condone such an intentionally abusive business model. You can stop this harmful and unproductive practice by asserting that historic preservation efforts in Madison are given priority over those who seek to disrupt and destroy areas designated as historically important. The Landmarks Commission can establish once and for all that the personal enrichment of a few individuals does not take precedence over the work of generations of residents who endeavored to keep their exceptional landmark neighborhood intact for posterity. There are an infinite number of ways for developers to make money in Madison without causing irreversible harm to historic districts and tormenting the residents who live there.

My aunt and uncle would be utterly appalled at the notion of modern homes being shoe-horned into spaces between these grand, historic homes when they had spent their entire lives abiding by historic preservation principles (even before they were codified into statutes). This proposal at 1908 Arlington Place is an affront to and a dismantling of the long-term efforts my aunt and uncle made, alongside their neighbors and the generations after them, to preserve the look and feel of an incredible and unique Madison neighborhood.

Please do not derail the decades-long spirit of historic preservation in this district and all that has been achieved by it. Do not let 2024 be the year Madison chose divisive, quick-money schemes over historic preservation and enabled a destructive business model such as 1908 Arlington Place, LLC and 3706 Nakoma Rd, LLC to take root and cause more upset and harm in perpetuity. A sense of decency dictates that certain things should simply not be allowed. Playing legal boundary games with historic lots to defy historic preservation efforts, for cash, is one of them.

Thank you,

Joseph M. Roling
BA History - University of Wisconsin - Madison
MLA University of Chicago (Urban Farming Initiatives)

From: [Jeff Chandler](#)
To: [Fruhling, William](#); [PLLCApplications](#); [Vidaver, Regina](#); [Mayor](#)
Cc: heyjeffchandler@yahoo.com
Subject: City Legislative File ID #81638
Date: Monday, February 12, 2024 12:04:59 AM

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Hello Landmarks Commission Members / City of Madison Office-holders,

I oppose the land division of 1908 Arlington Place for two reasons - the first is that it will contribute to the Diminution in Value of the residential properties in this area - the second is that it will undermine 'the noteworthy sense of spacing' that distinguishes this neighborhood. We, the homeowners along this Arlington Place stretch of University Heights tend to recognize our role as stewards of the architectural heritage that gives distinction to this area, and for which Madison has gained recognition extending well beyond the city itself, and we gladly pay for it.

As an Accredited Senior Appraiser with the American Society of Appraisers, I can share with you that Diminution in Value is a fundamental construct routinely considered in the process of concluding values for real estate property (also personal property and intangible property). Some of my ASA colleagues are Litigation Experts specializing in the collection of damages from Diminution in Value situations.

The proposed land division of 1908 Arlington Place to form its own 'buildable lot' will diminish the historic identity of this neighborhood and will lead to the Diminution in Value of the surrounding properties -- the potential to cash-in by building a new house on this 'newly-buildable lot' would mean that another standardized construction project with generic details will sooner or later be built. Consider the Spring Hill Tavern Fiasco and the public outcry it triggered: the owner of that LLC was David Gordon, who appears to also have an association with the present representative of 1908 Arlington Place LLC, Bryan Rieber. Some homeowners in the Arlington Place neighborhood are concerned that connections with the Spring Hill Tavern operatives means that these LLCs are 'opportunistic in their nature' and are not guided with the best interests of neighborhood residents and city project coordinators.

Just because the established property lines can be manipulated to form 'a buildable lot' does not mean that this is appropriate for the Arlington Heights neighborhood / University Heights Historic District. The historic template along Arlington Place and a block East on Chamberlain incorporate an entire progression of historic houses with side lots that remain open, beginning with the Olin House lot. This series of historic residences with open-lots next-door only remains along this stretch of Arlington Place (ending with Olin House, the UW Chancellor's Residence).

We homeowners along Arlington Place and in the University Heights Historic District are relying on the Landmarks Commission for this: it is you who are entrusted with safeguarding the integrity of our historic neighborhoods in a way that supports both preservation guidelines and property values. Please follow-through by denying this proposal!

Yours sincerely,

Jeff Chandler, A.S.A.
Accredited Senior Appraiser, American Society of Appraisers