

From: [Rummel, Marsha](#)
To: [Plan Commission Comments](#); [Ledell Gmail](#); [Stouder, Heather](#)
Cc: [Verveer, Michael](#)
Subject: PC 6. 81556 REVISED: 115-125 W Mifflin Street (District 4): Consideration of a demolition permit to demolish five commercial buildings.
Date: Monday, February 26, 2024 3:11:30 PM

Dear Plan Commission members-

RE Demolition of 115-125 W Mifflin

I urge you to reject the application to demolish 115-125 W Mifflin, I do not believe the demolition standards are met. I don't believe the proposed demolition is consistent with the statement of purpose of the demolition permits section and with the health, prosperity, safety, and welfare of the City of Madison. And while not a standard, as the staff report explains, there are no proposed plans to redevelopment the site.

RE Statement of Purpose: In the Demolition and Removal standards, the first purpose of the Statement of Purpose section is to ensure the preservation of historic buildings. The five buildings were built as one project, the Mifflin Arcade, as an early example of an intact style shopping arcade.

At their December 4, 2023 Landmarks Commission meeting: "A motion was made by Harris, seconded by Ely-Ledesma, to recommend to the Plan Commission that the buildings at 117 W Mifflin Street, 119 W Mifflin Street, 121 W Mifflin Street, 123 W Mifflin Street, and 125 W Mifflin Street have historic value for their architectural significance, as buildings that the Keeper of the National Register determined are contributing to a proposed National Register historic district, represent the work of an architect of note (Philip M. Homer), and as an intact example of arcade-style building that is rare in Madison....The motion passed by voice vote/other, with Taylor voting no."

RE Demolition Standard #4: If you consider the report of the city's historic preservation planner and the Landmarks Commission report, which makes a finding of historic value for the buildings architectural significance and eligibility for National Register designation, I believe you should state the project does not meet Standard #4 and deny the application. I urge you to support preserving and reusing the entire building, not just the terra cotta tiles.

RE Demolition Standard #6: There is no factual basis to accept the life safety claim made by the property owner. The WHS has an accepted plan to use the Mifflin St plaza to stage construction activities for the new History Museum. Other letters you received offer

examples of recent projects built in close conditions where no adjacent building needed to be removed. The staff report notes "The applicant has not provided any documentation from MFD, MPD, or Building Inspection" showing the demolition of the five Mifflin Street buildings is necessary to maintain the life safety standards and functionality of the adjacent Churchill Building.

RE Demolition Standard #7: After careful consideration of Demolition Standards 1-6 and the Statement of Purpose, I urge you to place this application on file.

Thank you for your service.

Respectfully submitted-

Marsha Rummel
District 6