

**From:** [Samantha Crownover](#)  
**To:** [Plan Commission Comments](#)  
**Subject:** Item 13 #81560  
**Date:** Monday, March 11, 2024 12:27:26 PM

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Dear Plan Commission,

I wish to register my conditional approval only of agenda item 13, #81560, the Arlington Place land division.

I do not believe the Landmarks Commission properly considered what was before them when granting their approval. Further, the neighbors were not fully heard or understood. There is tremendous opposition to this division for appropriate reason.

Thank you for your time.

Warmly,

Sam

Samantha & Bruce Crownover  
2702 Kendall Ave.  
Madison, WI 53705

**From:** [Mary K Vernon](#)  
**To:** [Plan Commission Comments](#)  
**Cc:** [marykvernon@protonmail.com](mailto:marykvernon@protonmail.com)  
**Subject:** Agenda Item #13, #81560, March 11 - please DEFER or REJECT this item  
**Date:** Monday, March 11, 2024 11:27:56 AM

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Dear Planning Commission,

I've lived at 1900 Arlington Place since December 1984, two doors to the east of 1908 Arlington Place.

I'm a Petitioner on the Appeal of the February 12 Landmarks Commission's vote on the proposed subdivision of 1908 Arlington Place. submitted by attorney Lester Pines and Roberta Gassman. I attended the Feb 12 meeting via Zoom and witnessed that (1) the meeting was **chaotic** (including contradictory definitions of how the relevant Ordinance was to be applied), (2) the Commission **did not thoroughly and carefully follow the relevant City Ordinance** (as explained in the Appeal), and (3) the Commission's vote on the issue was based on **highly incomplete information** (for example, Commissioner Burris asked to see a photograph of the property and was told that no photographs were submitted, even though photographs are **required** for a complete subdivision proposal!) As another example of the chaos and incomplete information, neighbors who had signed up to attend the meeting were unable to join the Zoom session even through multiple attempts to join. It seems that the Zoom session may have been unable to handle the pre-registered load. In any case, the insistence on holding the meetings by Zoom instead of in person, and the lack of available technical support for resolving issues in joining the session, and the lack of concern about those who were unable to join and speak, led to incomplete information for the Commission.

I urge the Plan Commission to defer agenda item #13 until the issues with the Feb 12 meeting are resolved through the proper channels. The Planning Commission will surely have another opportunity to act on the proposed subdivision after the Feb 12 issues are resolved, so deferring the item is clearly the impartial action to take at this time. Should you choose instead to move ahead with voting on the proposal, then I urge you to **reject** the proposal due to the unresolved issues in the Feb 12 meeting, including the missing photographs in the proposal application.

Sincerely,  
Mary K Vernon  
1900 Arlington Place  
Madison, WI 53726

**From:** [BRUCE D KIEFFER](#)  
**To:** [Plan Commission Comments](#)  
**Subject:** support for CONDITIONAL approval ONLY of agenda item #13, #81560  
**Date:** Monday, March 11, 2024 10:49:12 AM

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To the Plan Commission:

We are writing to express our support for CONDITIONAL approval ONLY of agenda item #13, #81560.

Monica Kieffer and I are owners of the house and lot at 1914 Arlington Place, adjacent to the property at 1908 Arlington Place. We have lived there for almost 35 years and owned the property even longer.

I also was in attendance and spoke at the Landmarks Commission's on-line meeting in Feb. 2024. As a professional Architect and planner having appeared numerous times before the Commission in the past, I have found those meetings and the information presented by the staff for the Commission's consideration to be professionally thorough and accurate. NOT so the case on this issue during the Feb 2024 meeting! To me, not only was it inadequate and erroneous but it also seems in many aspects to be contrary to the law governing the Commission to the point that it should now be reconsidered.

Thank you  
Bruce Kieffer  
Monica Kieffer

**From:** [Planning](#)  
**To:** [Plan Commission Comments](#)  
**Subject:** FW: Reject or defer the subdivision of 1908 Arlington Place  
**Date:** Monday, March 11, 2024 7:52:50 AM

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**From:** Edward K. Ream <edreamleo@gmail.com>  
**Sent:** Monday, March 11, 2024 4:54 AM  
**To:** Planning <planning@cityofmadison.com>  
**Subject:** Reject or defer the subdivision of 1908 Arlington Place

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To the Plan Commission,

Rebecca Reed and I live at 166 N. Prospect Ave, directly across the street from 1908 Arlington Place.

The Landmarks Commission and the Plan Commission **erred** in approving the proposed subdivision of 1908 Arlington Place. There is ample grounds to believe that the Circuit Court would overturn this unsubstantiated decision.

We urge the Planning Commission to **reject** or **defer** agenda item #13. There are good reasons to wait for legal challenges before approving this proposal.

Rebecca Reed  
Edward K. Ream  
166 N. Prospect Ave  
Madison, WI 53726

**From:** [Stouder, Heather](#)  
**To:** [Cleveland, Julie](#)  
**Cc:** [Parks, Timothy](#)  
**Subject:** FW: 1908 Arlington Place - Additional Proposal for Resolution  
**Date:** Monday, March 11, 2024 8:18:39 AM

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Hi Julie- Can you please add to Legistar? Thanks!

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**From:** Ledell Gmail <ledell.zellers@gmail.com>  
**Sent:** Monday, March 11, 2024 8:17 AM  
**To:** Joseph Roling <joe@josephroling.com>  
**Cc:** Stouder, Heather <HStouder@cityofmadison.com>; Firchow, Kevin <KFirchow@cityofmadison.com>; Parks, Timothy <TParks@cityofmadison.com>  
**Subject:** Re: 1908 Arlington Place - Additional Proposal for Resolution

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Joseph,

I have copied Heather Stouder, Director of the Planning Department and other planning staff so they can add your comments to the Legistar file for all Plan Commissioners and the general public to see.

Thanks for being engaged in your community.  
Ledell

Ledell Zellers  
510 N Carroll Street, Madison, WI, 53703  
608 231 1526

On Mar 11, 2024, at 12:41 AM, Joseph Roling <[joe@josephroling.com](mailto:joe@josephroling.com)> wrote:

Hello,

My name is Joseph Roling. I have been closely following the matter of a potential new development on the lot currently known as 1908 Arlington Place, should the owner(s) of said lot succeed in having the lot split. I am concerned because of my background as a historian and a lifelong Madisonian - having family ties to the Kahlenberg house at 234 Lathrop Street in University Heights and having resided there myself for a period of time.

I would like to add another perspective on why destroying this historic open lot violates core principles the City of Madison has outlined in its [Park & Open Space Plan \(2012-2017\)](#)

This first stated goal of this plan reads as follows:

**Goal One: Madison will provide sufficient land for current and future active and passive recreational uses.**

- Maintain existing recreational lands for current active and passive uses.
- Project potential adaptations to existing lands to account for changing active and passive needs.
- Acquire additional lands for active and passive recreation use based on current demands created by increasing populations and the environmental significance of the land.
- Acquire lands suitable for park and recreation use in conjunction with recommendations stated in this plan and those included in the City's Comprehensive Plan and Neighborhood Plan documents (including the Downtown Plan).
- Continually evaluate and update the subdivision ordinance so that it adequately addresses the recreational needs of the City.
- Scale the size and type of park, recreation and open space facilities to the needs of the population (both present and future) in the service area

Also in the attached city subdivision regulations:

The proposed subdivision or land division shall be deemed to have adequate parks, open space and recreation when it can be demonstrated that the future residents of the proposed development will have such park, open space and recreation services and facilities available to them as are established by the standards in the most recently adopted plan for Park and Open Spaces by the City of Madison or Dane County.

**My argument is as follows:**

Dividing the lot at 1908 Arlington Place is a land division and as such, it immediately subjects this rare piece of open land for consideration as a city park where the stated goals of the Park & Open Space Plan are concerned. This is especially relevant to University Heights because unlike dozens of other Madison communities, it does not have its fair share of "sufficient land for current and future active and passive recreational uses." In fact, it has no parks or public open spaces at all. This land division at 1908 Arlington Place is an enormous opportunity for the City of Madison to rectify this glaring deficiency in University Heights and deliver to its residents a long-deserved, dedicated open space that "adequately addresses the recreational needs of the City" especially as an urban neighborhood adjacent to the city center.

This "new lot" created by dividing 1908 Arlington Place could serve as a spot of tranquility for those needing a rest while enjoying their historic tours of this National Register of Historic Places neighborhood. In fact, this lot has remained intact since University Heights was first proposed in 1893 and is every bit as historic as the homes that surround it. This could be the spot where a tasteful monument or historical marker could be installed that educates passers-by of the significance of the neighborhood, whilst providing an open space with soaring trees and hilltop vistas of historic homes, with peeks at Lake Mendota. It could also be a spot that gives residents the opportunity to step outside their homes for a moment of peace or to meet up with each other and reinforce community.

In the Landmarks Commission meeting, it was often asked "what is appropriate" for this historic preservation district. It is glaringly obvious that destroying the lot, cutting down the trees and installing an historical anachronism in the form of a new-build home would be far less appropriate than honoring the historic district with open space and a monument that provides a powerful *raison d'être* for why the area is a historic district. The City of Madison has an obligation to give consideration of this parcel as parkland once it is divided into its own lot.

University Heights has earned National Register of Historic Places recognition and as such has much more of a prerogative vis-a-vis city planning goals to designate that lot as an open space (with an historical marker) for the neighborhood than an outside developer has to desecrate the historic surroundings of University Heights for the sole purpose of building a house for profit.

What is appropriate? The most appropriate thing I can think of is bringing that newly divided-off lot at 1908 Arlington Place into the City of Madison Parks Division as an acquisition that meets the goals of its own Park & Open Space Plan.

Thank you,

Joe

--

**Joseph Roling**  
[josephroling.com](http://josephroling.com)  
t. 608.400.7779

**From:** [Stouder, Heather](#)  
**To:** [Cleveland, Julie](#)  
**Cc:** [Parks, Timothy](#)  
**Subject:** FW: Would you be willing to make a motion at tomorrow's meeting for conditional approval of the CSM?  
**Date:** Monday, March 11, 2024 8:26:49 AM  
**Attachments:** [image001.png](#)  
[image001.png](#)

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Julie- can you please add this to Legistar as well? (Arlington) Thanks!

---

**From:** Ledell Gmail <ledell.zellers@gmail.com>  
**Sent:** Monday, March 11, 2024 8:24 AM  
**To:** Lester Pines <lpines@pinesbach.com>  
**Cc:** roberta.gassman@gmail.com; Stouder, Heather <HStouder@cityofmadison.com>; Firchow, Kevin <KFirchow@cityofmadison.com>; Parks, Timothy <TParks@cityofmadison.com>  
**Subject:** Re: Would you be willing to make a motion at tomorrow's meeting for conditional approval of the CSM?

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Mr. Pines,

You are correct, I am not in a position to make the motion you are recommending. I have copied Heather Stouder and other planning staff above so they can add your email to Legistar for other Plan Commissioners to review in preparation for action on this CSM application.

Thanks for being engaged in your neighborhood.

Ledell

Ledell Zellers  
510 N Carroll Street, Madison, WI, 53703  
608 231 1526

On Mar 10, 2024, at 7:48 PM, Lester Pines <[lpines@pinesbach.com](mailto:lpines@pinesbach.com)> wrote:

Ms. Zellers,

I hope that you have had the opportunity to read my submission and the submissions made by Jean Halferty and Monica Messina to the Plan Commission. Our appeal to the Common Council is based on claims of significant legal and factual errors that we assert were made by the Landmarks Commission. We want to avoid having the Plan Commission appear to be in any way ratifying the Landmark Commission's decision by making a full approval of the proposed certified survey map. A conditional approval is the best vehicle for the Plan Commission to meet its statutory obligation to



act within 90 days, stay neutral about the propriety of the Landmarks Commission's decision, and eliminate the chance that any alder would make an inference that the Plan Commission had ratified the Landmarks Commission decision.

Would you be willing at tomorrow's meeting (Monday, March 11) to make a motion for the Plan Commission to conditionally approve the proposed certified survey map? Or, alternatively, because you are the chair of the commission who does not usually make motions, would you be willing to ask another member to do so? Thank you for your consideration of my request.

Best regards,

**Lester A. Pines**

Attorney at Law

608.251.0101 Phone  
608.251.2883 Fax  
[lpines@pinesbach.com](mailto:lpines@pinesbach.com)

Pines Bach LLP  
122 W Washington Ave, Ste 900  
Madison, WI 53703  
[www.pinesbach.com](http://www.pinesbach.com)



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**From:** Ledell Zellers <[ledell.zellers@gmail.com](mailto:ledell.zellers@gmail.com)>

**Sent:** Friday, March 8, 2024 3:39 PM

**To:** Lester Pines <[lpines@pinesbach.com](mailto:lpines@pinesbach.com)>

**Cc:** [sundevils98@yahoo.com](mailto:sundevils98@yahoo.com); [rasoldner@madison.k12.wi.us](mailto:rasoldner@madison.k12.wi.us); [district3@cityofmadison.com](mailto:district3@cityofmadison.com); [district1@cityofmadison.com](mailto:district1@cityofmadison.com); [klanespencer@gmail.com](mailto:klanespencer@gmail.com); [nicole.solheim@gmail.com](mailto:nicole.solheim@gmail.com); [pweck@gmail.com](mailto:pweck@gmail.com); [district10@cityofmadison.com](mailto:district10@cityofmadison.com); [madtowngirl@uwalumni.com](mailto:madtowngirl@uwalumni.com); [brucekahn1951@gmail.com](mailto:brucekahn1951@gmail.com); [bkieffer@wisc.edu](mailto:bkieffer@wisc.edu); [heyjeffchandler@yahoo.com](mailto:heyjeffchandler@yahoo.com); [eichhorn@wisc.edu](mailto:eichhorn@wisc.edu); [nikmess@hotmail.com](mailto:nikmess@hotmail.com); [rebeccareed2000@gmail.com](mailto:rebeccareed2000@gmail.com); [samanthacrownover@sbcglobal.net](mailto:samanthacrownover@sbcglobal.net); [marykvernon@protonmail.com](mailto:marykvernon@protonmail.com); [edreamleo@gmail.com](mailto:edreamleo@gmail.com); [Martinreedmcbain@gmail.com](mailto:Martinreedmcbain@gmail.com); [jeanmparks@yahoo.com](mailto:jeanmparks@yahoo.com); [roberta.gassman@gmail.com](mailto:roberta.gassman@gmail.com); [patriciamilespatterson615@gmail.com](mailto:patriciamilespatterson615@gmail.com); [kmsmith@cityofmadison.com](mailto:kmsmith@cityofmadison.com); [hbailey@cityofmadison.com](mailto:hbailey@cityofmadison.com); [mayor@cityofmadison.com](mailto:mayor@cityofmadison.com); 'Parks, Timothy' <[TParks@cityofmadison.com](mailto:TParks@cityofmadison.com)>; [HStouder@cityofmadison.com](mailto:HStouder@cityofmadison.com)

**Subject:** RE: Comment submitted for 3.11.24 Plan Comm. Agenda Item 13, No. 81560: advocating for conditional approval only for proposed CSM for 1908 Arlington Pl.

You don't often get email from [ledell.zellers@gmail.com](mailto:ledell.zellers@gmail.com). [Learn why this is important](#)

Mr. Pines,

Thank you for your letter and for getting it to Commissioners in advance of our meeting on Monday.

I appreciate your engagement in the city process.

Best,  
Ledell Zellers

---

**From:** Lester Pines [<mailto:lpines@pinesbach.com>]

**Sent:** Friday, March 8, 2024 3:19 PM

**To:** [ledell.zellers@gmail.com](mailto:ledell.zellers@gmail.com)

**Cc:** [sundevils98@yahoo.com](mailto:sundevils98@yahoo.com); [rasoldner@madison.k12.wi.us](mailto:rasoldner@madison.k12.wi.us); [district3@cityofmadison.com](mailto:district3@cityofmadison.com); [district1@cityofmadison.com](mailto:district1@cityofmadison.com); [klanespencer@gmail.com](mailto:klanespencer@gmail.com); [nicole.solheim@gmail.com](mailto:nicole.solheim@gmail.com); [pweck@gmail.com](mailto:pweck@gmail.com); [district10@cityofmadison.com](mailto:district10@cityofmadison.com); [madtowngirl@uwalumni.com](mailto:madtowngirl@uwalumni.com); [brucekahn1951@gmail.com](mailto:brucekahn1951@gmail.com); [bkieffer@wisc.edu](mailto:bkieffer@wisc.edu); [heyjeffchandler@yahoo.com](mailto:heyjeffchandler@yahoo.com); [eichhorn@wisc.edu](mailto:eichhorn@wisc.edu); [nikmess@hotmail.com](mailto:nikmess@hotmail.com); [rebeccareed2000@gmail.com](mailto:rebeccareed2000@gmail.com); [samanthacrownover@sbcglobal.net](mailto:samanthacrownover@sbcglobal.net); [marykvernon@protonmail.com](mailto:marykvernon@protonmail.com); [edreamleo@gmail.com](mailto:edreamleo@gmail.com); [Martinreedmcbain@gmail.com](mailto:Martinreedmcbain@gmail.com); [jeanmparks@yahoo.com](mailto:jeanmparks@yahoo.com); [roberta.gassman@gmail.com](mailto:roberta.gassman@gmail.com); [patriciamilespatterson615@gmail.com](mailto:patriciamilespatterson615@gmail.com); [kmsmith@cityofmadison.com](mailto:kmsmith@cityofmadison.com); [hbailey@cityofmadison.com](mailto:hbailey@cityofmadison.com); [mayor@cityofmadison.com](mailto:mayor@cityofmadison.com); 'Parks, Timothy' <[TParks@cityofmadison.com](mailto:TParks@cityofmadison.com)>; [HStouder@cityofmadison.com](mailto:HStouder@cityofmadison.com)

**Subject:** Comment submitted for 3.11.24 Plan Comm. Agenda Item 13, No. 81560: advocating for conditional approval only for proposed CSM for 1908 Arlington Pl.

Ms. Zellers.

Attached is a letter that I have submitted to the Plan Commission (“the Commission”) advocating for the Commission at its March 11, 2024 meeting, when considering Agenda Item 13, No. 81560, to exercise its authority to conditionally approve, rather than fully approve, the proposed certified survey map for 1908 Arlington Place. I look forward to appearing at the March 11 meeting to speak and respond to any questions or concerns that the members of the Commission may have.

Yours truly,

**Lester A. Pines**

Attorney at Law

608.251.0101 Phone

608.251.2883 Fax

[lpines@pinesbach.com](mailto:lpines@pinesbach.com)

Pines Bach LLP

122 W Washington Ave, Ste 900

Madison, WI 53703

[www.pinesbach.com](http://www.pinesbach.com)



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**From:** [Edward K. Ream](#)  
**To:** [Plan Commission Comments](#)  
**Subject:** Reject or defer the subdivision of 1908 Arlington Place  
**Date:** Monday, March 11, 2024 4:55:48 AM

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To the Plan Commission,

Rebecca Reed and I live at 166 N. Prospect Ave, directly across the street from 1908 Arlington Place.

The Landmarks Commission and the Plan Commission **erred** in approving the proposed subdivision of 1908 Arlington Place. There is ample grounds to believe that the Circuit Court would overturn this unsubstantiated decision.

We urge the Planning Commission to **reject** or **defer** agenda item #13. There are good reasons to wait for legal challenges before approving this proposal.

Rebecca Reed  
Edward K. Ream  
166 N. Prospect Ave  
Madison, WI 53726

**From:** [Joseph Roling](#)  
**To:** [Plan Commission Comments](#)  
**Subject:** Support for Conditional Approval Only of Agenda Item 13 no. 81560  
**Date:** Monday, March 11, 2024 12:20:35 AM

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I support Lester Pines' request for CONDITIONAL APPROVAL ONLY of agenda item 13 #81560

--

**Joseph Roling**  
[josephroling.com](#)  
t. 608.400.7779

**From:** [STEPHEN K SAUER](#)  
**To:** [Plan Commission Comments](#)  
**Subject:** #81560  
**Date:** Sunday, March 10, 2024 8:55:35 PM

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**To: Members of the Planning Commission**

I am requesting conditional approval of proposal #81560.

Sincerely,  
Stephen Sauer  
202 Forest Street

**From:** [Priya Schnapp](#)  
**To:** [Plan Commission Comments](#)  
**Subject:** Agenda Item #13 #81560  
**Date:** Sunday, March 10, 2024 9:19:26 PM

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To the Plan Commission:

We are writing to express our support for CONDITIONAL approval ONLY of agenda item #13, #81560. As current neighbors and former owners of this property, we have significant concerns about how the process of approval took place during the previous meeting. Given the substantial impact that a proposal like this will have on the neighborhood, we believe that any major action like this division should be done with adherence to the highest standards of precedent and local law, and that a move to a conditional approval would be of significant benefit in furthering those aims.

Thank you,  
Benjamin and Priya Schnapp  
205 N Prospect Ave  
Madison, WI 53726

**From:** [Jeff Chandler](#)  
**To:** [Plan Commission Comments](#)  
**Cc:** [Jeff Chandler](#)  
**Subject:** Plan Commission agenda Item 13, #81560  
**Date:** Sunday, March 10, 2024 1:49:57 AM

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I support Lester Pines' request seeking a Conditional Approval Only of the CSM of agenda item 13, #81560.

There remain unanswered questions and uncertainties which as residents of our various Madison neighborhoods, we all need to have answered. Please honor Lester Pines' request.

Sincerely yours, Jeff Chandler, 1902 Arlington Place, Madison, WI 53726



**From:** [Jean Parks](#)  
**To:** [Plan Commission Comments](#)  
**Subject:** Agenda item13 of the March 11 Plan Commission mtg  
**Date:** Sunday, March 10, 2024 12:17:52 PM

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Dear Commission Members,

When I registered to attend the meeting, I chose disapproval of a certified map of of the 1908 Arlington Place property. I would in fact request that your commission conditionally approve that (item 13). It wasn't clear to me how to do that on the form.

Thanks much,

Jean Parks  
302 Chamberlain Ave

**From:** [Jean Halferty](#)  
**To:** [Plan Commission Comments](#); [ledell.zellers@gmail.com](mailto:ledell.zellers@gmail.com); [sundevils98@yahoo.com](mailto:sundevils98@yahoo.com); [Field, Derek](#); [rasoldner@madison.k12.wi.us](mailto:rasoldner@madison.k12.wi.us); [Duncan, John](#); [klanespencer@gmail.com](mailto:klanespencer@gmail.com); [nicole.solheim@gmail.com](mailto:nicole.solheim@gmail.com); [pwheck@gmail.com](mailto:pwheck@gmail.com); [district10@cityofmadison.co](mailto:district10@cityofmadison.co); [Stouder, Heather](#)  
**Cc:** [brucekahn1951@gmail.com](mailto:brucekahn1951@gmail.com); [Jean Halferty](#); [Ronnie Hess](#); [Bruce Kieffer](#); [Jeff Chandler](#); [Susan Eichhorn](#); [Monica Messina](#); [Rebecca Reed](#); [Samantha Crownover](#); [Mary Vernon](#); [Edward K. Ream](#); [Martin Reed-McBain](#); [Jean Parks](#); [Roberta Gassman](#); [Priya Schnapp](#); [patriciamilespatterson615@gmail.com](mailto:patriciamilespatterson615@gmail.com); [Lester Pines](#)  
**Subject:** March 11th Meeting -Item 13 1908 Arlington Place  
**Date:** Friday, March 8, 2024 4:17:53 PM

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Hello: We are writing in support of our neighbor Lester Pine's request that the Plan Commission only conditionally approve the land division at 1908 Arlington Place in Madison. This will allow the City Council the ability to fully consider this appeal without limiting the Council's ability to remand to the Landmarks Commission if they so determine that is appropriate. This is agenda item number 13 on the Plan Commission meeting scheduled for March 11, 2024.

We attended the Landmarks Commission meeting held on February 12, 2024. Our overall position is that the analysis presented by the Landmarks staff to the commission members prior to the vote was flawed and inconsistent. Specific statements were made during the presentation by Dr. Bailey that are not supported by the Madison General Ordinance as it relates to both Zoning (Section 28) and Landmarks (Section 41). We have reviewed the recording of the Landmark Commission meeting and have the following comments and concerns regarding the analysis that was presented to committee members that night. The comments below reference the recording made of the meeting.

1. At the 26 minute 20 second mark Dr. Bailey proceeds to use the lots on the northside of Kendall Ave as comparable while ignoring any consideration of properties on Arlington Place. Why not the directly adjoining properties of 1914 or 1902 Arlington Place?
2. At the 28 minute 34 second mark Dr. Bailey specifically says that in the zoning ordinance "adjacent" is defined as sharing a lot line. She later at approximately 1:09 references section 28.144 to define adjacent. That section does not define adjacent. It uses the word adjoining as it applies to development on a property that adjoins a landmark or landmark site. 1908 Arlington Place is neither a landmark nor a landmark site.
  - i. Important to note in the definition section of the zoning portion of the MGO (Section 28.2 (111) ) the word "adjacent" is not defined, nor is adjoining. Dr. Bailey did not say she

had obtained the opinion of the applicable City Attorney. Is this just Dr. Bailey's own interpretation and definition?

ii. Furthermore, if sharing a lot line is considered as adjacent, why were the lots at 1914 and 1902 Arlington Place not considered in the analysis, which would be required per Dr. Bailey's own definition of adjacent.

3. At the 32 minute 30 second mark Dr. Bailey proceeds to express there are lots that are the same width to use as example lots on the north side of Kendall. This again goes directly against the definition of "adjacent" that Dr. Bailey herself said must be followed. When answering commission members questions, she is also using the submission from the LLC at that point, not the work of the commission. She simply added a city logo to the bottom of the LLC's submission. Attached to this note are those two images.

4. At the 44 minute mark Dr. Bailey again refers to the word adjacent as defined in the ordinance and says they need to share a lot line. She then goes on to discuss that comparables must be immediately surrounding. She specifically states that the goal when drafted was so we don't create a lot that is out of scale with its surrounding neighbors.

5. At the 45 minute mark Dr. Bailey specifically states that a couple of blocks over has nothing to do with what is going on another block. So why were these used in support of the land division during the discussion? If you listen to the committee members speak and the questions they are asking they are basing their decision on properties that should have not been considered per Dr. Bailey's own definition.

6. At the 45 minute 30 second mark Dr. Bailey then says you should look at the surrounding area. Note: This goes directly against what she said the definition of adjacent is and needed to be followed.

7. At the 47 minute mark Alder Vidaver asks if there is any precedent in the area. Dr. Bailey says the only one she knows of is Chadbourne. The problem is 2012-2020 Chadbourne is not a precedent. The owners were not asking that the property be divided. The request was a proposal to combine three lots that comprise the parcel at 2020 Chadbourne and to adjust the lot line between 2020 Chadbourne and 2012 Chadbourne.

Additionally, we further reviewed the original submission for the land division. Under application submission requirements, the form specifically requires in the submission checklist that photographs be provided with the application. None were provided even though the

form has these boxes checked. During the meeting District 12 Alder Latimer-Burris asked if photos were available and was told that isn't done. The application as reviewed is incomplete by definition.

It is abundantly clear during the discussion the members of the committee were basing their vote on looking at the entirety of University Heights and not following the requirement that Dr. Bailey specifically laid out in her definition. She allowed this to happen by not correcting them and allowing them to look at the maps of all of University Heights. Ultimately, commission members based their vote on what appears to be inconsistent and inaccurate presentations.

It is clear that these inconsistencies need to be reviewed and addressed. A rush at this point to just approve and move this through will only result in continued issues and time spent by the various commissions along with more appeals filed. As Madison continues to grow and takes on housing concerns it is imperative this be addressed and resolved.

Best regards,

Jean Halferty & David Cottingham

1919 Arlington Place

**From:** [Jenn Sauer](#)  
**To:** [Plan Commission Comments](#)  
**Subject:** agenda item 13, #81560  
**Date:** Sunday, March 10, 2024 8:51:10 PM

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Greetings, Plan Commission:

I am writing to register my support for a *conditional approval only* of the certified survey map of 1908 Arlington Place.

Thank you for your consideration,  
Jennifer Sauer  
202 Forest Street

**From:** [brucekahn1951@gmail.com](mailto:brucekahn1951@gmail.com)  
**To:** [Plan Commission Comments](#)  
**Subject:** Support for CONDITIONAL approval ONLY of agenda item #13, #81560  
**Date:** Sunday, March 10, 2024 7:40:32 PM

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Hi -as a resident in the University Heights Historic District I am registering my support for conditional approval of agenda item #13, #81560.

I have lived in the neighborhood at 1911 Kendall Ave for many years and have been proud the city of Madison designated the area as an historic district. Each and every exterior improvement on my house has been selected in keeping with preserving the character of the historic district. This included replacing all windows with historically identical muntin windows to the replacement of the aging porch columns with columns of the same design.

Each formal application was reviewed carefully by the preservation planner and often accompanied by phone conversations and further documentation including additional photographs of the products to be installed.

The planners have often stressed the importance of maintaining the historic look of my home even though it is not a landmark home. My home and most of the homes on Kendall Ave serve as the buffer to ensure the landmark houses and community retain their historic character.

The plans to split 1908 Arlington into two lots and build a house on the new lot will diminish the grandeur of the adjacent houses and is not in keeping with the established rigorous approval process.

Thank you,

Bruce Kahn  
1911 Kendall Ave  
Madison, WI

Do unto others as you would have them do unto you

**From:** [Patricia Patterson](#)  
**To:** [Pat Patterson](#)  
**Cc:** [Plan Commission Comments](#); [Roberta Gassman](#)  
**Subject:** Re: Consideration of subdividing a lot on Arlington Place. Agenda item 13, #81560;  
**Date:** Sunday, March 10, 2024 7:01:55 PM

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This corrects the error in the address of the possible subdivision of the property at 1908 Arlington Place

Patricia Miles Patterson  
patterson99@ameritech.net

Sent from my iphone

On Mar 10, 2024, at 6:40 PM, Pat Patterson  
<patriciamilespatterson615@gmail.com> wrote:

I am submitting a request for CONDITIONAL approval ONLY of agenda item #13, #81560. As a longtime member of the neighborhood and one who has made modifications to our home on Kendall Avenue, I am concerned about the lack of openness and due process of the possible subdivision 1911 Arlington Place. This lot does not directly abut to my lot, it is behind my home and one house to the west.

I do not think the usual and appropriate process has been followed. The subdivision and the process is of significant concern of the neighbors on the blocks on Kendall Ave, Prospect, Chamberlain and Arlington about the lot subdivision process. Most of us have made improvements to our homes that required approval of neighbors, the historic district and the planning commission.

Thank you for your consideration.

Patricia Miles Patterson  
1911 Kendall Ave  
patterson99@ameritech.net

**From:** [Pat Patterson](#)  
**To:** [Plan Commission Comments](#)  
**Cc:** [Roberta Gassman](#)  
**Subject:** Consideration of subdividing a lot on Arlington Place. Agenda item 13, #81560;  
**Date:** Sunday, March 10, 2024 6:40:29 PM

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Caution: This email was sent from an external source. Avoid unknown links and attachments.

I am submitting a request for CONDITIONAL approval ONLY of agenda item #13, #81560. As a longtime member of the neighborhood and one who has made modifications to our home on Kendall Avenue, I am concerned about the lack of openness and due process of the possible subdivision 1911 Arlington Place. This lot does not directly abut to my lot, it is behind my home and one house to the west.

I do not think the usual and appropriate process has been followed. The subdivision and the process is of significant concern of the neighbors on the blocks on Kendall Ave, Prospect, Chamberlain and Arlington about the lot subdivision process. Most of us have made improvements to our homes that required approval of neighbors, the historic district and the planning commission.

Thank you for your consideration.

Patricia Miles Patterson  
1911 Kendall Ave  
patterson99@ameritech.net