

## Bailey, Heather

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**From:** KENNETH CHRACA <kjchraca@wisc.edu>  
**Sent:** Monday, September 18, 2023 1:49 PM  
**To:** PLLCApplications  
**Subject:** Legistar File ID 75031

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

Once it is gone it cannot be replaced. Please do not approve the demolition of the Essn Haus block on Wilson St.

As the city has developed, we've had to sacrifice much historic context. This summer several visitors commented to us that State St has seemed to have lost much of its character and sense of place.

We are now we debating erasing a block in a National Historic district that is part of a wider historic area. This block is surrounded by a neighborhood of historic references. It is not a stand along area in a more recently developed area. And just leaving the Ruby Marie as a token really is not enough.

In addition, we are asked to make this sacrifice for a hotel, not housing which has the biggest need and priority for the city.

The structures have historic value and neighborhood context. They have even had recent impact. Germania Condos on Franklin St took its theme from them.

Thanks for your consideration.

Ken Chraca, 118 S Franklin St

## Bailey, Heather

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**From:** Robert J. <bobupnorth.8770@gmail.com>  
**Sent:** Monday, September 18, 2023 3:38 PM  
**To:** PLLCApplications  
**Subject:** Preserve the 500 block of E. Wilson St.

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

To: Landmarks Commission,

I am writing to preserve our history and historic neighborhood.

The 500 block of E. Wilson St. is significant to the city's early development and history of commerce.

The following buildings are part of the First Settlement Neighborhood:

506, 510, 514, 516, 518 E. Wilson St.

The whole idea of having a historic neighborhood is to protect what we have today and preserve it for the future.

Demolition of history does not build community.

Once our history is erased, our lives are diminished.

Robert Judy  
118 S. Franklin St.  
Madison, WI

Landmarks Commission

18 Sept 2023

Dear Commissioners and staff,

I am writing to express my opposition to the proposed demolitions of the buildings on the 500 block of E Wilson St. Some of these buildings are historically significant and contribute to the national historic district. The ensemble of the buildings help to define the historic character of the First Settlement Neighborhood. Together with Machinery Row, the Wilson Hotel and the old train station across Blair St they define a well travelled intersection in downtown Madison.

It is important to recognize that the buildings proposed for demolition have always had commercial uses. In order to maintain older commercial buildings, they have required adaptive reuse. Some buildings have suffered from the reuse, but the reuse and remodeling should not disqualify a building from preservation. The remodeling of the facades can be restored as well as the interiors, so the changes imposed in the 1980s can still be undone.

I encourage you to provide a review that recognizes the whole block together so that we can maintain not only what is left, but the context of what will remain.

Sincerely,

Bob Klebba  
704 E Gorham St  
Madison, WI  
608.209.8100  
bob.klebba@gmail.com

## Bailey, Heather

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**From:** Steven Leger <sleger@hotmail.com>  
**Sent:** Monday, September 18, 2023 4:09 PM  
**To:** PLLCApplications  
**Subject:** Agenda Item 75031

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As a neighbor in very close proximity (less than 100 feet) and facing the subject properties in this proposal I fully support the demolition of these structures. While I appreciate the historic nature of 506 E Wilson I fear refusing it's demolition will yet again derail the redevelopment of this property. The property has been uncared for 30 years. I would argue it is unfair to hold a new owner accountable for the preservation of this building when the previous owner was allowed to let it fall into disrepair and into blighted condition, with no word from neighbors, alders, or city staff. Please allow this project to move forward with limited roadblocks. I would like to see the entrance on Franklin revisited. Thanks for your all that you do!

Steve Leger 142 S Franklin

## Bailey, Heather

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**From:** Linda <lehnertz.l@att.net>  
**Sent:** Monday, September 18, 2023 2:51 PM  
**To:** Latimer Burris, Amani; jmorrison@knothebruce.com; knkaliszewski@gmail.com; taylorm@firstweber.com; rba@stonehousedevlopment.com  
**Cc:** Bailey, Heather; Rummel, Marsha  
**Subject:** Legistar 79566 and 75031

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The East Wilson Street historic district was created to recognize the commercial history that served the railway depot.

“The East Wilson Street historic district is significant to the commercial history of Madison as the commercial area that grew up to serve the main depot of the Chicago and North Western Railway and the east depot of the Chicago, Milwaukee and St. Paul Railroad. The passenger and freight depots of the Chicago and North Western are significant reminders of the most important mode of transportation in Madison in the 19th and early 20th centuries. In addition, three of the buildings within the district are architecturally significant. (13 total properties, 9 contributing, 4 non-contributing.)”

Of the 265 feet of street frontage on the 500 E Wilson block, the proposal would demolish 70 frontage feet of contributing resources and 84 frontage feet of non-contributing resources. As noted in the National Register application, “although the [non-contributing] buildings’ material and design jar with its more intact neighbors, at least its height and setback lend some continuity to the streetscape.”

That continuity would be non-existent if a 6-story building was to be built, one that would be double the height of the sole historic resource that would remain on the block. The 6-story building would take up 58% of the street frontage of the 500 block, with a vacant corner at one end and the Ruby Marie at the other corner. The 6-story building has a minimal set-back, one which does nothing to create a sense of continuity for the height of the two national register blocks. The height would also be mid-block, while historically it was corner buildings which were the tallest.

The presentation materials claim that the building façade would be broken down into 6 sections. It appears the difference would be some sort of a perhaps 1-foot wide architectural detail added to the façade to separate the sections. With buildings that currently are 20-44 feet in width, that separation detail may not be enough to convey a sense of separate buildings as opposed to one massive building.

The demolition staff report states that the applicant is claiming “functional obsolescence and structural defect” for the non-contributing buildings and “functional obsolescence” for 506 E Wilson. One could say that any old building is functionally obsolete. As to structural defects, there is nothing in the record to support that claim.

The new residential building would be 8 stories, or 6 stories higher than those historic resources in the First Settlement historic district which are within 200 feet, and it would also be about 230 feet in length along S Blair. Although an extra story (or 2, if there was significant stepback) have been approved on Williamson, it is hard to see how that size of a building could be visually compatible in terms of visual size or building form.

Respectfully Submitted,  
Linda Lehnertz

## Bailey, Heather

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**From:** Tim Romano <vitaphone26@gmail.com>  
**Sent:** Monday, September 18, 2023 1:46 PM  
**To:** PLLCApplications  
**Subject:** Historic Wilson Street Buildings.

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Enough is enough! This city is turning into a faceless pile of crap. Destroying all these historic buildings and replacing them with ugly boxes is just wrong. At least save the facades!  
Tim Romano

Sent from my iPhone

## Bailey, Heather

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**From:** Rummel, Marsha  
**Sent:** Monday, September 18, 2023 2:41 PM  
**To:** Bailey, Heather; Brian Munson  
**Cc:** Juli Wagner; Latimer Burris, Amani; firstsettlement@capitolneighborhoods.org  
**Subject:** Wilson + Blair land use and demolition comments for Landmarks 9/18/23

Greeting Landmarks Commissioners-

I will try to attend tonight but I have another committee commitment at 5:30. Hopefully it all works out..

RE Wilson + Blair

7. 79566 134-150 S Blair-Land Combination & New Construction in the First Settlement historic district (District 6) INFORMATIONAL PRESENTATION

8. 75031 Buildings Proposed for Demolition - 2023

I am pleased that the JCAP Real Estate has proposed two buildings instead of one building and proposes affordable housing. The affordable housing component based on the new ordinance for bonus floors in the downtown core was widely appreciated by residents who attended the neighborhood meeting last month. The two (or technically three) building solution solves many of the issues with previous iterations as the staff report has mentioned.

My comments are general and not necessarily all related to Landmark's purview but please address as you can.

I encouraged the development team to provide a 'Living Street' between the two buildings that provides a public amenity for pedestrians, residents, and guests of the hotel and bar establishments. In my opinion, the Blair St end is more successful than the S Franklin end. Some of the issues with the parking garage entry, trash and delivery, and hotel drop off have been addressed but the this area still needs attention to reduce the impact to the immediate neighbors on S Franklin and create an active and safe place for people.

The residential building's transition to Germania condos is improved compared to previous iterations but creating as much breathing space as possible remains a goal. I agree with the staff report that the Blair St facade needs more articulation at the base and recommendations for increased setbacks.

I have asked the developers to consider whether another building entrance on Blair St facing Railroad St could be incorporated. Adding another entrance could provide an alternative to the S Franklin exit which nearby neighbors have expressed concerns about and remains an outstanding issue and a new entrance could add more options for access onto Blair St away from the E Wilson/Nolen/Willy intersection.

In my initial conversation with the development team, I urged them to consider preserving the Come Back In façade (506 E Wilson). It is a beautiful building. The preservation file notes: "...the Herman Klueter Building, an Italianate brick building that served as various grocery stores or meat markets until 1925 at which point it was converted to a restaurant, the purpose it serves today. WHS site file notes it is a contributing resource to the East Wilson Street National Register Historic District, and adds that this property served as two prominent lesbian bars in the 1980s (Emily's and Cheri's), which were among the only to cater to this clientele."

At the August 9 neighborhood meeting, there was encouragement to preserve/adapt/reuse the historic E Wilson facades and not much appreciation for the design of the proposed hotel. One resident mentioned that under EIFS, there was brick on the Essen Haus building. I know it is not in a landmark district and I understand your recommendations are only advisory but I urge you to advise the team to do more due diligence to try to reuse the historic resources on this block. I oppose the demolition of these buildings without more review regarding options and opportunities.

Per your 2019 findings, 506 and 518 E Wilson are contributing buildings in the national register district, two of the other buildings have historic value related to the vernacular context of Madison's built environment and the product of an architect of note. Only one of the five buildings proposed for demolition, 510 E Wilson, is described as having no known historic value. Under the demolition item, I hope you will renew your 2019 findings for the block that the buildings contribute to our local history. It would be great if you could advise the development team that an effort should be made to create a new building that incorporates our history to the railroad through a creative approach to reusing the existing historic resources.

Thank you for your service-

Marsha Rummel  
District 6 Alder

Subscribe to my blog: <http://www.cityofmadison.com/council/district6/blog/>

Please note: all email, regular mail, text, & written communications are subject to open record requests.



## Bailey, Heather

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**From:** Gary Tipler <garytip8778@gmail.com>  
**Sent:** Monday, September 18, 2023 2:18 PM  
**To:** Bailey, Heather; Rummel, Marsha  
**Subject:** Landmarks Items 7 & 8. Demolition of Historic Buildings. 134-150 S Blair-Land Comb, New Construction, in the First Settlement historic district  
**Attachments:** 1925 E Wilson E 500\_Robt LaFollette caisson June 20 1925.jpg; 1918 Wilson E Thos Lloyd Jones 1918 Snoko Coll WHS-55076.jpg; 1899 Germania House Wilson 500 block 0796.jpg; 1874 Williamson Wilson\_Dahl WHS-11269.jpg; 1918 Germania Wilson E 500 Thos Lloyd Jones Snoko Coll WHS-55076.jpg; 1931 Wilson E 09-17 McVicar WHS-6377.jpg; 1955 June ED Wilson E 500 David Mack 0794.jpg

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### INFORMATIONAL PRESENTATION

7. 79566 134-150 S Blair-Land Combination & New Construction in the First Settlement historic district (District 6)

### REGULAR BUSINESS

8. 75031 Buildings Proposed for Demolition - 2023

- 518 E Wilson, J.B. Drives Commercial Building, Contributing, Ease Wilson Historic District, National and State Register of Historic Places

- 506 E Wilson, Herman Kleuter Grocery, Contributing, Ease Wilson Historic District, National and State Register of Historic Places

### On the proposed demolition of the buildings on the 500 block of East Wilson

As a former resident of 511 East Main Street for 14 years and one who spearheaded research for the development of the First Settlement Historic District beginning in 1983, and one who has participated in the development of First Settlement Neighborhood and the Blair Street Gardens Wilson Green across from the Cardinal and the Essen Haus, I would like to briefly share my thoughts.

### **So much has changed on those blocks of East Wilson, so why is retention of these buildings important?**

These historic districts were created at the request of the neighborhoods and Landmarks Commission to stimulate high-quality retention and renovation of old buildings that played a part in the historic development of the neighborhood and Madison. Their renovation has been intended to enhance the quality of living in the neighborhood and serve as an asset to downtown and the city. Since 1983, new residential developments compatible with those goals have filled in some of the gaps that were created on the other streets near and adjacent to the 500 block of East Wilson.

These existing buildings offer the scale, sense of history and place that have been touted as the keystones to the most desirable urban neighborhoods throughout the country -- as they do for First Settlement Neighborhood and downtown Madison.

The overwhelming mass of this proposed development would introduce a host of challenges to the quality of life, livability of the neighborhood and investments by existing property owners with the prospect of wide-cast

winter shadow, noise, parking issues, and construction vibration that could endanger the foundations and plaster of old and new buildings alike (this is based on the experience of many homeowners in downtown Madison).

The buildings listed above at either end of the row proposed for demolition are Contributing to the Historic District and still retain essential characteristics. I believe that the Comments and decision of the Landmarks Commission are sent to the State Historic Preservation Office and to the National Park Service that reviews National Register District changes. Demolition and removal of designated building in a district may have an impact on Federal programs that may interface with this proposed project and city or state infrastructure supporting it.

What options may be considered? Facade only preservation is a last ditch effort to retain the exterior building architecture. In contrast, partial building preservation is preferable when whole buildings can't be retained. National Register standards apply to the Historic Preservation Tax Credit program when as much as 30 percent of a building is removed -- usually the portions of a building that are not visible from the public right-of-ways. Full building retention of the historic buildings and compatibly-scaled new construction may be a consideration to fill the voids in the streetscape.

A sense of place, history and scale are essential to enhance the livability of the neighborhood. All are absent in the proposed new building.

I've attached a few photos of the 500 block of East Wilson over the years. Note that the original red brick Germania House hotel was given facelifts a few times, but still retains much of its original structure, though hidden.

Thank you for your consideration.

Gary Tipler  
Madison



1874 Williamson to Wilson. Andreas Dahl, WHS-11269



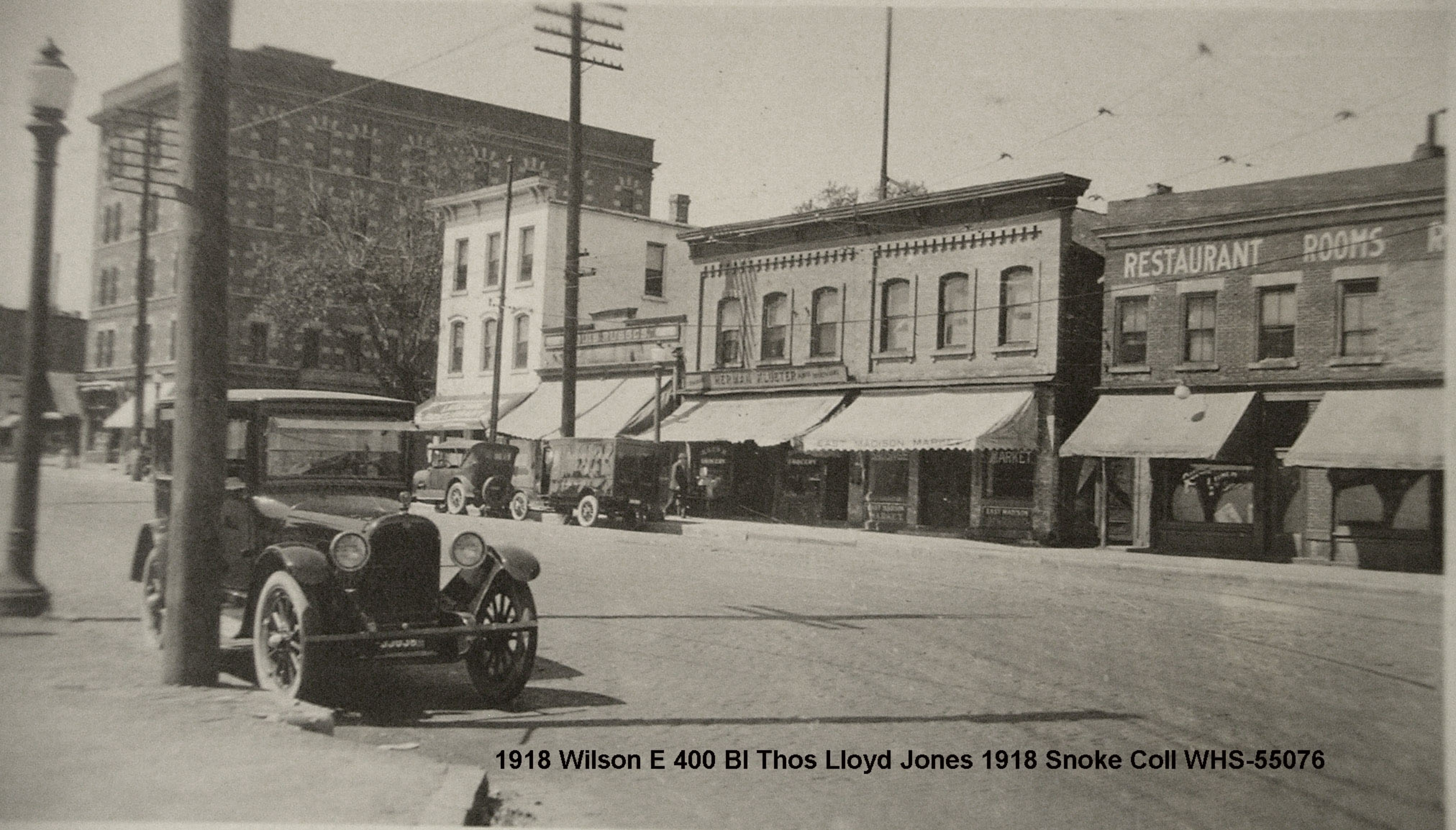
Circa 1899, 500 Block East Wilson. Unk. Likely WHS.





1918 Thos Lloyd Jones, Snoke Collection WHS-55076





1918 Wilson E 400 BI Thos Lloyd Jones 1918 Snoke Coll WHS-55076



Robt LaFollette caisson June 20 1925









1955 June Wilson E 500 David Mack

## Bailey, Heather

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**From:** [REDACTED]  
**Sent:** Monday, September 18, 2023 2:51 PM  
**To:** PLLCApplications  
**Cc:** Rummel, Marsha; Bailey, Heather  
**Subject:** #75031 Demolition request, Items 6, 7 - 506-518 East Wilson Street

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

(Respectfully request REDACTION of personal name and email from this comment in public facing records.)

I am submitting a comment in opposition to granting permission for demolition of the historic buildings on the 500 block of E. Wilson. While the buildings are not part of the Madison Local Historic District, some structures are contributing structures to the National Historic Register of East Wilson.

Supporters recognize the structures in their current state will require attention and investment to restore the historical character intended for historic districts. The historic designations were established with a purpose to retain the history, fabric and sense of place that is the First Settlement district, the East Wilson district and the Third Lake Ridge district. Appropriate improvements of these structures can enhance this legacy and further add to the larger space and history of the evolving Lake Monona Waterfront. Allowing complete demolition of these structures is a disservice to all those who have worked over the years and decades to establish such historic character that is the First Settlement Neighborhood. Done well, this area becomes sought out for these very reasons.

I and other residents support improvement on Block 115 to enhance the function and use of the space. Please support options that respect and integrate into the historical and residential fabric that Block 115 is a part of.

Thank you for your consideration and your service.

[REDACTED]  
FSD resident, Block 115

Sabine Droste  
115 S. Franklin St. #204  
Madison, WI 53703

18 September 2023

To Whom It May Concern-

I am writing this letter to oppose the proposed redevelopment of lots 134-150 S. Blair Street and the demolition of the properties 506-518 E. Wilson St., as proposed by JCAP.

As was true for previous development proposals at this site, the aggregation of lots on Blair St. will create a lot that is 7-10 times larger than the relatively small lots typical for the First Settlement Historic District.

The Blair St. facade of the proposed multifamily structure is consequently massive and quite oppressive, and does very little to reference the historic character of the surrounding First Settlement neighborhood.

The proposed destruction of the buildings in the 500 block of Wilson St. flies in the face of everything a designated historic district is meant to protect. The design for the hotel makes no attempt to even reference the historic facades of these buildings. While not all of them are deemed historical, architecturally and culturally significant, some are, and the remainder serve as contributing structures to a National Register Historic District. Even if the existing buildings have been allowed to fall into structural disrepair from which they cannot reasonably be rehabilitated, I would urge the design teams to at least make every effort to incorporate the historic facades into the design of the proposed hotel. If that is also no possible, I would very much like to see a plan which details how the design of the hotel, of its lobby, or rooms would reference the historic buildings that are proposed to be sacrificed.

Another concern for residents of Franklin Street is the traffic impact of such a high density development immediately adjacent to one of the busiest and (still) most dysfunctional intersections in the entire city.

I appreciate the opportunity to comment on this proposal.

Sabine Droste