

-----Original Message-----

From: Robert Nelson [mailto:robert@heartwoodconstructionllc.com]  
Sent: Sunday, February 03, 2013 7:44 PM  
To: Fruhling, William; Parks, Timothy  
Subject: Langdon St development

Hello,

As a member of the Madison Trust for Historic Preservation I would like you to respect the Downtown Plan's recommendations for preservation of the character of the Langdon St. Historic District. I don't feel it would be in Madison's best interest to allow the demolition of contributing buildings in a federal historic district. I would like to see a better proposal that includes rehabilitation and fits the scale and character of the district.

Thank you for your time and consideration,

Robert

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Robert Nelson  
Heartwood Construction, LLC  
7208 Elmwood Ave.  
Middleton, WI 53562  
P. 608-826-4244  
F. 608-826-4248  
C. 608-345-1531  
robert@heartwoodconstructionllc.com

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**From:** Nancy Webster [mailto:nwebster7@gmail.com]  
**Sent:** Sunday, February 03, 2013 8:08 PM  
**To:** Fruhling, William; Parks, Timothy; Bidar-Sielaff, Shiva  
**Subject:** Langdon St. Historic Buildings

Dear all,

I am writing to request that you reject the current proposal for demolition of the 3 federal historic district Langdon St. buildings. It's important to maintain a footprint compatible with the character of the area.

Thank you for your consideration,  
Nancy Webster  
1710 Hoyt St.  
District 5

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Nancy E. Webster, 1710 Hoyt St., Madison WI 53726  
608-233-8410, FAX 608-265-9239, [nwebster7@gmail.com](mailto:nwebster7@gmail.com)

**From:** MNRapacz@aol.com [mailto:MNRapacz@aol.com]  
**Sent:** Sunday, February 03, 2013 8:14 PM  
**To:** Fruhling, William  
**Cc:** Parks, Timothy  
**Subject:** Langdon area

Dear People,

PLEASE don't allow the demolition of historically significant building in the Langdon St. Historic district, as we have had enough loss of character in the downtown area.

My family, (my husband works in that area) friends and neighbors would like to see a better plan that includes preserving the integrity of the neighborhood, and rehabilitation in areas of need, as well as a plan which fits the character and scale of the district. We're hoping that you make the right decision in this matter, and all others regarding historical preservation in our great community.

Thank you sincerely,  
Michelle Ninneman-Rapacz

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-----Original Message-----

**From:** Steven Davis [mailto:davis@edgewood.edu]  
**Sent:** Sunday, February 03, 2013 10:47 PM  
**To:** Parks, Timothy  
**Subject:** Langdon st. Proposal

Hi: I want to emphatically urge you to reject the proposal for redevelopment in the Langdon Historic district. There are abundant substantive grounds for a "no" vote as this is a bad, out-of-scale, and historically destructive project which is very damaging to the unique urban fabric in that district.....but more importantly, there is the principal of respecting the judgement of two properly constituted city commissions in reviewing (and in this case rejecting) this proposal. There are plenty of other suitable areas for a development like this. To place such a huge and rather ordinary building in such a special and intimately scaled area strikes me as gratuitous. Thanks for hearing my input, Steven Davis, Lakeside St.

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**From:** Sam Breidenbach [mailto:Sam@tdscustomconstruction.com]  
**Sent:** Monday, February 04, 2013 8:23 AM  
**To:** Parks, Timothy  
**Subject:** Iota Ct

Dear Mr. Parks, I urge you to vote no to demolish the 3 buildings on Iota ct. These buildings are an integral part of the fabric and historic atmosphere of the neighborhood and would be a terrible travesty to see them demolished only to pave the way for a new structure that would be totally out of context. Historic preservation and adaptive re-use is the key to maintaining economic and social vibrancy of that neighborhood not only in our great city but scores of others

around the country. Please fight for the soul of our community and vote no on demolition while advocating for creative and innovative adaptive re-use. Thank you!

## Sam Breidenbach

President

Master Certified Remodeler; MCR

Green Certified Professional; GCP

Voice: 608.251.1814 ext. 23

Fax: 608.251.1824



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-----Original Message-----

From: Petra Clipperton [mailto:pclipperton1@tds.net]

Sent: Monday, February 04, 2013 11:12 AM

To: Parks, Timothy

Subject: Langdon St. Buildings

Hello, I'm writing to ask you to please vote against the demolition of the 3 buildings in the Langdon St. Historic district. Replacing old buildings with new ones will not make our city better (though it may make the developers richer). If anything, destroying historic buildings just makes our city like so many others--boring and without character. Once these buildings are gone we can never get them back.

Sincerely,

Petra Clipperton

Sent from my iPad

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**From:** Kincaidsun@aol.com [mailto:Kincaidsun@aol.com]

**Sent:** Monday, February 04, 2013 11:45 AM

**To:** Parks, Timothy

**Subject:** Langdon Street

Good morning,

I'm writing to ask you to support the Downtown Plan's protection of the Langdon Street area historic district.

Thank you,  
Carol Kincaid

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**From:** Joe Lusson [mailto:joelusson@gmail.com]  
**Sent:** Sunday, February 03, 2013 3:02 PM  
**To:** Fruhling, William; Murphy, Brad  
**Cc:** Jason Tish; Scanlon, Amy  
**Subject:** Re: Iota Court project a bad idea (Plan Commission)

Feb. 3, 2013

RE: Iota Court Proposal

Dear Plan Commissioners:

I still strongly oppose the Iota Court project. A few modifications and design changes cannot hide its core problem:

Taking down three attractive turn-of-the-last century buildings in the heart of a National Register district and replacing them with a single structure will erode the integrity of the district. In fact, it would bring into question the relevance and future viability of the district.

These three stately buildings would appear to be solid, restorable, and quite worthy of retention. Demolishing them would not only be wasteful, but short-sighted and bad public policy.

As a city with a strong sense of place and a formidable history, if we can't protect our National Register Historic Districts, then what do we really value?

We deserve better and we can do better. This is the wrong project, in the wrong place at the wrong time.

I urge you to vote it down. Thank you.

Joe Lusson  
627 E. Gorham St  
256-5941

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**From:** Zane Williams [mailto:[zane@zanewilliamsphotography.com](mailto:zane@zanewilliamsphotography.com)]  
**Sent:** Sunday, February 03, 2013 10:22 PM  
**To:** Fruhling, William  
**Subject:** Langdon St. project

Hi Bill,

I'm writing from SE Asia, but I want to let you know of my position on the proposed development for the Langdon St. Historic District. Simply put, we have another project that seeks to tear down perfectly fine structures, ones that contribute to the historic character, integrity, and *charm* of the overall neighborhood, and build in their place an inappropriately-

scaled structure of unknown distinction when completed. Once a threshold of such new structures have been allowed to enter the fabric of such a neighborhood, its character is irreversibly changed. The Langdon/Mansion Hill area is as distinctive an area as Madison has remaining. We should diligently protect such few remaining Madison assets of this kind.

Yours kindly,

Zane

Zane Williams

[zane@zanewilliamsphotography.com](mailto:zane@zanewilliamsphotography.com)

Member ASMP, ASMP-Architectural Specialty Group

<http://www.zanewilliamsphotography.com>

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**From:** David Waugh [<mailto:waugh@collinshousemadison.com>]

**Sent:** Monday, February 04, 2013 5:42 AM

**To:** Fruhling, William

**Subject:** Iota Court

Dear members of the Plan Commission:

I live at 704 East Gorham in a landmarked building. I oppose demolition of the historic buildings on Iota Court. The people of Madison approved a downtown plan that calls for preservation of historic districts. You cannot honor the will of the people if you approve the removal of contributing buildings in a landmarked district. While we need more housing in Madison, it should not come at the expense of our adopted plans. To do so, puts all historic districts in jeopardy.

On the Plan Commission website it states: "It is the function and duty of the Plan Commission to make and adopt a master plan for the physical development of the municipality." You went through the planning, so let's stick with the plan.

Kind Regards,  
David Waugh  
Collins House Inn  
704 East Gorham Street  
Madison, WI 53703

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**From:** Bob Klebba [<mailto:klebba@tds.net>]

**Sent:** Monday, February 04, 2013 6:11 AM

**To:** Fruhling, William

**Subject:** Iota Ct

Mr. Fruhling, can you please forward this to the Plan Commission? Thanks, Bob Klebba

Plan Commission members:

I am writing to oppose the demolition of the 3 buildings on Iota Ct in my district. It is important to recognize how much these buildings contribute to the character of the neighborhood and are integral to the federally registered historic district in which they are located. We have defined this neighborhood as historic for a reason. We recognize that the diversity of the construction, architecture and age of the residential buildings provide uniqueness to a small geographic area. As commissioners, it is incumbent on you keep the landmark district in mind when considering any changes in its boundary.

The character of proposed development also needs to be considered with respect to the landmark district. It is out of place here. We have developed zoning for this scale of construction east of campus between Johnson and Gorham. This proposed development will dwarf surrounding residential properties, shade residents' homes and create urban canyons amplifying the wind off Lake Mendota. Furthermore, do we really need more density in what is already the most densely populated neighborhood in the city?

Lastly, preserving the character of a neighborhood, as we are directed to do by its federally registered landmark status, is very difficult. The erosion of a building here and a building there or the construction of several buildings out of character is easy to suffer over a long period of time. But we don't want to look back in 50 years and regret having made the passive choice.

Bob Klebba

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Bob Klebba  
(note new address as of 10 Sept 2012)  
704 E Gorham St  
Madison WI 53703-1522  
608-209-8100

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-----Original Message-----

From: bjoanbednar tds.net [<mailto:bjoanbednar@tds.net>]

Sent: Monday, February 04, 2013 11:18 AM

To: Fruhling, William

Subject: Langdon Street Demolition

I support the Downtown Plan recommended for preserving the historic district of Langdon Street. Do not allow the demolition of the buildings; certainly another place can be found for the developer to build an apartment building that in the future will never be considered "historic". You go down University Avenue these days and see nothing but tall buildings from Gorham on down. I can go to Chicago if I want to see tall buildings. Where can I go in Madison to walk in historic districts? Not many places. Settle this thing once and for all and stop allowing developers to do as they please with no thought to what will be gone.  
Beverly Bednar