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From: Roger Bindl <rbindl@gmail.com>

Sent: Friday, July 28, 2023 8:54 AM

To: Vaughn, Jessica L <JV Vaughn@cityofmadison.com>

Subject: 529 University Avenue - New Apartment Building in UMX Zoning. 2nd Ald. Dist.

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Jessica;

I wanted to pass these comments on to the Urban Planning Commission regarding the proposed apartment at 529 University Avenue where Vintage Spirits and Grill currently operates.

This is a bit of history and why preserving the current building might be significant. There is history in the design, change environment, and growth of the service stations at the time it was built in 1927.

Curbside gas/filling stations started to appear in 1907, and prior to that people bought gas out of barrels at the grocery or hardware store. In 1920 there were 15,000 gas stations in the U.S. but only half had curbside pumps. By 1930, there were about 100,000 gas stations, and more than 200,000 by 1935.

Robert Mitchell's Filling Station was part of that early growth, AND part of a historically unique design for commercial buildings. They were the FIRST commercial buildings to be set back from the street. This design allowed cars to stop in without disrupting street traffic
- an influential changing of architectural and landscape design in the 20th century.

When it was built, Mitchell's Filling Station also incorporated glazed bricks and clay roofing tiles into the design. Both of these were popular materials in the 1920's. What I'm learning is that the building has some historically unique design, material, and function that seems worth preserving.

Vintage Spirits has been a landmark in itself as they have served the community for so long. It's a rare location on/near the UW campus with a natural outdoor seating area where few or no people even understand the history of why it's there.

Please pass this on or advise if I should be commenting to others.

Thanks,

Roger Bindl
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608-849-7828

From: Smith, Susan <susansmith@usgs.gov>

Sent: Tuesday, July 18, 2023 1:10 PM

To: etsarovsky@gmail.com; cacamadison@gmail.com; Dean Mosiman <dmosiman@madison.com>; jvaughn@cityofmadison

Cc: pagelsmith@gmail.com

Subject: future of Vintage restaurant

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Hi,

I recently read about the potential sale of the property currently occupied by Vintage. I can tell you that no Madison resident is happy about the loss of that restaurant in that space. Vintage sets the vibe for Madison I attended UW Madison years ago, and never left because of the unique, creative culture downtown Madison has to offer. WE need more places like Vintage, not less.

Has the Cary Group considered building in the area currently occupied by vacant buildings on the corner of State, Johnson & Henry? The building was "Stillwaters" years ago (I don't have an address). It appears there are several contiguous buildings for sale or lease on that block. Perhaps Cary Group could build a larger building than proposed for Vintage spot. In addition, the current plan to provide 33(?) apartments won't really dent the housing shortage.

I'm hoping (assuming?) this has been a consideration, but felt I had to reach out just in case...

Thank you,
Susan