

From: [Sam Breidenbach](#)
To: [All Alders](#)
Subject: State Street at Risk
Date: Monday, May 20, 2024 1:53:49 PM

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Dear council members, please read my letter to the editor published in the WSJ yesterday. I urge you to vote “no” Tuesday on the demolition of the three buildings in the 400 block. Thank you for your understanding.

Development threatens State Street's history

May 19, 2024

Widely considered to be Madison's premier street, according to the 2012 Downtown Madison Plan, State Street's architectural and cultural history is threatened again. The 2012 plan states that State Street is "a lively corridor comprised mostly of two to four-story, small footprint buildings." It offers a diverse range of small businesses and a vibrant, walkable streetscape.

The Madison City Council on Tuesday will be hearing an appeal to demolish three, two story buildings in the 400 block and replace them with a single six-story building. The developer asserts that the buildings are unsound, based on a sloppy analysis. These buildings deserve to be saved, with the Downtown Plan applied.

Indeed, if the 125-year-old Garver Feed Mill, unoccupied for decades with trees growing in its large dilapidated structure, can be saved, then saving these three buildings should be easy. If the council votes to approve the appeal, it will accelerate a disturbing trend that is chipping away at the iconic, quirky sense of place that State Street represents.

State Street is at a tipping point. How many more buildings will be demolished before State Street loses its essential character and is no longer Madison's premier street?

Sam Breidenbach, Madison

Warm Regards,

Sam Breidenbach
2710 Willard Ave.
Madison, WI. 53704
608-669-8371

On July 27-28, 2024, my bike team, the Lymphomaniacs, will ride 150 miles from Mequon to Sturgeon Bay, WI with a goal of raising \$225,000 for blood cancer research. In this, our 12th year, we will surpass \$1.5 Million for the Leukemia & Lymphoma Society. My personal goal is to raise \$5,000 and I would love your support at go.lympho.info/sambreidenbach. Thank you to all our supporters. Learn more about us at www.lympho.info

From: [Sam Breidenbach](#)
To: [All Alders](#)
Subject: Fwd: Demolition of Three Buildings in the 400 Block of State Street-
Date: Monday, May 20, 2024 10:49:50 PM
Attachments: [Outlook-t5co5t0n.png](#)
[Outlook-lvna15dx.png](#)

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Dear common council: please read.

Warm Regards,

Sam Breidenbach
2710 Willard Ave.
Madison, WI. 53704
608-669-8371

On July 27-28, 2024, my bike team, the Lymphomaniacs, will ride 150 miles from Mequon to Sturgeon Bay, WI with a goal of raising \$225,000 for blood cancer research. In this, our 12th year, we will surpass \$1.5 Million for the Leukemia & Lymphoma Society. My personal goal is to raise \$5,000 and I would love your support at go.lympho.info/sambreidenbach. Thank you to all our supporters. Learn more about us at www.lympho.info

----- Forwarded message -----

From: Sam Breidenbach <mthpsamb@gmail.com>
Date: Mon, May 20, 2024 at 4:19 PM
Subject: Re: Demolition of Three Buildings in the 400 Block of State Street-
To: Martinez-Rutherford, Dina Nina <district15@cityofmadison.com>
CC: Eric Roang <eric.roang@gmail.com>

Are you aware that the so-called condition report was done by "Ark Development LLC", Jeremy Doeschler, a company that does not have a website? Are you not curious or concerned about their credentials and expertise in analyzing buildings? Shouldn't critical questions like this be asked of the developer? Furthermore, having restored hundreds of buildings in my 35 years as a builder/contractor, the photos submitted to the Planning Commission illustrate run-of-the-mill deferred maintenance (AKA: Intentional Neglect) that is simply part of the restoration process. I saw nothing that would say to me that these buildings are unsafe, or as stated in the appeal documents that the "structural integrity and water damage to these buildings would result in it collapsing on its own accord". This is utter nonsense. Most disturbingly is the fact that the owner of the buildings did absolutely nothing to do repairs since they owned them, essentially another case of "demolition by neglect", a precedent that will be established if you vote yes on the demolition. Historic or not, these buildings ARE part of State Street; Once they are gone, they're gone forever. You can bet that if you vote yes, other Developers all along State St. will use this precedent to neglect their own buildings in hopes of raking in millions of dollars at the expense of all the citizens of Madison and Her Premier Historic Street. Shameful.

Warm Regards,

Sam Breidenbach
2710 Willard Ave.
Madison, WI. 53704
608-669-8371

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On Mon, May 20, 2024 at 3:49 PM Martinez-Rutherford, Dina Nina
<district15@cityofmadison.com> wrote:

I am unable to find the one from earlier this year or late last, I'll keep looking for it. In regards to the condition of the building, the photos and description in the file and first hand accounts. Also, since the first two apply, I don't believe there is a legal reason that the owner of the building shouldn't be given the right to do what they want with a building they own. There will be processes going forward with design, etc.

Graciously,

Alder Dina Nina Martinez-Rutherford
She/Her
District 15
district15@cityofmadison.com
608-709-9244



"Change always seems impossible until it's inevitable."
-Sarah McBride

From: Sam Breidenbach <mthpsamb@gmail.com>
Sent: Monday, May 20, 2024 3:26 PM
To: Martinez-Rutherford, Dina Nina <district15@cityofmadison.com>
Cc: Eric Roang <eric.roang@gmail.com>
Subject: Re: Demolition of Three Buildings in the 400 Block of State Street-

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Hi Alder Martinez-Rutherford, Thank you for your email.

If you have time would you mind explaining your reasons #3 and 4. I am curious to know how you arrived at your concern about the condition of the buildings. And what "similar process" happened earlier this year?

I would be happy to discuss this over the phone so if you wouldn't mind, please call. Thank you!

Warm Regards,

Sam Breidenbach
2710 Willard Ave.
Madison, WI. 53704
608-669-8371

On July 27-28, 2024, my bike team, the Lymphomaniacs, will ride 150 miles from

Mequon to Sturgeon Bay, WI with a goal of raising \$225,000 for blood cancer research. In this, our 12th year, we will surpass \$1.5 Million for the Leukemia & Lymphoma Society. My personal goal is to raise \$5,000 and I would love your support at go.lympho.info/sambreidenbach. Thank you to all our supporters. Learn more about us at www.lympho.info

----- Forwarded message -----

From: **Martinez-Rutherford, Dina Nina** <district15@cityofmadison.com>

Date: Mon, May 20, 2024 at 3:14 PM

Subject: Re: Demolition of Three Buildings in the 400 Block of State Street-

To: Eric Roang <eric.roang@gmail.com>, Sam Breidenbach <mthpsamb@gmail.com>

Hi everyone,

I appreciate your passion. I've looked through everything as deeply and thoroughly as I can.

I will be supporting the appeal because 1) The buildings are not in a Historical District. 2) The buildings are not Landmarks. 3) I believe the condition of the buildings a great concern. 4) a similar process happened earlier this year and this would be a consistent decision based on recent decisions.

Thank you so much for all you do.

Graciously,

Alder Dina Nina Martinez-Rutherford

She/Her

District 15

district15@cityofmadison.com

608-709-9244



"Change always seems impossible until it's inevitable."
-Sarah McBride

From: Eric Roang <eric.roang@gmail.com>
Sent: Thursday, May 16, 2024 3:57 PM
To: Sam Breidenbach <mthpsamb@gmail.com>
Cc: Martinez-Rutherford, Dina Nina <district15@cityofmadison.com>
Subject: Re: Demolition of Three Buildings in the 400 Block of State Street-

You don't often get email from eric.roang@gmail.com. [Learn why this is important](#)

Alder Martinez-Rutherford, I whole-heartedly agree with Sam Breidenbach's analysis of this issue and urge you to vote NO to the appeal. I worked for over 30 years selling fruit on the 700 block of State Street and, during that time, fought to maintain the unique character of that area. Say NO to more tasteless building construction on State Street and work to maintain the guidelines as set forth in the 2012 Downtown Madison Plan.

Sincerely,
Eric A Roang
2709 Willard Ave
Madison, WI 53704
608.220.9580

On May 16, 2024, at 3:37 PM, Sam Breidenbach <mthpsamb@gmail.com> wrote:

Hi Alder Martinez-Rutherford, I just left you a voicemail and thought that I would follow up with an email. If you have time I would like to know and understand your position on the appeal being voted on Tuesday May 21 and how you intend to vote. I have BCC'd numerous other constituents in District 15.

As a member of the council and fellow Madisonian you must know how important preserving Madison's "premier street" is. It is important to keep it's iconic character intact to honor past generations and inform future ones. The geographic area of State Street represents a very small percentage of the total land downtown, let alone the city as a whole. There are enormous amounts of development occurring everywhere else and State Street, because of its unique character, should be saved as a monument and testament to our cultural history, as well as to counter-balance those development pressures. It's the least we can do. State Street is synonymous with Madison *because* of its smaller structures and their diverse styles, and it is essential that both the scale and the rhythm of the buildings *and* the diversity of uses be retained if we care about this unique gem that everyone knows and loves for what it *already is*. I urge you to reject the demolition of these buildings.

I have attached a letter to the editor that I submitted yesterday. If it doesn't get printed I thought you might like to see it.

Thank you as always for serving our community!

Warm Regards,

Sam Breidenbach
2710 Willard Ave.
Madison, WI. 53704
608-669-8371

On July 27-28, 2024, my bike team, the Lymphomaniacs, will ride 150 miles from Mequon to Sturgeon Bay, WI with a goal of raising \$225,000 for blood cancer research. In this, our 12th year, we will surpass \$1.5 Million for the Leukemia & Lymphoma Society. My personal goal is to raise \$5,000 and I would love your support at go.lympho.info/sambreidenbach. Thank you to all our supporters. Learn more about us at www.lympho.info

<Letter to the Editor--400 Block State Street.pdf>

From: [Greg Iaccarino](#)
To: [All Alders](#)
Subject: Support for 82802 (Appeal Agenda Item 3), 5/21/24
Date: Tuesday, May 21, 2024 1:26:14 PM

Some people who received this message don't often get email from gjiaccar@gmail.com. [Learn why this is important](#)

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Dear City of Madison Common Council Members:

I write in support of the Appeal (82802) that is on the agenda at the 5/21/24 Common Council Meeting about 428-444 State Street.

In reviewing the other messages in support of the appeal, I am in firm support of those messages as well, and the reasons stated in them.

I am all for preserving historical structures so that there is still character on State Street. However, in reviewing the information about 428-444 State Street, they are in a condition now that is beyond the means of thoughtful renovation and restoration for a new purpose. They should be demolished for that reason.

If the concern here is about the disappearance of the exterior front character of these buildings (I agree the front of them do have character of the time period they were built), a suggestion I have would be for the new buildings to take into account the character of the old by incorporating that character into the new design.

Perhaps the best example to share here is the Overture Center complex, which as we know is having its 20th anniversary this year. The facade of the original Yost's Department Store building (at the corner of State and Fairchild) is still present within the new Overture facility. This Yost facade pays homage to the history of that corner, while fitting in well to the Overture. The former interior of that building had to be demolished to make way for Overture to be built. Yet, the facade remains intact, and visitors to Overture can still go through the same archway entrance as those did years ago at Yost's.

While it may not be possible to keep the original facades of 428-444 State Street in a new structure, I would urge the developer of this property to keep the historical aspects in mind when designing the new structure. Pay homage to the original 428-444 structures while incorporating a new structure that will meet the current residential and retail/business needs of State Street in our current and future era.

I respectfully request that you vote in favor of the appeal.

Thank you for your time and consideration!

Best,

Greg Iaccarino
City of Madison resident
gjiaccar@gmail.com

From: prkola1@verizon.net
To: [All Alders](#)
Subject: Agenda Item 82802 - Appeal of the Plan Commission Action for 428-444 State Street
Date: Monday, May 20, 2024 10:17:00 PM

Some people who received this message don't often get email from prkola1@verizon.net. [Learn why this is important](#)

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Alders – I write this to ask for the Council to support the Plan Commission’s action concerning the demolition permit for 428-444 State Street. The Plan Commission, with their deliberations and documentation, acted in the best interests of the City for the short term and the long term.

State Street is the soul of Madison. It is an iconic street and place in the State of Wisconsin. State Street has been recognized as a place to visit and is being piloted as a pedestrian friendly street (400 to 600 block) to enjoy the uniqueness, character, and commerce of Madison. It is important to maintain the historic State Street character and architecture.

The position that the buildings are requiring demolition is a specious argument. The current owners have not evidenced or documented work to maintain or utilize the buildings consistent with the City’s needs for business or housing. There are numerous examples of buildings that have been in worst condition than that has been said in the 428-444 structures.

Overturning the Plan Commission’s action will set a precedent for the redevelopment and continuity of the special character, scale and architectural history of State Street. What is presented is a piecemeal approach to redevelopment of State Street.

If the Council desires to encourage business and housing on State Street, use this opportunity to commission a State Street Corridor Development Plan. Direct the City’s staff to provide a plan for Council’s approval that will address the many complementary, competing needs and opportunities State Street presents. This plan would take the input of all stake holders to provide guidance for the long-term enhancement of all of State Street.

Therefore, I humbly ask Council to uphold the Plan Commission action and vote to not overturn or modify the Plan Commission decision concerning the demolition of 428-444 State Street.

Respectfully,

Peter Kolakowski
District One Resident

From: [John Martens](#)
To: [All Alders](#)
Subject: \$00 Block of State Street
Date: Sunday, May 19, 2024 6:42:30 PM
Attachments: [KB ARK Comments.pdf](#)

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Alders,

Please read the attached; I have spent serious time carefully examining the submission for the proposal for 400 State Street.

Thank you,
John Martens
4118 Hegg Ave.
Madison 53716

The following document was prepared by John Martens of 4118 Hegg Avenue, Madison as a pro bono service to the Madison community.

OVERALL CONCLUSION

Based on the photos and the generally vague and overstated conditions listed in the joint KDA/ARK report, this property in reality seems to be in typical condition for neglected old masonry buildings, which are typically sold at low enough prices to allow for the required repairs. Admittedly this is not a typical construction job: it requires a specialized approach quite different from that for new construction but eminently doable when approached by a team experienced in that type of renovation work.

Two similar Madison buildings in which I personally began with similar existing conditions (and sometimes worse) were the Madison Candy Company (prev. Richard Ela Co.), 744 Williamson Street, and the Goodman Community Center (prev. Durline Scale – sold as a “teardown”) 149 Waubesa Street. Those deteriorated buildings were routinely repaired and updated and now proudly serve the community.

Another example with which I am very familiar but was not directly involved is the Garver Feed Mill, 3241 Garver Green. That building was in far worse condition than any of those noted but now stands as an East Side landmark. This type of work can be done and still be economically feasible.

My Qualifications for Assessing the KDA/ARK Documentation concerning 430, 434, and 444 State Street:

- 1971: Graduated *magna cum laude* from a 5-year B.A. program at the University of Southern California School of Architecture
- 1970s-80s: Cofounder of Redbud Design Construction, a design/build firm that specialized in restorations and renovations in the Madison area including several on Williamson Street; also designed prefabricated interiors for 44 Rocky Rococo restaurants from Idaho to Puerto Rico, *41 of which were for adaptive reuse of existing buildings.*
- 1990s: Purchased four deteriorated turn-of-the-century warehouses at 740-754 Williamson St. Placed 744 Williamson St. on the National Register of Historic Places and in 1997 opened the fully renovated Madison Candy Company complex as the home of Sonic Foundry, El Dorado Grill, and Ground Zero Coffee, the first major renovation on Williamson Street; owned and managed the buildings including direct involvement with maintenance and repairs until selling them in 2022.
- 2002: Purchased Durline Scale Company, 149 Waubesa Street, 2½ acres with 35,000 square feet of deteriorated industrial buildings sold as a tear-down. Spent 2 years assessing and repairing damage that included leaking roofs, regular flooding, excessive mold and asbestos, structural failures, and severely crumbling brick walls. Over that period addressed each issue to facilitate a planned major development, but in the middle of the process the Atwood Avenue Neighborhood Association found the buildings in their updated condition ideal for a new community center and purchased it to take over the development, now the Goodman Community Center.

Review of joint ARK Development LLC and Knothke & Bruce document concerning the condition of 430, 434, and 444 State Street dated January 29, 2024:

It should be noted that there are some inconsistencies between the KBA comments on pages 2-4 and the ARK comments on pages 4-9. I have chosen to comment on the more specific pages 4-9 where photos are directly correlated with explanatory comments..

Suggestions for remedies given below are based on my previous personal experiences with similar construction conditions; however unseen or undisclosed circumstances could render my comments inappropriate. I do agree with their conclusion that, “*These structures are well past their prime ...*”, but those conditions are standard for virtually all old neglected buildings.

Outline Points of Report, pp 2-6

1. “Crumbling stone foundations. Black mold
2. Crumbling stone foundations.”

Comment1: Conditions in the photos are typically caused by a long-standing lack of control of water from outside the building. Constant seepage will deteriorate brick, mortar, and limestone. Potential remedies include repairing roofing and flashings, repairing gutters and downspouts, and/or directing surface water away from the foundation.

Once the source of the water is addressed, masonry repair can proceed, usually including tuck pointing and/or some form of parging. Extensive work of this nature was done at the Madison Candy Company, 744 Williamson St, and can be seen on the south and west foundation walls inside the building..

Comment2: Black mold (mildew) is a common spore that flourishes in areas of high moisture content. As in the case of crumbling foundation, the first step is to eliminate the source of the water, either as mentioned above or including addressing sources of internal leaks such as in the plumbing system. Mold remediation can be as simple as wiping with a bleach solution.

3. “Sagging floors and ceilings.
4. Sagging floors and ceilings. Water damage.”

Comment: No sagging floors are shown, the floor in the photos actually appears to be in very good shape; the only sagging that can be seen is that of acoustic tiles that appear to have been affected by the water leaks addressed above. Ceiling tiles should be replaced.

5. “Crumbling stone foundations. Rotten structural walls.”

Comment: Although not clear from the small grainy photograph, this photo appears to show plaster coming off of a lath and plaster wall. Once again, water damage, simple repair. There is no evidence to show that this is a “structural” wall.

6. “Crumbling exterior brick.”

Comment: This is common water damage where brick is in constant contact with water. Eliminate the water source; stabilize the brick according to specific conditions. A similar repair can be seen on the east and north exterior walls of the Madison Candy Company, 744 Williamson St.

7. “Crumbling stone foundations. Rotten structural walls.”

Comment: See comments above; there is no evidence to show that this is a “structural” wall.

8. "Crumbing stone foundation. Foundation leaks"

Comment: See comments above; there is also a deteriorating stairway that needs replacement, standard for rehab work.

9. "Roof leaks. Foundation leaks."

Comment: There is no evidence of a roof leak except perhaps the incidental presence of a blue plastic tarp hanging out a window. There is no evidence of a foundation leak. Are these "leaks" or just a big mess that needs a serious clean up?

10. "Crumbled and collapsed foundation demise walls. Foundation leaks. Heave mold/mildew presence."

Comment: I believe the author means "demising" walls and "Heavy" mold/mildew presence. Again, it's impossible to say from this photo whether there is any real damage or if this is just one mighty serious mess.

11. Crumbled foundation.

Ditto.

Comments on document conclusion

- Structural, moisture, and mold issues are all addressed in my comments above.
- No evidence of rodent infestation is shown, but it is very likely that any building in the state of repair shown would have pest problems, easily addressable once the building is repaired.
- No specific evidence that mechanical, electrical, plumbing, and fire protection do not meet current building codes is shown; however, that seems to be a given in this case. Those conditions are always addressed in the renovation process.

Respectfully Submitted, 5/16/24,

John Martens
MartensDesign
4118 Hegg Avenue
Madison, WI

From: [Jean Parks](#)
To: [All Alders](#)
Subject: Please vote "no" to the appeal that aims to demolish buildings on State Street
Date: Tuesday, May 21, 2024 4:25:50 PM

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Though infill development is necessary to keep up with Madison's housing needs, it needs to be done thoughtfully and not at the expense of some very iconic spaces.

Madison can do better!

Jean Parks
302 Chamberlain Ave

From: [Charles Quagliana](#)
To: [All Alders](#)
Subject: May 21 Agenda item #3. Proposed new development located at 430, 432, and 444 State Street.
Date: Tuesday, May 21, 2024 7:05:50 AM
Attachments: [City of Madison Common Council Meeting May 21 2024.pdf](#)

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Please see attached.

**City of Madison Common Council Meeting
May 21, 2024**

Agenda item #3.

Proposed new development located at 430, 432, and 444 State Street.

Dear Madison City Alders,

Re: ARK Development, LLC.
January 29, 2024
Review of 430, 432, 444 State Street

In reviewing the document noted above I offer a few comments.

1. The observations are generally superficial, or as we call it a windshield tour, and not what a licensed professional structural engineer and architect team would provide. The date of the walk through is not provided. It is apparent that this was simply a visual inspection likely done in an hour or two at the most. The photos are dark and do not adequately illustrate the conditions. There is no title to the brief report. I would expect a report to discuss conditions to be called a **Condition Assessment**.

2. A real condition assessment of these buildings would result in a 20–25-page detailed report with adequate narrative and detailed images of issues. Probably two full days on site for two professionals. It would offer specifics and conclusions.

3. The observer points out issues but does not discuss the extent of the issues or the implication of the issues.

For example, a crumbling stone wall is mentioned. What is the extent of this crumbling? Does that mean the mortar between stones is deteriorating and/or failing? Or does it mean the wall is failing?

What type and extent of repair is needed?

What is the life expectancy of this wall if repaired?

4. The described conditions of multiple roof leaks, abundant structural concerns throughout the building, including crumbling stone foundations, sinking, and sagging floors and ceilings throughout, and inadequate structural supports, considerable water infiltration issues, mold, and mildew issues ... seem to indicate demolition by neglect.

Is this a new owner taking over a property from a previous owner?
Or is this an owner who has purposefully neglected the property?

5. I would suggest that although the conditions noted in the ARK Development document may be reasons for removal of these buildings, **the report itself does not justify that conclusion**. It lacks specificity and detail to make that type of conclusion.

6. Generally a well done and comprehensive building assessment would include research and observations to investigate the property and to provide an opinion on condition, architectural significance, integrity, and context of the properties. This would provide recommendations and conclusions based upon well documented investigations and analysis.

Sincerely,

Charles J. Quagliana, AIA
Preservation Architect
May 20, 2024

From: [Jeannine Ramsey](#)
To: [Martinez-Rutherford, Dina Nina](#); [All Alders](#)
Subject: Re: No on 400 block State St. Appeal
Date: Monday, May 20, 2024 9:01:15 PM
Attachments: [Outlook-dywbshsq.png](#)

Some people who received this message don't often get email from j9.ramsey@gmail.com. [Learn why this is important](#)

Dear Alder Dina-Nina,

With all due respect, you have been led astray by monied interests and are not adequately representing your constituents. You need backbone to carry out the duties of an Alder. That sometimes requires standing up and standing out in your votes.

- 1) We do not need an official designation to know that State Street is historically significant. Ask your constituents.
- 2) There are many buildings in Madison that are of historical significance and that do not have a Landmark designation. A Landmark designation should not be required to do the right thing for this block.
- 3) Your "belief" about the caliber of the buildings should not matter unless you are a building expert or have based your opinion on input from experts on all sides. It does not appear that you have done this.
- 4) Just because the common council erred previously on approving a similar project, does not justify continuing to do so. That is a poor and lazy excuse to change the profile of our premiere street.

I urge you to reconsider your vote and do the right thing for us, your constituents.

In Hope,
Jeannine Ramsey

On Mon, May 20, 2024, 3:16 PM Martinez-Rutherford, Dina Nina
<district15@cityofmadison.com> wrote:

Jeannine,

Thanks so much for reaching out. I've looked into this and all of the documents and have come to the following decision.

I will be supporting the appeal because 1) The buildings are not in a Historical District. 2) The buildings are not Landmarks. 3) I believe the condition of the buildings a great concern. 4) a similar process happened earlier this year and this would be a consistent decision based on recent decisions.

Graciously,

Alder Dina Nina Martinez-Rutherford
She/Her
District 15
district15@cityofmadison.com
608-709-9244



"Change always seems impossible until it's inevitable."
-Sarah McBride

From: Jeannine Ramsey <j9.ramsey@gmail.com>
Sent: Sunday, May 19, 2024 10:54 PM
To: Martinez-Rutherford, Dina Nina <district15@cityofmadison.com>
Subject: No on 400 block State St. Appeal

You don't often get email from j9.ramsey@gmail.com. [Learn why this is important](#)

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Dear Alder Dina-Nina,

Please stand up for regular people in Madison and against developers who want to ruin the character of State Street and of our city by building over-sized buildings where they do not belong to create yet more unaffordable units so they can get richer. Enough! Stop this.

State Street is for all of us in Madison. It is ours. Maintain the place so many of us care about from the Raging Grannies, to Street musicians, to unhoused folks, to students, to peaceful protesters, to State Senators, and more. We do not need another giant high rent building right there. Spruce up what we have and keep the scope small as the 2012 Downtown Plan stipulated.

Focus on AFFORDABLE housing in Madison, not on developers wet dreams about turning our quintessential Madison Street into a bland hellscape that caters to wealthy renters.

I reside in District 15 and hope you are willing to represent me and others in our fight to preserve what is unique about our city on State Street and to demand that there be a robust focus on truly affordable housing throughout our community.

Thank You,
Jeannine Ramsey
2710 Willard Avenue
Madison, WI 53704

From: [Kurt Stege](#)
To: [All Alders](#)
Subject: May 21, 2024 Common Council meeting. Item 3. Legistar 82802. State Street.
Date: Monday, May 20, 2024 10:32:22 PM
Attachments: [image.png](#)
[image.png](#)

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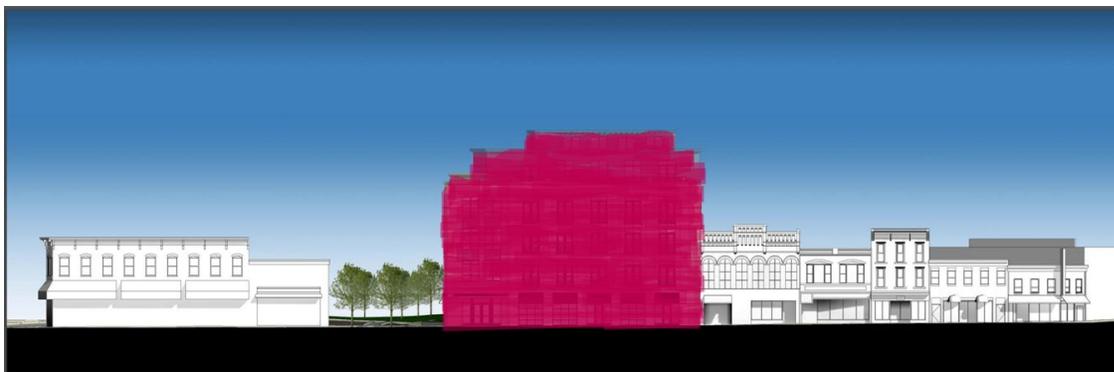
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- a. State Street is Madison's "premier" street.
- b. The 400 block of State reflects the "rhythm and flow" of distinctive small buildings.
- c. It is the last undisturbed block.
- d. There is currently only one three-story building on the north face of the block.
- e. The other ten existing buildings are all either one-story or two-story.

1. Perspective of existing north face of the 400 block of State Street.
Rough representation of 428, 432, and 440, all two-story buildings.



2. Perspective of proposed north face of the 400 block of State Street.
Outline of proposed six-story building adjacent to Link Peace Park.



Thank you.

Kurt Stege

From: [Jim Winkle](#)
To: [All Alders](#)
Subject: Agenda item 3 (82802)
Date: Tuesday, May 21, 2024 4:17:06 PM

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I have mixed feelings about the demo of these properties.

State Street has a unique feel to it and has been a successful retail shopping street for the 45 years I've lived in Madison. Changing the feel of this block will break up some of the continuity of the street.

I viewed the photos and report by ARK Development. There are certainly problems with these buildings from deferred maintenance. It seems they have been allowed to deteriorate for a long time. Could this project be the catalyst to change how Building Inspection operates so we can prevent this from happening in the future?

I'm allergic to mold and mildew so would not want to step foot in these buildings as-is. One of the final statements says it all: "Several other areas of the building were not able to be reviewed as it was deemed unsafe to do so."

While I'm somewhat on the fence, overall **I support Alder Juliana Bennett's appeal**. The fact that the proposed redevelopment includes first floor retail/restaurant helps me feel even better about the project. We certainly need the housing.

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