

The Conklin House — the right move, the wrong place

Introduction- I am the proud owner of the Claude and Starcke classic Tudor [National Registry status] on Rutledge St. across from Orton Park on Lake Monona. I have lovingly and painstakingly restored and preserved this structure over the years. I have also restored a traditional 1880's Queen Anne Victorian on Jefferson St. [both of the buildings have been on the Alternative Parade of Homes], and the 1890's former convent house for the nuns of St. Bernard's Parish in Middleton. I understand and appreciate the art and science of historic restoration. I commend the developers for the Conklin House project in their efforts to relocate the structure, but the location on E. Mifflin St is not appropriate and worthy of the dignity of the structure. An integral element of a "landmark" is the land upon which a building rests. This is not the case with the proposed parking lot site on E. Mifflin, upon which this edifice would be CRAMMED. Perhaps the Conklin House could be temporarily placed in James Madison Park near the old Conklin family business enterprises site of the 19th Century until a more suitable site is found [maybe a permanent site?]

I am also the owner/manager of the 8 unit apartment building at 514 E. Mifflin St. immediately to the east of the proposed PUD project. I oppose this project for the following reasons as well:

ADVERSE IMPACT ON THE NEIGHBORHOOD

1. Increased on street parking no parking stalls for 7 - 10 autos
2. Increased rents high end rents for Conklin House apartments will affect nearby lower income renters

ADVERSE IMPACT ON 514 E. MIFFLIN ST.

1. The 4 story Conklin House will dwarf my building causing the west side to be in continuous umbrage - Residents on the west side will have only 1 window for light
2. Property value and resale will decrease and rents will be diminished because of the umbrage factor
3. Potential fire hazard posed by the 2 porches and bay window located 3 feet from the property line
4. Removal of the 40 foot high Linden tree on the terrace in front of my property

ABRIDGEMENT OF CITIZEN AND PROPERTY RIGHTS

The process of a rezoning from R-5 to a PUD/SIP circumvents the approval procedure of the Zoning Board of Appeals and denies me the right as a taxpayer and citizen to argue before this quasi-judicial entity.

REJECT the 101-109 North Franklin St. PUD[GDP] for the relocation of the Conklin House

NOTICE

RE: Your property at 514 E. Mifflin St.

Tree trimming, pruning, or removal will be discussed for trees in the right of way along the following streets: N. Mills, W. Johnson, N. Broom, W. Washington, N. Carroll, W. Main, E. Main, S. Pinckney, E. Washington, Goodyear parking lot, N. Blair, E. Mifflin at the City of Madison Tree Board on Tuesday, March 11, 2008 at 4:00 p.m. The process and work discussed at this meeting is in reference to a home relocation that will occur. The meeting will be held in Room 108 on the 1st floor of the City County Building located at 210 Martin Luther King Blvd, Madison, Wisconsin