

From: [Megan Spielbauer Sandate](#)
To: [Urban Design Comments](#)
Subject: Meeting 2/9
Date: Wednesday, February 9, 2022 7:56:56 PM

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Hello!

I am emailing today to speak my opposition to item #6 on the agenda today, regarding the proposed change to 430-432-444 State Street. Apologies that this is late, but I was unable to finish before I had to return to work.

Examining the plan, I think it is obvious that this structure has no business in our city. First, the proposed building looks horrendous. It looks huge, way larger than the surrounding buildings. It also has no personality; the building has no culture and looks like a building from any other city in the US. We need to be investing in our community, not taking away from what makes Madison Madison. The white-dominated leadership of this city has already taken so much from this city, continually developing it to make it more and more about capital instead of people. Moreover, the proposed roof deck is so far off the ground: how is it even meant to be part of the experience of State Street? It just looks like a place for the uber rich to look down on all the folks around them.

Additionally, nowhere in the documents listed on legislar does it discuss the proposed rents for the units in the building. Madison has been and continues to be in a housing crisis. We need to be building affordable housing, and projects that do not make a commitment to providing affordable housing should be rejected for their lack of recognition of the community needs. Continuing to make apartments that only rich (predominantly white) folks can afford is not meeting the needs of people who live here.

Lastly, I love B-side records and Freedom Skate Shop. Reading that McMormick had not talked to the owners of B-side about the plans shows how they do not care about the people who exist in their spaces; they think that they can just evict people without care. Additionally, Freedom Skate Shop holds a special place in my heart. They gave me a free skateboard because I told them that I wanted to learn how to skate; they set me up with a board, wheels, and advice about where I could find femme folks to skate with. I do not want to see them forced out of their location due to a project that does not consider community needs or desires.

Please reject this plan.

Megan

From: [madelin Reynolds](#)
To: [Urban Design Comments](#)
Subject: B-Side State St
Date: Wednesday, February 9, 2022 1:44:17 PM

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Hello,

This is for the hearing today about the JD McCormick project on the B Side of State st. Please stop demolishing historic buildings to make more housing that no one can afford. B-side is part of what people love about state st. We don't need more overpriced housing on state st, we need local businesses that promote the culture.

Thank you.

From: [Erin Lee Bruehlman](#)
To: [Urban Design Comments](#)
Subject: Comments Re: State Street New Build Proposal
Date: Tuesday, February 8, 2022 8:46:51 PM

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To whom it may concern,

My name is Erin Bruehlman and I am a student and resident of Madison. I wanted to reach out regarding the proposal of a new building by JD McCormick Properties on the 400 block of State Street. I urge those of you evaluating this proposal to consider the questions outlined at the top of each agenda: Who benefits? Who is burdened? Who does not have a voice at the table? How can policymakers mitigate unintended consequences?

So, who is burdened and who does not have a voice at the table? First and foremost, small business owners whose shops will be razed by this development and who have made a living for themselves out of these storefronts. These businesses, B-Side, Sencha Tea Bar, Freedom Skate Shop, and the Culture Collectives pop-up shops are near and dear to our hearts as residents of Madison. Keep in mind that many of these businesses are frequented, cherished, and kept afloat by students, many of whom do not have personal vehicles or the means to travel to a potential new location. These businesses matter to us and their livelihoods should be prioritized over the capital gains of an ever-expanding property development giant. Residents of Madison, the very people our local government should be working to serve, will not only be burdened, but disrespected by the destruction and dissolution of our own Madison culture. We are tired of seeing our beloved buildings and our favorite local shops displaced in favor of overpriced and largely unattainable housing projects, as is currently happening on the 300 block. This new proposal by JD McCormick makes no attempt to maintain the charm of the current historical storefronts (some of which date to the 19th century), and frankly defaces the character of State Street.

This leaves JD McCormick Properties as the only entity to be benefitted, a company I can assure you does not maintain their properties well or care about their tenants. As a former resident of a property managed by JD McCormick, I urge you to consult with current and former residents of their properties before allowing them to do further damage to our city. Madison is a city that thrives on community connections and involvement, and JD McCormick was undoubtedly the most detached, unresponsive, and careless management company I have worked with during my four years renting in Madison. The last thing we need is more exploitative companies overcharging students and refusing to do basic maintenance, especially in the heart of State Street. There is certainly a need for more affordable housing in downtown Madison, but allowing a company like JD McCormick to take up precious historic space to be replaced with studios is not an efficient route to take, nor does it prioritize the students who would live

in the area and need reasonably priced rentals. Ideally, we would hold a business such as JD McCormick, whose online reviews speak for themselves, to a higher standard with their current properties before allowing them to expand further.

Simply put, policymakers can mitigate unintended consequences by refusing this proposal. Speaking as a resident of a historic building on State Street, its rich history and small businesses are what make it the staple and centerpiece of our community. Please do not allow any further destruction of what makes Madison the city that we all love to live in. Feel free to reach out to me with any further questions or concerns.

Sincerely,

Erin Bruehlman

University of Wisconsin-Madison '22

Communication Sciences & Disorders

Undergraduate Research Assistant, Cognitive-Communication in Aging and Neurogenic Disorders Lab

(608) 558-9730

she/her/hers

From: [MISHA DYSKIN](#)
To: [Urban Design Comments](#)
Subject: JD McCormick Building Proposal
Date: Tuesday, February 8, 2022 7:57:16 PM

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Hello,

I would like to share my thoughts on the proposed development happening on the 400 block of State St. I think that this would not be a benefit to the community or the city of Madison as a whole. Destroying buildings built in the 19th century in a historical area of the city for a new build would be a great loss to the city and the community. State St. is a historical place, and a large part of its appeal is the fact that the buildings there are not modern, and it has been preserved remarkably well. Madison is one of the few cities in the US that did not gut its historic buildings in the past and doing so now would be a great waste.

I do not think that this building would contribute to the revitalization of State St., instead it would lead to the destruction of the very thing that makes it special. Doing this build would be a loss in the short and long term and would open the door to more historic buildings getting destroyed. If this development goes forward, this building will also be a huge eyesore in the area. It will look and be completely out of place and will stand there as a grim reminder of our mistakes.

Furthermore, I do not think that this would benefit the housing situation in the city, or downtown. Creating more high cost housing is not a benefit to the community or the city. It will lead to further price increases in the area, and will drive out the very people you are looking to protect. Destroying old buildings in our historic downtown to create luxury housing would be a slap in the face to Madison for generations to come.

I will leave it with this - when you visit European cities, you don't visit the new modern financial district. You visit the old, historic areas, and the loss of any of those buildings is considered a great loss. We have a chance to continue to preserve our history, even if it comes with some inconveniences.

Thank you,

Mikhail Dyskin

From: [Steve Manley](#)
To: [Urban Design Comments](#)
Subject: Agenda item #6 for meeting 2/9/2022
Date: Tuesday, February 8, 2022 4:14:54 PM

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To whom it may concern:

I am writing to voice my opposition to the proposed demolition of three buildings on the 400 block of State Street. My business, B-Side Records, is one of the five or so oldest retailers downtown (over 39 years at 436 State Street) and if this proposal is approved, our business, plus our neighbors, will be forced to relocate or shut down. Our building is one of three structures under threat of demolition, two of these were built in the 1890s and were given the highest recommendation for historic preservation by the Landmarks Commission. Does Madison really want to further homogenize the historic character of our flagship commercial district with another bland high rise structure?

Our landlord, the developers of this proposed project, JD McCormick LLC, had a staff member speak to the Wisconsin State Journal last week, claiming that not only was McCormick "in contact with all commercial tenants" about this project, they were assisting us in relocation. As reported in today's Tone Madison article, this didn't actually happen, at least for us: McCormick never contacted B-Side Records about this proposal, even to this day, let alone "assist in relocation," even though we have always paid our rent on time. Our alder Patrick Heck expressed dismay over not only McCormick's lack of communication with tenants, but that they reported falsehoods to the press about it.

Why would McCormick do this? When contacted by a reporter from Tone Madison for comment, McCormick did not respond.

These types of developments that displace and eliminate longstanding local businesses seem to only assist in lining the pockets of big developers, making the likely new street-level tenants chain restaurants or stores (like Target and 7-11 on State now), displacing or destroying the few remaining distinctive, home-grown, locally-owned retail downtown shops like mine, taking away our unique character. Not to mention the 19th Century architecture.

I hope you will take these points into consideration when making any decisions on this proposal.

Thank you,

Steve Manley
B-Side Records
436 State St.
Madison, WI 53703
608.255.1977

Like B-Side on facebook for updates & deals:
<https://www.facebook.com/bsidemadison/>

From: [Benjamin Pierce](#)
To: [Urban Design Comments](#)
Subject: I oppose the Proposed demolition on the 400 block of State Street
Date: Tuesday, February 8, 2022 2:19:26 PM

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

I am distressed to learn of the plans by JD McCromick to displace several irreplaceable businesses on State Street to build yet-more residential units.

I think that the documented failure of the developer to contact the owners of B-Side record is emblematic of the arrogance and indifference which is the essential spirit of this proposal, but this is hardly the worst concern to be noted.

We have watched local, unique, and successful businesses driven off of State Street for decades now--ro be replaced by ever-more-generic, bix-box businesses that you can find across the country. State Street has become something like a mall except with exposure to the weather and with traffic going down the center aisle. Once a nexus of a unique and ever-fresh shopping and cultural experience, State Street has little left to attract shoppers or visitors form out-of-town--or even from across the city itself.

B-Side Records has traditionally been one of the ongoing bright spots left, a reason toi still visit State Street. Sen-Cha, dating back to it's original incarnation of the Steepry, has begun to catch up as long-time, that, while part of a smaller chain, contributes personality and flavor of its' own, and with a visible history of supporting the LGBT+ community locally.

Culture Collectives is as local, diverse, and interesting a sit gets, and new--it has opened up in a recently-vacant space in defiance of the looting and the pandemic that have so marked State Street--is it really the right time to displace an achievement like this that is at the same time so practical and yet so symbolic in it's practical success?

Ten more stories of less-affordable residential space will simply make State Street resemble East Washington or an increasingly greater number of streets, a great blank face you pass by--when there are so many places in need of renewal. Replacing these three unique businesses, in cases traditional, and in other cases regenerative and new--is not renewal--it isn't even gentrification--it is genericization. State Street, and Madison, can no longer afford it. We have lost too much already.

JD McCormick loses nothing, including opportunity, if this bad proposal can fail at this location--they can move on without further blurring and erasing our downtown and our city. There is no replacing what they propose to remove.

I urge the UDC to deny this project advancement in any form at this location.

Benjamin Pierce
Resident of 146 Langdon (Nottingham Co-op.)