



WADSACK MANAGEMENT

The Jackman Building 111 South Hamilton Street #17 Madison Wisconsin 53703-3240 USA
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The Landmark Jackman Building - since 1913 operated and owned by Wadsack Management - since 1976

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Amy Scanlon
Madison Landmarks Commission

I am writing as an owner of the historic Jackman Building at 111 S Hamilton St. Unfortunately, I am out of town on August 4th, and so cannot appear in person at the Landmarks Committee meeting.

As you know, the Jackman Building is in the National Register of Historic Properties and a Madison Landmark. Our neighbors at the Baskerville are also a historic property, and these two buildings anchor the triangular block bounded by S Hamilton, S Carroll, and W Doty.

Unfortunately, there currently is also the Anchor Ramp, which from Hamilton St looks like a giant bulldozer about to shove through and demolish the old buildings. This ramp is well past its useful life, and the ongoing intermittent repairs have subjected tenants of both the Jackman Building, and I presume, the Baskerville, to long periods of extreme noise, dust, and pollution, making work difficult.

ULI has approached us with plans for a replacement mixed use structure, which would connect to the Jackman Building, removing the current alley separating us from the ramp.

The preliminary plans and elevations I have seen show a structure that, in my opinion, would tie the block together in a progressive way, respecting the two historic buildings, adding a contemporary flair, while alluding to the long gone Demco building [which I remember from my days as a young newspaper carrier going to the old MNI office across the street] which preceded the ramp. Of course, a new, five level, underground parking ramp would be a great improvement over the current decaying monstrosity.

For the Jackman Building, the new building would mean the replacement of the alley fire escape with a current code exit stairwell, certainly an improvement, and enclosed trash handling room, a rerouting of the building's HVAC make-up air and the Nostrano restaurant's hood ventilation system, away from street level.

One of the landmark points of the Jackman Building is the "generous fenestration", and of course, tying into the new building will involve the loss of many windows onto the current alley. However, the ULI plans would preserve the two banks of windows closest to Hamilton and Carroll streets. Only two offices would lose all windows with a view, mine on the first floor, and one on the second floor. The remaining penetrations are clerestory windows, air handling grates, fire escape access, and similar. The loss would be well outweighed by the benefits.

As in all projects like this, there will be many devilish details to resolve as the plans become more detailed themselves. The concept presented is extremely attractive, ULI has demonstrated experience with a projects like this, and so I would like to see approval for this to proceed.

Peter Wadsack