

From: Marsha Rummel <marsha.rummel@gmail.com>

Sent: Monday, July 26, 2021 12:25 AM

To: Ledell Zellers <ledell.zellers@gmail.com>; Stouder, Heather <HStouder@cityofmadison.com>; Punt, Colin <CPunt@cityofmadison.com>

Subject: Please share my comments RE Agenda item #4/5 Legistar 64920 222-232 E. Olin Avenue

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July 25, 2021

Legistar 64920 222-232 E. Olin Avenue - Approval of a zoning map amendment to change the zoning at 222-232 East Olin Avenue from SE (Suburban Employment) District to TE (Traditional Employment) District, approval of demolition permits for two restaurant buildings, and approval of the following conditional uses: Dwelling units in mixed-use buildings (§28.082(1) MGO) Food and beverage uses (§28.082(1) MGO) An outdoor eating area associated with a food and beverage establishment (§28.082(1) MGO) A building exceeding five stories and 68 feet in height (§28.084(3)(c) MGO)

Greetings Plan Commission members-

I will not be able to attend your meeting tonight but I wanted to share my thoughts on this proposal.

I do not support the proposal for 222-232 E Olin to rezone from SE to TE and to demolish two restaurants. I do not support demolition of the Wonder Bar, it is a historic resource worth preserving in place as part of a redevelopment proposal or finding a viable place to relocate the building. As currently presented, I do not think the proposal meets conditional use standards #5, #9, and #12, nor does demolition of a historic resource meet the statement of purpose of the Demolition and Removal standard or the TE zoning district statement of purpose. (I do not have concerns about the demolition of the Coliseum Bar).

I understand city electeds, policy makers, city staff and developers are trying to get as many housing units built as fast as they can to fulfill demand, but I don't think the large-scale primarily residential mixed use building as proposed is consistent with the Comprehensive Plan and Generalized Future Land Use Plan.

The Comprehensive Plan identifies this area for Employment and it is currently zoned Suburban Employment/SE. Per the comp plan: “ **Commercial and employment areas are recommended locations for businesses, corporate and government offices, medical facilities, retail, services, and other commercial land uses. Compared to mixed-use districts, commercial and employment areas are not generally expected to include a residential component, although limited residential uses**

may be present in some areas.....Employment (E) areas include predominantly corporate and business offices, research facilities, laboratories, hospitals, medical clinics, and other similar uses. They generally do not include retail and consumer service uses for the wider community, but may include limited retail and service establishments that primarily serve employees and users of the area. E areas are not generally recommended for residential uses, though such uses may be considered as part of a conditional use under relevant zoning districts.” (p24-25)

While rezoning from SE to Traditional Employment would allow more flexibility, the proposed 18 story building pushes well beyond “limited residential uses” in my opinion and raises several questions. What is the future of this Suburban Employment corridor that starts at Lakeside St and continues to E Olin Ave? (see map clip at the end of this message) How does it relate to the future plans for the intensification of uses for the Alliant Energy Center?

The E Olin Ave SE zoning portion from John Nolen to Wingra Creek currently contains office and restaurant uses. Across the street is the Alliant Energy Center (AEC) which is zoned Special Institutional. Planning for the AEC is not completed, nor is the parcel in the City of Madison until 2022. The 2018 AEC Destination District study provides a concept for a new Lake View area which incorporates the E Olin Ave SE zoning district. According to the plan, the area could provide “active adult living and offices. In particular, it offers an unequalled opportunity for those seeking - lakefront and park oriented living, multimodal, and mixed income - near, but not in, the city’s central business district.” (pp 20-21) The plan provides an illustrated map showing several multi-story residential buildings (p 21). Offices, per the illustration, would be incorporated across the street in the AEC parcel.

If the city thinks this SE zoned corridor should allow high density housing with some ground level mixed uses, I would argue the E Olin Ave corridor should undergo a planning process to review the zoning and the Comp Plan GFLU map. Currently, I don’t believe it is consistent with the Comprehensive Plan or adopted neighborhood plans. The **Comp Plan Map Note 8** indicates the AEC master planning process that is underway and ends with the following: **Such a Plan may include land use changes to surrounding properties, such as the Employment-designated properties to the north. (p 17)** At this point, changing the land use to mixed use zoning appears to be preceding the plan's adoption. The existing adopted plans include the **Bay Creek plan (1991)**: which mentions W Olin, John Nolen, and the AEC/Dane County Coliseum but is silent on E Olin Ave (pp 13-14). The **South Madison Neighborhood Plan (2005)** mentions John Nolen as gateway/transportation corridor and identifies importance of safe pedestrian access to amenities at Olin-Turville Park but makes no recommendations for the E Olin portion of the planning area.

The location of this parcel on a major collector street and adjacent to a major arterial makes pedestrian access to transit, the park, the lake and the AEC problematic, raising the question of whether the proposed plan meets **Conditional Use standard #5**. The

AEC Destination District plan acknowledges the difficulty of pedestrian access to the AEC and proposes a pedestrian bridge or underpass to cross John Nolen. “Short-term solutions include enhanced crosswalks at major intersections on John Nolen Drive at Rimrock Road, Olin Avenue, and Lakeside Street, and on Rimrock Road at East Rusk Avenue. This should include raised planters and other decorative barriers to improve pedestrian safety and comfort and, possibly, the reconfiguration of turn lanes to shorten the crossing distance. Longer term, a new, substantial pedestrian crossing over or under John Nolen Drive will be required. The crossing should be located just south of Olin Avenue and cross both John Nolen Drive and the railroad tracks to the east with a wide and inviting design to facilitate easy movement from one side to the other.”

Understandably the developer doesn't have the ability to fix the road geometry, and the fixes, as proposed in AEC Destination District plan, are at least 10 years out. The parcel is adjacent to a major arterial street, and a railroad crossing is adjacent to the property and also crosses John Nolen Dr. Pedestrian connections to public transit exist (although Routes 11, 13 are primarily commuter routes) but require crossing John Nolen, a 6 lane highway at an unimproved intersection, to catch EB buses. The parcel is served by bike paths but it is generally in a car dependent location (walk score 32). There is no street parking on E Olin Ave near the parcel, which makes me question whether the parking allocated is sufficient. There is 1:1 parking per unit for residents and the developer is proposing parking stalls for office users but the restaurant use is TBD based on capacity per the staff report. Given the isolation of this parcel from the surrounding residential neighborhoods, sufficient parking could become a critical issue. Until improvements are made to the John Nolen intersection, a case could be made that **Conditional Use standard #1** is also not met especially for unaccompanied young people seeking to walk to Olin-Turville Park and Lake Monona.

Conditional Use standard #9 expects that the proposed development will create an environment of sustained aesthetic desirability compatible with the existing or intended character of the area. The statement of purpose for the TE district states the district is established to encourage a broad range of employment activities, taking advantage of the varied transportation options and proximity to urban activities and cultural amenities found in many Traditional Employment locations. Residential uses are of secondary importance. The district is also intended to: (a) Encourage businesses with the potential to provide significant numbers of living-wage jobs that contribute to a sustainable economy and a strong tax base. (b) Support the continued use or adaptive re-use of traditional industrial buildings for a variety of purposes. (c) Facilitate preservation, development or redevelopment consistent with the adopted goals, objectives, policies, and recommendations of the Comprehensive Plan and adopted neighborhood, corridor or special area plans. I don't think the proposal meets the statement of purpose of the TE zoning district since residential use for the property is significant, not secondary.

Conditional Use standard #12 addresses height that exceeds what is allowed in the zoning district = 5 stories/68 ft. The staff report addresses shadow impacts and mentions nearby properties but fails to note whether shadows would affect the safety of

the John Nolen intersection during winter which requires pedestrians and bikers crossing potentially icy railroad tracks.

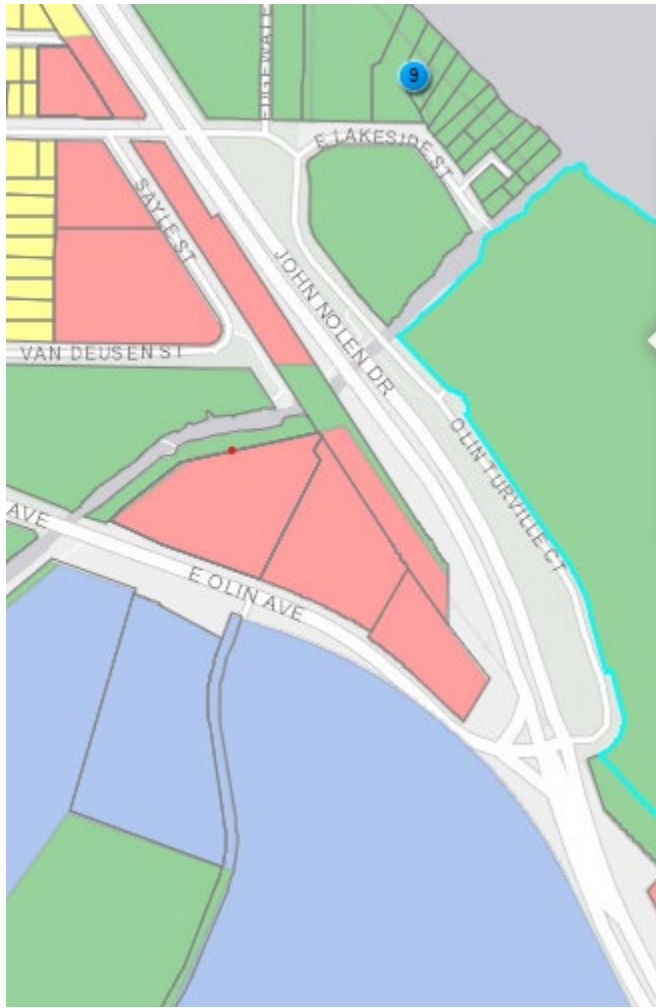
If policymakers want to revisit and possibly amend the Comp Plan and GFLU map recommendations and rezone the SE area to mixed use instead of employment; and if through a planning process there was a review of pedestrian access/safety in the adjoining streets; and if there was a decision to move toward a 'destination district' as envisioned by the AEC planning effort with primary focus on high density housing on E Olin Ave, then I would say a public interest in exceeding the district heights limits could be confirmed. At this point, I don't believe the public interest benefit has been proven without more discussion and a policy change. I think the height is excessive for the zoning district which calls for limited residential uses and surrounding area as presently recommended in adopted plans. I am not one who regularly argues that a development will create a precedent, but in this case, I believe that this intensive mostly residential use will send a message to owners of adjacent SE parcels.

My final question is about **condition #32**. "The City's Quit Claim Deed per Document No. 3259688 does not resolve any claim the State of Wisconsin may have to the lands underlying the City's Quit Claim Deed. The Quit Claim area comprises a substantial portion of the planned site. This matter needs to be resolved before the City will approve any building improvement within the Quit Claim area. The resolution can be a disposal of surplus lands, a lease or other documentation clearing title from the Wisconsin DOT, allowing for the construction of the building over any portion of those lands within the Quit Claim Deed and as proposed by these plans." I hope an explanation is provided to Plan Commissioners. Does this relate to railroad rights of way? Which reminds me, will the railroad require fencing?

The proposal for high density housing on this parcel needs to wait until more planning for the SE zoning area is done. I don't think the developer would follow the lead of 133 E Lakeside St, another parcel in the SE zoning district that was approved last year, and reduce the height to fit the allowable zoning maximums. Placing the rezoning, demolition, and conditional use requests on file would provide more time to figure out the future of the Wonder Bar and for the PC and planning staff to study and make recommendations to the Council about this corridor before exceeding the height limits so dramatically.

Thank you-

Marsha Rummel
1029 Spaight St 6C
Madison



Plan Commission
July 26, 2021
Agenda #4 and #5, Legistar 66221 and 65653

Rezoning

The zoning change is being sought, presumably, because SE is more restrictive than TE (e.g., TE only has a rear yard setback of the lesser of 20% lot depth or 20' while SE has 30', and TE has a maximum lot coverage of 85% instead of the SE 75%.

This rezoning is in a long stretch of SE. Except for a one-block stretch of residential on the west side of John Nolan just south of the causeway, John Nolan from the causeway to the Beltline is either parks or "Suburban Employment." Is there something unique about this parcel that merits a change? If not, will all this SE stretch be available for TE?

Conditional Use

The City Plan Commission shall not approve a conditional use without due consideration of the recommendations in the City of Madison Comprehensive Plan and any applicable, neighborhood, neighborhood development, or special area plan, including design guidelines adopted as supplements to these plans.

Recommendations in the City of Madison Comprehensive Plan

Although changing from one employment zoning category to another employment category does not create a Comprehensive Plan inconsistency, the conditional use does create an inconsistency.

- "Commercial and employment areas are recommended locations for businesses, corporate and government offices, medical facilities, retail, services, and other commercial land uses. Compared to mixed-use districts, commercial and employment areas *are not generally expected to include a residential component, although limited residential uses may be present in some areas.*" (Comprehensive Plan, page 24, emphasis added)
- "Employment (E) areas include predominantly corporate and business offices, research facilities, laboratories, hospitals, medical clinics, and other similar uses. *They generally do not include retail and consumer service uses for the wider community, but may include limited retail and service establishments that primarily serve employees and users of the area. E areas are not generally recommended for residential uses, though such uses may be considered as part of a conditional use under relevant zoning districts. ... While there are no fixed limits on size of an establishment or development intensity within E areas, all uses should be compatible with the density and scale of surrounding development.* The intensity of development may vary significantly depending on the location and surrounding context." (Comprehensive Plan, pages 24-25)

The proposed building has 257,320 SF of residential leasable space and 15,985 SF of commercial leasable space. Or, 94.15% of the leasable space is residential and 5.85% of the

leasable space is commercial. This is 216 dwelling units/acre. Does this count as a "limited residential use" as described under the Comprehensive Plan?

This use is not "compatible with the density and scale of surrounding development." The scale and density of surrounding development is for the most part 0' and 0 residential density – the proposed project would sit in the middle of green space, other than three 2-story office buildings to the west which are about 20-25' in height. The proposed project has a height of **201'**.

Recommendations in any applicable, neighborhood, neighborhood development, or special area plan

The South Madison Plan does not propose any changes to this parcel and the site is not a site recommended for new residential construction.

- Map 7 (page 42) does not have the site as a "major plan recommendation."
- Map 8 (page 44) shows this site as "CC" (community commercial).
- "The South Madison neighborhoods want to preserve the residential areas, increase homeownership, and promote additional residential units throughout the neighborhood in appropriate locations. (See Map 14.)"
- "Objective 2.4 – Ensure that new infill multi-family, mixed-use, and commercial developments along and/or adjacent to the major transportation corridors incorporate traditional neighborhood design principles, especially regarding pedestrian-oriented features." (page 30)
- Pages 72-73 list areas for new residential construction. The site of this proposed project is not one of the recommended sites.
- "...retain commercial and manufacturing areas with the exception of one manufacturing area adjacent to a predominantly residential area on Gilson Street." (page 43)
- The VFW site, 133 E Lakeside, a mere quarter mile from the proposed project, has as recommendation: "The height of the building should take advantage of the lake views, however, should not exceed four stories unless other site amenities are agreed upon by the neighborhood." (page 65)

The South Madison plan is currently being updated. It is worth noting that the focus areas do not include the site of this proposed project.

The Alliant Energy Center Master Plan* is addressed in the staff memo ("it is very likely that the future of the AEC will include a mix of higher-intensity uses. While the proposed building is taller than any other in this vicinity, staff believes that the proposal could be found compatible with the AEC Campus and the surrounding area for both the short-term and long-term"). The proposed project would not be compatible with the density and scale of the future surrounding development in the AEC Campus.

- The Alliant Energy Center Master Plan calls for two residential buildings at 8 stories (page 48) closer to Rimrock Road, with a total of 180.
- The Master Plan says the redevelopment site north of Willow Island "offers a unique redevelopment opportunity located at the north end of campus with potential views of Lake Monona and Downtown Madison. The proposed redevelopment of this site is as a mixed-use office building."
- The Master Plan also speaks to a "human-scale public realm."

*The AEC Master Plan is irrelevant since it is not a plan adopted by the City. However, it does illustrate that this 201' high building would be more than double the height of what is called for in the Master Plan.

In 2018 there was a Destination District Vision and Strategy process for the Alliant Energy Center. A report was issued in December of 2018, though it does not appear to have been accepted by the Council and it not listed on the City's webpage that list the various plans. The applicant's letter of intent claims that "the project fits the vision of the *District Destination* planning process." Like the AEC Master Plan, the District Destination is irrelevant as it is not adopted. However, it is worth noting that one District Destination objective is: "Develop variety of housing types north of Olin Avenue with lake oriented views that serve a mix of incomes." What level of income will this project be serving? The UDC report from April states that the applicant is talking with WHEDA, so 3 months later the applicant should have a sense of whether anything in this proposed building will be affordable.

Standard #3. The uses, values and enjoyment of other property in the neighborhood for purposes already established will not be substantially impaired or diminished in any foreseeable manner.

The lights from 100 or so apartments, the light from the penthouse (which does not seem to be required under the ordinances), and the lights from the 4 stories of garage parking with translucent screening, all combine to create a nighttime beacon. UDC received comments regarding the effect on park users, wildlife and birds. At 201', this amount of lighting also effects views from much of Lake Monona – both public and private.

Standard #5. Adequate utilities, access roads, drainage, parking supply, internal circulation improvements, including but not limited to vehicular, pedestrian, bicycle, public transit and other necessary site improvements have been or are being provided.

Approval of this project implicitly approves a 15 stall parking reduction. The only other parking is street parking on E Olin.

Residential: 290 units (367 bedrooms) requires 290 parking stalls

Restaurant: proposed capacity of 220 requires 33 stalls

Office: Two 5517 SF areas require 28 stalls

290+33+28=351. 336 stalls are provided, or 15 stalls short.

A recommended condition of approval is that the "applicant shall work with Traffic Engineering and Engineering to provide an easement along the Northern edge of their site to allow for a future path connection to Wingra Creek Bike Path to provide bicyclists and pedestrians better access to the Capital City Trail." With the northern edge only being 20' wide, this would likely make the easement about 5' wide (otherwise removal of the rain garden would be needed). It would seem that the City would be responsible for the cost of this future path to a private development. Would it perhaps be better to have a street side easement, where the public could have access? Plus, the City's arcgis tax parcel map shows a wider right-of-way at the two properties between the project and the Wingra bike path – thus, if the easement was provided at the street side, it seems improved access could be implemented in connection with the project rather than some unspecified future date.

Another recommended condition of approval is a \$40,000 deposit for the installation of pedestrian improvements at the John Nolen/Olin intersection. If these improvements are being made for the benefit of this project, will that deposit cover the entire cost?

What about the railroad tracks? Will fencing be required?

Almost half of the bicycle parking is on the 4th level (147 stalls out of 315).

Standard #9. When applying the above standards to any new construction of a building or an addition to an existing building the Plan Commission shall find that the project creates an environment of sustained aesthetic desirability compatible with the existing or intended character of the area and the statement of purpose for the zoning district.

The TE purpose, MGO 28.084 states: "Residential uses are of secondary importance." Yet this proposed project, as noted above, has 94.15% of the leasable space as residential and only 5.85% as commercial.

The TE District is established to encourage a broad range of employment activities. With the Alliant Energy Center undergoing revisions (a RFP was issued in May), this could be a prime site for associated employment activities. (The area is much better served by a commuter bus schedule than it is by the once-per-hour daytime service.) Or, for residential workforce housing for those working at the AEC.

Standard #12. When applying the above standards to an application for height in excess of that allowed in the district, the Plan Commission shall consider recommendations in adopted plans; the impact on surrounding properties, including height, mass, orientation, shadows and view; architectural quality and amenities; the relationship of the proposed building(s) with adjoining streets, alleys, and public rights of ways; and the public interest in exceeding the district height limits.

What are the shadow impacts? Staff notes that the playing fields are over 350' away. However, the bike path (the Olin Turville Court connector for the bike path) is only 300 feet away. During winter afternoons, the shadows may well cover the path for a good portion of the day, just when available sunlight is needed to help prevent ice.

What is the public interest in allowing a 201' high building? Increasing the tax base might be the only public benefit, unless luxury housing is a public benefit.

The vision for this area is in the process of being redefined, but under the current South Madison plan, this building does not fit. Even in the future, based on the AEC Master Plan, an 18-story building is likely to remain an oddity in the landscape and not be compatible with the surroundings. Before permitting an 18-story building, which has been said to perhaps be the tallest building in Madison, the vision/neighborhood plans for this area should be finalized.

Respectfully Submitted,
Linda Lehnertz

From: [Julie Beutler](#)
To: [Plan Commission Comments](#)
Subject: Please do not demolish the Wonder Bar. Save it.
Date: Monday, July 26, 2021 8:57:12 AM

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Sent from my iPad

From: [Brad Gavigan](#)
To: [Plan Commission Comments](#)
Subject: Save The Wonder Bar!
Date: Monday, July 26, 2021 8:51:38 AM

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Save the Wonder Bar!!!

From: [Emily Kohlhase](#)
To: [Plan Commission Comments](#)
Subject: 7/26 meeting agenda item 5: opposed to 18-story building on Olin
Date: Sunday, July 25, 2021 5:43:21 PM

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Hello,

I am writing in opposition to the proposed 18-story building on E. Olin Ave (Agenda Item 5). This building is completely out of keeping with the character of the surrounding area. It would be an eyesore to all those driving down John Nolen and those enjoying Olin Park. Moreover, the building as proposed is out of compliance with existing zoning code and land use designations for its site, with the Comp Plan, and with the existing South Madison Neighborhood Plan. There is no reason to destroy the historic Wonder Bar to create a building that does not meet the needs, goals, and codes of the area. Please vote against this proposed construction.

Sincerely,
Emily Kohlhase
2115 Kendall Ave

From: [Brian Stepping](#)
To: [Plan Commission Comments](#)
Subject: 7/26 meeting agenda item 5: opposed to 18-story building on Olin
Date: Sunday, July 25, 2021 5:56:08 PM

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Hello,

I am writing in opposition to the proposed 18-story building on E. Olin Ave (Agenda Item 5). This building is completely out of keeping with the character of the surrounding area. It would be an eyesore to all those driving down John Nolen and those enjoying Olin Park. Moreover, the building as proposed is out of compliance with existing zoning code and land use designations for its site, with the Comp Plan, and with the existing South Madison Neighborhood Plan. There is no reason to destroy the historic Wonder Bar to create a building that does not meet the needs, goals, and codes of the area. Please vote against this proposed construction.

Brian Stepping
2115 Kendall Ave
Madison, WI 53726
bdstepping@gmail.com
309-397-9780

From: [Kate Grindrod](#)
To: [Plan Commission Comments](#)
Subject: Agenda item 65653
Date: Sunday, July 25, 2021 11:37:09 PM

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Hello.

I just wanted to share my opinion, that I think it would be a travesty to tear down the Wonder Bar.

Historic buildings are being torn down left and right in Madison.

I wish the powers that be would stop approving the plans of these developers, who are getting rich, building monstrous architectural atrocities, whilst busily chipping away at the finite number of historic buildings we have in this modestly sized city.

The housing shortage is obviously a terrible problem here, specifically for the lower-middle/ low income residents. However, these buildings are geared towards bringing newer, higher income residents to Madison, not housing the people who are already here. It's incredibly depressing, and I wish I could do something to stop it.

Please don't allow the Wonder Bar to be torn down. Please don't allow the Gorham street development to proceed.

I was born in Madison, and am tired of watching the city that I love being sold off and razed, piecemeal.

-Kate Grindrod

From: [Charlene Sweeney](#)
To: [Plan Commission Comments](#)
Subject: agenda items 66221 and 65653
Date: Sunday, July 25, 2021 7:40:07 PM

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

Dear Plan Commission members:

I am writing to strenuously oppose the building of the McGrath 18 story apartment building at the corner of Olin Ave. and John Nolen Dr. The building has many problems. It is a terrible fit for an historic area of Madison. Ideally, the history and early Madison area development should be enhanced, not erased. I do not just mean the Wonder Bar. That is a small part of it. Madison history was early in the Olin area as a gathering site for religious and civic groups- and neighborhood building. The lovely old buildings should be preserved. Early streetcar lines served the area, and boats ferried passengers across the lake for business and pleasure. This history should be studied, reported, enhanced, and preserved.

The proposed building does not fit with any existing housing, and does not fit with the very special natural areas that exist across John Nolen Dr. We are so fortunate to have a beautiful, large, unspoiled, quiet park area in the proximity of downtown Madison. It would not be enhanced by hundreds of new apartments, cars, traffic, and the pollutant results of those things. Concrete filling in marshy areas has consequent runoff, and potential flooding issues for surrounding properties. Construction has runoff, salt used for snow and ice removal has runoff and pollution consequences. There is Wingra creek very close to the property that runs into Lake Monona. There is a plethora of wildlife in the area that should be protected. These include foxes, coyote, owls, raccoons, and many more birds and animals. An extremely tall building with windows will kill many flying birds, and will block the sunrise, views, and enjoyment of the residents of the area.

I am a near neighbor, and this building seemed to be a "done deal" by the time we learned about it. There are many problems with this building in this proposed area. The Wonder Bar Preservation is only one of many. Please put the entire project on hold, and reconsider this building in this place. It has little merit.

Thank you for your serious consideration for these issues in your deliberations. More apartments is not the answer at this site. Please do the right thing.

Charlene Sweeney
114 E. Lakeside St.
Madison, WI 53715

From: [Janet Murphy](#)
To: [Plan Commission Comments](#)
Subject: East Olin McGrath Project
Date: Sunday, July 25, 2021 6:20:06 PM

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Dear Plan Commission,

I am pleased Madison is considering the East Olin McGrath project. We need more infill housing.

All large housing projects should be designed to include some families, low and mid level incomes, and with transit and walkable shopping in mind. *Please make sure this development has:*

- apartments/condos big enough for families
- affordable units
- frequent transit that runs early and late (a BRT line?)
- a walkable development plan around it

Thank you for paying attention to dark skies, Arboretum sight lines and the Wonder Bar.

Do your best,
Janet Murphy
South Madison resident

From: [Allen Arntsen](#)
To: [Plan Commission Comments](#)
Cc: [Evers, Tag](#)
Subject: McGrath building. 7/26 agenda item 5
Date: Sunday, July 25, 2021 9:59:05 AM

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

Greetings. I support the proposed 18 story but near the corner of Olin Avenue and John Nolen Drive, with 2 caveats. The building should be required to minimize light pollution and bird damage. The size and location of the building create significant issues in both of these areas, and substantial mitigation measures are necessary. Thanks for considering these comments.

Allen Arntsen
821 South Shore Drive
Sent from my iPhone

From: [Linda Hokin](#)
To: [Plan Commission Comments](#)
Subject: Reasons to preserve the Wonder Bar
Date: Sunday, July 25, 2021 10:38:35 PM

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If I was traveling to Madison to experience some of it's history (so much of which has already disappeared to development in my lifetime), I would certainly want to visit a slice of Al Capone!
I, along with so many people want to preserve this treasure and I truly hope they succeed. So please count me in as a vote against the demolition.
Thank you sincerely,
Linda Hokin

Sent from my iPhone

From: [Mark Cecil](#)
To: [Plan Commission Comments](#)
Subject: Regarding Agenda item 65653, July 26, 2021
Date: Sunday, July 25, 2021 3:34:55 PM

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

Dear Sir,

Regarding Agenda item 65653, July 26, 2021:

I am opposed to the demolition of the Wonder Bar. Madison is getting so run of the mill ugly now-a-days. It is losing it's special place appeal and feel. Just what we need, another high rise apartment development where the common person can not afford the rent built up right to within millimeters of the sidewalk and street. The Wonder Bar with it's rich (dubious) history is part of our city's heritage and is one of the things that makes Madison unique, special, and livable to me anyway.

Sincerely,

Mark D. Cecil

From: [Tara Brickson](#)
To: [Plan Commission Comments](#)
Subject: Save the Wonder Bar Please!
Date: Sunday, July 25, 2021 7:30:10 PM

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What do we show our kids about history, when Madison keeps tearing it down?!!
Heartbroken

Sent from my iPhone

From: [DeDe Benucci](#)
To: [Plan Commission Comments](#)
Subject: Save the wonder bar
Date: Sunday, July 25, 2021 9:14:01 AM

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

Do we want to arrive to 2030 having destroyed historical Madison buildings as we have in the past?

Definitely NOT.

I oppose the demolition of the Wonder Bar. An important architectural and historical part of Madison that MUST be saved.

Sincerely

Edythe Vaughan Benucci
25 July 2021

From: [Paul Reith](#)
To: [Plan Commission Comments](#)
Subject: Wonder Bar comments
Date: Monday, July 26, 2021 12:19:41 AM

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Hi. Of course the real estate is valuable and of course Madison needs to keep growing. E Wash and Park Street are hot with turnover and demolition.

I think we should also be considerate of the pressure we continue to put on Nolan to deliver. More residents will mean a lower speed limit and longer more frequent pauses in traffic from the lights. With the Park and E Wash development constrictions, we are now planning to impose upon the final artery that pumps life into the Capitol well on a daily basis.

I live on the west side, so I could be told I don't have a stake in this, but truly I do worry about accessibility and efficiency in the coming ten years. Wisconsin is not a land of people who will move into the city just for a job. Effective multimodal transit options to bring those folks transferring from the half-belt we call the "beltline" is barely present. We can't do what we did on Verona road to Nolan. How about a tunnel? Far more expensive than the benefit of protecting Nolan.

So now that I've said, it's the Wonder Bar and Nolan itself as well, what historical buildings or architecture do you visit in St Louis? All the amazing cast iron buildings were demolished as "blight" with the arch and a vast green space as the replacement.

The Wonder Bar is likely at the nadir of it's value, and if maintained and the history promoted, it's value will rise. If it's of historic value already, hooray!

Additionally, adding a high density structure at this location is an island. You can walk to recreation, that's about it, and mostly crossing Nolan for that. Everyone pretty much will be required to ride share or have a car for everything from work to groceries to medical care. It's farther to these amenities than most other parts of the city when you average it out.

This is a poor location, but we know it'll be occupied, and we will add to the tax base. Great.

Please practice more diligent development and consider the long term health and access of the Capitol area - and limit growth on Nolan. The city center will be in need of a quadruple bypass soon, and people will stop coming. Their jobs will move elsewhere when they can't get in on University, Park, E Wash or Nolan. Tax base lost.

Sincerely,

Paul Reith
209 N Yellowstone Dr, Madison, WI 53705

From: [cynthia Bender](#)
To: [Plan Commission Comments](#)
Subject: wonder bar
Date: Monday, July 26, 2021 6:49:05 AM

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I am in favor of preserving the Wonder Bar

From: [Joel Sather](#)
To: [Plan Commission Comments](#)
Subject: Wonder Bar
Date: Monday, July 26, 2021 7:28:24 AM

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Please save Wonder Bar.
Thank you.

Joel Sather
President
Capital Coffee LLC

From: [Karl Luhrs](#)
To: [Plan Commission Comments](#)
Subject: Wonder Bar
Date: Monday, July 26, 2021 7:30:50 AM

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Please don't allow a small minority of the Madison population to hold up the development of much needed housing in order to save a building housing a steakhouse the majority of Madison's residents can't even afford to dine at. The claims that this building has historical value are dubious at best, associated with glorifying criminal activity, and are ultimately vastly overshadowed by the need for significant development in new housing.

Karl Luhrs
ASSOCIATE RESEARCH SCIENTIST

Email: Karl.Luhrs@ppdi.com
Phone: 608-203-3470

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From: [Jan Murray](#)
To: [Plan Commission Comments](#)
Subject: Wonder Bar
Date: Monday, July 26, 2021 8:33:43 AM

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This bar is a unique piece of Madison history. In a city surrounded by historical communities with roots going back well before Madison had a population worth noting, think Mineral Point, Milwaukee, Prairie Du Chien, and other early frontier settlements, mining centers, and industrial hubs, we cannot afford to demolish one of the more interesting buildings in the community. The character and story of the Wonder Bar is special and part of our history. It must be preserved.

Jan Murray