

From: [Ryan Schmudlach](#)
To: [Plan Commission Comments](#)
Subject: Wonderbar Decision
Date: Friday, July 30, 2021 9:17:40 AM

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

I'd like to voice my disdain for the plan commission's unanimous vote to turn down almost 300 apartments in favor of saving a bar with questionable historic merits, mediocre commercial viability, and contrary to the masterplan.

Am I misremembering the city council and mayor's commitments to combatting the rising cost of housing? Do y'all know of a better way to do that than actually build housing? I don't, and my degree is in economics.

Ryan Schmudlach
329 N Baldwin St

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

From: **Justin Dobson** <dobsonpropertymanagement@gmail.com>

Date: Tue, Jul 27, 2021 at 9:21 AM

Subject: Wonder Bar

To: Syed Abbas <syedfordistrict12@gmail.com>

Hi Syed,

Is the planning commission serious on this as well? They are literally going to block housing for around 450 people because they feel this building is historic because of mob ties? The mob is a bunch of murderers and thieves. Why are we glorifying them? We shouldn't block housing for 450 people, deny hundreds of really good paying jobs with very important skills sets, and lose roughly \$1 million a year in taxes to save a bar that mobsters got drunk in. Pathetic. Feel free to forward this to the planning council. And where do they think those 450 people are going to live? They are going to crowd out the people seeking the older more affordable housing stock and drive those prices up. Or they are going to live in a greenfield somewhere and have a much bigger environmental footprint. I hope this does not stop the development.

Justin



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From: [Rafe Allen](#)
To: [Plan Commission Comments](#)
Subject: Development on Olin Ave - Housing Stock Crisis
Date: Tuesday, July 27, 2021 10:25:25 AM

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I want to submit my opinion on the development proposals over the current site of "Wonder Bar".

I moved to Madison four years ago, and I'm a Wisconsin native. I've loved living on S. Brooks street over the past four years and have been lucky enough to have housing that's affordable for me.

However, I've been staying in one apartment because it's a good price for the amenities, but it's far under what I can afford. The next tier of apartments are 70% per month more expensive, which I can't afford. This is indicative of the problem with Madison housing stock, there just isn't enough of it. If there's demand for "Luxury" apartments enough that they can be built, it's an economic no-brainer that they should be. Without more units, individuals that can afford the new developments are pricing out existing stock.

The cost/benefit to the community of increasing the housing stock far outweighs the aesthetic, historical, or business value of an old gangster hangout. Frankly, I just see another instance of Madison's famous NIMBYism in the petition to preserve Wonder Bar.

Madison is fortunate enough to be growing, thriving, and attracting people from all over the country. We cannot allow our city to be paralyzed by inaction on one of the most pressing issues that our city, and others in the nation are facing.

How do you weigh the satisfaction of driving by Wonder Bar and seeing a "historic" building, against the social and economic toll our housing crisis takes on individuals and families? My vote is that we need to build, and let our city look forward.

-Raphael Allen

From: [jon.cowan](#)
To: [Plan Commission Comments](#)
Subject: Wonder bar maybe Nicht So Wunderbar
Date: Tuesday, July 27, 2021 11:45:36 AM

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I saw the latest Brouhaha in the press about saving this derelict Wonder Bar from the Al Capone days. I am opposed to robbing the taxpayers as an 18 story apt. building development would in all likelihood pay more in taxes to the public coffers than a bar . There is also the issue of what you, the City of Madison, are commemorating by saving the Wonder bar. Al Capone was a gang leader, mass murderer(St. Valentines massacre), tax evader, syphilitic, and a collaberator with the most corrupt mayor in US History, William "Big Bill" Hale Thompson. This last point may not bother the current political leadership . If ,however, this 18 story Apartment building is going to be out of reach of the working poor, gouge the working families of their livelihood, then I say give it to "Scar Face" as that would be the least corrupt alternative. Best of Luck, Yours sincerely, Jon Cowan Ps Why not save the sign and give it to the highest bidder? Some watering hole in Mad Town could use it for a gangster theme bar at little expense to the tax-payer

From: [Linda Hansen](#)
To: [Plan Commission Comments](#)
Subject: Wonder Bar
Date: Monday, July 26, 2021 3:39:51 PM

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I just read about the history of the Wonder Bar and would like the Commission to consider postponing the demolition of this historic building. Please let the Preservationists the time to at least exhaust all outside avenues to save it. Once the building is gone there is no going back. Also consider that there is a place in Manitowish Waters that was used in a movie about Dillinger and people still go to eat at the restaurant and see the history. Just sayin'.

Thank you.

Linda Hansen

Sun Prairie

From: [Cynthia K McCallum](#)
To: [Plan Commission Comments](#)
Subject: 7/26/2021 65653
Date: Monday, July 26, 2021 5:44:36 PM

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Hi,

I'm heading west on the beltline. I take the John Nolen exit. From the top of the rise I see a pond, willow trees and a lot of other trees.

As I drive down the ramp I see some businesses and some hotels nestled among the trees.

Then I drive farther down John Nolen. I see green space on my right, trees on my left and then, Lake Monona and the Monona terrace. What a wonderful entrance to Madison.

I am opposed to the 18 story apartment building that will stick out as a massive, out of place object; it will ruin this beautiful entrance to our city.

If the City approves the plans for this building, then at a minimum I request the beacon be removed from the plan. Most of the members of the UDC and all of the neighbors said it should be removed. I recently read the developer has agreed to dim it. I don't trust this as a condition of the plans. Once it is built, what is to prevent him from making it brighter? Who will enforce the brightness?

I am in favor of infill and I realize the City needs more housing. We can infill and preserve the bucolic entrance to our city. A lot of housing is currently being added to our neighborhood.

Cindy McCallum
Bay Creek resident

PS I drive this off ramp almost every day.

From: [James Kreft](#)
To: [Evers, Tag](#); [Plan Commission Comments](#)
Subject: Olin ave, items 4 & 5 today
Date: Monday, July 26, 2021 7:51:54 PM

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Hi Tag and planning commission

I just want to note my support for this building. It is critical to increase density in Madison, and this is a great place for it. Most of the arguments against this building are straw men with little to no evidence behind them.

With respect to the Wonder Bar, I don't really see much value in celebrating and preserving a building primarily tied to violent criminals.

Thanks,

Jim Kreft

From: [Julie Carlstrom](#)
To: [Plan Commission Comments](#)
Subject: Wonder Bar
Date: Monday, July 26, 2021 8:12:31 PM

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Save the Bar

From: [Alexander Harding](#)
To: [Plan Commission Comments](#)
Subject: Build housing!
Date: Tuesday, July 27, 2021 8:12:29 AM

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

I absolutely cannot believe you denied the proposal on E Olin Avenue last night. You must be tired from all of your mental gymnastics.

WE NEED MORE HOUSING! It's pathetic that I need to send this email. Why are you listening to a bunch of NIMBYs that would oppose the air they breathe if it was on an agenda item?

Regards
Alexander Harding
3602 Wyota Ave

From: [Linda Hansen](#)
To: [Plan Commission Comments](#)
Subject: Wonder Bar
Date: Monday, July 26, 2021 3:39:51 PM

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Thank you.

Linda Hansen

Sun Prairie