

**Alex Saloutos**

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September 16, 2021

Via email:  
[landmarkscommission@cityofmadison.com](mailto:landmarkscommission@cityofmadison.com)

Heather Bailey  
Preservation Planner  
City of Madison  
215 Martin Luther King Jr. Blvd, Suite 017  
P.O. Box 2985  
Madison, WI 53701-2985

Re.: Wonder Bar Historic Resource Nomination, 222-232 E Olin Ave

Ms Bailey:

The purpose of this letter is to request that the Landmarks Commission postpone or refer to a future meeting consideration of the Historic Resource Nomination for the Wonder Bar that Jackie Suska, Henry Doane, Joe Lusson, and I submitted. We understand this will facilitate redevelopment of the property while preserving this important historic resource.

We make this request in light of McGraph Property Group's plans for the property, which they have an accepted offer to purchase and plan to redevelop. Per the email from Lance McGraph to Heather Stouder that was sent yesterday, which is attached, they will preserve the Wonder Bar by incorporating it into the redevelopment, they will support designating it a city landmark, and they agree to make this a condition of city approval for their project. We want to acknowledge and thank Mr. McGraph for his support of historic preservation and demonstrating that historic preservation and infill redevelopment can work together to make Madison a better place.

Please contact me to discuss an appropriate meeting of the Landmarks Commission to refer or postpone consideration of the nomination to. My cell phone is (608) 345-9009 and my email address is [asaloutos@tds.net](mailto:asaloutos@tds.net).

Sincerely,



Alex Saloutos

cc: Henry Doane  
Jackie Suska  
Joe Lusson  
Ald. Sheri Carter  
Ald. Tag Evers  
Lance McGraph

Robert Proctor  
Heather Stouder  
Bill Fruhling

**Subject:** Re: Historic Resource Nomination of the Wonder Bar  
**Date:** Wednesday, September 15, 2021 at 10:49:15 AM Central Daylight Time  
**From:** Lance McGrath  
**To:** Stouder, Heather  
**CC:** Alex Saloutos, Bailey, Heather, Fruhling, William, Robert C. Procter

Heather,

Yes, that is correct. We agree that when we resubmit the development plans, the relocation of the Wonder Bar on site will be part of that application and we will acknowledge pursuing the Landmarking of it after it has been moved in the Letter of Intent. We expect those to also be conditions of approval.

I'm hopeful that Mr. Saloutos is in agreement with that.

Thanks,

**Lance T. McGrath, P.E.**  
Owner  
**McGrath Property Group**  
730 Williamson St. Suite 150  
Madison, WI 53703

On Sep 15, 2021, at 7:45 AM, Stouder, Heather <[HStouder@cityofmadison.com](mailto:HStouder@cityofmadison.com)> wrote:

Good morning, Lance (and all)-

Glad to know the issue is moving in this direction. Thank you for working together on it. Please see answers to your questions below. Thanks!

Heather

<Heather Stouder, AICP (she, her, hers)  
Director, Planning Division  
City of Madison Department of Planning &  
Community & Economic Development  
215 Martin Luther King Jr. Blvd., Ste. 017  
Madison, Wisconsin 53703  
P: 608-266-5974 F: 608-267-8739  
Email: [hstouder@cityofmadison.com](mailto:hstouder@cityofmadison.com)  
Web: <http://www.cityofmadison.com/dpced/planning/>

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**From:** Lance McGrath <[lance.mcgrath@mcgrathpropertygroup.com](mailto:lance.mcgrath@mcgrathpropertygroup.com)>  
**Sent:** Monday, September 13, 2021 6:33 PM  
**To:** Alex Saloutos <[asaloutos@tds.net](mailto:asaloutos@tds.net)>  
**Cc:** Bailey, Heather <[HBailey@cityofmadison.com](mailto:HBailey@cityofmadison.com)>; Stouder, Heather <[HStouder@cityofmadison.com](mailto:HStouder@cityofmadison.com)>; Fruhling, William <[WFruhling@cityofmadison.com](mailto:WFruhling@cityofmadison.com)>; Robert C. Procter <[RProcter@axley.com](mailto:RProcter@axley.com)>  
**Subject:** Re: Historic Resource Nomination of the Wonder Bar

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All, this is an accurate statement - but to clarify - I support the future nomination after it has been relocated as part of our approved project - not the current nomination.

I am uncertain on how this postponement will impact the process, Could staff address the following questions:

1. If this gets postponed as mentioned - what will happen at the 9/20 meeting with respect to the nomination?

*If we receive verification from Alex by tomorrow (Thursday) noon, we can make sure to note on the 9/20 Landmarks Agenda that this nomination would be referred to an unspecified date, and the issue need not be discussed on 9/20. Heather Bailey would need to have written notification for a new submittal date at some point in the future to schedule this and notice it appropriately for a future Landmarks Commission meeting.*

2. Would the pending nomination have any impact on our future Land Use application for the project? i.e., does it add any steps or create any additional hurdles?

*The pending nomination does not add any process steps. That said, if it is something you're generally supporting for after the redevelopment, I strongly recommend that you acknowledge that in the submittal materials (letter of intent.) It would be good to include an acknowledgement from the current property owner as well.*

Any additional insight would be helpful too.

*While I haven't seen a revised concept, I am assuming that the submittal would show a relocated Wonder Bar building as a commitment you'd be making to prepare for the proposed development. Is this correct? I think that in order for this aspect of the proposal to proceed smoothly, it would be good to anticipate that as a condition of approval, and to give some thought to the strategy for safe relocation/preservation of the building.*

Thanks!

**Lance T. McGrath, P.E.**  
Owner  
**McGrath Property Group**  
730 Williamson St. Suite 150  
Madison, WI 53703

On Sep 13, 2021, at 6:16 PM, Alex Saloutos <[asaloutos@tds.net](mailto:asaloutos@tds.net)> wrote:

Heather:

I just wanted to update you on the Historic Resource Nomination of the Wonder Bar. Lance McGrath, who has an accepted offer to purchase the property at 222-232 E Olin Ave, which includes the Wonder Bar, and I had a substantive conversation today about his support for the nomination and we are close to a definitive agreement where we would ask that Landmarks Commission consideration of the nomination be postponed to a certain time, say the first Landmarks Commission meeting held after Lance has received the necessary city approvals for his project and the Wonder Bar has been moved on the site to a location closer to Olin Ave. We expect to have something definitive for you in a few days.

Cheers,

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<image001.jpg>

Alex Saloutos

**First Weber, Inc.**

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Website [https: www.alexsaloutos.firstweber.com](https://www.alexsaloutos.firstweber.com)