

Ekberg, Meri Rose

From: fae dremock <[REDACTED]>
Sent: Monday, December 12, 2022 3:39 PM
To: PLLCApplications
Subject: Agenda Discussion item 75070/ against—TOD final feedback process incomplete

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Ample opportunity for the complete green street and traffic overlay policies was given — as it was being drafted, but the feedback and comments process is not complete — feedback is still needed after creation of the full draft policy currently submitted. **That process is not yet complete.** This policy still needs a full final review and feedback from all stakeholders.

That full process is needed to legitimize what we do here. And that process requires more time.

These policies will affect historic districts and affordable housing projects alike, the central city neighborhoods as well as the poorer south side and north side neighborhoods. Many stipulations regarding tree canopy and flooding resilience have not been completely clarified, changes to current practice is not completely described, full remediation and support for increased canopy is not fully built in. The full climate mitigation is not yet built in. Etc.

There are still many gaps and we are being asked to trust that current practices will not change. It's worth remembering that protocols are easily changed when there is no recorded stipulation that disallows that change. As example, the city currently allows canopy tree replacement in 4 ft terraces but with an 8 foot terraces now considered the best width, it is easy to imagine that in practice and with time, the only width that gets canopy trees will be that 8 ft terrace. That would have a huge effect on much of the city. The stipulation that we continue to plant in 4 ft terraces needs to be in place in this document. Street design feeds into tree canopy planting.

As one example, the impact on new development including affordable housing with its stipulation of 8 foot terraces for tree canopy is likely to make affordable housing either more expensive to develop— or create affordable housing development very short on tree canopy,. This is an equity issue, as much as a canopy and green space issue, as much as a flooding issue.

These policies will affect the city for years to come. We need more time for full review and a round of full final feedback with all T's crossed and I's dotted. Let's slow this down one more time and do it right— with full review of the final document by ALL stakeholders.

We need green streets and traffic design, but we need to make sure that any such redesign/design is fully and completely green. Let's do this right.

Fae Dremock

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Bailey, Heather

From: Linda <[REDACTED]>
Sent: Monday, December 12, 2022 2:54 PM
To: davidwjmclean@gmail.com; knkaliszewski@gmail.com; taylorm@firstweber.com; rba@stonehousedevlopment.com; Tishler, Bill
Cc: Bailey, Heather
Subject: Agenda item #5, Legistar 75070

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As stated in the staff memo, Landmarks does not regulate land use. However, increasing density in a TSS mixed-use district would allow a 60 unit building, which means a building about the size of The Edge at 704 Williamson. There are only select locations, such as the far western end of Williamson, that buildings of the size might be able to respect the district's historic integrity.

Also of concern is the increase in height in SR-V2 (e.g., there is some in Hill Farms), TR-V2 (e.g., there is a lot in Third Lake Ridge and Fourth Lake Ridge), NMX, and TSS (much of Williamson Street). SR-V2 and TR-V2 would go, by-right, to 4 stories/52 feet. NMX and TSS would go, by-right, to 4 stories/60 feet (with more available as a conditional use).

The staff presentation materials quote the Comprehensive Plan's Land Use & Transportation Strategy #5, regarding concentrating density. But there also is the Comp Plan's Culture and Character Strategy #2, "Preserve historic and special places that tell the story of Madison and reflect racially and ethnically diverse cultures and histories." Under that is Action d: "Update the zoning code and height maps to better link the code with the City's historic preservation plan and ordinance." Action d states, in part: "The zoning code should be reviewed with respect to the new HPP and the revised historic preservation ordinance and modified as needed to ensure that the provisions of the code are consistent with the HPP and the historic preservation ordinance." The HPP speaks to preserving both local and National Register districts: "Three fundamental functions of historic preservation include: ... preserving and protecting designated historic resources ... and preserving undesignated areas with unique architectural, urban and spatial characteristics that enhance the character of the built environment, such as properties and districts listed on the National Register of Historic Places that do not possess the protections provided by local designation."

Developers have long treated the zoning by-right height limits as the base height to which they are entitled. But do 60-foot high buildings belong on the whole length of Williamson, or at the corner of N. Allen and Regent? For local districts, the TOD would increase conflict with historic preservation standards – but the Comp Plan said the zoning code should be made consistent with the historic preservation ordinance, not the other way around. For National Register districts, the increased opportunity to do big projects will put historic integrity at risk – even if just a few people buy a TR-V2 property and build a new 4-story single-family home (and demolition to rebuild new is happening more often in Madison), integrity is adversely affected. Yet the Comp Plan states the zoning code should be consistent with the HPP, which calls for preserving districts listed on the National Register of Historic Places that do not possess the protections provided by local designation.

Please let the Council know that the Landmarks Commission does not support inclusion on local and national districts in the TOD overlay. The environmental review documents prepared on behalf of the City state: "Existing residential and commercial densities in the corridor support the Project." (See page 14 of the Documented Categorical Exclusion.) Thus, there is not a need to apply the TOD overlay to historic districts.

Linda Lehnertz

Ekberg, Meri Rose

From: Marsha Rummel <[REDACTED]>
Sent: Monday, December 12, 2022 2:15 PM
To: PLLCApplications; Benford, Brian
Subject: 12.12.22 LC agenda #5. 75070 Discussion of Transit-Oriented Development (TOD) Overlay District

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Greetings Landmark Commissioners-

I appreciate that you are having a discussion on the TOD overlay districts. Please recommend to the Council to keep local and national register historic districts out of the TOD overlay zoning maps. I'm sharing the email I sent to the Plan Commission.

Thank you for your service-

Marsha

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

From: Marsha Rummel <[REDACTED]>
Date: Mon, Dec 12, 2022 at 1:48 PM
Subject: 12.12.22 PC agenda TOD Overlay District and 2007 Roth St comments
To: <pccomments@cityofmadison.com>, Heather Stouder <HStouder@cityofmadison.com>, Brian Benford <district6@cityofmadison.com>

Dear Plan Commissioners-

I am writing to you about agenda item #27 legistar74703 Amending Sections within Chapter 28 of the Madison General Ordinances to implement the new Transit Oriented Development (“TOD”) Overlay District. I am prompted to write because last week, the TPPB recommended the 11th hour addition of local and national historic districts after the PC public discussions and ordinance sponsors excluded these areas. Unlike the local historic districts, there are no city protections for national register districts like the East Dayton National District that contain vestiges of the first African American settlements in Madison. Given the threat of state preemption, it does not appear likely that many of these national register districts will be nominated for landmark status and have local protection. In addition, many residents and neighborhood associations that may be affected by the last minute inclusion of these districts may not know of the change. Please recommend to the Council to keep local and national historic districts out of the TOD Overlay district map, they are a small percentage overall of land available for development.

I am also very interested in ensuring that 2007 Roth St meets CU standard #1 (agenda item 15 and 16). I have read the public comments submitted and I am very concerned about the environmental impacts on the site. In addition, there is currently no District 12 alder in place who can consider and represent the voices of constituents to the discussion.

I appreciate your service and consideration of public input in how we make and remake our city.

Thank you-

Marsha Rummel
1029 Spaight St