

From: [Michael J. Lawton](#)
To: [Mayor](#); mtuttle@cityofmadison.com; [Fruhling, William](#); [Parks, Timothy](#); [Planning](#); [Tishler, Bill](#); [Bailey, Heather](#)
Cc: [Joe Keyes \(jkeyes1a1@gmail.com\)](mailto:jkeyes1a1@gmail.com); [Lawton, Jacki](#); bwohm@facstaff.wisc.edu; eric.schappe@gmail.com; ["djpenkiunas@gmail.com"](mailto:djpenkiunas@gmail.com) (djpenkiunas@gmail.com); [Ed Walker](#); [Gary L Peterson](#)
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The Hill Farms Planning Committee met recently and a majority of the Committee voted to request that all of the asterisked (*) references in paragraphs 6 and 7 of Legistar 90552, which refer to lots in the SR-C1 zoning district within the TOD overlay district, be removed from the draft ordinance, in order to keep lots in the SR-C1 zoning classification within the TOD Overlay district from being used for 4-plex residential buildings.

It appears that these SR-C1 lots within the TOD overlay district, which will be rezoned under Legistar 90552, are primarily in the Hill Farms neighborhood, our neighborhood, and we feel strongly about this issue. The SR-C1 zoning classification lots in the TOD Overlay district in the Hill Farms neighborhood are in fact detached single family houses which are in good condition and are not in need of redevelopment whatever, and these lots are also nearly all in the Hill Farms National Register District maintained by the US Department of the Interior, which designates the houses in the Hill Farms neighborhood, including the lots in the TOD overlay district, as a nationally significant neighborhood of mid-century modern houses. The proposed action of the City in promoting tearing these houses down and turning them into 4-plex boxes will be directly contrary to this historic designation.

We believe that the City should honor the National Register designation for these TOD district houses in the Hill Farms neighborhood by removing these lots from the 4-plex promoting changes proposed in paragraphs 6 and 7 of the proposed ordinance.

Please post this in the Legistar file referenced above. If you have questions, please feel free to contact me. I would be happy to speak on this to the Plan Commission, Landmarks Commission or other City bodies.

Mike Lawton
Chair, Hill Farms Planning Committee