

May 24, 2022

Heather Stouder, Director
Department of Planning, Community & Economic Development
and Members of the Common Council and Plan Commission,

Re: 71549, Repealing MGO Sec. 28.105 Neighborhood Conservation Overlay Districts

If Council eliminates Neighborhood Conservation Overlay Districts, Council is making a determination on behalf of staff for my active request to create a Neighborhood Conservation Overlay District. Instead of staff, Council would be making the determination that a District including nationally recognized resources and resources identified for significance to underrepresented communities does not contribute significantly to the character and identity of Madison and that Council does not seek to conserve these areas as a matter of policy per 28.105 (1).

Per the zoning code, I submitted a request to create a Neighborhood Conservation District including the East Dayton Street National Historic District and the Fourth Lake Ridge Historic District on May 31, 2021. I have not yet received a determination from staff. Alder Heck is aware of my request and I copied Alder Benford on March 7, 2022 in an email referencing my request.

Council action would make a determination if these places identified in the Underrepresented Communities Historic Resource Survey of the African American Community contribute significantly to the character and identity of Madison: 100 N Blair Street, Capital City Masonic Lodge #2; 633 E Johnson Street, Benjamin and Amy Butts House; 649 E Mifflin Street, St. Paul African Methodist Episcopal Church; 649-653 E Dayton, John and Amanda Hill Grocery/Douglass Beneficial Society Hall; 516 E Mifflin, A.L. Weaver Grocery.

Council action would make a determination if these places identified in the Underrepresented Communities Historic Resource Survey by the only woman known designing buildings in Madison before the 1930s contribute significantly to the character and identity of Madison: 841 Prospect Place, 416 Russell Walk, 418 Russell Walk, 420 Russell Walk.

Council would make a determination if two Districts on the National Register of Historic Places contribute significantly to the character and identity of Madison:

The Hill Grocery, 647 E Dayton and 114 N Blount are the three buildings in the East Dayton Street National Register District. *Clustered at the corner of East Dayton Street and North Blount Street, represents the last remnant of Madison's first African American enclave. – East Dayton Street National Register District, City of Madison Planning*

The Fourth Lake Ridge is listed in the National Register of Historic Places *because it contains an architecturally significant group of single family and multi-family residences built between 1853 and 1941. – 1998 National Register of Historic Places Registration.*

The term 'missing middle' is meant to describe housing types that were common in the pre-WWII United States such as duplexes, rowhomes, and courtyard apartments but are now less common and, therefore, "missing". Rather than focusing on the number of units in a structure, missing middle housing emphasizes scale and heights that are appropriate for single-family neighborhoods or transitional neighborhoods. – Daniel Parolek (2020) Missing Middle Housing: Thinking Big and Building Small to Respond to Today's Housing Crisis

Repealing this zoning tool was not discussed during the creation of Madison's First Historic Preservation Plan at any Historic Preservation Plan Advisory Committee meeting where I served as chair. Repealing this zoning tool was not discussed at Urban Design Commission during the ten years I served while the zoning code was updated and Downtown Plan was written.

I request staff please continue review of my May 31, 2021 request to create a Neighborhood Conservation District.

Thank you,

Dawn O'Kroley, 646 E Gorham Street