

**Waidelich, Michael**

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**From:** Nicholas Schroeder [nicholasschroeder@gmail.com]  
**Sent:** Friday, June 12, 2009 1:57 PM  
**To:** Waidelich, Michael  
**Subject:** Fwd: East Wilson/Schley Pass NCD

Michael, I'm forwarding this to you for Monday's Plan Commission mtg since Brad is out of the office.

Thanks,  
Nick Schroeder

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

**From:** **Nicholas Schroeder** <nicholasschroeder@gmail.com>  
**Date:** Fri, Jun 12, 2009 at 12:45 PM  
**Subject:** East Wilson/Schley Pass NCD  
**To:** [bmurphy@cityofmadison.com](mailto:bmurphy@cityofmadison.com)

I would like to voice support for the commencement of a study for the East Wilson/Schley Pass Neighborhood Conservation District.

The need for the NCD in this area has been cited in numerous adopted plans. Most significant of these is the East Rail Corridor Plan, which indicated that the NCD should precede the neighboring TIF district and construction of a Central Park to insure the protection of the small scale, affordable housing stock of the area. However, TID 36 was implemented first before any movement on the NCD was able to be made. I feel it is important to begin studying a possible NCD for this area before development pressure comes to bear against some of the desirable neighborhood qualities cited in these plans.

Our neighborhood was, at one time, was one of the worst in Madison, with high crime and poverty rates, poor housing stock, and inundated with railroad tracks. It was even a candidate for a Greenbush style urban renewal project in the 1960s. The residents of this neighborhood have been slowly taking it back from the absentee landlords for the last two decades. Most of people here have done most of the work on these formerly dilapidated homes themselves. It is important for us to have a chance to implement a tool that can protect our financial and emotional investment in our homes and our neighborhood. A review of the survey seems to show that the people with the most at stake, residents, business owners, and presumably owner occupants favor the initiation of a study. Therefore, I urge the Plan Commission to approve the continuation of the NCD process.

Thank You  
Nick Schroeder  
213 S. Baldwin St

**Subject:** NCD for E Wilson, Schley, Baldwin, Dewey

Dear Mr. Murphy,

Although we are unable to attend next week's meeting, we'd like to be heard regarding the Neighborhood Conservation District for my neighborhood. We live on Dewey Court and we are well connected to many of my neighbors on all parts of this district, not just our street but also on E. Wilson, Schley Pass, & Baldwin St.

Speaking for myself and my family, and certainly for all of the residents here that I have conversed with about this, we appreciate the unique physical qualities of the buildings here and hope a NCD designation will help preserve this through laying some ground rules for future use of this area. Further, we hope to restrict the likelihood that non-resident landlords will destroy homes to develop large scale multiple unit rentals that would degrade the qualities of this close-knit district and the culture of our community.

I hope the Plan Commission and the Common Council will allow the Planning Dept to begin a study of a potential conservation district so this process can move forward.

Thank you in advance for taking our opinions into account.

Sincerely,

Adam & Oskar Panek and Sarah Daines  
1329 Dewey Ct.  
Madison 53703  
249 1342

**Subject:** ncd study of wilson schley dewey

Hi Brad, I own 3 properties in this neighborhood: my home of 22 years at 1318 E Wilson, a 3 unit at 1331/33 Dewey Ct and a 2 unit at 1314 E Wilson. I am COMPLETELY in favor of making the hood a conservation district and ask that you support the study to make it so. Ray Petersen owns property behind mine and across the street and they are the ugliest things on the block.

When I bought my home in 1986 the railroad track ran down the middle of the street, prostitutes walked the street (go figure) and the sportsman bar on Baldwin was a constant source of police action. we have come a long way and could go even farther!

I will try to be at the meeting on Monday, but no matter what I am supporting the study of making this a conservation district!

Sincerely, Cherie St. Cyr 608 213 6697