

From: [Rose Messina](#)
To: [Plan Commission Comments](#)
Cc: [Stouder, Heather](#); [Evers, Tag](#); Ledell.Zellers@gmail.com; bacantrell@charter.net
Subject: Legistar File Number 70576
Date: Monday, August 8, 2022 9:16:57 PM

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Having grown up in the Vilas Neighborhood and buying the home I grew up in, I have a deep affection for this close-knit community. My home was built in 1898-9. My family and I have invested a huge amount of time and finances trying to improve and maintain the property since 1950. As I see new families move in, they have all shown great attention to continuing this tradition. I strongly support continuing our historic district designation. I agree with many of the very well-stated reasons described by others in response to this issue. There is no reason why Madison can't increase density along major transit corridors without potentially destroying the character and the quality of a unique neighborhood like ours. Maintaining the historic character of these homes is part of the charm that draws people in.

I am especially concerned with increased rentals and absentee landlords.

Rosalie M. Messina
1921 Jefferson St, Madison, WI 53711

From: [Mitchell Nussbaum](#)
To: [Plan Commission Comments](#)
Subject: Proposed Zoning Changes
Date: Monday, August 8, 2022 7:50:59 PM

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Dear Plan Commission:

Proposed plans should always go in front of the Plan Commission. Developers are getting the go-ahead on so many projects that it's hard to keep track of them all. And historic buildings are being destroyed, like the one on Regent, near Park St. Madison needs to keep its history. But then we don't even have a history museum for Madison.

- Genie Ogden
1615 Madison St.
Madison

From: [DAN R ANDERSON](#)
To: [Plan Commission Comments](#)
Cc: [Tag Evers; Vilas Neighborhood Assn.](#)
Subject: Plan Commission August 8, 2022 meeting-item 70576
Date: Monday, August 8, 2022 5:08:19 PM

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RE TOD Overlay Zoning 12--Item 70576

I want to register my strong disapproval to the Plan Commission considering the removal of the Wingra Park National Historic District Exemption for rezoning in the Transit Oriented Development (TOD).

We find it surprising, and even a bit shocking, that the Plan Commission would consider removing the exemption for the Wingra Park Historic District.

A quarter of a mile from Monroe Street, and possibly Mills Street, would include the whole, or almost the whole, of the Wingra Park Historic District.

Also, no time restrictions on parking, when more vehicles would be expected in the area, does also not make any sense. From a personal standpoint, I live in a house that has no off-street parking.

We park in the street. We also live one block from the Vilas Zoo and Park. If parking restrictions are lifted, we most likely will have problems just parking in front of our house.

We would urge the Plan Commission to decide that the Wingra Park National Historic District Exemption not be changed.

Thank you for your consideration,

Dan Anderson
1521 Vilas Ave
Madison, WI 53711

From: [MARY HELGREN](#)
To: [Plan Commission Comments](#)
Subject: Legistar 70576
Date: Monday, August 8, 2022 5:01:17 PM

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Dear fellow Madisonians,

I oppose removing the exemption for the Wingra Park Historic District and oppose changing parking restrictions. There are many empty commercial buildings along the proposed TOD overlay that could fulfill the need for more housing along the route. I also oppose allowing drive-through businesses along this route parallel to this historic district, since the purpose is to facilitate movement of people through the city.

Thank you for your consideration,

Mary Helgren
2013 Madison St

From: Ledell Zellers <ledell.zellers@gmail.com>
Sent: Monday, August 8, 2022 3:23 PM
To: Stouder, Heather <HStouder@cityofmadison.com>; Firchow, Kevin <KFirchow@cityofmadison.com>
Subject: FW: Legistar 70576, agenda #12

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From: Linda [<mailto:lehnertz.l@att.net>]
Sent: Monday, August 8, 2022 3:13 PM
To: tony.fernandez5@gmail.com; sundevils98@yahoo.com; bacantrell@charter.net; district3@cityofmadison.com; district16@cityofmadison.com; 'Ledell Gmail' <ledell.zellers@gmail.com>; mcsheppard@madisoncollege.edu; nicole.solheim@gmail.com; district2@cityofmadison.com; klanespencer@gmail.com
Subject: Legistar 70576, agenda #12

National Register Districts

I do not support subjecting the National Register districts to the TOD overlay.

1. It would only add 360 acres to the already existing 4,123.5 acres of land included in the overlay. This is not a significant impact, particularly when such addition would contradict other Comprehensive Plan goals.
2. The Comprehensive Plan ("CP") has a focus on historic preservation.
 - "Directing redevelopment and infill to existing auto-oriented commercial centers and other areas as identified in the Growth Priority Areas Map, Generalized Future Land Use Map and sub-area plans will help accommodate needed growth while protecting the historic character of older neighborhoods." (CP, page 50)
 - The CP recognizes that historic preservation can improve the quality of housing and help achieve sustainability goals. (CP, page 55)
 - The CP recognizes the economic impact of historic districts. "The preservation of a city's historic and cultural resources can have significant economic benefits to a community. Heritage tourism is a fast growing economic sector in many cities." (CP, page 76)
 - The CP recognizes other impacts. "Historic preservation also has many other benefits. It contributes toward establishing a sense of place that makes Madison feel unique and embodies the social aspects of the city's history that helped shape Madison." (CP, page 76)
3. The Historic Preservation Plan speaks to preserving both local and National Register districts. "Three fundamental functions of historic preservation include: ... 3) 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."
4. The CP said that the zoning code should be "reviewed with respect to the new HPP [Historic Preservation Plan] 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." (CP page 77)

Proactive Rezoning

When the zoning code was rewritten, new zoning classifications were made. Many of these reclassifications were to reflect the existing use (resulting in fewer nonconforming uses). I urge the Plan Commission to (1) recognize that a particular designation does not always mean that more intense development is suitable for a given parcel and (2) consider whether some parcels should be rezoned.

One example is 222 and 230 Merry Street. When rezoned to TR-U2, the by-right use was 8 units. It went to 36 units in last year's upzoning and would now go to 60 units under TOD, with an additional story (5 stories). These two parcels are in an area designated Low Residential in the Comprehensive Plan (15 units/acre or less, with up to 30 units/acre in select locations).

The by-right development potential of the two parcels would be far in excess of what is allowed in a Low Residential district.

Current	acres	TR-U1		TR-U2	
		Units	density	units	density
222 Merry	0.642	24	37.38	36	56.07
230 Merry	0.286	16	55.94	35	122.38
Transit Overlay					
222 Merry	0.642	36	56.07	60	93.46
230 Merry	0.286	16	55.94	35	122.38

Respectfully Submitted,
Linda Lehnertz

From: annewalker@homelandgarden.com <annewalker@homelandgarden.com>
Sent: Monday, August 8, 2022 1:30 PM
To: Self <annewalker@homelandgarden.com>
Cc: Stouder, Heather <HStouder@cityofmadison.com>; Benford, Brian <district6@cityofmadison.com>
Subject: Re: Special Meeting, Item 312, TOD

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Dear Plan Commission Members

As a long-time volunteer on transportation issues, I support BRT. I do, however, have some reservations regarding the transit overlay district.

I live on Winnebago and Merry St, which is Low Density Residential. Low Density Residential allows for 15 or less dwelling units per acre. On Merry St is a 22-unit apartment building and lot which have been zoned TR-U2. Based on the overlay, by right, a development could be built which could be 102 dwelling units per acre. This is a density which greatly exceeds what the *City of Madison Comprehensive Plan* allows.

According to the Plan, greater density is allowed in certain areas. The density however was capped at 30 dwelling units per acre and 3-story's. I am concerned as to how this difference will be addressed.

Respectfully,

Anne Walker

August 8, 2022

Planning Commission meeting
pccomments@cityofmadison.com.
Legistar File Number is 70576.

We oppose the Transit Oriented Development proposal into Vilas neighborhood and changing the building exemptions. We have lived on Campbell Street 30 years, a cross street of Bear Mound Park on Vilas Avenue and 4 blocks away on Oakland Avenue to Camp Randall stadium. The 1400 and 1500 blocks of Chandler Street is a mix of interspersed single family homes with rental properties.

We believe it is important to protect the remaining single family homes in the Vilas neighborhood, which has historic homes. Vilas already has an overabundance of cars due to multiple rental properties that are not owner occupied.

The older homes in Vilas neighborhood sit on small and tightly clustered lots. At one point, a well - known contractor who works on historic homes, said the average distance between the Vilas houses of 8-10 yards. Hence, the **density is already higher** because of this close proximity.

These lots leave little room for comfortably adding ADU's with access paths and parking. Our streets are narrower, which is already a concern with the Fire department in terms of emergency access and the Streets division in regard to street cleaning and winter snow plowing.

Our other concern is that **parking is already extremely limited**. Parking is particularly difficult on the days parking is not allowed 8-12 for street maintenance.

The proposed zoning change to encourage development along the bus routes is likely to **make matters worse** for us and our Vilas neighbors. We want to keep the neighborhood residential and maintain its friendly neighborly historic character.

We have **already had several nearby houses turn into rental properties** and this one by one house demise has been sneaking closer to our home. I live one block off Vilas Avenue on Campbell Street, and I feel that we are no longer just surrounded by single family homes. We all know which houses are rental properties, and it is visibly obvious with neglected porches, trash, and recurrent and often loud parties.

Regards,
Eileen and J. Craig Thompson
311 Campbell Street
Madison, Wi 53711

From: [Wendy Fearnside](#)
To: [Plan Commission Comments](#)
Cc: [Evers, Tag](#)
Subject: Exempt National Historic Districts from the TOD Overlay (Agenda Item 12, File #70576)
Date: Sunday, August 7, 2022 10:42:35 PM

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Rebuttal to Arguments for Including National Register Historic Districts in the TOD Overlay

Madison's historic neighborhoods are gems that contribute to the diversity, character and beauty of our city. I believe that there is value in protecting both our local and national historic districts and that including historic districts in the TOD Overlay has more potential for damage than it does for good.

You will undoubtedly hear a number of arguments in favor of including national historic districts in the TOD Overlay. Here are some responses that I hope you will take into consideration as you weigh the potential benefits and the tradeoffs involved:

1. ***Greater residential density is needed to accommodate Madison's growing population and control sprawl.*** Zoning changes that permit duplexes in what are now single family zones and 4-unit apartment buildings where currently zoned for 1-, 2- and 3-units in stable, built-up neighborhoods will have a negligible impact on the total number of dwelling units in Madison's housing supply.
2. ***More affordable housing options will be made available.*** "Location, location, location" is a famous saying in real estate. Location is widely acknowledged as the single most important factor in determining the value of residential and other property. TOD or no TOD, housing in comparatively expensive areas like the Wingra Park Historic District will remain expensive because of the amenities, convenience, and other intrinsic factors relating to its location.
3. ***Being able to add an apartment to an existing home will make it more possible for older residents to age-in-place or to move in with their adult children and their families.*** True. However, current zoning already allows homeowners to convert a garage or part of their home to an accessory dwelling unit, which could be used by family members or caretakers.
4. ***Historic District homes are so expensive that few will be converted to duplexes. You are worrying about something that just isn't going to happen.*** If true, then what is accomplished by getting rid of their exemption from the TOD Overlay district?

Wendy Fearnside

912 Van Buren St.

From: [Ka"tya Fassett](#)
To: [Heiser-Ertel, Lauren](#); [Plan Commission Comments](#)
Subject: Legistar File Number 70576
Date: Sunday, August 7, 2022 9:06:10 PM

Caution: This email was sent from an external source. Avoid unknown links and attachments.

I strongly oppose removing the National Register Historic District exemption for rezoning in the Transit Oriented Development (TOD) overlay district.

I moved to Madison from Manhattan in 2019 and own a house on Vilas Ave near Bear Mound. A major reason I chose to live in the Wingra Park Historic District in the Vilas neighborhood is its historic district status. My house was built in 1922--I plan to stay in it for many years and I do not want this special neighborhood to lose its historic character. In an email to the Vilas Neighborhood Association, my neighbor Katharine O'Dell wrote, "It is shocking and short-sighted to consider ruining an Historic District for ever more apartments." I agree.

As someone who lived in a major US city for 10 years, I understand the benefits of increasing housing density within growing cities. But not at the expense of historic districts. There is plenty of underdeveloped land in/near the center of Madison along public transportation routes, including in vacant commercial and industrial buildings. An art historian by training, I believe in preserving pockets of old homes within all cities. Without exemptions protecting historically significant areas, over time cities lose character, becoming one-dimensional and housing unremarkable. To consider removing neighborhood protections may be politically correct in the short term, but it is civically irresponsible for all Madisonians in the long-term. For the record, I am age 40 and I do not consider myself cranky/old/disconnected from reality. I believe in preserving historical architecture, and on a personal level I think it would be unwise not to take an interest in protecting my property value.

I am very disappointed that the Vilas Neighborhood Association Board has chosen not to take a stance on whether or not to support removing the historic district exemption. The Plan Commission needs to know that although the VNA Council exists to represent residents/homeowners in the Vilas Neighborhood, in this case it appears they are not doing so. I have been following VNA email list messages over the past two weeks and letters written by homeowners are largely in support of retaining the exemption. Residents are concerned about protecting the edges of the Vilas neighborhood (Jon Standridge wrote an articulate email addressing this point) and many are concerned that the proposed zoning change would increase our already problematic parking shortage (Dan Anderson captured this point well in an email to the VNA). Recent emails from VNA council members suggest that their *personal opinions* may have been evenly divided on whether or not to support the potential zoning change. I hope the VNA will reconsider its decision not to take a stance on this important issue. Based on the dozens of emails sent to the VNA list in the past two weeks, clearly there is increased interest and awareness concerning the exemption for rezoning. A previous VNA survey related to opinions about zoning was distributed to VNA members last year when potential zoning changes were not announced.

I leave you with this remarkable description of the Wingra Park Historical District in the National Register of Historic Places, found on the City of Madison DPCED Planning webpage (*):

"By 1903 [Wingra Park] was considered one of Madison's finest residential districts. The sizeable group of houses within this area contains some of Madison's finest Queen Anne, Prairie School and period revival homes. These buildings constitute one of Madison's most important and intact architectural legacies."

* <https://www.cityofmadison.com/dpced/planning/national-register-of-historic-places/1602/>

Ka'tya Fassett
1528 Vilas Ave

From: [Melanie Askay](#)
To: [Plan Commission Comments](#)
Subject: TOD Overlay
Date: Sunday, August 7, 2022 7:58:38 PM

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Hi, I wanted to contribute my thoughts to the proposed changes to the TOD Overlay. I'm a resident of Vilas neighborhood on Madison St. I wholly support increasing housing density to accommodate urban growth along mass transit corridors. We need to do all we can to encourage climate-friendly solutions to transit challenges, and this includes ensuring residents have easy access to transit options. This could help spur additional investment in reliable and convenient mass transit, which is sorely lacking in around Madison. I also do not see a problem with easing parking restrictions if it makes sense given other changes being made to zoning.

At the same time, I do not want to see changes to the historic architecture of the different Madison neighborhoods. One of the unique parts about Madison is the truly special and different neighborhoods we have. Any changes we make should be in line with preserving the style of architecture that already exists. This gives neighborhoods character and prevents them all from becoming bland and unoriginal, diluting the character of these really amazing niches around the city. Any changes should aim to preserve this architecture as much as possible.

I also think that allowing duplexes and small multi-unit houses makes sense and I support that transition if we can preserve the existing architecture. However, the most critical part for me is in ensuring owner-occupied rentals only. The trend across the United States is in decreased home ownership. Ownership is becoming unattainable because companies are buying houses and then renting them out at inflated prices while neglecting repairs and upkeep. Allowing this trend in Madison would be a tragedy. We need to make sure that we promote home ownership and help make it as attainable as possible for families and not only the super wealthy. It's an equity issue more than anything. Wealth has been and will be the primary way families increase their net worth. Without home ownership this becomes impossible. I do not want to encourage landlord-only based rentals at all - I only want to find ways to make housing more affordable. So the option of splitting houses in two and renting out the other half, or having an in-law unit in back while living in the front, seems like the best compromise to give additional income and make ownership affordable while providing additional housing options for new residents. But allowing companies to come in and purchase properties, not keep them up, and then drive up rental prices would do irreparable long-term harm to the neighborhood and would feed into the equity challenges we already have in this city.

Last, I want to voice my strong support for regulations to ensure the same amount of green space per resident. Madison parks are famous across the U.S. for a reason. If there are more people we are going to need additional green spaces and keep the same number of trees & green space per resident. We need to maintain these important resources and not overcrowd our parks. We cannot forget that as density increases, so does the need for outdoor recreation and wild spaces.

Thank you
Melanie Askay

From: [Ben Sidran](#)
To: [Plan Commission Comments](#)
Subject: File Number 70576
Date: Saturday, August 6, 2022 12:42:27 PM

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We have lived in Vilas for 35 years and have been happy to see that absentee landlords are gradually selling to single families. Being close to the University, we have picked up a lot of trash from houses where the renters just don't care and the landlords just don't know. This idea of changing zoning in an Histic district - which appears to be part of the same misguided plan that calls for putting mega-busses on State Street - is regressive and counter-productive to facts on the ground.

Thank you,

Sinceely,

Ben and Judy Sidran

From: [Bonnie Gruber](#)
To: [Plan Commission Comments](#)
Cc: [Evers, Tag](#); VilasNA@groups.io
Subject: Legistar File Number 70576, transit-oriented development overlay
Date: Friday, August 5, 2022 8:42:26 PM

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Please exempt both federally- and locally-recognized historic districts from the TOD overlay.

My primary concern is (and everyone's should be) environmental quality, especially counteracting climate change. In cities as well as suburbs and rural areas, we need more, not fewer trees; less, not more land covered by pavement and buildings. Even our dog recognizes the comfort provided by trees and bushes on a hot summer day. Also, the trees and other vegetation help to prevent flooding and to recharge groundwater.

My second concern is providing housing suitable for families with small children--homes with yards for outdoor play. High-rise buildings are not good for kids.

A third concern preserving the esthetic quality of historic neighborhoods. This means we shouldn't allow large buildings close to the human-scale traditional homes.

Needed additional housing should be built on parking lots and in vacant commercial and industrial buildings.

Bonnie Gruber
1430 Drake St. (in a historic district but not the proposed TOD overlay)

From: [Erich Schmidtke](#)
To: [Plan Commission Comments](#)
Subject: Agenda Item 70576
Date: Friday, August 5, 2022 2:34:25 PM

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Hello Plan Commission,

I am opposed to the Transit Oriented Zoning change you're discussing Monday. I don't think anyone disagrees with more density along Regent, Park, and Monroe Streets, however your proposal goes WAY beyond that. Your proposal would basically raze the entire Greenbush neighborhood. Wiping out countless homes and yards and destroying the community character. Did you not learn anything from your mistakes 50 years ago when you destroyed the Old Greenbush Triangle? I think a documentary was made about that. You should watch it.

Erich. Greenbush resident

From: [Shawn Schey](#)
To: [Plan Commission Comments](#)
Cc: [Evers, Tag](#)
Subject: In support of TOD overlay for Madison
Date: Wednesday, August 3, 2022 8:40:58 PM

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Dear Plan Commission Members:

I understand that you will be discussing the TOD Overlay issue this coming August 8th.

I will not be able to attend that meeting so I wanted to briefly express my support for this potential new ruling. I also wanted to express my hope that any new ruling would specify that single family homes converted into duplexes would require that the property owner occupy one of the units.

I know this is the ruling for ADU's and for AirB&B's. I think it should apply to whatever develops with the TOD Overlay issue as well.

Thank you!

Shawn Schey

* * * * *

878 Woodrow St
Madison, WI 53711

From: [Pat Scheckel](#)
To: [Plan Commission Comments](#)
Cc: [Evers, Tag](#)
Subject: TOD overlay - Wingra Park Historic District
Date: Monday, August 1, 2022 3:49:32 PM

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Hello,

I'm writing regarding the potential for zoning changes as a result of the TOD overlay. First, I'd encourage you to not make zoning changes to the Wingra Park national historic district because the city has relatively few areas of intact historical homes.

However, if you feel compelled to make changes, I respectfully request that you consider requiring owner occupancy for duplexes, as well as maintaining the family definition of no more than two unrelated people living in the home. This last one is particularly important because of the proximity of the historic area to the student housing area immediately to the northeast of the district. If that family restriction were to be removed, UW and Edgewood student rentals would be much more likely to carve up the historic district.

Thank you for your consideration,
Pat Scheckel
1915 Jefferson St

From: paul_cas4arch.com
To: [Plan Commission Comments](#)
Subject: TOD Overlay - Vilas & TR-C4
Date: Monday, June 27, 2022 2:35:50 PM

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Dear Plan Commissioners,

I support the efforts to create and implement Transit Oriented Over Lay Districts, however I also believe that the true potential of this tool in our Cities Zoning policies is not currently fully realized as proposed. While I openly admit that I have only looked at the proposed TOD changes based solely on the Vilas neighborhood, which is where my wife Kelly and I reside, so I run the risk of missing the potential reasoning for other areas of our City along our newly proposed Transit Corridors, however the relative zoning district (TR-C4) is most typically in established neighborhoods relatively close the City Core so are likely to share similar characteristics, concerns and OPPORTUNITIES as Vilas. The TOD overlay is a significant and special opportunity to shape housing and living standards in parts of our City, especially these first tier neighborhoods, for generations and it can make great strides at encouraging potential expansion of current housing typologies, models and densities in areas of our City most likely to impact increased diversity, access to significant employment, recreation and transit proximity, smaller carbon footprints, aging-in-place opportunities, etc. in meaningful and lasting ways.

With this in mind, and again looking at the potential impact and opportunity in my neighborhood (Vilas), it is disappointing to see how insignificant the proposed changes to TR-C4 really is, which is the primary zoning in the area currently identified as in the TOD overlay. One could argue that this really just makes a bunch of currently non-compliant properties in Vilas, compliant with zoning. I first share some current neighborhood stats to help better understand what is at stake here. This area is bound by Monroe and Regent Streets to the North, Randall Street to the East, Garfield Street to the West and essentially Chandler Street to the South is comprised of 175 properties once the TSS properties on Monroe and Regent Streets are removed. Of those properties, three (3) are currently institutional or places of worship, two (2) are small apartment buildings zoned as TR-V1 and the (1) is an empty lot with surface parking for the small apartment buildings. Of the remaining 169 properties, 73 (42%) are single family/owner occupied and 96 (55%) are rental. The rental properties are a combination of single family, 2, 3 and 4 unit residences/buildings. In total, presuming the single family rentals only have one family (or no more than 2 unrelated), there are 221 households over the 169 properties. Like most older neighborhoods, many of the lots are relatively narrow and in this area of Vilas, the predominant lot is 40' x 120' (4,800 gsf), typically with an alley at the back property line. This type of lot accounts for 114 lots or 65% that are greater or equal to 4,500 GSF but less than 6,000 gsf. 32 lots (18%) are 6,000+ gsf lots and typically 50' or 60' wide x 120' deep with the alley at the back lot line. The remaining 23 properties are lots that are less than 4,500 gsf. This is all significant due to the current TR-C4 zoning requirements that lot area proposed to remain in the TOD requires a minimum lot size of 6,000 to qualify for 3 or 4 units. All other lots would only qualify for 2 units max. I would respectfully suggest that for the TOD overlay areas with TR-C4 designation, a site standard more closely aligned with TR-V1 would be best and more appropriate to encourage scalable and respectful infill housing alternatives. The TR-V1

standard of 1,500 gsf / DU would allow lots at 4,500+ GSF to either convert or build up to 3 units and a 4 unit could not be achieved until you had a property with at least 6,000 gsf. Properties less than 4,500 gsf could only have a two unit. A three story walk-up or house conversion on a 4,500 + gsf properties already exist in our neighborhood and are achievable, consistent and appropriate in our neighborhood. This could have significant impact on housing opportunities and typologies here and in other first tier neighborhoods not to mention the positive impact of a smaller carbon footprint and reduction in peripheral development. Other current TR-C4 Overlay standards that should be reconsidered and that are overly onerous in this type of neighborhood is the requirement of 750 GSF of usable open space per dwelling unit. Balconies and roof tops alone cannot accomplish this standard in these older neighborhoods while increasing density given the current UOS dimensional and area requirements. In most instances, these neighborhoods are in close proximity to parks and urban open space. A standard of 300 – 500 GSF would be more appropriate in these older neighborhoods along with a revision of the dimensional requirements to be able to include side yards allowable per zoning setback dimensions. I also believe the 3 story/40' high standard in place of the 2 story/35' high standard for properties qualifying for 3-4 units is more appropriate and also not inconsistent or something we do not already see in our neighborhood relative to the overall heights and the existing steep pitched roofs with occupied attics/3rd floors. If these changes were to be implemented in the TR-C4 overlay for the Vilas are alone, the potential outcome in increased housing units in close proximity to employment, healthcare, education, recreation and transit would be adding 301 “households” (increase from 221 to 522). While it is highly unlikely this extreme would ever be realized, it does give existing property owners the scalable tools to increase density and impact change on there own, including in some cases, aging in place, or even start a new family while providing alternative income in a vital neighborhood setting.

Finally, after listening to your last meeting (special meeting), I would agree with those that commented that local historic districts should not be excluded from the overly process and can incorporate multifamily living however it may require special considerations. Historic properties can certainly have more than one household and in fact these already successfully exists in Vilas and other historic neighborhoods in Madison. In addition, there are properties scattered throughout these neighborhoods that have no real historic or architectural merit and could become potential sites of more “neighborhood” appropriate redevelopments that would need to follow the requirements associated with work in historic neighborhoods.

Thanks for letting me share my thoughts and concerns regarding the TOD overlays. I hope that you will all help push this opportunity forward with the necessary tools to make meaningful changes to our housing models, typologies, opportunities and environment for many generations, and especially in the places it can be most impactful.

Good luck and all the best as you advance this meaningful change to our City.

Regards,

Paul Cuta
1611 Monroe Street, Apt. 414

From: [Wendy Fearnside](#)
To: [Plan Commission Comments](#)
Subject: Comment on Plan Commission Agenda Item 70576 TOD Overlay District
Date: Thursday, June 23, 2022 11:17:58 AM

Caution: This email was sent from an external source. Avoid unknown links and attachments.

Statement from Wendy Fearnside, 912 Van Buren St., Madison
Agenda Item 70576 TOD Overlay District
6-23-22

Please take the following suggestions into account as you consider amending and adopting the proposed TOD Overlay District:

1. Recognize that the goals of fostering more affordable, convenient and dense development and that of neighborhood and historic preservation need not be incompatible. There is room for both, and variety contributes to the vibrancy of our city.
2. Where feasible, concentrate development in nodes rather than strips.
3. Preserve opportunities for single family home ownership within the overlay district in currently stable and established neighborhoods and for future development where such opportunities are currently limited.
4. Retain and do not allow waivers of stepback requirements where large, multistory buildings abut lower density residential areas.
5. Reconsider the proposal to increase allowable occupancy to 5 renters per unit based on its potential impact. Where would this be potentially helpful where would it promote overcrowding, and where would it create a financial incentive to convert owner occupied homes to rental properties?
6. Retain the historic district exemption from the TOD Overlay district.

From: Bill Connors <bill@smartgrowthgreatermadison.com>
Sent: Wednesday, June 22, 2022 10:39 AM
To: Plan Commission Comments <pccomments@cityofmadison.com>
Cc: Stouder, Heather <HStouder@cityofmadison.com>
Subject: Suggestions for Transit-Oriented Development Overlay District Ordinance

Caution: This email was sent from an external source. Avoid unknown links and attachments.

Plan Commission Members:

I am writing to amplify some suggestions about the transit-oriented development (TOD) overlay district, which I provided during one of the recent public meetings.

First, I am writing to flesh out a note contained in slide 6 of the staff's presentation for your June 23 meeting: "Whether stepbacks required adjacent to residential development could be waived if Future Land Use Map calls for intensive redevelopment."

Let's say the Future Land Use Map calls for intensive redevelopment of an entire block face along one side of an arterial street, but many of the parcels in that block face are currently occupied by low-rise, low-intensity residential buildings. Let's further say that there is a proposed mid-rise, higher-intensity redevelopment project on one or more of those parcels, maybe on a commercial-use parcel, in the midst of that block face. It is envisioned that, eventually, the entire block face will be mid-rise, higher-intensity buildings. But under the current zoning code, the first new building to implement that vision would be required to have stepbacks on both sides of it because, at present, it is adjacent to existing low-rise, low-intensity residential buildings.

Smart Growth suggests that the TOD overlay district should include a provision waiving the requirement for side stepbacks in this situation. If your goal is to increase housing density near high-frequency transit lines, it makes no sense to require stepbacks in a situation that is envisioned to be temporary.

Second, it is important to understand that if the current zoning code permits a building to be five stories tall, and the TOD overlay district would allow a building to be six or seven or even eight stories tall, it is highly unlikely that a building taller than five stories will be constructed. A five story building can be constructed using podium and stick construction. As a practical matter, most buildings taller than five stories must be constructed with steel frame and poured concrete, which is a much more expensive construction method. Generally, a building must be eight stories tall or taller so that it can contain enough additional housing units to generate enough additional revenue to offset the additional cost of the steel frame and poured concrete construction.

Smart Growth suggests you consider this when deciding how many additional stories the TOD overlay district should authorize in zoning districts that permit five-story buildings.

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