

## Heiser-Ertel, Lauren

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**From:** Dawn O'Kroley <[REDACTED]>  
**Sent:** Monday, March 8, 2021 12:55 PM  
**To:** Heiser-Ertel, Lauren <LHeiser-Ertel@cityofmadison.com>; Bailey, Heather <HBailey@cityofmadison.com>  
**Cc:** Gary Tipler <[REDACTED]>; Rummel, Marsha <district6@cityofmadison.com>; Heck, Patrick <district2@cityofmadison.com>  
**Subject:** LORC and Landmarks meeting public comment

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I would like to echo the concern Alder Rummel raised that voting members of reviewing bodies need to be provided with language to support the protection of historic and natural resources and social justice in evaluating development proposals.

Landmark ordinance language needs to be clear enough to have a meaningful impact in all silos of the review process. Adjacent new construction does impact historic resources. Design should reflect the spirit of its time and appropriate language of character defining features of a specific district, scale, setback, appropriate materials, could apply to both compatible new construction and preservation.

In reviewing case studies it is important to critique failures in preservation policy in our continually changing built form. Many of our historic resources receiving state and national designation are not locally protected. At a minimum, the comp plan goal to conserve neighborhood character should begin the use of Neighborhood Conservation zoning for resources with national and state designation or city funding displaying support of preservation. James Madison Park neighborhood should be evaluated as a Neighborhood Conservation district. Voice your support of the current Shoreline Park Preservation ordinance. The ordinance sets the bar for buildings and paved areas to be no more than 5% of a shoreline park and smaller incremental projects should also be reviewed not to have a cumulative impact exceeding 5%.

Define primary façade in relationship to other primary facades (not porches). 1206 Sherman Ave is located in a National Register District that is not a local district. While the setback may have 'met code' it fails to protect the character defining similar setback of the district.

The LORC work plan language for measuring 200' must be revised as it weakens the language in the most recently created Historic District, First Settlement. "In the case of historic districts, measurements shall take into account all historic resources within 200 feet that are contained within the district." This proposed language needs to be revised from limiting policy to only historic resources and only within the district and should read all resources in any direction in or adjacent to the district.

Define adjacent. There is precedent for parcels across a street to be considered adjacent. Because the definition of adjacent was not interpreted to be across a street for the 400 Block of East Washington, this project was approved by Plan Commission without an advisory review by Landmarks and will drastically negatively impact this historic fabric. The project also demolishes several buildings just identified and adopted as the top priority for survey in the Historic Preservation Plan without an independent consultant survey.

Intent of a policy without specific language leaves the door open for interpretation. I sat on UDC during the downtown plan height map discussion. Downtown plan heights were a high level discussion that did not diagram historic resources but the intent of the height map was presented such that the more detailed Landmarks review for appropriateness would prevail over this broad stroke maximum height diagram. As proposals have come forward at a site, or

unfortunately the conglomeration of sites far from the scale of the historic fabric, the downtown maximum height diagram prevails without Landmarks review or the City publishing a current height map with the reduced heights adopted by Council as recommended by the Lamp House Block Ad Hoc Committee.

Below is a sketch of historic districts near James Madison Park below, not including individual properties. Thank you for your important work. I understand my comments extend beyond the Landmarks Ordinance and other policies need to be impacted by your discussion. Thank you, Dawn O’Kroley 646 E Gorham Street

HISTORIC PRESERVATION PLAN FIRST PRIORITIZED AREA FOR SURVEY ADOPTED MAY 19, 2020

