



Department of Planning & Community & Economic Development

Planning Division

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To: City of Madison Landmarks Commission

From: Northeast Area Plan Project Team (Dan McAuliffe, Angela Puerta, Jeff Greger, Kirstie Laatsch, Lisa McNabola, Kevin Firchow)

Date: March 18, 2024

Subject: Northeast Area Plan – Historic Resources Survey

Area Plan Overview

Staff is currently drafting recommendations for the [Northeast Area Plan \(NEAP\)](#), one of the first two area plans undertaken as part of the City's new framework to undertake [area planning](#). This planning area is bounded by the Interstate 90/94, Hwy 30, Packers Ave, and the Canadian Pacific Rail corridor, covering an expansive 7,500 acres and housing approximately 15,000 residents. NEAP stands out as one of the city's most diverse areas, with 43.7% of its population consisting of Black, Indigenous, and Persons of Color. Moreover, it serves as a vital hub for employment, boasting over 21,000 jobs.

The NEAP has organized four virtual community meetings, facilitated six in-person meetings, conducted two neighborhood community walks, and made over six informal neighborhood visits, all in a concerted effort to foster community participation. Additionally, the team hired three organizations to engage in one-on-one outreach, with a particular focus on the [Community Development Block Grant \(CDBG\) designated areas](#) of Sandburg and Burke Heights neighborhoods. To ensure comprehensive input, we have also sought feedback through two community surveys and an interactive comment mapping tool.

Historic Resource Survey in the Northeast Area

Northeast Area Plan staff have worked with Preservation Planner Heather Bailey to draft a "Historic Resources" map (see attachment) to include in the Appendix of the Plan. This work forms an integral aspect of the implementation process for the [Historic Preservation Plan](#).

Methodology

To complete an assessment of historic resources in the planning area for the North East Area Plan, staff completed a windshield survey, observing properties while driving through the area, on May 25, 2023, and noted several properties of potential architectural significance. Staff then completed additional research using files from the Wisconsin Historical Society, City of Madison preservation and building permit files, Sanborn maps, and some archival City directories and US Census records.

Findings

The area contains no designated City of Madison landmarks and no properties listed on the National Register of Historic Places. Of the buildings noted for architectural or historic interest, that information is included as a note for that property in case property owners are interested in pursuing a future historic designation (see list in the attachment). Many of these are buildings that were places of worship

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and schools, which often serve as the location for significant architecture in a community, in addition to being the location of community gatherings and activities.

Staff did not complete an assessment of the built environment at Truax Field Air National Guard Base as the potential for historic designation or preservation is best handled through the National Historic Preservation Act as part of a Federal process.

As Madison is the site of long-term human occupation, there are also several archaeological sites within the survey area, several of which are known human burial sites. Most of these are associated with the Ho-Chunk people and any work that impacts these properties should be done in consultation with the Tribe during the earliest stages of the planning process. Any of the locations that are known human burial sites will need to secure a Request to Disturb from the Wisconsin Historical Society before engaging in ground-disturbing activity.

Recommendations

There are several individual properties that could benefit from having their story officially documented through the National Register process. As it is an honorary process, it does not place additional regulations on private property, but does provide additional considerations for government undertakings that may impact their properties and opens the possibility for preservation tax credits to help property owners adapt their properties for new and ongoing uses. The preservation tax credit program is very popular as there are both a State and Federal Credits available.

For properties with known human burial sites, there is the [Human Burial Site Tax Exemption](#) process that would make the undevelopable portion of a property exempt from taxes. For that work, property owners should contact the Wisconsin Office of the State Archaeologist.

Historic Preservation does not prevent development or changes of use, but it does shape how redevelopment happens. It is not a tool for exclusionary zoning. Properties with possible historic value are opportunities for adaptive reuse of places of architectural or historic significance so that these places could be sensitively integrated into the ongoing growth of Madison. Sharing Madison's unique culture and character through historic preservation, representing the history of Madison's diversity, and building reuse as an environmental sustainability strategy are priorities in of the [Madison Preservation Plan](#).

Landmarks Commission Feedback Requested

Staff is seeking Landmarks Commission feedback on the Historic Resources Scan finding and recommendations, and whether any further place-based actions would be appropriate for consideration within the Northeast Area Plan.

Attachments

1. Power Point presentation
2. Historic Resource map
3. List of Properties of Historic Interest