



MARQUETTE NEIGHBORHOOD ASSOCIATION
A Place for All People - Established 1968
953 Jenifer Street
PO Box 3223
Madison, WI 53704

Board of Directors

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* Via E-mail *

Members of the Zoning Code Rewrite Advisory Committee

Re: Allowing "Co-op friendly" Zoning in the Marquette Neighborhood

July 15, 2011

Dear Committee Members,

The Marquette Neighborhood Association Board of Directors would like to reiterate its expressed support for "co-op friendly" provisions in the zoning code rewrite and mapping process.

The Marquette neighborhood is home to at least five housing cooperatives. Given the steady increase in housing prices, housing cooperatives offer an affordable and sustainable alternative to traditional renting or owning. Housing cooperatives also often rehabilitate and maintain our older housing stock in a way some private landlords do not. Housing cooperatives are valuable assets that diversify the housing options in our neighborhood. The MNA Board of Directors remains highly receptive to new co-ops being established here.

MNA members, alongside co-operative housing advocates, urged the Common Council this March, without success, to support the co-op friendly zoning code text for the districts likely to apply to our neighborhood. The zoning code text, as passed, will disallow co-operative housing in the majority of our neighborhood, the R4A district between Ingersoll St. and the Yahara River. It will also make converting multi-unit buildings unnecessarily difficult by requiring a conditional use permit simply to have the same number of occupants.

This continues to be troubling for a near downtown neighborhood open to creative solutions to our affordable housing crisis. We acknowledge that zoning is complex. However, we request that the mapping process currently underway allows us the flexibility to develop the diverse, affordable, sustainable types of housing that we desire in our neighborhood.

Many alders, staff and committee members implied in the Common Council meetings that mapping the districts may provide some relief to MNA's concerns. We continue to be hopeful that our reasonable requests will be addressed through this process.

Sincerely,

Scott B. Thornton, President
On behalf of the Board of Directors
Marquette Neighborhood Association

cc: MNA Board
Mayor Paul Soglin
Ald. Marsha Rummel
David Sparer