

AGENDA # 4

City of Madison, Wisconsin

REPORT OF: LANDMARKS COMMISSION

PRESENTED: 8/26/19

TITLE: Adopting the Mifflandia Neighborhood Plan as a supplement to the Comprehensive Plan and the Downtown Plan and directing staff to implement the recommendations contained in the plan.

REFERRED:

REREFERRED:

REPORTED BACK:

AUTHOR: Heather Bailey, Preservation Planner

ADOPTED:

POF:

DATED: 8/28/19

ID NUMBER: 56838

Members present were: Anna Andrzejewski, Richard Arnesen, Katie Kaliszewski, and Arvina Martin. Excused was David McLean.

SUMMARY:

Ryan Jonely, Planning Division, presented the Mifflandia Neighborhood Plan to the Landmarks Commission. He explained that the Downtown Plan had a recommendation that they complete a future study on the W Mifflin Street-W Washington Avenue area due to concerns about deteriorating housing stock and trying to find a solution without destroying the character of the area. He said that their hope was to come up with a plan that found a middle ground between renewal and preservation, and went over the various areas of focus in the plan. He said that they had good turnout for their public engagement, which included roundtables with business and property owners, surveys, and public meetings. He mentioned that they also did social practice art, which involved bringing in artists to engage the public in a different way so they could involve and glean new perspectives from people the City may not typically hear from. He went over the key findings from the public engagement, including that the W Mifflin area isn't welcoming to all people, pedestrian safety needs to be improved, and concerns about losing historic character and affordability. He explained that the plan recommendations are organized in the same way as the Comprehensive Plan, and discussed the various recommendations. He pointed out the Historic Preservation Recommendations on pg. 14, which were developed out of the 1998 Downtown Preservation Plan as well as the Historic Preservation Plan currently underway. He showed a map of local landmarks and potential historic resources, saying that they want to advise owners of potentially historic properties of the economic and tax benefits of getting on the National Register.

Andrzejewski asked who is conducting the evaluation of properties for historic eligibility and whether a historic district would also be considered as part of this process. Bailey said that this evaluation of potential historic resources is being led by a Planner who has served as the Interim Preservation Planner twice, and this is her initial recommendation of places she believes could become landmarks. She said that if the properties were to become landmarks, they would need to be reviewed by the Landmarks Commission and Common Council. She said that a potential historic district is something that staff would be willing to entertain. She said that she would advocate for the individual properties, and if a grouping of properties were interested and there was potential for a historic district, then they could move forward with that. Andrzejewski asked if there was any discussion of conservation overlay districts. Jonely said that discussion of conservation districts didn't ever come up in their public engagement, but mentioned that Urban Design Districts are another tool they can use

to hopefully provide better development if and when it occurs. Bailey pointed out that whether it is an Urban Design District or Neighborhood Conservation District, it would be reviewed by the Urban Design Commission.

ACTION:

A motion was made by Martin, seconded by Arnesen, to Return to Lead with the Recommendation for Approval, specifically including the Historic Preservation Recommendations on page 14. The motion passed by voice vote/other.