

From: [Luke Kubasta](#)
To: [Plan Commission Comments](#)
Subject: Comment for 4/8 Plan Commission meeting
Date: Monday, April 8, 2024 5:05:56 PM

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

Hello,

I'm emailing to voice my support for the removal of the owner occupancy requirement in order to allow ADUs on most residential properties (amending Sections 28.151 and 28.211 of the Madison General Ordinances). I am also in favor of removing the requirement for the primary building on the lot to be a single-family dwelling. If there is adequate room, I see no reason that an ADU could not be added to a 2-3 unit building such as the one I rent a unit in. Generally, I am in favor of removing as many barriers as possible to densifying existing neighborhoods. Please consider more than just the public comments from current residents — consider also that many future/potential residents don't have a voice in these meetings because we don't have enough housing for them to afford to live here.

Luke Kubasta
Resident of the Vilas neighborhood



Robert C. Procter
Government Affairs Director
Axley Brynelson, LLP
rprocter@axley.com
(608) 283-6762

Re: Legistar File ID # 81952
Missing Middle Accessory Dwelling Units

TO: Plan Commission

FROM: Realtors® Association of South Central Wisconsin¹
Robert C. Procter, Government Affairs Director

DATE: April 9, 2024

The Realtors® Association of South Central Wisconsin strongly supports the Missing Middle Accessory Dwelling Units Zoning Text Amendment to allow ADUs to be constructed on a lot containing a building with up to 8 dwelling units and to eliminate the owner occupancy requirement. The Zoning Text amendment recognizes that:

- we are not building enough housing units to keep up with population and income growth; and
- construction costs are outpacing inflation and incomes; and
- outdated land use regulations significantly drive up the cost of housing.

The housing shortage causes:

- a continued decline in overall housing affordability; and
- the continued economic segregation by race and class in Madison.

The proposed Zoning Text Amendment will lead to:

- more housing units.
- an increase in housing choices.
- reinvestment in older housing stock and neighborhoods.

ADUs are one of the least intrusive ways to add housing units to neighborhoods. They preserve the overall character of our neighborhoods because:

- they are typically smaller and complimentary to the current neighborhood uses.
- they support multigenerational living.
- they allow people who work in our neighborhoods the possibility of living in our neighborhoods.
- they encourage investment by local owners.

ADUs offer individuals an opportunity to live in and belong to our cherished neighborhood. Though ADUs may yield a modest number of housing units, each is important to the person who finds a home.

¹ RASCW represents more than 3,400 members of the housing industry in South Central Wisconsin. RASCW supports the housing industry through advocacy for its members and consumers.

From: [Craig Stanley](#)
To: [Plan Commission Comments](#)
Subject: ADU
Date: Monday, April 8, 2024 11:47:48 AM

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

Plan Commissioners:

Background:

- I am a commercial broker who works all areas of commercial real estate including residential multifamily.
- 32 years of experience
- Vilas resident since 2008
- Past president of Vilas Neighborhood Association (VNA)
- Currently serve on zoning committee for VNA
- Community member on 2013 Zoning rewrite committee
- Past member of city of Madison Economic Development committee.

Thoughts on ADU:

Regarding the survey results from the VNA, I cannot disagree more with my neighbors on their resistance to allowing additional ADU flexibility. The minor changes in ADUs are a reasonable change. The macro-economic issues of limited housing will continue to affect housing prices if we do not make incremental changes. ADU's will not create the challenges that some outline. The ADU zoning change will allow for minor improvements in the overall scheme for increasing housing. They will however allow owners to benefit and lower tax burden on all.

The NIMBY attitude in neighborhoods need to change to YIMBY (yes in my back yard) if we are to improve our housing cost as a community.

Please note, I have no vested interest in seeing the ADU zoning change. My home cannot support an ADU on my lot due zoning restriction of a burial mound located on my lot.

I strongly support this needed yet minor economic change to our zoning.

Sincerely,
Craig Stanley
1525 Vilas Ave

From: wendy.fearnside@att.net
To: [Plan Commission Comments](#)
Cc: [Evers, Tag](#)
Subject: ADU Amendments - Item #9, 81952
Date: Monday, April 8, 2024 10:50:28 AM

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

ADUs and Other Strategies to Increase Housing Density

The proposal to remove the owner occupancy requirement and allow ADUs on properties with up to 8 units fundamentally changes what was the original intent of Accessory Dwelling Units. Another rental unit on a rental property is not an accessory use, it is simply an expansion of the allowable number of units. This change makes the proposal part of the larger issue of density-increasing strategies for residential development across the City.

As with most any public policy issue, the majority of people will not engage until there is a specific proposal that they perceive as impacting them personally. On the development front, that time is now. You are hearing a lot of concerns being voiced in public meetings, letters to the editor, newspaper articles, and on NextDoor and neighborhood association listservs.

Please pay attention.

Rather than plowing ahead, the prudent thing is to take a pause, so that the full spectrum of issues and concerns can be considered to see if there are ways to preserve what current residents love about our city and neighborhoods while still expanding our housing supply, addressing affordability and welcoming the future.

Personally, I think it is possible.

The decisions you make will affect the look and feel of our city for years to come. It's worth taking time to do it right.

Thank you.

Wendy Fearnside
912 Van Buren St.
Madison

From: [Kelly Kearns](#)
To: [Plan Commission Comments](#)
Subject: Support Sustainable, Affordable Housing in Madison
Date: Saturday, April 6, 2024 5:44:26 PM

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

Dear Madison Plan Commission,

Dear Madison Plan Commission,

I'm writing to urge you to vote in favor of the proposed amendments to Sections 28.151 and 28.211 of the Madison General Ordinances to support sustainable, affordable housing in our city.

Current restrictions limit ADUs to single-family homes occupied by the owner, systematically excluding low-income people and people of color from the benefits ADUs offer: increased access to schooling, amenities, transportation, and jobs. The restrictions also uphold unsustainable housing practices, contributing to urban sprawl, car dependency, and increased energy and water use.

The proposed amendments would promote social, economic, and environmental sustainability by facilitating the creation of much-needed housing in existing neighborhoods, reducing urban sprawl and car dependency, and increasing access to community amenities, schooling, transportation, and jobs.

For these reasons, I ask that you support the amendments to Sections 28.151 and 28.211 of the Madison General Ordinances. Thank you for supporting a more just, sustainable Madison!

Sincerely,
Kelly Kearns
1329 Crowley Ave
Madison, WI 53704

From: [Harvey Dym](#)
To: [Plan Commission Comments](#)
Subject: Support Sustainable, Affordable Housing in Madison
Date: Saturday, April 6, 2024 5:56:45 PM

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

Dear Madison Plan Commission,

Dear Madison Plan Commission,

I'm writing to urge you to vote in favor of the proposed amendments to Sections 28.151 and 28.211 of the Madison General Ordinances to support sustainable, affordable housing in our city.

Current restrictions limit ADUs to single-family homes occupied by the owner, systematically excluding low-income people and people of color from the benefits ADUs offer: increased access to schooling, amenities, transportation, and jobs. The restrictions also uphold unsustainable housing practices, contributing to urban sprawl, car dependency, and increased energy and water use.

The proposed amendments would promote social, economic, and environmental sustainability by facilitating the creation of much-needed housing in existing neighborhoods, reducing urban sprawl and car dependency, and increasing access to community amenities, schooling, transportation, and jobs.

For these reasons, I ask that you support the amendments to Sections 28.151 and 28.211 of the Madison General Ordinances. Thank you for supporting a more just, sustainable Madison!

Sincerely,
Harvey Dym
4813 Tocora Ln
Madison, WI 53711

From: [Jean Haughwout](#)
To: [Plan Commission Comments](#)
Subject: Support Sustainable, Affordable Housing in Madison
Date: Sunday, April 7, 2024 6:41:02 AM

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

Dear Madison Plan Commission,

Dear Madison Plan Commission,

I'm writing to urge you to vote in favor of the proposed amendments to Sections 28.151 and 28.211 of the Madison General Ordinances to support sustainable, affordable housing in our city.

Though much of this text was provided to me, I do believe that if Madison wants to stop being so racially divided that allowing for more ADUs will help this effort. Current restrictions limit ADUs to single-family homes occupied by the owner, systematically excluding low-income people and people of color from the benefits ADUs offer: increased access to schooling, amenities, transportation, and jobs. The restrictions also uphold unsustainable housing practices, contributing to urban sprawl, car dependency, and increased energy and water use.

The proposed amendments would promote social, economic, and environmental sustainability by facilitating the creation of much-needed housing in existing neighborhoods, reducing urban sprawl and car dependency, and increasing access to community amenities, schooling, transportation, and jobs.

For these reasons, I ask that you support the amendments to Sections 28.151 and 28.211 of the Madison General Ordinances. Thank you for supporting a more just, sustainable Madison!

Sincerely,
Jean Haughwout
2122 Van Hise Avenue
Madison, WI 53726

From: [Marilyn Feil](#)
To: [Plan Commission Comments](#)
Subject: Support Sustainable, Affordable Housing in Madison
Date: Sunday, April 7, 2024 10:18:46 PM

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

Dear Madison Plan Commission,

Dear Madison Plan Commission,

I'm writing to urge you to vote in favor of the proposed amendments to Sections 28.151 and 28.211 of the Madison General Ordinances to support sustainable, affordable housing in our city.

Current restrictions limit ADUs to single-family homes occupied by the owner, systematically excluding low-income people and people of color from the benefits ADUs offer: increased access to schooling, amenities, transportation, and jobs. The restrictions also uphold unsustainable housing practices, contributing to urban sprawl, car dependency, and increased energy and water use.

The proposed amendments would promote social, economic, and environmental sustainability by facilitating the creation of much-needed housing in existing neighborhoods, reducing urban sprawl and car dependency, and increasing access to community amenities, schooling, transportation, and jobs.

For these reasons, I ask that you support the amendments to Sections 28.151 and 28.211 of the Madison General Ordinances. Thank you for supporting a more just, sustainable Madison!

Sincerely,
Marilyn Feil
3634 Alpine Rd
Madison, WI 53704

From: [Julie Melton](#)
To: [Plan Commission Comments](#)
Subject: Support Sustainable, Affordable Housing in Madison
Date: Monday, April 8, 2024 8:19:09 AM

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

Dear Madison Plan Commission,

Dear Madison Plan Commission,

I have a friend who lived in an informal ADU for years. The situation benefited him and the landowner. He was forced to move after the landowner became concerned about the legality of the situation. My friend could not find housing in Madison after that except in a basement room. He has since moved to a community outside of Madison which means he must drive 40 miles each way for appointments and work. This is an example of how the lack of affordable housing is contributing to carbon emissions and stress in people's lives.

I'm writing to urge you to vote in favor of the proposed amendments to Sections 28.151 and 28.211 of the Madison General Ordinances to support sustainable, affordable housing in our city.

Current restrictions limit ADUs to single-family homes occupied by the owner, systematically excluding low-income people and people of color from the benefits ADUs offer: increased access to schooling, amenities, transportation, and jobs. The restrictions also uphold unsustainable housing practices, contributing to urban sprawl, car dependency, and increased energy and water use.

The proposed amendments would promote social, economic, and environmental sustainability by facilitating the creation of much-needed housing in existing neighborhoods, reducing urban sprawl and car dependency, and increasing access to community amenities, schooling, transportation, and jobs.

For these reasons, I ask that you support the amendments to Sections 28.151 and 28.211 of the Madison General Ordinances. Thank you for supporting a more just, sustainable Madison!

Sincerely,
Julie Melton
2138 Lafollette Ave
Madison, WI 53704

From: [Amelia Campbell](#)
To: [Plan Commission Comments](#)
Subject: Support Sustainable, Affordable Housing in Madison
Date: Saturday, April 6, 2024 5:35:38 PM

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

Dear Madison Plan Commission,

Dear Madison Plan Commission,

I'm writing to urge you to vote in favor of the proposed amendments to Sections 28.151 and 28.211 of the Madison General Ordinances to support sustainable, affordable housing in our city.

Current restrictions limit ADUs to single-family homes occupied by the owner, systematically excluding low-income people and people of color from the benefits ADUs offer: increased access to schooling, amenities, transportation, and jobs. The restrictions also uphold unsustainable housing practices, contributing to urban sprawl, car dependency, and increased energy and water use.

The proposed amendments would promote social, economic, and environmental sustainability by facilitating the creation of much-needed housing in existing neighborhoods, reducing urban sprawl and car dependency, and increasing access to community amenities, schooling, transportation, and jobs.

For these reasons, I ask that you support the amendments to Sections 28.151 and 28.211 of the Madison General Ordinances. Thank you for supporting a more just, sustainable Madison!

Sincerely,
Amelia Campbell
2115 West Lawn Ave
Madison, WI 53711