

From: eric schechter [mailto:ericschechter@yahoo.com]
Sent: Tuesday, December 08, 2009 12:34 PM
To: Roll, Rick; julieannaspears@yahoo.com
Subject: zoning laws

I am a Madisonian native, have lived, worked and studied in this beautiful city for the majority of my life. My grandfather moved here from New York many years ago. I want to share my feeling of being sickened by what I see happening in Madison. I see historic places and unique shops and buildings and houses being razed for new developments. Developments that are not at all unique, that make Madison look like 'anytown, USA'. And it deeply saddens me. I know the developers don't care to listen to my voice, but perhaps there is some council that actually does care to listen. I feel powerless, watching as my beautiful and unique city is changing into an ugly monotone of modern society. If I could also take another moment of your time, I'd like to quickly comment on the zoning about housing cooperatives. I've lived in a co-op for about 3 years, was on the Board of Directors and the Finance Committee. There are two points I want to make. Firstly, the amount of cars that co-ops own are relatively **very** few. The culture that co-ops attract tends towards students and young professionals, who prefer to bike to class/work. Perhaps more importantly, it's a culture that is mindful of the overuse of cars in our country. I mention this to speak to the argument that co-ops should be resisted due to parking constraints. The truth is simply that most co-ops do not have cars. Secondly, I want to comment on the demand out there. When I lived at Syntropy co-op on Jenifer Street, we would often have an opening. We advertised very little, putting some signs up around town, and one on the outside of our house. The response was invariably huge. For one open spot, we often got up 8 or 9 candidates. I say this point to reinforce the fact that there is indeed a high demand for housing cooperatives out there. I was recently looking into acquiring a property to turn into a co-op and soon found a mountain of resistance built into the system of zoning and ordinances. Shouldn't we be supporting communal living- which shares resources and reduces waste- instead of limiting it?

Thanks for listening,
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Message :

I lived in a co-op for three years. MCC has around 200 members, most of whom do not own cars. Co-ops largely are students/young professionals and tend towards biking to school/work. In my experience, I have never seen an issue with parking limitations and cooperatives. Also, the demand for living in co-ops is huge. We repeatedly had 8-9 candidates apply for a single opening at Syntropy Co-op. Shouldn't we be supporting communal living- which shares resources - instead of limiting it?

General Information

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Message :

I am researching the affordable housing components of the zoning code rewrite. Are there any provisions in the new zoning code that requires certain districts to maintain a certain amount of housing as affordable? Or, are there any specific changes that give incentives to developers for building affordable units such as density bonuses?

I would like to gather as much information as possible about the residential districts and how the City is planning to maintain and expand its affordable housing stock.

Thank you.