

From: [James Worker](#)
To: [Plan Commission Comments](#)
Subject: Letter of Support Item 12; Legistar 89916
Date: Monday, October 6, 2025 1:11:46 PM

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Dear Plan Commission Members,

I support the intent of the proposed zoning amendments under Legistar File No. 89916 and the broader *Housing Forward* goals to expand housing options and flexibility across Madison's traditional residential districts. The proposed reductions in lot size, width, and rear setbacks for alley-accessed garages are meaningful steps toward more attainable and adaptable housing.

My primary concern is that the added language limiting the three-foot rear setback to only one-story alley-accessed garages will inadvertently prohibit beneficial housing forms such as above-garage ADUs and compact rear-loaded duplexes. These configurations directly support the City's goals for small-scale infill and housing diversity.

Moreover, detached ADUs are already permitted within three feet of a rear lot line—even as two-story structures under Section 28.131. Restricting the same flexibility for attached or integrated units creates an inconsistency that disadvantages more space-efficient and cost-effective designs. When ADUs are detached, they often face higher costs due to dedicated utility connections, whereas attached units can share existing systems, improving affordability for homeowners.

A secondary concern is that this new limitation reintroduces the kind of conditional, form-based complexity that Madison recently simplified through Legistar 86650, which streamlined side yard setback standards to improve consistency and usability.

I encourage the Commission to consider approving a clean three-foot rear setback for all alley-accessed properties, regardless of second-floor massing. This approach would preserve design flexibility, align with recent zoning reforms, and better support the City's housing objectives.

Thank you for your time and consideration.

Sincerely,
James Worker
District 7

From: [Jeff Parisi](#)
To: [Plan Commission Comments](#)
Subject: TR-R zoning
Date: Monday, October 6, 2025 7:55:22 AM

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I am writing to express my opposition to changes to the zoning in the Highlands neighborhood. It is my understanding that a current proposal will change the minimum lot size from .6 acres, to 10,000 square feet, just over .2 acres.

This is a drastic change that will have a material impact on the feel and the character of the neighborhood. One hundred years ago the Highlands were intentionally designed to have a rural and natural feel within an urban area. One hundred years from now, the Highlands should remain a natural oasis. The decision by the City to significantly change the lot size will eventually cost the Highlands its character and its uniqueness as a neighborhood.

I am a lifelong resident of Madison and I appreciate and respect the diversity in our neighborhoods. I respect the residents of those neighborhoods and their decisions to keep the feel and intent of the original design of where they live. Over 90% of the residents in the Highlands are against this change. I ask that the other neighborhoods afford the Highlands the same respect to keep intact the original pathway of their neighborhood.

This decision would destroy the theme, feel and original intention that is the essence of the Highlands neighborhood. Please do not make the decision to reduce the minimum lot size in the Highlands.

Thank you,

Jeff Parisi