

From: Joan Laurion
Sent: Tuesday, September 15, 2009 8:16 AM
To: Roll, Rick
Cc: John Linck; Barbara Koechley; Bob Koechley
Subject: Suggestion for ADU zoning rules

Hi Rick and those working on this stage of the City of Madison Zoning rewrite,

I am one of the Madison citizens interested in encouraging very prudent expansion of ADU's (accessory dwelling units-also known as "granny flats") in Madison. We are very glad that the benefits of ADU's have been acknowledged and that they are now allowed within very specific guidelines in the draft zoning rewrite. We are also disappointed that building any ADU would require the multi-stepped and potentially divisive process that is currently required in the draft document. We feel that the process outlined in the draft document will discourage rather than encourage construction of ADUs and that the many points where city employees and departments are required to participate will cost the city (taxpayers actually) more time and money than is practical or necessary.

That said--we do support the idea that ADUs be automatically allowed in some very specific cases. This idea came out in the Advisory Committee deliberations. The specific cases suggested were corner lots and lots above a certain size. These specific potential builders would not have to go through the whole district overlay process but would have to comply with all the ADU guidelines that are currently in the draft zoning document.

We hope that you will include this provision in the zoning rewrite so that we can get some legal ADUs built more quickly and without neighborhood divisiveness. This would help us experience and demonstrate that prudent use of ADUs brings positive results to the neighborhood and to the city.

Feel free to contact me if you have questions or concerns. Thank you for your consideration,

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