

From: [Diane M Samdahl](#)
To: [All Alders](#)
Subject: Oppose "up zoning" (Item #5)
Date: Tuesday, June 1, 2021 2:42:11 PM

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Alders: Please OPPOSE the proposed change to the planning process (Item #5) that removes neighborhood input from development. Though neighborhood input takes time, those people are the ones who must live with the new development and their input is important. The proposed change will benefit developers, not the city residents who you represent. Please vote NO on Item #5.

Duane Samdahl
Madison WI

Sent from my iPhone

From: stuff@picabook.com
To: [All Alders](#)
Subject: Legistar 63902.
Date: Tuesday, June 1, 2021 3:12:35 PM

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To the Alders,

I am writing to say that I do not support Legistar 63902.

While I am not necessarily against someone putting up a duplex without going to the Plan Commission, I do believe neighborhood input for larger buildings is very important. People who have been living in their neighborhood for years, and even those who have just moved in, should have some input on things affecting the neighborhood.

The Housing Forward sounds like a good thing. To me, this does not fit in with that. More affordable housing does not necessarily trickle down from more housing in general.

Sincerely,
Alvin Hishinuma
District 2

From: bibibabu.taggart@gmail.com
To: [All Alders](#)
Subject: Oppose fast track zoning
Date: Tuesday, June 1, 2021 3:29:56 PM

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I oppose the proposed fast track zoning rules. I live on the northside and already have experienced developers disregarding the concerns and wishes of the residents.

Please do not pass it.

Maura Kirkham

Sent from my iPhone

From: [Forrest Howk](#)
To: [All Alders](#)
Subject: Support: 63902
Date: Tuesday, June 1, 2021 3:50:43 PM

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Dear City Alders-

Thank you for taking on the important topic of updating housing ordinances for the City of Madison.

I've recently had the pleasure of moving to Madison from Seattle, WA and am writing to request your support in updating Madison Zoning Code and Permitting Processes for increased housing density. Upon moving to Madison I was shocked at how difficult it was to purchase a home here and the additional burden of attempting to permit an additional dwelling unit ADU on my property in Eastmorland. After experiencing first hand Seattle's reluctance to update single family zoning and their astronomical rental market, I implore you to have the courage to increase density and update Madison's zoning code to make it more conducive to build multi-family homes. Lesser CUP requirements is the first step of many to help foster a more diverse ecosystem of housing developers to create more solutions for a more dense, vibrant, and inclusive city. Critics of this zoning update claim it will only benefit wealthy housing developers and cut out public input. On the contrary - Madison's currently excessive CUP process increases development costs, hampers a diverse set of housing developers from participating, and dampens creative solutions to meet our housing needs. Ultimately, we must realize the costs that our lengthy CUP processes have on our search for multi-family homes and recognize that it deters any developer without excessively deep pockets from participating.

As one of the lucky few that was able to buy a home in Madison the past year after submitting multiple, multiple offers, I implore you to have the courage to join other progressive cities in the Midwest who are crafting a creative housing atmosphere, rethinking SFH, and embracing solutions that increase diversity. This zoning change is not enough by itself but it must be adopted now so we can move quickly and boldly to make our city a home for everyone - not just the wealthy nor the lucky few who were fortunate enough to buy homes zoned for Single Family today or have been able to reap the benefits of purchasing several decades ago prior to the current housing market pressures.

Thanks,
Forrest Howk

From: [Michael D. Barrett](#)
To: [All Alders](#)
Cc: [Mayor](#); ngarton@madison.com; [Marc Eisen](#); abecker@madison.com; [Isthmus Davidoff](#); dbrogan@isthmus.com; pfanlund@madison.com
Subject: Tonight's Council Meeting Agenda Item 5: Upzoning = Downgrading Neighborhoods
Date: Tuesday, June 1, 2021 3:55:12 PM

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Dear Common Council Members,

Architecture by neighborhood:





Architecture by Zoning Administrator:



Sincerely,
Mike Barrett
http://www.facebook.com/help/delete_account

From: [Mark Crosby](#)
To: [All Alders](#)
Subject: Madison Zoning Update
Date: Tuesday, June 1, 2021 4:02:51 PM

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Hello,

I'm writing to request your support of updating the Madison Zoning Code, specifically along the E. Washington Corridor. Our city is rapidly growing and the demands of the affluent few who live in single family homes in the neighborhoods surrounding the E. Washington Corridor can not dictate the future of our city. Say no to NIMBYism and yes to developing our city for all, not keeping our city stagnant for the few who are already the most 'comfortable' with the status quo.

-Mark Crosby

From: [Bonnie Roe](#)
To: [Mayor](#); [All Alders](#); [Figueroa Cole, Yannette](#)
Subject: Please OPPOSE Item #5
Date: Tuesday, June 1, 2021 4:10:50 PM

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Dear Mayor and Alders,

I kindly request that you **oppose** Item #5, which changes the city's density and conditional-use thresholds. I believe it is important for Madison residents to have a voice in these decisions and I question whether developers will really meet around a table with residents without that requirement.

Each neighborhood has its issues and concerns, and usually those who live in close proximity know best what those are. And they are the ones that have to live with the consequences of decisions made. They should not be removed from the process.

I don't know anyone who favors this change.

Please reject this proposed zoning change and prioritize the voices of Madison residents over those who stand to profit most, sometimes at the expense of our own.

Sincerely,

Bonnie Roe
District 10
608-239-1748

From: [HildyB](#)
To: [All Alders](#)
Subject: Please oppose the Zoning Proposal changes
Date: Tuesday, June 1, 2021 4:14:05 PM

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I oppose the zoning proposal changes which are supposed to help Madison's housing and affordable housing crisis. While the proposed zoning changes would make it easier for some developers to build some projects 'by right', they do not address Madison's housing affordability crisis and fail to support the development of complete neighborhoods that are also called for in Madison's comprehensive plan. Cutting out public input and engagement is also not the way to move Madison forward.

I recently read the Cap Times article on the zoning changes to motivate the building of more housing. Based on my understanding of the changes, streamlining the process doesn't mean Madison will end up with a variety of more affordable housing options. I understand why developer groups and real estate groups support it; less red tape and scrutiny for them to build what will make them money.

In the article, Planning Div. director Heather Stouder states that the zoning changes are "an important piece of a much broader puzzle and set of tools to help meet Madison's housing needs." It's my understanding that many of those tools are not yet in place. It seems to me that the various parts of the puzzle and the tools should be defined and in place before applicable zoning changes are made.

thank you for your attention. Hildy Feen, District 15 resident

--

...Today should always be our most wonderful day. - Thomas Dreier

Remember that happiness is a way of travel, not a destination. - Roy Goodman

From: [Regina Rhyne](#)
To: [All Alders](#)
Subject: Re: Fwd: URGENT: Say No! on 6/1 to Gentrification of South Madison
Date: Tuesday, June 1, 2021 4:39:01 PM

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Dear Alders,

I write to ask you to vote "No" on the up zoning issue (#5), on tonight's agenda. South Madison has endured much neglect and lack of concern from city leaders for far too long. The residents do not need to be pushed from their homes, to appease developers and big money interests. More attention should be paid to "what the people need, and how to enhance the livelihood of everyone on the southside, which is a beautiful example of diversity in housing and community.

Regina R. Rhyne, M.S.

[Sent from AT&T Yahoo Mail on Android](#)

On Sun, May 30, 2021 at 1:46 PM, MS. PIA KJ - OFA
<ofasomadisonpiakj@gmail.com> wrote:

5/30/21

FYI.....
information from South Madison Unite.

Ms. Pia

Peace and Justice for ALL !!
.....

----- Forwarded message -----

From: **South Madison Unite!** <southmadison.unite@gmail.com>
Date: Sat, May 29, 2021, 9:48 PM

[View this email in your browser](#)



Dear Friends of Affordable Housing,

The Common Council will decide on Tuesday, June 1, whether to adopt certain zoning code changes.

The proposed "upzoning" will substantially impact the South Side.

Housing/public policy experts say upzoning is likely to:

- Contribute to gentrification by driving up land values/property taxes with denser market-rate and luxury housing
- Encourage large developers to buy up South Side properties
- Lead to demolition of already existing affordable/workforce housing (the "missing middle")
- Facilitate large developments of up to 60 units on residential streets
- Silence neighbors' voice in decision-making with "by-right" developments

that sidestep neighborhood and City review

Join with South Madison Unite! neighbors, neighbors throughout Madison, and some local affordable housing advocates to say:

- **No! to the proposed zoning changes and**
- **Yes! to better solutions for affordable family housing in South Madison.**

WHAT YOU CAN DO TODAY TO ASK COUNCIL TO OPPOSE UPZONING:

- 1) Sign South Madison Unite!'s letter to the Council (see end of email) by writing to: southmadison.unite@gmail.com
(Put "I oppose upzoning" in the subject, include your home address in the body, and email by midnight 5/31/21.)
- 2) Attend the Common Council meeting on 6/1 at 6:30 PM and speak out against upzoning. You may talk for 3 minutes, if you wish. Go to: <https://www.cityofmadison.com/MeetingRegistration>. *(Select Common Council at 6:30 PM and Item #5.)*
- 3) Send an email to the Common Council at allalders@cityofmadison.com to ask them to oppose upzoning (Item #5).
- 4) Read these articles to learn more:
 - Olivia R. Williams in *Tone*, "Madison's Zoning Debate is a Distraction from a Meaningful Affordable Housing Strategy"
<https://www.tonemadison.com/articles/madisons-zoning-debate-is-a-distraction-from-a-meaningful-affordable-housing-strategy>
 - Abigail Becker in *CapTimes*: "Madison Needs More Housing: Are Zoning Changes the Answer?" https://madison.com/ct/news/local/govt-and-politics/madison-needs-more-housing-are-zoning-changes-the-answer/article_9ac59a54-933e-5d36-bbc9-0dce3bb4b16f.html
 - Nicholas Garton in *Cap Times*: "Madison Residents Organize Against Zoning Change" https://madison.com/ct/news/local/neighborhoods/madison-residents-organize-against-zoning-changes/article_7d566568-efd6-5e25-996f-3747d6f14dad.html#tracking-source=home-top-story-1
 - City of Madison, Overview of Proposed Zoning Changes,
<https://www.cityofmadison.com/news/mayor-and-alders-propose-zoning-changes-to-increase-and-diversify-housing>

TEXT OF SOUTH MADISON UNITE!'S LETTER TO COUNCIL:

We, the undersigned South Side residents, do not support the proposal to upzone certain residential and mixed-use districts.

We acknowledge and endorse this proposal's good intentions to meet Madison's housing shortage. We support the City's goals of increasing affordable housing, housing infill, and greater density. We agree with the City's "Housing Forward" aim to "combat displacement and segregation" and "prioritize preservation of existing affordable housing." We advocate for affordable, family-friendly housing.

However, we believe the currently proposed upzoning's unintended negative consequences on housing affordability, housing equity, and the democratic process make it unwise to adopt. We second the areas of concern that Marquette neighbors articulate solidly and at length in their letter, which we summarize below. **We urge the Council to reject the proposal before them so that we can find a better solution to creating housing for all, especially for lower-income areas like the South Side.**

Hurting housing affordability in South Madison

South Madison has a high percentage of BIPOC and senior citizens, those among the hardest hit by rising housing costs. This zoning proposal will exacerbate Madison's housing affordability problem, leading to a loss of the inclusivity that has characterized the South Side. As market forces drive development down Park Street and along John Nolen Drive, skyrocketing property taxes, house prices, and rents are pushing lower-income South Siders out of their homes and neighborhoods.

Furthermore, a review of current research and a quick survey of Madison rents shows that the "trickle down" theory (more housing = lower rents) has not worked here—or elsewhere. It is telling that Madison's proposal is endorsed by large developers, realtors, and industry lobbyists, many of whose decisions are dictated by ROI and not social equity. The proposed zoning changes will:

- Drive up land values along the Park Street corridor, replacing already-existing "missing middle" affordable and workforce housing with denser,

market-rate or luxury housing, further gentrifying South Madison neighborhoods.

- Make it easier for large developers to build housing far larger than the “missing middle” sweet spot of 12-24 units. (Some eight-unit buildings can be replaced by 60-unit buildings.)

Silencing neighborhood voice in South Madison

Madison’s tried-and-true development review process provides the opportunity for input from City staff, electeds, and residents. It creates better projects for all. South Side neighbors have a recent history of working with developers to ensure that buildings interface well with adjacent existing uses and address environmental concerns. Neighbors have repeatedly expressed firm support for affordable housing in the community.

Even with the current process, however, South Side perspectives are often overlooked by the City and developers in the rush to complete new developments that do not meet South Side needs. This zoning proposal will only serve to further silence South Madison citizen voice. This is because:

- The new conditional use thresholds will allow buildings "by right" as large as 24, 48 or 60 units with no neighborhood input, no involvement of alders, and no careful review by the Plan Commission.

Creating favorable conditions for gentrification in South Madison

Upzoning is billed as providing “missing middle” housing and meeting the needs of less affluent individuals. It is also billed as providing opportunity to smaller community-based developers of diverse backgrounds as well as renters. In other words, it is billed as an antidote to gentrification. However:

- Large developers will continue to outbid smaller developers to buy up the South Side
- Large and small developers are incentivized to demolish and rebuild larger and more expensive multi-unit dwellings
- Nothing in the rezoning proposal incentivizes affordable housing
- Property owners/developers will likely request rezoning to one of the upzoned categories as a way to avoid the public review process

Possible Negative Outcomes: Concrete examples of South Side locations

1. **Currently thriving, historical NMX could disappear by right:** The 13 parcels on either side of Clarence Ct on West Lakeside are part of a

residential neighborhood. The buildings on Lakeside have in addition historic value and are part of Bay Creek's communal center. Currently these buildings can house 3 or 4 units; with CU they may house a maximum of 12, depending on lot size. Under the zoning proposal, these buildings could be replaced, by right, with a maximum of 12-unit residential or 24-unit mixed-use buildings. The concern on West Lakeside is not only oversized buildings, but loss of affordable rents, whether commercial or residential. The Comprehensive Plan says that these neighborhood mixed-use areas "typically focus on serving nearby residents, though some buildings may also include specialty businesses, services, or civic uses that attract customers from a wider area." This thriving NMX area does that with uses including an art center, pet store, holistic pharmacy, acupuncture office, bike shop, and the Baha'i Center. For businesses that rent, redevelopment could price them out of business. This has already happened along South Park. In a time when many commercial properties are not filling, and when the City expects to downsize the amount of commercial space in mixed-use buildings, rezoning in a manner that puts at risk a successful small business area should not occur.

2. **Building out of context/at odds with Comp Plan could occur by right:** The largest NMX parcel in Bay Creek, 505 W Olin, is in an area that the Comprehensive Plan designates as Low Residential. It is a single NMX parcel in the midst of residential zoning that only permits triplexes. Under the rezoning, it could have, by right, a 40-foot-tall, mixed-use building with 24 units. Not only would the size of the building be out of context with the surrounding uses, but an active commercial use could be introduced on a residential street, at odds with the Comp Plan.
3. **Area designated Neighborhood Mixed-Use would become Community Mixed-Use:** South Park Street on the east side from West Washington to Cedar Street contains 35 TSS parcels (and 5 CC-T parcels at the south end). The Comprehensive Plan GFLU Map has this area designated as Neighborhood Mixed-Use. The greater intensity Community Mixed-Use was deemed inappropriate for this location early in the Comprehensive Plan process. However, the new upzoning treats all TSS as Community Mixed-Use and would allow a residential density of 124 units/acre for TSS residential developments (and an even higher density for mixed-use developments since the minimum lot size does not apply). This density is not consistent with the Comprehensive Plan's Neighborhood Mixed-Use designation (with general residential density of

70 units/acre or less).

4. **Low Residential area with affordable homes could become high-density and gentrified:** 621, 615, and 609 Pine Street are zoned CC-T and designated Low-Residential (one to two stories and density 15 units/acre or less) on the GFLU map. The surrounding properties on Pine to the east, north, and south are TR-C2. These CCT properties currently contain relatively affordable homes, assessed at around \$200,000. CC-T zoning, with a density of 86 units/acre for a residential building (and more for a mixed-use building) is not compatible with the GFLU map.
5. **Affordable rents could be replaced by market rate or luxury housing by right:** High Street and S. Brooks, currently TR-V2, have the very sort of “missing middle” development that upzoning aims to create: well-maintained buildings of up to 8 apartments with affordable rents, suitable for couples and families. The zoning proposal before Council would allow these buildings to be replaced by more dense, market rate or luxury buildings by right. The density here is not the complaint; it is the likelihood that affordable housing will be replaced by “market rate” units, contributing to gentrification of the South Side.
6. **More affordable rents could be replaced with upscale housing by right:** On Sunny Meade Lane, the seven 8-unit affordable (a 2-bedroom lists at \$855) apartment buildings currently zoned TR-V2 could become 12-unit market-rate buildings by right under the proposed ordinance. The existing buildings are 20 feet high, plus a low-pitched roof. New buildings could be 40 feet in height and sit 6 feet from the side lot line.

Conclusion

We value our West Lakeside and east South Park business districts. These areas give small, local, entrepreneurs a place with reasonable rents, and give residents a range of products and services. With redevelopment comes higher rents and that would make it harder for these businesses to thrive.

We value the relative affordability of our area homes and rents. We are concerned that further incentivizing redevelopment will promote more gentrification on the South Side, as it has in other areas of the City, such as the Marquette neighborhood.

With the City’s current attention to addressing systemic inequities and including unheard voices at the decision-making table, the City should be seeking out ways to strengthen democratic engagement on the South Side—and in all neighborhoods—and not promote this zoning change that will silence its citizens and hurt more than help the cause of more equitable housing.

Signed,

.....

You are receiving this email because you signed up for updates from South Madison Unite! or because you endorsed the letter to “Save Our Supermarket” at www.southmadisonunite.org.

“Save Our Supermarket” is our campaign to stand up for meeting the South Madison community's healthy food access needs. South Madison Unite! is committed to voicing the perspectives of the South Madison community.



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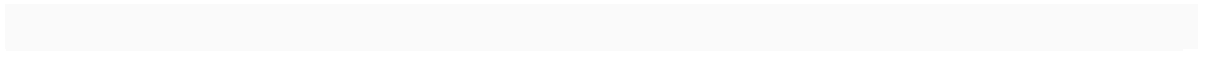
South Madison Unite!
605 Spruce St
Madison, WI 53715-2151

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|



From: [Laura Petri](#)
To: [All Alders](#)
Subject: Zoning Ordinance
Date: Tuesday, June 1, 2021 5:08:29 PM

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Dear City Alders,

Thank you for taking on the important topic of updating housing ordinances for the City of Madison.

I'm writing to request your support of updating the Madison Zoning Code. Our city is growing rapidly and the demands that the affluent few who are fortunate enough to be able to afford single family homes in the neighborhoods surrounding the East Washington Corridor should not dictate the future of our city, and who can afford to live here. I implore you to say no to NIMBYism and yes to developing our wonderful city for all who want to live here. The future of Madison needs to be diverse; in people, wealth, education, and development.

Thank you for your time and consideration.
Laura Petri

From: [Erica Ramberg](#)
To: [All Alders](#); [Evers, Tag](#)
Subject: Oppose Upzoning Ordinance (Item 5)!
Date: Tuesday, June 1, 2021 5:42:41 PM

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Dear Alders,

I'm reaching out as a resident in District 13 urging you to OPPOSE the new upzoning ordinance on the agenda this evening - Agenda Item 5. There are better ways to ensure that we're meeting the housing needs of the people of Madison - new and old - and create a more just city.

We know housing is a huge issue in our community, but granting developers more power, reducing community voice, and hoping for "trickle down housing" will not help resolve any of our community's housing issues. The way this ordinance is written does nothing to acknowledge or reduce the negative impacts on the lowest-income renters - which should be front and center when considering action on housing. The ordinance is also not paired with any real action on the part of the city to provide or develop more affordable housing. I worry that this ordinance will exacerbate gentrification and increase segregation and wealth inequality in our community. I was able to read a bit more on the issue and found this [article](#) quite informative!

As a constituent in District 13 I was excited to learn about the restorative planning process for the affordable housing in Bayshore. As it concerns housing issues, our city needs to invest in addressing the needs of the most marginalized in our community, and they must be welcomed as partners in that project.

This upzoning ordinance, as it stands, is not worthy of your support! We can and must do better. I urge you again to oppose this ordinance and invest in bolder action!

best wishes
Erica

From: [Michael J. Lawton](#)
To: [All Alders](#)
Cc: [Catherine Auger](#)
Subject: 5. Legistar 63902 SUBSTITUTE - Amending various sections of Subchapters 28C and 28D of MGO in order to increase allowable densities and decrease conditional use thresholds in certain multi-family, residential and commercial districts
Date: Tuesday, June 1, 2021 1:29:00 PM

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To City of Madison Common Council Members:

This communication was sent by the Hill Farms Neighborhood Association Planning Committee to the Plan Commission on March 20, 2021 concerning the above agenda item which is on the City Council agenda tonight.

Mike Lawton
Chair, Hill Farms Association Planning Committee

From: Michael J. Lawton
Sent: Saturday, March 20, 2021 8:02 PM
To: planning@cityofmadison.com <planning@cityofmadison.com>;
pccomments@cityofmadison.com <pccomments@cityofmadison.com>;
ajstatz2@madison.k12.wi.us <ajstatz2@madison.k12.wi.us>; bacantrell@charter.net
<bacantrell@charter.net>; erics@cows.org <erics@cows.org>; jsahgenow@yahoo.com
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<district3@cityofmadison.com>; district6@cityofmadison.com <district6@cityofmadison.com>;
nicole.solheim@gmail.com <nicole.solheim@gmail.com>; district2@cityofmadison.com
<district2@cityofmadison.com>
Cc: Martin, Arvina <district11@cityofmadison.com>; Keyes, Joe R. <joe.keyes@tdstelecom.com>;
jacki.lawton@gmail.com <jacki.lawton@gmail.com>; Gary Peterson
(plannergary@sustainablegary.com) <plannergary@sustainablegary.com>; njschweitzer@gmail.com
<njschweitzer@gmail.com>; Diana Penkiunas <djpenkiunas@gmail.com>; Catherine Auger
<cauger6@gmail.com>; Brian Ohm <bwohm@wisc.edu>; Russ Kowalski <russgmkgm@gmkarch.com>;
district19@cityofmadison.com <district19@cityofmadison.com>
Subject: Hill Farms Association Planning Committee Comments on Agenda Item #13, Legistar #63902, March 22, 2021 Plan Commission Meeting, Amending Subchapters 28C & 28D, MGO

To: Chair and Members of the City of Madison Plan Commission

From: Chair, Hill Farms Neighborhood Association Planning Committee

Date: March 20, 2021

Subject: Agenda Item #13 (3/22/2021 Meeting), Legistar #63902 - Amending Subchapters 28C and 28D, MGO

The Hill Farms Neighborhood Association Planning Committee ("Committee") has reviewed the proposed amendments to the Madison Zoning Ordinances that will change zoning provisions regarding certain types of multi-family zoned parcels in the City of Madison. While many of these changes will have little or no impact in the Hill Farms Neighborhood, there are a few provisions that do make changes in Hill Farms that our Committee believes should be deferred and dealt with when specific development proposals are made for these parcels by using the existing rezoning and CUP process and ordinance standards. In fact, certain of these proposed changes are in conflict with the adopted University Hill Farms Neighborhood Plan, which was adopted by the City Council on January 5, 2016, File No. 39335, by RES-16-00035, and became part of the City Comprehensive Plan (see page 69, adopted Hill Farms Plan). As a consequence of this City Council action in 2016, future zoning changes must be consistent with the adopted Hill Farms plan under Wis. Stats. section 66.1001.

We also want to note that our Committee has supported a large number of multi-family projects in recent years in our neighborhood, some with considerable density, so we are not opposed to multi-family projects in the neighborhood, and we feel that our Association has made positive contributions in prior rezoning and CUP approval processes, as we have done with Madison Yards, and as we did with the project currently under construction at the NE corner of Segoe and Regent. We believe there is much to be said for having a full rezoning and/or CUP process.

The following is a list of the provisions that we are opposed to in the current draft of the ordinance:

1. **Changes to SR-V2 Classification.**
2. **Changes to TR-U2 Classification.**
3. **Changes to TR-V2 Classification.**
4. **Changes to NMX Classification.**

Reasons for opposition to changes to SR-V2 Classification: The Hill Farms neighborhood has some very significant existing parcels, in terms of land area and numbers of housing units, that are in the SR-V2 Classification, including the Karen Arms Apartments at the NW corner of Segoe Road and Regent Street, and the apartments which include the Chapel Hill Apartments (5002 Sheboygan Ave.) in the block bounded by North Eau Claire Avenue, Old Middleton Road and Sheboygan Avenue, which are potentially aging out and could be developed at some time in the future. We object to changing the permitted density from the currently permitted 22 units per acre to 29 units per acre, particularly for the Karen Arms Apartments which consists of 16 acres and has its long (2 blocks) street frontage along Regent Street fronting single family homes for these two blocks. In the interest of making sure that any redevelopment of these sites is appropriately sized and designed for the locations involved, and will not adversely affect neighboring properties, the changes to the SR-V2 classification should be dropped as these changes are not appropriate for these large properties. Should a proposed redevelopment arise for these locations, we look forward to working with the developer as we have done in the past on a rezoning or CUP process.

We also point out that pages 43-45 of the adopted Hill Farms plan contains a special section on the treatment of the Karen Arms property should it be redeveloped. Options include new housing, additional park space for Renebohm Park and improved access to Renebohm Park.

Given that the proposed changes in the pending ordinance amendment may weaken the City's and the neighborhood's ability to influence the future redevelopment of the site and have such redevelopment conform to the adopted neighborhood plan, which is part of the City comprehensive plan, this is a further ground for removing this property from any zoning ordinance amendment.

Reasons for opposition to changes to TR-U2 Classification: This proposed change applies to the current, high density apartment developments on the south side of Sheboygan Avenue running from North Eau Claire Ave. east to Segoe Road, which includes such projects at the Carolina Apartments, Hilldale Towers and the Normandy Apartments. These are not the "small" and "mid-scale" properties to which the staff report was presumably referring in justifying this ordinance amendment, as we are talking about large acreage and hundreds of apartment units in this area. The proposed change will change the CUP threshold to 60 units from 8, and the minimum land area will go to 350 SF per unit from 500 SF per unit (which means up to 124 units per acre instead of 86). Usable open space will go to a required 40 SF per unit from 140 SF per unit. (A) As these very large properties and changes of this type are beyond the stated scope of this ordinance revision project by its own terms (they are not small or mid-scale), (b) as changes to these parcels some day in the future could have a significant impact on the neighborhood if not fully reviewed given the density that will be allowed, and (C) given that Madison Yards has had to go through the full GDP/SIP process on the north side of Sheboygan Avenue for its apartments with positive contributions from the neighborhood, City staff and the Plan Commission, we oppose these changes to the TR-U2 Classification.

Further, as stated above, there is a problem with compliance with Wis. Stats. sec. 66.1001, making the proposed amendment both a statutory compliance issue and a poor policy choice for the City. Pages 33-36 of the Hill Farms plan contains lengthy provisions concerning the future treatment of the land on the south side of Sheboygan Avenue. These recommendations include the possibility of creating new streets and blocks on the south side of Sheboygan Avenue with large buildings on Sheboygan and smaller buildings along the boundary of Rennebohm Park, among other items. Given this level of complexity, redevelopment at a future date should be subject to full review by the neighborhood and the City, and the City should not give up any of its powers prematurely.

Lastly with respect to this classification, we note that these properties on the south side of Sheboygan Avenue are identified as high density residential in the City Comprehensive Plan (see page 96 of the Hill Farms Plan), but according to the adopted Hill Farms plan the limit on density in the high-density classification is 41-60 units per acre, not the 124 units per acre proposed by this zoning ordinance amendment. Give this, the amendment for TR-U2 for these properties should be dropped from the proposed amendment.

Reasons for opposition to changes to TR-V2 Classification: There are 2 existing, small multi-family parcels, with small multifamily structures, located on the west side of Hillcrest Drive, just north of Mineral Point Road. in our neighborhood. These small apartment parcels are surrounded by existing, single family housing in a very stable neighborhood of long-standing single-family homes. A change to the zoning at locations of this type is not appropriate without going through the full City rezoning process. The City proposes to increase the CUP requirement on these parcels to 12 units each and to lower the minimum lot area per unit to 1,500 SF, as well as reducing the usable open space requirement. This would

allow someone to tear the existing buildings down and significantly increase the density, without any review by the Plan Commission or City Council. Hence, we are opposed to this change to the TR-V2 Classification in a neighborhood location of this type.

Reasons for opposition to changes to NMX Classification: The changes to the NMX Classification affect some significant parcels in the Hill Farms neighborhood. However, only certain of the parcels to which these changes apply are of concern to us as an Association Planning Committee; others are not a concern. The City is proposing that a CUP will be required for 24 or more units, instead of 8, that the land area per unit drop to 500 SF from 1000, which could allow 86 units per acre instead of 43 units per acre now. Usable open space would also be reduced. There are other technical changes as well. In our view, these changes are not appropriate for the two small parcels located south of Old Middleton Road on the east side of Whitney Way and north of Sheboygan Avenue, particularly given the potential for redevelopment of these properties and the fact that the Hill Farms plan shows these parcels to be in the Neighborhood Mixed Use classification. Eighty-six units per acre is too high for neighborhood mixed use.

On the other hand, we don't have a problem with these changes for the old Fitzpatrick lumber yard property in the Whitney Way, University Ave. and Old Middleton Road triangle or for the existing condo property at the NE corner of Segoe Road and Sawyer Terrace, across from the Post Office, as we agree that the old lumberyard property is appropriately in the Community Mixed-Use category in the Hill Farms plan which anticipates more dense development when re-developed. Same for the condo building at the NE corner of Segoe Road and Sawyer Terrace, which is very dense and is next to high-rise apartments, City-owned housing and the Post Office in the CMU category in the Hill Farms plan. Given that the NMX classification includes such a wide variety of parcels (modern, high rise condo project, old lumberyard site and small parcels), it will be better to leave the NMX classification as is and talk to the landowners individually about putting these properties into more appropriate classifications for the long run.

We do not have any objections to the changes that are proposed for the SR-C3, SR-V1, TR-V1 and CC-T classifications.

Mike Lawton
Chair, Hill Farm Neighborhood Association Planning Committee

From: [Jim Winkle](#)
To: [All Alders](#)
Subject: Agenda item #5, Legistar 63902
Date: Tuesday, June 1, 2021 1:31:47 PM

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I've read some of the input and I think there's some misinformation out there, which is understandable since the details of the changes are complex. Some seem to think this is about supplying low income housing; others believe that anyone could put up a tall building next to any single-family home. As I understand it, this is *not* about low income housing (we have other programs for that), and the vast majority of single-family residential is unaffected by the changes.

I appreciate that the intent of the zoning changes is to make it easier to increase density somewhat by providing opportunities for the "missing middle", and I support the version which passed the Plan Commission (and maybe other versions... I haven't read them all). Madison has a low supply of housing, but high demand, which obviously results in rising prices. In Bay Creek -- a relatively affordable neighborhood given its location -- I'm already seeing prices spiraling out of control.

Many assessments in Bay Creek went up 7% recently during a time of national inflation of less than 1.5%. While it's not uncommon for houses to sell for somewhat more than assessment, a house on my street sold for 24% more than assessment. Another house on South Shore sold for 40% more than assessment (which was already high at \$640k). It's not hard to predict that our assessments will rise significantly again next year. Increased density should increase the supply of housing and slow down rising housing costs a bit once it's in place, in addition to giving consumers more choices in types of housing.

The changes being proposed are quite modest when compared with what other cities around the country are doing. I believe we need to do more. Without increasing density, people will be priced out of housing which was affordable to them and purchase houses where prices are lower, for example, in neighborhoods to the south of us. Prices will then rise faster in those neighborhoods, gentrification will occur, and low-income residents will be priced out.

While I support these changes, I would like to see a professionally-facilitated neighborhood meeting required for all affected developments.

-- jim

813 emerson st

From: [Beth Sluys](#)
To: [All Alders](#)
Subject: By Right is Not Right
Date: Tuesday, June 1, 2021 1:37:34 PM

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

To: City Alders
From: Beth Sluys, District 18, Northside Neighbor
Date: 6/1/2021

By Right is Not Right

A neighborhood association is a section of our city with a common identity. Neighborhood associations offer a place to meet friends, exchange information, create projects and priorities, propose solutions, and have fun. A neighborhood association is formed based on the needs and desires of its residents. A key part of the development process that is currently in place is the provision that requires developers to present their plans to the Alder in the district as well as to the Neighborhood Association. In this way, the neighborhood has a voice at the table towards decision-making and place making in the areas that most directly impact them – their home place.

Most recently, the power of community voices being heard on the north side involved the decision to not open Coolidge Street to 5,000 average daily units of traffic or more, but rather to open it up to pedestrian and bike traffic only. Eken Park residents felt this was in keeping with the desires of its residents, in keeping with their neighborhood plan, and in keeping with the city's desire for more transportation options for all of Madison through its Comprehensive Plan.

As a city we are currently considering a public transportation network redesign to consider the alternate pathways for travel in our city:

to walk.

to bike.

to take the bus.

to keep car use as a last resort.

How we create our transportation system has a direct impact on future development. If routes are to be suspended, transfer stations removed, and other major shifts in how we gain access to the public transit system revised, then shouldn't we wait until that report is finalized, the new system in place? Transit oriented design requires good transportation.

As we look towards the F35 jets arriving at our city, we need to consider the impact of the noise and vibrations on housing that is currently in place as well as housing that is yet to be built. Is it ethical to approve housing that sits next to the noise line of the F35s (65dB) that makes the area unfit for housing on one side of the imaginary line and yet OK for housing just inches away? The F35s create a whole other layer of issues: housing construction for sound

and vibration abatement, as well as the need for absolute transparency related to aviation easements on deeded properties.

Putting these city staff proposed zoning changes into effect is wrong in that it undercuts the very fiber of the public process. To remove decision-making from Alders and the families and businesses they serve is not in keeping with the intent of the city's very democratic structure. To remove one of the only opportunities for public input by taxpayers into how their neighborhoods are developed is wrong. To allow for major life impacting decisions to be made administratively by paid staff seems like a sure route to bullying of neighbors. City staff are not policy makers but rather paid by our tax dollars. Our process with our Alders makes for better policy making and ultimately place making.

Area community members and business owners worked with the decision-making process for moving the Metro bus barn to an alternate location which, in the long run, will provide ready access to a facility that does not contain high levels of toxic gas vapors (Trichloroethylene) and will be available to meet the Mayor's needs for the push for the BRT. The conversations took years to complete, but when the momentum to a better solution was brought forward, the decision to purchase the other facility took mere months! When the community members and the city leaders work together, to create a consensus option, the outcome does not take a long time to complete!! The Finance Committee took a little over 4 minutes to vote on approving the funds for the new location to be purchased. This only could have occurred with vibrant and robust public engagement and the work of Alders to engage, listen and take policy action.

Designating 16 acres of land for open space at the wetland on Roth Street only could have occurred with public input, and clear engagement of the families and business owners who live and work in the area. Those people who will be visiting the area and enjoying its offerings.

The racial justice and social equity tool speaks to the need for more affordable housing and yet we see many large high rise apartment buildings being brought forward in our city without any requirements for some of the units being in a price range that is affordable. We face a homeless crisis that needs to be addressed, along with many other pressing issues rather than this issue of removing public engagement from the development process. During a panel presentation on gentrification in the winter of 2019, the representative developer spoke to how great it would be to get a fast track system in Madison for approving housing. There was little to no mention of how to create housing that would alleviate the gentrification of neighborhoods that become exclusive and expensive.

The goal of these proposed changes is to create easier paths to the creation of more housing. While this sounds so noble and grand, the ordinance amendments that the Planning Division and ordinance sponsors are proposing creates an uneasy momentum by eliminating key components of the review process. According to the RESJ tool, ***“the modifications would increase the allowable residential densities and also expand the types and sizes of multi-family housing that can be approved administratively, without additional discretionary review by the City’s Plan Commission (through the conditional use process).*** Increases to allowable density and adjustments to conditional use thresholds would apply to most multi-family residential districts and some mixed-use districts. The changes also include removal of a “dispersion requirement,” in the zoning ordinance, which currently necessitates conditional use approval for two-unit and small multi-family residential buildings when they are proposed within 300 feet of an existing similar building in certain residential districts.” According to the

RESJ document, these changes “focus on making it easier and more predictable to develop small and mid-scale multi-family housing and supports easier transition of auto-oriented commercial corridors to mixed-use neighborhoods.” While this sounds perfect, the removing of neighbors from the process that directly impacts their lives, their future, their sunshine and their kids, is not right. Development “by right” may be right for the developers, but is “not right” for area community members.

By Right is Not Right. Not for current residents of Madison or future ones.

From: [Tom Hickey](#)
To: [All Alders](#)
Subject: Wisconsin Carpenters Union Supports Agenda Item No. 5
Date: Tuesday, June 1, 2021 1:43:58 PM
Attachments: [CarpentersMadCityCouncil6.1.21.pdf](#)

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

Madison Common Council,

Attached is a letter from the Wisconsin Carpenters Union regarding Item No. 5 on tonight's Common Council agenda.

Thank you for your time,

Tom Hickey
608.256.1206 (Office)
608.400.7255

Political Coordinator
North Central States Regional Council of Carpenters
Serving Iowa, Minnesota, Nebraska, North Dakota, South Dakota and Wisconsin
[115 W Main Street, Madison, WI 53703](#)
www.northcountrycarpenter.org
www.facebook.com/ncsrcc
Twitter: @NCSRCCarpenters
www.instagram.com/ncsrccarpenters

From: [Nicole Solheim](#)
To: [All Alders](#)
Cc: [Stouder, Heather](#)
Subject: 63902 – Housing Density and Conditional Use Thresholds
Date: Tuesday, June 1, 2021 1:49:32 PM

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

Dear Alders,

I write to you in support of the substitute ordinance for Legistar #63902 that was recommended by the Plan Commission at the March 22 meeting.

I serve on the Plan Commission and also participated in the Racial Equity Analysis review for the proposed zoning amendment. I know you have received a lot of input on this item, so I will keep my comments brief.

I recently served as the Executive Director for a small affordable housing nonprofit in Madison. Even with my prior experience developing affordable housing in the City, I found it daunting to undertake a new development. The time and money needed to secure approvals for even a modestly-sized project was a huge risk for a small nonprofit. I acknowledge that this zoning amendment will not cure our affordable housing crisis - the City has additional tools and funding sources to address affordability directly. However, these modest changes will reduce the holding costs and risks for small, nonprofit, and emerging developers. It will also facilitate "missing middle" housing as our Comprehensive Plan recommends. Our zoning code should reflect and encourage the type of development that we want.

We need more housing, of all sizes and types, and a wider variety of developers delivering that housing. This zoning amendment is a step in the right direction to address that need.

Thank you so much for your service to our City.
Sincerely, Nicole Solheim

From: [Abi Degner](#)
To: [All Alders](#)
Subject: Tonight's zoning ordinance changes
Date: Tuesday, June 1, 2021 2:18:14 PM

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Hello,

Thanks for all you do. I understand you are discussing changes in residential zoning ordinances tonight. I want to say that i do think it is important to have neighborhood input on buildings. I just bought my first home one year ago. I live in orchard ridge which is a delightful community in Madison. We have street events, had a snowman making contest, a Halloween parade for covid safety, and driveway bonfires where the neighbors are all invited. It is like a small town within a big city. I do think it is important to make sure there are new housing opportunities but also am concerned that you could really change our neighborhood drastically. Certainly we know that wealthy contractors can have a lot of influence over government and that's why it is important to keep allowing the community to have power over their neighborhoods. Please keep the zoning ordinances the same and give us control over our own neighborhood. That's what makes this town amazing. Thanks for your consideration.

Abigail Degner
5002 Dorsett Dr, Madison, WI 53711

From: dmollenhoff@charter.net
To: [All Alders](#)
Subject: Six reasons why you should oppose the "missing middle" ordinance (Legistar 63902)
Date: Tuesday, June 1, 2021 1:51:32 PM
Importance: High

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

DEAR ALDERS,.

6 REASONS WHY THE MISSING MIDDLE ORDINANCE (CC, JUNE 1, LEGISTAR 63902) IS BAD PUBLIC POLICY AND WHY IT SHOULD NOT BE APPROVED IN ITS CURRENT FORM.

1, Proponents have NOT described the ordinance fully or fairly.

- a. They say it is a mere “zoning update.” Whoa! In fact, this ordinance is a daunting mix of substantive and complex changes to a dozen zoning categories.
- b. They say it will only affect 5.3% of Madison’s area. That’s an area almost 20% bigger than Lake Monona!
- c. They have not explained that the greatest impact of this ordinance falls most heavily on a few central city neighborhoods whose density is already high. They are pitting a few districts against the many.

2. The ordinance will NOT achieve the goals its proponents have set forth.

- a. It will NOT encourage a new generation of minority real estate developers.
- b. It will NOT increase the amount of affordable housing.
- c. It will NOT produce a significant increase in missing middle housing.
- d. It will NOT lower rents significantly through the trickle down process because this takes decades. The immediate effect will be no more than 1-5%, not enough to make anything affordable.

3. The ordinance will have many predictable but undesirable consequences.

- a. Wealthy developers will be the primary beneficiaries, not small new minority developers.
- b. Luxury housing will be strongly favored by this ordinance, not affordable housing, and especially since the mixed-use districts (already a hot spot for luxury development) are the areas most targeted by developers.
- c. Speculation and displacement will be common. Older, relatively affordable apartments will be lost.
- d. Huge neighborhood destroying structures will be built next to single family homes and two-flats even though the Comprehensive Plan emphasizes “context-sensitive design.”
- e. The ordinance could cause serious damage to the Darbo-Worthington area because one of the CC-T parcels is small enough to be redeveloped by-right at 60 units plus commercial space, and because this area is not represented by a neighborhood association.

4. The ordinance proposes to terminate Madison’s 40 year commitment to resident participation in the development process.

- a. Proponents insist that nearly all development done under the terms of this ordinance should be done “by right.” This means that developers can ignore all comments from residents, neighborhood associations, and alders.
- b. Proponents say that developers will stop proposing projects in Madison if the process is not “streamlined” so that development can be done “by right.” Really? In fact, developers are clamoring to build in Madison including developers from out-of-state!

c. Do you want your voting record to show that you supported an ordinance that eliminated the long-established right of citizens to speak and be heard?

5. The ordinance violates the City's Comprehensive Plan

Others have identified an alarming number of instances where the ordinance is inconsistent with the comprehensive plan. In fact, If this ordinance is passed in its current form, the City will be inviting a lawsuit that will cause it to be overturned on the grounds that it is inconsistent with the Comprehensive Plan

6. There are better ways to accomplish the primary goal of the ordinance, to selectively increase the housing stock and density *without* damaging neighborhoods, violating historic district standards, and being inconsistent with key principles of the comprehensive plan. An ad hoc committee should be appointed to draft a comprehensive and coordinated affordable housing policy.

David and Leigh Mollenhoff

From: [Olivia Williams](#)
To: [All Alders](#)
Subject: Item 5 & Item 115: Neither are ready to pass tonight
Date: Tuesday, June 1, 2021 12:34:21 PM

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

Hi Alders,

I am writing regarding items 5 and 115, which I will summarize my thoughts on below:

Regarding Item 5 (zoning ordinance changes)

Please **postpone passing the Item 5** zoning ordinance changes until the City can develop a strong and comprehensive affordable housing strategy. I fear that the zoning change will have potentially [negative impacts](#) on the lowest income renters in neighborhoods at risk of gentrification if there is not a concentrated effort to vastly increase the supply of **affordable** housing at the lowest income brackets. Rather than trickle-down housing, I want to see the City prioritize [trickle-up housing](#), focusing on building affordable units first. Regionally, the impact of upzoning *can* reduce the growth of rents, but building affordable housing has double the impact for reducing displacement. The most nuanced and honest study of these issues I have seen is [linked here](#).

I am also concerned about the elimination of commercial requirements in NMX district, which in some areas have the only walkable commercial space for residents nearby. We need to focus on maintaining and creating whole neighborhoods, particularly for the lowest income and people of color. Furthermore, I would like to see the zoning changes take into account the impact of F-35s and reduce density in the flight path.

While I do believe increased density is needed long-term, there is not a rush for this proposal. But there is an urgent need for more affordable housing. And though the Mayor came out with the new Housing Forward plan, it reads as so vague that it is hard for me to parse what will come that will be new from it. Similarly, the RESJI analysis for this proposal offers a few simple ideas for layering affordable housing initiatives with the zoning change, but we need a sincere commitment to significantly increased funding for both the Affordable Housing Fund and the Land Banking Fund, as well as faster, lower-interest, easier-to-use financing for affordable housing. **I want to see the City talk about truly progressive initiatives, like creating [municipally-subsidized social housing](#) and protecting tenants with a [right to counsel in eviction court](#). I also want to see the City commit to permanent affordable housing through a partnership with the community land trust, like Houston, Ashville, and Baltimore.** The proposed zoning changes are an attempt to deregulate the housing market, rather than a progressive policy to correct for market failures. This set of ordinance changes (or a tweaked version of them) should come as part of a package of policies that strongly address affordable housing in a clear and comprehensive way, and apply the COVID relief funding we have coming down the pipeline to new acquisitions.

Regarding Item 115 (land banking fund policy)

The Land Banking Fund Policy **should also be delayed** until a more strategic policy is written, based on examples from other cities. This policy has had some tweaks made to

address the concerns of the public, but it remains vague enough to allow almost any use and maintains staff control of the process. In most cities, Land Banks are semi-governmental entities not City staff-- this allows them to focus on the goals at hand, make **more democratic decisions**, and connect to County tax foreclosure processes directly to acquire properties. I also want to see the Land Banking Policy commit to **permanent affordability** for all properties acquired this way. [Please see the Center for Community Progress on recommendations for land banks.](#)

Thank you for your time and commitment to affordable housing and complete neighborhoods in Madison.

Olivia

--

OLIVIA R. WILLIAMS (she/they/Dr.) | EXECUTIVE DIRECTOR



2702 INTERNATIONAL LANE | SUITE 200 | MADISON, WI 53704 | (608) 285-2691

OLIVIA@MACLT.ORG | AFFORDABLEHOME.ORG



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From: [Pilar Rebecca Gomez-Ibanez](#)
To: [All Alders](#); [Mayor](#)
Subject: UPDATED neighborhood letter opposing zoning proposal, Legistar #63902
Date: Tuesday, June 1, 2021 12:45:25 PM
Attachments: [Marquette & East Side Residents Letter to CC Legistar 63902 updated 6-1-2021.pdf](#)

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

Dear Alders and Mayor Rhodes-Conway,
Please find attached an update to a neighborhood letter sent to you on May 27, opposing the proposed zoning change before the Council today.

Since we sent you the original letter, 46 additional residents have asked to sign. Their names are now included for a total of 148.

Thank you for your consideration.

Respectfully,
Pilar Gomez-Ibanez
1326 Dewey Court

From: [Kaba Bah](#)
To: [Olivia Williams](#); [All Alders](#)
Subject: Re: Item 5 & Item 115: Neither are ready to pass tonight
Date: Tuesday, June 1, 2021 12:48:58 PM

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

Thank you for sharing Olivia, I am not a fan of this zoning either, I think it is missing the point and not looking to solve the actual housing problem we have.

On the land banking thing, not sure if you were able to call in but I will send a separate email to our small group to share more details.

Thank you,
Kaba

From: Olivia Williams <olivia@maclt.org>
Sent: Tuesday, June 1, 2021 12:34 PM
To: allalders@cityofmadison.com <allalders@cityofmadison.com>
Subject: Item 5 & Item 115: Neither are ready to pass tonight

Hi Alders,

I am writing regarding items 5 and 115, which I will summarize my thoughts on below:

Regarding Item 5 (zoning ordinance changes)

Please **postpone passing the Item 5** zoning ordinance changes until the City can develop a strong and comprehensive affordable housing strategy. I fear that the zoning change will have potentially [negative impacts](#) on the lowest income renters in neighborhoods at risk of gentrification if there is not a concentrated effort to vastly increase the supply of **affordable** housing at the lowest income brackets. Rather than trickle-down housing, I want to see the City prioritize [trickle-up housing](#), focusing on building affordable units first. Regionally, the impact of upzoning *can* reduce the growth of rents, but building affordable housing has double the impact for reducing displacement. The most nuanced and honest study of these issues I have seen is [linked here](#).

I am also concerned about the elimination of commercial requirements in NMX district, which in some areas have the only walkable commercial space for residents nearby. We need to focus on maintaining and creating whole neighborhoods, particularly for the lowest income and people of color. Furthermore, I would like to see the zoning changes take into account the impact of F-35s and reduce density in the flight path.

While I do believe increased density is needed long-term, there is not a rush for this proposal. But there is an urgent need for more affordable housing. And though the Mayor came out with the new Housing Forward plan, it reads as so vague that it is hard for me to parse what will come that will be new from it. Similarly, the RESJI analysis for this proposal offers a few

simple ideas for layering affordable housing initiatives with the zoning change, but we need a sincere commitment to significantly increased funding for both the Affordable Housing Fund and the Land Banking Fund, as well as faster, lower-interest, easier-to-use financing for affordable housing. **I want to see the City talk about truly progressive initiatives, like creating [municipally-subsidized social housing](#) and protecting tenants with a [right to counsel in eviction court](#). I also want to see the City commit to permanent affordable housing through a partnership with the community land trust, like Houston, Ashville, and Baltimore.** The proposed zoning changes are an attempt to deregulate the housing market, rather than a progressive policy to correct for market failures. This set of ordinance changes (or a tweaked version of them) should come as part of a package of policies that strongly address affordable housing in a clear and comprehensive way, and apply the COVID relief funding we have coming down the pipeline to new acquisitions.

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Thank you for your time and commitment to affordable housing and complete neighborhoods in Madison.

Olivia

--

OLIVIA R. WILLIAMS (she/they/Dr.) | EXECUTIVE DIRECTOR



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OLIVIA@MACLT.ORG | AFFORDABLEHOME.ORG



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From: [Krista Eastman](#)
To: [All Alders](#)
Subject: I oppose upzoning
Date: Tuesday, June 1, 2021 1:05:29 PM

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

Hello City Alders,

I strongly oppose the use of upzoning in the City. I believe that this measure will have unintended consequences that are detrimental to my community and will make it more difficult for my neighborhood to maintain its small businesses. I believe that a larger, more coordinated approach to affordable housing is what is needed.

Thank you,

Krista Eastman
940 Clarence Court (53715)



June 1, 2021

Dear Alders:

Downtown Madison, Inc. (DMI) strongly supports resolution file number 63902 (agenda item number 5), legislation seeking to amend various sections of Subchapters 28C and 28D of the Madison General Ordinance in order to moderately increase allowable densities and decrease conditional use thresholds in certain multi-family residential, mixed-use, and commercial districts.

As the current economic crises has clearly shown, Downtown Madison and the city have a severe dearth of affordable housing and a real lack of diversity amongst its developer ranks. The shortage of affordable housing and housing developers are having serious consequences on our workforce and our community. This proposed resolution deftly seeks to meet both challenges by creating opportunities to build additional housing units and lowering the barriers of entry to become a housing developer.

DMI is strongly committed to supporting greater downtown housing densities and diversity, including affordable and accessible housing to serve all socioeconomic groups. Allowing more housing units by right, either downtown or in the greater city, means more housing will be built. Without the conditional use permitting, the entitlement process will shorten and create more certainty for developers. These changes will mean developers and small housing operators will be able to produce more housing at a lower cost thereby helping both supply and costs to renters.

Madison has long suffered from a lack of diversity from within its developer ranks. This lack of diversity often stems from barriers placed in front of willing entrants. DMI and the City must identify, confront, and dismantle the structural and cultural barriers that deprive any individual of meaningful opportunities to fully participate within our economic system, including real estate development. By creating a more certain process, this resolution significantly lowers the barriers to entry for developers. Nearly all developers start by producing small buildings and then grow into larger projects. Allowing small projects to be built by right will help ensure more people are participating in developing housing.

DMI strongly urges you to support resolution 63902. This resolution will allow more affordable housing to be built while helping ensure our development community is diverse, inclusive, and equitable.

Sincerely,

A handwritten signature in blue ink that reads "Jason Ilstrup". The signature is written in a cursive, flowing style.

Jason Ilstrup
President
Downtown Madison, Inc. (DMI)

From: [Jason Ilstrup](#)
To: [All Alders](#)
Subject: Downtown Madison, Inc. (DMI) Position Statement - Conditional Use Thresholds - File 63902
Date: Tuesday, June 1, 2021 11:28:31 AM
Attachments: [DMI Position Statement - Conditional Use Thresholds - City Council - 060121.pdf](#)

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

Good Morning Alders:

I hope you're all doing well and had a good long weekend. Please find the attached position statement from Downtown Madison, Inc. (DMI) for agenda item 5 (file number 63902) on tonight's City Council meeting.

Please let us know if you have any questions. Thank you for all the leadership and have a great day.

Jason Ilstrup
President
Downtown Madison Inc.
122 West Washington Avenue, Suite 250
Madison, Wisconsin 53703
608.512.1330
www.downtownmadison.org



From: [South Madison](#)
To: [All Alders](#)
Subject: Letter from South Side neighbors opposing zoning changes
Date: Tuesday, June 1, 2021 11:29:23 AM
Attachments: [South Side letter re zoning change.docx.pdf](#)
[South Side letter re zoning change.docx](#)

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

To all alders,

Thank you for including this among the materials you review before making your decision on the proposed upzoning. Those who signed this letter are neighbors from throughout South Madison who have come together to speak out on about issues affecting the South Side community.

Sending the letter as both Word and PDF to make sure you have no trouble opening it.

South Madison Unite! Action Team

From: [JEFFREY REINKE](#)
To: [All Alders](#)
Subject: Re: Zoning changes at tonight's meeting.
Date: Tuesday, June 1, 2021 11:36:57 AM

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

From: JEFFREY REINKE <jsreinke@wisc.edu>
Sent: Tuesday, June 1, 2021 11:06 AM
To: allalders@cityofmadiosn.com <allalders@cityofmadiosn.com>
Subject: Zoning changes at tonight's meeting.

To whom it concerns,

We oppose the zoning changes. We demand that you vote "No", until the impact is understood more fully. It seems it would have a negative effect on access to the voices of people to whom these decisions would have most effect.

Our government is a representative government ; "we the people". It does not allow for corporate money to have greater influence than the people our representatives represent. Do not take away our ability to have our say in what happens to our "neighborhoods".

Just recently, a study showed that in the cities of Milwaukee and Madison have "under" provided "greenspace and parks" in areas of the city that are of lower economic levels. In actuality, the communities need space for children to play where the healing power of nature is present. Healthy adults need this as well. This includes trees, not just "Street Trees". There exist large calculable differences in the provision of these healthy community spaces.

The Rimrock Rd. neighborhood is one I am familiar with, where history has shown the available spaces regularly keep being committed to Automobile Sales spaces when there is need for community centers and youth activity centers. This is just one example of "planning" without an awareness of the needs of the community.

The presence of the Beltline disconnects large parts of neighborhoods by not providing safe, walkable, and bikeable access to businessness and food stores in adjacent neighborhoods. Even the Boys and Girls Club does not have easy access for the youth it attempts to serves so well. We need more food stores in neighborhoods not just "convenient stores" with high prices. Encouragement of acessible farmers markets and garden plots are an important need.

Finally, I would be remiss not to mention that in the presence of a world pandemic, (which is not over and can resurge easily), global climate change, and a world economy that is tightly connected we have much to reconsider. In this situation we need to carefully rethink how we make decisions for now and generations to come. We wil not be returning to the world as it was, not without continued consequences of "short sightedness". One reminder of "True" land value issue is that Dane County contains the best farning

land in the State of Wisconsin and we are consistently covering it with concrete and asphalt. Another consideration is presently many people work at home and it may return to this in the fall with a pandemic surge. What will we be doing with those countless numbers of business square footage no longer used? What will we do when supplies for construction are under delivered? What will we do now that computer chips are much less produced and available? All of these questions do connect and effect what plans we can sustainable make for our future and our communities future.

Please vote "No" to allow for wiser decision, not just easy ones.

Thank you,

Karen Banaszak and Jeff Reinke

From: [Laura Green](#)
To: [All Alders](#)
Subject: Please oppose Upzoning today
Date: Tuesday, June 1, 2021 11:38:53 AM

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

Dear Common Council,

I am writing to express my opposition to item #5 at today's common council meeting regarding upzoning. Affordable housing is a top concern I have as a constituent. I support more housing, dense development, and maintaining and expanding the availability of truly affordable housing. However I feel that this proposal aimed at expanding housing would favor large, pricey developments and push out lower- and middle-income residents. I urge you to find other routes to development and expanding housing that are more equitable.

thank you for your consideration,
Laura Green
929 High St #2
Madison, WI 53715

From: [Rita Baldacchino](#)
To: [All Alders](#)
Subject: In opposition of up zoning (agenda item 5)
Date: Tuesday, June 1, 2021 11:41:50 AM

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

Dear Alderpersons,

I'm opposed to up zoning. Each of you, together with the respective neighborhood associations and folks who live in a particular neighborhood, should have the opportunity to be appraised of potential housing developments and a thorough vetting and review of the same.

Thank you for your consideration.

Rita Cairns
1622 Lake View Avenue
Madison WI 53704

Sent from my iPhone

From: [JEFFREY REINKE](#)
To: [All Alders](#); [JEFFREY REINKE](#)
Subject: Fw: Zoning changes at tonight's meeting.
Date: Tuesday, June 1, 2021 11:22:49 AM

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

From: JEFFREY REINKE <jsreinke@wisc.edu>
Sent: Tuesday, June 1, 2021 11:06 AM
To: allalders@cityofmadiosn.com <allalders@cityofmadiosn.com>
Subject: Zoning changes at tonight's meeting.

To whom it concerns,

We oppose the zoning changes. We demand that you vote "No", until the impact is understood more fully. It seems it would have a negative effect on access to the voices of people to whom these decisions would have most effect.

Our government is a representative government ; "we the people". It does not allow for corporate money to have greater influence than the people our representatives represent. Do not take away our ability to have our say in what happens to our "neighborhoods".

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land in the State of Wisconsin and we are consistently covering it with concrete and asphalt. Another consideration is presently many people work at home and it may return to this in the fall with a pandemic surge. What will we be doing with those countless numbers of business square footage no longer used? What will we do when supplies for construction are under delivered? What will we do now that computer chips are much less produced and available? All of these questions do connect and effect what plans we can sustainable make for our future and our communities future.

Please vote "No" to allow for wiser decision, not just easy ones.

Thank you,

Karen Banaszak and Jeff Reinke

From: [Linda](#)
To: [All Alders](#)
Subject: Legistar 63902 - Voices yet to be heard
Date: Wednesday, May 26, 2021 2:12:28 PM

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

At last Tuesday's Common Council meeting, Alder Bennett strongly advocated for her constituents, with other Alders praising her for her amazing advocacy and courageousness. Yet the ability of an Alder to advocate on behalf of constituents would be eliminated for projects covered by this proposed upzoning ordinance.

For example, on one block of Sunny Meade are seven 8-unit apartment buildings that could go to 12-units under the proposed ordinance. Though this would qualify as "missing-middle" housing, is this the right location?

- The existing buildings are 20 feet high, plus a low pitched roof. New buildings could be 40 feet in height (and sit 6 feet from the side lot line).
- Neighboring properties abutting the back yards are single-family homes.
- Current rents are relatively affordable - one is currently listed at \$855 for a 2-bedroom (new construction is almost certain to result in higher rents).

Perhaps the Council has not heard from residents in the Sunny Meade area because development has not occurred nearby that has caused them significant concern - but this type of development could do so. If that development happened today, it would go before the Plan Commission as a conditional use request. Under the proposed ordinance, the concerns of residents and/or Alder Carter would be irrelevant since the development would be by-right.

Linda Lehnertz

From: [Sandy River](#)
To: [All Alders](#)
Subject: Please Reject Zoning Proposal
Date: Thursday, May 27, 2021 2:33:14 AM

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

From: Sandy River <sandyriver40@yahoo.com>
To: Madison Alders
Sent:
Subject: Please Reject Zoning Proposal

Dear Madison Alders,

First of all, thank you for all your time, energy, commitment and love of our city and neighborhoods. I know you each love living here in Madison as much as me. It is quite special! So please, let's preserve the quality and character of Madison, and refuse to allow our city to succumb to wealthy, large developers' pressure. And please, let's stick to our long standing values of the democratic process; inclusivity; affordable family friendly housing; plenty of beautiful, healthy green spaces in which to relax and play; and safe,friendly residential neighborhoods.

I enthusiastically support the letter written by a work group made up of my neighbors and, along with them, urge you to reject Legistar #63902, the proposed zoning changes, for the thoughtful and reasoned concerns described in their letter. My particular objections include: loss of neighborhood input on developments; likely loss of affordable housing; increased density; and violation of the Comprehensive Plan. I urge you to clearly and conscientiously consider how even the best intentions can have very negative and unintended results -- and to oppose this proposal.

Thank you for your kind attention.

Sandy River
101 Riverside Drive #1
Madison, WI 53704

From: [Jennifer Argelander](#)
To: [All Alders](#)
Subject: Opposition to new zoning changes
Date: Thursday, May 27, 2021 11:01:08 AM

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

I am writing to strongly oppose the new proposed zoning changes as currently written in Legistar 63902. This proposed change to Madison's zoning ordinances will increase the number of multi-family development projects that do not require conditional use permits from Madison's Plan Commission which would then diminish or eliminate the neighborhoods' ability to have a voice in major changes that the City wishes to make in their neighborhood development.

The proposed transfer of decision making power from Madison's Plan Commission to Madison's Planning Department means that developers can propose a project and have it approved by City Planning staff without input from neighbors who actually own property next to these developments. Plan Department staff will then approve developments using a checklist one-size fits all approach to make decisions without consideration of the design and needs of the neighborhood.

In the proposed language, height and density limits are significantly raised for all zoned areas and usable open space requirements are lowered significantly. Raising limits on building heights, lot sizes, and dwelling units per acre and significantly lowering required usable open spaces would allow the construction of unreasonably large buildings and would foster overcrowded neighborhoods. And even more critical, reducing open space is detrimental to the environment and the mental health of those residing in those places. Open space must be protected.

- All projects greater than 8 units must be approved with neighborhood input.
- All projects greater than 48 units must go to the Plan commission for conditional use permit.
- Open space requirements must be maintained at the current levels.

If the City aggressively promotes new housing at densities much greater than what people want and denies people the ability of input, people can and will move to surrounding communities where they can find neighborhoods in which they do have a voice and would want to live. Will businesses then follow their workers and customers to the suburbs? Madison has been known for its activism and denying Madisonians a voice will be detrimental to what makes this City great.

Thanks for your attention.
Jennifer Argelander
1715 Erie Court
Madison WI 53704

From: [Chuck Mitchell](#)
To: [All Alders](#)
Subject: Legistar #63902; proposed changes to the zoning code
Date: Thursday, May 27, 2021 7:50:06 PM

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

Dear Alders:

In a nutshell, I do not support this proposed amendment to the zoning code and am largely in agreement with the views expressed in a letter you'll receive from the Marquette Neighborhood Association board. Since that letter is quite detailed, I won't take your time repeating the arguments.

I do however support efforts that you undertake towards more inclusivity in housing and the development of affordable housing.

Thanks for listening!

Chuck Mitchell
1514 Rutledge St.
Madi9n, 53703

From: [Linda](#)
To: [All Alders](#)
Subject: Legistar 63902 - Voices always heard
Date: Thursday, May 27, 2021 8:54:41 PM

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

Some residents are assured their voices will always be heard.

Those living in planned development districts (about 3,600 acres, or a little over 8% of City acreage). Any change other than a minor alteration needs to come before the Plan Commission and, if the change is a substantial departure from the concept approved by the Council, before the Council.

Those living in condos where, at a minimum, their voices will be heard at the condo association level.

For example, the 9.6 acre Hawks Woods Condominiums is a residential building complex zoned SR-V2. After the condo association approved a plat amendment to build single-family homes (in an area slated for 2- and 3-unit buildings), the issue came before Plan Commission for conditional use approval. The Hawks Woods residents, unlike the Sunny Meade residents (where a single property owner could opt to densify under the proposed ordinance) will not have to ponder whether a neighbor will build, by-right, a taller, denser building.

Those living in former farmland covered by a Neighborhood Development Plan.

These voices will continue to be heard, even under the proposed changes.

Linda Lehnertz

From: [Linda](#)
To: [All Alders](#)
Subject: Legistar 63902 - Voices unappreciated by the City
Date: Friday, May 28, 2021 3:19:04 PM

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

The City's narrative is that the voices always heard by the City are the voices of the entitled.

There is an alternative explanation. Redevelopment pressure has largely been limited to certain areas of the City. The City gets many comments from those areas because of that pressure and the sheer number of proposals.

As an example, last year I compared District 6 to District 18: in 2019, District 6 had **56** neighborhood specific matters before the City, District 18 had **3**. With that disparity in district-specific matters, it is not at all surprising that the City hears more from District 6 residents than it might from District 18 residents (though District 18 had a good turnout for Raemisch Farm, a development proposal with local impact).

Linda Lehnertz

From: [Renee Lauber](#)
To: [All Alders](#)
Cc: [mnaboard](#); [Mayor](#)
Subject: Marquette Neighborhood Association letter regarding Legistar #63902
Date: Friday, May 28, 2021 3:25:00 PM
Attachments: [Letter from MNA regarding Legistar #63902.pdf](#)

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

City of Madison Alders,

Attached please find a March 28, 2021 letter from the Marquette Neighborhood Association regarding proposed amendments to Subchapters 28C and 28D of Madison General Ordinances (Legistar #63902).

Renee Lauber

Treasurer, Marquette Neighborhood Association

mnaboard@marquette-neighborhood.org

www.marquette-neighborhood.org

From: [Renee Lauber](#)
To: [All Alders](#)
Cc: [mnaboard](#); [Mayor](#)
Subject: Marquette Neighborhood Association letter regarding Legistar #63902
Date: Friday, May 28, 2021 3:25:00 PM
Attachments: [Letter from MNA regarding Legistar #63902.pdf](#)

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

City of Madison Alders,

Attached please find a March 28, 2021 letter from the Marquette Neighborhood Association regarding proposed amendments to Subchapters 28C and 28D of Madison General Ordinances (Legistar #63902).

Renee Lauber

Treasurer, Marquette Neighborhood Association

mnaboard@marquette-neighborhood.org

www.marquette-neighborhood.org

From: terrycohn@gmail.com
To: [All Alders](#)
Subject: [All Alders] UpZoning Proposal 6/1/21 Agenda Item #5
Date: Saturday, May 29, 2021 8:28:22 AM

Recipient: All Alders

Name: Terry Cohn
Address: 2135 LINDEN AVE, MADISON, WI 53704
Email: terrycohn@gmail.com

Would you like us to contact you? Yes, by email

Message:

Dear Alders,

I am writing to express objection to the UpZoning proposal for many reasons, but most importantly denying the input from those who are most affected by proposed developments. Without input from the neighborhood, there is no accountability of the day to day impact that already exists and the potential increase of what are already problems.

I was appointed by Mayor Soglin to serve on the neighborhood plan from 1992-1994 under the direction of Jule Stroick and Alder Bert Zipperer. This involved input from neighbors, a youth committee and city staff. This plan addressed the historic preservation and feeling of the area, amenities lacking and ideas for enhancements. I have lived in my current home since 1978 and have experienced a positive change in the neighborhood along with increased pressures regarding the daily tasks of our desirable area. We have been allowed some input into proposed plans in terms of small changes in the physical design which has been helpful, but some of the problems experienced by those of us who live and work here have been met by rolling eyes and ignored.

We have been pressured by developers saying that nothing less than 4 story developments are worth building. This has turned Atwood Avenue into a canyon with decreased sun in the winter causing the street to require increased salting and sanding because of shadowing. Fortunately the new construction on Winnebago was decreased from 4 to 3 stories because of neighborhood input. Unfortunately the safety concerns of an already busy, awkward intersection at the corner of Atwood and Winnebago, less than one block from what will be the only entrance and exit from Russell ,were ignored. Those of us who walk, bike, drive and take the bus at the intersection know the hazards.

When the difficulty of parking is brought up, the excuse is that people moving here will commute by bus, bike and not own a car. We have wonderful venues for eating and entertainment that attract people from outside our immediate neighborhood who need to park. Our cozy neighborhood is made of narrow streets with parking only on one side. It is composed of houses that do not have garages or adequate driveways, meaning homeowners need to park on the street sometimes over a block from home. It is a major problem when we have guests who drive from elsewhere to find any parking.

The size and impact of new developments affect those who live in the immediate area. Denying input from neighbors regarding safety and daily problems and putting increased density as the major goal makes neighborhoods undesirable. I urge you to oppose this UpZoning Proposal.

Terry Cohn

From: [Edward Kuharski](#)
To: [All Alders](#); [Mayor](#)
Cc: heidimayree@gmail.com; [Konkel, Brenda](#); [Stouder, Heather](#)
Subject: Proposed Zoning Change Needs Work
Date: Saturday, May 29, 2021 11:57:53 AM
Attachments: [zoning_map.pdf](#)
[Marquette East Side Residents Letter to CC Legistar 63902_May 2021 \(003\).pdf\(Review\)- Adobe Document.pdf](#)

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

Members of the Madison Common Council and Mayor,

I am writing today to urge you to send the proposed zoning changes on next Tuesday's agenda (Legistar 63902) back to the drawing board. I understand and appreciate the stated goals of the revision, but, as an architect involved with directly improving housing access and equity for those most in need, and as a long-time resident of the Tenney-Lapham neighborhood, I do not believe that the proposed changes will reliably forward those goals. In fact, I am convinced that they will most likely accelerate gentrification and provide an even more open invitation for speculative development which in recent years is increasingly initiated by out of state and even out of country entities with no stake in our community beyond the profitability of their projects. These entities do not need further encouragement. I will cite the hostile and false rhetoric of the developers who spoke in opposition to the proposed Men's Shelter on Zeier Road as an example of how even present regulations favor developers and outside investors over the community at large.

I have read and agree with the points raised in the attached letter by residents of the Marquette, SASY and Tenney-Lapham neighborhoods, especially the issues of disempowering residents and divergence from adopted city plans. As we have seen with the recent construction of the 700 East project on East Johnson St., the developers and their architects were able to ignore the strong objections of the TLNA and neighborhood residents to the character and nature of the project. The proposed changes to the zoning ordinance would remove any semblance of accountability to the neighborhood or the larger community.

The proposed areas to be affected in our Tenney-Lapham neighborhood (see attached map) illustrate how these changes will be a wholesale invitation to displace our more affordable and reasonably dense housing for even more large market-rate redevelopment projects. To my knowledge there is nothing in these changes that requires preservation or replacement of existing affordable housing.

The ordinance change applies the "Trickle Down" fallacy to housing. We will not solve the economic disparities which underlie our housing inequities by applying "voodoo economics". This ordinance change does not provide any direct support or city investment in truly affordable housing. To be an effective program to create affordable housing, properties must be taken out of the speculative market. And existing affordable properties that are displaced should be required to be relocated or replaced with permanently affordable units in the "bigged" project that takes them out of the market.

But far preferable is to leave existing housing of reasonable density, which is the case in the entire Tenney-Lapham neighborhood, in place. The embodied energy of the existing structures has been paid off years ago and there is NO new construction that can offset its carbon footprint in less than 30 years. In the case of concrete frame construction the period is even longer. Demolished wood frame structures that go into the landfill will release the stored carbon over time, likely adding to our climate change problems. Construction sites contribute fully 1/3 of all phosphorus runoff in Dane County under current regulations. I'm seeing this played out at the two new housing projects at Huxley Street & Aberg Avenue. These are issues that are worthy of regulation and I believe can be addressed via zoning.

The approach I would prefer is to take a comprehensive look at non-residentially zoned properties, especially those without substantial structures on them, to identify good candidates to change to residential zoning. Good urban design is served by filling in the gaps in the urban fabric before tearing

new holes in it.

For existing one and two family properties, I would like to see more practical, actionable regulations to permit increasing density by development of either detached or attached ADU's (Auxilliary Dwelling Units), preserving the existing housing stock. And I would like to see a revision to the zoning provision that allows Portable Shelter Units (Tiny Homes) to be placed on church & other non-profit properties to provide shelter to our growing population of roofless neighbors. The current array of setbacks and other restrictions have made it impossible for interested parties to take advantage of the current ordinance.

My Occupy Madison projects went through the full Planned Development / Conditional Use process, including more than the required neighborhood meetings. We actually set a new benchmark with the original OM Village project in 2014: 5 open neighborhood meetings + 2 for neighbors within 200 feet of the property. It was a useful process that allowed us to tailor the project to be a good fit with the neighborhood. It was not an unreasonable financial burden for a non-profit community, so I am not impressed with the complaints of the for-profit developers who rankle at having to work with the community. They are not presently required to mitigate the impacts of their projects. Let's work on that.

Thank you for your time and attention. Please reach out if you would like to discuss any of these ideas further. See you at the Council meeting.

Warm regards, Ed

Edward Kuharski, Architect, AIA, LEED APTh
GREEN DESIGN STUDIO
405 Sidney Street
Madison, WI 53703
608/469-5963 mobile
ekuharski@aol.com

"The best way to predict the future is to help create it."

From: [Mary Elizabeth Bathum](#)
To: [All Alders](#)
Subject: Oppose upzoning
Date: Sunday, May 30, 2021 7:39:25 AM

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

I oppose #5 on the South Madison zoning. Thanks for all your work!
Mary Elizabeth Bathum
1137 Erin St 207
Madison WI 53715

Sent from my iPhone

From: [Suzanne Stute](#)
To: [All Alders](#)
Subject: Oppose Upzoning
Date: Sunday, May 30, 2021 8:04:36 AM

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

Dear Alder Carter and other Alders,

Please oppose upzoning. I have lived on the South Side for 20 years. I value the diverse mix of residents, not only racially diversity, but economically diverse.

I am concerned that upzoning will create high end projects that will force out long time residents. Instead the Council should work on improving housing stock - especially in Brams Addition for the Residents who currently live there.

Please keep south Madison liveable for all.

Thank you for your time and consideration in this matter.

Sincerely,

Suzanne Stute

Th

From: [Donna Page](#)
To: [All Alders](#)
Subject: upzone no
Date: Sunday, May 30, 2021 10:05:13 AM

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

I do not support the proposal to upzone our residential and mixed use district. Reject the proposal, especially for Madison's South side. Rather, incentivize affordable housing.

Donna Page
Lakeside St.

From: [Bob Klebba](#)
To: [All Alders](#); [Mayor](#); [Stouder, Heather](#)
Subject: multi-family zoning changes
Date: Tuesday, June 1, 2021 10:42:45 AM

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

Dear Alder,

I would like to elaborate on my opposition to item 5 on tonight's agenda. I am very grateful to Planning Division staff, the mayor, and the sponsoring alders for revisiting the Comprehensive Plan and following up on issues identified in this plan. **The proposed zoning changes are one step in implementing the Comprehensive Plan and improving where we live.**

The proposed zoning changes are designed to promote construction of the "missing middle." (see this presentation from the City: <https://madison.legistar.com/View.ashx?M=F&ID=9262683&GUID=08EBCC59-5EE9-48FD-8915-CF014B5506C3>) This is a category of housing that urban planners are discussing around the county. It is **not** affordable housing and **does not** in any way address Madison's homeless problem. The missing middle encourages density, which is one way to gain housing units within the city boundaries. As you have seen in your own district, any more housing units encouraged by these proposed changes will be at market rate or higher.

I have studied the TR and NMX zoning districts, which affect my aldermanic district most. I'm not concerned about the proposed increases in density in TR. However I am concerned that these proposed increases are by right. That is that a developer can get a building permit to build in TR-U1 with up to 24 units without any discussion with the alder, neighbors or neighborhood association. For example TR-V2 is most of the affected area in the Tenney-Lapham Neighborhood and the proposed changes would allow a developer to build up to 12 units by right. This means neighbors would not be allowed input on a near-by 12-unit development.

NMX concerns me more. I recommend a lower by-right unit threshold for NMX so that we can continue to work together to define this important mix of commercial and residential development. In my experience, the public process always results in a better development and is important. **I ask you to lower the CUP thresholds in these districts so that we can all work collaboratively for a better Madison.**

Many have argued that these zoning changes promote equity. I hear that circumventing alders and the neighborhood review process to allow more development promotes equity. But for whom? Again these zoning changes address the missing middle so that developers can build market-rate apartments. Does changing the zoning promote equity for developers? It does not promote equity for current or new Madison residents.

The argument these changes make development easier for small developers is specious. I am a small developer and have been in front of Landmarks, UDC, and Common Council for 2 different projects. The neighborhood, administrative, and political process is not onerous and staff are always available to help when needed. All developers will tell you that the real struggle is working with financial institutions not the City.

Last, I hear some argue that building more apartments will lower rental rates. Most urban planners say that it can take 1 or 2 generations for this to happen in areas where there is solid demand for housing. When apartments age, they become less desirable and their

rents decrease. However, this is not going to happen fast! Again promoting the missing middle will give us more density, but not lower rental rates in the next 20-30 years.

As a city, we need the missing middle. However, let's reduce the number of units allowed by right in this zoning change, so that we can respect our community's ethos of public participation.

Sincerely, Bob Klebba

--

Bob Klebba he him his
704 E Gorham St
Madison WI 53703-1522
608-209-8100

www.governorsmansioninn.com

www.mendotalakehouse.com

www.canterburymadison.com

From: [Maria Powell \(MEJO\)](#)
To: [All Alders](#)
Subject: Item #5 on tonight's CC agenda
Date: Tuesday, June 1, 2021 10:27:09 AM

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

Dear Alders:

Please oppose Item #5 (upzoning) on tonight's agenda and support Alder Abbas proposed alternative ordinance.

Firstly, I strongly support the development of more affordable housing throughout Madison. It is urgently needed, and is an environmental justice issue. However, as a long-time environmental justice activist, I also know that past planning decisions about housing are closely intertwined with current disparities in who is more exposed to environmental pollution. In Madison, like elsewhere, due to historical planning decisions that purposely (or through blindness/ignorance) created glaring race and class disparities in where people can live, BIPOC and low income people now are more likely to have little choice but to live in places where they are more exposed to noise (such as F35s) and toxic pollution (such as PFAS) than more privileged white people. This is environmental injustice. We need to change this pattern.

Given this reality, the most troubling component of the proposed zoning changes is that it will reduce/eliminate opportunities for public input on many proposed developments, and appears purposely designed to do so. As it is now, residents have too few opportunities to weigh in on proposed developments, and their voices and concerns are often quashed by money and power of wealthy developers and their influence over city officials and decisionmakers (often behind closed doors).

In this light, as far as public engagement, the upzoning proposal goes dramatically in the wrong direction. Residents should have more, not fewer, opportunities to have a say on how their neighborhoods are developed, how existing environmental pollution (or that caused by new developments) will affect their health and the health of people who will live there in the future (especially BIPOC and low income people)--and how pollution caused by developments will affect the health of our creeks and lakes.**

Again, please oppose the Item #5 (upzoning) proposal. Thank you for considering my comments.

Thank you,

Maria Powell, PhD
Madison Environmental Justice

**Regardless of their intent, urban developments profoundly and irreversibly degrade and pollute our creeks, lakes, and fish, which many BIPOC and low income people rely on for food. While I strongly support building more affordable housing in all parts of Madison, and understand very well the pro-environmental arguments for denser urban housing, there is no escaping the reality that the more housing and pavement we pack into the city--which means

fewer trees, filling in wetlands, less green space, more storm drains, more roads/cars, more air pollution-- the more sediments and polluted runoff will go into our creeks and lakes (especially if the developments are on unremediated polluted land). It doesn't matter how many raingardens and detention ponds are built around dense developments; this "green infrastructure" routes polluted runoff down into groundwater instead of the storm drains and lakes, but it eventually makes its way to our drinking water wells and/or lakes one way or another.


I hope Madison decisionmakers can move beyond the current "have our cake and eat it to" approach of pretending we can pack the city with more and more dense urban developments and also not worsen the condition of the lakes (forget about "cleaning them up"). It is not scientific, and is clearly refuted by abundant evidence from the city's founding until now. We need to face up to and openly discuss this difficult conundrum. Do we really want to live in a city of dense high rises surrounding completely dead, poisoned lakes?

From: ulrike.dieterle
To: [All Alders](#); [Mayor](#); [Martin, Arvina](#)
Cc: ulrike.dieterle
Subject: Item 63902 Amending various sections of Subchapters 28C and 28D of Madison General Ordinances
Date: Monday, May 31, 2021 8:20:55 AM

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

I am again sending the same message I sent in late March on rezoning issues. Do not cut out neighborhood input. It is important in many ways and will avoid future conflicts and misunderstandings. Do not allow developers and the real estate sectors to push zoning changes. They have an obvious vested interest in changing the zoning in their favor. Allow community voices to be heard. Surely there is a solution to allow for both more affordable housing to be created in a timely fashion **AND** input from the community to be incorporated into the process. I am happy to serve on a cross-city committee of representative neighborhood associations to find alternative methods. **Neighborhood voices should not become collateral damage on the road to a worthy end.** Ulrike Dieterle, 323 N Blackhawk Ave, Madison WI 53705

ulrike dieterle <ulrike.dieterle@gmail.com>

Sun, Mar 28, 4:45 PM  Reply

to allalders, me, Mayor



First and foremost, let me stress that I understand and support the need for more affordable housing across Madison. I believe everyone should have the opportunity to live in the city in which they work, if they so choose. What I do not support, however, is the City's attempt to silence neighborhood input on any future developments, whether large or small. To allow designated development to be approved administratively without a discretionary review, eliminates neighborhood input and discussions between concerned parties. This goes against everything Madison has nurtured for decades. The City of Madison has long supported neighborhood input in multiple ways, including participation on citywide committees, commissions, planning groups, advisory groups and through neighborhood grants. Substantial financial support has been provided to formulate neighborhood plans that involved countless hours of neighborhood participation. Neighbors have always had the opportunity to provide input on neighborhood developments. That input has, in many cases, actually improved the final products. Neighborhood participation and input should continue to be encouraged and welcomed. Often neighbors have the clearest perspective of what would work best in their closest surroundings. Why does the City want to suppress neighborhood voices at any level? Yes, broader input and discussion often lead to more time spent, but that is not always a bad thing. Participation is and should remain a cornerstone of our democracy. **Neighborhood voices should not become collateral damage on the road to a worthy end.**

Ulrike Dieterle, 323 N Blackhawk Ave, Madison WI 53705

From: [Jean Rawson](#)
To: [All Alders](#)
Subject: Zoning changes
Date: Monday, May 31, 2021 9:16:37 AM

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

I am writing to strongly encourage you to vote down the proposed zoning changes for Madison's south side.

I am especially appalled by the change that would allow developers to build larger buildings "by right." The voices of residents, existing businesses, alders, and the Plan Commission would all be silenced by this provision. That is simply *not* right.

Please vote against the proposal to "upzone" Madison's south side.

Sincerely,
Jean Rawson
3226 Oakridge Ave.
Madison, WI 53704

--

Sent from Gmail Mobile

From: [Robin Chene](#)
To: [All Alders](#)
Subject: Please oppose upzoning , item #5
Date: Monday, May 31, 2021 4:39:09 PM

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

I strongly oppose upzoning. I live on w Lakeside st. This is one of the most livable and popular neighborhoods in Madison. This will irrevocably change the nature of the area. Especially high rise developments. Surely we can find a way to get more housing, and in fill without whole sale changing its character. It seems to me the pressure to make money and increase the tax base is killing the golden goose. Thank you
Robin Chene

[Sent from Yahoo Mail on Android](#)

From: [council](#)
To: [Kapusta-Pofahl, Karen](#)
Subject: FW: 63902 - June 1 City Council meeting - UpZoning and real estate development
Date: Tuesday, June 1, 2021 9:58:56 AM

From: Mayor <Mayor@cityofmadison.com>
Sent: Tuesday, June 1, 2021 8:16 AM
To: council <council@cityofmadison.com>
Subject: FW: 63902 - June 1 City Council meeting - UpZoning and real estate development

From: Catherine Stephens <cstephenshome@gmail.com>
Sent: Saturday, May 29, 2021 11:17 AM
To: Mayor <Mayor@cityofmadison.com>
Subject: 63902 - June 1 City Council meeting - UpZoning and real estate development

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

Hello Mayor,

I emailed this letter May 26 — but do not see this as an attachment on the agenda for the June 1 City Council Meeting.

I ask for help to have this included.

Respectfully,

Catherine Stephens

----- Forwarded message -----

From: Catherine Stephens <cstephenshome@gmail.com>
Date: Wed, May 26, 2021 at 7:59 AM
Subject: June 1 City Council meeting - UpZoning and real estate development
To: <allalders@cityofmadison.com>

Dear Alders,

I am writing to oppose the UpZoning proposal, and share concerns about ever rising real estate development pressure in Madison neighborhoods.

We have been an active part of the community near Atwood Avenue since the late 80's where there is a long standing tradition of neighborhood involvement in real estate development projects that results in housing well integrated into the neighborhood fabric. The UpZoning

proposal removes neighborhood input from decisions for by right development, and does little to support integrated neighborhoods in Madison. It sets a precedent. The scope of the proposal is at odds with the larger City Comprehensive Plan, and not rooted in a democratic process.

On the near East Side, we are at a tipping point with density, traffic, safe travel and parking. We continue to experience aggressive and ongoing development pressures along corridors like East Washington Ave, Fair Oaks, and Atwood Ave. This Spring, we are up against a real estate proposal that goes against the City Comprehensive Plan, SASY's Neighborhood Plan, requires a zoning change, and impacts 3 residential streets and traffic flow on Atwood Avenue. The City of Madison and neighborhood input is critical as we step forward.

Pressures from the City of Madison to bring about more density has an adverse effect on neighborhoods and brings unintended negative consequences. I advocate for an affordable, sustainable, livable and green city. I ask for a more balanced approach to growth and development across Madison, and resources to support safe bike transit, green spaces, metro transit, shared parking, incentives to drive less, and care for our Madison lakes. I rely on city agencies like the Planning Commission, citizen input, City Council, and neighborhood associations to work to achieve that balance.

Thank you,
Catherine Stephens

From: [Pat Sturdevant](#)
To: [All Alders](#)
Subject: I oppose upzoning
Date: Tuesday, June 1, 2021 10:02:44 AM

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

Dear Alders,
I oppose upzoning. The process is there for a reason. Fast tracking is like shoving something down our throats. It needs to go through all the hoops. No short cuts. Thank you!

Patricia Sturdevant
1949 Sheridan St.
Madison, WI 53704
608 244-1551

--

Be well!
Pat

Sent from myMail app for Android

From: [Pat Sturdevant](#)
To: [All Alders](#)
Subject: I oppose upzoning
Date: Tuesday, June 1, 2021 10:02:44 AM

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

Dear Alders,
I oppose upzoning. The process is there for a reason. Fast tracking is like shoving something down our throats. It needs to go through all the hoops. No short cuts. Thank you!

Patricia Sturdevant
1949 Sheridan St.
Madison, WI 53704
608 244-1551

--

Be well!
Pat

Sent from myMail app for Android

From: [Nicholas Davies](#)
To: [All Alders](#)
Subject: Item 63902 (increasing allowed residential density) is necessary--but not sufficient
Date: Monday, May 31, 2021 6:12:40 PM

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

Dear alders,

I know your meetings can be a long haul, so I want to do you a favor by providing input in writing ahead of time.

Our city already suffers from a shortage of housing relative to its current size and projected growth. This shortage has driven rents and prices to rise, so those at the bottom of the income scale bear the worst of it.

We have to do something, and there's simply no way out of a housing shortage that doesn't involve allowing more housing to be built. Item 69302 addresses that in some ways.

However, I recognize that allowing more housing to be built doesn't inherently make existing housing more affordable, nor does it guarantee a greater supply of affordable housing in future:

If the housing added in coming years is mostly higher-cost/luxury, then that added housing could actually increase the median rent. But housing is not perfectly distributed according to income: those picking from available rentals will be economically diverse.

So 63902 may not solve the problem on its own, but since there isn't a way out of a housing shortage that doesn't involve more housing, I urge you to support it, but also to start work on additional changes address this item's drawbacks:

1. Heterogeneous zoning

One of the problems with item 63902 is that it would allow housing to push out much needed commercial space along arterial streets. "Mixed use" zones could end up not very mixed at all, and some neighborhoods could become less walkable as a result.

The solution here is to zone more areas as commercial or mixed use, including (especially) in the interior of residential neighborhoods. We have many areas where residential zones are so large that people living in them cannot walk or roll to a commercial corridor. Furthermore, the whole concept of a commercial corridor is predicated upon a car-centric transportation model.

Allowing accessory commercial spaces or corner stores will make neighborhoods more walkable and complete, and more friendly to small/local businesses.

2. End exclusive single-family zones

Even with the passage of 63902, there will be many areas with codes (including TR-C1 to TR-C3 and SR-C1 to SR-C3) that only allow single-family housing.

I live in one of these zones right now, in Eastmoreland. I can walk to groceries, parks, transit, schools, and more. More people would live here if they could, and they should be allowed to.

Artificially suppressing density in residential areas is an active choice, and it's a choice that we've been making year after year for a long time now. That's a big factor in how we got into this housing shortage. It's time to stop doing that. We should allow incremental densification wherever there's demand for it. There should be no exclusively single-family zones.

3. End parking minimums

Minneapolis just did this. New buildings there are not required to include car storage. Each parking spot can cost upwards of \$10K to build for a surface lot, and much more for tiered or underground parking. Thus parking minimums are directly attaching unnecessary costs to new residential development. Unnecessary building costs lead to increased rental costs when the building is finished.

Surface lots can also require runoff mitigation (and rightfully so). That means, in addition to the acreage of the parking lot itself, there has to be additional acreage for stormwater storage. All that acreage that a developer has to buy--and which doesn't get turned into housing itself--increases the cost of the housing.

It's also just better policy. Let's say a plot of land could support a 60 unit building if parking is required, and a 200 unit building if parking isn't. If we want more housing, then ditching the required parking will help us get there.

4. Provide affordable housing directly to those who need it

Currently, affordable units in privately-owned buildings typically involve the city chipping in when a tenant can't afford market-rate rent, or offering a tax break in return for a number of affordable units. In these arrangements, it's still ultimately the landlord who profits, and it's still landlords city-wide who decide on their own rent increases. It doesn't make the housing affordable, it makes an individual tenant able to afford it. Using land-banking, the city can buy residential buildings and directly control what the tenants in those buildings have to pay.

This would also better position the city to pursue a housing-first approach to homelessness. The city has limited housing-first sites today, but it's obviously not enough. Other cities have seen housing-first be effective at getting people experiencing homelessness off the streets. The stability they gain from being housed enables individuals to reenter the job market, and/or to be found by other city and county services.

"Just have the city buy a ton of land" might sound like a costly proposition, but just think of the increased tax revenue that can come from heterogeneous zoning, from increased density in current single-family zones, and from active use of land that would otherwise be wasted on idle cars.

Please support 63902, and get one piece of an affordable housing strategy in place, but please don't forget that it can't be the only piece.

Thank you,
Nick Davies
3717 Richard St

From: [margaret_parks](#)
To: [All Alders](#)
Subject: I Oppose Upzoning
Date: Monday, May 31, 2021 6:57:28 PM

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

Please oppose Upzoning (Item 5).

Thank you all.

1512 Wheeler Rd,
Madison Wi 53704

From: [Pat Sturdevant](#)
To: [All Alders](#)
Subject: I oppose upzoning
Date: Tuesday, June 1, 2021 9:53:24 AM

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

Dear Alders,
I oppose upzoning. Rules are in place for a purpose. That process needs to be followed. Please don't fast track this.

--

Be well!
Pat

Sent from myMail app for Android

From: [Mara Eisch](#)
To: [All Alders](#); [Mayor](#)
Subject: Fwd: Summit Woods Concerns about Speeding and Zoning Changes
Date: Tuesday, June 1, 2021 9:02:45 AM
Attachments: [image.png](#)
[image.png](#)
[image.png](#)
[image.png](#)
[image.png](#)
[image.png](#)
[image.png](#)
[image.png](#)
[image.png](#)

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

Dear Mayor and Alders, It seems the majority of support for the zoning changes is coming from realtors - those who financially benefit from this change. I am writing to OPPOSE these zoning changes because they do not address the needs of the missing middle not the need for affordable housing. It is guise to increase housing for those who already have housing.

As you can see from the survey in my small neighborhood, the zoning changes are not supported. It does look like a small response, but the response rate is much higher than most rates used by the Planning Dept for proposed changes.

As a resident I am not opposed to change. In fact my neighborhood wanted housing for the missing middle and we are getting studios. Many of them. Let's get his change right and go back to the drawing table.

An approval of these changes is another blow to the usefulness of having neighborhoods. We should be supporting neighborhoods not undermining them.

Thank YOu,
Mara Eisch
Resident

A survey was provided to Summit Woods residents regarding zoning changes. The survey results reflect the five days the survey was available.

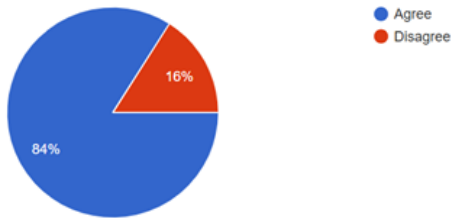
The results are listed below. The residents greatly disagree with all zoning changes. While none of the changes received more than 18.5% agreement, neighborhood input, size, and 'open spaces' remain strong priorities for Summit Woods. I hope this information is useful to you as you represent Madison Common Council Meeting Tuesday June 1st.

Thank you for reading this input.

7. Madison's existing process for requiring neighborhood input on proposed changes to residential zoning, with the current "conditional use triggers," should be maintained.



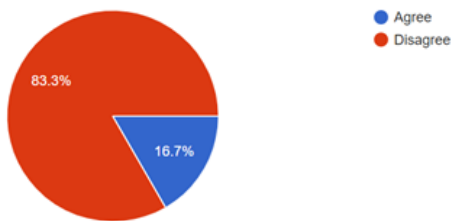
25 responses



The city should Double (SR-V1: 4 to 8) or triple (SR-V2 & NMX: 8 to 24) the number of units per building

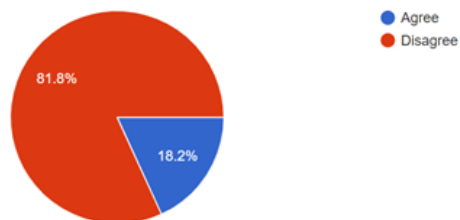


24 responses



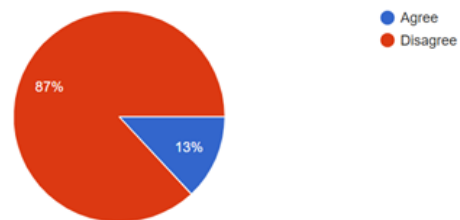
The city should lower the minimum lot area per multi-family building by 50% (43 units/acre to 86 units/acre) in areas zoned NMX, and by 25% (22 Units/acre up to 29 units/acre) SR-V1, SR-V2.

22 responses



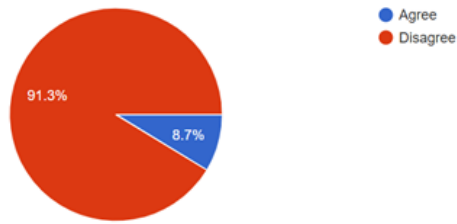
The city should lower the minimum "usable open space" (lawn/landscaping etc outdoors) square footage per unit for a two-family unit by 33% (750 sf down to 500 sf) in areas zone SR-V1.

23 responses



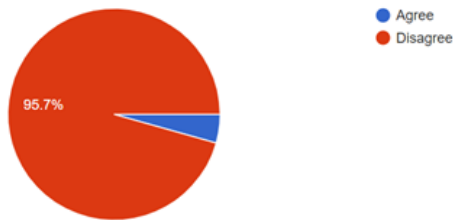
The city should lower the minimum "usable open space" (lawn/landscaping etc outdoors) square footage per unit for a two-family unit by 68% (500 sq ft down to 160 sq ft for a 1-bedroom unit or 320 sq ft for 2+ bedroom units) in areas zoned SR-V2.

23 responses



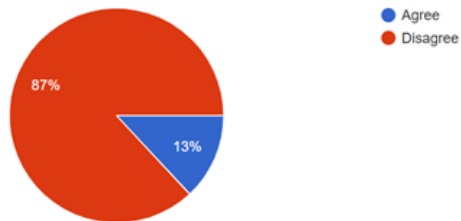
The city should lower the minimum "usable open space" (lawn/landscaping etc outdoors) square footage per unit for a multi-family building requirement by at least 75% to 40 sq ft (now 160 sq ft 1 bedroom or 320 sq ft 2+ bedroom) for areas zoned NMX.

23 responses



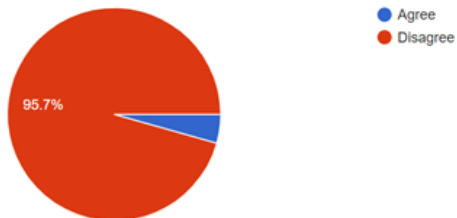
The city should eliminate the minimum 300-foot requirement between a new two-unit or multi-family building and existing multifamily construction in areas zoned SR-V1, SR-C3.

23 responses



The city should eliminate building size as a requirement for an automatic conditional use permit in areas zoned NMX.

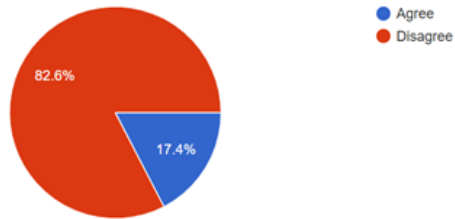
23 responses



The city should increase the maximum height of 5-story buildings to 78' from the current 68' without requiring neighborhood notification and meetings.



23 responses



From: allenarntsen@gmail.com
To: [All Alders](#)
Subject: [All Alders] 6/1 agenda 5: zoning changes
Date: Tuesday, June 1, 2021 9:04:11 AM

Recipient: All Alders

Name: Allen Arntsen
Address: 821 south shore drive, madison, wi 53715
Phone: 608-692-4293
Email: allenarntsen@gmail.com

Would you like us to contact you? No, do not contact me

Message:

Greetings. I support the proposed zoning code changes in agenda item 5 for your 6/1 meeting. I live in the Bay Creek neighborhood on the near south side. Because it was built out before the current restrictive zoning code, this neighborhood contains a wide range of housing options. My neighbors include single family homes, two eight unit apartment buildings and some duplexes, triplexes and four units, which adds diversity and a promotes housing affordability, which is an issue as this and adjoining neighborhoods gentrify. Several recent efforts to add housing density have engendered opposition from some neighborhood residents, which has delayed, and in some cases aborted housing developments. I believe these changes will encourage a wider range of housing options and reduce costs and uncertainty for people who want to build new living units. Please approve these zoning changes.

From: [Dorothy](#)
To: [All Alders](#)
Subject: I oppose upzoning-Agenda Item #5
Date: Monday, May 31, 2021 7:23:26 PM

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

Members of the Madison City Council,

I'm contacting you to request your vote to deny the proposed amendments to the existing multi-family and mixed use zoning districts. I share the concerns of the Sherman Neighborhood Association and South Side Unite.

Do not silence our neighborhood voices, allowing staff to make the decisions you were elected to make. In my opinion the proposed changes do more harm than good.

Thank you for your time and consideration .

Dorothy Borchardt

1717 Elka Lane

Madison, WI 53704

From: [Kevin Luecke](#)
To: [Heck, Patrick](#); [All Alders](#); [Mayor](#)
Subject: Support Denser Zoning
Date: Tuesday, June 1, 2021 8:16:10 AM

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

Alder Heck and All Alders,

I am writing as a resident of Tenney-Lapham to urge you to support the increase of allowable densities and decrease conditional use thresholds in certain multi-family residential, mixed-use, and commercial districts on tonight's council agenda. This is a much needed step toward increasing housing affordability, equity, and access in Madison while also developing the city in a more sustainable way.

We are in the midst of a crisis of housing affordability while also facing a climate catastrophe. This simple change will help address both issues by allowing denser housing development in sustainable locations. Downtown neighborhoods already have numerous historic examples of buildings just like those that would be allowed under this proposal, and they fit perfectly within the fabric of the community. Please support these zoning changes to promote a more equitable, affordable, and environmentally responsible Madison.

Going forward, I also urge you to:

- Eliminate single family zoning, which is designed to promote segregation, citywide
- Allow accessory dwelling units (ADUs) by right in all residential, mixed-use, and commercial districts
- Sharply reduce parking maximums and eliminate all parking minimums citywide

These changes will promote sustainable development that also addresses housing affordability issues in Madison.

Thank you,
Kevin Luecke
121 N Ingersoll St

--

Kevin Luecke
kluecke1@gmail.com

From: jhirsch@chorus.net
To: [Mayor](#); [All Alders](#)
Cc: [Conklin, Nikki](#)
Subject: Oppose Item 5-Density & Conditional Use Thresholds
Date: Tuesday, June 1, 2021 8:16:19 AM

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

Mayor and Alders:

CC Agenda June 1, 2021

Item #5 63902 Residential Densities and Conditional Use Threshold Changes

I request that you **OPPOSE** Item #5 which changes the density and conditional use thresholds.

I am writing to counter the avalanche of emails that you have received from the real estate industry in and around Madison who favor this change.

As an individual Madison resident, it is important that there is a path for community input and meaningful conversations with developers. As we see more firms without Madison connections enter our market, it is less likely that they will understand the culture of our various neighborhoods. Removal of the conditional use review would allow them to insert structures that are in conflict with the adjacent buildings and destroy the design nuances which may already be part of the neighborhood identity. Ongoing review and conversations between stakeholders should remain a part of the planning process.

Thank you, in advance, for your **OPPOSITION** to this ordinance change.

Janet Hirsch
Madison Resident

From: cwagnerz@yahoo.com
To: [All Alders](#)
Subject: [All Alders] Please Oppose Upzoning #5 on Agenda
Date: Monday, May 31, 2021 8:07:21 PM

Recipient: All Alders

Name: Christina Wagner
Address: 1009 High St., Madison, WI 53715
Phone: 608-658-2272
Email: cwagnerz@yahoo.com

Would you like us to contact you? Yes, by email

Message:

Dear Alders,

I live at 1009 High St in Madison WI. My alder is Alder Evers. I am, however, writing ALL of you today because of the importance of an issue that will determine the future of our city, Upzoning. I am writing to ask that you vote to oppose Upzoning for the City of Madison. I believe Upzoning will contribute to gentrification, drive poor people out of the city, lead to the demolition of already existing and working affordable housing, encourage big money to buy up property especially in South Madison, and lead to Madison being run by the rich even more than it already is. Please OPPOSE Upzoning!
Thank you!

From: [MS. PIA KJ - OFA](#)
To: [All Alders](#)
Subject: Common Council 6/1 meeting item #5
Date: Tuesday, June 1, 2021 12:38:38 AM

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

6/1/21

I am opposing tonight's agenda item #5, 63902 Substitute - Amendig various sections of Subchapter 28C and 27D of Madison General Ordinances in order to increase allowable densities and decrease conditional use thresholds in certain multi-family residential, mixed-use, and commercial districts.

Although I support better housing in Madison, there has NOT been enough input by residents who may be impacted by these zoning changes.

We should have more community meetings, with a wide range of people helping to decide how to to deal with Madison's growth.

Too often, we don't wear others shoes to see what they are dealing with, but are quick to assume and decide what they need or want.

As a native of Madison, a Senior citizen, and an Advocate for Seniors and Disabled citizens, I have to stand up for others like me. Those who may not be able to attend meetings, or not have internet access or computer/smartphones are being left out of the input & decision making arena.

More dense housing, gentrification, the increased rent or property taxes can push out Older/Disabled people (who are already on a fixed income) from their apts/homes. Where will they go to find affordable housing, when many are already struggling financially/physically?

Remodeling or fixing a living area to accommodate any physically disabled person(s) is difficult and expensive.

Let's put the zoning changes on hold until there is time, for more discussions, for better solutions!

Thanks.

Ms. Pia

Peace and Justice for ALL !!

.....

From: [Wilberta L. Donovan](#)
To: [All Alders](#)
Subject: zoning proposal, Legistar #63902
Date: Friday, May 28, 2021 1:03:25 PM

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

This email is being sent to all alders to let them know that I am in opposition to the zoning proposal Legistar #63902.

Wilberta Donovan
1450 Rutledge St
Madison, WI 53703

608-843-7173

From: annewalker@homelandgarden.com
To: [All Alders](#)
Subject: Common Council, proposed zoning ordinance change
Date: Friday, May 28, 2021 11:00:40 AM
Attachments: [WPM\\$6MPZ.PM\\$](#)

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

This e-mail was originally sent to the Mayor and Common Council on March 29th, 2021. I wanted to share the e-mail once again.

Dear Mayor, Alders and Neighbors,

I live on the the corner of Merry St., Winnebago and the Yahara River. The proposed zoning change, item #8, would contravene the Comprehensive Plan. In addition, it would support increased infill in an area that has flooded in the past, and is likely to flood again. I do not support this change.

Generalized Future Land Use Map Comments Summary 6/20/18, item #53, was a discussion of whether the west side of Merry Street should be changed back to Low-Medium Residential (due to 222 and 230 Merry, a 22-unit apartment and vacant lot) as shown on an interim map. The Plan Commission did not adopt that change, and all of Merry Street remains Low-Residential. <https://madison.legistar.com/View.ashx?M=F&ID=6336147&GUID=BBF47547-51DA-4BE2-BC96-0ADB9A283AE5>

The Comprehensive Plan specifies:

“While more intense forms of multifamily or mixed-use development may occur as mapped along major corridors adjacent to, or running through, LR areas, any infill or redevelopment that occurs within an LR area should be compatible with established neighborhood scale, and consistent with any relevant sub-area plan.”
(emphasis added)

Yet the proposed ordinance change would permit 95 units on those two lots with the changes to TR-U2 zoning (60 on the lot with the existing building, 35 on the vacant lot), based on the number of units allowed and the reduced minimum lot size per unit. That would be a density of 103 du/acre, in the midst of a street with a density of 9.74 du/acre. Merry St is 1/2 a block long, ending at the RR tracks. 95 cars could be added to a 1/2 block long street that provides access to 21 dwelling units.

As many neighbors pointed out in the Comprehensive Plan process, this is a location that has flooded in the past, and is very likely to flood in the future. Building a sustainable and resilient city has a great deal to do with common sense planning in a time of climate change.

Respectfully,

Anne Walker

From: [Pilar Rebecca Gomez-Ibanez](#)
To: [All Alders](#); [Benford, Brian](#)
Subject: Neighborhood letter in opposition to zoning proposal, Legistar #63902
Date: Thursday, May 27, 2021 12:07:30 PM
Attachments: [Marquette & East Side Residents Letter to CC Legistar 63902 May 2021.pdf](#)

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Dear Alders,

Please find attached a letter signed by 102 residents of the Marquette, SASY, Tenney-Lapham and nearby neighborhoods in opposition to Legistar #63902, the proposed zoning change before the Council on June 1.

Thank you for your time and consideration.

Respectfully,
Pilar Gomez-Ibanez
1326 Dewey Court

From: [Gary Tipler](#)
To: [All Alders](#)
Subject: Zoning rewrite proposal, Legistar #63902. Oppose.
Date: Thursday, May 27, 2021 12:58:17 PM

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Dear members of the Madison Common Council.

The mayor's proposal to equalize democratic neighborhood participation can't be achieved by eliminating it across the board.

Scores of new developments in the past 50 years have been improved with citizen participation in the planning process. Developers have state this myriad times.

In the Marquette Neighborhood. Neighbors have continued generations-old traditions of providing for those in need. The business community, labor unions and religious community-based social service organizations of the early 20th Century in the neighborhood have provided basic services to families and those in need.

The resurgence of similar, yet new, organizations in the 1970s created Design Coalition, Common Wealth Development, supported Operation Fresh Start and neighborhood organizations that have provided new housing services to low and moderate-income residents. The community-supported historic district helped secure the improvement of a residential and business neighborhood that had become known as skid row. These institutions have continued to plan and speak to the needs of the spectrum of people living here and afar. The mayor's plan to silence the participation of neighbors is very, very disappointing.

Sincerely,
Gary Tipler
Jenifer Street, Madison

From: [Rita Ruona](#)
To: [All Alders](#)
Subject: Re-Zoning Proposition
Date: Thursday, May 27, 2021 9:07:57 AM

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Husband and I have lived at 222 Merry Street since July 1990. We are discouraged by, and oppose, the Re-Zoning proposal, which appears to allow property owners free reign over existing dwellings, with little or no input from the people whose lives this would affect.

Apparently or presumably, this 22 unit building could/would be demolished and replaced with a gargantuan 95 unit building. Even were our home not destroyed, crunching more buildings into this ecologically sensitive space along the Yahara would likely create more flooding, erode its banks and uproot wild life.

Please re-consider the wholesale destruction of Madison's natural spaces and residents before voting "yes" on this Re-Zoning proposal.

Thank-you for your consideration.

Sincerely,
Rita Ruona
Dale Sprenger

From: [Michelle Martin](#)
To: [All Alders](#)
Subject: Legistar #63902, Housing Densities and Conditional Use Thresholds
Date: Wednesday, May 26, 2021 4:00:59 PM

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To: All Alders

From: Sherman Neighborhood Association

The Sherman Neighborhood Association strongly opposes the zoning code changes proposed in Legistar 63902. Development projects of a reasonable size are already allowed "by right" in all areas of Madison. The proposed changes open the door for large, inappropriate development in existing neighborhoods and remove input from the Plan Commission and the public. While we agree that Madison needs more housing options, especially affordable housing, this is taking a heavy handed approach to that issue with no guaranteed outcome.

The proposed ordinance changes would eliminate Plan Commission review and citizen input for all but the largest development projects. There is a significant difference between having Madison's Planning Division staff approve development projects and having Madison's Plan Commission issue a conditional use permit. In reviewing a proposed project, the Plan Commission can ask questions and receive input from the public which helps tailor the project to fit the character of the neighborhood. The proposed transfer of decision making power from the Plan Commission to the Planning Department means that developers can propose a project and have it approved by City Planning staff without input from any other source. Implicit in the proposed changes is the assumption that City officials and private developers know everything needed to make good planning decisions. Removing the Plan Commission from this approval process means that the Commissioners and the public cannot question aspects of the proposal or request modifications that would make the project a better fit for the neighborhood. History has shown that listening to the feedback from individuals and groups living in the development project's neighborhood leads to better decisions because current residents have an understanding of circumstances unique to the area.

The proposed zoning changes dramatically increase the permissible heights and densities while reducing usable open space which is critical for the environment and the mental wellbeing of residents in those places. Recent Madison building trends have demonstrated that developers will build to the maximum limits allowed by zoning. By increasing the permissible heights and densities and decreasing open space requirements, the proposed zoning changes allow for the construction of buildings that are not in scale with the surroundings buildings. Drastically raising the limits on the number of units permitted "by right" will lead to overcrowded neighborhoods with a dearth of open space.

We understand the need for more housing options but do not believe these changes will achieve that goal. We urge the city to look for creative ways to address this issue while still respecting the residents already in these neighborhoods.

Respectfully,

Sherman Neighborhood Association

From: [Catherine Stephens](#)
To: [All Alders](#)
Subject: June 1 City Council meeting - UpZoning and real estate development
Date: Wednesday, May 26, 2021 8:00:12 AM

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Dear Alders,

I am writing to oppose the UpZoning proposal, and share concerns about ever rising real estate development pressure in Madison neighborhoods.

We have been an active part of the community near Atwood Avenue since the late 80's where there is a long standing tradition of neighborhood involvement in real estate development projects that results in housing well integrated into the neighborhood fabric. The UpZoning proposal removes neighborhood input from decisions for by right development, and does little to support integrated neighborhoods in Madison. It sets a precedent. The scope of the proposal is at odds with the larger City Comprehensive Plan, and not rooted in a democratic process.

On the near East Side, we are at a tipping point with density, traffic, safe travel and parking. We continue to experience aggressive and ongoing development pressures along corridors like East Washington Ave, Fair Oaks, and Atwood Ave. This Spring, we are up against a real estate proposal that goes against the City Comprehensive Plan, SASY's Neighborhood Plan, requires a zoning change, and impacts 3 residential streets and traffic flow on Atwood Avenue. The City of Madison and neighborhood input is critical as we step forward.

Pressures from the City of Madison to bring about more density has an adverse effect on neighborhoods and brings unintended negative consequences. I advocate for an affordable, sustainable, livable and green city. I ask for a more balanced approach to growth and development across Madison, and resources to support safe bike transit, green spaces, metro transit, shared parking, incentives to drive less, and care for our Madison lakes. I rely on city agencies like the Planning Commission, citizen input, City Council, and neighborhood associations to work to achieve that balance.

Thank you,
Catherine Stephens

From: gordian@nym.hush.com
To: [All Alders](#)
Subject: Legistar #63902
Date: Monday, May 24, 2021 1:19:34 PM

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Mon. May 24, 2021

Members of the Madison Common Council,

I oppose the proposed changes to the Madison's zoning ordinance found in Legistar #63902.

CITIZEN PARTICIPATION IN THE PLANNING PROCESS:

Proposed changes to Madison's zoning ordinances will increase the number of multi-family development projects that do not require conditional use permits from Madison's Plan Commission. The purpose of the change is to deny citizens of Madison their chance to persuade the Plan Commission to reject or alter those projects. The proposed zoning law reduces the number of projects that the Plan Commission must approve by drastically raising the size limits on the projects that must obtain a conditional use permit from the Plan Commission. By removing the Plan Commission from the planning process, the decision making power will shift to Madison's Planning Division, whose staff will make the decisions now made by the Plan Commission. Neighbors of many new housing projects will find that conditional use permits are no longer required for projects that currently must be approved by the Plan Commission, so the projects' neighbors will no longer have a meaningful forum in which to register their comments.

There is an important difference between having Madison's Planning Division approve development projects and having Madison's Plan Commission issue a conditional use permit. The key word in "conditional use permit" is "conditional". By imposing conditions on a particular project, the Plan Commission can tailor the project to fit the needs of the neighborhood. After listening to comments from the public, the Plan Commission can use the insights of citizens who live in the neighborhood to reject or, more likely, alter a project to fit the neighborhood's unique needs. The Planning Division has neither the requirement nor the power to impose conditions on projects.

Implicit in the changes proposed in Legistar 63902 is the assumption that City officials and private developers know everything needed to

make good planning decisions. Listening to the insights and opinions of individuals and groups living in the development projects' neighborhoods would lead to better decisions because people living in the projects' neighborhoods have a deep understanding of circumstances unique to the area. The current zoning code provides this needed citizen participation by giving the public a meaningful forum, at Plan Commission meetings, to voice their concerns. The ordinance changes in Legistar 63902 take away that forum for all but the largest development projects.

PROJECT SIZE:

By increasing the permissible heights and densities and reducing the required usable open space, the proposed ordinance change allows the construction of large, inappropriate buildings that are not in scale with the surrounding buildings. The current approval process does not stop projects, of any size, that ought to be approved, but it does allow neighborhood groups to provide feedback which often makes the projects a better fit for their neighborhood.

THREE ARGUMENTS IN FAVOR OF LEGISTAR 63902:

Supporters of the ordinance changes in Legistar 63902 offer three arguments for their changes. Each is discussed here.

1) INEQUALITY:

Supporters of the proposed zoning ordinance changes falsely claim that the changes can help to fix the consequences of redlining and exclusionary zoning. The opposite is true. To remedy the harms caused by exclusionary zoning, the zoning ordinance change would have to address the parts of Madison zoned for single family residential housing. Crowding more multi-family housing into areas where it is already allowed will only amplify current demographic patterns. The proposed ordinance aims to do just that; its scope is restricted to areas of the city zoned for multi-family and mixed-use projects.

2) UNCERTAINTY:

Both Smart Growth Greater Madison and the City complain about "uncertainty" and "unknowns" in Madison's approval process. Madison's current zoning code provides certainty to anyone familiar with it.

Zoning districts are mapped out, and the permitted sizes of buildings are clearly stated. Development projects of any reasonable size are already allowed "by right" in all areas of Madison to which the zoning changes in Legistar 63902 apply. Skirting the law is supposed to be harder than obeying the law.

3) MINIMAL SCOPE:

In an article by Abigail Becker in the Cap Times (May 20, 2021), Heather Stouder, City Planning Division Director, minimizes the scope of the proposed zoning law changes:

"Stouder said the proposed changes would have affected less than 4% of the 10,000 housing units approved over the last five years. Overall, the changes would affect just over 7% of the city's land area and are 'relatively modest.' "

The whole point of the zoning code changes proposed in Legistar 63902 is to raise those percentages. If the fraction of buildings in the affected size range does not rise well above the 4% being approved under the current zoning code, then the proposed changes to Madison's zoning code would fail in their purpose.

CONCLUSION:

Changes to Madison's zoning ordinance found in Legistar 63902 would diminish the influence, within Madison's planning process, of both individual citizens and groups such as Neighborhood Associations. For all but the largest development projects, the Plan Commission will no longer be able to tailor projects to meet the unique needs of neighborhoods by imposing conditions during the permitting process. The Planning Division has neither the requirement nor the power to impose conditions on projects.

By decreasing required usable open space while drastically raising the limits on the number of units permitted "by right", the proposed zoning changes encourage overcrowded neighborhoods and construction of buildings too large for their surroundings.

Citizen participation in Madison's planning process can improve the final decisions by providing deep knowledge of the neighborhood. The proposals in Legistar 63902 are a step backward from the public participation fostered by the current zoning code.

Sincerely,
Don Lindsay

From: annewalker@homelandgarden.com
To: [All Alders](#)
Subject: Residents Voices
Date: Saturday, May 22, 2021 5:43:19 PM
Attachments: [WPM\\$ECEV.PM\\$](#)

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Dear Alders,

District 6 is an area which has seen quite a bit of development. The proposed zoning change, while it covers a small percentage of the City overall, is focused heavily on District 6 neighborhoods.

I've volunteered for a long time in the neighborhood. I chaired the neighborhoods Traffic Committee for a lot of years and have served and continue to serve on the committee which reviews development proposals. The pace of developments has really picked up in the neighborhood, and serving on the committee has become increasingly hard work. Good work, but the pace is relentless.

I would like to say that all the building in our neighborhood has helped to increase diversity.

However, what has mostly been built in District 6 are small units, efficiency's and 1-bedrooms (and now the trend is micro-units) at market to luxury pricing. There has also been an up tick in hotel rooms being built, and an increase in short-term rental i.e. Air B & B. What is also widely marketed is our neighborhoods proximity to the airport, the highway, the Downtown and the University. Increasingly, portions of our neighborhood are being described as an extension of the Downtown and as an entertainment district.

All of this interest in our neighborhood is increasingly creating a problem for affordability and family friendly neighborhoods.

My question to you, Alders, is this. If building units in District 6 has created an affordability crisis, how will building more units fix this crisis? It's not trickling down, it's getting more expensive.

Respectfully,

Anne Walker
Winnebago and Merry St

cc (former) District 6 Alder Rummel

From: [chet hermansen](#)
To: [All Alders](#)
Subject: Honest and open City Government
Date: Sunday, May 23, 2021 7:03:25 PM

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Legislar 63902

I am writing to ask you not to approve the zoning change. Legislar 63902

ALL people have a right to express their feelings on all zoning effecting their neighborhoods and City.

Please do not give that right away to just a few hired or appointed people who can easily be swayed in their opinion by large corporations or their lobbyists.

Please vote no to this change. Let's keep our city government upholding to its citizens always.

Thank you. Chet Hermansen

1745 Boyd Ave, Madison, Wi. 53704

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From: [John Cook](#)
To: [All Alders](#)
Subject: Vote no on upzoning
Date: Tuesday, May 18, 2021 8:19:15 PM

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Alders,

I'm a Madison resident and I exhort all of you to vote no on proposal #63902 regarding zoning changes in the city. I'm all for denser housing in our growing city, but as local housing expert Olivia Williams lays out in exhaustive depth [here](#), upzoning is very likely to increase the burden on poor people rather than alleviate it, unless implemented alongside robust, progressive housing reforms such as a social housing program and tenant right to counsel. Without such measures, increased density just means increased market rate or luxury (the distinction becomes less meaningful every day) apartments, and a dishonest "trickle-down" housing policy which only serves wealthy developers, not the disenfranchised. Please support real solutions for our housing crisis instead of deepening the crisis by helping the wealthy line their pockets off it.

John Cook