

May 13, 2026

Dear Mayor Rhodes-Conway and Alderperson Figueroa Cole:

As a 30+ year resident of the Meadowood neighborhood, I am writing today to convey my increasing concern about the apparent lack of zoning code enforcement (or more concerning, zoning code manipulation if such is the case) in the Meadowood area (and potentially other areas of Madison as heard (but not yet verified) through other friends). More specifically, property zoned as SR-C1 (single family – consistent use) is being transformed into something very different than zoning allows (based on my understanding of the code and in alignment with the current Southwest Neighborhood Plan).

I am requesting: **1)** a clear explanation as to why this is occurring, **2)** a clear understanding of what transparency, legal grounds, and processes have been invoked if the deviation from code was authorized and, **3)** if not formally authorized, a clear understanding as to what enforcement actions will be taken to rectify the situation.

Two properties are of primary note:

1. **5906 Meadowood Drive:** Currently zoned as SR-C1; property owned by an LLC. Building permit plans indicate an addition is being built onto the existing house in the backyard as a duplex, with the address of the existing house changing to 5908 to accommodate the duplex which will assume the 5906 address; an “accessory dwelling unit” (ADU) is also being built. From the street view, it appears the entire backyard has been nearly eliminated to accommodate the buildings. Clearly, none of this is “consistent” with “single-family” and any precedent set by this obfuscation paves a slippery slope that lacks good faith transparency.
2. **2106 South Whitney Way:** Currently zoned SR-C1; property owned by two individuals. This address clearly supports a full-fledged business venture (presumably landscaping based on vehicles, equipment, and supplies around the property). The property is situated next to Good Shepard Lutheran Church with a residence on the other side at 2110. I do not know the feelings or opinions of the 2110 owners or the Church. While I am a huge fan of small business, a business of this nature and magnitude is not suited for a single-family neighborhood. Of particular concern is the fact that the property is located on a pronounced curve on Whitney Way with cars clearly associated with that property parked on both sides of the street, including trucks with elongated trailers carrying landscaping equipment. The constriction of the street due to those vehicles creates danger for through-traffic and for vehicles looking to safely exit the church regardless of speed limits.

I fear that these two examples of zoning code erosion – located within blocks of each other – are not exceptions but, rather, a subset of a much larger (and potentially growing) pool of projects across the city. Intended or not, zoning code erosion eventually makes zoning codes irrelevant with ramifications on areas such as property values, population density, residential traffic density and flows, and emergency service demands.

I look forward to your answers. Thank you for your time.

Sincerely,

Todd A. Boehm, 5737 Meadowood Drive