

From: [Ed Niles](#)
To: [Plan Commission Comments](#)
Cc: [Rummel, Marsha](#)
Subject: Comments on Legistar items 86649 & 86650
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Dear Plan Commission members,

I wanted to provide my brief comments in support of two items (Legistar 86649 & 86650) under your consideration for revising ordinances related to demolition permits & single-family homes, accessory dwelling units, and small residential infill projects. These are two smart, incremental proposals which could go a long way in removing friction, extra time, and craft from Madison's development and improvements processes. I encourage you to send these items back to the Common Council with the highest possible recommendation for their adoption, post-haste.

I have heard some alders and community members express reservations about these revisions, which is surprising given their supposed support of encouraging small-scale and infill development. Most objections seem to point at speculative harms of future losses of existing housing or buildings they might like or feel are affordable housing, but make a general dismissal of the sweeping harms the status quo poses to the encouraging much-needed smaller scale development. Big developers can hire someone full-time to deal with the many varied (and sometimes conflicting) hurdles and guidance from the city in putting together projects to provide additional housing. However, every extra meeting or checkpoint is a massive burden of time and hassle for smaller and one-off developers or citizens who wish to add to the housing stock in a city currently facing a crisis in this area. These changes are smart and reasonable and are a good step in smoothing out the process by which small-scale incremental development might thrive in the City of Madison.

Thanks for your time and again I encourage you to support these items and recommend the council pass them quickly.

Thanks,
-Ed Niles
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