



Robert C. Procter
Government Affairs Director
Axley Brynerson, LLP
rprocter@axley.com
(608) 283-6762

Re: Legistar File ID # 68079
Accessory Dwelling Units, Accessory Structure Size

TO: Plan Commission

FROM: Realtors® Association of South Central Wisconsin¹
Robert C. Procter, Government Affairs Director

DATE: November 19, 2021

The Realtors® Association of South Central Wisconsin strongly supports the proposed Zoning Text Amendment to ease the permitting process for accessory dwelling units (ADUs). The Zoning Text Amendment will make it easier to build new types of housing, and increase housing choice.

The proposed amendments recognize the fact that in the City of Madison:

- We are not building enough housing units to keep up with population and income growth;
- Construction costs are outpacing inflation and incomes; and
- Outdated land use regulations significantly drive up the cost of housing. Regulations that often make it more difficult to build new housing units

The workforce housing shortage brings about the following results:

- Housing costs continue to rise;
- A continued decline in overall housing affordability; and
- Most importantly – the continued economic segregation by race and class in Madison.

These proposed amendments to the zoning code will lead to more housing units, an increase in housing choices, reinvestments in older housing stock and neighborhoods, and will show that housing is a priority.

We also would ask the Plan Commission to drop the owner occupied requirement. The owner occupied requirement perpetuates the myth that renters are not good neighbors.

The owner occupancy requirement sharply limits the value appraisers can assign to a house and ADU, makes the property less valuable as loan collateral, and limits the actual number of units that this proposal will create.

In the words of Mayor Satya Rhodes-Conway: “We simply need more housing.”

The Realtors® Association of South Central Wisconsin strongly supports this proposal.

¹ RASCW represents more than 3,400 members of the housing industry in South Central Wisconsin. RASCW supports the housing industry through advocacy for its members and consumers.

From: [Danny Edgel](#)
To: [Plan Commission Comments](#)
Cc: [Heck, Patrick](#)
Subject: Item #68079 Concerning ADU's
Date: Thursday, November 18, 2021 10:31:29 AM

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

Hello,

I strongly support agenda item #68079, to re-classify accessory dwelling units (ADU's) from conditional use to permitted use. Furthermore, I urge the plan commission and Common Council to consider further regulatory changes to allow a greater array of housing types to be built throughout the city with fewer discretionary hurdles such as the conditional use permission process.

It is inarguable that increasing the supply of housing units of all types (and not just detached, single-family structures) is a necessary condition for securing housing affordability for all Madisonians. Like most millennials, I have spent my adult life exclusively living in market-rate "middle housing" developments--townhomes, ADU's, group homes, and small apartment buildings. Erecting barriers to the supply of such units, whether at the neighborhood or city level, is always and everywhere a barrier to mobility and opportunity. No argument about rent control, community oversight, or historical preservation can change that fact.

Furthermore, a growing body of research indicates that local discretionary authority over housing development exacerbates economic and racial inequality. Most notably, Einstein, Glick, and Palmer pored through records of housing committee meetings in the Boston area and matched them to other public records to identify the age, race, sex, and home values of locals who attended such meetings to oppose new developments. These locals were older, whiter, wealthier, and more likely to be male than the rest of the community (let alone the rest of the metro area). When Minneapolis ended single-family zoning in 2019, city officials cited the nearly perfect spatial correlation between neighborhoods that were originally zoned for whites only and those that were later zoned for single-family homes.

In short, restrictions on new, non-single family development are primarily wielded as a tool for racial and economic segregation. By passing this reform, the Plan Commission and Common Council will take a step toward a more equal and prosperous city.

Best,
Danny Edgel
Tenny-Lapham

From: Mary Pustejovsky <darktownstrutter@gmail.com>
Sent: Monday, November 15, 2021 10:27 AM
To: Planning <planning@cityofmadison.com>
Subject: ADUs

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

Hello

I would like to voice my strong support for Legislative Item [68079](#) to decrease regulations on ADUs. Madison needs all options to increase housing in our neighborhoods. As a homeowner, I have a home on a hill that has egress from the basement to the backyard. We want to make our basement into an internal ADU so that my in-laws (from Milwaukee) can come and visit comfortably. My parents live in California and having a space for them to stay with a bathroom/bedroom would be a game changer. As we get older, having extra income from a rental ADU would allow us to stay in our home longer, or we could move into the ADU and rent out the main home. There are many times my husband and I have discussed the need for housing for refugees, and how we wish we could offer a place to stay. Building an ADU would allow us to do so. Overall, we want to have flexibility for income, for helping a person in need, or just having my parents come for an extended stay.

The current ADU regulations are too strict for us to meet these goals--I do not have the time to go through an onerous process of bringing a case to the plan commission just to do what is essentially a renovation of my basement. It seems like government overreach to say I need extra approval for one type of renovation but not another. Obviously permits are still required to ensure health and safety, and I wholeheartedly support those processes. But I shouldn't need a commission of people to say that I can renovate my basement.

The fact that these rules were "relaxed" in 2013 and have only resulted in 25 units in 9 years is laughable. If the rules are relaxed further, the production will increase. In Austin, after ADU reforms, hundreds of new units were built. Clearly ADUs will not "fix" the housing crunch in Madison, but they will provide another way for us to welcome more neighbors to our great city. They will allow more people to live in walkable, bikeable areas with access to transit, decreasing our carbon emissions as a community.

Thank you for your service and your consideration.

Mary Pustejovsky
Midvale Heights

From: H J <hmjones3@gmail.com>
Sent: Friday, November 12, 2021 5:13 PM
To: All Alders; District 17; Gary Halverson; Planning
Subject: ADUs

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

Hi, I am curious why it has not been proposed to also change the occupancy restrictions for having an ADU? Currently requires the owner to occupy either the primary residence or the ADU.

If we want to gradually increase density in the future for SFH areas then we should remove this occupancy requirement.

I would like to hear the logic of maintaining this restriction along with the proposed changes.

Thanks, Hilton Jones