

**From:** tkneubuehl@gmail.com <tkneubuehl@gmail.com>  
**Sent:** Monday, November 22, 2021 9:07 PM  
**To:** Plan Commission Comments <pccomments@cityofmadison.com>  
**Subject:** Comments on Agenda Item #19 re: File # 68079

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

Hello.

I am a resident of Madison who supports the effort to create more ADUs in the city but have a concern about the high sticker price for developing an ADU, I believe \$6,000 allotted to the Parks Division which is onerous. If the goal is to increase the number of ADUs in Madison in an effort to address the housing shortage, this fee acts as a barrier, and not a facilitator, to achieving this outcome. Why not reduce the fee to encourage the development of ADUs? If the expectation is that more ADUs will be developed, then a fee reduction should be paid for by the increase in ADUs built.

I also encourage the Planning Commission to make the application process as burden-free as possible. We were in the process of applying for a variance to the current size restrictions when we learned of this new proposal, so we put our application on hold. However, the process for applying for the variance as it currently stands seems to assume an application pertains to a commercial and not a residential unit. There was information requested that did not align with the intent of a residential ADU, and it felt like we were trying to retrofit our request to accommodate a process geared to commercial development. In a nutshell, please, please reduce the administrative burden that accompanies the application process for an ADU and for requested variances.

Thanks

Tom Kneubuehl & Kristen Slack  
5601 Lake Mendota Drive  
Madison, WI 53705

**From:** Wendy Fearnside <wendy.fearnside@att.net>  
**Sent:** Monday, November 22, 2021 2:41 PM  
**To:** Planning <planning@cityofmadison.com>  
**Subject:** ADUs, Item #68079

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

Date: November 22, 1021  
To: Plan Commission  
From: Wendy Fearnside  
912 Van Buren St.  
Subject: **Questions and Suggested Revisions to Proposed Ordinance Change Related to ADUs**

Accessory Dwelling Units should not be structured so as to be "back door" way to eliminate single family zoning.

Vibrant cities need a variety of neighborhoods suitable for and to appeal to people at different stages in their lives, people with different lifestyle preferences, and people across the socioeconomic spectrum. In addition to addressing the shortage of affordable housing and to mitigate the effects of racism and poverty; cities need to retain affluent residents and families with children. Stable single family neighborhoods are an asset to our city. They provide an alternative that many people prefer and aspire to, especially when they are raising a family.

With this in mind, I have the following questions and recommendations:

Questions:

1. How will the owner occupancy requirement be enforced? What consequences are there for noncompliance and how will those consequences be enforced?
2. What will happen to a tenant leasing the ADU or principal dwelling when a non-resident property owner is found in violation?

Recommendations

1. Keep the owner occupancy requirement.
2. Specify that proof of homeownership is as part of the administrative approval process.
3. Specify that the administrative approval is conditional on the applicant filing a deed restriction requiring owner occupancy of the property and providing a copy to the zoning administrator within 10 business days of the approval.
4. Replace the current design guidelines with a requirement that ADUs be no higher or larger in size than the principal dwelling.
5. Require conditional use for any ADU that involves new construction and/or alters the dimensions of the structures present on the property at the time of application.

**From:** anewalker@homelandgarden.com <anewalker@homelandgarden.com>  
**Sent:** Monday, November 22, 2021 9:43 AM  
**To:** Planning <planning@cityofmadison.com>; hstouder@cityofmadison.com; Benford, Brian <district6@cityofmadison.com>  
**Subject:** Additional Dwelling Units (ADU's)

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

Dear Planning Commission members,

While I do support affordable housing in our City and in my neighborhood, I do have some questions regarding ADU's. Since 2019, I have been asking City of Madison officials how ADU's will affect canopy trees in rear and side yards. The number one weather related cause of death are heat waves. We need our trees, most especially in greenspace deficient, park deficient and canopy tree deficient neighborhoods such as the isthmus.

An additional concern I have is how will ADU's remain as housing stock, as opposed to morphing into AirB&Bs/short term rental? In 'hot' neighborhoods, the temptation to provide short term rental is of real concern. Professor Paulson from the UW-Madison was just on Public Radio and a caller likewise identified this as a problem, with Professor Paulson agreeing it is of concern.

The *New York Times* featured an article entitled "Desperate for Housing, Communities are Turning to the Ballot Box", by Jennifer Steinhauer. In the article, Leadville, Co is considering a measure that would charge visitors staying at hotels, motels and short-term rentals a 3% tax, earmarked to create ore affordable housing.

"Years of stalled building, labor problems and the rise of short-term rentals like Airbnb have all contributed to the housing shortage which has frustrated first-time buyers, squeezed renters and contributed to homelessness."

Also from the article. An official , Claire Elizabeth Hall, commissioner or Lincoln County received a \$200,000 donation from an operative of short-term rentals. She has never spent more than \$8,500 on a campaign.

ADU's *could* help with issues such as affordability and aging gracefully in place. It could also help to fuel the affordability crisis and our neighborhoods morphing more into a tourism destination and less of a neighborhood. As is so often said...devil's in the details. ADU's are one tool available to the City of Madison. Like any tool. how you use it greatly affects the outcome of a project.

Best, Anne Walker

**From:** Will Ochowicz <madisonisforpeople@gmail.com>  
**Sent:** Sunday, November 21, 2021 9:46 PM  
**To:** Plan Commission Comments <pccomments@cityofmadison.com>  
**Subject:** Public Comment In Support Of Agenda Item 68079 - Plan Commission

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

Hello members of the Plan Commission and Common Council,

Madison Is For People is a chapter of YIMBY Action, located in Madison. We are a group of local citizens who are concerned about the rising cost of housing in Madison. Today, we're writing in support of the proposed change to move ADU construction from a conditional use to a permitted use, and to encourage further action to make it easier to build ADUs and other housing in our city.

Cities across the United States are reeling from a housing shortage, which is increasing housing costs and making it more difficult for the most vulnerable residents of our city to afford housing. According to the city's own estimates, Madison needs to build [10,000 new homes](#) over the next 5 years just to meet the current demand, and making it easier to build ADUs is a step towards meeting that goal.

Removing regulatory barriers to building new housing can help decrease costs and increase the supply of available housing. Easing regulatory burden also makes homeowners more willing to undertake the process through *a priori* rules that ensure the planning process cannot be dragged out indefinitely. Portland, for example, has been successful at increasing their housing supply by deregulating ADU construction; Portland permitted [almost 2,000 new](#) ADUs between 2010 and 2016. Scaling by city population, that would be equivalent to 825 ADU units built in Madison. Their ADU deregulation provides an example of how we in Madison can also increase naturally affordable housing by decreasing the regulatory costs for home-owners. Building more housing is crucial to lowering housing costs, and simplifying the ADU permitting process is exactly the type of change Madison needs. In the future, we hope that the City moves towards eliminating the owner-occupancy requirement and makes construction of ADUs a by-right process.

There is a large body of research confirming the benefits of infill-housing, which includes ADUs: it [reduces carbon emissions](#), it is correlated with [increased life-expectancy](#), and it increases the economic output of cities. In addition, the neighborhood that children grow up in is a significant [factor in future success](#). The City of Madison can easily increase tax revenue, cut carbon emissions, and help increase economic mobility for our residents, for free, just by simplifying the process and restrictions around building homes and allowing for increased density. This change is the right thing to do, and we hope to see more movements from the City to increase multi-family housing.

Thanks for your consideration,  
Madison Is For People