

**From:** [Pat Scheckel](#)  
**To:** [Evers, Tag](#)  
**Cc:** [Plan Commission Comments](#); [Dana Scheckel](#)  
**Subject:** Comments on TOD Overlay District zoning changes  
**Date:** Wednesday, September 14, 2022 1:46:20 PM

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Hi Tag,

Proponents of the proposed zoning changes have referenced something to the effect of "other cities have completely done away with single family zoning." I haven't heard these references followed up with the results of the changes in those cities, probably because it's too early to know what those results are. Take Minneapolis, for example, which did away with single family zoning throughout their city when they implemented the 2040 Plan. They now allow triplexes everywhere. We've paid particular attention to Minneapolis because my wife grew up there and we have friends and family there. Two of my wife's friends are active realtors in the city and they report that young families are now more interested in inner ring suburbs like Edina and St. Louis Park as a result of the city's zoning changes. It seems there are still lots of people that want a small scrap of yard to call their own and the uncertainty of a triplex going in next door makes them hesitant to buy a single family home in the city of Minneapolis.

Additionally, many of the early proponents of 2040 now have buyer's remorse, realizing that the changes were essentially a giant giveaway to the real estate developers and the changes are having the opposite of the desired effect.

Most of us agree that Madison needs more density. There are lots of corridors, like Monroe Street and Regent Street, that can accommodate thousands of additional housing units. In designing a solution like the TOD overlay, we should have our eyes wide open about the range of potential outcomes. To that end, your compromise to have duplexes be owner occupied is a good one.

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