

From: [SOONG KIT WONG](#)
To: [Plan Commission Comments](#); [All Alders](#)
Subject: Madison Family Definition
Date: Monday, February 27, 2023 1:25:29 PM

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Dear Alders, Dear Commission,

Madison, due to our nature as a university town perpetually suffers from an undersupply of housing.

Increasing the number of unrelated renters that can live together is not only a solution to this problem but will also go towards addressing numerous issues that such a provision has namely:

1. It excludes families that are formed outside of the law, whether it is found families, or merely families that do not seek state sanction. As a community that understands how people on the margins and minorities (such as the LGBT community) can often be excluded from many benefits of the state due to their status, we should seek to reduce it by shifting away from such rules.
2. Second, this exclusion seems to be designed to "protect" areas where a change could strongly benefit the community given their central locations. Travel times for many could be reduced if housing were affordable near where they actually worked, and this would bring us towards that goal.
3. Our city remains as one of the most segregated in the country. While we do not have explicit rules that exclude people, provisions such as this makes such segregation happen de facto through its impacts on affordability.

Please consider using the powers given to you by your constituency to improve their community.

Respectfully,

Soong Kit Wong
PhD Student
517 Taylor Hall
Department of Agricultural and Applied Economics
University of Wisconsin-Madison

From: [Susanna Herro](#)
To: [Mayor](#); gloria@reyesformayor.com; president@dmna.org; zoning@dmna.org; [Bannon, Katherine J](#); [Plan Commission Comments](#); [Evers, Tag](#); [Vidaver, Regina](#); [Furman, Keith](#)
Subject: Opposing the Zoning change to allow 5 adults to be defined as a family
Date: Sunday, February 19, 2023 6:53:33 PM

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I have lived in the Dudgeon-Monroe and Vilas Neighborhood for 48 years. When we bought our first house, we did not know that the house across the street was rented to a variety of unrelated people. Their regular late night disturbances and lack of concern for the families living nearby did not make for a family-friendly environment.

Although I understand the desire to provide adequate housing, it seems the effect of this proposal would be to make the current housing unaffordable for families. In fact, it seems that the main beneficiaries would be landlords who could increase prices by renting to a larger pool of people with separate income streams.

I thank those of you who oppose this proposal.

I urge those of you who support it to consider the very real prospect of driving up prices so much that only unrelated groups of people could afford the housing. It appears that by passing this proposal you would be turning entire neighborhoods of individually owned homes into swaths of rental property, available only to those with enough money to afford the increased prices.

Sincerely,

Susanna D. Herro
2020 Vilas Avenue
Madison, WI 53711
608-255-2020

From: [DEBRA Ahrens](#)
To: [Plan Commission Comments](#)
Subject: Support of change of family definition re:zoning
Date: Friday, February 17, 2023 2:58:50 PM

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I want to send a support for the changing of a family definition in regards to zoning. Relationships have evolved to exist outside the laws that are meant to contain them. The idea that someone would not be allowed housing because their group relationship doesn't fit an outdated definition of family is unacceptable. Even if the group of four or five people is only connected for a short period of time it is not for a zoning law to define whether that connection is adequate to have housing available. I support the change in housing zoning in this regard.

Debra Ahrens
146 Walter St.
Madison WI 53714
(505)402-7463

From: [Remi DAVIET](#)
To: [Plan Commission Comments](#); [All Alders](#)
Subject: Madison Family Definition
Date: Thursday, February 16, 2023 5:05:51 PM

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Dear Alders, Dear Commission,

Madison is a vibrant and growing city, and with it comes a dwelling shortage and inflating prices.

Increasing the number of unrelated renters that can live together is a great step toward improvement.

I however do not see the rationale to exclude some areas from this improvement, besides for some classist or anti-LGBTQ considerations.

First, I do not see why the state would want to know how people are "related" if they choose to live together.

Second, this exclusion seems to be designed to "protect" areas where a change could strongly benefit the community given their central locations.

These areas do not need to be treated differently and it is specifically this kind of NIMBY attitude that prevents things from getting better.

Please consider allowing making things better for the community as a whole, not with a preferential treatment for the privileged areas by giving them more privilege.

Sincerely

Remi Daviet
Assistant Professor
Wisconsin School of Business
University of Wisconsin–Madison

From: [THOMAS ESCH](#)
To: [Plan Commission Comments](#)
Subject: Family definition of proposed zoning changes
Date: Tuesday, February 14, 2023 11:30:21 AM

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Dear Plan Commission Members,

I am writing in support of the Plan Commission voting to move the decision on "family definition" to the June meeting. There should be more time spent on discovering the effect of the zoning changes that are proposed. Some of the changes remind us of the zoning that was in effect when we first moved to the Greenbush neighborhood and the adverse effects that zoning had on how the neighborhood was viewed by the rest of the city of Madison and the look and feel of the neighborhood. I understand that the zoning proposed is for the entire city but Greenbush will be especially affected since we are so close to the University and its need for student housing.

Greenbush has many owner-occupied houses and I would hate to revert back to the rental haven it was in the past which will drive up the cost of housing and dilute the responsibility of safe, well-kept homes in the area.

Sincerely,

Lana and Tom Esch
Greenbush residents since 1985

Heiser-Ertel, Lauren

Subject: FW: Zoning

From: Jimmie Nahas <jnahas57@me.com>
Sent: Monday, February 13, 2023 4:40 PM
To: Bannon, Katherine J <KBannon@cityofmadison.com>
Subject: Re: Zoning

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Yea, we oppose the proposed zoning changes allowing 5 unrelated people
In one home

Thanks,

Jimmie Nahas
jnahas57@me.com
[608-628-0955](tel:608-628-0955)

On Feb 13, 2023, at 12:21 PM, Bannon, Katherine J <KBannon@cityofmadison.com> wrote:

Hi Jimmie,

Would you like your comments to be shared with Plan Commission?

Thanks,
Katie

Katie Bannon, AICP *(she, her)*
Zoning Administrator
Building Inspection Division
215 Martin Luther King Jr. Blvd., Suite 017
Madison, Wisconsin 53701-2984
Telephone: 608-266-4569
Email: kbannon@cityofmadison.com
www.cityofmadison.com/bi

From: James Nahas <jnahas57@me.com>
Sent: Friday, February 10, 2023 9:25 AM
To: Bannon, Katherine J <KBannon@cityofmadison.com>
Subject: Zoning

Good Morning:

In the 70's Madison's residential zoning categories ranged from R1 to R6. The higher the number the more density was allowed. Most Madison single family home districts were zoned R-1 or R-2. Large apartment buildings (Hill Farms) and campus area neighborhoods were zoned R6. Dudgeon Monroe, much of Vilas, Tenney-Lapham and Willy Street were R3 and R4 where we had single family homes mixed with the frame 2&3 story apartments. Going out, Johnson and Gorham, Jennifer and Spaight Streets were R-4. In the 60's and 70's the University of Wisconsin had the worst record in terms of providing university housing for students. The UW relied on private housing operators more than any other university in the country. On campus housing was provided for less than half the student population. Baby boomers in the early 60's moved into the University Avenue, Dayton Street, Camp Randall, Johnson streets. Family housing and 2&3 story buildings occupied the area where Sellery and Witte now exist. In the mid 60's students moved into Mifflin area. By 1970, UW student enrollment grew from 15,000 to 35,000 students. Students came to occupy University Heights, Vilas, Williamson, East Johnson, Gorham to the Yahara River. 2-5 students were paying and living in one apartment. Families could not compete and moved out. Schools closed: Lincoln, Central High, Doty, Washington, Longfellow, Dudgeon, and Lapham. Whole areas depopulated by elimination of grade schools and high schools. New families would not move into the area because there were no neighborhood schools or the the schools were threaten with closure. Each section of R4 was vulnerable to this dynamic growth...so R4A was created. The difference between R4 and R4A...R4A did not allow for more than 2 unrelated people in a non-owner occupied house. Today it is a worse situation because 1) we are not just talking students and the campus. 2) young professionals have higher incomes to merge and pay higher rent 3) international companies are capitalizing on the US housing shortage and are becoming an interface between housing and the public. 4) Houses and apartments that are designed for single family will now – because of combined incomes—drive up the value of a house...and families will be forced out. The implications of revising the zoning ordinance go far beyond the students and the campus. The ECONOMICS of this zoning change is mammoth. The situation, now, is much worse then the 1960's: 1) a greater housing shortage. 2) we are not just talking about students, we are talking about all adults who will merge their salaries to pay high rents for residences, thus out-pricing families 3) International companies are capitalizing on the housing shortage. They will buy up properties and then rent them out. This well-intentioned but unrealistic amendment is going to make the situation worse: All families, regardless of income will be competing for housing with five unrelated people who can afford two to three times the rent than a couple of combined families with children. Purchasing single family home in Madison will become even more costly. There is another negative consequence of this proposal: Families looking for an affordable single family home will go the suburbs, thus encouraging more sprawl and environmental degradation. The proponents of the new ordinance are well intentioned seeking a way of making housing affordable for low and moderate income people. Unfortunately they have not thought out the economics. History tells us that this proposal will drive up the cost of housing for the very people this proposal is designed to help. The nation real estate companies are already on to this. Perhaps recently you have seen TV ads from real estate companies, not locally based offering to buy homes for cash, no contingencies. They want your house, it will not go to some local family looking to rent or own. A local family cannot afford to match their offering price for your home. They will then rent the house to five unrelated adults, not to the families the ordinance is intended to help. Madison is at the cusp of repeating this zoning disaster. Do the right thing and vote against the "Revising Family Zoning Ordinance"

Thank You,

Jimmie
jnahas57@me.com
608-628-0955

GEAR FOR SPORTS, a HANESbrandsInc company

Heiser-Ertel, Lauren

Subject: FW: Comments on Proposed Change to Definition of "Family"

From: Jeffrey Schimpff <schimjg@gmail.com>

Sent: Monday, February 13, 2023 11:54 PM

To: Vidaver, Regina <district5@cityofmadison.com>

Cc: schimpff Jeffrey <schimjg@gmail.com>

Subject: Comments on Proposed Change to Definition of "Family"

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Hello, Regina,

After having read many neighborhood residents' thoughts on this proposal, I am more strongly opposed to it than I was two weeks ago.

I recognize there is a desire, and a need, for more rental housing in Madison. However, the proposed attempt to partially resolve our housing supply and affordability issues is misplaced. It's a bad idea.

More of what is now (barely affordable) nuclear family housing would be converted to poorly managed, poorly maintained, high-cost rental housing. This would tend to push more families away from the near west area, and likely serve to further increase debt for many university students. The efficiency of our educational infrastructure would suffer due to fewer children in the district, and require more school closings and wasteful bussing of students.

It is hard to believe that with so many new apartment towers being built downtown and along East Washington and other places over the past 20 years, that we don't have enough rental housing. It may be that even the seemingly torrid pace of high-rise construction isn't keeping up with the influx of people wanting to live here.

However, I believe the most pressing problem is that there is a lack of housing that people of moderate and more modest means can afford. The forces of unrelenting pursuit of ever greater profits from rental housing are too much in control in Madison. Urban and regional planners know there are fixes for that. Madison city government has a lot more leverage with developers than the City seems willing to use, and that leverage **MUST** be used to achieve a greater proportion of lower-cost housing amid the more luxurious housing that some portion of our population allegedly "demands."

It may be that some changes in state law are needed to accomplish some housing goals, such as requiring licensing for absentee/investor owners of what are generally termed single family housing but that are not owned by at least one person who lives there.

My wife and I have hosted at least 12 renters in our home, since the year we bought it, for many portions of the past 34 years. We are near the University Avenue bus routes, and have a tiny garage and skinny driveway. We have made it clear to our renters that they may not park a car in the driveway; that they do not NEED a car here in nearly all cases, because of our bus service; and that in rare times they do need to bring something large home, we will use our car to help them out.

I am certain that the current proposal will create a worse situation with on-street parking and destruction of yard and garden space. Many of the 4 or 5 (or more?) people who would be sharing one house would want their own cars, and since there is very limited on—street parking, absentee landowners would be fine with creating more unsightly back yard parking lots, which are or have been a major blight in downtown and near-west neighborhoods, and an impediment to stormwater control efforts.

The key to having an enjoyable neighborhood where people respect one another's rights and desires for community livability is to have an owner living on the property.

Many people want to live in neighborhoods like most of Regent neighborhood and similar areas. These neighborhoods are the envy of many cities and should be maintained, not imperiled.

I hope you will pursue much difference approaches to addressing issues of housing supply and affordability.

Thanks.

Jeff Schimpff

From: [Susan Ketchum](#)
To: [Plan Commission Comments](#)
Cc: [Evers, Tag](#); [Vidaver, Regina](#)
Subject: Changes to Zoning proposal - OPPOSE!
Date: Monday, February 13, 2023 6:48:48 PM

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

Dear Planning Commission,

I oppose the flawed "Revising the Family Definition" proposal on many levels:

- Zoning density can be discussed in terms of Owner Occupied vs. non-owner occupied.
- Density makes sense along University Avenue, E or W Washington Ave - long transit corridors.
- The geography of the Regent neighborhood with historic architect-built houses with model-T size garages, and crowded narrow, often steep lots are not conducive to increased density.
- WHERE is our community memory? e.g., the destruction caused by zoning changes to the quality housing in Vilas, Greenbush and other near campus neighborhoods.
- Absentee speculators constantly advertise here; out-of-state families buy houses in our neighborhood for their child plus 5 friends and then turn it over driving-up the price of housing for renters and prospective home owners.
- More families will leave our neighborhood, leaving it less diverse than it currently is.
- The title is misleading - we don't need to talk about "family" composition to discuss density in single-family homes.

I've spent over 50+ years updating and preserving my modest home which is NOT suitable for more density. I support public transportation - I served on the Transportation Commission/Bus Utility in the mid'70 and 80's. I support housing equity and diverse neighborhoods - this NOT the tool to achieve it!

Sincerely,
Susan Ketchum
1926 Rowley Avenue
Madison 53726

From: [ulrike dieterle](#)
To: [Plan Commission Comments](#)
Cc: [ulrike dieterle](#)
Subject: Item 74885 - Amending Definition of "Family" for Zoning
Date: Monday, February 13, 2023 5:30:08 PM

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Family Definition Revision

Part of the American dream for many people is still the possibility of owning your own home. This is often not an option to many immigrants in their home countries. As an immigrant myself, I know the importance of home ownership. After coming to this country, my parents saved every cent for a home of their own. I was a priority for them. Home ownership allowed them to be part of the American fabric, to be part of their community, to be recognized as belonging. Home ownership promotes investment in the community and builds equity for future generations. Rental properties do not.

The new definition of "family" being discussed tonight will not promote home ownership. It will result in more rental properties with high rental rates. More eloquent voices than mine have spoken out against this amendment. The impact of this policy change will reduce lower-priced housing stock across the city. It will limit the supply for first-time homebuyers, many of whom may be people of color or recent immigrants.

I am opposed to this amendment and would respectfully ask the Plan Commission to reject it. Thank you.

Ulrike Dieterle, 323 N Blackhawk Ave, Madison, 53705

From: [Anna Shen](#)
To: [Plan Commission Comments](#)
Subject: 74885 Amending Supplemental Regulations within Section 28.151 MGO etc
Date: Monday, February 13, 2023 4:31:12 PM

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

The City Council on 1/17/23 voted 15 to 3 to adopt a schedule for Legistar #74885 regarding the definition of family for zoning purposes: Plan Commission recessed public hearing 2/13/23, Additional referral to Housing Strategy Committee public hearing 2/23/23, and for the Common Council to act on 2/28/23. This motion was sponsored by Satya V. Rhodes-Conway, Keith Furman, Brian Benford, Juliana R. Bennett, Nikki Conklin, Jael Currie, Grant Foster, Patrick W. Heck, Erik Paulson, and Matthew J. Phair. The mayor has now requested a delay. I ask you to maintain this timetable that you overwhelmingly supported less than a month ago. The issue of real estate speculators was brought up exhaustively during the discussion of multifamily zoning and dismissed. Do not turn around and flipflop, second-guessing your own discussion, because the mayor is afraid taking a stand before an election.

Anna Shen
210 Green Lake Pass
Madison WI 53705

Item 10 #74885 – Updates to family definition

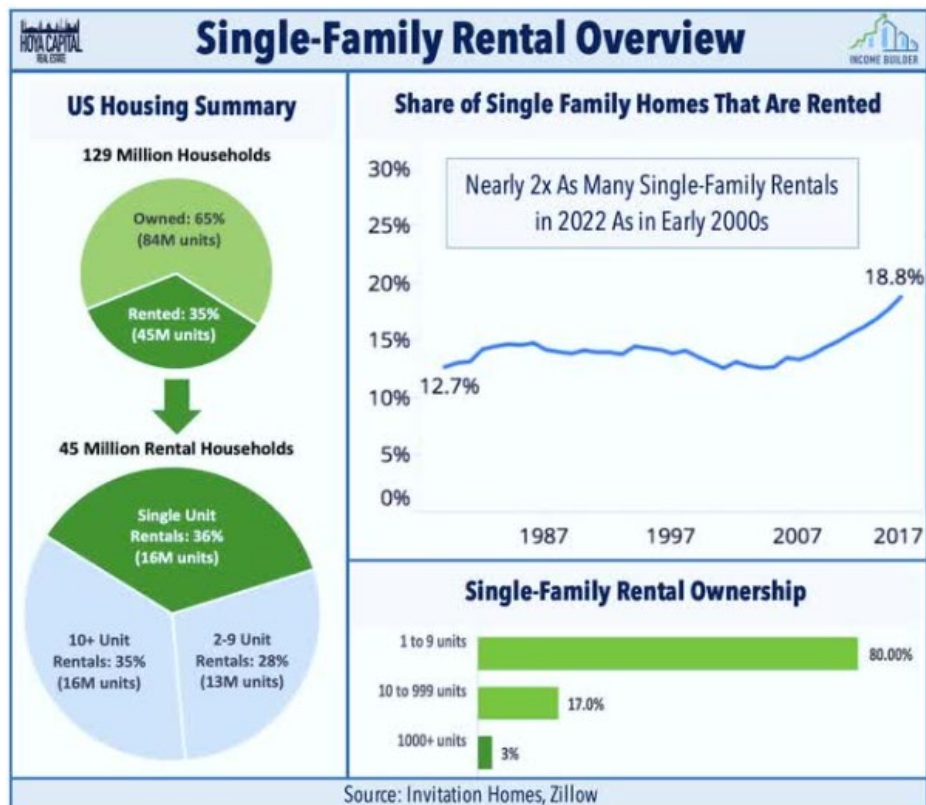
My name is Craig Stanley and I run a commercial real estate consulting and brokerage company, Broadwing Advisors. As background, my wife and I live in the Vilas Neighborhood. I also serve as Vice Chair on the board on the Bayview Foundation. I joined the Bayview to specifically help Bayview redevelop and find a partner to execute the redevelopment increase its section 8 units up to 130 units.

In regard to the proposed occupancy change proposal. I have focused the outline of my views and the research I have done on this proposal, not from a local resident close to student housing, but more from a macroeconomic view and whether changing the family definition will actually help a broader goal of increasing equity across the city.

Overall while I believe understand the intention of the sponsors of this change in regulation. I believe it will have the opposite effect.

Investors in the last 10 years have added a new investment class purchasing single family homes for rent. While the chart below only shows SFH investment through 2017, the overall rate of SFH by investors has continued to rise closer to 23% in 2023 (nearly doubled since 2020)

While most investors are institutional in nature (large investment firms) typically located in the Southeast, Southwest and West, the fastest growing segment in this asset class are small private investors (~50% of buyers overall). i.e small investors buying last than 10 houses. Rental growth rates are greater than 8% for the last 6 quarters. The midwest and stable growth markets like Madison are become part of the national discussion. As a result, Madison will see its growth in the Single-Family rental market and its size is perfect for the small investor buying 1 to 9 units throughout the city.



While renting can be cheaper than home ownership if we continue to pass these types of changes in regulation, we will perpetuate lower income folks inability to build generational wealth and lock them out of home ownership.

Dane County / Madison is already the lowest home ownership rate for African American and Latino population. This policy will actually hurt any growth for lower income families into home ownership and result in further investment by Single Family Investors.

Basically, this policy will act as an **inflation accelerator** for home prices.

I believe public policy should focus on not only increasing the housing supply overall, which the city is doing a nice job trying to encourage but, we should focus on more ways to increase home ownership. We have a great real estate school with great data analytics that the city can utilize. In addition we have strong business trade organization in the WRA, a nationally respected trade organization that will help advocate for greater home ownership.

Thank you for your consideration,

Craig Stanley
1525 Vilas Ave
Madison

From: [Sam Munger](#)
To: [Plan Commission Comments](#)
Cc: [All Alders](#)
Subject: In support of agenda item 10 / legistar item 74885
Date: Monday, February 13, 2023 3:46:06 PM

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

Friends - I'm writing in **support** of the change to the definitions of "family" under Legistar File #74885 to be discussed in the Plan Commission on 2/13, agenda item 10.

I'm a homeowner and long-time resident of District 13, just down Keyes Ave from Alder Evers. I greatly value the quality of the local community and its mix of residential, commercial, and public establishments. And I understand the concerns about potential changes to that community. However, I do not think maintaining on the books a law with its roots in the 1950's moral panic about immigrants, LGBTQ, and youth is either an effective - or a morally defensible - mechanism for building an inclusive community.

No one who lives in Madison would deny the obvious need for more housing, affordable and otherwise; this will increase both affordability and density, especially for renters. Is it a complete solution to those problems? Obviously not. And we can all agree that the new, high-priced student housing that seems to be the only thing developers are willing to build at the moment is not a solution, either. But the fact that this will not completely solve Madison's housing problems is not a good reason to oppose or delay a measure that is at least somewhat helpful.

One last story about this: several years ago, a younger unmarried couple in our neighborhood had a complaint under this ordinance called in against them - apparently, an elderly neighbor was offended that they were living "in sin" and generally felt that they and their kids were too noisy. They were so upset that they subsequently left the neighborhood. If that is the type of "community" people want to preserve with this ordinance, then please count me out. Please support updating Madison's regulations to allow up to 5 unrelated adults and their children to live in these districts no matter their marital status or renting/owning status.

Sincerely,
Sam Munger
1825 Keyes Ave
Madison, WI 53711

From: [Gregg Waterman](#)
To: [Plan Commission Comments](#); [All Alders](#); [Mayor](#); [Bannon, Katherine J](#); [Tucker, Matthew](#); [mononabayneighborhoodassoc@gmail.com](#); [madisonzoningproposal@gmail.com](#); [vnapresident@gmail.com](#); [shivabidarsielaff@gmail.com](#); [president@dmna.org](#); [jesse.j.czech@gmail.com](#); [jenn.morgan23@gmail.com](#); [tylerlark@gmail.com](#); [joelusson@gmail.com](#); [president@marquette-neighborhood.org](#); [srj29@cornell.edu](#); [baycreek.contact@gmail.com](#) Cc: [Mary Berrymanagard](#)
Cc: [Mary Berryman Agard](#); [Jared Pelski](#); [Chuck Erickson](#)
Subject: Zoning Proposal 74885 redefining family to increase occupancy limits
Date: Monday, February 13, 2023 4:11:00 PM

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

I urge the city to remember Monona Bay - the neighborhood closest to the UW - as it considers 74885's impact on the near campus neighborhoods of Regent, Vilas, Greenbush, and Dudgeon Monroe. Indeed the areas affected by 74885 that are closest to the easternmost UW campus are the two blocks bounded by West Main St, Proudfit St, and Brittingham Pl. These two affected Monona Bay blocks are located three short blocks from a UW research center at 625 W Washinton Av and 1/2 mile from the Kohl Center. These two affected blocks contain about 100 dwelling units on 90 parcels, of which 75 are single family houses occupied by long-term residents - both owners and renters.

Comments supporting 74885 point out the current definition of family is outdated. It's true; the definition should be revised to be fair to all residents, and to reflect the reality of our community's standards. Ald Evers suggested a "functional family" definition at the virtual information meeting hosted by Building Inspection staff February 6th. A functional family definition makes sense to those of us solely concerned about 74885's negative impacts of creating a significantly more transient demographic in the near campus neighborhoods.

Ald Evers also questioned how the city may respond if it becomes clear years from now that 74855 was a mistake. A written comment dated and submitted February 10 recalls that history shows us such a mistake is inevitable. I suggest the city consider a 'sunset law' under which 74885 automatically expires in several years unless it's affirmatively reenacted. This would force the city to justify 74885's status, give the city an opportunity to reexamine public priorities and propose adjustments to an otherwise worthy revision if unintended consequences such as housing unaffordability, suburban flight and depopulation of schools become apparent. Sunsetting also could chill what many opponents see as an inevitable overheating of speculative rental housing investment in the affected areas.

----- Original message -----

From: Gregg Waterman <watermanlaw@live.com>
Date: 2/4/23 12:46 PM (GMT-06:00)
To: pccomments@cityofmadison.com, allalders@cityofmadison.com, Mayor@cityofmadison.com, kbannon@cityofmadison.com, mtucker@cityofmadison.com, mononabayneighborhoodassoc@gmail.com, madisonzoningproposal@gmail.com, vnapresident@gmail.com, shivabidarsielaff@gmail.com, president@dmna.org, jesse.j.czech@gmail.com, jenn.morgan23@gmail.com, tylerlark@gmail.com, joelusson@gmail.com, president@marquette-neighborhood.org, MNABoard@marquette-neighborhood.org, srj29@cornell.edu, baycreek.contact@gmail.com
Cc: Mary Berrymanagard <maryberrymanagard@gmail.com>
Subject: Zoning Proposal 74885 redefining family to increase occupancy limits

I oppose Proposal 74885 for several reasons. First, it's too broadly drafted; it lacks provisions to accommodate the various characteristics of the 1/3 of the city's residential area it affects. Second, it lacks sufficient study; its perceived impacts are little more than hunches. Third, it's too rushed with voting by the Plan Commission and Council scheduled in February, both in the absence of adequate study and research of 74885's probable impacts. Fourth, there's little rationale and no empirical data to support the assertion the change will provide more equitable housing access. Consequently I think 74885 neglects the rights of affected property owners, particularly in near campus portions of neighborhoods between Midvale Avenue and John Nolen Drive, as well as pockets of affected east isthmus properties near the Yahara River.

The proposal may be a better fit in parts of the city farther from the isthmus and Lake Wingra. In its current draft and procedural status, however, 74885 deprives property owner rights without due process.

There may be hundreds of acres across many neighborhoods in which limits on unrelated occupancy increased from two persons to five, as 74885 proposes, could provide more equitable access to housing without diminishing the residential character, appeal, and liveability of the affected neighborhoods. Nonetheless 74885 fails to distinguish between vast residential swaths and the differing neighborhood characteristics contained in the affected 1/3 of the city.

I've owned four homes on Brittingham Place for the past 20 years, including the single family house where my wife and I reside. Our neighborhood is mixed in color, race, ethnicity and household income levels. Our neighbors include children, single adults, adult students, single professionals, married and unmarried couples, retirees, and blended and growing families, most of who've lived in the neighborhood for many years or decades. That stability fosters the appealing character of block after block of well-maintained mostly two story houses and well-tended yards surrounding them.

I also own a 3,000 square foot, six-bedroom house on Gilman Street near University Avenue, which was owner-occupied until 1989 when it was bought by upper income out-of-state parents for their child's undergraduate term. They sold it several years later to another short term owner, from whom I bought it. Since 1999 I've rented it to students – primarily undergraduates.

The locations on Brittingham and Gilman are less than a mile apart with west 'Miffland' and the Bassett District in between. The two neighborhoods my properties are in are strikingly different in character and composition. Proudfit Street marks a clear distinction between the two. The Monona Bay neighborhood consists substantially of single family homes occupied by long term residents of various ages and family structures.

The same character also is evident in other neighborhoods between Midvale Avenue and John Nolen Drive, as well as pockets of affected east isthmus properties near the Yahara River. The process to date in forwarding 74885 puts all those liveable neighborhoods at risk.

Currently Proposal 74885 is too broad for the purpose of providing more housing access to unmarried couples, blended families, people of color and nontraditional and economically disadvantaged residents. Indeed it likely will have the opposite effect as higher occupancy limits will infill the affected near-downtown residential neighborhoods with a homogeneous demographic of students primarily from affluent traditional families. Without

overlays or some provisions to maintain current occupancy limits, soon those neighborhoods will lose their identity and character as a transient demographic displaces long term residents. Proposal 74885 unduly jeopardizes and arguably denies the property rights of similarly situated long term residents, and particularly in areas near the UW and Edgewood campuses.

I notice 63 Op Atty Gen. 34 (1974) has been offered as legal support for Proposal 74885. That offer is misplaced because it overlooks that ordinances *can* be written in such a way to define family in terms of the number of unrelated persons who may live in the same single family dwelling. The opinion acknowledges many such ordinances that limit nonrelated occupancy with “restrictive definitions” of “family” – although susceptible to constitutional attack - “would be upheld”. Id. at 40.

The opinion responded to four questions asked by the Wisconsin Department of Social Services in the context of group foster home placement. Id. at 36. The questions arose because the department’s authority to carry out a group foster home program was being thwarted by ordinances restricting foster homes to areas zoned for hotel, commercial, or boarding house use – areas which are generally inappropriate for foster homes. Id at 35.

The opinion does not address an ordinance defining the word family in the context of Proposal 74885. In answering the Fourth Question, however, the opinion does consider the equal protection issue: Often such ordinances define “family” and/or “single family dwelling” in terms of the number of unrelated persons that may live in the same dwelling. Id. at 42.

For such ordinances the question becomes: (1) whether there is a reasonable nexus between limiting nonrelated occupancy of single family dwellings and the zoning purposes set out in [Wisconsin] Stats; and (2) whether a restrictive definition of “family” is an appropriate means to carry out the zoning objective if it is reasonable. Id.

If the city is concerned the current ordinance is susceptible to equal protection attack I suggest staff review and, if necessary, revise the ordinance to express such a reasonable nexus and zoning purpose. Without such diligence enacting 74885 exposes the action to an argument that 74885 deprives property owners without due process of law.

Sent from [Mail](#) for Windows

Re: #74885
Plan Commission
2/13/2023

Ms Bannon, the City of Madison Planning Commission,
Tag Evers, and Ms Vidaver,

We would like to register opposition for the proposal 74885 as it currently stands. These changes would NOT accomplish the goals of providing affordable housing for those who need it other than students.

This change of removal of “Dependency Living arrangements” and “definition of “Family” would diminish the quality of mixed rental/owner owned communities.

We urge you to consider the ‘overlay zone proposal to create a buffer zone to prevent high concentrations of student’s renters from displacing current residents in these neighborhoods.

Please read the research data and an alternative proposal information shared by:
Neighbors from S Mills in the Greenbush Neighborhood
<https://www.madisonzoningproposal.com/>

The development of our city is happening at an ever fast pace and populations are rising. The quality of our wonderful city is at stake. The older neighborhoods next to University of Wisconsin and Edgewood College need to be protected. Thoughtful and researched decisions for the historic homes and all homes near the university need to be considered. These homes will not meet the needs of providing affordable housing as desired; only enhance those facilitating student short-term rentals; realtors, landlords, students and their parents who buy homes to rent.

Eileen and J Craig Thompson
311 Campbell Street – residents 33 years.

From: [Laurie S](#)
To: [Plan Commission Comments](#)
Subject: family definition proposed changes
Date: Monday, February 13, 2023 2:59:30 PM

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

Dear Plan Commision Members,

I am writing in support of the Plan Commission voting to move the decision/vote on the “family definition” forward in time to June. I attended two zoom meetings concerning this topic. And I appreciate the time city staff has put into making these presentations and doing some research. But I agree with our alder, Tag Evers, that the proposal as it exists could have some unintended adverse consequences that will not be good for the city of Madison as a whole. He states the issues quite succinctly, so I will not go into all the details again. He also proposes some other possible solutions.

I agree there is more research that can be done by staff on this issue. “Thinking” (as staff continues to assert) there will not be significant unintended consequences, is far different than offering modeling, projections, or market analysis to support staff claims and I encourage them to do so, for the sake of an equitable city of Madison .

Thank you for considering.

Laurie Swimm
Greenbush resident since 1992

Re: Legistar File # 74885
Family Definition

TO: Plan Commission

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

DATE: February 13, 2023

The Realtors® Association of South Central Wisconsin supports revising the family definition to have equal standards for renters and homeowners regarding the maximum number of residents allowed to live in a housing unit.

The vast majority of RASCW's members represent sellers and buyers of owner occupied, single-family homes. If the city's proposed ordinance posed a threat to owner occupied, single-family housing, RASCW would be the first to object to it. Based on our members experience, this modest change is not a threat to owner occupied, single-family housing. Without a doubt, the city needs far more owner-occupied, single-family homes, but it is not a zero-sum game. Density and renters are not the enemy of owner-occupied, single-family homes.

There are many reasons to support this revision. Allowing non-family members to live together in single-family homes can make housing more affordable. Allowing multiple people to live in single-family homes can also increase housing density in a neighborhood, which can lead to a more vibrant community and help reduce urban sprawl. Allowing multiple people to live in a single-family home can reduce the overall carbon footprint of a neighborhood, as fewer homes are needed to accommodate the same number of people. Older adults and people with disabilities may need support to live independently. Allowing non-family members to live together in single-family homes can provide that support and help ensure that everyone has access to safe, affordable housing. Overall, revising the definition of family to allow for additional non-family members to live together in single-family homes will lead to a variety of positive outcomes, including increased affordability, community building, and sustainability.

For these reasons, the Realtors® support the proposed revision to the definition of "family."

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: [SUSANA LASTARRIA-CORNHIEL](#)
To: [Plan Commission Comments](#)
Subject: Redefinition of Family proposal
Date: Monday, February 13, 2023 2:34:14 PM

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

As a resident and homeowner of the near west side of Madison, I want to recommend that the City Council NOT approve the current proposal to redefine the concept of family for rentals. First of all, increasing the number of non-related occupants from two to five is an extreme change. Second, while the redefinition would apply to all of the city, the areas that would be most affected are those around UW-Madison campus. And third, this proposal has been hurriedly put up for a vote by the City Council without the analysis needed to assess unintended consequences.

If the City Council is not prepared to vote NO to this proposal, I would recommend that at least the vote be delayed to allow for further consideration by stakeholders and analysis by experts as to its consequences on housing in the areas adjacent to UW-Madison campus.

Susana Lastarria-Cornhiel
6 Vista Road
Madison WI 53726
608-886-7600

From: T. G. Nettum <tgnettum@gmail.com>
Sent: Sunday, February 12, 2023 11:20 AM
To: Bannon, Katherine J <KBannon@cityofmadison.com>
Subject: Zoning change

Good morning Kate,

I write to you as a concerned citizen, strongly voicing my opposition to the proposed change in family definition for the Dudgeon-Monroe neighborhood.

From the research that I've done, there is *nothing* that helps poor black and Latino families by a "change in family definition." All it does is hand the advantage over to students.

For example: My elderly next door neighbor, Rozelle, just moved into assisted living. Her daughter, Katheryn, lives on the north side and wants to rent out her mother's house. I have a Latino family in mind who I would love to see get a leg up and live in this neighborhood. Hopefully they could one day buy the house from Katheryn.

If the zoning plan change comes to fruition, a random investment firm in Nevada could offer Katheryn twice the value of her house in cash and then rent it to five students who will each pay a grand a month to live there. Any financier would tell Katheryn she'd be foolish to turn down that offer.

I'm open minded, help me understand why I'm wrong to adamantly oppose this change. No poor family can compete with what five rich undergraduates will pay in rent, and we see this clear distinction in students and non-student renters in the zoning border that already exists. This makes our neighborhood less equitable, not more.

Why does the city privilege students, who are *transitory*, over the permanent residents who vote and pay property taxes?

Please don't make our neighborhood less equitable. Oppose this change along with me.

Respectfully,

Tomas Nettum
2141 Keyes Avenue

From: Greta Casey <gretagetsmail@gmail.com>
Sent: Monday, February 6, 2023 2:55 PM
Subject: Proposed "Family" Zoning Change - NO!

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

Good Afternoon!

I want to express my strong opposition to the proposed Zoning change that would allow a greater number of non-related people to be renting together. While no-doubt well intentioned, this is a recipe for disaster. There is a reason that people have been attracted to Madison - because we have always done things our own way, not the way of bigger cities, not the way of absentee landlords. Madison values families, parks, homes.

I have been a homeowner in Eken Park for 20+ years - the homes that are rented to families are a joy and an asset to our community; the few that are currently (in non-compliance) inhabited by 4 or 5 friends are loud, trash-filled, with old furniture on the street until neighbors get exasperated and fill out the required on-line form to get the trash taken away, it brings down the whole neighborhood.

There is no quick fix for a lack of affordable housing.

Madison Politicians talk about homeownership equity as being a core value, but this proposition, if allowed, will not make it any easier for families of color to buy a property - it will just empower more and more family homes to be bought up by landlords and rented out. Don't do it!

BUILD HOMES - NOT HOUSING!!!!

Margaret Casey

Eken Park, Madison

From: J Tretow-Schmitz <tretowschmitz@gmail.com>
Sent: Sunday, February 12, 2023 5:06 PM
To: Bannon, Katherine J <KBannon@cityofmadison.com>
Subject: Proposed Zoning Ordinance Change RE: Definition of Family

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

Hello.

I write to oppose the City's effort to increase the housing supply by changing the definition of family.

On the Plan Commission agenda for tomorrow night's meeting, item 74885 refers to this zoning change.

My hope is that rather than change the definition of family to address equity and the shortage of housing, an overlay district be created for the near-UW campus neighborhoods to protect them from speculative housing economics which would push up rents and attract undesirable, absent landlords. This would identify special provisions in addition to those in the underlying base zone, maintaining current occupancy limits, and seems a much better solution for the affected neighborhoods and for the city as a whole.

Thank you,

Jean Tretow-Schmitz
502 Glenway St
Madison

Jean Tretow-Schmitz

From: [Caitlin Gardner](#)
To: [Plan Commission Comments](#); [All Alders](#); [Benford, Brian](#); [Mayor](#)
Subject: Support of change to family definition
Date: Monday, February 13, 2023 1:03:42 PM

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

Hello all,

As a long term Madison renter, I support the proposed changes to the family definition. Banning more than two unrelated people from renting in many areas of Madison does not make sense and is discriminatory against a large swath of the Madison population. Where this ban is enforced or not enforced can be discriminatory. Some may, understandably or unintentionally, find themselves in a living situation that is not allowed, leaving them at risk of eviction at the whim of neighbors. I hear many alders, and now alder candidates, purporting to support affordable housing. Here is a change that could help improve housing affordability in addition to protecting folks from being evicted due to an antiquated definition of family.

Updating this rule is a no-brainer.

Best,
Caitlin Gardner

From: [Olivia Williams](#)
To: [All Alders](#); [Plan Commission Comments](#)
Subject: Support family definition changes
Date: Monday, February 13, 2023 1:01:23 PM

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

Hi Plan Commission and Common Council,

I urge you to support the family definition changes to our zoning code at Plan Commission tonight and at Common Council on Feb 28.

I work in the field of affordable housing, particularly affordable homeownership at Madison Area Community Land Trust. I also have a PhD in Geography, where I studied urban change, displacement, and affordability. I've been involved in the Affordable Housing Action Alliance, who has already weighed in support of this proposal, and I am very much in support of the change for many of the reasons that have been given by others.

I have noticed arguments in opposition stating that this change will reduce affordability for both homebuyers and renters, and nothing could be further from the truth. It clearly will provide greater housing access and choice for low-income people, and it needs to be passed. The longer we wait to pass this change, the more this ordinance can be weaponized against low-income renters, who are threatened into accepting sub-par living conditions or else evicted for violating this ordinance. Staff have provided clear data and anecdotes about the harm this ordinance causes to renters *right now*. It is fairly commonplace already to live in groups of unrelated people to afford rent in a housing market where housing costs outstrip incomes. The more prices increase in Madison, the more this change becomes necessary to allow for our existing housing to actually house the people who work here.

Passing this ordinance change is a no-brainer. It should have never been on the books at all, and it is very much related to old practices of exclusionary zoning and redlining. Madison should be a leader in Wisconsin in standing up for renters, who make up more than half of the population of the City and are statistically less white than homeowners.

thanks for your consideration,

Olivia

--

Olivia R. Williams, PhD
oliviarenewilliams.com | [Twitter](#)

From: [Lynn Lunde](#)
To: [Plan Commission Comments](#)
Subject: RE: Zoning Ordinance
Date: Monday, February 13, 2023 12:21:56 PM

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

UPDATE: Mayor Rhodes-Conway has requested that the Plan Commission delay their decision (scheduled for Wednesday evening) on this issue. She wrote, "recent conversations with the Madison community raise a question worth investigating in my mind. They flag a concern that the change being contemplated will induce a wave of real estate speculation from outside investors. I don't know if this is a realistic risk or not. But I do believe speculative investment from outside investors would be a further risk to affordability in Madison. I think it is worth taking the time to investigate this question and learn more about the risk."

I recently read that comment by Mayor Rhodes-Conway. I am opposed to the zoning ordinance. I own a duplex on Broadmoor St. (in which my family and I live) and have started receiving unsolicited requests to purchase.

Thank you
Lynn Lunde

From: [Caitlin Gardner](#)
To: [Plan Commission Comments](#); [All Alders](#); [Benford, Brian](#); [Mayor](#)
Subject: Support of change to family definition
Date: Monday, February 13, 2023 1:03:42 PM

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Hello all,

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Updating this rule is a no-brainer.

Best,
Caitlin Gardner

From: [Olivia Williams](#)
To: [All Alders](#); [Plan Commission Comments](#)
Subject: Support family definition changes
Date: Monday, February 13, 2023 1:01:23 PM

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

Hi Plan Commission and Common Council,

I urge you to support the family definition changes to our zoning code at Plan Commission tonight and at Common Council on Feb 28.

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I have noticed arguments in opposition stating that this change will reduce affordability for both homebuyers and renters, and nothing could be further from the truth. It clearly will provide greater housing access and choice for low-income people, and it needs to be passed. The longer we wait to pass this change, the more this ordinance can be weaponized against low-income renters, who are threatened into accepting sub-par living conditions or else evicted for violating this ordinance. Staff have provided clear data and anecdotes about the harm this ordinance causes to renters *right now*. It is fairly commonplace already to live in groups of unrelated people to afford rent in a housing market where housing costs outstrip incomes. The more prices increase in Madison, the more this change becomes necessary to allow for our existing housing to actually house the people who work here.

Passing this ordinance change is a no-brainer. It should have never been on the books at all, and it is very much related to old practices of exclusionary zoning and redlining. Madison should be a leader in Wisconsin in standing up for renters, who make up more than half of the population of the City and are statistically less white than homeowners.

thanks for your consideration,

Olivia

--

Olivia R. Williams, PhD
oliviarenewilliams.com | [Twitter](#)

From: [Gregory Reed](#)
To: [Plan Commission Comments](#)
Cc: [Vidaver, Regina](#)
Subject: Family Definition
Date: Monday, February 13, 2023 11:24:43 AM

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

I am writing to express my support for postponing a vote on this matter until June 12, 2023 so that more empirical data can be collected to gauge the impact on neighborhoods - particularly those neighborhoods in close proximity to the UW-Madison campus. This extension would allow for meaningful consultation with UW-Madison entities that have studied these types of changes in other communities, evaluate potential overlay districts for neighborhoods closest to campus and to evaluate increasing the current limit to three individuals from two.

The unintended consequences of the current proposal include a significant impact in on-street parking in impacted neighborhoods (including vehicles parking and blocking driveways and crosswalks), an increase in impervious coverage if single family homes are converted to multi-family and offstreet parking is created to accommodate increased per unit parking demand, higher noise levels in neighborhoods near campus, demolition by neglect of current homes in historic districts that may need additional repairs or code changes upon sale and a large wave of anticipated home ownership turnover in certain neighborhoods as folks move to assisted living versus aging in place. Regardless of home value, many current single family residences could readily get converted to student housing with limited upfront investment.

I support updating the current family definition, oppose weaponizing the current zoning code against students and as Vice-Chair of the Community Development Authority, I am a staunch advocate for retaining and delivering affordable housing options across the City of Madison. That said, the Transit Overlay District combined with the proposed family definitional change will most certainly have unintended consequences on neighborhoods closest to the UW-Madison campus - including increased density. Comparisons between the Tenney-Lapham and Marquette neighborhoods and the Greenbush, Vilas and Regent neighborhoods are apples to oranges comparisons and we need to be able to rely on data and research.

Please vote to postpone until June 2023.

Best regards,

Greg Reed

From: [Kyle VonRuden](#)
To: [Plan Commission Comments](#)
Subject: RE: Agenda Item #10 (Updating Definition of Family)
Date: Monday, February 13, 2023 10:32:07 AM

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

Dear Plan Commission Members,

My name is Kyle VonRuden; I'm a resident of the Emerson East neighborhood, and I work for The Road Home Dane County on the near south side of town. I'm writing to encourage the Plan Commission to support the family definition revision proposal recently offered by the City of Madison's professional zoning staff.

A vote for this proposal is a vote for equity, inclusiveness, and anti-racism. Current policy unfairly privileges homeowners over renters and creates arbitrary barriers to housing even as more and more Madison households struggle to afford their homes. The current definition is also a vestige of exclusionary and racist land-use policy that for decades has fueled residential segregation as well as the extreme racial and socioeconomic disparities that continue to prevent our city from reaching its full potential. Moreover, it is a discriminatory misappropriation of local zoning policy discretion, and it has no place in a modern, inclusive Madison.

While well-meaning, opponents of the revision – predominantly single-family homeowners in desirable Madison neighborhoods – continue to misunderstand the intention of this proposal. Their claims that this reform will upend the local housing market and lead to widespread conversions of owner-occupied homes to rentals both lack evidence and overlook the much more powerful economic and political forces shaping housing cost, access, and affordability in our community. City staff, however, have provided ample evidence showing that the current definition is disproportionately enforced – or “weaponized,” in the words of Mayor Rhodes-Conway – in neighborhoods that are home to predominantly lower-income households and households of color. Ultimately, the revision represents a modest policy reform that will increase affordable housing options for lower-income Madisonians and prevent a handful of devastating evictions each year. As such, it will contribute to the city's housing goals of expanding access, reducing disparities, and preventing homelessness.

I hope that each member of the Plan Commission will do the right thing this evening by supporting the family definition revision. Thank you all for your time and consideration.

Kyle VonRuden
2525 E Dayton Street #2
Madison, WI 53704

From: [Wendy Fearnside](#)
To: [Plan Commission Comments](#)
Subject: Legistar #74885 Zoning Text Amendment to Update Definitions of "Family"
Date: Monday, February 13, 2023 10:31:00 AM

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

I urge you to carefully consider the words of Ellie Feldman, an experienced realtor who grew up in the Vilas neighborhood, lives in Dudgeon-Monroe, and owns rental properties and specializes in home sales in Vilas and other nearby areas:

While I do not claim to know what the perfect solution is for housing affordability in Madison, I do know that the current zoning changes that are already in effect in the Regent Street corridor; the ability to now build higher; and the sheer number of proposed hundred plus unit developments on the city planning website, should be given time to work, before we enact a plan that deteriorates some of our most loved neighborhoods. We should learn from history and look at the Greenbush Neighborhood Plan, to see what effect this zoning proposal would have on the neighborhoods surrounding campus. Rather than having to provide future TIF money to re-establish these neighborhoods as single family neighborhoods, let's continue to let them flourish as they are now.

I couldn't have said it better.

The only additions I would make are:

1. To broaden the definition of family to include more non-traditional family types, and
2. To include the Transit Oriented Development Overlay among the changes that should be allowed to play out before making decisions on the occupancy issue.

Thank you.

Wendy Fearnside, 912 Van Buren St.

- MS in Urban and Regional Planning from UW-Madison
- Current Member, Vilas Neighborhood Assn. Council
- Former Board Member and President, Quaker Housing, Inc. (a 72 unit low income apartment complex on the south side)
- Former Council member and President, Dudgeon-Monroe Neighborhood Association
- Former city planning staff in St. Paul, MN

P.S. Ellie provided considerable relevant analysis in her written testimony and correspondence with the Planning Division, which are also worth your consideration. These can be found on pages 48-53 of the public comments from 12-19-22 through 2-20-23 that are contained in the information for this meeting.

From: [T. G. Nettum](#)
To: [Plan Commission Comments](#)
Subject: Zoning Change
Date: Monday, February 13, 2023 10:30:49 AM

Good morning,

I write to you as a concerned citizen, strongly voicing my opposition to the proposed change in family definition.

From the research that I've done, there is *nothing* that helps poor black and Latino families by a "change in family definition." All it does is hand the advantage over to students.

For example: My elderly next door neighbor, Rozelle, just moved into assisted living. Her daughter, Katheryn, lives on the north side and wants to rent out her mother's house. I have a Latino family in mind who I would love to see get a leg up and live in this neighborhood. Hopefully they could one day buy the house from Katheryn.

If the zoning plan change comes to fruition, a random investment firm in Nevada could offer Katheryn twice the value of her house in cash and then rent it to five students who will each pay a grand a month to live there. Any financier would tell Katheryn she'd be foolish to turn down that offer.

I'm open minded, help me understand why I'm wrong to adamantly oppose this change. No poor family can compete with what five rich undergraduates will pay in rent, and we see this clear distinction in students and non-student renters in the zoning border that *already* exists. This makes our neighborhood less equitable, not more.

Why does the city privilege students, who are *transitory*, over the permanent residents who vote and pay property taxes?

Please don't make our neighborhood less equitable. Oppose this change along with me.

Respectfully,

Tomas Nettum
2141 Keyes Avenue

From: ianjamison@gmail.com
To: [Plan Commission Comments](#)
Cc: [Benford, Brian](#)
Subject: In support of agenda item 10 / legistar item 74885
Date: Monday, February 13, 2023 10:22:21 AM

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

Good Morning,

I would like to share my strong support for Agenda Item 10. The current family definition discriminates against renters, students, and others whose “family” does not meet the preferred definition of the city. It forces landlords and others to discriminate against these groups in violation of the city’s own Equal Opportunities Ordinance. And it’s more than overdue for a change.

The proposed change would address this issue and make the City a fairer, more tolerant place for everyone to live. Homeowners should not live by a different set of rules than renters, period – especially considering the class and racial differences between each of these groups. Discrimination against renters all too often becomes a thin façade allowing for racial, age, and class discrimination. The current standards not only foster this discrimination – they require it!

Some will argue for more time to study this change, or to exclude certain parts of the city from updates. But discrimination shouldn’t be tolerated anywhere, ever in any city. Especially in progressive Madison. No additional time studying is worth the cost of allowing discrimination to continue in the meantime.

Narrow tweaks or expansions to the family definition still leaves the City in charge of determining who does and doesn’t count as family. That’s wrong. People determine who they consider their family. Not the government. Leaving this in the hands of the city perpetuates a cycle where reporting and enforcement is selectively targeted at groups younger, poorer, and less white. It’s wrong.

I urge this committee to do the right – and equitable – thing and end this city-mandated policy of discrimination with greatest urgency.

Thank you,

Ian Jamison
District 6 Resident

From: [Peter Daly](#)
To: [Plan Commission Comments](#)
Subject: Family definition change
Date: Monday, February 13, 2023 10:17:37 AM

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

We join Alder Tag Evers, the Mayor and others in advocating for a delay in making a change in the family definition due to possible unforeseen consequences throughout the city. We need more equity and stronger neighborhoods, not more outside investor properties, higher rents and subsequent property values. More study and research is needed to determine these impacts.

Peter and Nancy Daly
1112 Lincoln St.
Madison, WI 53711

From: [Joyce Knutson](#)
To: [Plan Commission Comments](#)
Subject: Revision to definition of a family
Date: Monday, February 13, 2023 10:02:03 AM

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

Dear Commission members,

I urge you tonight to delay consideration of a revised definition of a family until sufficient data/studies can be explored to ascertain possible unexpected consequences of this revision. I attended the open informational meeting on December 19 organized by Alders Tag and Vidaver. Many questions were raised about the negative effects that are possible. Many residents expressed concern about the effects the revision would have on our neighborhood. I share those concerns. I support a delay to gather more information for such a far reaching change.

Best regards,

Joyce Knutson

24 N Prospect Ave

District 5

From: [William Ochowicz](#)
To: [Plan Commission Comments](#); [All Alders](#); [Benford, Brian](#); [Mayor](#)
Subject: I support the change in the family definition
Date: Monday, February 13, 2023 10:00:57 AM

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

Hello all,

I have been a renter in Madison for about 10 years, I am on my neighborhood association's council, and I consider myself a good neighbor. I am fully in favor of the proposed changes to the family definition, which currently bans more than two unrelated people from renting in more than 1/3 of Madison. This is absolutely an outdated rule that should be removed from the ordinances.

I would like to highlight a letter that my friend wrote:

> I am writing today in support of the proposed change to revise the family definition, which is an antiquated and discriminatory law that reinforces "traditional" families at the expense of unmarried couples, young professionals, blended families, retirees, students, low-income residents, and people of color.

> For many years after graduating, I was able to afford to live here because I rented with three other non-related roommates. As someone who worked for a non-profit, my income was limited and this housing arrangement was the only way I could afford to live in my neighborhood. Although we were four young men renting a house, we contributed to the neighborhood. We volunteered to clean our nearby park and made friends with our adjacent neighbors, home-owners with young children. We loved our time in that neighborhood and it would not have been possible with enforcement of the current family definition.

> **I have now learned this current practice actually banned us from living in that home, which was in a TR-C3 zoned district in the Greenbush Neighborhood (410 S. Orchard Street).** This was not weaponized against us. I suspect our privilege as four white men helped considerably.

> Please change this language so that Madison can become a more inclusive community and that this rule can stop being enforced in discriminatory, racially-driven manner.

I'd also like to specifically contrast this [with Alder Vidaver's blog](#), which calls out naturally occurring affordable housing, speculation, and implores us to "*... dispense with the hyperbole and the vitriol and work together to move forward with the best possible solution.*".

There is nothing hyperbolic about my friend's situation. He is a real person, who actually lived in Greenbush, and who could have lost his housing if someone complained to the city. It is absolutely **bullshit** that it's even a possibility for that to happen in our city in this day and age. No amount of studies, or delays, or debates, or overlays, or any **other half-assed solutions will make that not bullshit**. If 4 people want to rent a 4 bedroom house, they should be allowed to. Full stop.

The outcome of this change is entirely predictable. There are people today, living in Madison, who are under threat of losing their housing because of this ordinance. **At least 147 people have lost their housing because of this ordinance in the past**

10 years. Legalizing this kind of living situation will lead to more "naturally occurring affordable housing" that some opponents to the change suddenly care about. And what makes this so frustrating is that this is even up for debate.

Stop the delays, and change the definition.

Thank you,
Will Ochowicz

From: [Bruce Hansen](#)
To: [Plan Commission Comments](#)
Subject: item 74885 (family vs. developer zoning preference)
Date: Monday, February 13, 2023 9:59:42 AM

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

I am writing to request that you vote against the proposal to allow developers to buy up Madison neighborhoods unencumbered with owners residing in these houses. This is largely a supply and demand question. The demand for family homes will remain the same but, in addition, investors will compete in the same housing market. More demand without a much greater supply of housing will drive up real estate prices and drive families out of the market because they cannot pay as much as speculator/developers. Looking at Madison building codes, I discovered that it would be possible to run a driveway up onside of a house and use backyards as parking lots. I have quadraplexes behind my house which all use their backyards for parking lots. The best kept up quadraplexes behind my house are owned by to older sisters who live in a unit in each of their quadraplexes. There are other quadraplexes that have weedy ugly parking lots behind them. That's another difference that tends to exist between owner occupied and profit driven home ownership.

I bought my small house from a Chinese grad student who lived in it and rented out one bedroom and the dining room as another bedroom to other students. No one prevented him from buying that house. He was both a student and a landlord. I know of another house on my block that is lived in by the owner's daughter and other renters. There is no problem. This bunch is in their late twenties. The one thing we don't have on my block is a collection of landlords squeezing every penny they can out of their tenants and accelerating the cost of housing and taxes.

Dovetailing more with the other zoning change meant to increase population density all along University Avenue, there has been a total lack of cooperation from the University. Since much of the antagonism toward that zoning change is from Madison residents who don't want higher population densities in their neighborhoods for the sake of making the Rapid bus line more viable, we should look at how the University was totally left out of this plan. The University should be expected as a major stakeholder in the Rapid bus line improvement to build some high rise dorms within a quarter of a mile of this line. Dorms can house more people at a lower price than the City can. Also, those students would afford high walkability. The University could even build structures elsewhere within a quarter mile of the bus line. That would guarantee a larger ridership.

Higher taxes to pay for "affordable housing" remaking my house less affordable.

One question: Are two lanes of University Ave. going to be dedicated to the Rapid

bus plan? If so, how will that affect auto and bus traffic in the remaining lanes?
Backed up traffic congestion will result in idling engines, a huge waste of fuel, time
wasted, and a less green environment.

Bruce Hansen
322 N Meadow Ln
Madison , WI 53705

From: [Deaken Boggs](#)
To: [Plan Commission Comments](#)
Subject: Plan commission meeting item 74885 Family Definition
Date: Monday, February 13, 2023 9:59:06 AM

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To Whom it may concern,

I am writing in reference to my support for the proposed changes to the family definition in Madison general ordinances. As a previous property manager for the community this family definition only worked to marginalize renters, and “enforced” only for a property owners benefit when it worked. Property management firms would allow people to skirt this rule as long as on paper they were not doing so. This lead to tenants who would reside in the property but not be safeguarded by a lease and the rights it offered. In a community so desperately poorly housed to begin with these rules serve as a dated and archaic weight on residents who can’t otherwise find an option other than “illegal tenancy.”

Arguments in opposition to this change decry real estate investors as working to put this housing out of the reach for a first time home buyer. But then subsequently talk about a \$484,000 home as an example. As someone who purchased our starter home I can assuredly tell you even with 2 household incomes \$484,000 was much out of our price range and not an example of starter homes within the community that might be at risk. I would say the bigger threat to housing affordability is the arbitrary limitations of housing stock that were initially imposed by this family definition in the first place.

I would also strongly caution any alders or people with a decision making capacity to closely examine arguments in opposition for these changes. What is being argued for specifically? And what is to be lost by changes to these rules? Neighborhood character is a phrase that often gets thrown around in discussions like this and I feel it certainly has a place in plan commission but not in a discussion as to who lives where. Here in Madison we have a history of a redlined community that we have yet to properly address. These changes to the family definition are a step in the right direction but we should also listen to the counter arguments and hear the ugly history these arguments are looking to preserve.

I don’t know about you but I believe neighborhood character shouldn't care about who calls a place home, and the character of a community will be judged by the actions of that community.

Sincerely,

Deaken Boggs
5601 Hammersley Road
Madison WI 53711

From: [Susan O'Leary](#)
To: [Plan Commission Comments](#)
Subject: Change in family definition
Date: Monday, February 13, 2023 9:54:22 AM

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Dear members of the Planning Commission,

Thank you for the work that you do.

I am writing to ask that the decision on the change to family definition be delayed to allow for further study. I understand that many, but not all, of the questions people have posed about this proposed change have been answered. This would be such a serious change for our city that could have unintended consequences that it makes sense to take a few extra months to gather information to be able to study the situation more carefully.

Sincerely,
Susan O'Leary

From: [W John Haynes](#)
To: [Plan Commission Comments](#)
Cc: [Mayor](#); [Lynn Haynes](#)
Subject: Zoning Text Amendment #74885
Date: Monday, February 13, 2023 9:42:33 AM

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

To the Planning Commission
pccomments@cityofmadison.com
mayor@cityofmadison.com

My wife and I are **opposed** to proposal **74885** named "**Chapter 28 Family Definition**" with the title "**Amending Supplemental Regulations within Section 28.151 MGO and Definitions within Section 28.211 of the Madison General Ordinances to Update Definitions of "Family"**".

This is listed as on an agenda from 1/17/2023 where it was re-referred for recessed Public Hearing and is again on the agenda for today Monday Feb 13th.

As a home owner on the near west side since the mid 1990's, I live on a street with several minority and alternative families. I think the diversity in my neighborhood has not been impacted by the current zoning definitions and that the current ordinance does not need to be changed. Furthermore, I do not agree that changing this definition as proposed to the zoning code will improve access to minorities or provide more opportunity for broadening the definition of family. The proposal is not really about a definition of family. The term in the ordinance should be changed to cohabitants. This proposed change is will simply provide and encourage commercial ownership of single family dwellings for the purpose of renting. The use of the term family in this proposal is simply a lack of clarity to obscure the true purpose of the change.

The purpose of this proposed change is to increase **unrelated co-habitants from 2 to 5 and not require any of those cohabitants to own the property**. The consequence of this will create economic factors that will not favor personally owned dwellings with families. **The economics will favor commercially owned single family dwellings with unrelated co-habitants**. This is a fact based on a very simple calculation based on the conversion rate from 2 to 5 unrelated co-habitants that will occur; the maintenance cost for higher density occupancy in those dwellings; and the increase in the rate of depreciation of the dwellings. In order to cover the increase real costs and the estimated land and property valuations impacted by potential rental revenue, there will be an increase in the rate of property and dwelling valuations. The change based on the previous simple calculation will actually result in an increase in required rental fees and make the areas less affordable for renters or personal ownership of single family dwellings.

There is and will continue to be a constant pressure to increase the density of the central area of Madison. There is and will continue to be a transportation challenge with the geography of the isthmus. All of these must be dealt with as we move forward. We need to create thoughtful development plans for our capital, near east and near west areas of the city. Some of the changes made within the last couple of decades in building height restrictions and other changes in zoning, in response to the pressures, have recently provided for a rapid expansion in the number of multi-story rental properties in the area. Unfortunately as suggested by those

recommending these changes, this has not resulted in a concomitant reduction in rental costs. As a consequence of the building boom, we now have numerous very large structures that were aging as they were built. Inevitably they will become dilapidated. The demolition and rebuilding of these structures will be expensive and result in valuations that will be well beyond simple single family dwellings. These areas will never again be what they were.

Our city is made exceptional by the maintenance of a hometown feel in our neighborhoods close to the capital. The only way the city of Madison is going to encourage high density but retain personally owned family dwellings, is actually by doing the exact opposite at this time. By not changing this law, we will slow the inevitable changes coming to the area. This will hopefully provide time for planners and developers to create and present more comprehensive plans for the development of this area of Madison. Affordable dwellings owned by the inhabitants in high density areas with the needed amenities for living with less transportation services is the greatest challenge for communities in this century. To make these affordable at a cost low enough to allow the mode or median income families to buy and live in will be difficult. But it will certainly not occur with this proposed change in zoning laws. It will have the opposite effect. Please do not vote for this proposal.

Sincerely and Respectfully
W. John Haynes
Lynn Haynes

4337 Bagley Parkway
Madsion WI.

W John Haynes
w.john.haynes@gmail.com

From: [Jody Whelden](#)
To: [Plan Commission Comments](#)
Subject: Postpone Vote on Family definition
Date: Monday, February 13, 2023 9:22:21 AM

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

Please postpone the vote redefining family for purposes of families and people finding housing.

From the materials I have read. this is a complex issue which needs more understanding citywide before people can make a decision.

Jody WHELDEN
1330 Morrison St, Madison, WI 53703

--

Rev. Jody Whelden, RBCC
Retired Board Certified Chaplain
Unitarian Universalist
Author~Artist~Speaker
www.jodywhelden.com
608-286-5287 text and call

From: [Tibi Light](#)
To: [Plan Commission Comments](#)
Subject: Family Definition Comment
Date: Monday, February 13, 2023 9:20:03 AM

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Hello,

I am a 53yr Madison resident and have watched the Greenbush area, Mifflin area, and other areas in Madison change as owner occupied homes were replaced with rentals. I also have friends who are assisting their retirement with a rental property in town, who care very much about their renters and property. I have been a renter, a landlady and a homeowner in Madison during the last half century.

Although the motivation by some is to provide more housing opportunities at affordable prices, I think this current proposal will create the opposite and degrade the quality of life in our neighborhoods, while padding the pockets of developers and real-estate groups. I think the statement by Paul Soglin clearly speaks to this as well.

I am particularly concerned about real estate developers, both local, out-of-state, and out-of-country, buying up properties for rental.

Those making money don't necessarily care about community or neighbors or property management, beyond making a profit.

Too much rental in a neighborhood breaks down the ability of community to form, as the rental folks aren't that committed to the neighborhood on a long term basis. And neither are many developers.

As a block captain delivering our local newsletter, The Hornblower, to my local neighbors, I am unable to even connect with some people due to locked buildings and privacy concerns in rental properties.

Some renters come and go over the years, and I never even communicate w them. Not everyone needs to be friendly, of course, but when policy determines conditions for a lack of community, there is a breakdown.

And, the resultant sky rise in property values, make home ownership even more unattainable, while the community declines.

Thank you for listening,

Sincerely,
Tibi Light
2906 Arbor Drive

From: [James Schey](#)
To: [Plan Commission Comments](#)
Subject: Agenda #74885
Date: Saturday, February 11, 2023 5:19:54 AM

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

Dear Plan Commission Members:

I am writing in regard to February 13th's discussion on the proposed zoning ordinance change regarding "family definition", agenda #74885.

I understand that the city wants to give those citizens looking to rent housing more options so that they can pool their resources and live in bigger groups. I live in Dudgeon-Monroe next to Edgewood College.

This ordinance change, as proposed, will encourage investment groups, large-scale landlords and institutions (such as Edgewood and the UW) to buy up houses to rent to students and groups of adults. The housing stock---which is mostly owner-occupied now---will convert to rentals. This does not help affordability, as families or citizens pooling their resources trying to buy houses cannot compete with corporate interests and will lose in the high stakes bidding wars that this will result in. Communities cannot build generational wealth when companies and institutions with financial advantage control the real estate market.

Please don't vote for this proposal as it stands.

Sincerely,
James Schey
878 Woodrow Street
Madison, WI 53711

From: [Ron Rosner](#)
To: [Plan Commission Comments](#)
Subject: Agenda item 10, Legistar #74885
Date: Sunday, February 12, 2023 10:10:42 AM

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

Dear Commissioners

Re: agenda item 10, Legistar #74885
Meeting of February 13, 2023

I write in opposition to the City's proposal to amend the family definition. Admirable as the the authors' intentions may be, the proposal is likely to fall far short of its target and, whether intentional or not, would threaten the integrity of family neighborhoods, especially those close to the University. Consequently, I encourage the Commission to move the proposal on to the Council with a negative recommendation.

It is naive to assume that housing opportunities can be expanded with no increase in the housing stock. Enabling an absentee owner to turn away a family of 3, 4 or more in favor of renting to 5 unrelated is not an outcome any of us should be proud of.

It is disingenuous of zoning professionals to fault the zoning code for its lack of equity when the code was never intended to deliver equity. To the contrary the code is intended to make distinctions about physical structures, their locations, and uses insofar as those elements, in their aggregate, promote the general public welfare and development of the City. It is the responsibility of Building Inspection to uniformly, i.e., equitably, enforce the provisions of the code as enacted by the City.

Acknowledging the need to increase housing opportunities, our neighborhood will be exploring development of a "clearing house" to bring together homeowners who would consider renting a room in their home and individuals who might like to rent.

Thanks you for your consideration.

Ron Rosner
1819 Summit Ave, 53726

From: [Madison AHAA](#)
To: [Plan Commission Comments](#)
Subject: Change of definition urged
Date: Sunday, February 12, 2023 6:57:09 PM

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

Dear Plan Commission & Common Council

The Affordable Housing Action Alliance would like to voice our support of the revision of the family definition to allow up to 5 unrelated adult renters to share a unit in **all** residential zones across the City of Madison.

Currently, untold numbers of renters across Madison are already violating the existing family definition ordinance, often unknowingly. If a neighbor reports them, their housing is at risk. The change to the family definition will allow people to stay secure in their own homes without fear of a neighbor's complaint leading to them being forced out. The City reports receiving [about 20 of these complaints](#) each year.

This ordinance clearly discriminates against renters, since 5 unrelated adults can live together if one of them owns the house. According to the City's 2022 Housing Snapshot, more than half of the City of Madison's population is renters, and almost half of the renters are rent-burdened (paying more than 30% of their income on housing). This ordinance change would open up more housing options for renters and effectively increase the housing supply, while current supply is very constrained.

Restricting where low-income people can live is directly related to racist redlining practices, and it also protects the traditional family structure based on mid-century morals and cultural fears of that era. We live in a different era than we did when this ordinance was first created. It's becoming fairly commonplace for adults to share housing costs, and to marry and/or have children later in life (or never). This kind of home-sharing is not just about students. Housing costs have far outgrown incomes. Many people of every age no longer have the resources to buy homes, and may choose to rent with other consenting adults to afford the cost of a single-family house. Not allowing at least one person to occupy each bedroom in a home creates unnecessary economic hardship. We agree with the staff [analysis](#) that this ordinance as it currently stands hurts low-income households and people of color.

The current law also limits cost sharing among seniors and retirees who are increasingly looking for ways to reduce expenses and gain companionship. Additionally, Madison has an uncountable but significant number of homeless individuals who stay with friends and family for the near or long term while trying to find other housing, the "doubled-up" population. An ordinance that restricts how many unrelated people can be in a single-family house together impacts the legality of the doubled-up population having safe housing with consenting friends.

If the concerns are about occupancy numbers in a given home, building codes already exist for maximum occupancy requirements based on square footage. If the

concerns are about potential noise, we also already have noise ordinances to address that.

Please support the ordinance change for all residential areas of Madison.

Sincerely,

Affordable Housing Action Alliance

Family Definition Petition

We are writing to you regarding the proposed Family Definition change. We fully support the city's objectives to make Madison's housing more equitable and accessible. However, we are concerned that the family definition change proposal, as written, will have unintended consequences and will increase housing costs in some Madison neighborhoods due to speculative investment.

We are requesting that the planning committee make an amendment to the current proposal in order to mitigate the impact of speculative investing that will drive up housing prices as a result of the changing the family definition. We are petitioning to create an overlay zone in portions of Greenbush, Dungeon Monroe, Vilas, and Regent neighborhoods. The overlay zone would keep current zoning regulations in place; we are also open to alternative solutions that mitigate speculative investing.

Number	Submission Time	First Name	Last Name	Initials
1	Dec 30 10:53 PM	Matthew	Kulcyk	Mk
2	Dec 31 2:32 AM	Cynthia	Koschmann	Cak
3	Dec 31 2:33 AM	Edward	Mason	Egm
4	Dec 31 9:23 PM	Karen	Stevenson	KS
5	Jan 1 7:18 PM	David	Schroeder	DAS
6	Jan 1 7:59 PM	Malorie	Hepner	Myh
7	Jan 1 7:59 PM	Jeanette	Froehle	JF
8	Jan 1 8:39 PM	Gary	Stults	Gws
9	Jan 1 8:55 PM	Juliet	Aylward	JLA
10	Jan 1 9:38 PM	ann	Niedermeier	AN
11	Jan 1 9:56 PM	Susan	Thibeault	slt
12	Jan 1 9:56 PM	David	Yang	dtty
13	Jan 1 9:58 PM	Stacy	Schuman	SS
14	Jan 1 10:38 PM	Nate	Zimmerman	WNZ
15	Jan 1 11:44 PM	Douglas	Raubal	djr
16	Jan 2 12:41 AM	Elizabeth	Newsom	EN
17	Jan 2 1:37 AM	Roger	Maes	RM
18	Jan 2 4:08 AM	Kristin	Daugherty	ksd
19	Jan 2 2:19 PM	Leslie	Shear	LDS

20	Jan 2 2:48 PM	Betty	MacEwen	BLM
21	Jan 2 3:02 PM	Andrew	MacEwen	ACM
22	Jan 2 3:17 PM	John	McGuigan	JM
23	Jan 2 3:21 PM	Tim	Mathison	TRM
24	Jan 2 3:36 PM	Daniel	O'Connell	DOC
25	Jan 2 4:10 PM	Barbara	Jacobs	bj
26	Jan 2 5:02 PM	Emily	Kohlhase	EK
27	Jan 2 6:26 PM	Barbara	Sanford	BS
28	Jan 2 6:30 PM	Thomas	Richardson	TPR
29	Jan 2 6:40 PM	Chris	Shaw	CS
30	Jan 2 6:41 PM	Robert	Schroeder	Rks
31	Jan 2 6:51 PM	Shannon	Kleiber	SHK
32	Jan 2 7:18 PM	Jeff	Henriques	JBH
33	Jan 2 7:21 PM	Lauren	Craddock	LC
34	Jan 2 7:34 PM	David	Bolles	DB
35	Jan 2 7:54 PM	Betty	Zeps	BSZ
36	Jan 2 7:58 PM	Leo	Richardson	LAR
37	Jan 2 8:31 PM	Michael	Havey	MJH
38	Jan 2 8:33 PM	Olcha Eileen	Borowiecka-Havey	OBH
39	Jan 2 9:03 PM	Hornberger	Thompson	EHT
40	Jan 2 9:40 PM	Katya	Maes	KM
41	Jan 2 10:13 PM	Juliana	Cranley	JC
42	Jan 2 10:48 PM	William	Aylward	WA
43	Jan 2 11:48 PM	Melanie	La Barre	MEL
44	Jan 3 12:04 AM	Susan	Ketchum	skk
45	Jan 3 12:06 AM	Mary	Unmuth	MJU
46	Jan 3 12:13 AM	James	Yockey	JFY
47	Jan 3 12:23 AM	John	Penner	JP
48	Jan 3 12:44 AM	Laurie	Frost	LAF
49	Jan 3 1:12 AM	Cary	Forest	CBF
50	Jan 3 1:28 AM	margaret	schwarze	mls

51	Jan 3 1:29 AM	joshua	mezrich	jdm
52	Jan 3 2:00 AM	Jason	Beren	jrb
53	Jan 3 5:49 AM	Jeffrey Craig	Thompson	JCT
54	Jan 3 8:38 AM	Sarah	Marty	SLM
55	Jan 3 2:31 PM	Michelle	Hackworthy	MH
56	Jan 3 2:31 PM	James	Hackworthy	JH
57	Jan 3 3:15 PM	Erin	Luken	EML
58	Jan 3 3:44 PM	Lara	Collier	LC
59	Jan 3 4:07 PM	Gary	Edelstein	GAE
60	Jan 3 5:21 PM	Heather	O'Neil	Hao
61	Jan 3 5:50 PM	Jeremy	Levin	JPL
62	Jan 3 6:03 PM	Laura	McClure	LKM
63	Jan 3 6:10 PM	Mary	Brush	MB
64	Jan 3 6:10 PM	Julia	Voss	JV
65	Jan 3 6:29 PM	Patricia	Forbes	pf
66	Jan 3 7:03 PM	Heidi	Notbohm	HN
67	Jan 3 7:37 PM	Thomas	Notbohm	TN
68	Jan 3 7:46 PM	Ann-Marie	McNamara	AMM
69	Jan 3 7:48 PM	Brian	McNamara	BMc
70	Jan 3 7:49 PM	Fiona	McNamara	FRM
71	Jan 3 7:56 PM	Judy	Wagner	Jw
72	Jan 3 8:01 PM	Sally	Bruner	SB
73	Jan 3 8:13 PM	Mary	Lindstrom	MJL
74	Jan 3 9:03 PM	Sarah	Levin	SCL
75	Jan 3 10:48 PM	David	Wood	DAW
76	Jan 3 11:11 PM	Mike	Maloney	MM
77	Jan 3 11:46 PM	Kerry	Breit	Kjb
78	Jan 4 1:51 AM	joseph	cassinelli	JPC
79	Jan 4 2:12 AM	Joseph	Hines	JBH
80	Jan 4 2:33 AM	Michael	Monahan	MTM
81	Jan 4 2:53 AM	JOAN	NUGENT	JN
82	Jan 4 4:30 AM	Danielle	Webster	Dcw

83	Jan 4 2:17 PM	Marilyn	Lavin	MI
84	Jan 4 2:34 PM	Rita	Miller	RMM
85	Jan 4 3:23 PM	Michael	Miller	MM
86	Jan 4 3:44 PM	Brad	Ricker	DBR
87	Jan 4 5:13 PM	Gail	Jacob	GJ
88	Jan 4 5:57 PM	Keegan	Thompson	KAHT
89	Jan 4 6:39 PM	Sandra	Gorman	Ssg
90	Jan 4 7:59 PM	Susan	Ihler	SI
91	Jan 4 9:09 PM	Catherine	Durham	CJD
92	Jan 5 1:00 AM	JoAnn & Dan	Feeney	Jf
93	Jan 5 2:29 AM	Nils	Wyosnick	Npw
94	Jan 5 3:24 AM	Melanie	Askay	MA
95	Jan 5 3:32 AM	Sean	Askay	SA
96	Jan 5 5:00 PM	John	Santarius	JFS
97	Jan 5 6:42 PM	Mary	Santarius	MGS
98	Jan 5 11:29 PM	Brenda	Baker	Bb
99	Jan 7 5:25 AM	Roger	Pierson	RP
100	Jan 7 1:36 PM	Barbara	Erlenborn	BE
101	Jan 7 1:36 PM	James	Erlenborn	JE
102	Jan 7 2:20 PM	Edward P.	Cranley	EPC
103	Jan 8 7:47 AM	Katrin	Wilde	KW
104	Jan 8 1:37 PM	Patrick	Scheckel	PS
105	Jan 9 6:39 PM	Wayne	Kuenzi	Mr
106	Jan 9 6:40 PM	Bonita	Kuenzi	Ms
107	Jan 9 6:48 PM	Thomas	Earley	TE
108	Jan 9 9:53 PM	Angelica	Bolduc	AB
109	Jan 10 2:51 AM	Christina	Ruhaak	CSR
110	Jan 10 1:17 PM	Marc	Bourgeois	MWB
111	Jan 12 4:16 AM	Patti	Choncholas	Pc
112	Jan 12 9:50 PM	Patricia	Carr	pc
113	Jan 12 10:04 PM	Tammy	Klaproth	TEK
114	Jan 13 1:51 PM	Kathryn	Miller	KM

115	Jan 14 2:30 PM	Timothy	Virnoche	Tpv
116	Jan 14 2:32 PM	Karen	Virnoche	KV
117	Jan 15 10:40 PM	Richard	King	RLK
118	Jan 16 3:20 PM	brian	barnes	BDB
119	Jan 16 7:12 PM	Jonathan	Du Chateau	JJD
120	Jan 17 2:57 AM	Jill	Barnes	JNB
121	Jan 17 4:59 PM	Janet	Schuresko	E
122	Jan 18 3:48 PM	Katya	Fassett	KF
123	Jan 19 4:11 PM	Sue	Riseling	Sr
124	Jan 23 4:29 AM	denise	garlow	DG
125	Jan 26 8:00 PM	Catya	Mandt	C E M
126	Jan 26 9:49 PM	Mary	Mekemson	MM
127	Jan 26 9:55 PM	Larry	Mandt	LJM
128	Jan 28 2:36 PM	Martha	Mallon	Mjm
129	Jan 28 4:36 PM	Brian	Shore	BGS
130	Jan 29 2:40 PM	Barbara	Schrsnk	bms
131	Jan 29 10:35 PM	Diane	Bless	DB
132	Jan 30 12:57 AM	Tom	Turnquist	Tnt
133	Jan 30 4:35 AM	Nancy	Nesvet	Nn
134	Jan 30 11:24 PM	Ellen	Wilson	Ew
135	Jan 30 11:30 PM	Ginny	White	VDW
136	Jan 30 11:43 PM	Nick	Havey	j
137	Jan 31 1:40 PM	Tibi	Light	TL
138	Jan 31 8:47 PM	Jack	Heimerl	JH
139	Feb 1 7:16 PM	RICHARD	REALE	RR
140	Feb 1 7:20 PM	Mary Ann	Reale	MR
141	Feb 3 2:11 PM	Elizabeth	Urban	EAU
142	Feb 3 7:24 PM	Gwen	Long	GSL
143	Feb 3 7:28 PM	Donna	Silver	DLS
144	Feb 3 7:29 PM	George	Savage	GES
145	Feb 3 8:15 PM	Michael	Morgenthaler	MLM
146	Feb 6 1:33 PM	Alta	Johnson	AAJ

147	Feb 6 2:29 PM	Timothy	Johnson	tdj
148	Feb 7 6:24 PM	Victor	Toniolo	VT
149	Feb 7 9:20 PM	Jonathan	Standridge	jhs
150	Feb 8 6:52 PM	Jason	Burmania	JB
151	Feb 9 1:14 PM	Sue	Morovits	S.M
152	Feb 9 3:07 PM	Dan	Ryan	DMR
153	Feb 10 1:05 PM	Gregg	Waterman	GEW
154	Feb 11 2:53 AM	Jared	Pelski	JP
155	Feb 11 2:00 PM	Kathy	Losby	KI
156	Feb 11 9:14 PM	Julie	Sager	JS
157	Feb 12 12:06 AM	Sean	Drucker	Srd
158	Feb 12 12:07 AM	Katie	Drucker	Kkd
159	Feb 12 4:09 PM	Tomas	Nettum	TN
160	Feb 12 4:14 PM	Molly	Kulcyk	MK

From: [Autumn Cartee](#)
To: [Plan Commission Comments](#)
Subject: Family Definition Zoning Ordinance
Date: Sunday, February 12, 2023 6:10:12 PM

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

Dear Planning Commission,

I am a homeowner in the Dudgeon Monroe Neighborhood, and am writing to express my opposition to the new ordinance and to ask you to please join me in opposing it. While I believe the intent is admirable and something that needs to be addressed and solved, I do not believe it will have the results you are hoping for. A few questions for you:

- How will you ensure that homeowners/landlords are renting to low income families? That is the intent, correct? What is the incentive to do so?
- How will you ensure that rent prices are kept low/affordable and what is your definition of affordable?
- How will you ensure that single family homes are not bought by hedge fund operators in other states, and then rented at astronomical prices to groups of students?
- What will happen to property values in the neighborhood as more and more homes become multifamily rentals?
- How do you plan to address the already congested street parking? More bodies in homes means more cars on the streets.

There are too few single family homes left in Madison, and none are "affordable." Allowing these to become multifamily rentals will only drive the prices even higher and in turn, hurt the demographic you are trying to help. It puts home ownership and rent even farther out of reach for these families. These families will now need to compete with students, who are receiving a credit from the university for off campus housing, making it impossible for them. Will these low income families be prioritized over students for rentals?

As a tax paying citizen of Madison, and a homeowner, it feels that the needs of students (who are transient) are prioritized over the citizens who work, live and pay taxes in the community. This will be the opposite of equitable housing, and a complete disregard for those you intend to assist.

I respectfully, strongly oppose this ordinance.

Thank you
Autumn Cartee

From: [Michael Varda](#)
To: [Plan Commission Comments](#)
Subject: Item 74885 -- 2-13-2023 Meeting Agenda-- Amending Zoning Ordinance Family Definition
Date: Friday, February 10, 2023 9:45:32 PM

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

Corrected Meeting date on this re-submission.

Dear Commission Members:

The proposed ordinance change referenced above has the laudable goals of advancing inclusivity, equity, and affordability with respect to an identified housing shortage in the City. However, the key goal of housing affordability would not be achieved--and, in fact, frustrated--in the older, near-West Regent, Dudgeon-Monroe, Vilas, and Greenbush neighborhoods adjacent to the UW Campus, Edgewood College, and the UW Hospital.

Position: Any favorable recommendation to the Common Council on this item should contain an amendment that, as to the above-named neighborhoods (area boundary defined below), either (a) excludes the neighborhood area from the increase or (b) raises only from 2 to 3 the limit on the number of unrelated individuals that may occupy a rental without a resident owner.

Rationale: By increasing the decades-long limitation on tenant occupancies in the current family definition, the City is fundamentally changing the economic playing field for housing generally relied upon by homeowners, but most specifically by landlords, especially where they see a high risk-reward value in the high-demand housing near the UW campus, Edgewood College, and the UW hospital (student and young professionals seen as likely tenants). Landlords reasonably see 5 income streams (income sources being the renter's job or a renter's parent) behind the tenants to support high rents covering their costs. In contrast, a family is much more likely to have only 1 or 2 incomes supporting its cost of housing.

Reasons for Amendment to Protect Near-West Neighborhoods.

Unintended consequences warned about by the Commission chair at the close of the 9/29/2022 meeting: In the adjacent neighborhoods landlords would be able to outbid families for the existing housing, and thereby ultimately convert largely family neighborhoods to predominantly high-rent housing. This outcome defeats the very critical affordability objective of the proposed change.

Undesirable collateral effects would follow from the conversion to rental. Traffic and parking congestion would increase in the identified areas, which have alleys, narrow 22-ft wide streets, and substantial daytime commuter traffic parking by UW and West High students. During school breaks, rental housing is susceptible to break-ins. Student enrollments in the Franklin-Randall pair and West High would be impaired considerably as families with children would exit the area. Landlords, though not all, will tend to let properties degrade. The potential adverse effects upon Madison's property tax base have not been addressed by staff.

Experience supports the likelihood of the above undesirable change in the near West area: I have lived in the RNA near Hoyt and Spooner for over 47 years and have witnessed the departure and non-entry of families on Lathrop St. (Regent to Summit) after it was rezoned in the 1980s for increased density. Greenbush has

witnessed a similar and broader transformation. Former mayor Paul Soglin has commented publicly on Facebook to the same effect. Based on experience, families, however defined, look for other nearby families for a supportive, neighborly community, especially if the families have children. Common sense experience also strongly tells us that groups of 5 unrelated persons are much less likely to be neighbor oriented and more focused on individual interests and careers.

The website created at madisonzoningproposal.com lists a number of cities that have researched experiences with higher rents adjacent to major institutions, such as a university.

The lack of staff research and analysis commensurate to the broad sweep of the proposal necessitates caution in a recommendation. The foregoing potential primary and collateral effects have not been anywhere near adequately researched and analyzed. The staff's FAQ sheets contain more policy rhetoric than relevant data and logical analysis. It would be utterly perilous and incautious for the Plan Commission to make a recommendation to the council that fails to evaluate specific and experience-based comments of the public that fill in where staff has omitted relevant data and analysis.

Boundaries for exemption of impacted area: East boundary: proceed northerly along Park St. from Erin St. to Regent St. North boundary: proceed westerly on Regent St. to Breese Terrace, north on Breese Terrace, then west along Campus Drive and University Ave. to N. Franklin St. West boundary: proceed south on N. and S. Franklin St., east on Regent St., south along the eastern edge of Forest Hill cemetery to the bike trail, and then southwesterly on the bike trail to Pickford St. South boundary: proceed southeasterly on Pickford St., easterly along outer boundaries of Wingra Park, the lake at the south end of Woodrow St., Edgewood campus, and Vilas Park, to Erin St., and finally back on Erin St. to the Park St. point of beginning.

I sincerely hope the Plan Commission will exercise that independent judgment expected of it by the community. It is certainly the Commission's purview to make distinctions that recognize "facts on the ground" when a major policy change will affect all residential housing in the city. If the proposal for 5 unrelated persons works elsewhere in the city, the exemption or the limited increase described above could be re-visited. If the policy fails city-wide and there is no protection afforded the near-West neighborhoods, there would unfortunately be virtually no way to reverse what would likely happen to those neighborhoods once landlords have converted family homes to rentals.

Respectfully,

Michael Varda
1724 Hoyt St. (RNA area)
(608) 843-3920

From: [Shiva Bidar-Sielaff](#)
To: [Plan Commission Comments](#)
Subject: Legistar 74885
Date: Sunday, February 12, 2023 1:28:37 PM

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Dear Plan Commission members,

The Regent Neighborhood Association supports the City's goals of improving housing equity, affordability, and choice. However, we do not believe that the current proposal changing the occupancy requirements accomplishes these goals for the areas surrounding the UW and Edgewood campuses given the housing dynamics in these areas. We encourage the City to refer this item to June 2023 per the Plan Commission's Jan. 9, 2023 action in order to conduct further analysis to best understand the potential unintended impact and present additional alternatives.

Thank you for your service,

Regent Neighborhood Association Board

From: [Barb Anderegg](#)
To: [Plan Commission Comments](#)
Subject: New zoning provisions
Date: Sunday, February 12, 2023 4:54:27 PM

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

Dear City Planning Commission,

I am writing with concern over the new transportation overlay zoning changes. I have lived at 129 N Franklin Ave for over 30 years and my husband has lived here for over 40 years. Without belaboring the point, we simply love our home, our neighborhood community and our whole street.

I'm afraid that the new zoning provisions and the proposed definition of families will destabilize our neighborhoods. You want a mix of single family homes and affordable housing that is pleasant for both groups. The proposed and recently passed zoning provisions are not well-thought out. They will result in high turnover renters who have no real bond with the neighborhoods as well as overcrowding, increased traffic, and increased noise. This would be a tragedy for our city and our neighborhoods. Please go back to the drawing board and develop plans that can allow change to happen at a much slower rate.

Sincerely, Barb Anderegg

Sent from my iPad

From: [James Dougherty](#)
To: [Plan Commission Comments](#)
Subject: Please forward to Madison Plan Commission Members. Thank you...
Date: Saturday, February 11, 2023 12:22:57 PM

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

Dear Sir/Madam,

I am writing to you in your capacity as a member of the Madison Plan Commission. If this should be addressed elsewhere, please advise. I do not pretend to any particular expertise in this area beyond the average layman, but sometimes that can mean fresh eyes.

My wife and I came here in '94, and have not regretted it for a minute. We love the town. But, like any thriving city, it can have growing pains. Among them at the moment, a housing shortage. The need seems to be currently addressed if not met by many large monolithic apartment buildings. I would like to suggest, instead of or in addition to apartment buildings, you consider encouraging and approving more condominiums. Instead of making landlords rich, help renters become owners. Instead of encouraging people to squander a large part of their income on rent, you help them get some equity in something.

Help them get in with low down payments. Help them have monthly payments comparable to or even lower than rent.

I don't know if such a thing exists, but what about "efficiency comdominiums"? Like an efficiency apartment, maybe a little more soundproof, maybe better fixtures, maybe a loft for a bed, but allowing people who could not otherwise, to become first-time owners. What about that?

One more thing. Madison seems to have adopted the politically correct aversion to urban sprawl. If you can't go out, you must go up. Instead of 1 and 2-story neighborhoods we'll have more and more 4 and 6-story neighborhoods. All development is infill development. Maybe great cities like Madison should sprawl a little bit. Particularly if thousands of new Madisonians are headed our way. Particularly if Sun Prairie is sprawling to meet us anyway. I would welcome your thoughts on this. Thank you.

Regards,

Jim Dougherty

From: [J Tretow-Schmitz](#)
To: [Plan Commission Comments](#)
Subject: Proposed Zoning Ordinance Change: Altering Definition of Family
Date: Sunday, February 12, 2023 5:04:42 PM

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

Hello, Plan Commission.

I write to oppose the City's effort to increase the housing supply by changing the definition of family.

On the Commission's agenda for tomorrow night's meeting, item 74885 refers to this zoning change.

My hope is that rather than change the definition of family to address equity and the shortage of housing, an overlay district be created for the near-UW campus neighborhoods to protect them from speculative housing economics which would push up rents and attract undesirable, absent landlords. This would identify special provisions in addition to those in the underlying base zone, maintaining current occupancy limits, and seems a much better solution for the affected neighborhoods and for the city as a whole.

Thank you,

Jean Tretow-Schmitz
502 Glenway St
Madison

Jean Tretow-Schmitz

From: [Tucker, Matthew](#)
To: [J Tretow-Schmitz](#)
Cc: [Cleveland, Julie](#)
Subject: Re: Proposed Zoning Ordinance Change RE: Definition of Family
Date: Sunday, February 12, 2023 5:12:49 PM

Thanks Jean- we will add your comments to the information being shared to policy-makers reviewing this item.

Take care- Matt Tucker

From: J Tretow-Schmitz <tretowschmitz@gmail.com>
Sent: Sunday, February 12, 2023 5:07:23 PM
To: Tucker, Matthew
Subject: Proposed Zoning Ordinance Change RE: Definition of Family

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Hello, Mr. Tucker.

I write to oppose the City's effort to increase the housing supply by changing the definition of family.

On the Plan Commission agenda for tomorrow night's meeting, item 74885 refers to this zoning change.

My hope is that rather than change the definition of family to address equity and the shortage of housing, an overlay district be created for the near-UW campus neighborhoods to protect them from speculative housing economics which would push up rents and attract undesirable, absent landlords. This would identify special provisions in addition to those in the underlying base zone, maintaining current occupancy limits, and seems a much better solution for the affected neighborhoods and for the city as a whole.

Thank you,

Jean Tretow-Schmitz
502 Glenway St
Madison

Jean Tretow-Schmitz

From: [Doug Raubal](#)
To: [Plan Commission Comments](#); [Evers, Tag](#); [Bannon, Katherine J](#); [Vidaver, Regina](#)
Subject: Revising the Family Definition - Zoning
Date: Sunday, February 12, 2023 3:33:31 PM

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

I am writing in strong opposition to the proposed changes to the city of Madison zoning regulations which would revise the definition of "family" and thereby allow up to five unrelated adults and their dependents to live in a single housing unit everywhere in the city. If this proposal is enacted, it will displace permanent residents in the near-campus neighborhoods (renters and homeowners alike) in favor of students. There is no evidence to support the idea that this will increase the density of the neighborhoods or make these neighborhoods more affordable for lower-income or minority communities.

While I don't disagree with general goals of the proposed change, I have no doubt increasing the unrelated occupancy limits would have a devastating impact on the traditional single-family neighborhoods immediately surrounding the UW-Madison campus. These neighborhoods have traditionally been close-knit communities of working-age and retired adults and their families; people who are deeply invested in their neighborhood and have developed long-term relationships with their neighbors and the health of their community. These are neighborhoods where people watch out for one another, take care of their neighbors and have built a true sense of community. All you had to do was look out my window during the last snowstorm; people shoveling out the driveways of their elderly neighbors, those with snowblowers helping those who just have shovels, etc. If properties in these neighborhoods are bought by real estate companies and rented out to students, who are immature, transient in nature and have no interest in the community in which they live in, it will forever change their nature for the worse. Transient students have no interest in getting to know their neighbors, taking care of their property or even not having a party in their backyard late at night when their neighbor has small children or has to get up to go to work in the morning. These neighborhoods would soon come to feel more like Mifflin Street than the family-friendly, mature neighborhoods they are.

The pressure on the neighborhoods around the campus are real and unique in the city of Madison. Madison planning personnel would have you believe that the new apartment housing being built around campus has decreased this pressure to the point where students/developers would not have an interest or motivation in buying houses in these neighborhoods and converting them to student housing. This is demonstrably false. Despite many new apartment buildings north of Regent St. and on State St, students continue to occupy near-campus neighborhoods to the fullest extent possible. If students were migrating north, as has been argued, there would be a gradual transition from student housing to non-student housing. In reality, there is a clear dividing line between students and non-students, marked by the zoning border. There is a huge demographic of students who seek to live in houses in the near-campus neighborhoods, and oppose living in the new amenity-rich high-rise apartments due to their premium costs and occupancy limitations. For example, the property at 10 South Spooner was purchased in 2018 by Joe Wagner, CEO of a real estate and management company, for his son to reside in with his friends while attending college here. By transferring the property over his son, Sam Wagner, he was able to have his UW-student son live there with several other college students since the student's name (Sam) was officially on the deed. The result was neighbors having multiple complaints about parties, people

urinating in their backyard, trash, the sidewalk not getting shoveled, grass not being mowed and the other problems that come from student housing in single family neighborhoods. If someone is willing to go through the expense and hassle of paying \$485,000 and then put that property into their student son's name, you can't say there is not pressure on these neighborhoods. There is a high percentage of students who want to live in a house and not an apartment and are willing to pay handsomely for it. For example, at the Lark Apartments, just up Monroe Street from my neighborhood, students are paying \$1000/month (+250 parking) to share a 4 bedroom apartment, much more for a smaller apartment. A landlord could easily command \$5000/month rent or much more for a larger house in this neighborhood, which is quite an impressive return on investment. The financial motivation is clearly present.

This change would also have the opposite effect intended by the city in the neighborhoods around campus; the additional competition for rental housing by students would drive rental prices up, making these neighborhoods less affordable for everyone else.

I strongly support the idea proposed by the Vilas, Dudgeon-Monroe and Regent neighborhood associations to create an overlay district in the neighborhoods which are walk-able to the UW-campus. In this way, the city can meet its overall goal while protecting vulnerable near-campus neighborhoods. I often hear city officials talking about the need to protect communities and neighborhoods, and there is no reason this logic should not apply to neighborhoods like mine.

Douglas Raubal
1826 Rowley Avenue
Madison, WI 53726

From: [Mary Pustejovsky](#)
To: [Plan Commission Comments](#)
Subject: support family definition change
Date: Monday, February 13, 2023 8:49:41 AM

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Hello

I am writing to express my support for the revision of family definition in the zoning code. When I was working in Boston at a nonprofit many years ago, the only place I found that I could afford was a 7 bedroom house in Brookline (town adjacent to Boston). It was near a T stop, so I could take transit to work. I could not afford a car. Brookline had an ordinance that said no more than 4 unrelated women (yes it was called a brothel law) were allowed to live together. We were all graduate students, teachers, or just folks making very low incomes. We never had parties or anything like that. However, since what we did was technically illegal, we had a "silent lease" for those outside the 4 official tenants. If there had been issues with the landlord or among ourselves, we had very little tenant protections. It put us in a precarious place but many of us felt we had no choice. Current regulations put people in a precarious position if they attempt to have 4 people rent a 4 bedroom house. People who are struggling to get by, who may not be able to afford a car, are being discriminated against based on whether they are related or not, and their renter status.

Madison has an equal opportunity in housing ordinance, that says landlords cannot discriminate based on the marital status or student status of their tenants. Yet, the current ordinance requires them to discriminate based on the marital/familial status of their tenants. The current ordinance sets the city up for a fair housing lawsuit.

The revision proposed by staff seems reasonable, and would make the city more equitable to all. We should not have some neighborhoods that are allowed to discriminate against those who are lower income or who are students and cannot afford more for rent. In a city where more than 50% of residents [rent their homes](#), this is critical.

I know there are concerns about noise or trash. There are already ordinances at the city that exist to address those concerns. Residents should use those rules to file complaints against those who are too noisy, or leave too much trash, etc.

This should not be delayed any longer. The amount of detailed information by staff is more than adequate, and the only reason people are calling for delay is they want to kill it completely. Other cities have occupancy limits based on number of bedrooms or square footage, not arbitrary limits based on whether someone is a renter or not. It's time for Madison to live up to its supposedly progressive values.

Thank you for your attention to this matter.

Mary Pustejovsky
Midvale Heights