

**From:** [sladib@gmail.com](mailto:sladib@gmail.com)  
**To:** [All Alders](#)  
**Subject:** [All Alders] Zoning change  
**Date:** Tuesday, February 21, 2023 9:13:52 PM

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**Recipient:** All Alders

**Name:** susan adib  
**Address:** 349 lakewood blvd , madison, wi 53704  
**Phone:** 608-215-1218  
**Email:** [sladib@gmail.com](mailto:sladib@gmail.com)

**Would you like us to contact you?** Yes, by email

**Message:**

Please! Please! DO NOT PASS the proposed zoning change for the city of Madison! This IS NOT the correct approach to the housing shortage and will only negatively impact the very people it is intended to assist. In addition, it will negatively affect the property values and the owner's incentives to maintain decent housing stock.

Mayor Paul Soglin served this City admirably for approximately 23 years, and he has weighed in on the issue and is opposed. It behooves the City /Council and all the Alders to pay some heed to people who have previously governed the City of Madison effectively.

**From:** [Dbless@mac.com](mailto:Dbless@mac.com)  
**To:** [All Alders](#)  
**Subject:** [All Alders] Zoning changes  
**Date:** Friday, February 17, 2023 1:32:11 PM

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**Recipient:** All Alders

**Name:** Diane Bless  
**Address:** 101 Ely Place, Madison, Wi 52726  
**Phone:** 608-438-7008  
**Email:** [Dbless@mac.com](mailto:Dbless@mac.com)

**Would you like us to contact you?** Yes, by email

**Message:**

I am writing to register my objections to the proposed zoning changes. Paul Soglin beautifully articulated my objections. I am in total agreement with both of his letters posted in Nextdoor. In the fifty years I have resided in Madison, I have never felt so disenchanting with local government. There appears to be little regard for history, neighborhoods or voices of the people. The proposed zoning changes will do little to accomplish the mayor's stated goals, and a lot to slowly, but surely, destroy currently vibrant neighborhoods. Alternatives have been proposed that should be carefully considered.

Diane Bless

**From:** [cnk60051@gmail.com](mailto:cnk60051@gmail.com)  
**To:** [All Alders](#)  
**Subject:** [All Alders] zoning changes/family  
**Date:** Saturday, February 18, 2023 6:09:17 PM

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**Recipient:** All Alders

**Name:** Chris Kerwin  
**Address:** 4103 Iroquois Drive, Madison, WI 53711  
**Phone:** 608-274-2486  
**Email:** [cnk60051@gmail.com](mailto:cnk60051@gmail.com)

**Would you like us to contact you?** Yes, by email

**Message:**

This is a HORRIBLE change! For people who have INVESTED in homes to be faced with a loss of their earned property value by having student and multi person occupancy rentals, mostly uncared for by absentee oners, take over neighborhoods is an irresponsible mandate by the city. This is NOT reflective of the majority! The recent snow removals will, in the future, become impossible with the city fixation on density. Can this be fixed before it is too late and you have ruined our city! LISTEN TO VOTERS WHO LIVE HERE!

**From:** [tcurtin@amtelco.com](mailto:tcurtin@amtelco.com)  
**To:** [All Alders](#)  
**Subject:** [All Alders] Family zoning ordinance  
**Date:** Wednesday, February 22, 2023 6:02:28 AM

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**Recipient:** All Alders

**Name:** Tom Curtin

**Address:** 7205 Longmeadow Road, Madison, WI 53717

**Email:** [tcurtin@amtelco.com](mailto:tcurtin@amtelco.com)

**Would you like us to contact you?** Yes, by email

**Message:**

Do not approve the change to the family zoning ordinance to allow 5 unrelated people to rent/occupy a home.

**From:** [Remi DAVIET](#)  
**To:** [Plan Commission Comments](#); [All Alders](#)  
**Subject:** Madison Family Definition  
**Date:** Thursday, February 16, 2023 5:05:50 PM

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

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

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

**From:** [Jill.Ldavis@gmail.com](mailto:Jill.Ldavis@gmail.com)  
**To:** [All Alders](#)  
**Subject:** [All Alders] Say no to allowing 5 unrelated people renting houses  
**Date:** Tuesday, February 14, 2023 5:13:06 PM

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**Recipient:** All Alders

**Name:** Jill Davis  
**Address:** 3710 council crest , Madison, Wi 53711  
**Phone:** 608-212-6292  
**Email:** [Jill.Ldavis@gmail.com](mailto:Jill.Ldavis@gmail.com)

**Would you like us to contact you?** Yes, by email

**Message:**

There is already significant evidence in neighborhoods like the near east side, the area around the stadium, and Vilas that this zoning change will lead to real estate developers buying these homes, overbidding families, families moving out, students moving in, elementary schools closing. How does this help Madison ? How does it increase income equality which strongly rests on home ownership? Please vote no.

**From:** [daniel60051@hotmail.com](mailto:daniel60051@hotmail.com)  
**To:** [All Alders](#)  
**Subject:** [All Alders] zoning change  
**Date:** Tuesday, February 14, 2023 1:11:36 PM

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**Recipient:** All Alders

**Name:** daniel kerwin  
**Address:** 4103 iroquois dr , madison, wi 53711  
**Phone:** 608-274-2486  
**Email:** [daniel60051@hotmail.com](mailto:daniel60051@hotmail.com)

**Would you like us to contact you?** Yes, by email

**Message:**

i am vehemently opposed to the proposed Family Zoning Ordinance changes that would increase density and allows up to 5 unrelated people plus dependents to rent a non-owner occupied single family home. this revision would change the whole complexion of neighborhoods & especially the single family homes that would be adjacent to a house making the zoning change. there is a difference between a house & home. have traffic, congestion, parking, etc been considered in the changes that would occur in neighborhoods & the very reason some people moved into an area?

**From:** [Mary.c.dwyer1@icloud.com](mailto:Mary.c.dwyer1@icloud.com)  
**To:** [All Alders](#)  
**Subject:** [All Alders] Proposed changes to Family Zoning  
**Date:** Saturday, February 18, 2023 10:24:10 AM

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**Recipient:** All Alders

**Name:** Mary Dwyer  
**Address:** 3921 Priscilla Lane, Madison, WI 53705  
**Phone:** 608-215-3324  
**Email:** [Mary.c.dwyer1@icloud.com](mailto:Mary.c.dwyer1@icloud.com)

**Would you like us to contact you?** Yes, by email

**Message:**

I am against the proposed changes to Family Zoning. The negative ramifications will far outweigh the positive ones. This proposal will open the door to outside investors/absentee landlords, which will NOT benefit families who need reasonable rents, and/or a path to home ownership. Do not approve this proposal. Thank you.



**From:** [bjervenb@wisc.edu](mailto:bjervenb@wisc.edu)  
**To:** [All Alders](#)  
**Subject:** [All Alders] Revising Family Zoning Ordinance  
**Date:** Wednesday, February 22, 2023 3:34:49 PM

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**Recipient:** All Alders

**Name:** Barbara Erlenborn  
**Address:** 2316 West Lawn Avenue, Madison, WI 53711  
**Phone:** 608-512-2409  
**Email:** [bjervenb@wisc.edu](mailto:bjervenb@wisc.edu)

**Would you like us to contact you?** Yes, by email

**Message:**

EQUITY in Revising Family Zoning Ordinance?

All sorts of beautiful results are touted if the residential zoning ordinance Revise Family Zoning is amended so that 5 unrelated people plus dependents can live in a non-owner occupied home. BUT...is it really equitable when this zoning change disproportionately affects single family home owners around the campus and downtown areas?

THINK about it... the mayor is creating an inequitable situation. Those single family houses located closest to campus and to the downtown area have TARGETS on their back. These houses are prime for developers to purchase and to rent to students and to young professionals which will destroy existing neighborhoods AND when house prices escalate...families will move to the suburbs and schools will close. Folks, this is not "Chicken Little calling the sky is falling in" IT IS HISTORY... It happened, here in Madison, in the 60's and 70's and created Mifflin Street and the rental areas around it. Eight city schools closed because families moved to the suburbs.

MAKE THE ZONING CHANGE EQUITABLE...Fix the Family terminology and Create an overlay leaving the current zoning ordinance in place for those houses closest to campus and to the downtown area. DO THE RIGHT THING!

**From:** [joan.gage@me.com](mailto:joan.gage@me.com)  
**To:** [All Alders](#)  
**Subject:** [All Alders] Changing the definition of family to facilitate ordinance change  
**Date:** Friday, February 17, 2023 11:46:15 AM

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**Recipient:** All Alders

**Name:** Joan Gage  
**Address:** 4017 Mineral Point Road, Madison, WI 53705  
**Phone:** 608-217-5590  
**Email:** [joan.gage@me.com](mailto:joan.gage@me.com)

**Would you like us to contact you?** Yes, by email

**Message:**

I am strongly opposed to the proposed changes in the definition of a single family home. The negative impact to home values alone makes this proposed ordinance change unequivocally unacceptable. Vote no.

**From:** [sharongoss09@aol.com](mailto:sharongoss09@aol.com)  
**To:** [All Alders](#)  
**Subject:** [All Alders] changing definition of "family"  
**Date:** Thursday, February 23, 2023 5:15:44 PM

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**Recipient:** All Alders

**Name:** Sharon Goss  
**Address:** 420 Straw Harvest, Middleton Madison, Wi 53562  
**Phone:** 608-334-2888  
**Email:** [sharongoss09@aol.com](mailto:sharongoss09@aol.com)

**Would you like us to contact you?** Yes, by email

**Message:**

Dear Council Members:

Please delay your decision on the proposal to change the definition of "family." I believe this is a flawed idea that needs further study.

Contrary to planners' claims, sf neighborhoods such as mine on the far west side are already being converted to rentals. A recent NYT article says this is a nationwide trend resulting in part from the interest rate situation. An increase in unrelated rent-payers will make it easier for landlords to charge more and thus make sf neighborhoods even less affordable. Quality may suffer as well. I was a student here in the 60s when a similar approach was introduced. The result was high-priced slum housing.

A few other comments:

1 Planners are mixing up the issues of housing scarcity and discrimination. While these issues overlap, they're not identical. Half of my sf neighborhood is nonwhite therefore we are quite "diverse." Yet we are definitely unaffordable. The current issue is economic. Few people can easily afford Madison's housing prices. Let's address the underlying issues of why housing is so expensive and why people of color aren't earning enough to enter the market.

2 Please respect our desire to avoid the problems that could develop from this proposal i.e., rooming houses full of young singles + 50 of their best friends. If the desire for quiet is so ridiculous, why do others want so badly to live here? Please don't destroy the city to save it.

3 Keep in mind that for decades city planners approved developments with oversized houses on big lots. We are now living with their mistake. Yet today's planners think their ideas could never go wrong. Hubris apparently never goes out of fashion.

4 Finally, please don't feed divisiveness by casting people who live in sf neighborhoods as "the enemy." Give us a chance to work together with the council on this problem. And let's be realistic: this city will probably never be able to provide enough housing at a price that works for everyone.

Thank you for considering my views.  
Sharon Goss President, Elderberry NA



**From:** [gjgraper@charter.net](mailto:gjgraper@charter.net)  
**To:** [All Alders](#)  
**Subject:** [All Alders] Proposed Madison Family Ordinance changes  
**Date:** Sunday, February 19, 2023 9:02:07 AM

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**Recipient:** All Alders

**Name:** Gary Graper  
**Address:** 6114 Barton Rd, Madison , WI 53711  
**Email:** [gjgraper@charter.net](mailto:gjgraper@charter.net)

**Would you like us to contact you?** Yes, by email

**Message:**

I am opposed to the changes until more public discussion and input are really encouraged. Busy residents cannot always attend the meetings where this is being decided. More news coverage and possibly a referendum are needed before this is rushed through, especially just before a mayoral election. I believe this change does not have majority support, and more needs to be done to get widespread input.

**From:** [ahaack55@gmail.com](mailto:ahaack55@gmail.com)  
**To:** [All Alders](#)  
**Subject:** [All Alders] Family Zoning Ordinance  
**Date:** Wednesday, February 22, 2023 7:09:46 AM

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**Recipient:** All Alders

**Name:** Alice Haack  
**Address:** 1902 Dondee Rd, Madison , WI 53716  
**Phone:** 608-249-6658  
**Email:** [ahaack55@gmail.com](mailto:ahaack55@gmail.com)

**Would you like us to contact you?** No, do not contact me

**Message:**

Vote NO!!!!!!!!

**From:** [Eric Hamilton](#)  
**To:** [All Alders](#)  
**Subject:** Approve commonsense changes to "family" definition 74885  
**Date:** Friday, February 24, 2023 2:11:07 PM

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

Dear alders,

My name is Eric Hamilton and I live in District 6. I would like to encourage you to pass the commonsense changes to the family definition that would eliminate discrimination against renters in who they can live with.

I own a home in an area affected by the changes and I have also been a renter. It makes no sense for homeowners like myself to be able to legally live with more unrelated people than renters can. It's simply discriminating against people based on their renter status, which is correlated with income and wealth in a very unpalatable way.

City staff have presented many cases of how this ordinance has been weaponized to prey on multigenerational households and emboldened spying on the residents of legally occupied homes. Zoning staff should not be charged with investigating how residents are related and kicking people out of their homes for participating in mundane living arrangements.

Proposals by some opponents to exempt near-campus neighborhoods are also wrong. Targeting students so specifically goes against the spirit, if not the letter, of city ordinances outlawing housing discrimination based on student status. And if more students can live in a single house, we should expect it would actually *reduce* the pressure on nearby houses, not increase it. After all, there's a finite supply of students.

We have other ordinances that can combat nuisance properties. If we need to make those provisions stronger, let's have that debate. But let's not keep a wrongheaded and discriminatory ordinance on the books.

This is a majority-renter city, so consider what is likely the majority opinion: that it is wrong to criminalize mundane living arrangements for renters but not for homeowners.

Please amend this outdated, discriminatory and invasive policy.

Thank you,

Eric

**From:** [njhavey@wisc.edu](mailto:njhavey@wisc.edu)  
**To:** [All Alders](#)  
**Subject:** [All Alders] Zoning  
**Date:** Friday, February 24, 2023 9:36:00 AM

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**Recipient:** All Alders

**Name:** Nick Havey  
**Address:** 2113 Monroe st, Madison, wi 53711  
**Phone:** 608-345-4209  
**Email:** [njhavey@wisc.edu](mailto:njhavey@wisc.edu)

**Would you like us to contact you?** Yes, by email

**Message:**

I'm not for changing a zoning law to five unrelated people living in a house, 1. My house will lose evaluation and Price. 2. I bought this house 1974 to live in a residential area. Changing the zoning to five unrelated. Well cause many problems, parking problems, no privacy for residential area, you will have backyard parties, noise problems,



**From:** [Karen C Holden](#)  
**To:** [All Alders](#)  
**Subject:** Zoning change. Agenda item 74885  
**Date:** Saturday, February 25, 2023 6:35:26 PM

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

I am a resident in the 200 block of Lathrop St., now zoned single family. I am very concerned about the effect of the zoning change on this street. I recognize the need to update definitions of “family,” but have seen no argument why 5 unrelated plus their related persons is the standard that would lead to the desired results. Why not 3 or 10? Lathrop street is already a mix of uses—rental housing on Breese Terrace, Healing House is my neighbor, apartments along University Avenue. Years ago, as I recall, zoning changes were designed to preserve single family housing as one “diverse” use. During my 40 years living here, I’ve seen diversity actually diminish as both Breese and the blocks south of me become more uniformly absentee landlord houses. Indeed this potential change has my children, living elsewhere in Madison, thinking that upon inheriting this house they could keep it as a student rental, knowing that that is likely to become its fate in any case. The process is already beginning! With no restrictions on space per person, this would be a lucrative property as a rental.

I also am curious why this zoning is not being applied to the communities that do use “family” and numbers to restrict occupancy through use restrictive association rules—condo associations, co-housing communities. It seems those will now be places where “family” restrictions continue exactly what

this zoning change is designed to achieve. Inequitable it seems, if other “overlays” are not allowed. I haven’t observed much diversity in condo ownership downtown!

Thank you for your attention

Karen Holden

karencleoma@gmail.com

**From:** [agruvkap@gmail.com](mailto:agruvkap@gmail.com)  
**To:** [All Alders](#)  
**Subject:** [All Alders] Zoning proposal  
**Date:** Monday, February 20, 2023 7:53:00 AM

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**Recipient:** All Alders

**Name:** Allison Kaplan  
**Address:** 114 N Allen St, Madison, WI 53726  
**Email:** [agruvkap@gmail.com](mailto:agruvkap@gmail.com)

**Would you like us to contact you?** Yes, by email

**Message:**

Please consider postponing the vote on the zoning proposal. I do not think all unintended consequences have been considered. People do not want to live crammed in together. Rather, push for more affordable housing. We don't need more luxury apartments at 4,000 per month or often more!. If the idea is truly to help families to be able to afford a place to live, this proposal is not the way to bring about this change. If you must vote on the proposal then vote against it as you should have done on the new bus overlay. We don't need more people crammed into a small area that will increase the number of cars in town, we need more rapid transit with better coverage of the whole city.

**From:** [cnk60051@gmail.com](mailto:cnk60051@gmail.com)  
**To:** [All Alders](#)  
**Subject:** [All Alders] change in family status  
**Date:** Tuesday, February 14, 2023 12:49:04 PM

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**Recipient:** All Alders

**Name:** Chris Kerwin  
**Address:** 4103 Iroquois Dr, Madison, WI 53711  
**Phone:** 608-274-2486  
**Email:** [cnk60051@gmail.com](mailto:cnk60051@gmail.com)

**Would you like us to contact you?** No, do not contact me

**Message:**

I strongly oppose this change!

**From:** [Judykimball@hotmail.com](mailto:Judykimball@hotmail.com)  
**To:** [All Alders](#)  
**Subject:** [All Alders] Zoning change to change definition of family to 5 unrelated people  
**Date:** Tuesday, February 21, 2023 12:45:17 PM

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**Recipient:** All Alders

**Name:** Judy Kimball  
**Address:** 2930 Barlow Street, Madison, WI 53705  
**Email:** [Judykimball@hotmail.com](mailto:Judykimball@hotmail.com)

**Would you like us to contact you?** Yes, by email

**Message:**

I am strongly opposed to changing the definition of family for single family home from 2 individuals to 5. It will make buying single family homes very attractive to landlords that can then rent them to 5 students. It will raise the price of houses keeping new owners out of the market and increase noise and traffic on streets that were not designed for it. I doubt all these new neighbors will be hopping on the BRT. If housing is such a problem for Madison, why is this proposal not city wide. At the very least, delay the vote until you have researched comparable cities that have already implemented the policy and show the results of such a drastic change.

Judy

**From:** [reporting@cityofmadison.com](mailto:reporting@cityofmadison.com)  
**To:** [All Alders](#)  
**Subject:** [All Alders] Zoning  
**Date:** Sunday, February 19, 2023 6:34:32 AM

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**Recipient:** All Alders

**Name:** Courtney Klaus

**Address:** 2356 Monroe St, Madison, WI 53711

**Would you like us to contact you?** No, do not contact me

**Message:**

I am NOT in support of the current residential zoning change proposal. Please consider other options so that near campus neighborhoods do not experience unintended consequences.

**From:** [Rmfkleban@gmail.com](mailto:Rmfkleban@gmail.com)  
**To:** [Fields, Debbie](#)  
**Subject:** [Council Staff] Residential changes  
**Date:** Saturday, February 25, 2023 7:26:58 PM

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**Recipient:** Council Staff

**Name:** Ruth Kleban  
**Address:** 6110 Barton Road, Madison, WI 53711  
**Phone:** 608-722-2494  
**Email:** [Rmfkleban@gmail.com](mailto:Rmfkleban@gmail.com)

**Would you like us to contact you?** Yes, by email

**Message:**

I would appreciate the Council not change the Residence limits to more than two unrelated parties. Residential areas are for families and not for students. If more student housing is needed build more dorms.

**From:** [reporting@cityofmadison.com](mailto:reporting@cityofmadison.com)  
**To:** [All Alders](#)  
**Subject:** [All Alders] family zoning  
**Date:** Wednesday, February 15, 2023 11:05:43 AM

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**Recipient:** All Alders

**Name:** Patricia Lafferty

**Address:** 710 western, madison, wi 53711

**Would you like us to contact you?** No, do not contact me

**Message:**

I strongly disapprove the proposed family zoning ordinance. This allows unrelated people to live in a family home, which increases the rent that landlords can ask and receive, so the big winners are the landlords - whomever they are and wherever they, themselves live. Rental homes become poorly maintained and their neighborhoods become poorly maintained as well due to their being no pride of ownership. Look at the student housing areas as proof!! Single families cannot afford these high rents landlords ask because multiple people pay 3, 4, or more times what a single family can. And yes, then single families are priced out of living where they hope to, to live in walkable areas - by schools, markets, parks, etc. And who is the winner? Landlords. It is a crime what happens to cities because of this kind of zoning.



**From:** [deblawrence@yahoo.com](mailto:deblawrence@yahoo.com)  
**To:** [All Alders](#)  
**Subject:** [All Alders] Family Zoning Ordinance  
**Date:** Tuesday, February 14, 2023 2:28:20 PM

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**Recipient:** All Alders

**Name:** Deb Lawrence  
**Address:** 4806 Woodburn Dr, Madison, WI 53711  
**Email:** [deblawrence@yahoo.com](mailto:deblawrence@yahoo.com)

**Would you like us to contact you?** Yes, by email

**Message:**

Not too many years ago, some neighbors moved to Florida and their son moved into their home. He rented out bedrooms to several friends. Traffic picked up. Cars were stopping and leaving without anyone going inside. There were parties. It was zoning and good police work that helped close what had become a drug house. Ultimately, the parents sold the house and now a family moved in. I don't care how you define a family but I strongly oppose having dense rental housing in "single family" dwellings.

**From:** [lmandt@tds.net](mailto:lmandt@tds.net)  
**To:** [All Alders](#)  
**Subject:** [All Alders] Transit-Oriented Development Overlay District  
**Date:** Wednesday, February 22, 2023 5:27:10 PM

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**Recipient:** All Alders

**Name:** Larry/Catya Mandt  
**Address:** 2254 Monroe Street, Madison, WI 53711  
**Phone:** 608-698-5459  
**Email:** [lmandt@tds.net](mailto:lmandt@tds.net)

**Would you like us to contact you?** No, do not contact me

**Message:**

We are concerned about the changes to the occupancy restrictions based on family definition in the proposed zoning changes, which are supposed to improve density along the major bus routes, improve affordability of housing for previously marginalized populations, and make transportation more efficient.

We have lived on Monroe Street for over 30 years and have had inadvertent experience with the “five unrelated adults in a single family non-owner occupied home.” Twenty-five years ago the home next door to us was occupied by 5 college students, who drank, had loud parties, used inappropriate language around our young children, and damaged property. We were relieved to learn that the living arrangement was against city ordinance. When we reported it, the city acted, and they had to move out. This home was sold and we now have a lovely homeowner couple he’s Irish and she’s Mexican with three young children.

We also have experience of what happens to a neighborhood which has been rezoned in this way. When our son attended UW Madison he lived in the Greenbush area. There he paid high rent for a room in a dilapidated former single family house that the landlord never repaired and rarely even did minimal upkeep. Most of the neighborhood was filled with student houses like that. Unless exceptions are made for neighborhoods near universities and colleges UW Madison, Edgewood, investors will buy up the single family houses as income properties and rent them to students. The demand for such houses to be used as income properties will raise prices and put them out of the range of single families. If the “antiquated definition of family” is a problem for people, other terminology can be used.

We have always been aware of unfair housing practices based on race in Madison and elsewhere. Madison now has only 15 percent Black home ownership. If Madison truly wants to make housing more affordable for historically marginalized people, it could look into a reparations program such as currently being put into place in Evanston, IL.

Larry & Catya Mandt  
2254 Monroe Street

**From:** [rhmaybury07@yahoo.com](mailto:rhmaybury07@yahoo.com)  
**To:** [All Alders](#)  
**Subject:** [All Alders] Zoning  
**Date:** Thursday, February 16, 2023 8:49:05 AM

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**Recipient:** All Alders

**Name:** Richard Maybury  
**Address:** 2412 Trevor Way, Madison, WI 53719  
**Phone:** 315-440-9878  
**Email:** [rhmaybury07@yahoo.com](mailto:rhmaybury07@yahoo.com)

**Would you like us to contact you?** No, do not contact me

**Message:**

Dear Alders:

I wish to state my opinion that changing single family zoning to allow multi-family units in previously single family areas is basically a violation of an contract.

Many / most homeowners purchase a slice of a neighborhood, as well as a lot. If I / we wanted to live in a multi - family area, there a plenty of choices.

I strongly urge that you NOT vote this change into law.

Thank you!

Richard Maybury

**From:** [ptm@chorus.net](mailto:ptm@chorus.net)  
**To:** [All Alders](#)  
**Subject:** [All Alders] Zoning change to increased number of unrelated  
**Date:** Tuesday, February 14, 2023 2:39:58 PM

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**Recipient:** All Alders

**Name:** Nancy McMahan  
**Address:** 4317 Tokay Blvd, Madison, WI, wi 53711  
**Email:** [ptm@chorus.net](mailto:ptm@chorus.net)

**Would you like us to contact you?** Yes, by email

**Message:**

Please learn from history that neighborhood housing around the UW area needs different consideration than the entire city. Madison experienced "Mifflandization" decades ago, losing single family homes as landlords purchased once lovely single family homes, then rented to students to milk the properties. Density is necessary, but it should not ruin current livable neighborhoods. There are ideal areas for density along current corridors of Regent, Park, Monroe, and University, right on those streets, not in the neighborhoods behind them.

**From:** [fredn1@charter.net](mailto:fredn1@charter.net)  
**To:** [All Alders](#)  
**Subject:** [All Alders] Residential Zoning Change  
**Date:** Friday, February 17, 2023 11:37:14 AM

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**Recipient:** All Alders

**Name:** Fred Nepple  
**Address:** 2146 Fox Ave, Madison, WI 53711  
**Email:** [fredn1@charter.net](mailto:fredn1@charter.net)

**Would you like us to contact you?** No, do not contact me

**Message:**

Others have convincingly pointed out why this proposal is wrong. I write to address the disturbing claim that Family Zoning has been a vehicle for racist enforcement.

The racist enforcement claim is a proposition unusually useful to proponents of this change without any offered evidence or context. This smells distinctly like the many unsupported right wing claims we have all been subjected to over the last few years

Why hasn't this racist enforcement been investigated by Equal Rights agencies, including the city's?

I've observed a few violations of family zoning during my 40 years residing in the area. None in that experience led to racist complaints. All concerned behavior by groups of young white upper class males.

I don't suggest that my limited experience should convince you enforcement is not racist. I do expect that you should not act on this proposal based a completely unexamined assertion that has never been investigated.

**From:** [14nesterd@gmail.com](mailto:14nesterd@gmail.com)  
**To:** [All Alders](#)  
**Subject:** [All Alders] Family Definition zoning change  
**Date:** Thursday, February 16, 2023 6:43:41 PM

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**Recipient:** All Alders

**Name:** David Nester  
**Address:** 1805 Beld St, Madison, WI 53713  
**Email:** [14nesterd@gmail.com](mailto:14nesterd@gmail.com)

**Would you like us to contact you?** No, do not contact me

**Message:**

Wanted to voice my SUPPORT for the recently discussed change to change the family definition for occupancy and increase the number of unrelated individuals allowed in residential homes.

As a young professional who moved to Madison 5 years ago, I was planning on renting a place with a couple other people my age. I was browsing the listings and reaching out and I remember being surprised to hear that I would only be able to live with one other person in some of them. It made the search process much more complicated as I had to check each listing to see if I was permitted to live there as many parts of the city were off limits. Eliminating that burden will be a major improvement for the renters of the city. I would be appalled if the city caved to the disingenuous complaints from many homeowners that think they are entitled to control the properties around them.

**From:** [Jamie Pekarek Krohn](#)  
**To:** [All Alders](#); [Mayor](#); [Bannon, Katherine J](#); [Tucker, Matthew](#)  
**Subject:** Opposing vote on "family definition" for zoning purposes  
**Date:** Tuesday, February 14, 2023 11:02:07 AM

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Hello,

I appreciate and strongly second Mayor Rhodes-Conway, many residents and many alder's request for a delay. There is no reason not to take more time to thoroughly consider this plan and its short and long term consequences on our city.

As this lands in the hands of our newly appointed city council members, we as a city need to support and give them the tools to succeed in their role of creating positive, equitable and environmental safety for our residents and city growth. These potentially new zoning laws need to be appropriately reviewed and analyzed. If given the time, the council can be much more successful and our city will be better for it.

Thank you,  
Jamie

--

Jamie Pekarek Krohn, LPC, CYT

she/her/hers

[jamiepk@gmail.com](mailto:jamiepk@gmail.com)

<https://www.linkedin.com/in/jamie-pekarek-krohn-489120a/>

**From:** [reporting@cityofmadison.com](mailto:reporting@cityofmadison.com)  
**To:** [All Alders](#)  
**Subject:** [All Alders] Proposed Zoning Change that will allow 5 unrelated people plus their dependents to rent a non-owner  
**Date:** Tuesday, February 14, 2023 5:35:08 PM

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**Recipient:** All Alders

**Name:** Richard and Mary Ann Reale  
**Address:** 2810 Van Hise Ave, Madison, WI 53705

**Would you like us to contact you?** No, do not contact me

**Message:**

We would like to express our decision to Vote Against the ‘Proposed Zoning Change that will allow 5 unrelated people plus their dependents to rent a non-owner occupied house’.

We have examined arguments supporting both the ‘Yea’ and ‘Nay’ sides of this proposal and concluded that acceptance of this proposed change, as it affects the newly accepted changes in zoning for rapid-transit areas, would do more harm than good for our city.

We do not know the distribution of voters in our district that are similarly in-opposition, or dissimilarly in-favor-of, or have no opinion on the proposal. We only ask that your vote reflect what you deduce as the most common stance of your constituents. We wish to thank you and wish you good luck in dealing with such contentious and far-reaching issues.



**From:** [douglasrenk@yahoo.com](mailto:douglasrenk@yahoo.com)  
**To:** [All Alders](#)  
**Subject:** [All Alders] Family Zoning Ordinance  
**Date:** Tuesday, February 21, 2023 9:30:36 PM

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**Recipient:** All Alders

**Name:** Douglas Renk  
**Address:** 2550 Hoard Street, MADISON, WI 53704  
**Phone:** 321-863-8055  
**Email:** douglasrenk@yahoo.com

**Would you like us to contact you?** Yes, by email

**Message:**

Please vote down the revised ordinance to increase density and allow up to 5 unrelated people plus dependents to rent a non-owner occupied single family home.

I am in favor of increased density, but a ruling of this type should only benefit owner-occupied single family homes who wish to co-habitate with friends and family, not to further benefit investors. This ruling will lead to less ability for private homeownership and rents will skyrocket with investors buying up single family homes to rent as group homes.

**From:** [Brian Rieselman](#)  
**To:** [All Alders](#)  
**Subject:** Oppose proposed family zoning changes and explore further study  
**Date:** Thursday, February 16, 2023 9:15:25 PM

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Time to slow down and consider this. Please note op Ed's in the cap times — hardly a right wing voice — saying the current plan is ill conceived. If real estate speculators are gung Ho you should ask yourselves why. This is going to benefit them big time — that's not the objective in helping disenfranchised people find affordable housing.

Slow

Down. Reconsider. Find a compromise that assures a good long term future for our city AND provides affordable housing where it's needed. The current plan looks like a disaster in the making.

Thanks,  
Brian Rieselman  
4330  
Critchell ter  
Madison 53711

**From:** [shawnschey@yahoo.com](mailto:shawnschey@yahoo.com)  
**To:** [All Alders](#)  
**Subject:** [All Alders] Agenda #74885 for Feb 28th discussion  
**Date:** Monday, February 20, 2023 10:49:02 AM

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**Recipient:** All Alders

**Name:** Shawn Schey  
**Address:** 878 Woodrow St, Madison, WI 53711  
**Phone:** 608-852-6876  
**Email:** shawnschey@yahoo.com

**Would you like us to contact you?** Yes, by email

**Message:**

Dear Madison Alders:

I am a near west side resident and homeowner of nearly four decades. I was also a move-every-August renter in my 20s on the near east side, so I've been on both sides of the tenant-owner issue. My husband and I live in a four-bedroom house and rent one of the bedrooms to a friend. His contribution helps us pay our steep property taxes.

I read the "Housing Snapshot Report 2022" produced by the City of Madison, and agree with those of you supporting a family definition ordinance change in our zoning laws. Citizens looking to rent would have more options if they could pool their resources and live in bigger groups unconstrained by the current definition of what makes a "family".

However, I echo Alders Vidaver and Evers' concerns that there are some unfortunate outcomes that could possibly result by increasing the number of adults that can occupy households be they rental or owned such as:

#1 - private equity firms and local institutions continually out-bid same-sex couples, throuples, families of all races trying to get into the market for the first time housing stock swiftly goes from owner-occupied to rental

# 2 - groups of 3-5 adult renters out-bid two-earner income couples w/kids traditional families can't compete for higher rental rates depart for satellite communities Madison schools close

#3 - well-to-do homeowners and investors pursue demolition permits to raze existing houses situated side-by-side for construction of multi-unit buildings, thereby decreasing home ownership options in the future for everybody else

In summation, what if this family definition ordinance change turns out to make housing neither affordable or more accessible as we hoped? And the balance of majority owner-occupied houses in Madison's older neighborhoods start to decline? Personally, I don't care who lives where, related or not. I just know that houses-when owner-occupied have greater value and longevity, making for healthier neighborhoods.

At the Plan Commission hearing on Feb 13th, Planning Staff Matt Wachter said 25-30 TIF loans were given to Greenbush neighborhood buyers in the last decade to convert student rentals BACK into owner-occupied housing because, in his words, students left them for downtown high-rises, and the houses were in disrepair. Can that program be reinstated if it becomes apparent that this new experiment is a bust?

There is currently a city-run Affordable Funding program and TIF program for developers to produce new housing. What about a program that incentivizes landlords to do a land contract arrangement with tenants so that more citizens can eventually purchase the house they're living in? I know this can be tricky for the tenants, but if restructured with the bank that gave the landlord the loan, perhaps it could work well. Could there be a city law that this arrangement must be offered to tenants if, say, a landlord crosses a certain threshold in the number of properties they purchase just trying to think outside of the box here !

In other words, what can be done today, tomorrow, or this week to structure the language for this new ordinance before it's taken to a Common Council vote? A new "family definition" is being enacted all around the country it's the "flavor of the month", so to speak. And on the face of it, it seems like a decent, more fair concept. But it's a relatively new concept, and not enough time has passed to prove how well it actually works in anyone's community.

So, here are these suggestions for potential ways to deal with the enactment of this:

1 engage with the banking industry in partnership to help groups of adults afford down-payments for home purchases. If mortgages remain only for two-party couples, that won't fit this new ordinance change.

2 create a policy to aid and prioritize individuals who are first-time homebuyers - what else can be done to preserve home ownership options for them so that it isn't corporate interests gaining a monopoly on housing stock?

3 consider replicating a program to incentivize home ownership after rentals fall into disrepair as was done in Greenbush

4 stipulate there is a program to incentivize landlords to do land contract arrangements with tenants

In other words, come up with some proactive measures-either these or others-to mitigate and remedy the unexpected adverse effects this change might induce. That way Madison will have the tools to navigate its way successfully.

We all know it's so much harder to hit the rewind button.

Thank you ~~~~~

Shawn Schey  
878 Woodrow St  
Madison

**From:** [JS](#)  
**To:** [Housing Strategy](#)  
**Cc:** [All Alders](#); [Mayor](#)  
**Subject:** Writing in support of the family redefinition proposal  
**Date:** Tuesday, February 21, 2023 7:59:53 PM

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

Hi!

I am just writing to express my support of the family redefinition proposal. Fwiw, I am also someone who lives in one of the 'renter restricted' areas and a homeowner -- I want more neighbors!

I appreciate that change can be slow and hard, and that you all are making detailed policy updates like this. I also hope that Madison can continue in this direction, and not only catch up to other cities, but also start innovating as a leader with progressive policies that increase density :)

Thanks for considering this change!

Joe

**From:** [Janet Schuresko](#)  
**To:** [All Alders](#)  
**Subject:** Family definition--inaccurate claims about current code--oppose  
**Date:** Tuesday, February 21, 2023 9:35:33 AM

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

With the upcoming vote on changing the definition of family for zoning purposes. I noticed several inaccurate claims about the current code have been [repeated.in](#) public testimony. Here is a link to the current relevant zoning code. Under 'definitions' section 28.211 scroll down the alphabetical list to find 'family'.

[https://library.municode.com/wi/madison/codes/code\\_of\\_ordinances?nodeId=COORMAWIVOIICH20--31\\_CH28ZOCOOR\\_SUBCHAPTER\\_28ODERUCO](https://library.municode.com/wi/madison/codes/code_of_ordinances?nodeId=COORMAWIVOIICH20--31_CH28ZOCOOR_SUBCHAPTER_28ODERUCO)

Please note:

**1. The current code does not discriminate on the basis of marital status.** Domestic partnerships, described only as "living together as a single housekeeping unit in a dwelling unit" are treated the same.

**2. Every zoning district in Madison already allows up to three unrelated adults** (consisting of a housekeeping unit and a roomer) **to share a dwelling unit.**

"Within the SR-C1, SR-C2, SR-C3, TR-C1, TR-C2, TR-C3, TR-C4, TR-R and TR-P residential districts, dwellings that are not owner-occupied are limited to one (1) roomer."

**3. Live-in caregivers are already allowed in every zoning category.**

"In any district, up to two (2) personal attendants who provide services for family members or roomers who are disabled or handicapped under the FHAA or ADA and need assistance with the activities of daily living shall be considered part of a family. Such services may include personal care, house-keeping, meal preparation, laundry or companionship."

**4. Two single parents with kids are already allowed to share a single family unit in every zoning district,** as long as they do not have additional adult roomers

"In any residence district, a family may consist of two (2) unrelated adults and the minor children of each. Such a family may not include any roomers except where the dwelling unit is owner-occupied. For the purpose of this section, "children" means natural children, grandchildren, legally adopted children, stepchildren, foster children, or a ward as determined in a legal guardianship proceeding."

From public comments, it seems that some citizens are offended by the use of the word 'family', possibly partly because that term has been used in an offensive partisan political way in recent years. This objection could be satisfied by simply substituting some other term such as 'household unit', without otherwise needing to change current zoning codes.

The vocabulary change will not, of course, satisfy those real estate investment firms and absentee landlords hoping to profit by becoming legally allowed to rent profitable near campus houses to groups of five well-heeled people who could share a higher rent (or up to 15 in TOD overlay districts where it has already been made legal to convert any single family home into a duplex and convert the garage into an ADU without needing a zoning variance--see zoning definitions of ADU's) At the very least, single family homes in Regent, Vilas, and Greenbrush, which already contain numerous duplexes, small apartment buildings and grandfathered five person rentals need an overlay protection from real estate speculators and absentee landlords and to preserve

their diversity.

**From:** [rdshaul@gmail.com](mailto:rdshaul@gmail.com)  
**To:** [All Alders](#)  
**Subject:** [All Alders] Proposed family definition zoning change 74885  
**Date:** Wednesday, February 22, 2023 1:14:09 PM

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**Recipient:** All Alders

**Name:** Robert Shaul  
**Address:** 2325 West Lawn Ave., MADISON, WI 53711  
**Email:** [rdshaul@gmail.com](mailto:rdshaul@gmail.com)

**Would you like us to contact you?** No, do not contact me

**Message:**

I understand the basis for this proposal but it does little to improve family access to housing over the current limit of 3 unrelated individuals, while expanding to 5 unrelated individuals would have negative consequences to the same neighborhoods where families reside. Please consider the following points:

1. Current allowance permits a family to reside with 2 unrelated occupants, which allows considerable flexibility and would fill capacity of most houses in area.
2. Allowing 4 unrelated occupants in addition to related members of a family easily results in rental exploitation and excessive occupancy.
3. In this highly competitive and inflated real estate market, the increased allowance for unrelated occupants attracts outside investment that drives up home prices, making home ownership less accessible to families and likewise driving up rents so that the individuals meant to be served by this zoning change receive no benefit.



**From:** [barbara@naturalcurl.com](mailto:barbara@naturalcurl.com)  
**To:** [All Alders](#)  
**Subject:** [All Alders] Zoning Compromise  
**Date:** Thursday, February 16, 2023 8:54:16 PM

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**Recipient:** All Alders

**Name:** Barbara Spierer  
**Address:** 2205 RowleynAve, Madison, WI 53726  
**Email:** [barbara@naturalcurl.com](mailto:barbara@naturalcurl.com)

**Would you like us to contact you?** No, do not contact me

**Message:**

Dear Alders,

I have lived in my house for 50 years and love the Regent Neighborhood..

I rent to two students, but, of course, my rentals are owner occupied. That's the key! I am on the premises so that I know what is going on and I keep up the place because I live here!

This is a reasonable compromise,I think. It creates expanding housing options close in, without compromising the integrity of the neighborhood. It helps me earn some extra income to meet increasing housing costs, while utilizing unused space. And, I've never had a complaint from a neighbor.

I agree with Paul Soglin who has history to back up his observations, and numerous others. Five unrelated individuals in one house could be a disaster, especially if nobody takes responsibility for upkeep. It will not create opportunities for low income families. It will only create opportunities for investor/absentee landlords.

Please learn from history! We've been here before and the result was the destruction of neighborhoods and the closing of schools, leading to out migration.

Thank you.

,

**From:** [garystebnitz@yahoo.com](mailto:garystebnitz@yahoo.com)  
**To:** [All Alders](#)  
**Subject:** [All Alders] Zoning change  
**Date:** Friday, February 17, 2023 9:19:43 AM

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**Recipient:** All Alders

**Name:** Gary Stebnitz  
**Address:** 915 waban hill , Madison , wi 53711  
**Phone:** 608-335-2952  
**Email:** [garystebnitz@yahoo.com](mailto:garystebnitz@yahoo.com)

**Would you like us to contact you?** Yes, by email

**Message:**

Please vote for this zoning change and don't let those few near campus neighborhoods convince you to exclude them from the change. It will only continue discriminatory student bias and exclusions. Why should the rest of the city accept this and these few neighborhoods not. I believe this change is needed for our growing urbanization. We can't have people sleeping in the streets!

**From:** [jon.stielstra@live.com](mailto:jon.stielstra@live.com)  
**To:** [All Alders](#)  
**Subject:** [All Alders] ordinance change to allow up to 5 unrelated people in single family house  
**Date:** Tuesday, February 14, 2023 4:01:17 PM

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**Recipient:** All Alders

**Name:** Jon Stielstra  
**Address:** 13 Nokomis Ct, Madison, wi 53711  
**Email:** [jon.stielstra@live.com](mailto:jon.stielstra@live.com)

**Would you like us to contact you?** No, do not contact me

**Message:**

This ordinance change to allow up to 5 unrelated people in single family house is going to make it very hard for low income families to compete for a house to live in.

**From:** [trantowc@gmail.com](mailto:trantowc@gmail.com)  
**To:** [All Alders](#)  
**Subject:** [All Alders] Housing Zone changes  
**Date:** Tuesday, February 14, 2023 11:00:55 AM

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**Recipient:** All Alders

**Name:** Constance Trantow  
**Address:** 230 N. Owen Dr., Madison, WI 53705  
**Email:** [trantowc@gmail.com](mailto:trantowc@gmail.com)

**Would you like us to contact you?** Yes, by email

**Message:**

Please do you pass the new zoning changes. You will turn the entire city of Madison into slumlord housing. People will not be able to afford housing and they certainly won't be able to buy houses. This will change neighborhoods dramatically. Please vote against this.

**From:** [jantymorek@gmail.com](mailto:jantymorek@gmail.com)  
**To:** [All Alders](#)  
**Subject:** [All Alders] zoning changes  
**Date:** Wednesday, February 15, 2023 9:13:56 PM

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**Recipient:** All Alders

**Name:** Jan E Tymorek  
**Address:** 1512 Sumac Dr, MADISON, WI 53705  
**Email:** [jantymorek@gmail.com](mailto:jantymorek@gmail.com)

**Would you like us to contact you?** Yes, by email

**Message:**

If even the mayor has asked that this issue be delayed until studied further, why is it being pushed? Many people fear this will make it impossibly expensive to buy a single family home for a family and ever more apartment buildings full of high end unaffordable apartments. Who are the people who are building them? Who will live in them? Is Epic providing buses? This does not help either students or middle class Madisonians. Please do not rush into this without more research. And from what I have heard, this is to encourage use of more buses???. Why not just provide more buses? I live in Shorewood Hills and I'd be happy to take the bus if I didn't have to walk over a mile to the closest bus stop.

**From:** [Michael Varda](#)  
**To:** [All Alders](#)  
**Cc:** [Michael Varda](#)  
**Subject:** Item 74885 Common Council Agenda Item for 2/28/2023 Meeting--Zoning Change  
**Date:** Friday, February 24, 2023 4:09:26 PM

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

To all Alders:

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 will likely not be achieved--but, 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. A delay in the proposal for further study and public input is the best action, but failing that, creation of a permanent or trial buffer zone (overlay district) for the noted areas, or a limitation to 4 the number of unrelated persons in the family definition, would be warranted.

Unfortunately, the Plan Commission has recommended the measure without adequate evidence and research of unintended consequences when this broad-reaching proposal seeks to increase to 5 the number of unrelated persons (excluding dependents) who may occupy a single family-type residence.

The primary problem is the strong likelihood that landlord investors will purchase single-family homes in the above-named neighborhoods and convert them to rentals to not only students, but also non-students, such as employees of the University and the UW hospital.

**Position: The Common Council should delay consideration, or, in the alternative, amend the proposal to either (a) limit the number of permitted unrelated persons to 4 (Sec. 7(a)(3)), or (b) exempt the four neighborhoods by an overlay district (defined at foot of comment).**

**Rationale for an Amendment to the Proposal:** 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. The current family definition, especially in the number of unrelated renters, is a practical covenant regarding preservation of home values relied upon by homeowners and, indirectly, the City itself. The wholesale change throughout the city with such limited public input is a breach of the reliance interest that homeowners have in the zoning code's fundamental classification of properties for purposes of neighborhood creation and preservation of the values of the City's property tax base. Landlords, however, would see the change as a profit opportunity, especially where they see a high risk-reward value in the high-demand housing near the UW campus, Edgewood College, and the UW hospital. This conversion potential was explicitly identified to the Plan Commission by a landlord, Richard McKy, as his profitable approach to increasing his rent from a property he owns on Woodrow St.

Landlords reasonably see 5 income streams (income sources being the renter's job or a renter's parent) behind the tenants to support higher rents covering their costs. In contrast, a family is much more likely to have only 1 or 2 incomes supporting its cost of housing. Families will be essentially starting from behind in seeking homes in the

near-West neighborhoods, a result exactly contrary to the proposal's goal to enhance housing affordability. In those adjacent neighborhoods landlords would be able to outbid most families (however defined) 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 impacted areas, which have alleys, narrow 22-ft wide streets, and substantial daytime commuter traffic parking by UW and West High students and/or their employees. During school breaks, largely vacant 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 conversion to rentals 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-return 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 who are renting are more likely to be short-lived residents, less likely to be neighbor oriented, and more focused on individual interests and careers. The website created at [madisonzoningproposal.com](http://madisonzoningproposal.com) lists a number of cities that have researched experiences with higher rents adjacent to major institutions, such as a university.

**Caution warrants at least an amendment:** If the Council feels compelled to do something, an amendment for a permanent or trial overlay exemption zone, or a limited increase to just 4 unrelated persons, would mitigate the risks of a wholesale change made without adequate public input. Amendment to 4 persons would double the legal occupancy number and, for example, allow two couples and any dependents to join in a common living arrangement in a dwelling unit. More critically, however, the change to 4 would remove a substantial economic incentive to landlords to seek homes for conversion to rental properties.

Amendments to the core proposal, as proposed here to avoid the identified undesirable and unintended results, do not amount to improper discrimination in a City "practice" of an operational nature. Rather, the context here is a zoning ordinance effecting the structure of governance of the City, just as statutes effect governance for state government. The proposed alteration of a substantial zoning code limitation could lead to undesirable market speculation in the near-West area and create the exact opposite of enhanced affordability of housing. The City may legitimately act to avoid those undesirable results in the near-West area. The original proposal presented to the Council will not reduce costs for likely renters seeking housing in the named neighborhoods but will much more likely lead to higher rents.

**Best approach: the lack of staff research and analysis commensurate to the broad sweep of the proposal necessitates further research and more public input.** The potential primary and collateral effects noted above 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 arbitrary and capricious for the Council to take the broad action proposed, given the inadequate staff research and the lack of analysis of specific "real world impacts" voiced by public opponents before the Plan Commission. Taking more time for more public input and further research in depth would advance a sound evidentiary foundation for any change the Council may ultimately wish to adopt.

I respectfully request that the Common Council pause and "take a deep breath" as to the proposed zoning change. This is a huge issue for homeowners in this City. Will they have the neighborhoods (and schools) into which they make major economic investments, and oftentimes non-economic investments when they invest in historic district homes? A critically important part of the story of the proposed zoning change that has yet to be fully considered or studied. The best course is to delay the change altogether, but failing that, an amendment for caution's sake, as outlined above, is the fall back.

Respectfully,

Michael Varda

1724 Hoyt St. (RNA area)

(608) 843-3920

**Boundaries for exemption of near-West 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.



**From:** [Ed Walker](#)  
**To:** [All Alders](#); [Mayor](#)  
**Subject:** There"s a problem with "Unrelated"  
**Date:** Tuesday, February 14, 2023 8:20:46 AM

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

Dear Powers That Be.

If you want re-zoning to benefit families, rather than absentee landlords or clubs of renters, then trying to specify how many unrelated people can live in a property seems like a dead-end.

Try looking at your problem from the other end.

Aren't the members of a modern family "related" in any of several ways?

There already is a list of what counts as "related" in the explanation of the goals of rezoning. Perhaps discussion and decision-making about turning the list into zoning policy would be more fruitful.

Ed Walker  
[edw@ectwalker.com](mailto:edw@ectwalker.com)  
+1 978.223.3564 (mobile)

**From:** [Jessica Wartenweiler](#)  
**To:** [Housing Strategy](#); [All Alders](#); [Mayor](#)  
**Subject:** Family Definition Proposal  
**Date:** Tuesday, February 21, 2023 11:27:19 AM  
**Attachments:** [Screen Shot 2023-02-21 at 11.23.07 AM.png](#)

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

Greetings,

I'm writing to urge members of the Housing Strategy Committee to support the plan commission's unanimous recommendation to adopt the changes to the family definition without amendment or delay.

Hyperbolic fears from Dudgeon-Monroe and University Heights homeowners have not played out in other cities that have enacted similar zoning changes. Denver Community Planning and Development conducted a study in 2021 when they were considering a similar change to their zoning code. They found that limits on household size have no correlation with household size. These changes just made it legal for the people who do want or need to split rent, allowing them to stay secure in their housing.

Peer City Household Regulations

Unrelated Adults Allowed	Avg HH size	Unrelated Adults Allowed	Avg HH size	Unrelated Adults Allowed	Avg HH size	Unrelated Adults Allowed	Avg HH size	Unrelated Adults Allowed	Avg HH size	Unrelated Adults Allowed	Avg HH size
2		3		4		5		6		8	
Englewood	2.15	Boulder	2.18	Aurora	2.82	Arvada	2.48	Austin	2.47	Seattle	2.12
		Commerce City	3.10	Brighton	2.92	Castle Rock	2.88	Portland, OR	2.36	Vancouver, WA	2.46
		Fort Collins	2.46	Golden	2.24	Co. Springs	2.52	San Diego	2.96		
		Littleton	2.25	Northglenn	2.71	Lakewood	2.30	Spokane	2.43		
		Loveland	2.55	Thornton	2.86	Longmont	2.60				
		Wheat Ridge	2.16	Westminster	2.62	Parker	2.94				
		Salt Lake City	2.48	Las Vegas, NV	2.66	Uninc. Adams Cty.	3.00				
		Minneapolis	2.25	Boston	2.37	Uninc. Arap. Cty.	2.66				
				New Orleans	2.44	Albuquerque	2.48				
						Boise	2.46				
						Kansas City	2.36				
						Oklahoma City	2.59				
						Phoenix	2.87				
						Aspen	1.94				
						Crested Butte	2.00				
						Telluride	2.19				
						Denver	2.31				
Avg HH	2.23		2.43		2.63		2.52		2.56		2.29

Notes: All cities permit unlimited adult relatives to live as a household. Most cities cap the size of a household where not all adults are related.  
 Sources: U.S. Census Bureau Quick Facts; city and county zoning regulations  
 Average U.S. Household Size (2019): 2.51

This outdated zoning code was created to intentionally exclude lower class individuals and social deviants from living in single-family neighborhoods. Connecting access to housing with marriage is outdated and unethical and also poses legal concerns.

The development of new housing has not kept pace with Madison's population growth, leading to increased housing costs for renters and those looking to purchase homes. It's become fairly common for adults to share housing costs, as well as for seniors and retirees. Home sharing is not limited to students, and as long as building inspection's occupancy limits are followed, the government should have no say or interest in who is living together.

Respectfully,  
Jessica Wartenweiler  
1341 Spaight, #1  
Madison, WI 53703

**From:** [Susan Werther](#)  
**To:** [All Alders](#)  
**Subject:** neighborhood zoning  
**Date:** Friday, February 17, 2023 4:24:20 PM

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

Dear alders,

I am writing to express my opposition to legislation that would change housing laws to allow five unrelated people to rent or purchase homes in neighborhoods zoned for single-family occupancy. If the legislation were to pass, companies could buy up homes, tear them down, and build triplexes, thus changing the character of the neighborhood.

I agree with Susan Kepecs who recently wrote in the Cap Times:

"I do not want to see triplexes, ADUs and frat houses sprouting up in my quiet neighborhood, but I would love to see more diversity in my neighborhood, as would most homeowners in deep blue Madison. The lack of diversity in Madison's single-family neighborhoods stems not from racism but from the gross inequities of the American capitalist system. The path to ameliorating this historically contingent obstacle is through reparations, free and excellent education (including college) and a supply of good starter homes that allow families to build equity. These things can and should be accomplished without destroying homes that contribute their historical significance to Madison's unique character, and without upending single-family neighborhoods in general."

[https://captimes.com/opinion/guest-columns/opinion-vote-gloria-reyes-for-a-rational-zoning-plan/article\\_8054a527-f2a4-52a0-ad18-fe9e517fa853.html](https://captimes.com/opinion/guest-columns/opinion-vote-gloria-reyes-for-a-rational-zoning-plan/article_8054a527-f2a4-52a0-ad18-fe9e517fa853.html)

Although Mayor Rhodes-Conway was one of the original supporters of this new law, she recently wrote:

“Our current policy needs to change ... and I am committed to that change, but 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.”

[https://captimes.com/news/madison-family-zoning-change-advances-despite-opposition/article\\_a0b264b9-37b7-5193-8183-8586ed94f62b.html?utm\\_medium=social&utm\\_source=email&utm\\_campaign=user-share](https://captimes.com/news/madison-family-zoning-change-advances-despite-opposition/article_a0b264b9-37b7-5193-8183-8586ed94f62b.html?utm_medium=social&utm_source=email&utm_campaign=user-share)

The mayor has good reasons to suggest a postponement of the vote, in order to

study it more carefully. If the vote is not postponed, I urge the City Council to vote against this proposal.

Thank you for your consideration,  
Susan Werther  
139 Glenway St.  
Madison, WI

**From:** [ginnywerginwhite@gmail.com](mailto:ginnywerginwhite@gmail.com)  
**To:** [All Alders](#)  
**Subject:** [All Alders] Zoning Definition of Family  
**Date:** Saturday, February 18, 2023 9:16:22 AM

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**Recipient:** All Alders

**Name:** Ginny White  
**Address:** 71 Oak Creek Trail, Madison, WI 53717-1509  
**Phone:** 608-821-0056  
**Email:** [ginnywerginwhite@gmail.com](mailto:ginnywerginwhite@gmail.com)

**Would you like us to contact you?** Yes, by email

**Message:**

I'm disappointed that short-sighted members of the Planning Commission voted unanimously to change the definition of "family" for single-family homes.

They may not know—or care—that Mifflin Street and West Washington Avenue used to be occupied by families with children who attended Madison schools. The Commissioners' decision will allow the hollowing out of other neighborhoods like Vilas and Dudgeon-Monroe. Real estate speculators foreign and domestic who want to maximize profit will buy up single-family homes and fill them with individuals whose combined rent will price families out of the market. More schools will close as families move to the suburbs and nearby towns.

Current city officials, staff and unelected commissions have a record of disregarding the opinions of residents and even former Madison mayors. I urge you to think carefully about this issue and consider the long-term effects on the city we all love.