From: Charles Gervasi
To: Tishler, Bill
Cc: Melinda Gustafson Gervasi; All Alders
Subject: Support Winter 2025 Proposals to Increase Housing Units
Date: Friday, December 5, 2025 10:58:51 AM

Some people who received this message don't often get email from charlesjgervasi@gmail.com. Learn why this is important

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Madison Alders,

Thank you for the work that went on behind the scenes to create the proposed rules to allow more housing. Houses are expensive because more people want to live in Madison than there are housing units. No subsidies and growth of income can fix that there are not enough to go around. Houses being expensive will encourage new development and eventually more affordability, if we have permissive planning/zoning rules.

I have lived at 218 S Whitney Way for 15 years and in the Hill Farms area for 20 years. I would like to see more duplexes, 4-plexes, and apartments in my area. That density will eventually bring corner stores and other services. All of this makes it a nicer place to live and decreases the amount of energy required for heating and transportation.

Please support this and other measures to increase the number of housing units in Madison.

Respectfully Yours,

Charles J Gervasi

From:	Madison Trust for Historic Preservation
To:	All Alders
Cc:	Advocacy Committee; Richard Chandler
Subject:	Letter re Legistar 90552
Date:	Monday, December 8, 2025 9:17:44 PM
Attachments:	2025-12-08_MTHP_Letter-Legistar_No_90552.pdf

Some people who received this message don't often get email from info@madisonpreservation.org. Learn why this is important

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Common Council members,
Please find attached a letter from the Madison Trust for Historic Preservation regarding the application of the most recent proposed revisions to the Transit Oriented Development Overlay District on Madison's historic neighborhoods. Legistar 90552.

Thank you,
Jennifer Gurske

Jennifer Gurske
Program Director
Call/Text: (608) 441-8864
www.madisonpreservation.org

MADISON TRUST FOR HISTORIC PRESERVATION
CELEBRATING 50 YEARS

December 8, 2025

To: City of Madison Common Council

Re: Legistar File 90552

To members of the Madison Common Council:

I write to express the concern of the Madison Trust for Historic Preservation about the potential harm that may be caused by the uniform application of the most recent proposed revisions to the Transit Oriented Development (TOD) Overlay District on Madison's historic neighborhoods. Legistar 90552. This proposed ordinance change would cause the zoning of all residential properties within the TOD Overlay District to permit construction of up to four dwelling units.

The Madison Trust recognizes the need for additional housing within the city, but believes that goal can be achieved by looking at possible and identified development areas within neighborhoods, rather than applying a distance driven overlay across the city's map. A more nuanced approach can meet both the goal of additional development, as well as retaining distinctive neighborhood character across Madison.

Madison is a city of distinct neighborhoods. The variety of residential areas showcases the development of the city and the settlement patterns over the decades. The names and recognizable characteristics of these neighborhoods orient residents and visitors to their location within the city. In addition to the multiple local landmark districts, State Register and National Register listed neighborhoods also record changes to the city and are tangible and recognizable reminders of the city's growth and expansion.

These neighborhoods include the primarily 19th century Jennifer-Spaight Street district, early to mid-20th century expansion in the Nakoma district, the response to war time housing shortages in the Coolidge Street—Myrtle Street district, and the post-war planned development in the University Hill Farms district. Each of these neighborhoods has a unique feel and appearance that is evidenced in the streetscape

(Continued)

and the architectural expression of the housing stock. It is also the history of their development and the visual cohesion of these neighborhoods that helped to qualify them for city landmark designation or for listing on the Wisconsin State Register of Historic Places and the National Register of Historic Places. **The historic integrity of these neighborhoods may be compromised or be lost if development is driven solely by density, more specifically if it leads to the demolition of listed buildings. In some cases, potential demolition may also compromise the historic significance of listed districts**.

This is especially true in the case of University Hill Farms which was listed both for its mid-century architecture, as well as being an example of a large, planned development that showcased the cooperation of Madison and the University of Wisconsin in creating a planned community on the University's former research farm. We note that the city has, historically, recognized the importance of National Register historic districts. It was the City of Madison, as a Certified Local Government, that received the grant to nominate University Hill Farms as a National Register Historic District.

Under the city's historic preservation ordinance, the demolition or alteration of individually designated properties or of buildings within a city landmark district requires review. Because they are not locally landmarked, this is not the case for areas that are otherwise recognized to be historic only under state or federal designation. In May of 2020, the Common Council adopted the Madison Historic Preservation Plan, which recognized the need to take these other historic areas into account. The plan identified three major objectives and goals:

1) Identifying, evaluating and designating historic resources,
2) preserving and protecting designated historic resources, such as locally designated landmarks and historic districts, and
3) **preserving undesignated areas with unique architectural, urban and spatial characteristics that enhance the character of the built environment, such as properties and districts listed on the National Register of Historic Places that do not possess the protections provided by local designation**.

The goal of historic preservation is not to freeze a place in time, without accommodating changing needs and uses. Buildings can be adaptively rehabilitated and reused. Schools can become apartments; former industrial buildings can become hotels. However, in all of these cases, the buildings and the history they embody remain. They continue to be part of the landscape. **The concern relating to the overlay is that it may lead to the demolition of historic properties. A house may be**

(Continued)

transformed into a two-family unit without losing its historic character, while the creation of a four-unit apartment will likely result in demolition and new construction.

Contributing State Register and National Register buildings may qualify for tax credits for approved work, assisting property owners in the care of their historic properties and encouraging their ongoing case and maintenance.

We encourage the City of Madison to support the residents of its historic neighborhoods in maintaining these assets that contribute heavily to the city's character, and to work with designated district residents and in reference to adopted neighborhood and area plans to target redevelopment and greater density areas within the larger neighborhoods.

Thank you for your consideration.

Sincerely,

Rick Chandler

Rick Chandler
President
Madison Trust for Historic Preservation

From: Harald Kliems
To: All Alders
Subject: In support of TOD changes (item 11) and cottage courts (item 16)
Date: Tuesday, December 9, 2025 8:24:49 AM

Some people who received this message don't often get email from kliems@gmail.com. Learn why this is important

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Dear members of the Common Council:
I am writing in support of agenda items 11 (changes to the transit-oriented development ordinance) and 16 (allowing cottage courts) at tonight's council meeting.

These are two common-sense reforms to help us stem the affordability and housing crisis. Car washes and multilane drive-throughs have no place on our most transit-friendly spaces; what we need there is housing, employment, and amenities. And allowing cottage courts is adding a new missing middle housing form that will create some new housing opportunities and ultimately benefit affordability.

Thank you for driving forward these changes. I look forward to additional housing policy proposals in the future.

Respectfully,
Harald Kliems

6 N Allen St

From: Harald Kliems
To: All Alders
Subject: Housing and TOD reform
Date: Thursday, October 30, 2025 8:02:21 AM

Some people who received this message don't often get email from kliems@gmail.com. Learn why this is important

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Dear Alders:
I have read the news reports about the proposed changes that would allow cottage court housing, allow for 4-units in the TOD zone, and prohibit car-focused uses in the TOD area. I just quickly want to say thank you for introducing these common-sense reforms. They'll move us closer to solving our housing crisis (cottage courts, 4-units) and also make our city safer, more walkable, and beautiful (no more and dangerous and ugly drive-throughs near our wonderful BRT stations).

I am fully in support!

Best,
Harald Kliems

6 N Allen St
Madison, WI 53726 (District 5)

From: John Nguyen
To: All Alders
Subject: Support for latest Housing Forward proposals
Date: Thursday, October 30, 2025 9:46:56 AM

Some people who received this message don't often get email from nguyenjohn99@proton.me. Learn why this is important

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Hello,

I was very excited to read the latest round of proposed changes to allow for cottage courts in Madison and limit car-centric land uses in the TOD overlay district, and am writing to express my support. Housing configurations such as cottage courts and pocket neighborhoods allow for additional gentle density in our cities while also creating a pleasant and interesting environment for their residents. And I am fully in support of unpleasant drive-throughs and car lots in the areas of the city in which car-free and car-light living are most possible. Thank you!

John Nguyen

From: Ed Niles
To: All Alders
Cc: Mayer, Davy
Subject: Comments on Winter 2025 Housing Proposals & specifically Legistar #90552
Date: Thursday, November 6, 2025 4:00:23 PM

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Dear Alders,
I wanted to briefly write in support of the goals and most of the policy proposals put forward in the Winter 2025 Housing Proposals. I personally believe that further reforms to the lot size and setback limits would create more new housing in Madison than adding cottage courts will produce (since I currently live in a house which would be illegal to build today), but these changes are overall positive pro-housing reforms and I applaud the city's movement on this issue!

Unfortunately, I have to strongly disagree with some of the adjustments to the TOD put forward in Legistar item 90552. According to the city, one of the main reasons for creating a Transit-Oriented Development Overlay was to "reduce dependence on automobiles by enabling
households to go 'car light' or car free." Proposals to prohibit car washes, automobile sales and rental lots within the TOD seem very counterproductive to this goal. While city staff have made it clear this would not impact existing businesses, we know that adding this type of language into statute will make it harder or impossible for these types of services to locate in the TOD in the future as existing businesses age out, and thus it is a defacto ban on these businesses in a large swath of the city. However, convenient access to car washes for ride share and delivery vehicles and nearby (long-distance) rental lots for car-free households are critical components of a "car light" ecosystem. I strongly encourage the council to introduce an amendment to remove any prohibition on car washes, automobile sales and rental lots from the proposed ordinance changes.

For staff: please place this email in public comments under Legistar item 90552, as well as the appropriate Common Council agenda item when this is returned from committees to the full council.

Thanks,
-Ed Niles
2129 Linden Ave, Madison, WI 53704

From: Josh Olson
To: Mayer, Davy
Cc: All Alders
Subject: Supporting Winter Housing Forward Recommendations
Date: Thursday, October 30, 2025 1:44:13 PM

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Hi,

I support the proposed changes that would allow cottage court housing, allow for 4-units in the TOD zone, and prohibit car-focused uses in the TOD area. Thank you for introducing these common-sense reforms. This is great way to increase housing supply and our tax base (cottage courts, 4-units) and also make our city safer, more walkable, and beautiful. It's important to ensure the active users in our TOD zone (walkers, bikers, bus riders) have the infrastructure that supports them instead of commuters who drive into (and don't pay!) the City.

You have my full support!

Josh Olson

From: Mary Pustejovsky
To: All Alders
Subject: Housing Forward proposals
Date: Thursday, October 30, 2025 2:12:45 PM

Some people who received this message don't often get email from darktownstrutter@gmail.com. Learn why this is important

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Dear Alders:
I recently saw the post about the Housing Forward proposals. I'm thrilled to see such common-sense reforms introduced by the city.

I've been confused when I've seen such auto-oriented uses as drive throughs approved for lots in TOD areas, so I'm excited to see that loophole being fixed as part of the reforms.

I'm also excited to see the addition of more housing options for Madison. I'm particularly excited to see the option for cottage courts. When I lived in Austin there was an area that had a few (see here and here). These homes were consistently incredibly popular and sold very quickly! Many people want to have some semi-private greenspace but may not want the hassle and maintenance of their own yard, and these can provide that option. I also support the option for 4plexes in TOD, as this seems like a common sense proposal that would gently increase density and make the most of our investment in BRT.

Thanks for your dedication to our city and for working to make it more affordable for all types of households!

Mary

From: Eileen Hornberger Thompson
To: All Alders
Subject: Re: Legistar File 90552
Date: Tuesday, December 9, 2025 3:48:02 PM

Some people who received this message don't often get email from eileenlittleredt@gmail.com. Learn why this is important

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Dear Common council -

I would like to oppose the proposed changes to the Transit Oriented Development (TOD) Overlay in Madison's historic neighborhoods - Legistar 90552.

This proposed ordinance change would cause the zoning of all residential properties within the TOD Overlay District to permit construction of up to four dwelling units.

This is unacceptable in the older neighborhoods that will likely lose the character and neighborhood feel.

Vilas neighborhood houses are already in close proximity of each other more than most city of Madison neighborhoods.

The historic integrity in the older neighborhoods like Vilas neighborhood are likely going to be compromised or be lost if development is driven solely by density, more specifically if it leads to the demolition of listed buildings.

In one recent case ADU built in the 1900 block of Jefferson street has already disrupted neighbors access to sun in the backyards. This ruins the sense of one's backyard usage as a garden and potential loss of value.

In some cases, potential demolition may also compromise the historic significance of listed districts.

Please note - "Under the city's historic preservation ordinance, the demolition or alteration of individually designated properties or of buildings within a city landmark district requires review. Because they are not locally landmarked, this is not the case for areas that are otherwise recognized to be historic only under state or federal designation. In May of 2020, the Common Council adopted the Madison HistoricPreservation Plan, which recognized the need to take these other historic areas intoaccount. The plan identified three major objectives and goals:

1) Identifying, evaluating and designating historic resources,

2)preserving and protecting designated historic resources, such as locallydesignated landmarks and historic districts, and

3) preserving undesignated areas with unique architectural, urban and spatial characteristics

that enhance the character of the built environment, such as properties and districts listed on the National Register of Historic Places that do not possess the protections provided by local designation.

The goal of historic preservation is not to freeze a place in time, without accommodating changing needs and uses. Buildings can be adaptively rehabilitated."

Please reconsider having a review process for any developments in these historic neighborhoods both local or federally designated historic districts, as well as Hill farms neighborhood.

Please maintain the character of the City of Madison!

Regards

Eileen Thompson,

311 Campbell St. Madison Wi.

From: Wasniewski, Darrin
To: All Alders
Subject: AARP WI Letter of Support for Legistar #90552 & 90557
Date: Tuesday, December 9, 2025 9:28:32 AM
Attachments: 25.12 Madison Housing Forward Proposals LOS.pdf

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

Alders,

Attached please find our letter of support for Legistar #'s 90552 and 90557. Please feel free to reach out if you have any questions.

Darrin Wasniewski
Senior Associate State Director- Community Outreach
AARP Wisconsin

222 W. Washington Avenue
Suite 600
Madison, WI 53703

Phone:: 608-286-6303

Book time with Darrin.

222 W. Washington Avenue, Suite 600 | Madison, WI 53701
608-286-6300 | aarp.org/wi | wistate@aarp.org
twitter: @aarpwi | facebook.com/AARP Wisconsin

09 December 2025

Subject: Letter of Support for Proposed TOD Area and Cottage Court Zoning Changes

Dear Council Members,

On behalf of AARP Wisconsin, I am writing to express our strong support for the proposed changes to Madison's zoning code regarding Transit-Oriented Development (TOD) areas and Cottage Court housing options. These updates represent an important step toward creating a more livable, age-friendly city that meets the needs of residents across the lifespan by linking affordable homes with reliable, accessible transportation options and walkable neighborhoods.

Transit-Oriented Development (TOD), Legistar # 90552

We recognize that this proposal is not an expansion of TOD areas but rather an evolution of the current code to better reflect Madison's commitment to walkability, accessibility, and housing diversity. AARP's housing policy emphasizes the importance of neighborhoods that provide access to transportation, healthcare, shopping, and social opportunities – key elements that allow older adults to age in place safely and comfortably.

During the Summer of 2024 living room meetings, which AARP was invited to facilitate in The Hill Farms Neighborhood, neighbors shared heartfelt concerns that their current homes are not suited for them to safely grow older. At the same time, they expressed a strong desire to remain in their community, near friends and familiar amenities, in a walkable environment with reliable transit options.

Updating the TOD framework will help address these needs by encouraging housing choices that reduce isolation and improve access to essential services. Allowing more four-unit housing in these areas and limiting new auto-centric uses such as standalone car washes and surface parking lots will help create safer, more walkable streets that prioritize people over cars. This aligns with AARP's transportation priorities, which call for safe, accessible, and affordable ways to get around that connect people to economic and social opportunities throughout their communities.

Cottage Court Housing, Legistar #90557

Cottage courts offer smaller, accessible homes clustered around shared green space – an approach that fosters social connection while providing affordable, low-maintenance housing options. When located withing walking distance of transit service or in connected, walkable neighborhoods, Cottage Courts can support car-light or car-free lifestyles for older adults and people with disabilities, reducing transportation costs while maintaining independence. This type of development aligns with AARP's principles of diverse housing choices and universal design, ensuring that residents of all ages and abilities can find homes that fit their needs without leaving their neighborhoods.

Alignment with AARP National Housing Policy

AARP's national housing policy framework, including resources from our Livable Communities Initiative, supports zoning reforms that enable Accessory Dwelling Units (ADUs), Missing Middle Housing, and age-friendly design standards. These strategies promote affordability, accessibility, and community engagement – values reflected in Madison's proposed changes.

Madison's Age-Friendly Commitment

Madison has been part of AARP's Network of Age-Friendly States and Communities since 2020, demonstrating a long-standing commitment to creating environments that support residents of all ages. These proposed zoning changes build on that foundation and advance the city's vision for an inclusive, livable future. By pairing expanded housing choices with transit-supportive development and fewer auto-oriented uses in TOD areas, Madison is moving toward an age-friendly transportation system that supports walking, transit use, and safer streets for people of all ages.

Why This Matters

Madison's population is aging, and the demand for housing that supports independence, affordability, and community will only grow. Older adults are more likely to outlive their ability or desire to drive, making it essential that homes be located near frequent transit, safe walking routes, and everyday destinations. Concentrating new housing in TOD areas and enabling Cottage Courts throughout the city are proactive measures that will help Madison remain a vibrant, inclusive city for people of all ages.

AARP Wisconsin applauds the City's leadership in advancing these proposals and stands ready to support their implementation. Thank you for your commitment to creating a Madison where residents can thrive throughout their lives.

Sincerely,
Darrin Wasniewski
Sr. ASD – Community Outreach
AARP Wisconsin