From: Nicholas Davies
To: Plan Commission Comments
Cc: Southeast Area Plan; Martinez-Rutherford, Dina Nina
Subject: Southeast Area Plan land use (92878)
Date: Sunday, June 14, 2026 1:12:00 PM

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Dear Plan Commission,

It's troubling to see how much of the Southeast Area Plan land use map is still light yellow--Low Residential--which would only support single-unit or duplex uses (with possibility for slightly more via TOD and ADUs). I see a couple problems with this:

* It's inaccurate, relative to current usage. For instance, there are small-scale apartment buildings here in Eastmorland, in areas where the plan shows Low Residential. It would be a real problem if these properties had to rebuild--due to disaster or end-of-life for the current structures--and couldn't at least rebuild at the current level of housing.

* It reflects a lacking level of understanding/urgency about Madison's housing shortage. Leaving huge swathes of land as single-unit-only leaves too few available outlets for pressure on the housing market. Eastmorland has multi-unit housing in it and all around, and it's nothing to be afraid of. I would love to see more neighbors be able to live here. If you want to see smaller-scale multi-unit housing ("missing middle"), you have to at least allow it! Showing Eastmorland as LMR would have only a gradual effect, but that kind of organic, incremental densification is exactly what we need, and exactly what would be enabled, without the zoning code's stranglehold on our housing supply.

Thank you,

Nick Davies
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