

From: [Kemble, Rebecca](#)
To: [Plan Commission Comments](#)
Subject: legistar #63902 zoning text amendment
Date: Monday, March 22, 2021 4:19:22 PM

Dear Plan Commissioners:

I'm writing to share with you the comments I sent to Heather Stouder regarding the omnibus zoning text amendment in front of you this evening as I'm unable to attend tonight's meeting.

I have a number of concerns about the proposed ordinance change.

District 18 is all residential and CI except for the corner of Troy & Northport, which is zoned NMX. Easily accessible by walking from many low- and moderate-income neighborhoods, this area is where the only commercial amenities exist in the entire district, and many people rely on them for food, laundry, gas and other services. It would be devastating for residents were this area to be redeveloped into housing only.

I understand that closer to downtown there is the opposite problem of having too many vacant commercial spaces in NMX. A solution to the problems existing downtown and adjacent neighborhoods should not be addressed with a broad zoning change that would have harmful effects on the outskirts.

On a broader policy level, I'm concerned that ordinance changes streamlining the development process to ease the construction of missing middle housing were prioritized for action from the 36 recommendations in the Impediments to Fair Housing Choice Report. Especially in light of the report on gentrification and displacement, we need to understand the impacts these proposed changes may have on further displacement people from low and moderately priced houses and apartments.

More than that, we need a comprehensive strategy or set of strategies to address the undisputed crisis in Madison which is the lack of truly affordable housing stock. That is what needs to be prioritized. Adding more luxury and market rate housing and easing development for missing middle housing will do nothing to address this crisis. In fact, it's likely to exacerbate it by driving up land values. It is also likely to displace more people in the process by allowing demolition of low and moderately priced housing units by right.

Some of the smaller changes to the ordinance are fine. I've been working with several of the sponsors to identify those that I think would do little or no harm. I'd be happy to sponsor a Substitute or Alternate containing them. But I think we should either abandon completely or seriously alter some of the other proposals to eliminate unintended consequences and prioritize and incentivize the redevelopment and creation of permanently and truly affordable

housing by the City and non-profit, cooperative and land trust developers.

Thank you for your consideration,

Rebecca Kemble
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