

From: [Don R](#)
To: [Plan Commission Comments](#); [Evers, Tag](#)
Subject: Comments about ADU
Date: Monday, November 8, 2021 4:34:47 PM

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Hello Tag,

Thank you for your work and communication on the Accessory Dwelling Units.

I would like to express my concerns on changing the conditional use to permitted use.

- While the permitting process may be lengthy due to “conditional use”, is there such a backlog of requests that requires a change? In other words, are homeowners clamoring for this and/or houseless individuals waiting for the Planning Commission to clear a backlog?
- **If the true intent is to create more types of housing and more affordable housing, there should be rent/lease limits on ADUs. On the surface, to me, this appears as a homeowner/landowner that has room to spare to offset their own mortgage or loans from such units and then make money off them. This really seems like a hidden way for those with assets to gain more wealth and assets; without placing rent or income limits the units will be rented at market rate or at AirBnB and VRBO rates. Unfettered units in the future may become an issue that cannot be reversed.
- The amount of ADUs that could be created would not seem to dent the need for affordable housing in Madison. I would tend to think if the city made these units rent-controlled there would not be a possible flood of applications.
- Would the ADU be required to be registered as a rental, boarding house, or other transient housing to ensure proper registration and yearly inspections? There are many opportunities for this type of housing to fall between the cracks of dwelling type.
- I support a homeowner being able to build rentable units, but if there needs to be enough land to build the unit then we’re talking about homeowners that are well-off enough to offer such units. While it may seem pessimistic, I don’t believe those types of homeowners would be willing to offer their units under market price for low-income people. There is too much hidden “good intention” when it seems a change like this would only benefit those that already have homes and land more than those that don’t. Think of the difference in housing cost with one home/ADU next to one without – will it make the one without an ADU much less expensive due to transient housing next door? Will it make the home/ADU that much more expensive and thus valued/sold at a income producing property rate?
- The infrastructure must be in place in certain areas to allow these: parking, sewer, water, trash, communication lines, and the greater community. While I don’t think thousands would be added to a few square blocks, there may be an appreciable change if enough people would

build these units.

- Quality of life: While I'm not currently a homeowner (have been for years until recently, in-between houses), I'm not sure I would want a neighbor with an ADU and renters who may make their own noise and have certain living habits that are not in-tune with a neighborhood. Yes, variety in a neighborhood is great, but those who rent outside family may become issues.

Lastly, with the city and alders very much in tune with working through a process from all angles I feel this is a "quick fix" solution that shouldn't be a band-aid. This is something that definitely needs more work and thought. Changing a process to be more simple could have far-ranging effects, and I think this change would not have the intended effects without the requirements of rent-control, income limits and oversight for re-licensing a dwelling type.

Thank you,

Don Rogers
1917 Monroe St Apt 401

From: [Eileen Hornberger Thompson](#)
To: [Plan Commission Comments](#)
Subject: Plan Commission / ADU's comment
Date: Monday, November 8, 2021 4:44:45 PM

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Dear Commissioners

We have been reading about the Accessory Dwelling Units (ADU's) since 2016 upon hearing about them in Madison, and a neighbor wanting permission for building.

We believe there needs to be time for more significant discussions about which neighborhoods participate and the specific rules on usage and legal jurisdictions. While I understand there are benefits to homeowners, **we are opposed to these ADU's in historic districts**, and particularly Vilas Neighborhood. We feel there are reasons indicating that Vilas Neighborhood is not an adequate location for ADU's.

1. Proximity - There have been studies indicating that there is already an average of 10 feet or less between most of the homes in the Vilas neighborhood. Adding ADU's into the mix with this minimal distance and then ADU's being "a minimum of three (3) feet from any property line" is way to close. This minimal distance seems like we are creating townhouses. In older neighborhoods this means more problems with water drainage, maintenance access between properties (eg. House painting), window privacy and lighting issues (whether outside lights or interior lights creating light pollution).

2. Increased Traffic, Parking - We deal with college students living in a large number of rental properties and homes, in addition to the many UW stadium events, University of Wisconsin and Edgewood college commuters, and Henry Vilas zoo bringing outsiders to our neighborhood. This creates increased auto traffic and limited access to parking and presents added demands for homeowners in this neighborhood (trash, vandalism,)

We also have to deal with the alternate side emergency snow days which have many time conflicted with the "No parking signs 8-noon" for Parking

maintenance.

3. Narrow Streets and Alleys - With the already existing traffic from UW stadium events, University of Wisconsin and Edgewood commuters, and Vilas zoo guests brings many outsiders into the small area and increases to the homeowners in neighborhood. The streets are narrower than perimeter surrounding neighborhoods and these ADU's will add additional demands to streets and alleys in this older neighborhood. Increasing the density on these older neighborhood roads will create additional stresses on the land and roads. This is not only a safety issue for firetrucks, but more cars creates more accidents.

4 In addition to the aforementioned concerns, ADU's may unfortunately devalue the existing properties not increase values.

We oppose allowing ADU's in our neighborhood.

Regards,

Eileen and Craig Thompson

Residents Vilas Neighborhood since 1993

311 Campbell Street.

Madison