

From: [Megan Ross](#)
To: [All Alders](#)
Cc: [Planning](#); communitydevelopment@cityofmadison.com; [Ochowicz, William](#); [Field, Derek](#); [Verveer, Michael](#); [Figueroa Cole, Yannette](#); [Glenn, Carmella](#)
Subject: Public Comment – Item 73: ADU Zoning Reforms (August 5, 2025 Council Meeting)
Date: Friday, August 1, 2025 4:25:55 PM

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To the Madison Common Council,

I'm writing in support of Item 73, which updates the zoning code to expand opportunities for Accessory Dwelling Units (ADUs). This is a step toward a more inclusive and flexible housing system in Madison. ADUs can add needed housing capacity, support intergenerational living, and provide supplemental income for homeowners. However, the equity impact of this policy depends on implementation.

Without targeted support and strong accountability mechanisms, ADUs will primarily benefit wealthier homeowners with access to capital, not the working-class households and renters Madison most needs to support.

To ensure these reforms advance our affordability and equity goals, I urge the Council to:

- 1. Offer direct support to low and moderate income homeowners who want to build ADUs.** This could include architectural design assistance, permit fee waivers, and low interest loans tied to affordability commitments or multigenerational occupancy.
- 2. Create affordability incentives.** Reward ADUs rented at or below 80 percent of Area Median Income with benefits like expedited permitting, reduced fees, or partial property tax offsets.
- 3. Require public reporting on ADU development and use.** While Madison tracks permit totals in its Housing Affordability Report and through the Neighborhood Indicators Project, there is no public data showing how ADUs are actually used, whether as long term housing or short term rentals. That must change. **Tracking occupancy, tenant income range, and neighborhood distribution is essential to understanding the impact of this reform.**
- 4. Align ADU strategy with Madison's anti displacement goals.** Monitor and map ADU development by neighborhood. Ensure the policy does not accelerate gentrification or displacement in areas already experiencing rapid housing pressure.

These zoning reforms are promising, but their success hinges on whether they support

those most at risk of being priced out of Madison. I appreciate the Council's leadership and urge you to take the steps needed to make ADUs a tool for equitable housing, not just added density.

Sincerely,
Megan Ross
Madison resident