

Lee, Chris

From: Bauman, Robert
Sent: Monday, April 14, 2025 9:23 PM
To: Lee, Chris
Subject: Fwd: Accessory Dwelling Units File No. 240999 Oppose Upzoning Changes to Allow ADUs Without Public Input 0

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Sent from my iPhone

Begin forwarded message:

From: Jeff Grzeca <jgrzeca2@gmail.com>
Date: April 14, 2025 at 9:15:49 PM CDT
To: "Osterman, Jeffrey" <joster@milwaukee.gov>, "Bauman, Robert" <rjbauma@milwaukee.gov>, rstamper@milwaukee.gov, "Coggs, Milele" <mcoggs@milwaukee.gov>, dJackson@milwaukee.gov, sspiker@milwaukee.gov, "Brower, Alex" <Alex.Brower@milwaukee.gov>
Subject: Accessory Dwelling Units File No. 240999 Oppose Upzoning Changes to Allow ADUs Without Public Input 0

To the Honorable Members of the Zoning, Neighborhoods, and Development Committee
City of Milwaukee City Hall, Room 301-B

Dear Committee Members:

As a member of the Historic Water Tower Neighborhood, I am opposed to the passage of pending ordinance [#240999](#) relating to zoning regulations for accessory dwelling units (ADUs).

Allowing ADUs in residential and commercial zoning districts without public input will create many issues for the 96 square miles of the City of Milwaukee. One issue will be lack of due process where the neighbors can weigh in during public hearings. The way it is written there will be no public input and allow an ADU to proceed as a limited use, subject to certain design and limited use standards. The ordinance would permit internal, attached, and detached accessory dwelling units that meet these limited use and design standards (including HPC).

The idea that you will allow "internal" ADUs located within the walls of an existing dwelling and "detached" ADUs, without public input will be an issue that will be tough to reverse. One standard that it must be owner-occupied in the ADU or main structure is 100% unenforceable. If the limited use standards are met, the ADU would be permitted. If the limited use standards are not met, the ADU would be prohibited. Since not being able to verify owner occupied all ADU's would be prohibited.

The community must have a say regarding developments in their neighborhood. I urge you

to deny any proposal for developers that reduces the oversight of development and lessens public input. We want to live where TRANSPARENCY and COMMON GOOD comes first!

Jeff and Sue Grzeca

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