## Lee, Chris

From:	R P <palmra@gmail.com></palmra@gmail.com>
Sent:	Monday, April 14, 2025 5:34 PM
То:	Lee, Chris
Subject:	Re: Zoning, Neighborhoods, and Development Committee Meeting 4/15

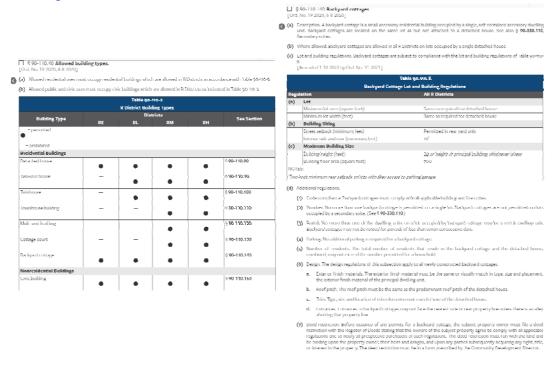
Comment to be published on

Item 8. 240999 A substitute ordinance relating to zoning regulations for accessory dwelling units.

My name is Robin Palm, I'm an AICP certified urban planner and resident of Washington Heights in Aldermanic District 10. I'm also the southeast wisconsin representative to the state's professional planning chapter, although I won't be speaking in that capacity or at their behest.

I work as a planner in the Village of Mount Pleasant in Racine County, population 27,000. Mount Pleasant's code has allowed ADU's by right in \*every\* residential zoning district for almost 5 years now.

## See: https://ecode360.com/36325148



Comments in the record have questioned the applicability of ADUs as a solution to the housing problems of the 15th aldermanic district and the Five Points neighborhood. They have a point. ADUs are not feasible from a cost benefit standpoint to be built in areas with low existing property values and high percentages of vacant lots. After all, why build an accessory home when you can buy or build a standard home?

But ADUs are not a policy to increase affordable housing in distressed areas suffering from disinvestment.

ADUs are a policy to increase housing supply in higher demand areas, areas that have historically benefitted from zoning and historical designations to keep densities artificially low.

By increasing housing supply in in-demand areas, we are preventing those potential new residents from fleeing to the burbs or from gentrifying other areas of the city when they find the supply of housing stock dwindling and the prices skyrocketing. We're also expanding opportunities for multi generational housing, student housing, and the ability to age in place.

Why would anyone be against that? If it doesn't apply to a particular neighborhood, why is that neighborhood so vocal in its opposition to it?

Honestly, it just seems odd to see so much recorded opposition that freely admits the discussed policy proposal (ADUs) won't really affect them.

I support this code revision, as it allows expansion of housing supply that's driven by small individual landowners, and not large multifamily real estate equity firms.

Thank you

Robin Palm, AICP

804 400 0744

1559 N 51st Street Milwaukee, WI.

On Fri, Apr 11, 2025 at 11:52 AM Lee, Chris <<u>clee@milwaukee.gov</u>> wrote:

The ones specified as public hearings have a legal requirement to open up for public testimony.

Otherwise, all other items are at the discretion of the committee to open up for public testimony.

I can note your request but will have to defer to the chair of the committee.

Alternatively, you may submit written correspondence, email, or letter to any file.

Sincerely,

## Chris Lee

Staff Assistant

From: R P <palmra@gmail.com>
Sent: Friday, April 11, 2025 11:48 AM
To: Lee, Chris <<u>clee@milwaukee.gov</u>>
Subject: Zoning, Neighborhoods, and Development Committee Meeting 4/15

Is there comment allowed on any item or just the ones specified?

I wish to comment in favor of these two items. How would I go about doing this?

Item 7. 240997 A substitute ordinance relating to creation of the RT5 zoning district. Item 8. 240999 A substitute ordinance relating to zoning regulations for accessory dwelling units.

My name is Robin Palm, I'm an AICP certified urban planner and resident of Washington Heights in Aldermanic District 10. I'm also the southeast wisconsin representative to the state's professional planning chapter, although I won't be speaking in that capacity or at their behest.

Thanks for your assistance.

Robin Palm

804 400 0744

1559 N 51st Street Milwaukee, WI.

The City of Milwaukee is subject to Wisconsin Statutes related to public records. Unless otherwise exempted from the public records law, senders and receivers of City of Milwaukee e-mail should presume that e-mail is subject to release upon request, and is subject to state records retention requirements.