

Craig, Sondra

From: David R Morrison <drmorrisoncpa@gmail.com>
Sent: Tuesday, December 5, 2023 3:42 PM
To: ZZ Council Members
Subject: Objection to Accessory Dwelling Unit Ordinance

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RE:Agenda Item 23-1243

I object to the proposed ordinance adding Accessory Dwelling Units as a permitted use in all residential districts.

I disagree that the purpose of the City's zoning code should be to provide income to homeowners (as stated in the ordinance). Instead, the zoning code should allow residents certainty about adjacent land use and protect home values. This ordinance does neither.

The ordinance would allow an ADU in the R-1 and other zoning districts without any notification to neighbors of the increased density, and without provision of parking. The proposed size limit of 900 square feet could accommodate 2 bedrooms, up from the 800 square feet and one bedroom limits in the ordinance as originally drafted.

I am aware that the proposed ordinance provides that "an owner" must live in either the principal unit or the ADU. I am also aware that an astute parent of a college-age student could purchase an existing home, convert it to student rental, and place their child as a co-owner on the deed to allow the construction of an ADU. This ordinance effectively voids the restrictions on multiple-family residences in the R-1 district, encouraging rental properties to further encroach into residential areas in the central part of the city, creating greater density without adequate parking.

The initial draft of the ordinance seemed to encourage "granny flat" development which focused on balancing the needs of aging residents with those of the neighborhood. Subsequent drafts have shifted the emphasis to creating rental housing to the detriment of long-term residents. The most recent revision to add the R-1 district is an unwarranted and significant change to our zoning code. I ask that the proposed ordinance be rejected.

David Morrison
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