

Subject: Ann Arbor City Planning Commission and Proposed Rezoning
Attachments: PastedGraphic-5.tiff; Ann Arbor Rezoning.pdf

From: Conrad Zumhagen
Sent: Monday, June 2, 2025 1:33 PM
To: Planning <Planning@a2gov.org>
Subject: Ann Arbor City Planning Commission and Proposed Rezoning

Dear City Planning Commission,

Please see the attached file and enter it into the record.

If possible, I will attend and participate in the upcoming meeting tomorrow at 5:00 p.m.

Regards,

Conrad Zumhagen
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RE: Ann Arbor Rezoning Plan

- Hello. My name is Conrad Zumhagen, and I live in the round house on the NE corner of Packard & Gladstone, just E. of Stone School Road. Perhaps you have seen it, driving by. My property is also on Packard, in one of the areas where rezoning is being considered – so it affects me directly, so I care and have a direct interest in this matter.
- I have lived in other places in Michigan, other states and other countries, prior to moving here 31 years ago. I admired Ann Arbor for many years - and when I had the chance to work in nearby Plymouth, I was finally able to move here (one my life's better decisions). I love Ann Arbor, for many reasons. I adopted it, and it adopted me. So far, so good.
- I'm not going anywhere else. Some say our real estate taxes are high. I happily pay mine, because it's been worth it to live here – so far.
- Some say growth is good. Sometimes it is. Being all grown up now, I'm OK with not getting taller/bigger. That's what we humans do. We stop growing (well, at least vertically) as we mature. People & places mature, whether we want them to or not. Our beloved city has matured – and that's OK. Bigger (and/or taller) is not necessarily better. Growing out from our borders is not possible. Growing more dense and/or up isn't necessary, or necessarily desirable.
- While some growth can be good, all growth is not - e.g., in the medical profession, unchecked growth is called cancer.
- My next door neighbor (on the N. side of Packard) has a 1+ acre property with a small house built in 1930. Zillow says it's worth \$426k. What if it was sold? How many houses or other buildings could be built there, now, or with new proposals? How tall? How close to the street? How close to my adjacent property line? From what I understand, if Packard is rezoned to "Mixed Use Transition" that could be with up to 12 units, with multiplexes as tall as 3 or 4 stories, with minimal setbacks and as many units as possible, with lots combined, or split.
- While generally not a NIMBY kind of guy, I'm not happy about and opposed to that prospect, and think it would not be good for me, our neighborhood, or the rest of us homeowners in our beloved Ann Arbor.
- Ann Arbor has been fondly called "Tree Town" (<https://citygreen.com/ann-arbor-upholds-tree-town-nickname/>). I, and most of us here love our and the city's many trees. It seems that much of the proposed changes would significantly alter our beloved tree canopy, with negative effects.
- In conclusion, I say, let's not do that – certainly without the active involvement of those of us who live here. I have signed and submitted the Petition to the Ann Arbor City Council: "Suspend the Comprehensive Plan Process", and insist that you certainly involve We the People of Ann Arbor before acting further.

Sincerely,

Conrad Zumhagen