



December 3, 2019

TO: Common Council Executive Committee
FR: Smart Growth Greater Madison
RE: Agenda Item #6 - Proposed Stormwater Ordinance Changes

Common Council Executive Committee:

Smart Growth currently represents the majority of major developers and general contractors in the Madison area along with 73 associate member companies, all with ties to the development industry.

I am writing to you on behalf of the Smart Growth Board of Directors in regards to the proposed changes in the stormwater management ordinance being presented tonight by city Engineering staff members. We look forward to working with the city on solutions to future stormwater and flooding issues.

In review of the current ordinance modification recommendations, our membership has serious concerns and significant reservations about the potential cost and impact on affordability of all types of development, but specifically critical initiatives like affordable housing within the City of Madison as the proposed ordinance is now written. We believe there is significant potential for increases in the cost and thus the pricing of otherwise affordable or workforce housing units.

As a result, **Smart Growth is requesting a 90-day pause** on the introduction of this ordinance in order to work with the city to better calculate the impact on the actual cost to affordable housing under this initiative, as well as the overall cost to other developments within the city that are absolutely essential for the city's budget in relation to projected new construction and its impact on the levee limit.

This 90-day pause will also afford the time necessary to meet with Alders and city staff so that we may better understand the intention of the ordinance and work with the city in a cooperative manner in order to address the potential for extraordinary cost increases that could unintentionally eliminate the opportunity for expansion of affordable housing, and other new construction initiatives within the city of Madison.

Our goal is to find a path to a resolution that can be fully endorsed by our members and satisfy the goals of the city.

Respectfully,

A handwritten signature in black ink that reads "Matthew C Brink".

Matt Brink – Executive Director, Smart Growth Greater Madison

Smart Growth Greater Madison Board Members:

- Brad Hutter – MIG
- Aris Gialamas – Gialamas Company
- Mark Binkowski – ULI
- Randy Guenther – Hovde Propoerties
- Sue Springman – Mullins Group
- Terrence Wall – T. Wall Enterprises
- Dave Keller – Keller Real Estate Group
- Carole Schaeffer – Miron Construction
- Tim Clearly – Ideal Builders
- Dave Glusick – Vierbicher
- Sarah Dunn – C.G. Schmidt
- Chris Valchef – True North Consultants