

# Keep Bridge-Lake Point-Waunona Healthy!

Due to concerns about the current and future stability of the Bridge-Lake Point (aka Simpson St.)-Waunona neighborhood, we the undersigned residents, landlords, business owners, and other allies oppose the development of 48 units of low-income subsidized rental housing at 2230 W. Broadway and 1917 Lake Point Dr. by Movin' Out, Inc., and Mirus partners, as well as the proposal to include space for a neighborhood center on the ground floor of the W. Broadway site.

**We ask Alder Sheri Carter, the Madison Plan Commission and/or Common Council to put OUR neighborhood's interests first and vote NO on the requested approvals for conditional use permits, demolition, and rezoning related to the proposal.**

Upon dissolution of the current proposal, we ask Ald. Carter to work with neighborhood residents to develop a 5-year plan to advance the elements of our neighborhood redevelopment plan that have not yet been addressed, including improving transit access, increasing retail services and other amenities, and construction of a stand-alone neighborhood center.

*Our opposition to the Movin' Out/Mirus proposal is based on the following:*

- Between 1999 and 2005, Simpson Street redevelopment efforts included major public and private investments to remove blight, significantly reduce the number of low-income rental units, and increase the availability of affordable owner-occupied housing;
- These investments have improved the health, safety, and welfare of our neighborhood considerably, but the area still contains blighted housing, a higher concentration of economically disadvantaged children than the city as a whole (78.9% vs 46.4% - Madison Neighborhood Indicators, 2014), and frequent drug-related activity.
- The locations (Lake Point/Simpson Street, Hoboken, W. Broadway) and scale (48 units) of the proposed project, and the type of housing (100% rental, 100% reserved for low and very low income residents), will create social pressures that our neighborhood is not healthy enough to absorb, and will increase traffic, pedestrian safety, and parking hazards in areas with very limited on-street parking and no sidewalks;
- The residents of the community were not consulted in the development of the plan to demolish and relocate the existing neighborhood center, and reject the decision to co-locate the new facility on the ground floor of a publicly-funded housing project on a parcel situated between a tavern and a gas station;
- Significantly more neighborhood engagement and planning is needed to ensure that a new facility is appropriately sited and designed to meet the neighborhood's needs, and that the BLPW Center organization has the capacity to own and operate a larger facility.

**We reject this proposal because it has not been planned with due diligence, and because the location, scope, and scale runs at cross-purposes to recent redevelopment efforts.**

*For more information about this petition or concerns with the proposed development contact Tom Munz (608-575-9421) or Erin O'Brien (609-695-7511).*

# Keep Bridge-Lake Point-Waunona Healthy!

*We ask Alder Sheri Carter, the Madison Plan Commission and/or Common Council to put our neighborhood's interests first and to VOTE NO on approvals requested by Moving' Out/Mirus Partners to add 48 units of low-income subsidized rental housing at 2230 W. Broadway and 1917 Lake Point Dr. and to locate a new neighborhood center on the ground floor of the W. Broadway site.*

Name	Address	E-mail or Phone	Signature