

-----Original Message-----

From: Adam Grassnickle [REDACTED]
Sent: Tuesday, January 29, 2019 7:36 PM
To: Cashton Laufenberg <cashton@mdcorp.org>
Subject: Re: Avenue Project

Hi cashton,

Thank you for meeting with me today, I hope your dentist appointment went well. This Apartment looks very nice, if it does become available I would like to see it.

The avenue project looks like it's going to produce a very nice building and I'm very excited. I especially enjoy the fact that all the units will have balconies.

Again thanks for your time and I hope to hear back soon.
Adam

To whom it may concern,

Hi my name is barrisha Richards I live in 1950 East Washington Avenue apartment number 4. I am writing on behalf of Madison Development Corporation to show my support in their new project. As much as I love my apartment I do support them upgrading and rebuilding a newer apartment complex. I think it will be exciting and great for the community and tenants to have an updated building to fit the new construction on East Washington. I think this will bring in more tenants and provide a lot of positive outlook on the property. I'm excited for the new amenities they're trying to build and put into the buildings.

Barrisha Richards

Friday, February 22, 2019

RE: 1954 E. Washington
Public Comment in Support of Project

Phone Call at 3:30 pm:
Thomas J. Widmyer
1954 E. Washington, Avenue Apartments, Unit #8
Madison, WI

I am in full support of the proposed project at 1954 E. Washington for the following reasons:

- Provides affordable moderate rent
- Provides clean units
- The area is relatively safe
- There is a high level of maintenance and grounds keeping on site – well maintained
- Site has full access to bus lines
- Good maintenance response – quick to fix anything in apartments
- Accept Section 8 housing

Dear Ms. Glaeser and Ms. Cleveland,

I am a near east side resident and past board member and chair of Madison Development Corporation. I am writing to support their project to build an affordable housing facility as part of their complex at The Avenue, which now includes affordable housing and some of Madison's earliest accessible facilities. Both the new and old facilities have, to my knowledge, been created and managed in a responsible and community-sensitive manner and are terrific resources for our area, including the immediate neighborhood. I urge your support of this current project.

I am copying my sister, a very close neighbor to the project, on Dayton and Second Streets, inviting her to express her position. We and other members of our family, including our great grandparents who lived on Jenifer Street 90 years ago, love, and have been involved in the neighborhood in many ways since those days. I understand that the next formal considerations of the project will be starting next Monday.

Tom Solheim

I am in support of MDC's 44 unit The Avenue project - The Graaskamp

I live at 1143 Emerald Street. MADISON, WI 53715.

Sharon McCabe

Hi Janine and Judy,

I've been a board member of Madison Development Corporation since 2012. We take our mission of providing quality, affordable housing very seriously, and our organization has a great track record of delivering on this mission.

I'm registering in support of MDC's Avenue project.

Thank you,
Matt

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Matt Younkle

Tom,

Thank you for sharing your note with me and providing an opportunity for me to express my position on a new affordable housing facility as part of The Avenue.

I can readily support this project. As a nurse with public health background I am aware that housing is an important health determinant. When citizens have adequate, affordable housing I believe we all benefit. According to a 2016 Robert Wood Johnson report, affordable housing in higher resource communities helps families who are poorer to benefit from opportunities for education, employment, health and so forth within the community.

Recently I have learned that three of my nursing colleagues (one running for the District 12 alder) live in the Emerson-East neighborhood. I cannot imagine one of them objecting to a new affordable housing project in our neighborhood. Personally, I like living in communities that welcome people from diverse socio-economic strata, various ethnic groups and all age groups.

Thank you again for the chance to weigh in on this issue.

Best,
Karen Solheim

I am a member of the board of directors of the Madison Development Corporation registering in support of MDC's Avenue project to build a 44-unit new construction affordable housing complex on the 1954 Block of East Washington. This is project helps the City of Madison fulfill its goal of providing quality affordable housing.

Thank you,

Rob Bergenthal

Dear UDC:

"Buildings have a substantial impact on the health and wellbeing of people and the planet. They use resources, generate waste and are costly to maintain and operate. Green building is the practice of designing, constructing and operating buildings to maximize occupant health and productivity, use fewer resources, reduce waste and negative environmental impacts, and decrease life cycle costs." This quote is from the US Green Building Council and I believe it captures my thoughts on the proposed development for 1954 E. Washington Ave.

The fact that MDC proposes to demolish an existing housing complex that only dates from the 1980s seems contrary to this as well as is reflective of a poor commitment to maintain their current buildings - how will this new "monstrosity" be cared for.

And yes, the 4 story proposal is just that: a giant monster invading a small neighborhood!

A smaller development, say two stories, will allow for a gradual integration of new residents thus fostering a greater sense of entering into an already existing neighborhood and allowing one to get to know one another and create a healthy city.

I can't help think of Cabrini Green in Chicago or the Greenbush development of Madison that did not create an inclusive neighborhood but rather the focus on density created areas of extreme poverty. Rather than enhancing a neighborhood, it just created isolation.

Neighborhood design is not limited to a building but is of the many interacting parts. Traffic flows - both vehicular and pedestrian - need to be considered. Environmental impacts of soil compaction upon water and plant management, shade concerns for plants and passive heating from the sun, and noise pollution need to be considered.

As I live at 1944 and this proposal will be a mere 16.5 feet from my residence of 12 years, I am greatly troubled by the prospect of the potential for fire to spread to my building that was built in the 1890s.

(How is that for durability?)

So if any building were to be built, please keep it in tune w/ the character and size of the neighborhood and insist upon LEED Standards.

As this is now a design issue, I have not included other concerns that this project will have on increasing property taxes and rents as well as more social factors. I look forward to seeing you on the 27th to present my humble opinion to the UDC.

Sincerely,

Rich Zietko

02/25/19

To: Members of the Urban Design Commission

As a concerned neighbor I am writing to express my objection to the project at 1954 E. Washington Ave proposed by Madison Development Corp. I have written a statement before that detailed concerns with the initial design. Nothing with the new design has changed my opinion that the plan is ill conceived and will be detrimental to the current residents at The Avenue and to the neighborhood at large.

- The apartment building is too tall in height at four stories to fit in a neighborhood of modest two story homes. Other developments have taken into account their proximity to residential neighborhoods and scaled back their designs to three stories. The development in Middleton on University Avenue being the most recent. And also at Union Corners, the multi-generational apartments under construction closest to the neighboring residences are just three story.
- The building has grown in density from an initial 27 unit building on 09/19/18 to a 30 unit building on 10/09/18 to a 44 unit building on 01/09/19. Every iteration of the project has driven home the utter disregard that Madison Development Corp. has to the feedback from the neighbors. Encasing this out of proportion building partially in brick and thinking a fourth story set back is an enhancement is like putting lipstick on a pig.
- The size of the building is immense and will cast a literal shadow over the adjacent homes to the west. To the north it will be imposing presence to the neighborhood and undoubtedly shade much of Graaskamp Park for the majority of the day. A shade study would allow the neighborhood to better understand the impact the building's height would have.
- The building takes up every inch of what had been a buffer to E. Washington Ave for current residents of The Avenue and provides no additional green space for the future tenants of the buildings. It's hard to imagine a resident enjoying their "green space" balcony overlooking E. Washington Ave. at rush hour and being pleased with the outdoor ambience of exhaust fumes and traffic noise.
- The 40 unit building also does not provide adequate parking. And the overflow parking that will result will negatively impact the neighborhood. There are 10 – 12 on-street parking spaces that abut the MDC property. Due the fact that the three streets surrounding the parcel are limited to one sided parking, these spaces are shared with the neighborhood residents living across the street from The Avenue. This is the only parking available for visitors, utility vans, service trucks, etc. We currently compete for parking spaces on a daily basis with the Options in Community Living staff and East High School students taking up the majority of on street parking. A parking study would be appropriate to gauge impact especially now that Options will continue to occupy the office building on N. Second Street while as many as 100 new residents move in on the same property.
- The resulting traffic congestion of an additional 40 – 80 car driving residents from the proposed building is a burden to our narrow streets and small neighborhood. Due to the layout of the parking lot and underground parking entrance, most of the traffic associated with the new building will use N. Second Street as part of their routine driving route. On a street that is one block long this is an excessive amount of traffic.

My objections are based on the desire to prevent high rise development from encroaching on all residential neighborhoods east of First Street. This could be the first of many small infill projects that corrupt the integrity and cohesion of the pocket neighborhoods lining major traffic corridors throughout Madison but especially on the East side.

I would like to think that Members of the Commission would see that a common sense solution is possible. Limiting this building to three stories would lessen the impact of the development to the surrounding neighborhood.

Thank you for your time and consideration.

Sincerely,

Sheri Rein

21 N. Second St.

I am in support of the plan for a 44 unit building at the Avenue apartments on East Washington Blvd. There seems to be an emphasis on providing affordable living units in Madison. An additional 44 units would be a good addition to meeting this goal. This plan would make good use of the land and give the neighborhood a larger green space when the Options building is removed. Renovation of the [Grasscamp](#) Park will make that green space even more usable for the neighborhood. Having underground parking for the new units will be a nice practical and aesthetic solution of how to provide parking for the new units.

I live at 1954 East Washington Blvd., Apt 7, Madison WI 53704.

Janet Calkins DVM

As a Management Development Corporation Board member, I wanted to reach out to you and let you know that I'm registering in support of MDC's Avenue project to build a 44-unit new construction affordable housing complex on the 1954 Block of East Washington. I'm excited to see this project become a reality. Have a great weekend!

Thomas J. Golden
Executive Vice President
M3 Insurance
828 John Nolen Drive
Madison, WI 53713



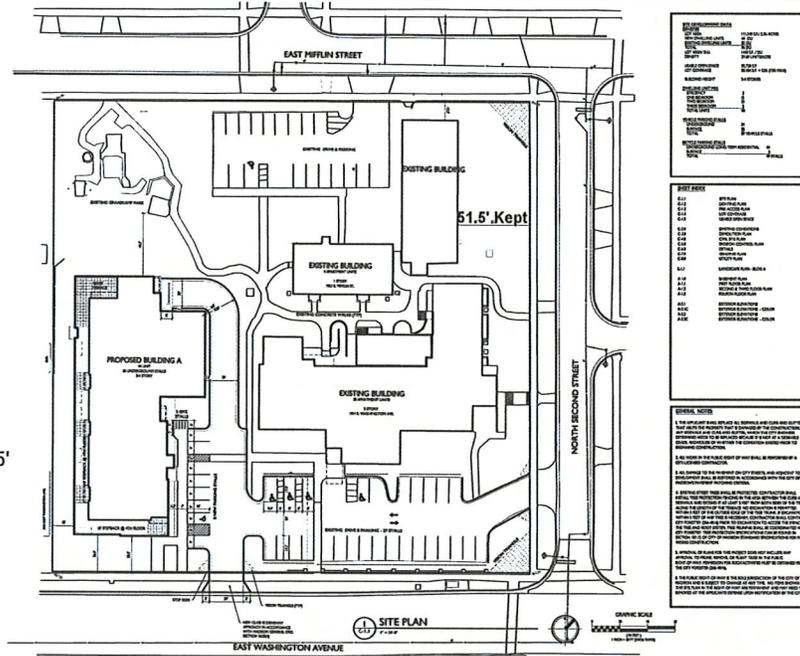
MDC'S AVENUE PROJECT

02/13/2019 UPDATE

AVENUE PROJECT SITE PLAN

**44-UNIT
FLAT ROOF**

Setback
From E. Wash = 25.5'
From Side Lot = 15'



PROJECT TITLE
The Avenue
Expansion
Madison
Development
Corp.

Site Plan

Scale
1" = 10'-0"

DATE
02/13/2019

PROJECT NO.
1716

MDC is proposing a redevelopment of our Avenue property on E. Washington Avenue. **Phase I** includes the construction of a new 44-unit apartment complex on E. Washington Avenue – breaking ground in 2019 and being completed in Summer 2020. **Phase II** includes rehabbing the existing 28-unit (former hospital) site in 2020 after the 44-unit has been completed (so existing tenants can move to the new building during rehab). **Phase III** will be the demolition of the Options in Community Living office building on the corner of 2nd & E. Mifflin Streets, and the renovation of the James A. Graaskamp Park. The date of demolition will be determined by when Options gives MDC notice of its intent to relocate.

On 01/23/19, MDC requested approval from the City of Madison for the demolition of an existing 8-unit building, the rezoning from TR-V2 to TR-U1, and conditional-use approval for the redevelopment. The city meeting dates are expected to be: 2/27 - UDC at 4:30 PM; 3/11 - Plan Commission at 5:30 PM; 3/19 - Common Council at 6:30 PM.

PROPOSED 44-UNIT BUILDING ON E. WASH. AVE.

FRONT VIEW



East Washington Elevation

TIMELINE OF NEIGHBORHOOD MEETINGS

EVENT	ESTIMATED COMPLETION DATE
Neighborhood Meetings with East Emerson Neighborhood Association (EENA)	12/20/17 1/17/18 3/21/18 6/20/18 12/13/18
MDC-Hosted Neighbor and Tenant Meetings	4/18/18 10/9/18 1/9/19
Alder Larry Palm Neighborhood Meeting	9/26/18 at East High School
Urban Design Commission Application	10/17/18 January 2019
Break Ground on 44-Unit Building	Target Date - June 2019
Graaskamp Park Redesign Project with UW	2019 + 2020
Completion of 44-Unit Apartment Building and Start of Hospital Rehabilitation	Summer 2020

JAMES A. GRAASKAMP PARK TO BE REDESIGNED BY UW-MADISON STUDENTS

Tucked into a historic residential neighborhood at 1953 East Mifflin St. in Madison, WI is the James A. Graaskamp Park. Dedicated to the “Chief” on October 15, 1989, the park was the first fully-accessible park in the state of Wisconsin.

Tom Landgraf, Senior Lecturer in the Wisconsin School of Business, and Jim LaGro, Professor of Planning & Landscape Architecture, will be leading the students in the redesign efforts; starting in Spring 2019. We will be welcoming assistance from UW Alumni and neighbors over the next 12 to 24 months as we proceed with the redesign.

MDC HOUSING

MDC is focused on providing affordable housing for working residents whose household income falls between 40% and 80% of Dane County's median household income, which was \$67,631 as of 2017*.

MDC's business model is to buy, develop, hold, and manage all of our properties.

**Rental Pricing for the majority of MDC's units is based on HUD's HOME Funds Chart and affordability guidelines provided by the City of Madison. Rent is calculated using household income, unit size, and the number of individuals in the household.*



For more information, please contact:
 Lorrie Heinemann, President & CEO
 Madison Development Corporation
 550 W. Washington Avenue | Madison, WI 53703
 Phone: 608.535.4572
 Email: Lorrie@mdcorp.org
 Website: www.mdcorp.org



The Avenue Expansion Madison Development Corp.

East Washington Ave, 2nd Street & E. Mifflin St.

Front Street View



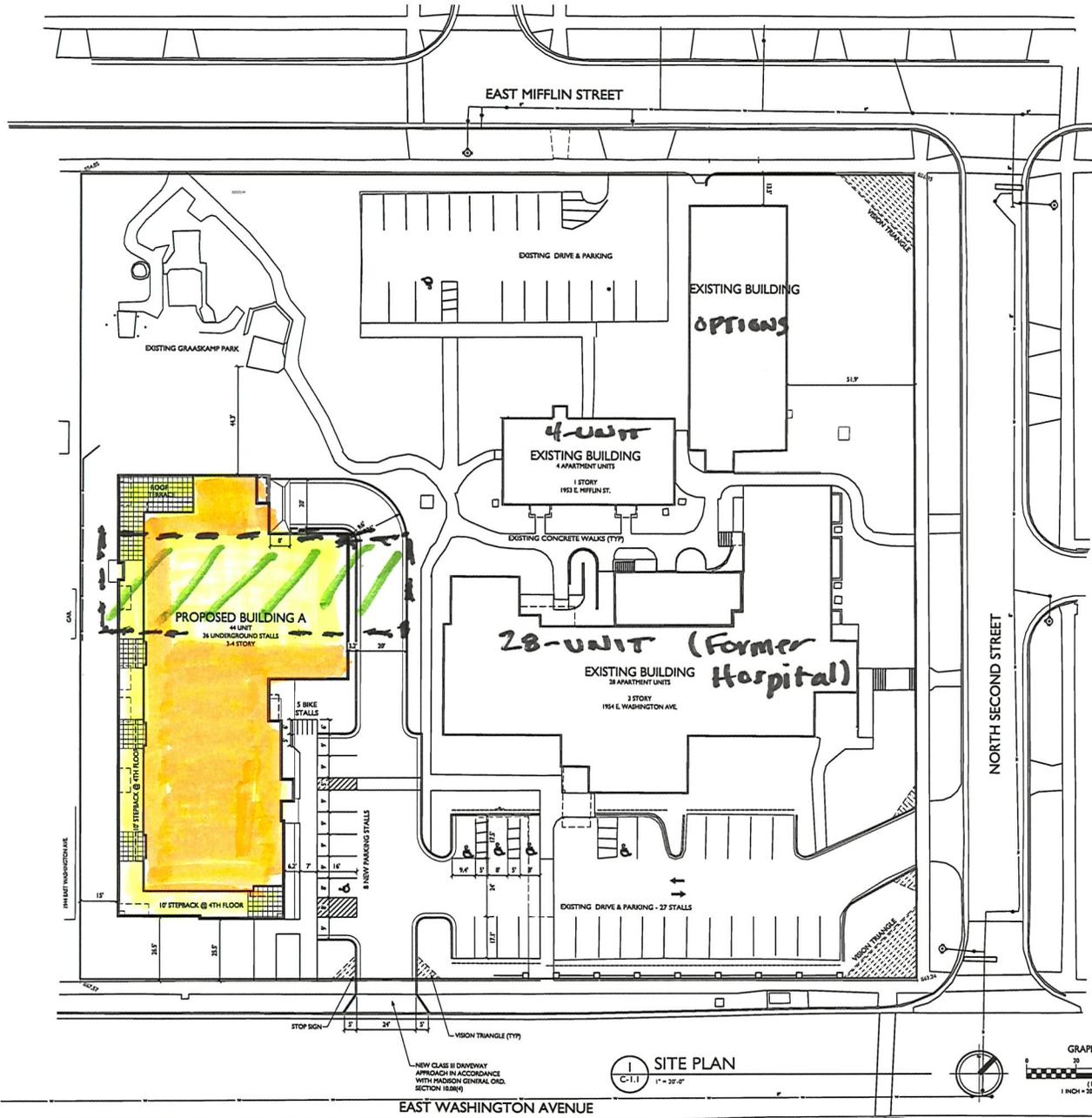


The Avenue Expansion Madison Development Corp.

East Washington Ave, 2nd Street & E. Mifflin St.

Street View





SITE DEVELOPMENT DATA

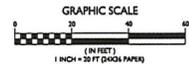
EXISTING	111,540 S.F./ 2.56 ACRES
LOT AREA	44 DU
NEW DWELLING UNITS	32 DU
EXISTING DWELLING UNITS	76 DU
TOTAL	148 S.F./ DU
LOT AREA D.L.	28.89 UNITS/ACRE
DENSITY	
USABLE OPEN SPACE	55,728 S.F.
LOT COVERAGE	58.4% S.F. = 52% (75% MAX)
BUILDING HEIGHT	3-4 STORIES
DWELLING UNIT MIX:	
EFFICIENCY	3
ONE BEDROOM	15
TWO BEDROOM	31
THREE BEDROOM	5
TOTAL UNITS	44
VEHICLE PARKING STALLS:	
UNDERGROUND	24
SURFACE	35
TOTAL	59 VEHICLE STALLS
BICYCLE PARKING STALLS:	
UNDERGROUND LONG-TERM RESIDENTIAL	44
SURFACE	5
TOTAL	49 STALLS

SHEET INDEX

C-1.1	SITE PLAN
C-1.2	LIGHTING PLAN
C-1.3	FIRE ACCESS PLAN
C-1.4	LOT COVERAGE
C-1.5	USABLE OPEN SPACE
C-2.0	EXISTING CONDITIONS
C-3.0	DEMOLITION PLAN
C-4.0	CIVIL SITE PLAN
C-5.0	EROSION CONTROL PLAN
C-6.0	DETAILS
C-7.0	GRADING PLAN
C-8.0	UTILITY PLAN
L-1.1	LANDSCAPE PLAN - BLDG A
A-1.0	BASEMENT PLAN
A-1.1	FIRST FLOOR PLAN
A-1.2	SECOND & THIRD FLOOR PLAN
A-1.3	FOURTH FLOOR PLAN
A-2.1	EXTERIOR ELEVATIONS
A-2.1C	EXTERIOR ELEVATIONS - COLOR
A-2.2	EXTERIOR ELEVATIONS - COLOR
A-2.2C	EXTERIOR ELEVATIONS - COLOR

- GENERAL NOTES:**
1. THE APPLICANT SHALL REPLACE ALL SIDEWALK AND CURB AND GUTTER THAT ADJUTS THE PROPERTY THAT IS DAMAGED BY THE CONSTRUCTION, OR ANY SIDEWALK AND CURB AND GUTTER, WHICH THE CITY ENGINEER DETERMINES NEEDS TO BE REPLACED BECAUSE IT IS NOT AT A DESIRABLE GRADE, REGARDLESS OF WHETHER THE CONDITION DATED PRIOR TO BEGINNING CONSTRUCTION.
 2. ALL WORK IN THE PUBLIC RIGHT OF WAY SHALL BE PERFORMED BY A CITY-LICENSED CONTRACTOR.
 3. ALL DAMAGE TO THE PAVEMENT ON CITY STREETS, AND ADJACENT TO THIS DEVELOPMENT SHALL BE RESTORED IN ACCORDANCE WITH THE CITY OF MADISON'S PAVEMENT MATCHING CRITERIA.
 4. EXISTING STREET TREES SHALL BE PROTECTED. CONTRACTOR SHALL INSTALL TREE PROTECTION FENCING IN THE AREA BETWEEN THE CURB AND SIDEWALK AND EXTEND IT AT LEAST 5 FEET FROM BOTH SIDES OF THE TREE ALONG THE LENGTH OF THE TERACE. NO DIGGATION IS PERMITTED WITHIN 5 FEET OF THE OUTSIDE EDGE OF THE TREE TRUNK, IF DIGGATION WITHIN 5 FEET OF ANY TREE IS NECESSARY, CONTRACTOR SHALL CONTACT CITY FORESTRY (264-8116) PRIOR TO DIGGATION TO ACCESS THE IMPACT TO THE TREE AND ROOT SYSTEM. TREE PRUNING SHALL BE COORDINATED WITH CITY FORESTRY. TREE PROTECTION SPECIFICATIONS CAN BE FOUND IN SECTION 02.11 OF CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.
 5. APPROVAL OF PLANS FOR THIS PROJECT DOES NOT INCLUDE ANY APPROVAL TO PRUNE, REMOVE, OR PLANT TREES IN THE PUBLIC RIGHT-OF-WAY. PERMISSION FOR SUCH ACTIVITIES MUST BE OBTAINED FROM THE CITY FORESTER (264-8116).
 6. THE PUBLIC RIGHT-OF-WAY IS THE SOLE JURISDICTION OF THE CITY OF MADISON AND IS SUBJECT TO CHANGE AT ANY TIME. NO ITEMS SHOWN ON THIS SITE PLAN IN THE RIGHT-OF-WAY ARE PERMANENT AND MAY NEED TO BE REMOVED AT THE APPLICANT'S EXPENSE UPON NOTIFICATION BY THE CITY.

SITE PLAN
 C-1.1
 1" = 20'-0"



--- Existing 8-UNIT Proposed 44 UNIT

2.13.19

Dear Ms. Glaeser and Ms. Cleveland,

As a resident of Madison, business owner and current board member of Madison Development Corp., I am writing to indicate my strong support of the 44 unit redevelopment project referred to as the Avenue on E. Washington.

We are all aware of the acute need for more affordable housing in Madison and I am proud to be part of an organization with such a solid reputation of completing projects that meet the needs of **all** stakeholder groups including tenants and neighbors.

I hope you will support approval of this project moving forward.

Best regards,

Tony Koblinski
President/CEO
Madison-Kipp Corporation