

Mon, Oct 6, 2025 at 12:15 PM

Hello Mayor,

see for yourself jim

Here are pictures of the Saxony Apartments (all three separate buildings, A, B, and C). To be sure you know, and do read this, this note letter is not about saving each of the target buildings or not wanting the CORE Spaces plans at all, only to ask for modification of plans to keep one or two Saxony while tearing down and building up a new apartment around them. But it is always our way of having what developers want or the highway. so not against the plans tonight (October 6) at the Plan Commission meeting, just condition of re-adjustment of plans to save Saxony A (or better yet Saxony A and B) and tear out the rest of the target buildings, like Saxony C. May the city ask to consider purchase of Saxony A for lower-income tenants.

Satya, as you like to point out during your housing agenda press events (when you normally have five to ten city council members standing around and behind you in front of the media) it is good to have **affordable housing on city bus lines**. Well those who lived at the Saxony and if the Saxony A or Saxony A and B is saved from CORE Spaces demolition, future tenants there, they would not be able to afford vehicles, again if the Saxony is saved, they can use Metro bus service across the street on West Johnson Street.

You often speak about affordable housing when at press events, however, not too much is said by you and your city staff about low-income and non-student tenants being **priced-out of living downtown** namely in the West Johnson Street and Bassett Street, and Broom Street area, where we lost a lot of low income housing all in the name of CORE Spaces of Chicago.

Tonight, Monday, October 6 (see attached Plan Commission agenda) the CORE Spaces has the development plans as an agenda item tonight for the request of removing all three current Saxony apartment buildings and a single older home behind on Conklin Place.

We love the idea of more density there, but no compromise at all, and the tenants there who were forced to move out on June 1, 2025 no longer can live there, and neighborhood were the last to know of the CORE Spaces plans, other than at Wisconsin State Journal story from July 2024 which was only an introduction of what CORE Spaces of Chicago wanted to do.

They never asked for out-reach from the then-Saxony tenants (from January to June of this year) or those who live near the plans on North Francis Street and Conklin Place. Additionally, that postcard by the three alders (District 2, 4, and 8) arrived late due to the July 4 holiday and most students were gone for the summer anyway. Kind of a poor time to reach many students for their input in the middle of the summer---and after the Saxony tenants were forced to move out on June 1st due to their leases ending earlier than normal, all due to the CORE Spaces plans. I guess they could not stand having sublet summer residents there this summer.

Additionally, that postcard for the July 8th neighborhood zoom meeting (and its always on zoom never in-person where more can attend) was quite misleading, to make many think only two current structures (305 North Francis and 535 Conklin Place) would be request for tear-down only to learn its all three Saxony buildings (see pictures attached) and the old Conklin Place home in the far rear. Besides, take notice of the postcard language, they did not even provide the exact addresses of the Francis and Conklin buildings that they want to tear down. Again, vague and misleading.

If you want, and hard to know if you really do, low-income housing, then save the Saxony that is already there. At least Saxony A and B, or only Saxony A....and then build CORE Spaces around and high up (12 to 16 floors), but keep the Saxony A building.

What CORE Spaces will put there is not affordable...well unless prospective tenants in their new high-rise want what you all never say, have three to six roommates all jammed in a CORE Space rental unit in bunk-beds. Then yeah, that is affordable, in some respects. But all who lived in the three Saxony buildings, now displaced since June, could never live there---hence your city plan commission actions and your administration is pricing-out the less fortunate and the foreign students who counted on the Saxony for decades. Again, not everyone can or wants to move to the farthest areas of the city limits where you all are putting up so-called affordable units.

Not all want roommates, we need single efficiency apartments for students and non-students alike--which Saxony A and B currently provides---again reason to keep one or both, while still having high density tower apartment tower above and around it.

Please keep the Saxony from landfill and for a great current place for lower income student rentants and non-student residents who do not want to crawl to CORE Spaces which has taken over nearly all of the 400--600 blocks of West Johnson Street, and now down and around Broom Street and West Gorham Street. We like a new high rise tower, but not at the cost of removing Saxony A (and surely not A and B buildings).

Build around and high above and lets have a compromise to having both, not all taken down to appease CORE Spaces. PLease speak up tonight at the Plan Commission as I can not as I have no way to get to be on zoom for this, a nice way for the developers and the city to shut-out those who don't have computers, and city libraries in Madison only allow for one hour-or-90 minute computer time limits, and by the time the agenda items comes up, time is up.

Luke Nelson

Janet Hafford

Carlene Brown

STUDENT HOUSING Proposal calls for 15 stories near UW

NICOLE POLLACK
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Another 15-story student housing development could go up on the corner of North Frances and West Johnson streets Downtown.

Chicago-based Core Spaces announced plans Thursday for 392 apartments, a rooftop pool and other "premier" amenities at 305 N. Frances St., where the Saxony Apartments stand today.

This would be Core Spaces' sixth student housing project Downtown.

The developer has already completed Hub Madison, a 12-story, 313-unit building at 437 N. Frances St. that opened in 2015; The James, a 12-story, 366-unit building at 432 W. Gorham St. that opened in 2017; and oLiv, a 10-story, 386-unit building at 339 W. Gorham St. that is currently leasing for the upcoming school year.

Two additional apartment communities — the 12-story, 235-unit "Johnson & Bassett" project on West Johnson and North Bassett streets and the 15-story, 474-unit "Johnson & Broom" project on West Johnson and North Broom streets — have already been approved by the city.

Core Spaces recently started construction on "Johnson & Bassett" and plans to break ground on "Johnson & Broom" this fall, according to a press release.

It expects to submit an application to the city for the project at 305 N. Frances St. later this year, said Doug Tichenor, a Core Spaces vice president and director of development.

The North Frances Street

Please see HOUSING, Page A10

Wisconsin State Journal
Friday, July 12, 2024

Housing

From A1

development would replace a student housing complex with

multiple buildings that were constructed in 1966 and are between one and eight stories high, city property records show.

About 200 of the proposed

complex's 1,330 beds would be offered at a 40% discount from market-rate rents.

Additional details about the proposal have not yet been released.

Sunday, July 14, 2024

SETTING IT STRAIGHT

La Fête event is free

A story on Friday's Page A3 gave incorrect information about the price of admission for this week's La Fête de Marquette in Madison. Admission is free.

Housing review begun

A story on Friday's front page incorrectly stated the status of a proposed student housing project at 305 N. Frances

St. Core Spaces already has submitted initial plans to the city's Development Assistance Team.

The Wisconsin State Journal strives to be accurate and fair. If you find an error or other problem, please call the appropriate reporter at 608-252-6100; the section editor; or Phil Brinkman, the city editor, at 608-252-6153.

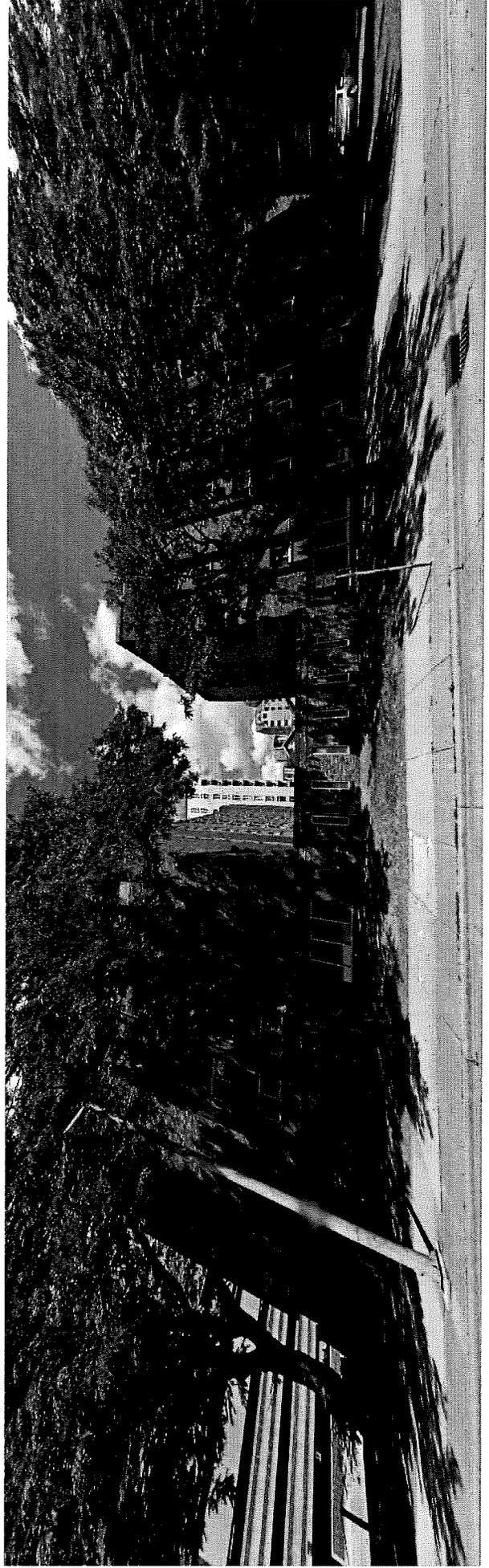
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July 2024

Saxony Apartments



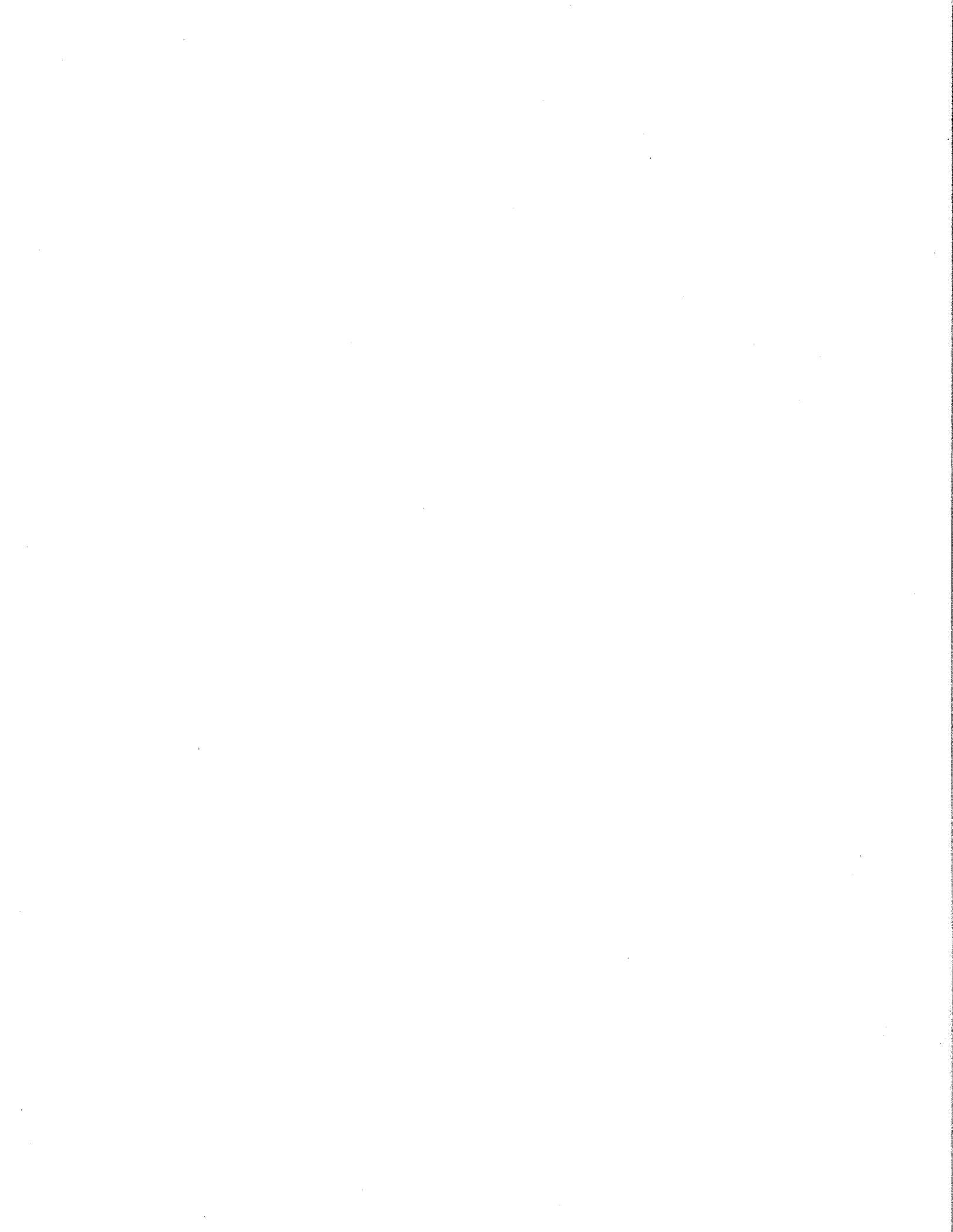
305 North Francis Street

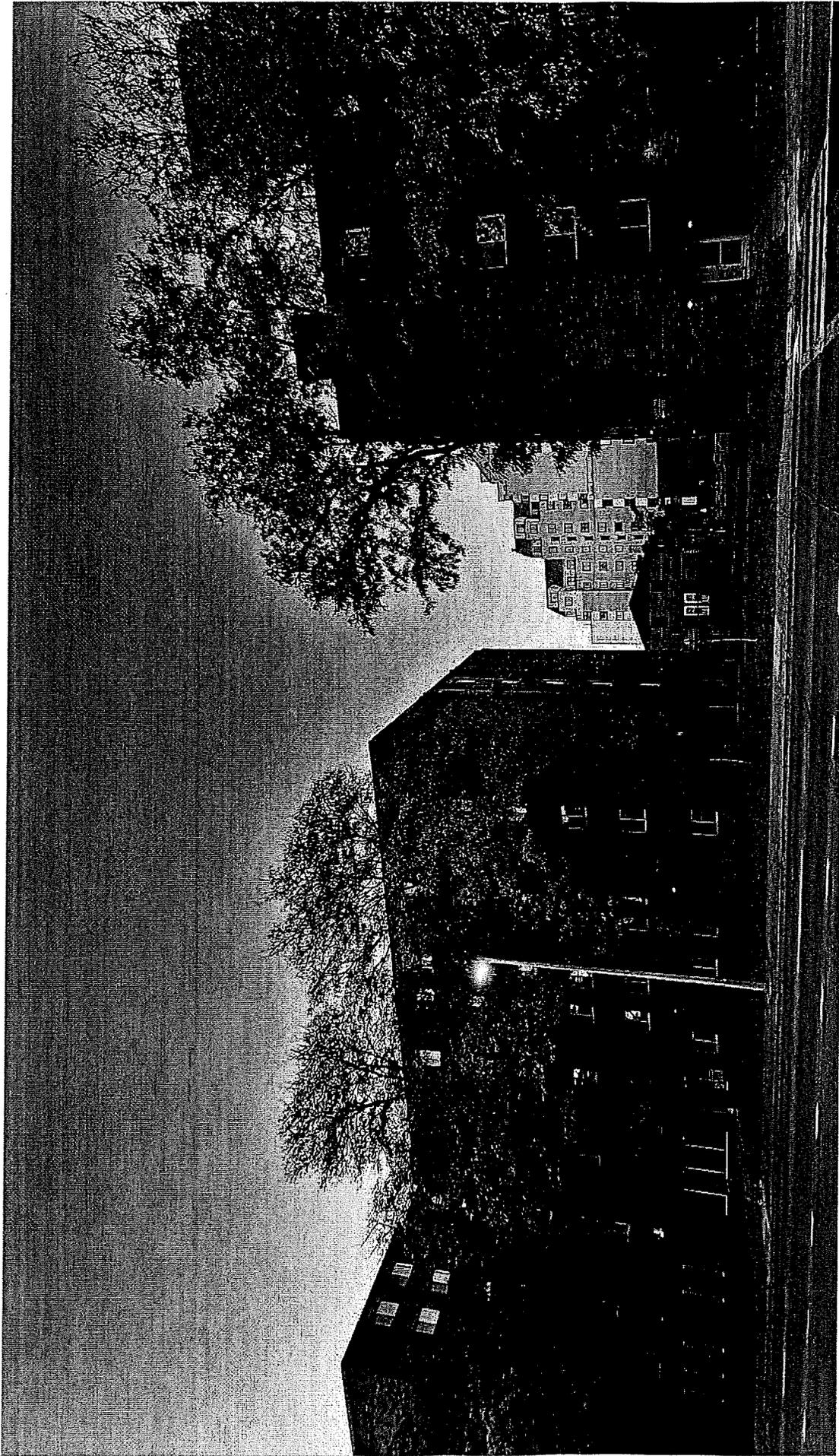


305 North Francis Street

548 West Johnson Street







Saxony A
305 North Francis
street
MUST save



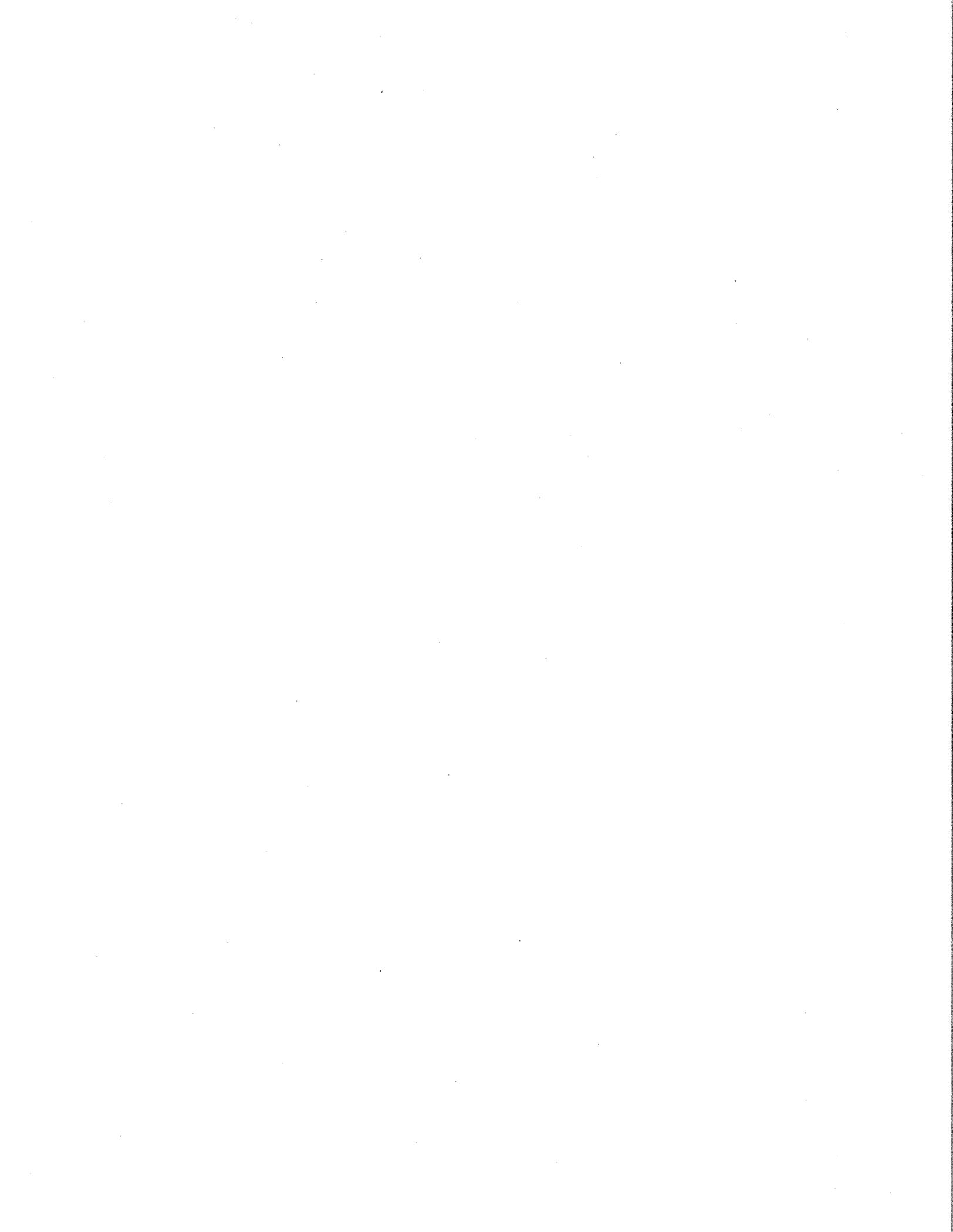
Saxony B
548 West Johnson St
Please save with
Saxony A or less
to tear out but
hope to keep



533 Conklin Place
OK for tear out

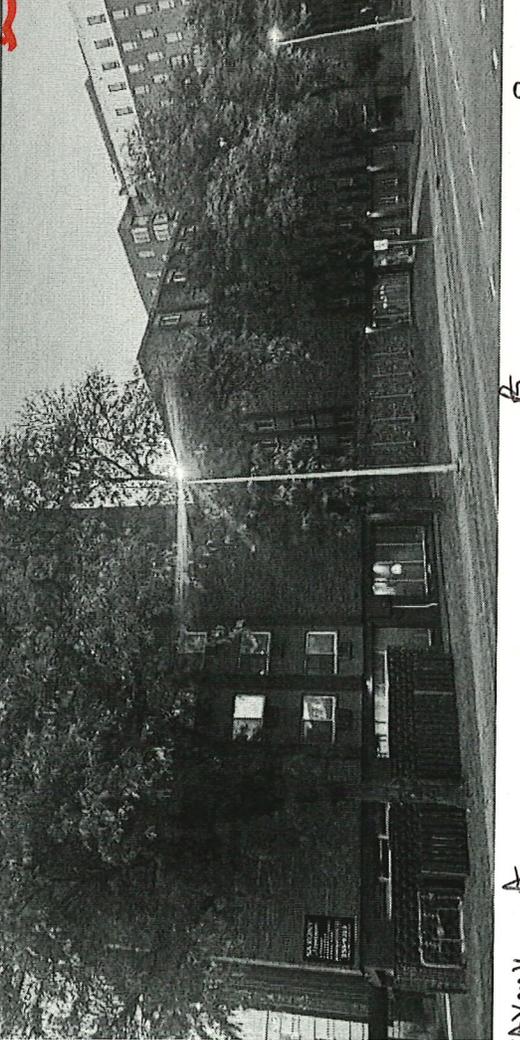
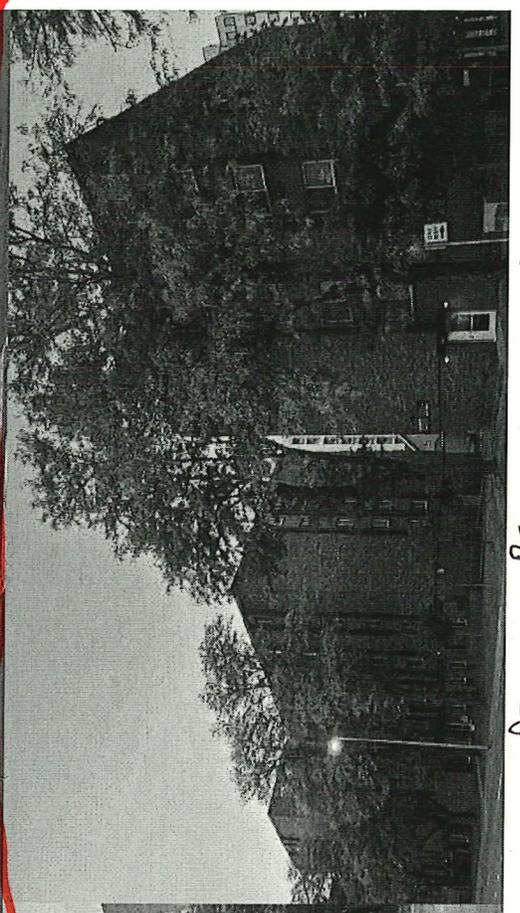
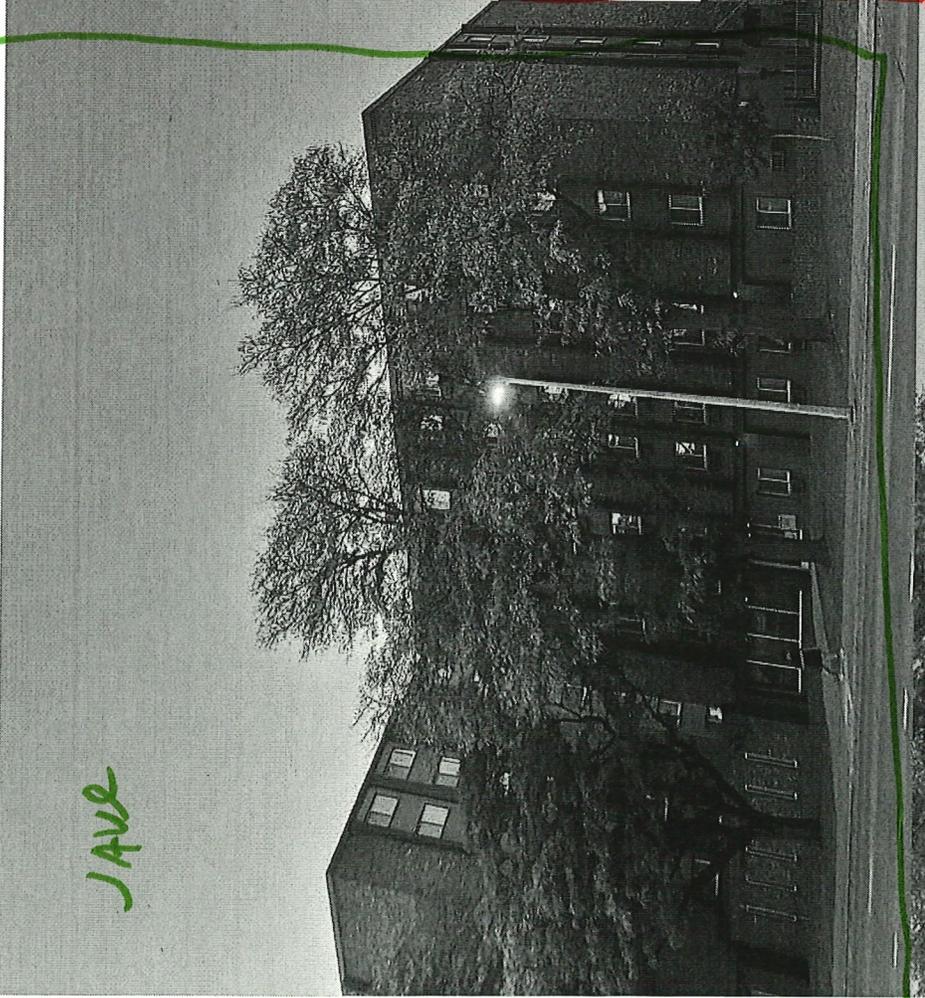
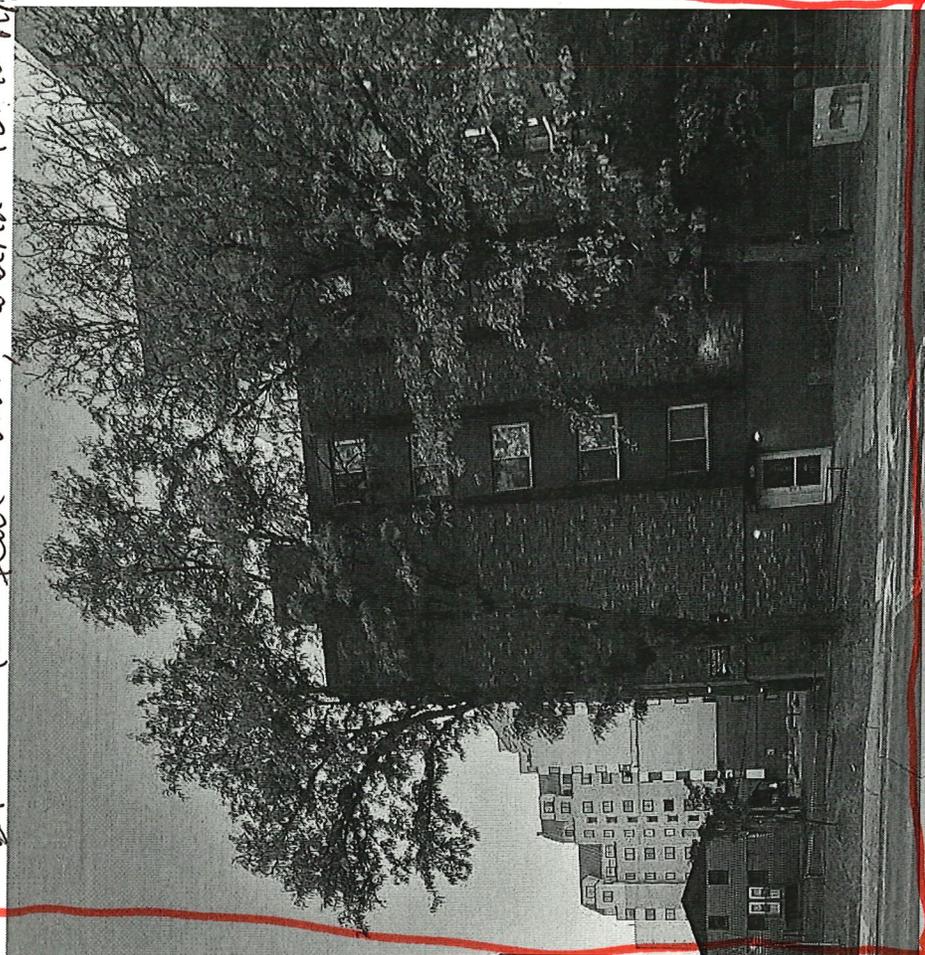


Saxony C
530 West Johnson St
OK to tear down



lets Ok to tear out, build 10-12 story

J AVE



Stony A B C D



Madison official: 'Nowhere near' meeting demand for affordable housing

By Nicholas Garton
Aug 14, 2024



Jim O'Keefe, community development director for Madison, says Madison is still struggling to keep up with demand for affordable housing.
RUTHIE HAUGE

Note: Cap Times Idea Fest will feature a live panel discussion at the Barrymore Theatre about affordable housing in Madison. Single-event tickets are available [here](#).

Adding affordable housing density has been a central focus of Madison leaders over the past several years. The city's Affordable Housing Fund aims to help developers finance housing projects that include units set aside for discounted rates.

Jim O'Keefe, who oversees the city's Community Development Division, works with housing developers seeking financial assistance for affordable units. O'Keefe also oversees the city's response to homelessness.

We have it — IF the city work a deal, have Saxony A



Want to see more of the Cap

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SIGN UP

Save the Saxony A on

Save Saxony A and B connecting buildings

Any way possible do make deal

w/ developer to save one or

Two Saxony buildings →



The Cap Times recently interviewed O'Keefe about efforts to expand affordable housing as well as support for people experiencing homelessness. The following has been edited for brevity and clarity.

Is the city meeting its goals for affordable housing units added each year?

The Affordable Housing Fund was created in 2014 with the goal of creating 1,000 units of affordable housing in five years. We surpassed that goal and kept going, not just sustaining the program but, under this mayor, expanding its financial commitment more than three-fold.

Ten years later, it has helped bring about over 2,700 units of new rental housing, nearly 2,150 of which have met our affordability standard of serving households at or below 60% of county median income. And just under 450 units are designated for households at or below 30% of county median income.

We've scaled up our Affordable Housing Fund from where it started in 2014 at \$4.5 million to a point now where we're at about \$15 million per year.

You've called more units for households at or below 30% of county median income one of your primary goals. Is the city meeting its goals for these households?

We've experienced increases both in the number of developments occurring and the scale of those developments. We continue to do what we can to encourage developers to include 30% units. That includes obligating developers that accept city Affordable Housing Fund dollars to designate at least 20% of total units to households at that 30% threshold, an obligation that tends to increase the level of financial support required.

We have seen some developers forego city funds altogether. So, it has become a bit more challenging to bring about units serving very low-income households. For all the success we've enjoyed, the need for affordable housing persists, especially at those low-income thresholds.



Want to see more of the Cap

Enter your email address to get the Week in Review weekly email news roundup, delivered Saturday

Core Spaces proposes to redevelop the property located along W. Johnson Street, Conklin Place, and N. Frances Street (Saxony Apartments). The existing building would be demolished, and a new, 16-story student housing project would be constructed. The new building would have approximately 2,800 square feet of ground floor retail, 394 apartment units ranging from one-bedroom to five-bedroom (total 1,374 beds), and 68 parking spaces. Approximately 200 of the beds would be offered at a 40% discount from the market rate.

A virtual neighborhood meeting to hear more about this proposal is scheduled for **Tuesday, July 8, 2025, at 6pm**. You can join the virtual meeting using your computer, smartphone, or tablet, or you can participate via telephone. You will receive login information after registering at www.cityofmadison.com/MeetingJuly8Frances.

Ald. Will Ochowicz, District 2, district2@cityofmadison.com, 608-300-2704

Ald. Mike Verveer, District 4, district4@cityofmadison.com, 608-576-4355

Ald. MGR Govindarajan, District 8, district8@cityofmadison.com, 608-509-9119

If you need an interpreter, translator, materials in alternate formats or other accommodations to access this service, activity or program, please call 608-266-4071 at least three business days prior to the meeting.

- 1 - No street address told on this card - leaving neighbors to guess which are the targeted project buildings
- 2 - It turns out it's not two buildings targeted for demolition, but 4
 - saxony A - 305 North Francis Street, the biggest building
 - saxony B - 548 West Johnson Street, the middle building
 - saxony C - 530 West Johnson Street, the far eastern/right building
 - Conklin place, the gray house in the back
- 3 - The postcard came late due to July Fourth holiday
- 4 - Not everyone could be on the community zoom meeting on July 8
- 5 - No single efficiency apartments are noted in plans on too tall apt building if approved

