

From: Lengfeld, Jay
Sent: Friday, January 24, 2014 9:47 AM
To: Palm, Larry; Firchow, Kevin
Cc: Radovan, John; Gaber, Randy; Davenport, John; Lengfeld, Jay
Subject: RE: 1902 Tennyson Ln Update - 1/22/14

Larry and Kevin,

The Madison Police Department has concerns and questions with this development, but will not actively oppose it this time. It is important that you know what these concerns and questions are now, so you may try to resolve them as this project moves forward.

1. The project has 72 units made up of 1, 2, and 3 bedroom apartments with only 74 parking spots that I can see in the plans. It is very likely that families that live in these units will have more than one vehicle. That is the plan for parking these extra vehicles?
2. Are the single family lots going to be made site ready for building during this project? If not, when?
3. Is this development compatible with the Assist Living and Memory Unit development that will be 150 feet from each other. This development will be filled with young families with children, which are generally very active and noisy at many times of the day and night, while the other development would generally prefer less noise and a less active setting. If this type of conflict occurs, options to resolve the problems are very limited for city staff.
4. This development will increase the number of police calls to the area and from our experience more than if it was a single family development.
5. While placing the road in the development was an improvement, there is still the concern of increased traffic to the area.
6. In general the number of rental units on the Northside compared to the number of owner occupied units. Neighborhoods that have a high number of rental units are hard to organize and get community involved due to the fact that the population that rents are more mobile, younger, and have fewer ties to the neighborhood.
7. Here are some numbers to think about; if you sold the units for \$160,000, with a 30 year mortgage at a rate of 5% (higher than current rate) the payments would be \$823, much less than the \$900-1,000 rent. Not only would it save money, but it would provide permanent housing and build wealth, which starts to address the poverty problem.

Thanks for your time,

Capt Jay Lengfeld
North Police District Captain

From: Palm, Larry
Sent: Wednesday, January 22, 2014 10:59 AM
To: Firchow, Kevin; Lengfeld, Jay
Subject: 1902 Tennyson Ln Update - 1/22/14

Greetings! I have prepared this email as a general update that will go out on the District 12 email list, but wanted to give you - participants in either the January 6 or 16 meeting (or someone who emailed me about the proposal) a heads-up on what I was sending out.

I do invite you to come to next Monday's Plan Commission meeting. The new layout of the building will be discussed, as well as the new proposed city street and how the buildings would relate (you might know there are grading issues here and images of the level buildings need to be altered to demonstrate the differences). Last Plan Commission this project came behind the proposal for the E Main Street tower and the Plan Commission did not consider 1902 Tennyson Street until very late. I would encourage you to watch on City Channel (<http://www.cityofmadison.com/cityChannel/>) to see when it would be smartest to come down to the City County Building).

I've also discussed the density issue in previous emails, but if you have any more questions about the relativity of the density of this proposal versus what single family would be please do not hesitate to contact me.

Finally, Kevin Firchow is the city staff on this proposal. If you would like to send an email to the Plan Commission, if you have questions about city rules or this development please do not hesitate to contact him at KFirchow@cityofmadison.com.

Again, thank you to everyone who has attended a meeting or contacted me. I do truly appreciate the contacts in shaping a better project. Your input has been used by city staff and myself to push the developer on this project to do better.

Larry

Last night the Common Council approved three items related to the proposal at 1902 Tennyson Lane:

- Rezone a part of the property to a higher residential density from SR-C1 (Suburban Residential-Consistent 1) District to SR-V2 (Suburban Residential-Varied 2),
- Amending the Northport-Warner Park-Sherman Neighborhood Plan to recommend medium-density residential uses on the west-central portion of the approximately 19.46-acre Keller property located generally north of Tennyson Lane and east of a future extension Eliot Lane.

- Approving up to \$795,000 in loan funding from the housing development reserve funds and Affordable Housing Trust Fund.

Today's *Wisconsin State Journal* has a rather sensational article about this project describing it as "low income". I am firmly convinced that this is nothing of the sort and would actually result in some of the most expensive rental housing option in all of District 12!

Mathematically, each unit's construction cost would be roughly \$160,000 – a substantial investment that will include many modern amenities such as in-unit washer and dryer and heated underground parking. Doing a quick Zillow housing search, only one or two of the houses in this area are at that rate or above.

Monthly rents would be in the \$900-\$1,000 range. These units would not be eligible for Section 8 vouchers; applying the generally accepted three times housing costs a family must earn a minimum of \$32,400-\$36,000 a year or \$15.58-\$17.31 an hour to afford to live in this development.

Madison needs affordable housing for our working residents – our teachers, police officers and sanitation workers. Many know that the cost of living in Madison outstrips a regular worker's income, and it is in the City's best interest to provide housing that would allow people to live within the city instead of trekking out to suburbs and neighboring communities.

The developer would be making an investment of about \$11,600,000 here in the Northside, not including the future development of twenty three individual family housing lots. These lots are expected to be sold in the range of \$40,000. Coupled with the Independent Living proposal next door and the already under construction Granite Ridge on Londonderry Drive and Packers Avenue an investment is being made right here in our community.

For the record, I invited residents to attend at least two meetings to discuss this proposal, as well as provided information about the various city committees that would be reviewing the project. This project has evolved and changed since first proposed, and as have been made aware of is significantly different than proposals made a few years ago.

Residents who attended the first meeting were significantly concerned about density, safety and low income residents. The addition of a public road has alleviated city staff concerns about access to the building which will allow our police officers and public safety workers to directly access the building. The placement of the buildings has also changed to promote visibility, as well as making some units directly connected to the street.

Separating fact from fiction, I hope you will agree that this is affordable housing, but in no way “low-income”. These properties will be a few hundred dollars above existing rental properties in the area, making them in fact a “step above.”

The project still needs a few additional approvals, and there are no guarantees:

1. Plans need to be approved by the Madison Plan Commission and Urban Design Committee. The developer still has not submitted final designs that demonstrate how the project would interact with the site (grading, streets, etc). A revised plan has been provided to staff for initial comment but I anticipate many questions will be asked at the next Plan Commission, Monday January 27 in Room 201 City County Building. All are welcome to attend.
2. The development is dependent on receiving WHEDA Section 42 tax credits. The application is due January 31, 2014 and a decision by WHEDA would be made by April. If tax credits are not received it is my understanding this project will not go forward at this time.

Alder Larry Palm, City of Madison, District 12
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