

Fields, Debbie

From: Linda <lehnertz.l@att.net>
Sent: Wednesday, July 19, 2023 1:16 PM
To: All Alders
Subject: Legistar 78303

Caution: This email was sent from an external source. Avoid unknown links and attachments.

On July 25th, the Council is scheduled to vote on the creation of three new Tax Incremental Districts. One of those is in the E Wash/Stoughton area, proposed TID 52. The project plan includes about \$6.9M in spending. \$1.7M of that is allocated for: "Developer is considering the construction of approximately 190 affordable housing units at a former car dealership property at 3100 E. Washington Avenue."

This is the location of Capitol Auto Credit, located at the on/off ramp between E Wash and Aberg. Plans submitted to the UDC showed 192 units (79 1-bedroom and 113 2-bedroom) in two buildings (1 4-story, 1 5-story along E Wash), with 167 parking places.

I think this is a dismal place for affordable housing: traffic noise will be high; the "outdoor activity area" is only about 1500 sq.ft.; it is .37 miles to walk to a park; it is about .42 miles to walk to the bus stop on the other side of E Wash (unless one wishes to risk one's life crossing E Wash at an intersection without a signal).

The worst is that the building is within the airport's 2027 65 dB daily average noise contour map. Such areas are deemed "incompatible with residential use." The Safe Skies Clean Water Wisconsin submission letter to the UDC stated: "In fact, on the morning of May 30th, a neighborhood noise monitoring network measured a peak noise level of 112 decibels dBA caused by Air National Guard fighter jet training [at 3100 East Washington]."

As of 2022, per the Dane County Airport's Part 150 study, 3100 E Wash was not within the 65 dB contour line. The Part 150 study reflected 228 housing units within the 65 dB line in 2022, and 1,250 housing within the line in 2027, for a growth of about 1,000 housing units due to the expansion of the contour line. Giving TIF to this project, an affordable housing project, would increase the number of housing units impacted in 2027 by about 20%.

This site is not comparable to the former Gardner bakery. For that site, staff told Plan Commission that the City used a carrot rather than a stick approach, using the Affordable Housing Fund to encourage appropriate noise reduction at that site. But that site is not within the 2027 65 dB contour line.

Last year Gorman and Company requested \$2.5M in Affordable Housing Funds for a 73-unit mixed-income multifamily housing development at this same site (62 affordable housing units). That project was not recommended for funding. Yet now the City is proposing to give TIF to a development on the same site. Per the TIF policy, assistance is provided only when the proposed development would not occur "but for" City assistance: "Each project must demonstrate sufficient need for the City's financial assistance, so that without that assistance, the proposed project could not occur." Presumably, if the City does not provide the TIF assistance, the project will die. Let the project die – this is not the place for affordable housing. Please remove this project from the Project Plan.

Respectfully Submitted,
Linda Lehnertz