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From: gordian@nym.hush.com
Sent: Tuesday, December 5, 2023 11:46 AM
To: All Alders
Subject: Oppose meeting item No. 90, Legistar 80938

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Tue. Dec. 5, 2023

Madison Common Council members,

Please vote to oppose meeting item No. 90, Legistar 80938.

Money from TID 54 is intended to fund Lincoln Avenue Capital's housing project at 2007 Roth St. The developer is asking for major changes to its previously approved plan for that housing project. In an e-mail sent on Oct 27, 2023, the developer notified the Sherman Neighborhood Association that it wants to change the design of the housing project. A new design, which is cheaper and much diminished, is being submitted to the City.

The developer's e-mail says, in part,

"This is formal notification that Lincoln Avenue Communities will be submitting an alteration to a previously approved plan for the two building located at 2007 Roth Street, Lots 1 & 2.

"The development team have been working with City staff on the following proposed revisions to the exterior design of the buildings. Also see attached exhibit.

"Remove exterior decks, and replace with Juliette balcony.

"The project has multiple exterior courtyards for recreation space for the tenants use.

"Juliette balcony allows for use of patio door ventilation and daylight.

"Revise balcony doors from 9'-0" wide to 6'-0" wide.

"This revision is specifically related to the city of Madison bird glass ordinance. Reducing the size will allow the doors to not require the bird glass to be more friendly to the nature area across the street.

"Revision of 5th & 6th floor eyebrow roof project to band board detail.

"The submittal will be made to the City of Madison on Monday October 30th and will be placed on the Plan Commission agenda December 11, 2023 for their review and consideration."

The proposed changes diminish the value of the two apartment towers. Removing the apartment balconies will reduce the size of the apartments by the area of the balconies. Narrowing the balcony doors by one-third will reduce the light and ventilation provided by the balcony doorways. Bird safe windows will not be installed, even though the two six story apartment buildings are immediately adjacent to a park intended to preserve wildlife.

As the removal of features and amenities indicates, the main reason for the design changes requested is to reduce the developer's costs, which now exceed the developer's originally budgeted amounts. For lack of money, the original apartment project will likely never be built. The developer is now trying to salvage its investment by proposing a greatly diminished design.

The developer notified the Sherman Neighborhood Association of these changes to the project only because it learned that notification was legally required. We do not know what other, less visible changes to the original design are being made.

As of Dec. 3, 2023, the City of Madison Site Plan Verification web page reports that the project still has not been approved by Engineering, Forestry, Planning, and Traffic Engineering. [1] It has been 10 months since the City Council approved this project. In 10 month's time, the developer has been unable to submit plans that meet the conditions in its conditional use permit.

In short, plans for the housing project have not been approved by four City agencies, and the developer is abandoning its own original design. Extending the construction deadline for a TID which funds a project unlikely to be built is absurd. \$6,250,000 in TIF money is at stake. [2; p. 5]

The City's approval process for Lincoln Avenue Capital's housing project is starting over. Any TIF money should be made available only after the City has seen and approved the revised plans. Let's find out what the TIF money will buy before promising to pay for it. If the revised project proves to be acceptable, the Common Council can approve TIF money with a single vote, as it did on July 11, 2023 (Legistar files 78324 and 78325, RES-23-00471 and RES-23-00472, respectively).

Don Lindsay

[1] City of Madison Site Plan Verification

<https://crystal.cityofmadison.com/WebReports/adapter/XReport.aspx?env=Webaccess&export=true&exporttype=5&reportName=/Webaccess/SitePlanVerificationCombo.rpt&AltID=LNDUSE-2022-00093&Revision Number=9999>

Accessed 20231203

[2] Project Plan and Boundary for
TAX INCREMENTAL FINANCE DISTRICT 54 (PENNSYLVANIA AVENUE)
City of Madison

<https://madison.legistar.com/View.ashx?M=F&ID=12083746&GUID=243AD927-AD63-466E-8E6C-4C696992167C>

Accessed 20230622