

From: [Jennifer Argelander](#)
To: [All Alders](#)
Subject: Oppose Item 42 (Legistar 87067)
Date: Tuesday, February 25, 2025 11:56:31 AM

Some people who received this message don't often get email from jargelander@yahoo.com. [Learn why this is important](#)

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Dear Alders, I oppose item 42.

Legistar 87067 would be the fifth subsidy the City of Madison has given to Lincoln Avenue Capital, the developer of the housing project on the former Hartmeyer property on Madison's Northside. The history of Lincoln Avenue Capital's housing project on the former Hartmeyer property shows that City of Madison has given five subsidies to the developer.

1. An inflated price was paid to the developer for parkland of little market value.
2. \$6.25 million in Tax Incremental Finance money was provided for the Hartmeyer housing development where the blight Tax Incremental Finance district was created based on an erroneous report on the condition of properties in the area.
3. The City Plan Commission accepted a much diminished redesign of the housing project, which reduced the developer's costs. Future residents will live in smaller apartments, reduced by the area of the balconies which were eliminated and smaller windows. They will not have any personal outdoor space.
4. The City is set to provide the developer a \$1,027,300 unsecured loan.
5. The City is poised to provide a second unsecured loan, for \$329,000, to the developer.

All five of these subsidies raise troubling questions as detailed below.

1. Park Acquisition:

The City of Madison paid Lincoln Avenue Capital \$1 million dollars to buy 5.7 acres of the former Hartmeyer property. This amount is three times what Madison's Assessor said that the land was worth (approx. \$340,000). This overpayment is a hidden subsidy to the housing project. If an independent real estate appraisal was done, it never saw the light of day.

2. Blight Tax Incremental Finance [TIF] District 54:

On June 20, 2023, Joe Gromacki, Madison's TIF Coordinator, recommended that Lincoln Avenue Capital's housing project on the former Hartmeyer property receive \$6.25 million in TIF funding and it was approved by the common council. According to the 2022 Pennsylvania Avenue (TID 53) Blight Study, City of Madison, Wisconsin, "A blight TID requires that 50% [by area] of the real property within the district must be blighted. This area has exceeded that threshold." This Blight Study for LAC's project is fatally flawed and if corrected would less than 50% blighted.

A. <!--[endif]-->Parcel 3 is a case of misclassification. It is characterized as "poor condition". This parcel is the Wisconsin Southern railroad switching yard, which handles millions of dollars worth of goods. Many jobs depend, directly or indirectly, on this vital piece of infrastructure. In the blight report, Parcel 3 is labeled, "Lot underutilized". Not true

<!--[if !supportLists]--> B. <!--[endif]-->The inspector complains about a "missing sidewalk" on parcel 3. The railroad company has refused to allow a sidewalk on its land, and the City lacks the power to force the railroad company to allow a sidewalk there. It is a jurisdictional problem; it is not evidence

of neglect.

<!--[if !supportLists]--> C. <!--[endif]-->Other comments regarding parcel 3 would be legitimate when describing an untidy yard in a residential neighborhood, but they are inappropriate in evaluating a railroad operation in an industrial section of town: "fencing: bent, sections peeled away; sidewalk: aggregate showing, missing along Fordem Ave; overall lack of maintenance; junk present; piles of dirt; graffiti on signal station; closed LUST site" [do not meet the statutorily standard of blight factors. The statute requires factors "conducive to ill health, transmission of disease, infant mortality, juvenile delinquency, or crime, and is detrimental to the public health, safety, morals or welfare." Cosmetic faults do not qualify. The evidence in the report does not support rating parcel 3 as "poor condition". Removing the 37 acres of the railroad switching yard from the "blight" category in the report's totals means that the blighted area of Tax Incremental Financing District #54 is less than 50%.

D . There are other errors. Parcels 20 and 33 are labeled "vacant". Neither site was vacant.

<!--[if !supportLists]--> E. <!--[endif]-->Parcel 28 on p. 12 is also misclassified. The building on the property looks as it does because it is being remodeled and expanded. A building permit placard is plainly visible in the accompanying picture. A temporary poor appearance caused by making building improvements is not evidence of blight. Investment in building improvements is the opposite of blight. The area of parcel 28 should also be subtracted from the fraction of Tax Incremental Financing District #54 that is classified as blighted. Doing so would further reduce the fraction of blighted areas to less than 50%.

3. A Cheaper Design for the Housing Project

In late 2023, the developer of the housing project on the former Hartmeyer property said that the costs of the original, City approved design exceeded the developer's budget. The developer submitted a new design in which all balconies were removed and windows were reduced to two-thirds of the size in the original design. [Less conspicuous changes were also requested. The result was a cheaper design with fewer amenities for residents. But the Madison Plan Commission approving these changes, in effect, giving the developer another bailout from the City.

4. \$1,027,300 Unsecured Loan: Legistar 85140 [15]

The City of Madison is to apply to the Wisconsin Department of Natural Resources for a Ready for Reuse Brownfields Cleanup zero-interest loan in an amount not to exceed \$1,027,300 for the purpose of assisting in the remediation of contaminated soil at Huxley Yards (2007 Roth Street). Ultimately, the developer, Lincoln Avenue Capital, is supposed to repay the City the amount of this loan.

The City is effectively loaning Lincoln Avenue Capital the same money that the City is borrowing from the Wisconsin DNR. Lincoln Avenue Capital gets the money up front and makes periodic payments to the City over time. If Lincoln Avenue Capital defaults on the loan, the City would owe the Wisconsin DNR the remaining balance. The City needs to learn what collateral covers its loan to Lincoln Avenue Capital. Getting an independent real estate appraisal of the housing project's market value before applying for this loan is required due diligence.

Lincoln Avenue Capital has protected its assets by creating three affiliated companies for this housing project. The City needs to protect its interests too. The City should have gotten an independent real estate appraisal of the housing project's market value to learn what collateral it would have after Citibank exercises its claims in case of default. If such an appraisal was done, it never saw the light of day.

5. \$329,000 Unsecured Loan: Legistar 87067

The \$329,000 remediation loan that Lincoln Avenue Capital is now seeking is yet another subsidy from the City for the developer's housing project on the former Hartmeyer property. This second loan raises all of the issues raised by the \$1,027,300 loan requested just five months ago.

As written, Legistar 87067 authorizes an unsecured loan. Without adequate collateral, in the form of a claim on assets, whose market value has been estimated by an independent real estate

appraiser or in the form of a bond payable on default, these two loans would be a reckless gamble with the Madison tax dollars. By approving this loan the Common council is not being good steward of our tax dollars given that we have to pay higher taxes already.

Jennifer Argelander, Sherman Neighborhood Association co-chair
1715 Erie court, Madison WI

From: Dorothy
To: All Alders
Subject: Oppose Item 42, Legistar 87067
Date: Monday, February 24, 2025 8:55:49 PM
Attachments: assessor 2007 roth 081031300990.pdf

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

Date: 2/25/25
To: Madison City Council
From: Dorothy Borchardt
Re: Agenda Item 42, Legistar 87067

Please oppose item 42, Legistar 87067. I agree with what Don Lindsey wrote, see below.

"Legistar 87067 would be the fifth subsidy the City of Madison has given to Lincoln Avenue Capital, the developer of the housing project on the former Hartmeyer property on Madison's Northside. All five of these subsidies raise troubling questions.

1. Park Acquisition

The City of Madison paid Lincoln Avenue Capital \$1 million dollars to buy 5.7 acres of the former Hartmeyer property. [1, 2, & 3] This amount is three times what Madison's Assessor said that the land was worth. [4] This overpayment is a hidden subsidy to the housing project.

Madison's City assessor estimated that the entire 29.2 acres of the former Hartmeyer property was worth \$1,727,900. [4] The assessed value's averaged price per acre for the former Hartmeyer property is \$59,175 per acre. At that price the value of the 5.7 acres sold to the City comes to only \$337,298. [5 & 6] The \$1 million paid by the City is 2.94 times the assessed value of the property. $\$1,000,000 / 337,298.0 = 2.94$. Even this number underestimates the overpayment. The 5.7 acres purchased by the City is mostly in a Designated Wetland, where little development of commercial value is allowed. The 5.7 acres of land bought is worth less than the average price per acre of the entire 29.2 acres of former Hartmeyer property.

How was the price paid determined? Legistar 80200 says,

"WHEREAS, the City and the Seller have agreed that the portion of the Property that will not be dedicated to the City, including portions of the wetland and the Outlot are valued at approximately \$1 million;" [1]

If an independent real estate appraisal was done, it never saw the light of day.

2. Blight Tax Incremental Finance [TIF] District 54

On June 20, 2023, Joe Gromacki, Madison's TIF Coordinator, recommended that Lincoln Avenue Capital's housing project on the former Hartmeyer property receive \$6.25 million in TIF funding. [7 & 8] TID 54 was approved by Madison's Common Council on July 25, 2023. [9]

According to the 2022 Pennsylvania Avenue (TID 53) Blight Study, City of Madison, Wisconsin, "A blight TID requires that 50% [by area] of the real property within the district must be blighted. This area has exceeded that threshold." [10; p. 32] This Blight Study is fatally flawed. When serious mistakes in fact and in judgement are corrected, the TID is less than 50% blighted.

Parcel 3 is a case of misclassification. It is characterized as "poor condition". This parcel is the Wisconsin Southern railroad switching yard, which handles millions of dollars worth of goods. Many jobs depend, directly or indirectly, on this vital piece of infrastructure. In the blight report, Parcel 3 is labeled, "Lot underutilized". Someone is not living in the real world. [10; p. 16]

The inspector complains about a "missing sidewalk" on parcel 3. [10; p. 16] The railroad company has refused to allow a sidewalk on its land, and the City lacks the power to force the railroad company to allow a sidewalk there. It is a jurisdictional problem; it is not evidence of neglect.

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The evidence in the report does not support rating parcel 3 as "poor condition". Removing the 37 acres of the railroad switching yard from the "blight" category in the report's totals means that the blighted area of Tax Incremental Financing District #54 is less than 50%.

The Blight Study says, "Of the total area evaluated for blight (approximately 221.84 acres), 58.8% of this area (approximately 130.44 acres) has been determined by this study to be blighted." [10; p. 32] Using those figures,

130 Blighted acres [10; p. 32]
- 37 acres in railroad switching yard [11]
= 93 Blighted acres
* 100 Calculate percentage
/ 222 Total acres [10; p. 32]
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After correcting for the error of including the railroad switching yard's land in the "blighted" category, only 42%, by area, of Tax Incremental Financing District #54 is classed as blighted. Because less than 50% of Tax Incremental Financing District #54 is classified as blighted, it does not qualify as a blight Tax Incremental Financing District.

There are other errors. Parcels 20 [10; p. 11] and 33 [10; 25] are labeled "vacant". Neither site was vacant.

Parcel 28 on p. 12 is also misclassified. [10; p. 12] The building on the property looks as it does because it is being remodeled and expanded. A building permit placard is plainly visible in the accompanying picture. A temporary poor appearance caused by making building improvements is not evidence of blight. Investment in building improvements is the opposite of blight. The area of parcel 28 should also be subtracted from the fraction of Tax Incremental Financing District #54 that is classified as blighted. Doing so would further reduce the fraction of blighted areas to less than 50%.

The City declared TID 54 a blighted area based on errors of fact and judgement in 2022 Pennsylvania Avenue (TID 53) Blight Study.

3. A Cheaper Design for the Housing Project

In late 2023, the developer of the housing project on the former Hartmeyer property said that the costs of the original, City approved design exceeded the developer's budget. The developer submitted a new design in which all balconies were removed and windows were reduced to two-thirds of the size in the original design. [12; p. 3] Less conspicuous changes were also requested. The result was a cheaper design with fewer amenities for residents. The Madison Plan Commission approved these changes. [13 & 14] In effect, the developer received a bailout from the City.

According to the Planning Division's Staff Report,

"On December 12, 2022, the Plan Commission approved conditional uses to construct a six-story, 250-unit apartment building on Lot 1 (ID 74056) and a seven-story, 303-unit apartment building on Lot 2 (ID 74721) created via CSM (ID 74065) that was approved by Common Council on January 3, 2023." [12; p. 2]

A year later, the redesign was approved by the Plan Commission on Jan. 22, 2024. [13 & 14]

4. \$1,027,300 Unsecured Loan: Legistar 85140 [15]

The City of Madison is to apply to the Wisconsin Department of Natural Resources for a Ready for Reuse Brownfields Cleanup zero-interest loan in an amount not to exceed \$1,027,300 for the purpose of assisting in the remediation of contaminated soil at Huxley Yards (2007 Roth Street). Ultimately, the developer, Lincoln Avenue Capital, is supposed to repay the City the amount of this loan.

The City is effectively loaning Lincoln Avenue Capital the same money that the City is borrowing from the Wisconsin DNR. Lincoln Avenue Capital gets the money up front and makes periodic payments to the City over time. If Lincoln Avenue Capital defaults on the loan, the City would owe the Wisconsin DNR the remaining balance. The City needs to learn what collateral covers its loan to Lincoln Avenue Capital. Getting an independent real estate appraisal of the housing project's market value before applying for this loan is required due diligence.

Citibank is the lender for both the project's construction loan and mortgage loan. The City should anticipate that Citibank has protected its interests by making sure that Citibank has a solid claim on the project's assets in case of default. Would there be any assets left over for the City to claim in case of default? The difficulty of answering this question is why no creditor likes to be the subordinate lender.

Lincoln Avenue Capital is in a tight spot. Their rental revenues are capped by WHEDA regulations, but their costs could rise unexpectedly, which has already happened once. The loan period is 10 to 20 years, and the future is always uncertain.

Lincoln Avenue Capital has protected its assets by creating three affiliated companies for this housing project. The affiliates are Roth Street 1, limited partnership, and Roth Street II, limited partnership, and Conway at Huxley, LLC. [15] The City needs to protect its interests too.

The City should have gotten an independent real estate appraisal of the housing project's market value to learn what collateral it would have after Citibank exercises its claims in case of default. If such an appraisal was done, it never saw the light of day. Legistar 85140 was passed by Madison's Common Council on Sept. 30, 2024. [15]

5. \$329,000 Unsecured Loan: Legistar 87067 [16]

The \$329,000 remediation loan that Lincoln Avenue Capital is now seeking is yet another subsidy from the City for the developer's housing project on the former Hartmeyer property. This second loan raises all of the issues raised by the \$1,027,300 loan requested just five months ago.

As written, Legistar 87067 authorizes an unsecured loan. Without adequate collateral, in the form of a claim on assets, whose market value has been estimated by an independent real estate appraiser, or in the form of a bond payable on default, these two loans would be a reckless gamble with the Madison tax dollars.

Conclusion

The history of Lincoln Avenue Capital's housing project on the former Hartmeyer property shows that City of Madison has given five subsidies to the developer.

1. An inflated price was paid to the developer for parkland of little market value.
2. \$6.25 million in Tax Incremental Finance money was provided for the Hartmeyer housing development. The blight Tax Incremental Finance district was created based on an erroneous report on the condition of properties in the area.
3. The City Plan Commission accepted a much diminished redesign of the housing project, which reduced the developer's costs. Future residents will live in smaller apartments, reduced by the area of the balconies which were eliminated. They will not have any personal outdoor space.
4. The City is set to provide the developer a \$1,027,300 unsecured loan.
5. The City is poised to provide a second unsecured loan, for \$329,000, to the developer.

The repeated subsidies the City has provided the developer of the former Hartmeyer property are a textbook example of crony capitalism.

Don Lindsay

Sources

[1] Parkland Acquisition Legistar 80200

<https://madison.legistar.com/LegislationDetail.aspx?ID=6371152&GUID=3D2B1210-3FE6-4508-839F-58775E99B7D6&Options=&Search=&FullText=1>

Accessed 20231103

[2] Common Council Minutes Oct. 17, 2023 approving parkland purchase

<https://madison.legistar.com/View.ashx?M=M&ID=998873&GUID=D2AF6805-FF77-421D-BCAB-BE4C8EC9AADB>

[3] Parkland Acquisition Wisconsin State Journal

https://madison.com/news/local/government-politics/madison-may-spend-1-million-for-park-open-space-wetlands-near-oscar-mayer/article_5d55e5cc-66ee-11ee-b0c8-23b34711c04.html?utm_source=madison.com&utm_campaign=%2Fnewsletter-templates%2Flocal%2Fwsj%2Fnews&utm_medium=cio&ictg=ddf30705c6b401b7c80a&tn_email_eh1=282b56e48978618570a9be4ec77240d4448a03fedc3bb4c46b7ed350db6e7a84

Accessed 20231016

[4] 2007 Roth St. assessed value

<https://www.cityofmadison.com/assessor/property/generatepdf/parcel.cfm?ParcelN=081031300990&Type=G>

Accessed 20231019

This link is no longer available. A copy of the City Assessor's tax record for 2007 Roth St. is attached.

[5] Calculate purchase price per acre of 5.7 acres

\$1000000 Purchase price [1]
/ 5.7 Acres [3]
= \$175,438.59649122806 per acre

Calculate acreage of 2007 Roth St.

1273144 Square feet [4]
/ 43560 Square feet per acre
= 29.2 Acres

[6] Calculate assessed value per acre of 2007 Roth St.

\$1727900 Assessed value [4]
/ 29.2 Acre
= \$59175 Per acre

Calculate the cost of 5.7 acres at assessed value

5.7 Acres [3]
* \$59175 Assessed value per acre
= \$337298 Cost of 5.7 acres at assessed value

[7] TIF funding for Hartmeyer family housing

<https://madison.legistar.com/View.ashx?M=F&ID=12085675&GUID=5AFBA0F1-60D0-45BA-B162-5310A9DD40EE>

Accessed 20230622

[8] TIF funding for Hartmeyer Senior housing

<https://madison.legistar.com/View.ashx?M=F&ID=12085676&GUID=24002B3C-3517-4F6E-802E-D53EC77EDCDD>

Accessed 20230622

[9] TID 54 approved

<https://madison.legistar.com/LegislationDetail.aspx?ID=6257496&GUID=32A6599F-DC68-4A43-BA8B-15D3D0E73A5F&Options=&Search=&FullText=1>

Accessed 20250222

[10] TID 54 Blight Report

<https://madison.legistar.com/View.ashx?M=F&ID=12083748&GUID=487D8B88-3769-43BD-80E0-65C41091E7EB>

Accessed 20230622

2022 Pennsylvania Avenue (TID 53)

Blight Study

Madison, WI

Prepared by MSA Professional Services, Inc.

January 23, 2023

"Statute 66.1105(2)(ae)1. defines a blighted area as such:

"Blighted area" means any of the following:

"a. An area, including a slum area, in which the structures, buildings or improvements, which by reason of dilapidation, deterioration, age or obsolescence, inadequate provision for ventilation, light, air, sanitation, or open spaces, high density of population and overcrowding, or the existence of conditions which endanger life or property by fire and other causes, or any combination of these factors is conducive to ill health, transmission of disease, infant mortality, juvenile delinquency, or crime, and is detrimental to the public health, safety, morals or welfare." p. 2

[11] Area of railroad switching yard

<https://www.cityofmadison.com/assessor/property/propertydata.cfm?ParcelN=071006203021>

Accessed 20230625

1,615,054 square feet in railroad switching yard
/ 43,560 square feet per acre
= 37 acres in railroad switching yard

For square feet per acre, see

<https://www.unitconverters.net/area/acres-to-square-feet.htm>

Accessed 20230625

[12] Project Redesign Staff Report

<https://madison.legistar.com/View.ashx?M=F&ID=12555735&GUID=01BD5923-8786-4855-9CC0-7A502B45FFC5>

Accessed 20240106

[13] Redesign Senior Units Legistar records 81251

<https://madison.legistar.com/LegislationDetail.aspx?ID=6449523&GUID=5060C81C-2F27-4EFC-9ACF-82688291B63C&Options=ID%7CText%7C&Search=81251>

Accessed 20250221

[14] Redesign Family Units Legistar 81252.

<https://madison.legistar.com/LegislationDetail.aspx?ID=6449524&GUID=A1D2C574-96B6-419A-8627-3199E9C66C3C&Options=ID%7CText%7C&Search=81252>

Accessed 20250221

[15] Huxley Remediation \$1,027,300 Loan: Legistar 81540

<https://madison.legistar.com/LegislationDetail.aspx?ID=6855677&GUID=C320FD81-CBB3-47A6-B898-829BDC667633&Options=&Search=&FullText=1>

Accessed 20240924

[16] \$329,000 remediation loan: Legistar 87067

<https://madison.legistar.com/LegislationDetail.aspx?ID=7129982&GUID=927C006F-A718-4F6D-B03E-C3E18B706B34&FullText=1>

Accessed 20250208"

From: gordian@nym.hush.com
To: [All Aiders](#)
Subject: Oppose Item 42, Legistar 87067
Date: Monday, February 24, 2025 3:02:51 PM
Attachments: [assessor 2007 roth 081031300990.pdf](#)

Some people who received this message don't often get email from gordian@nym.hush.com. [Learn why this is important](#)

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Sunday Feb. 23, 2025

Madison Common Council members,

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There are other errors. Parcels 20 [10; p. 11] and 33 [10; 25] are labeled "vacant". Neither site was vacant.

Parcel 28 on p. 12 is also misclassified. [10; p. 12] The building on the property looks as it does because it is being remodeled and expanded. A building permit placard is plainly visible in the accompanying picture. A temporary poor appearance caused by making building improvements is not evidence of blight. Investment in building improvements is the opposite of blight. The area of parcel 28 should also be subtracted from the fraction of Tax Incremental Financing District #54 that is classified as blighted. Doing so would further reduce the fraction of blighted areas to less than 50%.

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The City of Madison is to apply to the Wisconsin Department of Natural Resources for a Ready for Reuse Brownfields Cleanup zero-interest loan in an amount not to exceed \$1,027,300 for the purpose of assisting in the remediation of contaminated soil at Huxley Yards (2007 Roth Street). Ultimately, the developer, Lincoln Avenue Capital, is supposed to repay the City the amount of this loan.

The City is effectively loaning Lincoln Avenue Capital the same money that the City is borrowing from the Wisconsin DNR. Lincoln Avenue Capital gets the money up front and makes periodic payments to the City over time. If Lincoln Avenue Capital defaults on the loan, the City would owe the Wisconsin DNR the remaining balance. The City needs to learn what collateral covers its loan to Lincoln Avenue Capital. Getting an independent real estate appraisal of the housing project's market value before applying for this loan is required due diligence.

Citibank is the lender for both the project's construction loan and mortgage loan. The City should anticipate that Citibank has protected its interests by making sure that Citibank has a solid claim on the project's assets in case of default. Would there be any assets left over for the City to claim in case of default? The difficulty of answering this question is why no creditor likes to be the subordinate lender.

Lincoln Avenue Capital is in a tight spot. Their rental revenues are capped by WHEDA regulations, but their costs could rise unexpectedly, which has already happened once. The loan period is 10 to 20 years, and the future is always uncertain.

Lincoln Avenue Capital has protected its assets by creating three affiliated companies for this housing project. The affiliates are Roth Street 1, limited partnership, and Roth Street II, limited partnership, and Conway at Huxley, LLC. [15] The City needs to protect its interests too.

The City should have gotten an independent real estate appraisal of the housing project's market value to learn what collateral it would have after Citibank exercises its claims in case of default. If such an appraisal was done, it never saw the light of day. Legistar 85140 was passed by Madison's Common Council on Sept. 30, 2024. [15]

5. \$329,000 Unsecured Loan: Legistar 87067 [16]

The \$329,000 remediation loan that Lincoln Avenue Capital is now seeking is yet another subsidy from the City for the developer's housing project on the former Hartmeyer property. This second loan raises all of the issues raised by the \$1,027,300 loan requested just five months ago.

As written, Legistar 87067 authorizes an unsecured loan. Without adequate collateral, in the form of a claim on assets, whose market value has been estimated by an independent real estate appraiser, or in the form of a bond payable on default, these two loans would be a reckless gamble with the Madison tax dollars.

Conclusion

The history of Lincoln Avenue Capital's housing project on the former Hartmeyer property shows that City of Madison has given five subsidies to the developer.

1. An inflated price was paid to the developer for parkland of little market value.
2. \$6.25 million in Tax Incremental Finance money was provided for the Hartmeyer housing development. The blight Tax Incremental Finance district was created based on an erroneous report on the condition of properties in the area.
3. The City Plan Commission accepted a much diminished redesign of the housing project, which reduced the developer's costs. Future residents will live in smaller apartments, reduced by the area of the balconies which were eliminated. They will not have any personal outdoor space.
4. The City is set to provide the developer a \$1,027,300 unsecured loan.
5. The City is poised to provide a second unsecured loan, for \$329,000, to the developer.

The repeated subsidies the City has provided the developer of the former Hartmeyer property are a textbook example of crony capitalism.

Don Lindsay

Sources

[1] Parkland Acquisition Legistar 80200

<https://madison.legistar.com/LegislationDetail.aspx?ID=6371152&GUID=3D2B1210-3FE6-4508-839F-58775E99B7D6&Options=&Search=&FullText=1>

Accessed 20231103

[2] Common Council Minutes Oct. 17, 2023 approving parkland purchase

<https://madison.legistar.com/View.ashx?M=M&ID=998873&GUID=D2AF6805-FF77-421D-BCAB-BE4C8EC9AADB>

[3] Parkland Acquisition Wisconsin State Journal

https://madison.com/news/local/government-politics/madison-may-spend-1-million-for-park-open-space-wetlands-near-oscar-mayer/article_5d55e5cc-66ee-11ee-b0c8-23bf34711c04.html?utm_source=madison.com&utm_campaign=%2Fnewsletter-templates%2Flocal%2Fwsj%2Fnews&utm_medium=cio&ictg=ddf30705c6b401b7c80a&tn_email_eh1=282b56e48978618570a9be4ec77240d4448a03fedc3bb4c46b7ed350db6e7a84

Accessed 20231016

[4] 2007 Roth St. assessed value

<https://www.cityofmadison.com/assessor/property/generatepdf/parcel.cfm?ParcelN=081031300990&Type=G>

Accessed 20231019

This link is no longer available. A copy of the City Assessor's tax record for 2007 Roth St. is attached.

[5] Calculate purchase price per acre of 5.7 acres

\$1000000 Purchase price [1]
/ 5.7 Acres [3]
= \$175,438.59649122806 per acre

Calculate acreage of 2007 Roth St.
1273144 Square feet [4]
/ 43560 Square_feet_per_acre
= 29.2 Acres

[6] Calculate assessed value per acre of 2007 Roth St.

\$1727900 Assessed value [4]
/ 29.2 Acre
= \$59175 Per acre

Calculate the cost of 5.7 acres at assessed value
5.7 Acres [3]
* \$59175 Assessed value per acre
= \$337298 Cost of 5.7 acres at assessed value

[7] TIF funding for Hartmeyer family housing

<https://madison.legistar.com/View.ashx?M=F&ID=12085675&GUID=5AFBA0F1-60D0-45BA-B162-5310A9DD40EE>

Accessed 20230622

[8] TIF funding for Hartmeyer Senior housing

<https://madison.legistar.com/View.ashx?M=F&ID=12085676&GUID=24002B3C-3517-4F6E-802E-D53EC77EDCDD>

Accessed 20230622

[9] TID 54 approved

<https://madison.legistar.com/LegislationDetail.aspx?ID=6257496&GUID=32A6599F-DC68-4A43-BA8B-15D3D0E73A5F&Options=&Search=&FullText=1>

Accessed 20250222

[10] TID 54 Blight Report

<https://madison.legistar.com/View.ashx?M=F&ID=12083748&GUID=487D8B88-3769-43BD-80E0-65C41091E7EB>

Accessed 20230622

2022 Pennsylvania Avenue (TID 53)

Blight Study

Madison, WI

Prepared by MSA Professional Services, Inc.

January 23, 2023

"Statute 66.1105(2)(ae)1. defines a blighted area as such:

"Blighted area" means any of the following:

"a. An area, including a slum area, in which the structures, buildings or improvements, which by reason of dilapidation, deterioration, age or obsolescence, inadequate provision for ventilation, light, air, sanitation, or open spaces, high density of population and overcrowding, or the existence of conditions which endanger life or property by fire and other causes, or any combination of these factors is conducive to ill health, transmission of disease, infant mortality, juvenile delinquency, or crime, and is detrimental to the public health, safety, morals or welfare." p. 2

[11] Area of railroad switching yard

<https://www.cityofmadison.com/assessor/property/propertydata.cfm?ParcelN=071006203021>

Accessed 20230625

1,615,054 square feet in railroad switching yard
/ 43,560 square feet per acre
= 37 acres in railroad switching yard

For square feet per acre, see

<https://www.unitconverters.net/area/acres-to-square-feet.htm>

Accessed 20230625

[12] Project Redesign Staff Report

<https://madison.legistar.com/View.ashx?M=F&ID=12555735&GUID=01BD5923-8786-4855-9CC0-7A502B45FFC5>

Accessed 20240106

[13] Redesign Senior Units Legistar records 81251

<https://madison.legistar.com/LegislationDetail.aspx?ID=6449523&GUID=5060C81C-2F27-4EFC-9ACF-82688291B63C&Options=ID%7CText%7C&Search=81251>

Accessed 20250221

[14] Redesign Family Units Legistar 81252.

<https://madison.legistar.com/LegislationDetail.aspx?ID=6449524&GUID=A1D2C574-96B6-419A-8627-3199E9C66C3C&Options=ID%7CText%7C&Search=81252>

Accessed 20250221

[15] Huxley Remediation \$1,027,300 Loan: Legistar 81540

<https://madison.legistar.com/LegislationDetail.aspx?ID=6855677&GUID=C320FD81-CBB3-47A6-B898-829BDC667633&Options=&Search=&FullText=1>

Accessed 20240924

[16] \$329,000 remediation loan: Legistar 87067

<https://madison.legistar.com/LegislationDetail.aspx?ID=7129982&GUID=927C006F-A718-4F6D-B03E-C3E18B706B34&FullText=1>

Accessed 20250208

City of Madison Property Information**Property Address:** 2007 Roth St**Parcel Number:** 081031300990**Information current as of:** 10/19/23 12:00AM**OWNER(S)**

KRAFT HEINZ FOODS CO
801 WAUKEGAN RD
GLENVIEW, IL 60025

REFUSE COLLECTION

District: 09A

SCHOOLS

District: Madison

- Emerson
- Sherman
- East

CITY HALL

Alder District: 12
Alder Amani Latimer
Burris

PROPERTY VALUE

Assessment Year	Land	Improvements	Total
2022	\$1,727,900	\$0	\$1,727,900
2023	\$1,727,900	\$0	\$1,727,900

2022 TAX INFORMATION

Net Taxes:	\$34,238.97
Special Assessment:	\$215.50
Other:	\$0.00
Total:	\$34,454.47

PROPERTY INFORMATION

Property Type:	C-2 vacant	Property Class:	Commercial
Zoning:	CN, TR-U2	Lot Size:	1,273,144 sq ft
Frontage:	1,214 - Roth St	Water Frontage:	NO
TIF District:	0	Assessment Area:	9912

COMMERCIAL BUILDING INFORMATION

[Commercial Property Record](#)

SALE/CONVEYANCE DETAILS (includes sales and other forms of conveyances)**Information current as of:** 10/19/23 12:00AM

Grantor:	J.R. PIKE CORP, ETAL		
Grantee:	KRAFT HEINZ FOODS CO		
Date of Conveyance:	12/2020	Conveyance Price:	\$3,025,000.00
Conveyance Type:	Warranty Deed	Conveyance Included:	1 Parcel
Grantor:	J R PIKE CORP		
Grantee:	J R PIKE CORP, ETAL		

Date of Conveyance:	11/2020	Conveyance Price:	\$0.00
Conveyance Type:	Other	Conveyance Included:	1 Parcel
Grantor:	GINTHER, JANE HARTMEYER		
Grantee:	GINTHER HOLDINGS LLC		
Date of Conveyance:	12/2011	Conveyance Price:	\$1.00
Conveyance Type:	Other	Conveyance Included:	6 Parcels
Grantor:	PIKE, JOHN R		
Grantee:	J R PIKE CORP		
Date of Conveyance:	4/2011	Conveyance Price:	\$0.00
Conveyance Type:	Other	Conveyance Included:	4 Parcels
Grantor:	CITY OF MADISON		
Grantee:	MADISON ICE HARTMEYER LLC		
Date of Conveyance:	7/2004	Conveyance Price:	\$0.00
Conveyance Type:	Orig. Land Contract	Conveyance Included:	2 Parcels
Grantor:	OLD SECOND NATIONAL BANK		
Grantee:	HOVEN CORPORATION		
Date of Conveyance:	6/1992	Conveyance Price:	\$138,420.00
Conveyance Type:	Other	Conveyance Included:	6 Parcels
Grantor:	OLD 2ND BANK AURORA ILL		
Grantee:	GINTHER, JANE HARTMEYER		
Date of Conveyance:	2/1992	Conveyance Price:	\$0.00
Conveyance Type:	Other	Conveyance Included:	6 Parcels

LEGAL DESCRIPTION

Information current as of: 10/19/23 12:00AM

Notice: This description may be abbreviated and is for assessment purposes only. It should not be used to transfer property

Lot Number: 0

Block: 0

T8N R10E, SEC 31, PRT SW1/4, DESC AS FOL BEG AT INTERS OF S LN ROTH AVE & W LN RR ROW, TH SWLY ALG SD R/W 1520 FT M/L TO N LN COMMERCIAL AVE, TH W ALG SD LN 162 FT M/L, TH N 04 DEG 39 MIN 30 SEC W 600.9 FT, TH S 88 DEG 55 MIN W 250 FT, TH S 03 DEG 40 MIN E 350 FT TO NE COR RUSKIN ST, TH W 66 FT TO NW COR RUSKIN ST, TH N 02 DEG 36 MIN W 537 FT M/L, TH W 462.95 FT TO E LN RR ROW, TH N 23 DEG 23 MIN W 358.1 FT, TH N 01 DEG 05 MIN E 161.9 FT, TH S 88 DEG 29 MIN E 117 FT, TH N 01 DEG 05 MIN E 200 FT, TH S 88 DEG 29 MIN E 33 FT, TH N 01 DEG 05 MIN E 40 FT, TH N 88 DEG 29 MIN W 13.5 FT, TH N 01 DEG 07 MIN E 140.75 FT TO S LN ROTH AVE, TH S 82 DEG 32 MIN E 1287.2 FT TO PT OF CUR, TH ALG CUR TO RIGHT, RAD 100 FT, CHRD BRS S 58 DEG 54 MIN E 83.2 FT TO PT OF REV CUR, TH ALG CUR TO LEFT, RAD 60 FT, CHRD BRS N 78 DEG 01 MIN E 111.2 FT, TH S 83 DEG 42 MIN E 20 FT TO POB, EXCEPT THAT PART DESC IN DOC 5668898 AS FOL; COM AT THE INTER E LN OF NORTH SHERMAN AVE AND S LN ROTH ST, ALSO KNOWN AS MOST NW COR OF THE 'ESQUIRE CLUB'; TH S 83 DEG 08 MIN 44 SEC E ALG S ROW LN OF SD ROTH ST, 137.66 FT TO MOST NE COR OF SD 'ESQUIRE CLUB' AND THE POB; TH CONT S 83 DEG 08 MIN 44 SEC E ALG S ROW LN OF SD ROTH ST, 73.66 FT; TH S 00 DEG 27 MIN 14 SEC W, 202.85 FT; TH N 89 DEG 07 MIN 49 SEC W, 93 FT; TH 00 DEG 27 MIN 14 E, 30 FT; TH S 89 DEG 07 MIN 49 SEC E, 33 FT; TH N 00 DEG 27 MIN 14 SEC E, 39.97 FT; TH N 89 DEG 07 MIN 49 MIN W, 13.20 FT; TH N 00 DEG 27 MIN 14 SEC E, 140.55 TO POB.

Property Information Questions?

Assessor's Office

210 Martin Luther King, Jr. Boulevard, Room 101
 Madison, Wisconsin 53703-3342
 Phone: (608) 266-4531
 Email: assessor@cityofmadison.com

REAL PROPERTY TAX INFORMATION FOR 2022

Information current as of: 10/19/23 07:00AM

Category	Assessed Value	Average Assessment Ratio	Est. Fair Market Value
Land	1,727,900	95.760000%	1,804,407
Improvements	0	95.760000%	0
Total	1,727,900	95.760000%	1,804,407
Net Assessed Value Rate (mill rate)			0.019815369
School Levy Tax Credit			-2,849.45

Taxing Jurisdiction	2021 Net Tax	2022 Net Tax	% Tax Change
DANE COUNTY	4,656.49	4,467.25	-4.1%
MATC	1,402.92	1,301.73	-7.2%
CITY OF MADISON	14,368.61	13,298.27	-7.4%
MADISON SCHOOL	16,718.33	15,171.72	-9.3%
Total	37,146.35	34,238.97	-7.8%
First Dollar Credit	-85.47	0.00	-100.0%
Lottery & Gaming Credit	0.00	0.00	0.0%
Net Property Tax	37,060.88	34,238.97	-7.6%

Specials			
SNOW AND ICE REMOVAL		215.50	

Total Due		
Installment	Due Date	
First Installment	1/31/2023	\$8,775.22
Second Installment	3/31/2023	\$8,559.75
Third Installment	5/31/2023	\$8,559.75
Fourth Installment	7/31/2023	\$8,559.75
Full Amount	1/31/2023	\$34,454.47

Transaction Information			
Date	Amount	Type	Receipt Number
01/17/2023	\$34,454.47	payment	21956358

Tax Information Questions?

Treasurer's Office

210 Martin Luther King, Jr. Boulevard, Room 107
 Madison, Wisconsin 53703-3342
 Phone: (608) 266-4771
 Email: treasurer@cityofmadison.com

Disclaimer: The City of Madison collects and displays tax payments only for the current tax season of December through July 31st. If you have questions regarding property taxes for prior tax years, please contact the Dane County Treasurer's Office at (608) 266-4151 or for tax payment history, go to Dane County's [Access Dane](#).

REAL PROPERTY TAX REFERENDA INFORMATION FOR 2022

Information current as of: 10/19/23 07:00AM

For informational purposes only - Voter approved temporary tax increase

Taxing Jurisdiction	Total Additional Taxes	Total Additional Taxes Applied to Property	Year Increase Ends
MADISON SCHOOL, RF-4990	17,877,238.28	927.49	2043

For informational purposes only - Wisconsin law requires information to be displayed for any temporary property tax increases approved through a referendum or resolution by a county, municipality, school district, or technical college. If you would like more information, contact the taxing jurisdiction directly.

Tax Referenda Information Questions?

Treasurer's Office

210 Martin Luther King, Jr. Boulevard, Room 107

Madison, Wisconsin 53703-3342

Phone: (608) 266-4771

Email: treasurer@cityofmadison.com

SPECIAL ASSESSMENTS

Information current as of: 10/18/23 10:00PM

There are three (3) types of special assessments.

- Final assessments and charges are the actual amounts due for completed work.
- Preliminary assessments are estimated amounts for work in progress.
- Deferred assessments are those for which payment is deferred until certain conditions are met, or which indicate potential future assessments or charges on a property. Deferred assessments and charges may be subject to accrued interest or indexing.
- For more information, please call (608) 266-4008.

Special assessments may be required to be paid as part of a property sale or refinancing.

If a preliminary assessment is paid and the subsequent final assessment is less, a refund will be issued as a credit to the owner of record on the next tax bill after the final is approved, unless refund information is provided with the payment or to the City Finance Office.

Special/Charge	Year	Type	Interest Rate	Original Assessment	Outstanding Principal
STREET IMPROVEMENT	2023	FINAL	2.000	\$ 2,951.13	\$ 2,951.13
UNASSESSED WATER MAIN	2011	DEFER	0.000	\$ 0.00	\$ 0.00

Special Assessment Questions?**Finance Office**

210 Martin Luther King, Jr. Boulevard, Room 406

Madison, Wisconsin 53703-3345

Phone: 266-4671

Email: finance@cityofmadison.com