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Office of the Mayor
David J. Cieslewicz, Mayor

Memo

To: President and Members, Madison Common Council
Members, Madison Plan Commission
From: Mayor David J. Cieslewicz 
Date: March 16, 2007
Re: Union Corners

On Monday, the first phase of the Union Corners development will come before the Plan Commission for approval. On Tuesday, the Council is scheduled to take up both the land use approval and TIF financing. I am writing to urge your support for both the land use and financing measures.

This project has been years in the making, and it has included an unprecedented neighborhood involvement process. It has also weathered market changes during that time and, in my view, the developer has done an outstanding job of working with the neighborhood and the City as market forces required changes to the plan. The result is a project that will be a tremendous asset to the City on a number of levels. It is an exceptionally well-conceived example of mixed-use, new urbanist design principles; it provides high quality housing options to serve a variety of income levels; it transforms a blighted area in an otherwise vibrant neighborhood; and it would add significant value to our tax base to the benefit of everyone in the City.

The TIF agreement follows the same guidelines as those applied to other development proposals that came in at the same time and have already been approved. I believe the TIF agreement is both necessary to make the project happen and protective of taxpayer interests.

Again, I urge your support for this project as it comes before us for approval.

DJC/III

cc: Brad Murphy, Planning Unit Director