From: Rummel, Marsha
To: Plan Commission Comments
Subject: Fw: PC 11.13.23 Comments
Date: Monday, November 13, 2023 7:13:51 PM

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updated PC email

Marsha Rummel (she/her)
District 6 Alder
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From: Rummel, Marsha
Sent: Monday, November 13, 2023 5:30 PM
To: Ledell Zellers; nicole.solheim@gmail.com; Bennett, Juliana; Figueroa Cole, Yannette; Duncan, John; Field, Derek
Cc: pCcomments@ciityofmadison.com; Stouder, Heather
Subject: PC 11.13.23 Comments

Greetings Plan Commissioners-

I don't have quick access to everyone's email, my apologies. I plan to attend and will be available for questions and comments.

Thanks for your service-

Marsha

7. 79962 112 S Hancock Street; First Settlement Historic District (District 6): Consideration of a conditional use in the Downtown Residential 1 (DR1) District for a multi-family dwelling (5-8 units) to allow a three-family dwelling to be converted into a five-unit multi-family dwelling.

I support the conditional use.

11. 80214 1129-1133 E Wilson Street (District 6): Consideration of a conditional use in the Traditional Employment (TE) District for free-standing vending located within 200 feet from the property line of a lot with a residential use to allow food carts/ trucks in the parking lot of a brewpub.

I support the conditional use.

25. 80307 Amending map in Section 28.071(2)(a) related to downtown height limits of the Madison General Ordinances to update the Downtown Height Map in the Brayton Lot area. (District 6)

I generally agree with the staff report: "In the case of Block 113, this would likely mean that, due to the Capitol View Preservation Limit, a total of 11 stories could be built on the 10-story portion of the site if it met the affordable housing requirements. A total of 5 stories could likely be built on the 4-story portion. On balance, staff believes that the current 10 and 4 story height limits for this block as reflected in the Downtown Plan and on the Downtown Height Map provide sufficient flexibility for a City-initiated development that would incorporate a substantial amount of affordable housing. In making their recommendation/decision, the Plan Commission and ultimately the Common Council should consider this, among other perspectives heard at the public hearings."

My goal is achieving maximum affordability, not maximum revenues from land sales. There is no guarantee that the excess proceeds would be used to offset unit costs on the site. We would then potentially be using AH funds or TIF to increase the subsidy to offset land costs. My understanding is that typically 9% tax credit projects are built using wood construction and are limited in height. I share the sponsors goals in getting the best outcome (a range from 30-80% AMI and market rate units) for this unique site but I am not convinced that changing the 4 story portion to 10 stories will do that compared to a more modest potential change to the 4 story portion to say 5 stories, considering that the downtown bonus story ordinance could come into play and add additional floor area.

Our adopted plans for the Brayton Lot have built in a step down to the residential neighborhood. Those same goals are also part of the north side of UDD 8 on E Washington as it steps down to the residential neighborhood along E Mifflin St. It seems like not only is it good urban planning to build in transitions but allows for the type of building form that generates deeper affordability.

26. 80281 Adopting an amendment to the City of Madison Comprehensive Plan.

I ran out of time to write up my comments but may try to speak on the topic of former map note #4..

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