

**From:** JoAnn Tiedemann  
**Sent:** Sunday, January 10, 2016 11:18 AM  
**To:** [Plan Commission]  
**Subject:** Re: 1917LakePoint/2230WBroadway-Agenda Jan 11, 2016

Dear Alder Carter and Members of the Plan Commission,

I write to you to urge and request that you vote NO on this Monday's [agenda](#) items for conditional use permits, demolition, and rezoning related to the Movin' Out low income housing development proposals for 2230 W. Broadway and 1917 Lake Point Drive, and consider directing the applicant to appropriately engage residents and official interested parties in honest and open discussion of the actual needs of the neighborhoods involved before any approval will be granted.

I would like to address two particular concerns included in the Staff Report that is to inform your decision:

The first is the addition of housing units on "undeveloped" property between Braodway and Lake Point Drive along Hoboken Rd. While the Report cites the 1986 City of Madison's Broadway-Simpson-Waunona Neighborhood Plan, it fails to mention that that property not only is undeveloped, but that it was actively UN-developed at tax-payer expense as a result of problems in 1980's and that very Plan.

There were formerly at least two more additional multi-family buildings on what is now a purposefully created playground (erected as part of a local corporate "community give-back day," no less.) It is needed open space for a neighborhood that had too little. It is illogical and unconscionable to reintroduce density where it was intentionally reduced.

My second concern is the statement in the Project Description and elsewhere that, "The applicant is currently negotiating with the neighborhood." The first the neighborhood learned of the project was a brief article in the Wisconsin State Journal just over a year ago. At a hastily-called meeting following that, the neighborhood was told that the time crunch was for the city to retain a TIF district, but that nothing specific about the building project/design had been decided, possibilities mentioned certainly did not speak to the density and demographic that the present proposal is requesting.

The next we hear, this full proposal and project is up for approval. As a member of the neighborhood, I have received no communication from the applicant or the city, either directly or through our City of Madison officially recognized neighborhood Waunona Association.

I understand the value of Movin' Out's mission and of thoughtfully upgrading housing opportunities along with a coordinated community center. I ask you to deny Agenda

items 7, 8, and 9 at Monday's meeting, and indicate your interest in considering development action that will respect the mission of the applicant as well as the neighborhood and the city's demographic complexities.

Thanking you for your considered attention, I remain a 55+ -year resident of Waunona,  
JoAnn Tiedemann, [REDACTED]