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Housing ideas for people with disabilities

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February 25, 2016

To the Madison Common Council Alders

Re: Appeal of Plan Commission Approval of Conditional Use

Ladies and Gentlemen:

I am writing as the Executive Director of Movin' Out, Inc. and in support of the action taken by the Plan Commission on January 11, 2016 when it approved the conditional use of the property at 2230 West Broadway. The approval was for construction of a mixed-use building containing commercial space and apartments. Movin' Out and Mirus Partners, Inc. are the co-developers of the proposed building.

The Plan Commission's action has been appealed by some neighboring property owners. The appeal will be considered by you at the March 1st Common Council meeting. We respectfully request that you vote to uphold the action taken by the Plan Commission.

Many residents of the neighborhood strongly support this project. While it is likely impossible to make everyone happy with a land use decision, Movin' Out and Mirus agree with the neighbors who support this project and believe that it will benefit the neighborhood as well as address the needs of the community at large. We believe the Plan Commission carefully considered the pertinent factors in its decision-making.

The proposed building will include 36 rental apartments. A commercial condominium of about 14,000 square feet will be located on the ground floor. We propose that this commercial space be owned by the city or its designee and that it be the new home for the neighborhood center. The neighborhood center is now located close by in a part of an old apartment building 1917 Lake Point Drive. The proposed new space is about three times the size of the space now occupied by the neighborhood center.

The action of the Plan Commission and the related appeal have nothing to do with 1917 Lake Point Drive. However, we also propose to acquire that property. After the neighborhood center is relocated into the new building we propose on Broadway, we propose to demolish the old building on Lake Point and replace it with 12 rental townhouses.

Some of the apartments will be marketed to low-income people with permanent disabilities and to veterans. These are people who are in desperate need of affordable, decent housing. Several apartments will be market-rate, available to anyone without regard to income. The majority of the apartments will be for workers, generally with incomes of \$20,000 to

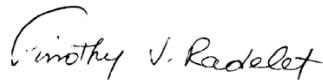
\$50,000 depending on household size. The rents will be set at rates affordable to these income groups. There is great need for this housing.

The new neighborhood center is sorely needed by this developing neighborhood. My understanding is that some neighbors would prefer to wait and develop a larger, free-standing neighborhood center building, but there is not enough funding available to do that. In the future, if that alternative is pursued and funded, the city can sell the condominium space in the building we propose and apply the proceeds to a new center. Our building will face toward South Towne Mall and will be fronting on Broadway, which is a commercial street.

We have had the approval process reviewed by a third party, Bill White of WhiteFish Partners. He has advised us that the City has followed the correct procedures as well as state and federal guidelines which are in place to serve all the citizens of Madison. We are aware that some neighbors think there has not been sufficient communication with them, even though we have hosted meetings and invited anyone with questions to contact us. We intend to continue the conversations with the neighbors and listen to their concerns so we can try to address them as we go forward.

For these reasons, we ask that the Common Council uphold the action of the Plan Commission and allow us to proceed to develop the housing and the community center for all of the residents in the neighborhood to enjoy. Thanks in advance for your consideration. If you have any questions, please contact me, our staff real estate developer, David Porterfield at 251-4446 extension 8, Christopher Jaye, of Mirus Partners at 824-2294, or Bill White at 695-4946.

Very truly yours,



Timothy J. Radelet,
Executive Director