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City of Madison  
Common Council  
210 Martin Luther King Jr. Blvd  
Madison, WI 53703

**\*VIA E-MAIL\***

September 15, 2016

Dear Alder:

The Apartment Association of South Central Wisconsin and the AASCW Developer Committee strongly oppose amending Madison General Ordinances to increase park impact fees, land dedication requirements and related policy.

This proposal will raise combined impact fees and fees-in-lieu from 20% to 147% depending on unit type. This is in addition to the 5% annual inflation adjustment that fees-in-lieu have increased since 2002. The impact of this proposal will further reduce affordable housing options. The result will make housing in the City of Madison prohibitive for too many income levels. This proposal also does not meet the intent of the State Impact Fee Statute.

Additionally, the proposal re-constitutes the cost per acre formula for fees-in-lieu by using a city-wide average instead of the current formula that uses the value of the actual subject property. This unnaturally skews the actual cost of the land and will have the most significant impact on affordable units.

The Apartment Association of South Central Wisconsin cannot support unprecedented, double-digit and arbitrary fee increases that will compromise keeping housing affordable in Madison.

Andrew Disch  
Executive Director

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