

From: [Stouder, Heather](#)
To: [McClain, Maggie](#)
Subject: FW: Upzoning and Land Banking
Date: Tuesday, June 1, 2021 6:36:40 PM

Maggie-

Could you please attach the e-mail below to Legistar for 63902 and 63575? Thank you!

From: Furman, Keith <district19@cityofmadison.com>
Sent: Tuesday, June 1, 2021 6:08 PM
To: Baumel, Christie <CBAumel@cityofmadison.com>; Stouder, Heather <HStouder@cityofmadison.com>
Subject: FW: Upzoning and Land Banking

From: Rebecca Kemble <rebecca@renaissanceresourcesllc.com>
Sent: Tuesday, June 1, 2021 5:41 PM
To: Harrington-McKinney, Barbara <district1@cityofmadison.com>; Heck, Patrick <district2@cityofmadison.com>; Lemmer, Lindsay <district3@cityofmadison.com>; Verveer, Michael <district4@cityofmadison.com>; Vidaver, Regina <district5@cityofmadison.com>; Benford, Brian <district6@cityofmadison.com>; Wehelie, Nasra H <district7@cityofmadison.com>; Bennett, Juliana <district8@cityofmadison.com>; Conklin, Nikki <district9@cityofmadison.com>; Figueroa Cole, Yannette <district10@cityofmadison.com>; Martin, Arvina <district11@cityofmadison.com>; Abbas, Syed <district12@cityofmadison.com>; Evers, Tag <district13@cityofmadison.com>; Carter, Sheri <district14@cityofmadison.com>; Foster, Grant <district15@cityofmadison.com>; Currie, Jael <district16@cityofmadison.com>; Halverson, Gary <district17@cityofmadison.com>; Myadze, Charles <district18@cityofmadison.com>; Furman, Keith <district19@cityofmadison.com>; Albouras, Christian <district20@cityofmadison.com>
Subject: Upzoning and Land Banking

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Dear Alders -

As former Alder for District 18 I worked very hard on understanding this proposal. Despite a few alterations, it could still mean the end of the only commercial area in D18 at Troy and Northport, as well as the destruction of much of the already existing 2, 3 and 4 BR affordable housing units as they could be demolished and redeveloped as dense residential which would likely not be affordable. If this proposal passes it will automatically increase the value of land in certain districts, especially those on transit corridors since so much more development activity would be able to take place as a right with no public processes required.

The passage of this would make any future City land banking purchases in those vitally important locations even more expensive at a time when the only real way to create new affordable housing is

for the City or County to purchase land strategically located on these corridors and get it off the speculative market. As it is, this proposal is a massive giveaway to land owners and developers. More housing at any cost is not good for the city, despite what the Mayor and the Planning staff say. If we want to exacerbate economic and racial disparities in Madison, this is an excellent way forward, though again, I suspect that the Mayor and Planning staff will argue the opposite. Affordable housing doesn't just magically appear when more expensive housing is created.

Growth projections made 2 years ago will not stand up under scrutiny post-pandemic. Today County Executive Parisi [announced plans](#) for more County employees to work remotely. Last year the Greater Madison Metropolitan Planning Organization conducted a [remote work survey](#) with responses from nearly 2,000 area business executives, managers and workers that indicated employers are likely to accommodate remote working at some level well into the future. This would have an impact both on transportation and on future employees' decisions about where to live. It also calls into questions previous assumptions about job and housing growth in Madison.

Please vote no on item 5 and refer making a decision on item 115, the land banking policy, until more safeguards are put in place to ensure its use for strategically critical permanent affordable housing.

Thanks for your consideration,
Rebecca Kemble