



Department of Planning & Community & Economic Development

## Planning Division

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April 21, 2016

Renaissance Property Group, LLC

Attn: Michael Matty

2132 Fordem Ave., Suite 1000

Madison, WI 53704

Dear Mr. Matty:

Staff wanted to reiterate the thoughts expressed in a previous communication dated May 28<sup>th</sup>, 2015. Although, City staff appreciates the investments by Renaissance Property Group in the City of Madison, it would seem that two of the issues staff had previously highlighted remain. The demolition and density continue to be problematic as they relate to the adopted plans.

- First, the demolition of four contiguous homes along Blount Street is particularly problematic, and inconsistent with Plan recommendations for this area. There are many infill sites within the broader neighborhood that might involve more selective demolition of structures in poor condition, but staff believes that this group of buildings could instead be invested in over time, perhaps with assistance from the City's Small Cap TIF program.
- Second, the proposal exceeds the recommended residential density in the Plan more than three-fold. This part of the City is changing and growing rapidly with major developments occurring on and closer to East Washington Avenue. Staff expects that trend to continue in the years to come, but without significant changes to the Plan, redevelopment of full, intact blocks further away from East Washington is less likely to be supported.

We thank you for your efforts to redevelop on the Isthmus. However, as previously stated last May, absent a significant change to the proposal that would maintain the houses along Blount Street and that could be supported by a conventional zoning district consistent with the Plan, your proposed development is likely to receive a recommendation of denial from staff.

Sincerely,

Jay Wendt, Principal Planner

City of Madison Planning Division

Cc (via E-mail only):

Ledell Zellers, District 2 Alder

Natalie Erdman, Director, DPCED

Matt Tucker, Zoning Administrator

Tim Parks, Planner

Jessica Vaughn, Planner