

CAPITOL

NEIGHBORHOODS, INC.
MADISON, WISCONSIN

September 20, 2018

Heather Stouder
Planning Unit
City of Madison

Re: 222 S. Hamilton redevelopment proposal

Dear Ms. Stouder,

Capitol Neighborhoods has assembled a steering committee of interested residents to meet with the development team for the proposal at 222 S. Hamilton St. We have met with the development team several times to discuss the proposal, provide feedback and consider their request for approval of this redevelopment proposal.

From the outset this proposal has been designed to comply with the zoning and height limits for the site which is appreciated by the neighborhood. Early on the development team established what would be the relevant standards for approval of their proposal. In our discussions with them they continually laid out these standards and demonstrated how the proposal aligned with the goals and intent of the standards.

During our steering committee meetings as well as at a larger neighborhood meeting there was a consensus that the proposed use is appropriate for the site, the architecture is striking and will add to the visual character of the neighborhood, the preservation of the terrace trees along Hamilton St. is important and included in the proposal and that appropriate thought has been given to how the construction of the building will be staged to limit impact on the neighborhood.

Though the development team doesn't have any specific sustainability goals for the project, they are considering a high-efficiency window technology that is innovative and would decrease heating and cooling loads. A resident of an adjacent property expressed concern about the disruption they might face and the development team demonstrated how they intend to limit those disruptions.

Overall we are supportive of this proposal and look forward to welcoming new residents to our neighborhood.

Thank you for your consideration,

Capitol Neighborhood Steering Committee

Peter Ostlind –Chair
Jacqueline Freidel
Jonathon Cooper