

CAPITOL

NEIGHBORHOODS, INC.
MADISON, WISCONSIN

July 22, 2022

Plan Commission
City of Madison

Re: 402 W. Wilson St.

The Bassett District of Capitol Neighborhoods assembled a steering committee which met with the development team for the proposal at 402 W. Wilson St. several times to discuss the proposal, provide feedback and consider their request for approval of this redevelopment proposal. Throughout the discussions on this proposal, the development team was responsive to the suggestions and concerns of the members of the neighborhood committee and the neighborhood is happy to support the current proposal.

The neighborhood very much appreciates the development team's commitment to bringing much-needed affordable housing to Madison and to the downtown area. We also appreciate the team's willingness to scale back their plans after hearing the neighborhood's concerns regarding the impact a larger building would have on the adjacent properties to the north. We further appreciate the team's efforts to maximize the setbacks from those adjacent properties. That said, we remain saddened that the cottage in the rear of 407 W. Doty will be overshadowed by the new building.

As a condition of approval for this proposal, the neighborhood steering committee would encourage the Plan Commission to adopt the conditions approved by the Urban Design Commission at their July 13, 2022, meeting which are described in the Planning Division staff report dated July 25, 2022.

Additionally, the neighborhood steering committee would like the Plan Commission to adopt as a condition of approval for this project the following: That the ground level exterior door accessing the stairwell on the north side of the building, shown on Sheet A102, Level 1 Plan, of the submitted project plans be designated an exit-only access point due to its close proximity to the adjoining properties on West Doty Street.

Again, the neighborhood very much appreciates the development team's willingness to hear our suggestions and concerns and we are happy to support this proposal.

Thank you for your consideration,

Jonathan Cooper
Steering Committee Chair
Bassett District of Capitol Neighborhoods