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July 26, 2016

City of Madison Plan Commission
Department of Planning & Community & Economic Development
Madison Municipal Building
215 Martin Luther King, Jr. Blvd.
Madison WI 53701-2985

Re: MNA Disapproval of Proposal for 412-414 S. Baldwin Street

Dear Plan Commission:

This letter is to inform you that on May 19, 2016 the Marquette Neighborhood Association (MNA) Board of Directors met and reviewed the proposal for development of 412-414 S. Baldwin Street. The MNA Board voted to oppose the project based on concerns of setting a precedent on the following issues:

1. Rezoning residential uses to commercial in terms of extending retail uses on a side street,
2. Combining lots to create a larger tract of land,
3. Proposed building height and other conditional use requests, including eliminating building setbacks. The Board also had a spirited conversation regarding the lack of parking provided by the proposed development with opinions/comments made both for and against.
4. Proposed building setbacks as compared to other buildings on the block.

Thank you in advance for taking the Neighborhood Association's vote to oppose this proposal into account in your review of this development project.

Sincerely,

A handwritten signature in black ink that reads 'Lynn Lee'.

Lynn Lee
President, Marquette Neighborhood Association

The Marquette Neighborhood Association is a public charity under section 501(c)(3) of the Internal Revenue Code.

www.marquette-neighborhood.org