

October 16, 2024

City Planning Division
215 Martin Luther King Jr. Boulevard
Madison, WI 53701

Subject: Proposal for 619-699 W Mifflin St / UDC October 23, 2024

To Whom it May Concern,

The Trinitas team has attended a Miffland and a Bassett District neighborhood meeting, as well as a CNI Steering Committee meeting. We appreciate the evolution of their design through those meetings and with City Commissions. We feel that details of their design have improved through this process.

However, while supporting urban infill in our area, most active community members feel this project is too large for the site and to be adjacent to two low profile historic buildings. The site plan feels very crowded with little or no on-site accommodation for important activities such as move-in/move-out and trash pick-up. Because of the limited facilities, strong property management will be needed to prevent congestion and maintain safe access. We did receive a message from the General Manager of the Hilton Garden Inn, which sits next to Trinitas' other Madison property 'Atmosphere,' with a positive report of Trinitas' management of that property.

The Trinitas design team has created a nice relationship to the former Wiedenbeck-Dobelin warehouse through use of a brick podium with a substantial stepback above. However The 10-story high wall on the west and south elevations facing the Train Depot is largely a sheer wall. The chamfered podium at the southwest corner, favored by the Landmarks Commission, adds a little articulation relating to the Train Depot, but also takes away from the precious little landscaped area around the tower. We believe the 10-story walls facing the Train Depot should have a notable stepback above the brick podium.

In our neighborhood meetings, Trinitas has stated that the historic warehouse structure that houses the existing Wiedenbeck Apartments needs extensive restoration, including masonry, roofing, mechanical, electrical and plumbing work. They stated that approval of the proposed project would allow them to perform the needed exterior and interior restoration work while the tower is under construction. It is very important to us that Trinitas follows through with their commitment to extend the useful life of the historic structure.

Best Regards,

Linda K Scott
Chair, Mifflin District, CNI
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