



March 18, 2024

Matt Wachter  
Director  
City of Madison- Department of Planning and Community and Economic Development  
210 Martin Luther King Jr. Blvd, Room 130  
Madison, WI 53703

Re: 3100 E Washington Avenue / 808 Melvin Ct - Dane County Regional Airport Noise Study

Dear Mr. Wachter:

As you are aware, we are proposing constructing 192 units of multifamily housing at 808 Melvin Court (the "Development") which received land use approvals from both the Urban Design Commission and Plan Commission. The topic of noise attenuation has been raised at several public meetings due to the on-going noise studies that have been completed for the area near the Dane County Regional Airport. Most recently, the draft study titled "Noise Compatibility Program, Pursuant to Title 14 of the Code of Federal Regulations Part 150, Dane County Regional Airport" (the "Study").

On page 1-14 of the Study it notes:

1. Residential housing is an acceptable land use in areas where the average day-night average sound level is less than 65 decibels.
2. Residential housing is not a recommended land use in areas where the average day-night average sound level is 65 – 70 decibels. However, where the community determines that residential use is allowable, measures to achieve outdoor to indoor Noise Level Reduction (NLR) of at least 25 decibels and 30 decibels should be incorporated into building codes.

Page 1-17 of the Study details the Development is outside of the 65 decibel range based on existing conditions. Page 1-19 of the study details the Development is on the periphery of the 65 – 75 decibel contour based on the forecasted conditions 2027.

Due to the on-going studies and discussion, we utilized the U.S. Department of Housing and Urban Development's ("HUD") Sound Transmission Classification Assessment Tool (STraCAT) to determine the NLR that will be achieved by the wall system that will be utilized at the Development. The wall system is the composition of exterior materials including framing, insulation, cladding, windows and patio doors. The Development will utilize an enhanced wall system which will achieve an NLR of at least 30 decibels. If the tax incremental financing ("TIF") grant is approved, a portion of the TIF grant will be utilized to pay for the increased costs of utilizing the enhanced wall system.

Utilizing a wall system that achieves an NLR of at least 30 decibels ensures the Development will meet the recommendations of the Study (if the study is adopted) and will ensure a positive experience for residents of the Development.

Please let me know if you have any questions or if we can provide any additional information on this item.

Sincerely,

A handwritten signature in blue ink that appears to read "AT".

Adam Templer  
Vice President- Development  
Bear Development, LLC