

CAPITOL

NEIGHBORHOODS, INC.
MADISON, WISCONSIN

April 14, 2025

Urban Design Commission
City of Madison

Re: 345 W. Main St., April 16, 2025, agenda item #3

The developers for this proposal have met with the neighborhood and its steering committee several times and we are appreciative of the time they have spent with us. In general, the neighborhood is supportive of the proposed redevelopment of the portion of the Capitol Lakes campus that currently houses the Terraces, pending the further clarification of some portions of the current plans that have been submitted to the city.

One area of concern is the overall design of the exterior of the proposed Bassett Place development. Although the Capitol Lakes campus consists of buildings of varying designs and appearances, the neighborhood would like the Urban Design Commission to consider how well the currently proposed design for Bassett Place fits into the rest of the Capitol Lakes campus.

The rooftop mechanicals and amenities are outlined on Sheet G2.25 of the submitted plans and the development team has told the neighborhood that these should be adequately screened from the surrounding street level. The neighborhood feels that more detail as to the heights and appearance of the rooftop structures is needed and that, since these structures will be fully visible from both the Maingate and the Heights buildings on the Capitol Lakes campus, further consideration and development of screening of these structures needs to be presented in the final plans.

While the development team has committed to providing robust tree protection for the street trees along South Broom Street adjacent to the proposed construction, something that the neighborhood very much appreciates, they have also talked about removing the street trees adjacent to the proposed construction site on both West Main Street and West Doty Street. Although previous plans had indicated that all trees on both Main and Doty would be provided with tree protection, newly submitted plans now show, on Sheet C102, that the street trees on Main and Doty are slated to be removed. Prior to any approval of tree removals adjacent to this site, the neighborhood feels that City Forestry must be consulted and should have the final say as to the treatment of all street trees adjacent to the proposed construction site.

Plans for the proposed development include an entrance for underground parking with 58 stalls and new facilities for handling trash and recycling, both accessed from West Doty Street, as well as the removal of the circular drive on West Main Street at the Terraces entrance. Additionally, a Madison Metro bus stop is located on South Broom Street adjacent to the proposed construction site for Bassett Place. West Doty Street is a narrow neighborhood street with parking on both sides and West Main Street, which is a bicycle boulevard, is already congested along this block. Given the increase in traffic the proposed development would generate on both streets and the potential impact construction would have on South Broom Street, the neighborhood would suggest that City Traffic Engineering conduct a traffic study for the area prior to approval of this proposal.

Again, the neighborhood very much appreciates the development team's willingness to hear our suggestions and concerns. While the neighborhood looks forward to the further development of the plans for Bassett Place, we do not feel that the current plans as submitted adequately address all aspects of the redevelopment of this site and hope that the Urban Design Commission will take these concerns into their consideration of the proposal.

Thank you.

Jonathan Cooper
for the Bassett Neighborhood Steering Committee,
Capitol Neighborhoods, Inc.