

To: City of Madison Common Council
From: Dudgeon-Monroe Neighborhood Association
Audrey Highton, President and Chair of DMNA Development Committee
Date: April 30, 2007

With a growing city and county the need for smart, attractive, and user-friendly urban infill development is not just a good idea, it is a necessity. The 16 members of the Dudgeon-Monroe Neighborhood Association firmly and unanimously believe the Wingra Shores proposal before you is just such a proposal.

After an enormously open, thorough and collegial exchange of ideas between the development team, surrounding residents, the association's development committee and board over the last nine months our major concerns have all been met: the preservation of this prime ecological site, the maximization of land use through a mixed commercial and residential use development, the attention to architectural detail which preserves the features of existing buildings on Monroe Street, as well as integrating 21st century pedestrian ideas which will enhance the flow of foot, bicycle and commuter traffic through Monroe Street to Wingra Park beyond. This plan itself defines the very nature of a traditional near westside neighborhood infill development; and the cooperative spirit with which it has evolved thanks to the fine efforts of Jim Corcoran and architect Randy Bruce, we hope will be a model for future developments to come.

Aware as we are of an often changing economic, political and regulatory landscape, we would like to maintain this open transparent process going forward from the approval date to the completion of the project and remain informed about the following issues as they evolve over time:

- * the continued useage of high quality materials in the construction of the buildings
- * help and consultation in coordinating traffic and safety issues related to this extremely busy Monroe Street to Arbor Drive commercial/pedestrian/recreational area
- * attention to the enforcement of inclusionary zoning requirements so that access to ownership will be available to those of all income levels in our neighborhood
- * continued monitoring of storm water levels and purity, and the impact on Lake Wingra
- * the integration of condominium owners into the neighborhood association through an open door policy which allows for ease of access and ongoing communication.

Again, we would like to suggest that the value added to the Monroe Street commercial district with this mixed use proposal, the integrity of the architecture, the integration of an innovative wonerf pedestrian pathway connecting Monroe Street to Wingra Park, the availability of affordable neighborhood housing for our aging population, the maximization of city transit useage at this location, the plan for a corner rain garden, recycling of demolition materials, and the plans's use of landscaping materials to mask the overall size and mass are all commendable and well thought out features.

It is with great pleasure and appreciation of the efforts of all parties involved that we, the Dudgeon-Monroe Neighborhood Association join the development team in asking for your approval of this noteworthy and exceptional mixed use development.

Thank you for your time.