

November 1, 2024

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

Subject: Proposal for 418-446 W Washington & 413-417 W Mifflin St / UDC November 6, 2024

Commissioners,

The CRG team has attended two Miffland and Bassett District neighborhood meetings, as well as two CNI Steering Committee meetings. We appreciate their respect and cooperation with neighborhood input. We hope this process will help in the success of their project. We recommend approval with conditions as described below.

Two CNI Steering Committees were conducted in October. Our discussions were largely centered around two community concerns:

1. The proposed building spans the block, from W Washington Avenue to W Mifflin Street. The Mifflandia Neighborhood Plan did not envision this sized structure, and recommended an "Interblock Mifflin Lane" that would run along the back lots of buildings on Washington and Mifflin, from Broom to Bassett, and possibly to Bedford. It was noted that the lane could:
 1. Provide a unique pedestrian experience.
 2. Facilitate increased on-street parking capacity on W Mifflin and W Washington as individual curb cuts and driveways could be removed.
 3. Fewer driveways could aid tree canopy health and allow for more terrace trees.
 4. Could reduce vehicular/bike conflicts on Mifflin St.

This project will preclude the implementation of the inter-block lane. The CRG team explained that the lane concept is not feasible due to physical obstructions, including utilities. We ask the City for insight into your expectation for the implementation of this feature, and to evaluate if the Interblock Mifflin Lane is infeasible.

The CRG team has alternatively proposed a public mid-block pedestrian route that runs from W Mifflin to W Washington. We believe this feature meets some of the goals for a unique pedestrian experience (Item 1 above). Additionally, this project's configuration facilitates removing a significant number of driveways from W Washington (Items 2 and 3 above). Unfortunately, we remain apprehensive about Item 4 above, which leads to our next concern.

2. All vehicular access to the underground garage is from Mifflin Street so that the broad W Washington terrace can be enhanced with no driveways. Additionally, there is no on-site location for pick-up and drop-off activities. This situation will substantially increase the traffic and double-parking problems that already create unsafe conditions for vehicles and bicycles on West Mifflin. With the Steering Committee's encouragement, the CRG design team is proposing to seek approval of a 50-foot loading zone on West Washington with access to their entry doors. We

believe this zone, as well as the residents' use of W Washington rather than W Mifflin for pick-ups and drop-offs, is imperative to prevent chaotic traffic on W Mifflin.

In summary, our recommendation for approval of this project is subject to the following conditions:

1. The City finds the Mifflandia Plan's Interblock Mifflin Lane is infeasible to implement;
2. The mid-block public pedestrian path from Mifflin Street to Washington Avenue be provided and assured for continued availability by the Conditional Use Permit; and
3. The 50-foot loading zone on West Washington be approved.

Thank you for your attention to our comments.

Best Regards,

Linda K Scott
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