

January 24, 2017

TO: Urban Design Commission
FROM: Christina Finet and James Steinbach
19 Mountain Ash Trail, Madison, WI
CC: Kevin Firchow, Plan Commission
Alders Paul Skidmore, Mark Clear

SUBJ: File #44779 West Place Project
302 S. Gammon Road

We have lived in Tamarack since 2004 and enjoy the community, its amenities, and our neighbors. We attended both meetings this fall regarding this project and reviewed the plans as they have evolved. In addition, Christina is a member of the Tamarack Trails West Place workgroup.

We are supportive of the proposed development; we also agree with the comments and concerns compiled and submitted by the Tamarack Trails workgroup.

There are two key issues that concern us in the overall Master Plan: building heights and setbacks. Our home backs on the area that will become parking lot and buildings 9 and 15. (Photos attached) For this reason we'd like to see building heights no greater than 5 stories and setbacks of 40 feet vs. the 20 feet currently required by the city. We would also like the developer and potential future developers (if the plot is subdivided) to provide more mature trees for screening along the proposed bike/walking path along our eastern border.

Given the care that has gone into planning for West Place, we are hopeful that planners and developers will continue to seek a balance between the new and existing community.

Thank you for your consideration.

Christina Finet
James Steinbach

