

January 20, 2017

To: Urban Design Commission
From: Janet Hirsch, Tamarack Homeowner
7311 Cedar Creek Trail
Madison, WI 53717
Cc: Kevin Firchow, Plan Commission
Alders Paul Skidmore & Mark Clear

RE: File #44779 - 302 S Gammon Road Project-Master Plan and Phase One

I have reviewed the submittals for the proposed West Place development. I admire the creativity shown in Phase One. It is a positive step towards improving the aesthetics of the Mineral Point Road corridor.

The open plaza at the southeast corner is a positive feature. It is preferred over the placement of buildings closer to the corner of the perimeter streets; a configuration which would diminish the view at the congested intersection of Mineral Point and Gammon.

Two concerns about the subsequent phases of the Master Plan are:

- **Height and density of the buildings** –
The allowable building height should be reduced. The existing MATC building is the tallest building in this section of Madison. If built to the maximum height of 6 stories, the new buildings, especially #8 & 9, would negatively impact the entire area and overshadow the adjacent homes.
- **Open spaces and hard surfaces** –
The Common Open Spaces should be distributed throughout the site. The note for Phase One on the Sheet L200 should be rejected:

“Note: Any common open space area exceeding the required minimum of 5% will be credited towards later phases of the development.”

In Phase One, the open spaces are dedicated to a narrow perimeter area, the plaza at the commercial spaces or at the Bldg #5 apartments. The only large green space, which is located at the east entrance to Memorial Drive, will disappear and it will be replaced with a 36,000 sq. ft. Commercial/Retail structure.

Thank you for your consideration of my concerns.