



Madison Parks Division

210 Martin Luther King, Jr. Blvd., Room 104
Madison, WI 53703
608-266-4711 • cityofmadison.com/parks



June 9, 2022

Joe McCormick Properties
101 N. Mills Street
Madison, WI 53715

Subject: Proposed Development _428-444 State Street (Legistar File ID 69791, 69792 & 69800)

Dear Mr. McCormick:

The Parks Division has concerns regarding your proposed redevelopment of 428 to 444 State Street. Our concerns include the construction phasing and staging and impacts to the landscape and amenities in Lisa Link Peace Park, and the relationship between the proposed building and the park once the building is built.

1. Construction Phasing and Staging: Parks is concerned about the mature oak trees located in the park just north of the property line shared by the park and your parcel. Parks is not clear where the construction staging will be located and how these trees will be protected. To properly protect the trees, the root zone must not be compacted and this includes all of the land under the tree canopy. Please consider finding a space to stage the construction outside of Lisa Link Peace Park.
2. Relationship of the building to the park once it is built: Parks is concerned about the west face of the building and how it will interact with the existing grade of the park. We request that you provide more details regarding how the building will fit into the site and meet the grades of the park. Your current plans show a retaining wall cutting into the park and near an existing oak tree, which is unacceptable to Parks.

We are aware that one of the approvals that your project will need from the Plan Commission is a conditional use for development adjacent to a public park (MGO Sec. 28.139). The purpose of this requirement is to assess the impact of proposed development on the natural resources, drainage patterns, pedestrian traffic, and recreational uses of the park. In order for the Parks Division to be able to support your project and advise the Plan Commission that your conditional use be approved, additional information and details need to be submitted regarding the above-mentioned items. Based on the information provided to date, the Parks Division's concerns are significant enough that we may oppose your project at the Plan Commission.

If you have any questions regarding this matter or otherwise, please do not hesitate to contact me. I look forward to continuing to work on this project with you and your team!

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Sincerely,

Ann Freiwald

Ann Freiwald
Manager of Planning and Development, Parks Division
cc: Eric Knepp, Parks Superintendent
Heather Strouder, Director, Planning Division
Alder Michael Verveer