

CAPITOL

NEIGHBORHOODS, INC.

MADISON, WISCONSIN

July 11, 2022

Urban Design Commission
City of Madison

Re: 402 W. Wilson St.

The Bassett District of Capitol Neighborhoods assembled a steering committee which met with the development team for the proposal at 402 W. Wilson St. several times to discuss the proposal, provide feedback and consider their request for approval of this redevelopment proposal. Throughout the discussions on this proposal, the development team was responsive to the suggestions and concerns of the members of the neighborhood committee and the neighborhood is happy to support the current proposal.

The neighborhood very much appreciates the development team's commitment to bringing much-needed affordable housing to Madison and to the downtown area. We also appreciate the team's willingness to scale back their plans to a four-story building after hearing the neighborhood's concerns regarding the impact a larger building would have on the adjacent properties to the north. We further appreciate the team's efforts to maximize the setbacks from those adjacent properties. That said, we remain saddened that the cottage in the rear of 407 W. Doty will be overshadowed by the new building.

As conditions of approval for this proposal, the neighborhood steering committee would like the Urban Design Commissioners to consider the following: The landscaping plan should be modified to add trellises and vines to better shield the exposed concrete foundation on the north side of the building and the evergreens planted along that foundation should be of a height, i.e. five feet or more, so as to provide additional screening of that exposed concrete. The height of the privacy fence along the north property line should be, at a minimum, the indicated six feet in height.

Again, the neighborhood very much appreciates the development team's willingness to hear our suggestions and concerns and we are happy to support this proposal.

Thank you for your consideration,

Jonathan Cooper
Steering Committee Chair
Bassett District of Capitol Neighborhoods