

CAPITOL

NEIGHBORHOODS, INC.
MADISON, WISCONSIN

May 19, 2008

Mr. Brad Murphy
City of Madison
Planning Department
215 Martin Luther King Jr. Blvd.
Madison, WI 53703

RE: 31 S. HENRY ST.

Bassett District Steering Committee Review

Dear Mr. Murphy,

The Bassett District of Capitol Neighborhoods has established a steering committee to work with the developer of the referenced proposal. The steering committee has met with the development team on a couple of occasions and there has also been a presentation to the larger neighborhood early in the review process.

Overall residents of the neighborhood are supportive of the concept of reuse and expansion of this structure and the proposed uses of the building. The proposal is consistent with the Bassett Neighborhood and Madison Comprehensive plans. The size and mass of the proposed building is compatible with the adjacent properties.

During our interaction with the development team and the presentations to the UDC we believe that significant improvements have been made to the proposal. The development team has been receptive to input provided by the neighborhood. There are several issues which remain unresolved and therefore we urge the Plan Commission to adopt the following conditions as part of any approval of this proposal.

1. Onsite parking spaces for 3-5 mopeds shall be provided on the plans. Additionally, text should be included in tenant leases which notes that parking mopeds on the public terrace is not permitted under City ordinance.
2. A plan for protection of the existing trees in the public right of way shall be included in the plans. The fence around the trees shall include a rigid horizontal top member to insure the integrity of the fence. The developer shall provide to the neighborhood the name and telephone number of a contact person who will be responsible for insuring that the tree protection is maintained.

3. Final approval of the fiber cement siding panels shall be subject to UDC and planning Department approval.
4. The roofing material shall be a reflective type to reduce the heat island effect. The material shall have a solar reflective index of 78 or greater. (This is the current LEED specification for reflective roofs)
5. If a cooling tower is placed on the roof the choice of equipment and the construction of the screening shall be designed to minimize the noise levels produced so as to restrict the noise impact on adjacent properties.
6. The outdoor eating areas either on site or in the public right of way are not included in this approval. Further details including the type of use and hours of operation will be required before outdoor eating areas can be approved.

Thank you for your consideration,

Peter Ostlind
Chair Bassett District
Capitol Neighborhoods