

CAPITOL

NEIGHBORHOODS, INC.
MADISON, WISCONSIN

June 28, 2017

Heather Stouder
Planning Director
City of Madison
126 S. Hamilton St.
Madison, WI 53703

Re: Judge Doyle Square Proposal
Urban Design Commission comments

Dear Ms. Stouder,

Capitol Neighborhoods has had a steering committee of residents meeting with the development team and city staff reviewing the current proposal for Judge Doyle Square Blocks 88 & 105. We offer the following comments for consideration by the Urban Design Commission for their meeting of June 28, 2017.

The applicant's cover letter reflects changes that the development team has made to the proposal in response to conditions approved by the Plan Commission at their meeting of April 24. We note that a number of the items stated as changes in the cover letter are not reflected in the accompanying plans.

On page 4 of the cover letter there are responses to Planning Division Condition 77:

- At open parking garage entries the exterior finishes shall be extended into the opening to effectively provide a finished and continuous aesthetic sense to the pedestrian realm.

The response is that finishes have been extended into the openings a minimum of 10'. On Plan sheets 2-06 it does not appear that 10' is sufficient to meet this condition for the Block 88 entry from Wilson St. Extending the finishes inward to the ticketing gates would more affectively respond to this condition. As we noted to the Plan Commission the extension of building finishes deep into the opening at the Block 89 garage entry provides a good example of the benefits of this.

- At the hotel parking garage entry an overhead door shall be provided at the building façade.

The response is that the overhead door has been provided as outlined on plan sheet 3-04. Neither plan sheet 3-04 nor the Wilson St. elevation on plan sheet 3-14 appear to show a door at the entrance to the hotel garage.

- Details for exterior visitor bicycle parking shall be provided for hotel, retail and apartment guests.

The response states provisions for guest bike parking is located on Pages 1-11A. Plan sheet L-101 provides a clearer indication of this bike parking for Block 88. At Block 105 there does not appear to be any bike parking adjacent to the retail space at the east end of the building along Wilson St. nor adjacent to the apartment building entry.

On page 1 of the cover letter under Section 3 – Block 105 it notes that the loading dock entries for the hotel and apartments have been widened from 10' to 13' on Wilson St. Plan sheet 3-04 still shows the openings at 10'.

We appreciate other changes which have been made to the proposal including;

- reducing the width of the parking garage entries along Wilson St.
- Improving the access and location of the public bike parking within the building at Block 88
- moving the loading dock overhead doors out to the face of the building
- providing additional information on the locations for mechanical ventilation louvers

Respectfully,

Jonathon Cooper - Steering Committee Chair
Capitol Neighborhoods

Steering Committee Members:

Eli Judge
Davey Mayer
Samantha Negrin
Peter Ostlind
Bert Stitt