



Urban Land Interests

December 19, 2017

To: Chris Wells
City of Madison Planning Department
215 Martin Luther King Jr. Blvd. LL110
Madison, WI 53703

From: Anne Neujahr Morrison
Urban Land Interests

Re: Sun Studies for 1720 Monroe Street and 625 South Spooner Street

Dear Chris,

As we refine our design for 1720 Monroe Street and 625 South Spooner Street, we are pleased we can demonstrate minimal shadow impact to nearby properties. The sun studies reflecting our most recent plans are included in the following pages. For comparison, we are also showing a hypothetical four-story project, which is not proposed. Since we first began meeting with nearby neighbors early this summer, we have reduced the size of the building by eliminating portions along Spooner and Stockton. Those changes reduced shadows and were well received by many neighbors. We hope the enclosed studies will provide additional comfort.

The following three pages show shadows at the site in the Summer, Spring/Fall and Winter at 9am, noon and 3pm.

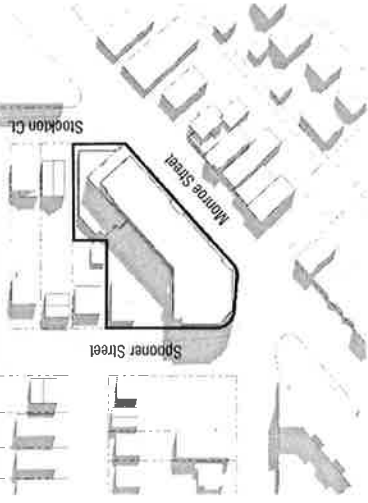
- 1) In the summer, during gardening season (page 2), there are no shadows cast by our building onto adjacent properties to the north.
- 2) In the fall/spring (page 3) there are minimal shadows cast to the north and those shadows are quickly gone by noon. There is no notable difference between our five-story proposal and a hypothetical four-story building.
- 3) At 3pm in the winter, even with the existing building, almost everything is in shadow. The proposed building does not change that.

I hope this is helpful information. We have taken great efforts to propose a responsible development that improves the neighborhood and does not negatively impact the quality of life for our neighbors that live the closest. Please contact me with any questions.

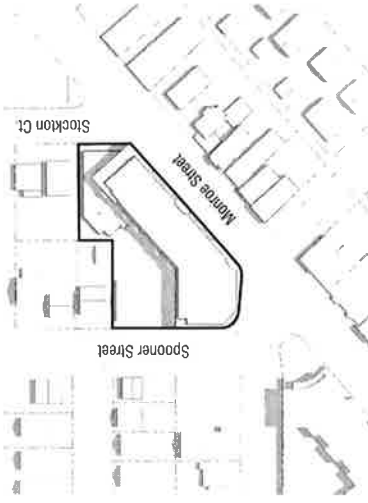
Kind regards,

Anne Neujahr Morrison

Proposed Five Story Development



9am



Noon

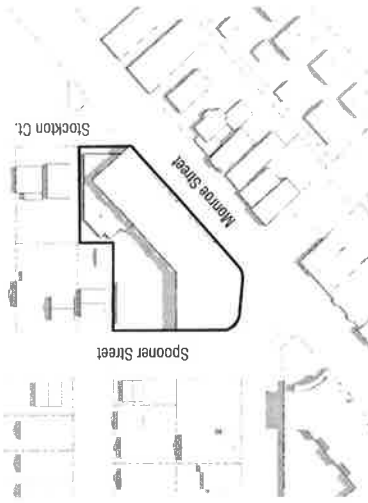


3pm

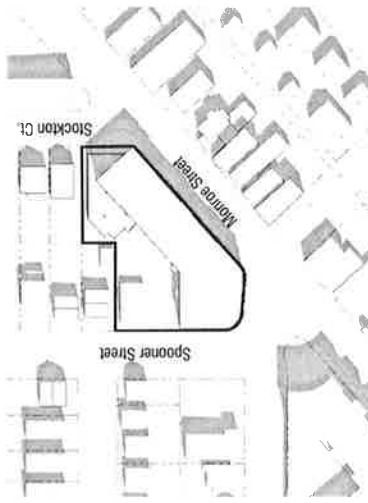
Four Story Development



9am

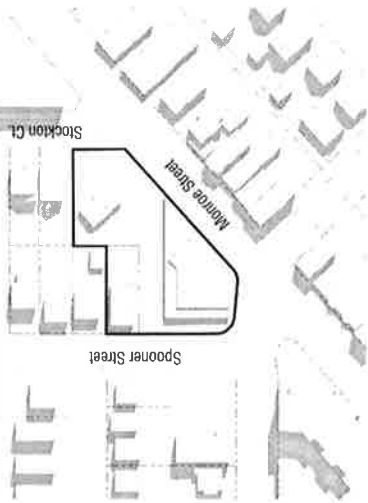


Noon

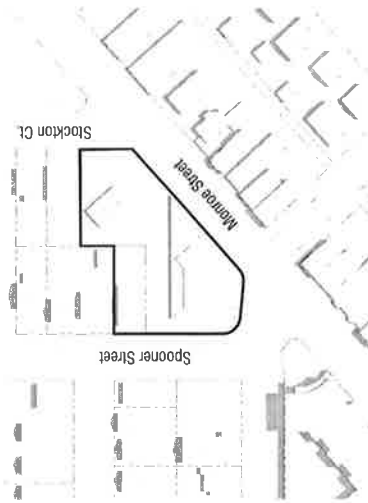


3pm

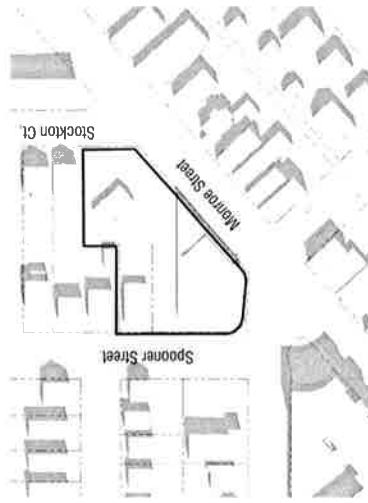
Existing Development



9am

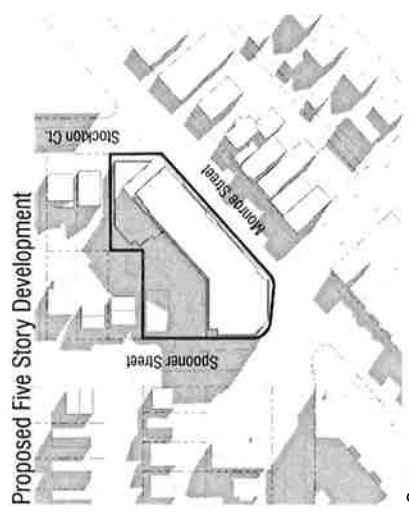


Noon



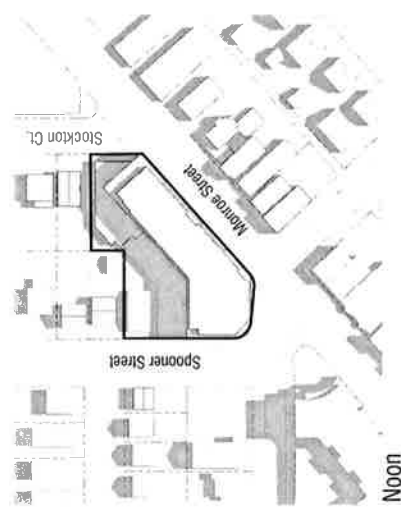
3pm



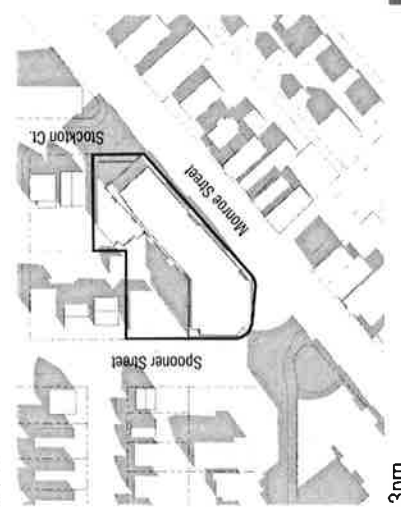


Proposed Five Story Development

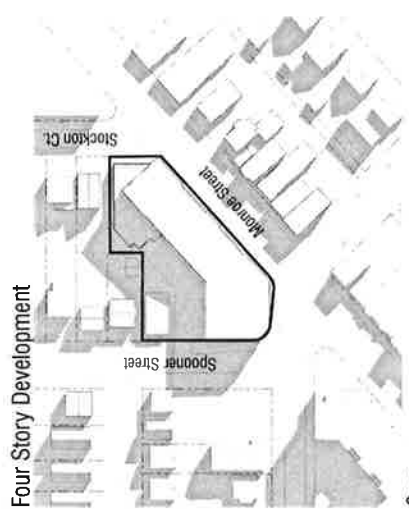
9am



Noon

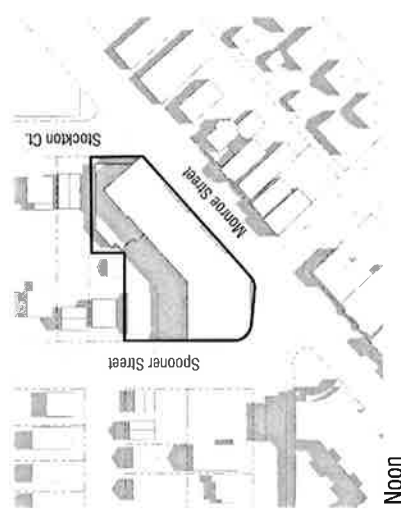


3pm

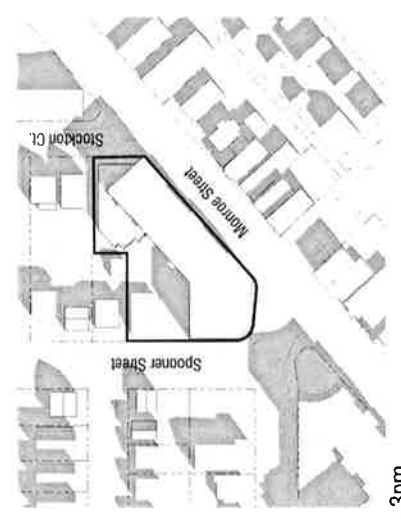


Four Story Development

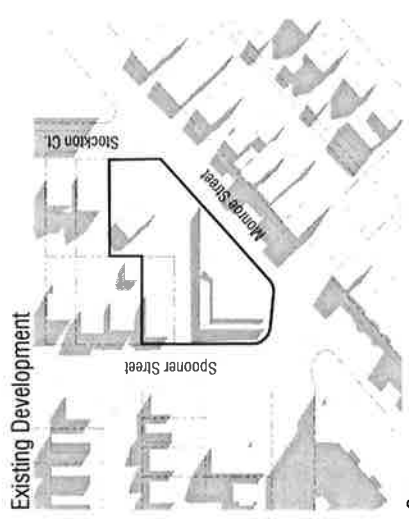
9am



Noon

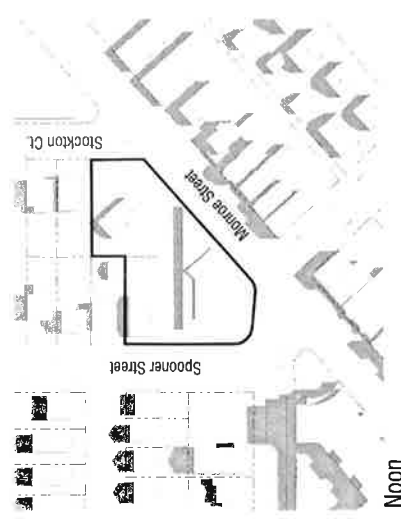


3pm

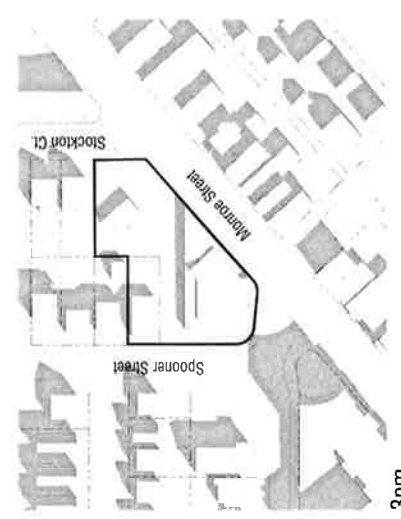


Existing Development

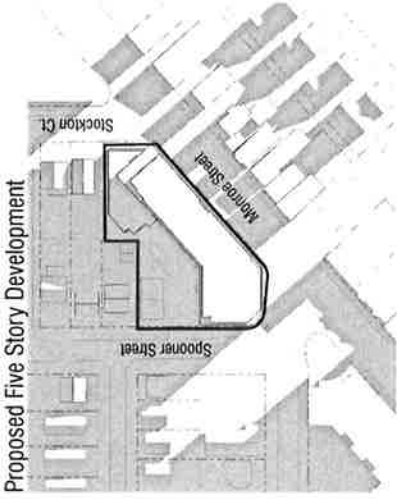
9am



Noon



3pm



Proposed Five Story Development

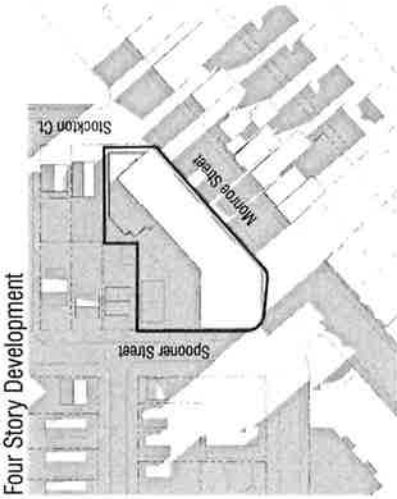
9am



Noon

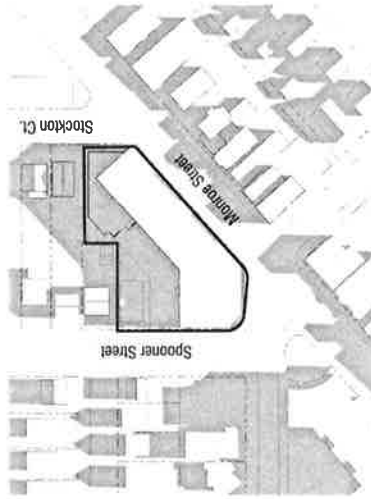


3pm



Four Story Development

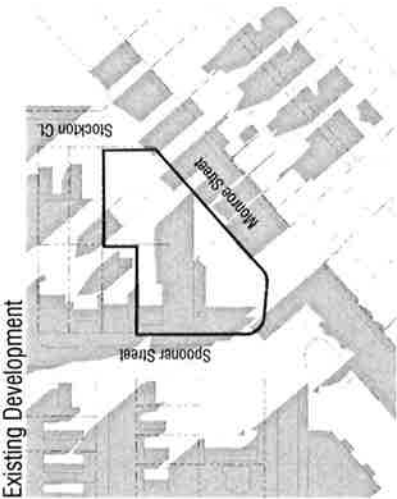
9am



Noon

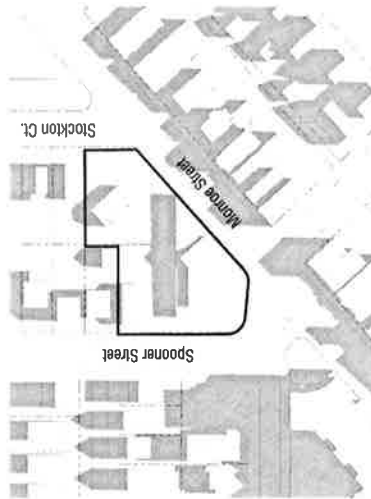


3pm



Existing Development

9am



Noon



3pm

